

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

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

Parcel ID 3420-610-0281-000-5

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 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.

Lisa Brightman / Shamika M Gaines  
2646 SW Acco RD  
Port Saint Lucie, FL 34953-2813

Account Number: 74478  
Tax Code: 0011 Port Saint Lucie  
Location: 2646 SW ACCO RD  
Legal Desc: PORT ST LUCIE-SECTION 23- BLK 1596 LOT 11 (MAP 44/18N)

TAXING AUTHORITY	Column 1*		Column 2*		Column 3*		A Public Hearing on the Proposed Taxes and Budget will be held:
	Your Last Year's Tax Rate & Property Taxes		Your Tax Rate & Taxes This Year If No Budget Change is Made		Your Tax Rate & Taxes This Year If Budget Change is Made		
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
<b>GENERAL COUNTY</b>							
SLC General Fund	4.2722	1,128.88	3.9619	1,084.23	4.2222	1,155.47	September 5, 2024 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Jail, Law Enf	2.7294	721.21	2.5156	688.43	2.7294	746.94	
Erosion Dist E	0.1000	26.42	0.0917	25.10	0.1000	27.37	
Mosquito Control	0.1352	35.72	0.1240	33.93	0.1352	37.00	
County Transit	0.2500	66.06	0.2292	62.72	0.2500	68.42	
<b>PUBLIC SCHOOLS</b>							
By State Law	3.1640	915.15	2.9701	887.06	3.0000	896.00	September 10, 2024 5:01 PM 9461 Brandywine Ln, PSL (772) 429-3970
By Local Board	3.2480	939.45	3.0490	910.64	3.2480	970.07	
<b>MUNICIPALITY</b>							
Port Saint Lucie	4.7057	1,243.42	4.3413	1,188.06	4.6807	1,280.94	September 9, 2024 5:30 PM 121 SW Port St Lucie Blvd, PSL (772) 871-5223
<b>WATER MANAGEMENT</b>							
S FL Wtr Mgmt Dist	0.0948	25.05	0.0874	23.92	0.0948	25.94	September 12, 2024 5:15 PM 3301 Gun Club Rd Bldg B-1, WPB (561) 686-8800
SFWMD-Okee Basin	0.1026	27.11	0.0945	25.86	0.1026	28.08	
Everglades Project	0.0327	8.64	0.0301	8.24	0.0327	8.95	
<b>INDEPENDENT DISTRICTS</b>							
SLC Fire Dist	3.0000	792.71	2.7463	751.57	3.0000	821.00	September 4, 2024 5:01 PM 5160 NW Milner Dr, PSL (772) 621-3400
FL Inland Nav Dist	0.0288	7.61	0.0266	7.28	0.0288	7.88	September 5, 2024 5:05 PM 1707 NE Indian River Dr, Jensen Beach (561) 627-3386
Children's Services	0.3790	100.15	0.3469	94.93	0.3650	99.89	September 3, 2024 5:01 PM 546 NW University Blvd, PSL (772) 408-1100
<b>VOTER APPROVED DEBT SERVICE</b>							
PSL Voted Debt	0.4943	130.61	0.4943	135.27	0.3743	102.43	September 9, 2024 5:30 PM 121 SW Port St Lucie Blvd, PSL (772) 871-5223
<b>Total Property Taxes</b>		<b>\$6,168.19</b>		<b>\$5,927.24</b>		<b>\$6,276.38</b>	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

**\*Column 1 - "Your Last Year's Tax Rate & Property Taxes"**

This column shows 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 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**

This column shows what the 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.

**\*Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**

This column shows what the tax rate and 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 above. 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				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
PSL Stormwater	Stormwater Mgmt - PROPOSED RATE (772) 871-1775 (1PSL)	1.00000	183.000	183.00
PSL Solid Waste	Solid Waste - PROPOSED RATE (772) 871-1775 (1PSL)	446.44000	1.000	446.44
<b>Total Non-Ad Valorem Assessment</b>				<b>\$629.44</b>

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.

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.

**TOTAL AD VALOREM TAXES AND  
NON-AD VALOREM ASSESSMENTS  
IF BUDGET CHANGES ARE MADE** **\$6,905.82**



**Michelle Franklin**  
**Certified Florida Appraiser**

Parcel ID 3420-610-0281-000-5

Tax Code: 0011 Port Saint Lucie  
 Location: 2646 SW ACCO RD

Account Number: 74478  
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## Property Valuation

Market Value	Last Year	This Year
	498,600	483,200

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	314,238	323,665	50,000	50,000	264,238	273,665
Public Schools	314,238	323,665	25,000	25,000	289,238	298,665
Municipality	314,238	323,665	50,000	50,000	264,238	273,665
Water Management	314,238	323,665	50,000	50,000	264,238	273,665
Independent Districts	314,238	323,665	50,000	50,000	264,238	273,665
Voter Approved Debt Service	314,238	323,665	50,000	50,000	264,238	273,665

Assessment Reductions / Portability	Applies to	Value
Save Our Homes	All Funds	159,535

Exemptions*	Applies to	Last Year	This Year
First Homestead	All Funds	25,000	25,000
Additional Homestead	Non-School Funds	25,000	25,000

\*Where more than one value exists, county value of exemption will be indicated

If you feel that 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 on this form, contact the Saint Lucie County Property Appraiser at:  
**2300 Virginia Ave Rm 121, Fort Pierce, FL 34982**  
 or (772) 462-1021

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:**  
**September 13, 2024**

**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.

**Assessment Reductions / Portability:**

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 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:** Exemptions that apply to your property are 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).

**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.

**Our Promise to You...**  
**Superior Service, Trusted Results**



[www.paslc.gov](http://www.paslc.gov)  
 (772) 462-1021