

DUPLICATE ** DUPLICATE ** DUPLICATE ** DUPLICATE ** DUPLICATE ** DUPLICATE ** DUPLICATE

NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENT

DO NOT PAY – THIS IS NOT A BILL

2025

PROPOSED AD VALOREM TAXES

REAL-ESTATE

8/20/2025

PARCEL IDENTIFICATION

03-25-16-051D-00000-3300

ROLL= R HX

COOPER CHARLES STEVEN & BRENDA W
PO BOX 7344
HUDSON, FL 34674

The taxing authorities which levy property taxes against your property will soon hold 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 questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Taxing District:

Last Year: UF

This Year: UF

Legal Description:

BEACON WOODS VILLAGE 3-A PB
11 PG 27 LOT 330

Physical Address:

12202 PEPPER MILL DRIVE
HUDSON, FL 34667

PROPERTY APPRAISER VALUE INFORMATION								
	Last Year				This Year			
	Just Value	Assessed Value	Exemptions	Taxable Value	Just Value	Assessed Value	Exemptions	Taxable Value
County	222,112	191,630	68,663	122,967	227,944	197,180	69,868	127,312
School	222,112	191,630	46,163	145,467	227,944	197,180	46,718	150,462
Municipality	0	0	0	0	0	0	0	0
Other	222,112	191,630	68,663	122,967	227,944	197,180	69,868	127,312

TAXING AUTHORITY TAX INFORMATION								
Taxing Authority	Column 1*			Column 2*			Column 3*	
	Last Year's Taxable Value	Last Year's Actual Tax Rate (Millage)	Your Property Taxes Last Year	This Year's Taxable Value	Your Tax Rate This Year IF NO Budget Change is Adopted (Millage)	Your Taxes This Year IF NO Budget Change is Adopted	This Year's PROPOSED Tax Rate (Millage)	Your Taxes This Year IF PROPOSED Budget is Adopted
County								
County Operating	122,967	7.42920	913.55	127,312	7.14890	910.14	7.42920	945.83
Fire Resc Bond 19	122,967	0.02040	2.51	127,312	0.01820	2.32	0.01820	2.32
Jail Bond 19	122,967	0.02560	3.15	127,312	0.02290	2.92	0.02290	2.92
Parks Bond 19	122,967	0.00960	1.18	127,312	0.00860	1.09	0.00860	1.09
Libraries Bond 19	122,967	0.00940	1.16	127,312	0.00810	1.03	0.00810	1.03
Fire Resc Bond 20	122,967	0.04160	5.12	127,312	0.03640	4.63	0.03640	4.63
Libraries Bond 21	122,967	0.00870	1.07	127,312	0.00770	0.98	0.00770	0.98
Jail Bond 21	122,967	0.10730	13.19	127,312	0.09530	12.13	0.09530	12.13
Parks Bond 22	122,967	0.01310	1.61	127,312	0.01160	1.48	0.01160	1.48
Fire Resc Bond 24	122,967	0.00440	0.54	127,312	0.01000	1.27	0.01000	1.27
Fire MSTU	122,967	2.12250	261.00	127,312	2.00960	255.85	2.12250	270.22
Parks MSTU	122,967	0.00000	0.00	127,312	0.00000	0.00	0.00000	0.00
Roads MSTU	122,967	0.40520	49.83	127,312	0.38480	48.99	0.40520	51.59
Public Schools								
By State Law	145,467	3.08300	448.47	150,462	2.98500	449.13	3.02600	455.30
By Local Board	145,467	0.74800	108.81	150,462	0.74800	112.55	0.74800	112.55
Capital Improv.	145,467	1.50000	218.20	150,462	1.50000	225.69	1.50000	225.69
Add't Operating	145,467	1.00000	145.47	150,462	1.00000	150.46	1.00000	150.46
Municipality								
Water Management								
SWFWMD	122,967	0.19090	23.47	127,312	0.18310	23.31	0.18310	23.31
Independent Districts								
Mosquito Control	122,967	0.22420	27.57	127,312	0.21280	27.09	0.21280	27.09
Total Ad Valorem Taxes		16.94310	2,225.90		16.39100	2,231.06	16.84560	2,289.89

Total Ad Valorem Taxes and Non-Ad Valorem Assessments (from reverse side) if budget changes are made:	2,542.49
---	----------

* SEE REVERSE SIDE FOR EXPLANATION



Mike Wells

Property Appraiser

Proudly Serving Pasco County, Florida



Scan for
parcel
information

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: 352-521-4433 or 14236 6th St, Ste 101, Dade City, FL 33523, or visit 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:** 9/15/2025

Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	30,764
10% Cap on Non-homestead	Non-School Taxes	0
Agricultural Classification	All Taxes	0
Other		14,146
Exemptions	Applicable to:	
First Homestead Exemption	All Taxes	25,000
Additional Homestead Exemption	Non-School Taxes	25,722
Additional Exemptions	All Taxes	0
Other		19,146

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.

TAXING AUTHORITY PUBLIC HEARING INFORMATION			
Taxing Authority	Phone Number	Date and Time	Location
County	727-847-8980	09/03/25 5:15 PM	Historic Courthouse 37918 Meridian Ave. Dade City, 33525
School Board	813-794-2268	09/09/25 6:00 PM	7227 Land O'Lakes Blvd Land O'Lakes, FL 34638
SWFWMD	352-796-7211	09/09/25 5:01 PM	7601 US Hwy 301 Tampa, FL 33637
Mosquito Control	727-376-4568	09/04/25 5:01 PM	2308 Marathon Rd, Odessa, FL 33556

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.

PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENT					
Levying Authority	Contact	Purpose of Assessment/Public Hearing Time	Units	Rate	Assessment
Pasco County	727-847-8123	Solid Waste			114.00
Pasco County	727-834-3611	Stormwater Management			95.00
Pasco County	813-235-6196 x6968	Streetlights			43.60
Total Non-Ad Valorem Assessments:					252.60

EXPLANATION
*Column 1—YOUR PROPERTY TAXES LAST YEAR This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property’s previous taxable value. *Column 2—YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED This column shows what 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. *Column 3—YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED This column shows what your 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 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.)

Market Value: Market value in Florida is also known as “just value” as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S. Assessed Value: Assessed value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing 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. The Save Our Homes program and the limitation for non-homestead property are examples. - Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value. - Some reductions lower the assessed value only for levies of certain taxing authorities. If your assessed value is lower than your market value, the amount and reason for the difference are listed in the box titled “Assessment Reductions.” Exemptions: Exemptions are specific dollar or percentage amounts that reduce assessed value. These are usually based on characteristics of the property or property owner. Examples include the homestead exemption, veterans’ disability exemptions and charitable exemptions. The discount for disabled veterans is included in this box. Many exemptions apply only to tax levies by the taxing authority granting the 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 exemptions and discounts.
