

**DO NOT PAY – THIS IS NOT A BILL**2025 **PROPOSED AD VALOREM TAXES**REAL-ESTATE 8/20/2025  
**PARCEL IDENTIFICATION** 34-24-21-0000-15700-0340ROLL= R  
  
WESLEY CHAPEL INVESTMENTS LLC  
4230 WINDCREST DR  
WESLEY CHAPEL, FL 33544-7830

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: DC This Year: DC  
**Legal Description:** COM AT NE COR OF W1/2 OF SE1/4 OF SW1/4 OF SEC 34 TH S89DEG 50'45"W ALG NORTH BDY 726.23 FT TH S00DEG 09'15"E  
**Physical Address:** 37215 GRASSY HILL LANE DADE CITY, FL 33525

**PROPERTY APPRAISER VALUE INFORMATION**

	Last Year				This Year			
	Just Value	Assessed Value	Exemptions	Taxable Value	Just Value	Assessed Value	Exemptions	Taxable Value
<b>County</b>	130,094	102,080	0	102,080	137,998	112,280	0	112,280
<b>School</b>	130,094	130,094	0	130,094	137,998	137,998	0	137,998
<b>Municipality</b>	130,094	102,080	0	102,080	137,998	112,280	0	112,280
<b>Other</b>	130,094	102,080	0	102,080	137,998	112,280	0	112,280

**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)
<b>County</b>							
County Operating	102,080	7.42920	758.37	112,280	7.14890	802.68	7.42920
Fire Resc Bond 19	102,080	0.02040	2.08	112,280	0.01820	2.04	0.01820
Jail Bond 19	102,080	0.02560	2.61	112,280	0.02290	2.57	0.02290
Parks Bond 19	102,080	0.00960	0.98	112,280	0.00860	0.97	0.00860
Libraries Bond 19	102,080	0.00940	0.96	112,280	0.00810	0.91	0.00810
Fire Resc Bond 20	102,080	0.04160	4.25	112,280	0.03640	4.09	0.03640
Libraries Bond 21	102,080	0.00870	0.89	112,280	0.00770	0.86	0.00770
Jail Bond 21	102,080	0.10730	10.95	112,280	0.09530	10.70	0.09530
Parks Bond 22	102,080	0.01310	1.34	112,280	0.01160	1.30	0.01160
Fire Resc Bond 24	102,080	0.00440	0.45	112,280	0.01000	1.12	0.01000
Fire MSTU	102,080	2.12250	216.66	112,280	2.00960	225.64	2.12250
							238.31
<b>Public Schools</b>							
By State Law	130,094	3.08300	401.08	137,998	2.98500	411.92	3.02600
By Local Board	130,094	0.74800	97.31	137,998	0.74800	103.22	0.74800
Capital Improv.	130,094	1.50000	195.14	137,998	1.50000	207.00	1.50000
Add't Operating	130,094	1.00000	130.09	137,998	1.00000	138.00	1.00000
<b>Municipality</b>							
Dade City	102,080	6.93000	707.41	112,280	6.62080	743.38	6.93000
<b>Water Management SWFWMD</b>							
	102,080	0.19090	19.49	112,280	0.18310	20.56	0.18310
<b>Independent Districts</b>							
Mosquito Control	102,080	0.22420	22.89	112,280	0.21280	23.89	0.21280
<b>Total Ad Valorem Taxes</b>		<b>23.46790</b>	<b>2,572.95</b>		<b>22.62700</b>	<b>2,700.85</b>	<b>23.37040</b>
							<b>2,785.37</b>

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

2,949.37

\* 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](http://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	0
10% Cap on Non-homestead	Non-School Taxes	25,718
Agricultural Classification	All Taxes	0
Other		0
Exemptions	Applicable to:	
First Homestead Exemption	All Taxes	0
Additional Homestead Exemption	Non-School Taxes	0
Additional Exemptions	All Taxes	0
Other		0

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
Dade City	352-523-5050	09/08/25 5:30 PM	38020 Meridian Ave, Dade City, FL 33525
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
Dade City	352-523-5050	Stormwater Management			50.00
Pasco County	727-847-8123	Solid Waste			114.00
<b>Total Non-Ad Valorem Assessments:</b>					164.00

### 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.