NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

## 2022 REAL ESTATE PROPERTY

PHELTS MARSHA D & MICHAEL L/E

FERNANDINA BEACH FL 32034-5908

00-00-30-0280-0008-0000

5400 OCEAN BLVD

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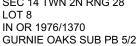
(1 of 2)

Notice of Proposed Property Taxes

# DO NOT PAY THIS IS NOT A BILL

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 changes and budget prior to taking final action. Each taxing authority may amend or alter its proposals at the hearing.

#### LEGAL DESCRIPTION SEC 14 TWN 2N RNG 28





## SITUS ADDRESS

AVERY RD FERNANDINA BEACH

	COLUMN 1*			COLUMN 2*			COLUMN 3*							
Taxing Authority		Tax Rate Your Property 2021 Taxes 2021		No Budget No Bu Change is Change		tour Property Taxes If No Budget Change is dopted 2022	Tax Rate Tax PROPOSED Budg		Taxes Taxes PROPOSED Budget is dopted 2022	PUBLIC HEARING IN A public hearing on the and budget will be hold		posed taxes		
NASSAU COUNTY		7.3238	\$	176.93	6.6330	\$	176.27	7.1041	\$	188.78	9/12/22 6PM COMMISSION CHAMBI 96135 NASSAU PL YULEE, FL 3209			
SCHOOL BOARD- STATE		3.6320	\$	217.92	3.1612	\$	237.09	3.2550	\$	244.13	9/0	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034		
SCHOOL BOARD - LOCAL		2.2480	\$	134.88	1.9566	\$	146.75	2.2480	\$	168.60	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 9/12/22 6PM COMMISSION CHAMBERS			
NA. CO. MUNICPL SERV FUND		2.2770	\$	55.01	2.0716	\$	55.05	2.2087	\$	58.69				
AMELIA ISL BEACH MSTU		.0960	\$	2.32	.0862	\$	2.29	.0960	\$	2.55				
ST JOHNS WTR MGMT DIST		.2189	\$	5.29	.1974	\$	5.25	.1974	\$	5.25	9/	96135 NASSAU PL YULEE, FL 32097 9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177 9/08/22 5:05PM MIASF BLDG 221		
FL INLAND NAVIGATION DIST		.0320	\$	.77	.0287	\$	.76	.0320	\$	.85	9/0			
AMELIA ISLAND MOSQ CONTRL		.1277	\$	3.08	.1151	\$	3.06	.1151	\$	3.06	SW 3RD AVE FT LAUDERDALE FL 33312 9/14/22 5:30PM 2500 LYNNDALE RD FERNANDINA BEACH, FL 32034			
Total Property Taxe	es	15.9554	\$	596.20	14.2498	\$	626.52	15.2563	\$	671.91				
Taxing Districts	2021	<b>Market Value</b> 021 <b>2022</b>		<b>Assessed Value</b> 2021 <b>20</b> 2			2021		nptions 2022			Taxable Value   2021 2022		
County School Other	County 60,000   School 60,000		75,000 75,000 75,000		24,158 60,000 24,158		26,574 75,000 26,574		0 0 0			24,158 60,000 24,158	75	6,574 5,000 6,574
Assessment Reduc	Applicab	Applicable to:			Value		Exemptions		Ap		pplicable to: Value			
10% Cap on Non-Home	None													

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\* See reverse side for explanations.

\* If you feel the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption that is not reflected above contact your county property appraiser at <u>96135 NASSAU PL #4</u> YULEE, FL 32097 904-491-7300

\* 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 <u>9/9/2022</u>.

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