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1436 SE 13 LLC
PO BOX 2487
FORT LAUDERDALE, FL 33303-2487

2024 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED
OR ADOPTED NON-AD VALOREM ASSESSMENTS

Broward County Taxing Authorities
Broward County Governmental Center
115 South Andrews Avenue, Fort Lauderdale, Florida 33301-1899

DO NOT PAY
THIS IS NOT A BILL

The taxing authorities which set property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of the 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.

The taxing authorities listed below set your tax rates. The Broward County Property Appraiser sets your property value and applies exemptions.

If you have questions regarding your value or exemptions, please call the appropriate department listed on the back of this form.

YOUR PROPERTY VALUE LAST YEAR				
	COUNTY	SCHOOL BOARD	MUNICIPAL	INDEPENDENT
Market Value	3,102,210	3,102,210	3,102,210	3,102,210
SOH Red./Portability	0	0	0	0
10% Cap Reduction	147,930	0	147,930	147,930
Agricultural Classification	0	0	0	0
Other Reduction	0	0	0	0
Assessed/SOH	2,954,280	3,102,210	2,954,280	2,954,280
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Other Exemption	0	0	0	0
Taxable	2,954,280	3,102,210	2,954,280	2,954,280

YOUR PROPERTY VALUE THIS YEAR				
	COUNTY	SCHOOL BOARD	MUNICIPAL	INDEPENDENT
Market Value	3,125,470	3,125,470	3,125,470	3,125,470
SOH Red./Portability	0	0	0	0
10% Cap Reduction	0	0	0	0
Agricultural Classification	0	0	0	0
Other Reduction	0	0	0	0
Assessed/SOH	3,125,470	3,125,470	3,125,470	3,125,470
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Other Exemption	0	0	0	0
Taxable	3,125,470	3,125,470	3,125,470	3,125,470

See reverse side for an explanation of above listed values.

Proposed Ad Valorem Taxes							
TAXING AUTHORITY *DEPENDENT TAXING DISTRICT / MSTU	LAST YEAR'S ACTUAL TAX RATE	THIS YEAR'S PROPOSED TAX RATE	YOUR PROPERTY TAXES LAST YEAR	YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS MADE	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE
- - COUNTY - - COUNTY COMMISSION VOTER APPROVED DEBT LEVY	5.5492 0.1198	5.6389 0.0301	16,393.89 353.92	17,624.21 94.08	PH 954-831-4000: COMMISSION CHAMBERS, 4TH FLOOR 115 S ANDREWS AVE, FT. LAUD., SEPT 5, 5:01 PM	5.1481 0.0301	16,090.23 94.08
- - BROWARD PUBLIC SCHOOLS - - BY STATE LAW BY LOCAL BOARD VOTER APPROVED DEBT LEVY	3.1780 3.2480 0.1896	3.0630 3.2480 0.1545	9,858.82 10,075.98 588.18	9,573.31 10,151.53 482.89	PH 754-321-2225: KATHLEEN C. WRIGHT ADM. BLDG. 600 SE 3 AVE, FT. LAUD., SEPT 10, 5:30 PM	2.9482 3.0131 0.1545	9,214.51 9,417.35 482.89
- - MUNICIPAL - - FORT LAUDERDALE VOTER APPROVED DEBT LEVY	4.1193 0.2737	4.1193 0.2545	12,169.57 808.59	12,874.75 795.43	PH 954-828-6568: 201 SW 5 AVE, FT LAUDERDALE BROWARD CNT PERFORMING ARTS, SEPT 3, 5:01 PM	3.8408 0.2545	12,004.31 795.43
- - INDEPENDENT DISTRICTS - - SOUTH FL WATER MANAGEMENT DISTRICT SOUTH FL WATER MGMT D-OKEECHOBEE BASIN SOUTH FL WATER MGMT D-EVERGLADES CONST FLORIDA INLAND NAVIGATION DISTRICT	0.0948 0.1026 0.0327 0.0288	0.0948 0.1026 0.0327 0.0288	280.07 303.11 96.60 85.08	296.29 320.67 102.20 90.01	PH 561-686-8800: 3301 GUN CLUB RD, BLDG B-1 W PALM BEACH, SEPT 12, 5:15 PM PH 561-627-3386: 1707 NE INDIAN RIVER DR JENSEN BCH, F LANGFORD PAVILION, SEPT 5, 5:05 PM PH 954-377-1000: CSC, 6600 W COMMERCIAL BLVD LAUDERHILL, SEPT 11, 5:01 PM PH 954-473-7040: 1601 S ANDREWS AVE, STE 100 FORT LAUDERDALE, SEPT 12, 5:15 PM	0.0874 0.0945 0.0301 0.0266	273.17 295.36 94.08 83.14
CHILDREN'S SERVICES COUNCIL	0.4500	0.4500	1,329.43	1,406.46		0.4204	1,313.95
NORTH BROWARD HOSPITAL DISTRICT	1.4307	1.3261	4,226.69	4,144.69		1.3278	4,150.00
TOTAL AD VALOREM TAXES **TOTAL NON-AD VALOREM ASSESSMENTS			56,569.93 622.10	57,956.52 654.70			54,308.50
TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS (SEE REVERSE SIDE FOR DETAILS)			57,192.03	58,611.22			
	**COLUMN 1	**COLUMN 2	**COLUMN 3	**COLUMN 4		**COLUMN 5	**COLUMN 6

*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.)

- If you feel the market 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 above, contact the Broward County Property Appraiser at: 954-357-6831 OR 954-357-6835. 115 S ANDREWS AVE, RM 111 FT LAUDERDALE
- 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 Broward County Property Appraiser and must be filed on or before --- September 18, 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 special district and possible or additional ad valorem penalties.

** SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS AND EXPLANATIONS ➡

