

2024 NOTICE OF PROPOSED PROPERTY TAXES
AND PROPOSED OR ADOPTED NON-AD
VALOREM ASSESSMENTS
POLK COUNTY TAXING AUTHORITIES

November 26, 2024

PARCEL #: 28273100000023180

SERENDIPITY LAKESIDE GROUP LLC
20315 NE 15TH CT
MIAMI, FL 33179-2709

TAX DISTRICT: 30000

LEGAL DESC:
COMM 233.09 FT W & 1449.13 FT N OF NW COR SEC 5
T28 R28 RUN N54-39-30W 104.18 FT TO POB S49-13-42E
97.52 FT S48-18-39E 25.01 FT N75-41-04E 81.67 FT

PROPERTY LOCATION:
1030 LAKE MARION RD W, HAINES CITY 33844
1026 LAKE MARION RD W, HAINES CITY 33844
1024 LAKE MARION RD W, HAINES CITY 33844

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1				COLUMN 2		COLUMN 3		COLUMN 4	
	LAST YEARS FINAL PROPERTY TAX VALUES				THIS YEARS TAXABLE AND EXEMPTION VALUES		THIS YEARS ADJUSTED TAX RATE BASED ON LAST YEARS BUDGET		THIS YEARS TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED	
SEE REVERSE SIDE FOR EXPLANATION OF PROPOSED PROPERTY TAXES	TAXABLE VALUE	EXEMPTION VALUE	TAX RATE	TAXES	TAXABLE VALUE	EXEMPTION VALUE	TAX RATE	TAXES	TAX RATE	TAXES
POLK COUNTY BOCC	537,834	0	6.6852	3,595.53	532,476	0	6.2763	3,341.98	6.6852	3,559.71
COUNTY PARKS MSTU	537,834	0	0.5286	284.30	532,476	0	0.4940	263.04	0.5286	281.47
COUNTY LIBRARY MSTU	537,834	0	0.1985	106.76	532,476	0	0.1855	98.77	0.1985	105.70
COUNTY STORMWATER MSTU	537,834	0	0.0941	50.61	532,476	0	0.0879	46.80	0.0941	50.11
PUBLIC SCHOOLS										
BY STATE LAW	537,834	0	3.1600	1,699.56	532,476	0	3.0240	1,610.21	3.0480	1,622.99
BY LOCAL BOARD	537,834	0	2.2480	1,209.05	532,476	0	2.1512	1,145.46	2.2480	1,197.01
WATER MANAGEMENT										
SOUTH FLORIDA WMD	537,834	0	0.2301	123.76	532,476	0	0.2120	112.89	0.2301	122.52
TOTAL PROPERTY TAXES			13.1445	7,069.57			12.4309	6,619.15	13.0325	6,939.51

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE FOR SCHOOL MILLAGES	ASSESSED VALUE FOR NON-SCHOOL MILLAGES
LAST YEAR:	537,834	537,834	537,834
THIS YEAR:	532,476	532,476	532,476

A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD

(SEE ADDITIONAL INFO ON BACK)

TAXING AUTHORITY	HEARING LOCATION	DATE	TIME	FOR TAX INFO CALL
COUNTY (GENERAL / MSTU)	330 W CHURCH ST BARTOW	09/09/2024	6:00PM	863-534-6594
PUBLIC SCHOOL (STATE / LOCAL)	1915 S FLORAL AVE BARTOW	09/03/2024	5:01PM	863-457-4704
SOUTH FLORIDA WMD	3301 GUN CLUB RD B-1 BLDG WEST PALM BEACH	09/12/2024	5:15PM	561-686-8800

