

2026 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
PINELLAS COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

PARCEL NUMBER: 08-31-17-83322-000-0580



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703
6 - 292577

JONGSMA, JOHAN
BUSEL, TATYANA
851 BRIGHTWATERS BLVD NE
ST PETERSBURG FL 33704-3719



Area: 8

2026 TAX DISTRICT: SP
2025 TAX DISTRICT: SP

SITE ADDRESS: 851 BRIGHTWATERS BLVD NE

LEGAL DESC: SNELL ISLE
BRIGHTWATERS SEC 1 REPLAT
NW'LY 52.53FT OF LOT 58 &
SE'LY 35FT OF LOT 59

PROPERTY APPRAISER VALUE INFORMATION								
	LAST YEAR (2025)			THIS YEAR (2026)				
	MARKET VALUE	ASSESSED (CAPPED) VALUE	TAXABLE VALUE	MARKET VALUE	ASSESSED (CAPPED) VALUE	TAXABLE VALUE		
COUNTY / INDEP. DISTRICTS	5,226,662	3,079,356	3,028,634	4,757,929	3,162,499	3,111,088		
SCHOOL DISTRICTS	5,226,662	3,079,356	3,054,356	4,757,929	3,162,499	3,137,499		
MUNICIPALITY/MSTU	5,226,662	3,079,356	3,028,634	4,757,929	3,162,499	3,111,088		
TAXING AUTHORITY TAX INFORMATION								
	COLUMN 1			COLUMN 2			COLUMN 3	
	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2025)			YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED (2026)			YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED (2026)	
TAXING AUTHORITY	TAXABLE VALUE	MILLAGE RATE	TAXES	TAXABLE VALUE	MILLAGE RATE	TAXES	MILLAGE RATE	TAXES
COUNTY:								
GENERAL FUND	3,028,634	4.5423	13,756.96	3,111,088	4.4674	13,898.47	4.5423	14,131.50
HEALTH DEPT	3,028,634	0.0713	215.94	3,111,088	0.0699	217.47	0.0713	221.82
PIN PLANNING COUNCIL	3,028,634	0.0175	53.00	3,111,088	0.0171	53.20	0.0171	53.20
EMER MEDICAL SVC	3,028,634	0.8050	2,438.05	3,111,088	0.7911	2,461.18	0.8050	2,504.43
PUBLIC SCHOOLS:								
BY STATE LAW	3,054,356	3.0450	9,300.51	3,137,499	3.0367	9,527.64	3.0250	9,490.93
BY LOCAL BOARD	3,054,356	3.2480	9,920.55	3,137,499	3.2392	10,162.99	3.2480	10,190.60
MUNICIPAL OR MSTU:								
ST PETERSBURG	3,028,634	6.4525	19,542.26	3,111,088	6.3854	19,865.54	6.4525	20,074.30
WATER MGMT DISTRICT:								
SW FLA WATER MGMT	3,028,634	0.1831	554.54	3,111,088	0.1793	557.82	0.1831	569.64
INDEPENDENT SP DIST:								
JUVENILE WELFARE BD	3,028,634	0.8250	2,498.62	3,111,088	0.8086	2,515.63	0.8168	2,541.14
SUNCOAST TRANSIT	3,028,634	0.7300	2,210.90	3,111,088	0.7168	2,230.03	0.7250	2,255.54
TOTAL AD VALOREM TAX			60,491.33			61,489.97		62,033.10
TOTAL NON-AD VALOREM								
GRAND TOTAL			60,491.33			61,489.97		62,033.10

Please see reverse side of this notice for hearing dates, times, locations and 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 local county, city or any special district.

APPLIED ASSESSMENT REDUCTION AND EXEMPTIONS							
ASSESSMENT REDUCTIONS	APPLIES TO	2025	2026	EXEMPTIONS	APPLIES TO	2025	2026
SAVE-OUR-HOMES CAP	ALL TAXES	2,147,306	1,595,430	FIRST HOMESTEAD EXEMPTION	ALL TAXES	25,000	25,000
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES			ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	25,722	26,411
AGRICULTURAL CLASSIFICATION	ALL TAXES			LIMITED-INCOME SENIOR	CITY OR MSTU TAXES		
OTHER	ALL TAXES			OTHER	ALL TAXES		
				OTHER			

IMPORTANT INFORMATION

If you feel that the market value of your property is inaccurate or does not reflect fair market value on **January 1, 2026** or if you are entitled to an exemption or classification that is not reflected above, contact your Pinellas County Appraiser at (727) 464-3207 or 2500 34TH ST N, 2ND FLOOR, ST PETERSBURG, FL 33713.

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 (VAB). You may file a petition online or obtain petition forms at the Clerk of the Court's website at <https://www.mypinellasclerk.gov/Home/Finance>.

