



Property Appraiser of Miami-Dade County
111 NW 1 Street, Suite 710
Miami, Florida 33128-1984

**NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
MIAMI-DADE COUNTY TAXING AUTHORITIES**

01

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

395089 XB2

2025

Reprint of FOLIO: 01-3127-065-0010

0802

FOLIO: 01-3127-065-0010

MILLAGE CODE: 0100

RICE INVESTMENTS INC
226 WEST SAN MARINO DR
MIAMI BEACH, FL 33139
USA

PROPERTY ADDRESS:

2288 NW 34 ST

LEGAL DESCRIPTION:

CAMPS SUB PB 66-117

PARCEL 1

LOT SIZE 76.100 X 89

TAXING AUTHORITIES								
TAX INFORMATION	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4 If NO Budget Change is Adopted (Rolled-Back)		COLUMN 5 If PROPOSED Budget Change is Adopted	
TAXING AUTHORITY	Last Year Taxable Value	Last Year's Tax Rate (Millage)	Your Property Taxes Last Year	Current Taxable Value	Tax Rate (Millage)	Taxes	Tax Rate (Millage)	Taxes
MIAMI-DADE COUNTY: Countywide	188,751	4.5740	863.35	207,626	4.2520	882.83	4.5740	949.68
Library	188,751	0.2812	53.08	207,626	0.2609	54.17	0.2812	58.38
PUBLIC SCHOOLS: By State Law	370,776	3.2200	1,193.90	397,574	3.0369	1,207.39	3.2510	1,292.51
By Local Board	370,776	2.2480	833.50	397,574	2.0633	820.31	2.2480	893.75
Voted School Operating	370,776	1.0000	370.78	397,574	1.0000	397.57	1.0000	397.57
MUNICIPAL: Miami	188,751	7.1364	1,347.00	207,626	6.6015	1,370.64	7.1364	1,481.70
SFWM District	188,751	0.0948	17.89	207,626	0.0889	18.46	0.0948	19.68
Everglades CP	188,751	0.0327	6.17	207,626	0.0306	6.35	0.0327	6.79
Okeechobee Basin	188,751	0.1026	19.37	207,626	0.0961	19.95	0.1026	21.30
INDEPENDENT DISTRICT: F.I.N.D.	188,751	0.0288	5.44	207,626	0.0270	5.61	0.0288	5.98
The Children's Trust	188,751	0.5000	94.38	207,626	0.4638	96.30	0.4638	96.30
VOTER APPROVED DEBT PAYMENTS: County Debt	188,751	0.4271	80.62	207,626	0.4171	86.60	0.4171	86.60
School Debt	370,776	0.1340	49.68	397,574	0.1340	53.27	0.1340	53.27
City Debt	188,751	0.2536	47.87	207,626	0.2536	52.65	0.2536	52.65
TOTAL AD VALOREM PROPERTY TAXES			4,983.03			5,072.10		5,416.16
TOTAL AD VALOREM AND NON-AD VALOREM PROPERTY TAXES			5,743.03			5,832.10		6,176.16

HEARING INFORMATION 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.

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
Miami-Dade County	9/04, 5:01 PM, (305) 499-8766, BCC Chambers, 111 NW 1st Street, 2nd fl, Miami, 33128
Public Schools	9/10, 6:00 PM, (305) 995-1226, Board Auditorium, School Board Admin Bldg, 1450 NE 2nd Ave, Miami, 33132
Miami	9/13, 10:00 AM, (305) 416-1500, Commission Chambers at City Hall, 3500 Pan American Dr, Miami, 33133
Water Management Districts	9/11, 5:15 PM, (561) 686-8800, SFWMD Auditorium, 3301 Gun Club Rd, B-1 Bldg, West Palm Beach, FL 33406
F.I.N.D.	9/04, 5:15 PM, (561) 627-3386, 121 SW Flagler Ave, Stuart, FL 34994
The Children's Trust	9/08, 5:01 PM, (305) 571-5700, United Way-Ansin Bldg, Ryder Room, 3250 SW 3rd Ave, Miami, 33129

NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of governing boards. Tax Collector will include on November Tax Bill.	UNITS	RATE	ASSESSMENT
City of Miami	Solid Waste (305) 416-1570	2.00	380.0000	760.00
TOTAL NON-AD VALOREM ASSESSMENTS (This amount is included in Total Property Taxes above)				760.00

PROPERTY APPRAISER				
VALUE INFORMATION	MARKET VALUE	ASSESSED VALUE – School Levy	ASSESSED VALUE - Non-School Levy	
PRIOR VALUE (2024)	370,776	370,776	188,751	
CURRENT VALUE (2025)	397,574	397,574	207,626	
ASSESSMENT REDUCTIONS	APPLIES TO	2024 REDUCTION AMOUNT	2025 REDUCTION AMOUNT	
10% Cap Benefit	Non-School Taxes	182,025	189,948	
EXEMPTIONS	APPLIES TO	2024 EXEMPTION AMOUNT	2025 EXEMPTION AMOUNT	

If you feel the market value of the property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected, please contact the Property Appraiser of Miami-Dade County at: (305) 375-4712 111 NW 1 STREET 7TH FLOOR (8:00 AM TO 5:00 PM)

If the Property Appraiser 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 online at <https://www.miamidadeclerk.gov/clerk/value-adjustment-board.page>. Petitions must be filed on or before

SEP. 16, 2025

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this note, such as assessments for road, fire, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your county, city or any special district.