ASSESSMENT REDUCTIONS AND EXEMPTIONS

EXEMPTION	APPLIES TO	VALUE	EXEMPTION	APPLIES TO	VALUE	ASSESSMENT REDUCTION	APPLIES TO	VALUE
FIRST HOMESTEAD	ALL TAXES	0	DISABILITY	ALL TAXES	0	SAVE OUR HOMES	ALL TAXES	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	DISABLED VETS	ALL TAXES	0			
SENIOR EXEMPTION (COUNTY)	COUNTY TAXES	0	WIDOW/WIDOWER	ALL TAXES	0	10% CAP ON NON-HOMESTEAD	NON-SCHOOL TAXES	0
SENIOR EXEMPTION (CITY)	CITY TAXES	0	OTHER		0			
Any exemption that applies to 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 may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).						AGRICULTURAL CLASSIFICATION	ALL TAXES	0
						OTHER		0

- IF YOU FEEL THAT THE MARKET VALUE OF YOUR PROPERTY IS INACCURATE OR DOES NOT REFLECT MARKET VALUE, OR IF YOU ARE ENTITLED TO AN EXEMPTION OR CLASSIFICATION THAT IS NOT REFLECTED ON THIS FORM, CONTACT YOUR COUNTY PROPERTY APPRAISER AT: **863-534-4777 BARTOW, 863-802-6150 LAKELAND, 863-401-2424 LAKE ALFRED**
- 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 FROM THE COUNTY PROPERTY APPRAISER AND MUST BE FILED ON OR BEFORE: **09/10/2024**
- 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 OTHER SPECIAL DISTRICT.

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	TOT. REV.	UNITS	RATE	ASSESSMENT	
POLK COUNTY FIRE SERVICES	FIRE RESCUE (863)534-5604	Tot Rev: \$64,874,674.00	STRUCT/ SQFT	1,536.00	1,536.00	
POLK SOLID WASTE-COLLECTION	COLLECTION (863)284-4319	Tot Rev: \$39,594,250.00	2.0000	264.21	528.42	
POLK SOLID WASTE-DISPOSAL	DISPOSAL (863)284-4319	Tot Rev: \$11,984,410.00	2.0000	73.00	146.00	
*** SEE REVERSE SIDE FOR TAXING AUTHORITY INFORMATION AND HEARING DATES, TIMES, AND LOCATIONS ***					TOTAL NON-AD VALOREM	2,210.42

Marsha M. Faux, CFA, ASA**Polk County Property Appraiser**

BARTOW
 255 N WILSON AVE
 (863) 534-4777

LAKELAND
 930 E PARKER ST STE 272
 (863) 802-6150

LAKE ALFRED
 200 GOVERNMENT CENTER BLVD
 (863) 401-2424, 2425

EXPLANATION
 TAXING AUTHORITY

Column 1 - LAST YEARS FINAL PROPERTY TAX VALUES

These fields show the taxable value, exemptions, tax rate and taxes that applied to your property last year. These amounts were based on budgets adopted last year and your property's previous taxable value.

Column 2 - THIS YEARS TAXABLE AND EXEMPTION VALUES

These fields show the taxable value and exemption value for your property in each local taxing district.

Column 3 - THIS YEARS ADJUSTED TAX RATE BASED ON LAST YEARS BUDGET

These fields show what your tax rate and taxes could be this year if each taxing authority does not change its property tax levy. These amounts are based on last year's budget dollars with no changes.

Column 4 - THIS YEARS TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED

These fields 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 3 and 4 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.)

Assessment Reductions:

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are listed:

- 1) Save Our Homes and Limitation for Non-Homestead properties.
 - 2) Agricultural and Conservation land are valued based on current use rather than their market value.
- Some reductions apply to only certain taxing authorities.

Ad Valorem Assessments:

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.

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.

FAILURE TO PAY NON-AD VALOREM ASSESSMENTS WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN A LOSS OF TITLE.

ALL AFFECTED PROPERTY OWNERS HAVE THE RIGHT TO APPEAR AT THE PUBLIC HEARING AND FILE WRITTEN OBJECTIONS TO THE NON-AD VALOREM ASSESSMENTS.