Petitions must be filed on or before: **September 11, 2026**

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 PUBLIC HEARING INFORMATION			
TAXING AUTHORITY	PHONE NUMBER	DATE AND TIME	LOCATION
COUNTY:			
GENERAL FUND	(727) 464-3596	09/10/26 6:00 PM	333 CHESTNUT STREET - PALM ROOM, CLEARWATER
HEALTH DEPT	(727) 464-3596	09/10/26 6:00 PM	333 CHESTNUT STREET - PALM ROOM, CLEARWATER
PIN PLANNING COUNCIL	(727) 464-3596	09/10/26 6:00 PM	333 CHESTNUT STREET - PALM ROOM, CLEARWATER
EMER MEDICAL SVC	(727) 464-3596	09/10/26 6:00 PM	333 CHESTNUT STREET - PALM ROOM, CLEARWATER
PUBLIC SCHOOLS:			
BY STATE LAW	(727) 588-6000	09/08/26 6:00 PM	301 4TH STREET SW, LARGO
BY LOCAL BOARD	(727) 588-6000	09/08/26 6:00 PM	301 4TH STREET SW, LARGO
MUNICIPAL OR MSTU:			
ST PETERSBURG	(727) 893-7436	09/03/26 6:00 PM	175 5TH STREET N, ST PETERSBURG
WATER MGMT DISTRICT:			
SW FLA WATER MGMT	(800) 423-1476	09/08/26 5:01 PM	7601 US HWY 301, TAMPA
INDEPENDENT SP DIST:			
JUVENILE WELFARE BD	(727) 453-5600	09/09/26 5:15 PM	14155 58TH STREET N, CLEARWATER
SUNCOAST TRANSIT	(727) 540-1825	09/09/26 6:00 PM	3201 SCHERER DRIVE, ST PETERSBURG

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 local county, city or any special district.

Non-Ad Valorem assessments are placed on this notice at the request of the respective local governing boards. The Tax Collector will include the Non-Ad Valorem assessments on the November tax bill. For details on a particular assessment, you must contact the local governing board directly.

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).

PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENT					
LEVYING AUTHORITY	CONTACT	PURPOSE OF ASSESSMENT/PUBLIC HEARING TIME	UNITS	RATE	ASSESSMENT
TOTAL NON-AD VALOREM ASSESSMENT:					
EXPLANATION OF "TAXING AUTHORITY TAX INFORMATION" SECTION					

EXPLANATION OF "TAXING AUTHORITY TAX INFORMATION" SECTION

COLUMN 1 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

This shows the prior year's taxable value, tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's prior year taxable value.

COLUMN 2 - "YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"

This shows what your taxable value, 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 budget and the current year taxable value.

COLUMN 3 - "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"

This shows 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 above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is not the result of value changes.

EXPLANATION OF "PROPERTY APPRAISER VALUE INFORMATION" SECTION

MARKET VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller as of the January 1 assessment date. The Market Value is based on the condition of the property and market conditions as of January 1 of that year and is established by analyzing market information including sales that took place in the prior year.

ASSESSED/CAPPED VALUE - The value of your property after any assessment reductions, such as the Save-Our-Homes cap on homestead properties or 10% non-homestead cap, have been applied. This value may be reduced by a Save-Our-Homes cap benefit "ported" from a prior homestead property. The assessed value will also reflect special use classifications, such as the agricultural classification. If the assessment reductions are applied or a special use classification is granted, the assessed value could be different for School and Non-School taxing authorities.

TAXABLE VALUE - The assessed value less any applicable exemptions, such as the homestead exemption. The taxable value is the value to which millage rates are applied to determine tax amounts. Taxable values may vary for different taxing authorities to reflect the impact of taxing authority-specific exemptions or assessment caps.

ASSESSMENT REDUCTIONS APPLIED - Properties can receive an assessment reduction for a number of reasons listed below.

1. There are limits on how much the assessed value of your property can increase each year. The Save-Our-Homes cap benefit (including cap portability) and the 10% non-homestead assessment cap for Non-School millages are examples.
2. Certain types of property, such as agricultural land, land used for conservation, and working waterfronts, are valued based on the special property use, per Florida Statutes, as opposed to market value.
3. Some reductions lower the assessed value only for levies of certain taxing authorities.

EXEMPTIONS - Exemptions are specific dollar or percentage reductions applied to the assessed value to reach the taxable value. They are usually based on residency status or statutory qualifications of the property owner. Any exemption that impacts your property is listed in this section along with its corresponding exemption value. In some cases, exemption values may vary depending on the taxing authority. For example, the additional homestead exemption does not apply to school millages and the additional exemption for low-income seniors applies only to the municipal or MSTU millages.

For a more detailed explanation, visit the Property Appraiser's website at www.pcpao.gov/learn-about/TRIM-guide