NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

2022 REAL ESTATE PROPERTY

00-00-30-0385-0024-0000 MARSH COVE SOMERSET LLC 3190 NORTHEAST EXPRESSWAY SUITE 400 ATLANTA GA 30341-5323

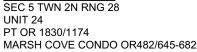
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Notice of Proposed Property Taxes

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



2/645-682

SITUS ADDRESS

123 HIRTH RD 308 FERNANDINA BEACH

	COLUMN 1*			COLUMN 2*			COLUMN 3*							
Taxing Authority		Tax Rate 2021	Your Property Taxes 2021		Tax Rate If No Budget Change is Adopted 2022	No Budget No Budget Change is Change is		Tax Rate PROPOSED 2022	Your Property Taxes IF PROPOSED Budget is Adopted 2022		A	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:		
NASSAU COUNTY		7.3238	\$	483.60	6.6330	\$	481.78	7.1041	\$	516.00		12/22 6PM COMMISSIC		
SCHOOL BOARD- STATE		3.6320	\$	396.98	3.1612	\$	396.34	3.2550	\$	408.10	9/	135 NASSAU PL YULE 08/22 5:30PM 1201 ATL	ANTIC AVE	
SCHOOL BOARD - LOCAL		2.2480	\$	245.71	1.9566	\$	245.31	2.2480	\$	281.84	9/	FERNANDINA BEACH, FL 32034 9/08/22 5:30PM 1201 ATLANTIC AVE		
NA. CO. MUNICPL SERV FUND		2.2770	\$	150.35	2.0716	\$	150.47	2.2087	\$	160.43	FERNANDINA BEACH, FL 32034 9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 9/12/22 6PM COMMISSION CHAMBERS 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 SW 3RD AVE FT LAUDERDALE FL 33312 9/14/22 5:30PM 2500 LYNNDALE RD FERNANDINA BEACH, FL 32034			
AMELIA ISL BEACH MSTU		.0960	\$	6.34	.0862	\$	6.26	.0960	\$	6.97				
ST JOHNS WTR MGMT DIST		.2189	\$	14.45	.1974	\$	14.34	.1974	\$	14.34				
FL INLAND NAVIGATION DIST		.0320	\$	2.11	.0287	\$	2.08	.0320	\$	2.32				
AMELIA ISLAND MOSQ CONTRL		.1277	\$	8.43	.1151	\$	8.36	.1151	\$	8.36				
Total Property T		15.9554	\$	1,307.97	14.2498	\$	1,304.94	15.2563	Ĺ	1,398.36				
Taxing Districts	Marke 2021	: Value A 2022 202		Assessed Value			Exemptions 2021 2022				Taxable Value 2021 2022			
County School	109,300 12		25,375 25,375		66,031 109,300		72,634 125,375		0)		66,031 109,300	72,634 125,375	
Other 109,300			125,375		66,031		72,634	· · · · · · · · · · · · · · · · · · ·		Ď		66,031	72,634	
Assessment Re	Applicable to:		Value		Exempt	Exemptions		Ару		plicable to: Value				
10% Cap on Non-Homestead Non-School Taxes 52,741														

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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 YULEE, FL 32097 904-491-7300</u>.

* 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.