THE WRITTEN OBJECTION MUST BE FILED WITH THE LOCAL GOVERNMENT WITHIN 20 DAYS OF THE FIRST CLASS NOTICES REQUIRED BY FS 197.3632

*****THIS FORM CONSTITUTES THE FIRST CLASS NOTICE REQUIRED BY FS 197.3632 FOR COUNTY ASSESSMENTS AND CERTAIN MUNICIPAL ASSESMENTS LISTED ABOVE*****

PROPERTY APPRAISER

MARKET VALUE: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

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 taxing authorities.

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.

NON-AD VALOREM PUBLIC HEARING INFORMATION

County Hearing Information: All Board of County Commissioner hearings will be held at 6:00 PM on 09/9/2024, located at 330 W CHURCH ST, BARTOW.

TAXING DISTRICT	FOR INFO CALL	TAXING DISTRICT	FOR INFO CALL
BOCC STREET LIGHTING-ALL	(863)534-6717	POLK COUNTY FIRE SERVICES	(863)534-5604
CENTRAL INWOOD STREET LIGHTING	(863)534-2520	POLK NUISANCE ABATEMENT	(863)534-6054
EAST BIMINI BAY UTILITY MSBU	(863)298-4135	POLK SOLID WASTE-COLLECTION	(863)284-4319
ISLAND CLUB WEST UTILITY MSBU	(863)298-4135	SKYVIEW UTILITY MSBU	(863)298-4135
POLK BULK WASTE	(863)534-6054	SOUTHWEST INWOOD STREET LIGHTING	(863)534-2520
POLK COUNTY FIRE HOA (ALL)	(863)534-5604		

Additional Hearing Information: Please contact Taxing District for Hearing dates, times, and locations.

TAXING DISTRICT	FOR INFO CALL	TAXING DISTRICT	FOR INFO CALL
BARTOW FIRE SERVICES	(863)534-5044	HOLLY HILL ROAD EAST CDD	(407)841-5524
BARTOW STORMWATER	(863)534-0122	LAKE ASHTON CDD	(407)841-5524
BRIDGEWATER CDD	(407)841-5524	LAKE ASHTON II CDD	(407)841-5524
CHARLES COVE CDD	(407)723-5900	LAKE WALES CODE ENFORCEMENT	(863)676-5118
CITY CENTER CDD	(321)263-0132	LAKE WALES FIRE PROTECTION	(863)678-4182
CLEAR SPRINGS WASTEWATER IMP	(863)534-0100	LAKESIDE LANDINGS CDD	(407)723-5900
DAVENPORT STORMWATER	(863)419-3300	LAKESIDE PRESERVE CDD	(407)723-5900
DUNDEE FIRE PROTECTION	(863)438-8330	MULBERRY STORMWATER UTILITY	(863)425-1125
DUNDEE STORMWATER UTILITY	(863)438-8330	NORTH BOULEVARD CDD	(407)841-5524
FROSTPROOF FIRE SERVICES	(863)635-7855	PENALTY-TANGIBLE PROPERTY	(863)534-4777
FT MEADE FIRE SERVICES	(863)285-1100	POINCIANA CDD	(407)841-5524
FT MEADE STORMWATER MGMT	(863)285-1100	POINCIANA WEST CDD	(407)841-5524
GOLDEN LAKES / EAGLEBROOKE CDD	(407)566-0232	RESERVE AT VAN OAKS CDD	(877)276-0889
HAINES CITY FIRE PROTECTION	(863)421-9902	SILVERLAKE CDD	(877)276-0889
HAINES CITY STORMWATER	(863)421-9902	SOLTERRA RESORT CDD	(321)263-0132
HAINES CITY WATER CTRL DIST	(321)541-5339	SPRINGS AT LAKE ALFRED CDD	(877)276-0889
HARMONY ON LAKE ELOISE CDD	(877)276-0889	STUART CROSSING CDD	(877)276-0889
HAWTHORNE MILL NORTH CDD	(877)276-0889	WESTRIDGE CDD	(407)472-2471
HIGHLAND MEADOWS CDD	(407)841-5524	WESTVIEW SOUTH CDD	(877)276-0889