# DUPLICATE \*\* DUPLI

				PAY – THIS						
2023					The taxing authorities which levy property taxes against your property will soon hold					
	AL-ESTATE 8/18/2023			-	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of					
					these PUBLIC HEARINGS is to receive opinions from the general public and to answer					
						•	and budget PRIOR TO TAKING FINAL ACTION.			
					Each taxing authority may AMEND OR ALTER its proposals at the hearing.					
				Taxing Di	strict:	LAST YEAR 30Z	THIS YEAR 30ZH			
			Legal Des		THE EMERALD POINTE RV RESORT					
MARTIN CHRISTOPHER C				0	•	PHASE SIX PB 48 294				
3426 TOURN	ALINE DR		ROLL= R	2		207				
ZEPHYRHILLS, FL 33540				Physical Address:		3425 PYRITE DRIVE				
				i nysicai r	-uui ess.	ZEPHYRHILLS, F				
				Taxing Aut	horities	,	213042			
	Colum	a.a. 1 *	Colur							
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Taxing Authority	Last Year's Actual Tax	Your Property Taxes	Your Tax Rate This Year IF NO Budget Change is	Your Taxes This Year IF NO Budget	This Year's PROPOSED	Your Taxes This Year IF PROPOSED	A Public Hearing On the Proposed Taxes and			
Taxing Authonity	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	Tax Rate (Millage)	Budget is Adopted	Budget Will Be Held:			
County	7.60760	393.39	6.90100	408.75	7.60760	450.60	9/5/23 5:15PM HISTORIC C'HSE 37918			
MS FIRE	1.80360	93.26	1.63430	96.80	2.30000	136.23	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY			
					2.00000	100120				
Public Schools							SET BY STATE LAW			
By State Law	4.01600	229.57	2.91930	198.61	3.20100		9/11/23 6:00PM BOARD MEETING ROOM			
By Local Board	1.50000	85.75	2.00810	136.62	3.24800	220.97	7205 LAND O'LAKES BLVD 813-794-2268			
Municipality							9/12/23 6 PM CITY HALL			
ZEPHYRHILLS	6.25000	323.19	5.67680	336.24	6.25000	370.19				
Water Management	0.22600	11.69	0.20430	12.10	0.20430	12.10	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211			
Later de la Districta	0.22600	11.09	0.20430	12.10	0.20430	12.10				
Independent Districts	0.25450	13.16	0.23060	13.66	0.25450	15.07	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568			
	0.23430	13.10	0.25000	13.00	0.23430	13.07				
Voted Debt Payment JAIL BOND 19	0.03360	1.74	0.02930	1.74	0.02930	1.74	SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 19	0.02680	1.39	0.02340	1.39	0.02340	1.39	SAME TIME AND LOCATION AS COUNTY			
PARKS BOND 19 LIBRARIES BOND 19	0.01260 0.01230	0.65 0.64	0.01090	0.65 0.63	0.01090 0.01070	0.65				
FIRE RESC BOND 20	0.05570	2.88	0.05260	3.12	0.05260	3.12	SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.52 6.17	0.00980 0.12280	0.58 7.27	0.00980 0.12280	0.58	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
PARKS BOND 22	0.01030	0.53		0.72	0.012200		SAME TIME AND LOCATION AS COUNTY			

1218.88

23.33710

#### \* SEE REVERSE SIDE FOR EXPLANATION

LEVYING AUTHORITY

\*\* You assessn

may be Assessr Save

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Addi

Additional Exemptions

Exempt First 21.93840

1164.53

19.84610

**Total Property Taxes** 

	Last	Year	This	Year				
Just Value	57,164			68,034				
YOUR VALUE AS OF JANUARY 1ST								
	Assesse	d Value	Exem	ptions	Taxable Value			
	Last Year	This Year	Last Year	This Year	Last Year	This Year		
County	51,710	59,230	0	0	51,710	59,230		
School	57,164	68,034	0	0	57,164	68,034		
Voted Debt (School)	0	0	0	0	0	0		
Municipality	51,710	59,230	0	0	51,710	59,230		
Independent & Water Management Districts	51,710	59,230	0	0	51,710	59,230		



1439.04

# Mike Wells Property Appraiser Proudly Serving Pasco County, Florida

If you feel the just value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected, contact our office at: 14236 6th Street, Ste. 101, Dade City, FL 33523.

#### (352) 521-4433 (813) 929-2780 (727) 847-8151

#### Or you may visit our website at: www.pascopa.com

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available with our office and must be filed ON OR BEFORE: 9/12/2023

RATE

ASSESSMENT

0.00

0

0

0

0

0

0

8.804

UNITS

l l	lorem assessments which may not be reflec ainage, water, sewer, or other governmental s I district.		NON-AD VALOREM TOTAL	
				Values
nent Reductions	Applicable to:	$\rightarrow$		Values
Our Homes	All Taxes	D		
Cap on Non-homestead	Non-School Taxes			
ultural Classification	All Taxes			
r				
ions	Applicable to:			
Homestead Exemption	All Taxes			
tional Homestead Exemption	Non-School Taxes			

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

PURPOSE OF ASSESSMENT AND / OR MEETING TIMES

Other 0 Exemptions that apply to your property are listed in this section along with their corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

All Taxes

## **EXPLANATIONS**

## TAXING AUTHORITIES

#### \*COLUMN 1 – "LAST YEAR'S ACTUAL TAX RATE" AND "YOUR PROPERTY TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

# <u>\*COLUMN 2 – "YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" AND "YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED"</u>

These columns show what your tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

#### <u>\*COLUMN 3 – "THIS YEAR'S PROPOSED TAX RATE" AND "YOUR TAXES IF PROPOSED BUDGET</u> CHANGE IS ADOPTED"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

\*NOTE: Amounts shown on this form **DO NOT** reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

#### \*\*Non-Ad Valorem Assessments

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

### PROPERTY APPRAISER

### Market Value

Market or Just Value is the most probable sale price for your property in a competitive, open market as of January 1. It is based on a willing buyer and a willing seller, after proper consideration of all eight factors in section F.S. 193.011.

#### Assessed Value

Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different tax authorities.

#### Assessment Reductions

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below:

- There are limits on how much the assessment of your property can increase each year. Examples: Save Our Homes program and the limitation for non-homestead property.
- Certain types of property are valued on their current use rather than their market value. Examples: agricultural land and land used for conservation.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled, "Assessment Reductions".

### **Exemptions**

Specific dollar or percentage reductions in value based on certain qualifications of the property owner. The primary example is the homestead exemption.

### Taxable Value

Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

For details on Independent Special Districts and voter-approved debt contact the Tax Collector at: (352) 521-4360; (727) 847-8165; (813) 235-6020