** DUPLICATE ** DUPLICATE ** DUPLICATE ** DUPLICATE ** DUPLICATE AXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS DUPLICATE ** DUPLICATE ** DUPLICATE NOTICE OF PROPOSED PROPERTY T

DO NOT PAY – THIS IS NOT A BILL									
2023 PROPOSED AD VALOREM TAXES				-	The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18/2023			8/2023		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.		
PARCEL IDENTIFICATION: 24-26-21-0040-00000-1070					Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
				Taxing Dis	strict:	LAST YEAR 30Z	THIS YEAR 30ZH		
				Legal Des	cription:	THE EMERALD P	OINTE RV RESORT		
PYLES DAN	IEL & CHERYL					PHASE TWO PB 3	35 PGS 127-129		
						LOT 107 OR 9258	PG 2720		
301 BELLEF	ONTE DR		ROLL= R	R					
	W 44404 0440			Dhugiaal	\ ddraaa.				
ASHLAND, r	(Y 41101-2113			Physical A	Address:	3444 ALABASTER ZEPHYRHILLS, F	0.00540		
				Taxing Aut	horition	ZEFITIKIILES, T	L 33540 274854		
				Taxing Aut					
	Colun	nn 1*	Colur	nn 2*		umn 3*			
	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's PROPOSED	Your Taxes This	A Public Hearing On the Proposed Taxes and		
Taxing Authority	Actual Tax Rate (Millage)	Taxes Last Year	IF NO Budget Change is Adopted (Millage)	Year IF NO Budget Change is Adopted	Tax Rate (Millage)	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:		
County	7.60760	549.57	6.90100	548.35	7.60760		9/5/23 5:15PM HISTORIC C'HSE 37918		
MS FIRE	1.80360				2.30000		MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY		
MS FIRE	1.80360	130.29	1.63430	129.86	2.30000	182.76	SAME TIME AND LOCATION AS COUNTY		
Public Schools							SET BY STATE LAW		
By State Law	4.01600	348.16	2.91930	301.75	3.20100	330.87	9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	130.04	2.00810	207.57	3.24800	335.73	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					~ / [9/12/23 6 PM CITY HALL		
ZEPHYRHILLS	6.25000	451.50	5.67680	451.08	6.25000	496.63	5335 8TH STREET 813-780-0000		
Water Management							9/12/23 5:01PM 7601 US HWY 301		
	0.22600	16.33	0.20430	16.23	0.20430	16.23	TAMPA FL 33637 352-796-7211		
Independent Districts	0.05450	40.00	0.00000	10.00	0.05450	00.00	9/6/23 5:01PM MOSQUITO CTRL, 2308		
	0.25450	18.39	0.23060	18.32	0.25450	20.22	MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment JAIL BOND 19	0.03360	2.43	0.02930	2.33	0.02930	2 33	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 19	0.02680	1.94	0.02340	1.86	0.02340	1.86	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 19 LIBRARIES BOND 19	0.01260 0.01230	0.91 0.89	0.01090	0.87 0.85	0.01090 0.01070	0.87	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20	0.05570	4.02	0.05260	4.18	0.05260	4.18	SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.72 8.63	0.00980 0.12280	0.78 9.76	0.00980 0.12280				
PARKS BOND 22	0.01030	0.74	0.01220	0.97	0.012200				
			1	1		1			

1694.76

23.33710

* SEE REVERSE SIDE FOR EXPLANATION

21.93840

Total Property Taxes

	Last Year	This Year	
Just Value	86,692	103,365	
YOUR VALUE AS OF JANUARY 1ST			

1664.56

19.84610

	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	72,240	79,460	0	0	72,240	79,460	
School	86,692	103,365	0	0	86,692	103,365	
Voted Debt (School)	0	0	0	0	0	0	
Municipality	72,240	79,460	0	0	72,240	79,460	
Independent & Water Management Districts	72,240	79,460	0	0	72,240	79,460	



2008.54

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
0	estata a concencia la atala cara

Or you ma	ay visit our	website at:
www.	pasco	pa.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

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT	
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00	

** Your final tax bill may contain non-ad y assessments for roads, fire, garbage, lighting, d	NON-AD VALOREM		
may be levied by your county, city, or any speci	ial district.	TOTAL	100.00
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		0
10% Cap on Non-homestead	Non-School Taxes		23,905
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

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).

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