

DO NOT PAY – THIS IS NOT A BILL

2026

PROPOSED AD VALOREM TAXES

REAL-ESTATE

8/19/2026

PARCEL IDENTIFICATION 25-26-20-0060-00000-3870

ROLL= R

HAMDAN MAHMOUD & ALSHOUMALY LINA
33555 MAINSTAY LANE
WESLEY CHAPEL, FL 33543

Taxing District:

Last Year: UF

This Year: UF

Legal Description:

RIVER LANDING PHASES
2A-2B-2C-2D-3A-3B-3C-3D PB 89
PG 67 LOT 387

Physical Address:

33555 MAINSTAY LANE
WESLEY CHAPEL, FL 33543

PROPERTY APPRAISER VALUE INFORMATION								
	Last Year				This Year			
	Just Value	Assessed Value	Exemptions	Taxable Value	Just Value	Assessed Value	Exemptions	Taxable Value
County	575,442	575,442	0	575,442	574,216	574,216	0	574,216
School	575,442	575,442	0	575,442	574,216	574,216	0	574,216
Municipality	0	0	0	0	0	0	0	0
Other	575,442	575,442	0	575,442	574,216	574,216	0	574,216

TAXING AUTHORITY TAX INFORMATION								
	Column 1*			Column 2*			Column 3*	
Taxing Authority	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	575,442	7.40420	4,260.69	574,216	7.24880	4,162.38	7.25930	4,168.41
Fire Resc Bond 19	575,442	0.01820	10.47	574,216	0.01590	9.13	0.01590	9.13
Jail Bond 19	575,442	0.02290	13.18	574,216	0.02160	12.40	0.02160	12.40
Parks Bond 19	575,442	0.00860	4.95	574,216	0.00820	4.71	0.00820	4.71
Libraries Bond 19	575,442	0.00810	4.66	574,216	0.00790	4.54	0.00790	4.54
Fire Resc Bond 20	575,442	0.03640	20.95	574,216	0.03460	19.87	0.03460	19.87
Libraries Bond 21	575,442	0.00770	4.43	574,216	0.00730	4.19	0.00730	4.19
Jail Bond 21	575,442	0.09530	54.84	574,216	0.08930	51.28	0.08930	51.28
Parks Bond 22	575,442	0.01160	6.68	574,216	0.01100	6.32	0.01100	6.32
Fire Resc Bond 24	575,442	0.01000	5.75	574,216	0.00940	5.40	0.00940	5.40
Fire MSTU	575,442	2.12250	1,221.38	574,216	2.06140	1,183.69	2.26740	1,301.98
Parks MSTU	575,442	0.00000	0.00	574,216	0.00000	0.00	0.00000	0.00
Roads MSTU	575,442	0.40520	233.17	574,216	0.39340	225.90	0.40520	232.67
Public Schools								
By State Law	82,971	3.02600	251.07	574,216	2.96570	1,702.95	2.93600	1,685.90
By Local Board	575,442	0.74800	430.43	574,216	0.74800	429.51	0.74800	429.51
Capital Improv.	575,442	1.50000	863.16	574,216	1.50000	861.32	1.50000	861.32
Add't Operating	575,442	1.00000	575.44	574,216	1.00000	574.22	1.00000	574.22
Municipality								
Water Management								
SWFWMD	575,442	0.18310	105.36	574,216	0.17930	102.96	0.18310	105.14
Independent Districts								
Mosquito Control	575,442	0.20910	120.32	574,216	0.20290	116.51	0.20290	116.51
Total Ad Valorem Taxes		16.81690	8,186.93		16.50470	9,477.28	16.70710	9,593.50

Total Ad Valorem Taxes and Non-Ad Valorem Assessments (from reverse side) if budget changes are made:	12,454.10
---	-----------

* 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:** 9/14/2026

Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	0
10% Cap on Non-homestead	Non-School Taxes	0
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	09/09/26 5:15 PM	Historic Courthouse 37918 Meridian Ave. Dade City, 33525
School Board	813-794-2268	09/08/26 6:00 PM	7227 Land O'Lakes Blvd Land O'Lakes, FL 34638
SWFWMD	352-796-7211	09/08/26 5:01 PM	7601 US Hwy 301 Tampa, FL 33637
Mosquito Control	727-376-4568	09/10/26 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
River Landing CDD	954-658-4900	Community Development District			2,746.60
Pasco County	727-847-8123	Solid Waste			114.00
Total Non-Ad Valorem Assessments:					2,860.60

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.
