

Lake County Taxing Authority

320 W. Main St., Suite A

Tavares FL 32778-3831

REAL ESTATE
3835 N QUARTERS RD
15-20-24-0001-000-00602
E 100 FT OF W 200 FT OF N 85 FT OF SW 1/4 OF NE 1/4 OF NE 1/4--LESS
RD R/W-- ORB

AK NUMBER 1295424
ABNER EARNESTINE
PO BOX 602
OKAHUMPKA, FL 34762-0602



2024

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

**DO NOT PAY
THIS IS NOT A BILL**

*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS
AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,
please visit our website at www.lcpafl.org.

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY 0001	PRIOR 2023 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR		CURRENT 2024 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
		COLUMN 1	COLUMN 2 RATE		COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	87,030	5.0364	438.32	95,730	4.6827	448.27	5.0364	482.13
MSTU Ambulance	87,030	0.4629	40.29	95,730	0.4304	41.20	0.4629	44.31
MSTU Fire	87,030	0.5138	44.72	95,730	0.4758	45.55	0.4800	45.95
Public Schools								
By State Law	108,770	3.2080	348.93	120,208	2.9771	357.87	3.1240	375.53
By Local Board	108,770	2.9980	326.09	120,208	2.7822	334.44	2.9980	360.38
MSTU Stormwater	87,030	0.4957	43.14	95,730	0.4613	44.16	0.4957	47.45
Water Management District								
St Johns Water Mgt	87,030	0.1793	15.60	95,730	0.1686	16.14	0.1793	17.16
Voter Approved Debt Payments								
Lake County BCC	87,030	0.0918	7.99	95,730	0.0918	8.79	0.0918	8.79
Independent Special Districts								
Lake Co Water Auth	87,030	0.2940	25.59	95,730	0.2734	26.17	0.2940	28.14
North Lake Hosp	87,030	0.1500	13.05	95,730	0.1383	13.24	1.0000	95.73
TOTAL AD VALOREM PROPERTY TAXES			1,303.72			1,335.83		1,505.57

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2023	108,770	108,770	87,030
CURRENT YEAR 2024	120,208	120,208	95,730

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2023	CURRENT VALUE 2024
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	21,740	24,478
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2023	CURRENT VALUE 2024

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2024 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:
320 W. Main St., Suite A Tavares, FL 32778-3831
(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at www.lcpafl.org and must be filed on or before:

5:00 PM SEPTEMBER 16, 2024

Lake County Notice of Proposed Property Taxes

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 AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
BCC General Fund	September 10, 2024 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778
MSTU Ambulance	September 10, 2024 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778
MSTU Fire	September 10, 2024 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778
By State Law	September 9, 2024 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778
By Local Board	September 9, 2024 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778
MSTU Stormwater	September 10, 2024 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778
St Johns Water Mgt	September 4, 2024 at 5:05 PM Hwy 100 West, 4049 Reid St, Palatka FL 32177
Lake County BCC	September 10, 2024 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778
Lake Co Water Auth	September 10, 2024 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778
North Lake Hosp	September 12, 2024 at 5:30 PM BCC Chambers, 315 W Main St, Tavares FL 32778

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, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: 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 boards.

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

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT	UNITS	RATE	ASSESSMENT
Lake County	Fire Residential Sept 10, 9:00 AM BCC Chambers (352)343-9458	1.00	415.00	415.00
Lake County	Solid Waste Collection & Disposal Sept 10, 9:00 AM BCC Chambers (352)343-3776	1.00	345.00	345.00
TOTAL ASSESSMENTS				760.00

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND 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.

COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2024.

COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

MARKET (JUST) VALUE: The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

ASSESSED VALUE: The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

ASSESSMENT REDUCTION: Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

EXEMPTIONS: Any exemption that impacts your property is listed in this section along with its 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 value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

TAXABLE VALUE: Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.