# DUPLICATE \*\* DUPLI

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			PUBLIC HE	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of					
these					LIC HEARIN	GS is to receive o	pinions from the general public and to answer		
				questions	on the prop	oosed tax change	and budget PRIOR TO TAKING FINAL ACTION.		
PARCEL IDENTIFICATION: 24-26-21-0020-00000-0350				Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
				Taxing Di	strict:	LAST YEAR 30Z	THIS YEAR 30ZH		
				Legal Des	Legal Description: THE EMERALD POINTE RV RESORT				
HAYES MEL	ISSA					PHASE ONE PB 3	34 PGS 87-90 LOT		
						35			
3328 MALAC	HITE DR		ROLL= R	R HX					
7EPHVRHII	LS, FL 33540			Physical A	Adress.	3328 MALACHITE			
	LO, I L 33340			i nysicai r	-uuress.	ZEPHYRHILLS, F			
				Taxing Aut	horities	,	274769		
	Colum	ın 1*	Colur			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	Taxes	IF NO Budget Change is		PROPOSED Tax Rate	Year IF PROPOSED	Budget Will Be Held:		
	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted			
County	7.60760	487.09	6.90100	465.40	7.60760	513.06	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	115.48	1.63430	110.22	2.30000	155.11	SAME TIME AND LOCATION AS COUNTY		
						- 1			
Public Schools							SET BY STATE LAW		
By State Law	4.01600	357.53		269.86	3.20100		9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	133.54	2.00810	185.63	3.24800	300.25	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					$ \land \land \land$		9/12/23 6 PM CITY HALL		
ZEPHYRHILLS	6.25000	400.17	5.67680	382.84	6.25000	421.50	5335 8TH STREET 813-780-0000		
Water Management	0.00000	4 4 4 7	0.00420	19 70	0.00420	10.70	9/12/23 5:01PM 7601 US HWY 301		
	0.22600	14.47	0.20430	13.78	0.20430	13.78	TAMPA FL 33637 352-796-7211		
Independent Districts	0.25450	16.29	0.23060	15.55	0.25450	17.16	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568		
	0.23430	10.29	0.23000	15.55	0.23430	17.10	MARATION RD, ODE35ATE 727-570-4500		
Voted Debt Payment JAIL BOND 19	0.03360	2.15	0.02930	1.98	0.02930	1 98	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 19	0.02680	1.72	0.02340	1.58	0.02340	1.58	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 19 LIBRARIES BOND 19	0.01260 0.01230	0.81 0.79	0.01090	0.74 0.72	0.01090 0.01070				
FIRE RESC BOND 20	0.05570	3.57	0.05260	3.55	0.05260	3.55	SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 21	0.01000	0.64	0.00980	0.66	0.00980	0.66	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 22	0.01030	0.66	0.12280	0.82	0.12280		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.64 7.64	0.00980 0.12280	0.66 8.28	0.00980 0.12280	0.66 8.28	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		

1461.61

23.33710

#### \* SEE REVERSE SIDE FOR EXPLANATION

21.93840

**Total Property Taxes** 

	Last Year	This Year		
Just Value	114,027	136,823		
	YOUR VALUE AS OF JANUARY 1ST			

1542.55

19.84610

	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	114,027	117,440	50,000	50,000	64,027	67,440	
School	114,027	117,440	25,000	25,000	89,027	92,440	
Voted Debt (School)	0	0	0	0	0	C	
Municipality	114,027	117,440	50,000	50,000	64,027	67,440	
Independent & Water Management Districts	114,027	117,440	50,000	50,000	64,027	67,440	



1735.09

# **Mike Wel 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) 8	847-8151	

Or you ma	ay visit our v	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	

	orem assessments which may not be reflected on		NON-AD	
assessments for roads, fire, garbage, lighting, drai	inage, water, sewer, or other governmental services	and facilities which	VALOREM	
may be levied by your county, city, or any special	district.		TOTAL	100.00
		$\sim$		
Assessment Reductions	Applicable to:	$\sim$		Values
Save Our Homes	All Taxes			19,383
10% Cap on Non-homestead	Non-School Taxes	150		0
Agricultural Classification	All Taxes			0
Other				0
Exemptions	Applicable to:			
First Homestead Exemption	All Taxes			25,000
Additional Homestead Exemption	Non-School Taxes			25,000
Additional Exemptions	All Taxes			0
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).

# **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