

NOTICE OF **PROPOSED** PROPERTY TAXES
 MARTIN COUNTY TAXING AUTHORITIES
 3473 SE WILLOUGHBY BLVD., SUITE 101
 STUART, FL 34994
 (772) 288-5608

DO NOT PAY
THIS IS NOT A BILL

Account #: 57401
 Owners: AGTC JI PROPERTIES LLC

2025 REAL PROPERTY

Parcel #: 35-38-42-004-000-02690-5
 Situs: 103 NORTH BEACH RD

AGTC JI PROPERTIES LLC
 4610 VICKSBURG RD
 DICKINSON, TX 77539

Legal Description
 NORTH HALF OF LOT 269 & ALL LOT 270 AMENDED PLAT OF BON AIR BEACH PLAT 2 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10 PAGE 33 PUBIC RECORDS PALM BEACH NOW MARTIN COUNTY FLORIDA

AMENDED

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY	PRIOR YEAR	YOUR FINAL TAX RATE AND TAXES IN PRIOR YEAR		CURRENT YEAR	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 TAXABLE VALUE	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4 TAXABLE VALUE	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Martin County								
General Operations	3,044,688	6.5776	20,026.74	3,304,384	5.9159	19,548.41	6.5614	21,681.39
School Board								
By:Local Board	3,942,960	2.6730	10,539.53	3,890,250	2.4425	9,501.94	2.1230	8,259.01
By:State Law	3,942,960	3.0770	12,132.49	3,890,250	2.8117	10,938.22	3.0540	11,880.82
Town of Jupiter Island								
General Operations	3,044,688	3.7679	11,472.08	3,304,384	3.5009	11,568.32	3.7852	12,507.76
Voter Approved Debt	3,044,688	0.2273	692.06	3,304,384	0.2100	693.92	0.2100	693.92
Children's Services Council	3,044,688	0.3618	1,101.57	3,304,384	0.3254	1,075.25	0.3618	1,195.53
South Florida Water Mgmt. Dist.								
Basin Tax	3,044,688	0.1026	312.38	3,304,384	0.0961	317.55	0.1026	339.03
District Tax	3,044,688	0.0948	288.64	3,304,384	0.0889	293.76	0.0948	313.26
Everglades Const.	3,044,688	0.0327	99.56	3,304,384	0.0306	101.11	0.0327	108.05
Florida Inland Navigation Dist.	3,044,688	0.0288	87.69	3,304,384	0.0270	89.22	0.0270	89.22
TOTAL AD VALOREM PROPERTY TAXES			56,752.74			54,127.70		57,067.99

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR	3,942,960	3,942,960	3,044,688
CURRENT YEAR	3,890,250	3,890,250	3,304,384

ASSESSMENT REDUCTIONS		APPLIES TO	PRIOR VALUE	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES		0	0
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES		898,272	585,866
AGRICULTURAL CLASSIFICATION	ALL TAXES		0	0
OTHER	ALL TAXES		0	0
EXEMPTIONS		APPLIES TO	PRIOR VALUE	CURRENT VALUE
FIRST HOMESTEAD	ALL TAXES		0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES		0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL CITY TAXES		0	0
LIMITED INCOME SENIOR	COUNTY TAXES		0	0
TPP EXEMPTIONS	ALL TAXES		0	0
OTHER	ALL TAXES		0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please contact the Martin County Property Appraiser's Office at:
 3473 SE Willoughby Blvd., Suite 101
 Stuart, FL 34994
 Customer Service (772) 288-5608
 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 online at:
<https://www.pa.martin.fl.us>
Petitions must be filed on or before:
September 08, 2025

SEE REVERSE SIDE FOR NON AD VALOREM ASSESSMENTS AND EXPLANATIONS OF THE COLUMNS ABOVE.

Martin 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 the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax changes and budgets **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 LOCATION, DATE AND TIME	
Martin County	Admin Center Commission Chambers, 2401 SE Monterey Road, Stuart, FL (772-463-2868)	September 10, 2025 5:05 PM
School Board	1939 SE Federal Highway 1, Stuart, FL (772-219-1200) x30273	September 9, 2025 5:05 PM
Town of Jupiter Island	2 Bridge Road, Hobe Sound, FL (772-545-0100)	September 16, 2025 5:01 PM
Children's Services Council	101 SE Central Parkway, Stuart, FL (772-288-5758)	September 8, 2025 5:10 PM
South Florida Water Management District	S FI Water Mgt. District Auditorium, 3301 Gun Club Rd, West Palm Beach, FL (561-686-8800)	September 11, 2025 5:15 PM
Florida Inland Navigation District	121 SW Flagler Avenue, Stuart, FL (561-627-3386)	September 4, 2025 5:15 PM

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: 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.)

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

YOUR COLUMN 1 - "PRIOR YEAR 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 IN PRIOR 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 YEAR 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, 2025.

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

These columns show your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE 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 THIS YEAR 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 assessment.

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 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 assessment value will be different for school versus non-school taxing authorities and for the purpose of calculating tax levies.

ASSESSMENT REDUCTIONS - 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 the assessed value minus the value of your exemptions.

For more information concerning this Notice of Proposed Property Taxes, please visit our web site at: <https://www.pa.martin.fl.us>