

DO NOT PAY - THIS IS NOT A BILL
NOTICE OF PROPOSED PROPERTY TAXES
TAX INFORMATION

10372638
 HAGEN JON H +
 HAGEN PATRICK M J/T
 6249 PRESIDENTIAL CT STE F
 FORT MYERS, FL 33919

112190 KM
 Parcel ID: 15-44-27-12-00046.0170
 LEHIGH ACRES UNIT 12
 BLK 46 DB 254 PG 75
 LOT 17
 1509 CLEVELAND AVE

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		COLUMN 1*		COLUMN 2*		COLUMN 3*
048 LEHIGH ACRES FIRE & LIGHT	LAST YEAR'S ACTUAL TAX RATE 2013 (MILLAGE)	YOUR PROPERTY TAXES LAST YEAR 2013	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED (MILLAGE)	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED	THIS YEAR'S PROPOSED TAX RATE 2014 (MILLAGE)	YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED 2014
COUNTY:						
LEE CO GENERAL REVENUE	4.1506	\$12.33	3.9326	\$11.80	4.1506	\$12.45
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	\$7.19	2.0967	\$6.29	2.2480	\$6.74
PUBLIC SCHOOL - BY STATE LAW	5.3500	\$17.12	4.9899	\$14.97	5.1680	\$15.50
MUNICIPALITY OR MSTU:						
LEE CO ALL HAZARDS PROTECTION DIST	0.0693	\$0.21	0.0656	\$0.20	0.0693	\$0.21
LEE CO LIBRARY DIST	0.5956	\$1.77	0.5635	\$1.69	0.5956	\$1.79
LEE CO UNINCORPORATED MSTU	0.8398	\$2.49	0.7982	\$2.39	0.8398	\$2.52
LEHIGH ACRES STREET LIGHTING UNIT MSTU	0.4588	\$1.36	0.4212	\$1.26	0.6103	\$1.83
WATER MANAGEMENT DISTRICT:						
SFWM-DISTRICT-WIDE	0.1685	\$0.50	0.1577	\$0.47	0.1577	\$0.47
SFWM-EVERGLADES CONSTRUCTION PROJECT	0.0587	\$0.17	0.0548	\$0.16	0.0548	\$0.16
SFWM-OKEECHOBEE BASIN	0.1838	\$0.55	0.1717	\$0.52	0.1717	\$0.52
INDEPENDENT SPECIAL DISTRICTS:						
LEE CO HYACINTH CONTROL DIST	0.0291	\$0.09	0.0277	\$0.08	0.0277	\$0.08
LEE CO MOSQUITO CONTROL DIST	0.2520	\$0.75	0.2397	\$0.72	0.2397	\$0.72
LEHIGH ACRES FIRE CONTROL & RESCUE DIST	3.0000	\$8.91	2.7754	\$8.33	3.0000	\$9.00
WEST COAST INLAND NAVIGATION DIST	0.0394	\$0.12	0.0374	\$0.11	0.0394	\$0.12
TOTAL TAX RATES:	17.4436		16.3321		17.3726	
TOTAL PROPERTY TAXES:		\$53.56		\$48.99		\$52.11
		COLUMN 1*		COLUMN 2*		COLUMN 3*

NOTICE OF PROPOSED PROPERTY TAXES EXPLANATION (Section 200.069, Florida Statutes)

***COLUMN 1**—"YOUR PROPERTY TAXES LAST YEAR" - This column shows the 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 TAXES IF NO BUDGET CHANGE IS ADOPTED" - This column shows what 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 TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED" - This column shows what 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 on this notice. 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: 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

A Public Hearing on the Proposed Taxes and Budget Will Be Held:

COUNTY/MSTU: 09/03/14 5:05PM Lee Co Commission Chambers, 2120 Main St, Fort Myers, FL 33901 Phone 239-533-2221
SCHOOL: 09/09/14 5:05PM Lee Co Public Education Center, 2855 Colonial Blvd. Fort Myers, FL 33966 Phone 239-337-8215
WATER MANAGEMENT DISTRICT: 09/11/14 5:15pm SFWM Auditorium B-1 Bldg. 3301 Gun Club Rd. West Palm Beach, FL 33406 Phone 561-686-8800
LEE COUNTY HYACINTH AND MOSQUITO CONTROL: 09/04/14 5:01PM/5:15PM District Offices, 15191 Homestead Rd. Lehigh Acres, FL 33971 Phone 239-694-2174
LEHIGH ACRES FIRE CONTROL & RESCUE DIST: 09/15/14 5:01PM Fire Station 104, 3102 16th St. SW, Lehigh Acres, FL 33976 Phone 239-303-5300
WEST COAST INLAND NAVIGATION DISTRICT: 09/12/14 5:01pm Venice City Hall, 401 W. Venice Ave. Venice, FL 34285 Phone 941-485-9402

PROPERTY VALUATION		
	Last Year 2013	This Year 2014
MARKET VALUE	\$3,200	\$3,000

If you feel the assessment of your property does not reflect fair Market Value, or if you are entitled to an exemption or classification that is not reflected on this form, please contact:
 Lee County Property Appraiser's Office 2480 Thompson Street, 4th Floor, Fort Myers FL 33901 or P.O. Box 1546, Fort Myers, FL 33902 Phone: (239) 533-6100

Market Value (also called "Just Value") is the most probable sales price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

VALUE CALCULATIONS						
TAXING AUTHORITY	ASSESSED VALUE*		EXEMPTIONS		TAXABLE VALUE**	
	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR
COUNTY:						
LEE CO GENERAL REVENUE	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	\$3,200	\$3,000	\$0	\$0	\$3,200	\$3,000
PUBLIC SCHOOL - BY STATE LAW	\$3,200	\$3,000	\$0	\$0	\$3,200	\$3,000
MUNICIPALITY OR MSTU:						
LEE CO ALL HAZARDS PROTECTION DIST	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000
LEE CO LIBRARY DIST	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000
LEE CO UNINCORPORATED MSTU	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000
LEHIGH ACRES STREET LIGHTING UNIT MSTU	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000
WATER MANAGEMENT DISTRICT:						
SFWMD-DISTRICT-WIDE	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000
SFWMD-EVERGLADES CONSTRUCTION PROJECT	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000
SFWMD-OKEECHOBEE BASIN	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000
INDEPENDENT SPECIAL DISTRICTS:						
LEE CO HYACINTH CONTROL DIST	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000
LEE CO MOSQUITO CONTROL DIST	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000
LEHIGH ACRES FIRE CONTROL & RESCUE DIST	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000
WEST COAST INLAND NAVIGATION DIST	\$2,970	\$3,000	\$0	\$0	\$2,970	\$3,000

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

ASSESSMENT REDUCTIONS	APPLIES TO	VALUE
<p>Properties can receive an assessment reduction for a number of reasons. There are limits on how much the assessment of your property can increase each year. For example, the Save Our Homes program and the limitation for non-homestead property are two types of reductions. Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than 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 the reason for the difference are listed in the Assessment Reduction section above.</p>		

EXEMPTIONS	APPLIES TO	VALUE
<p>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 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.)</p>		

You may file a petition for an adjustment with the Value Adjustment Board. It is not mandatory to contact the Property Appraiser prior to doing so.
 Petition forms are available from the Lee County Property Appraiser's Office and also at www.leepa.org.
 Online filing is now available at www.leeclerk.org.
 All petitions must be filed with the Clerk of Courts Office ON OR BEFORE
September 05, 2014