NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

2.8

## 2022 REAL ESTATE PROPERTY

00-00-30-0385-0035-0000 MARSH COVE SOMERSET LLC 3190 NORTHEAST EXPRESSWAY SUITE 400 ATLANTA GA 30341-5323

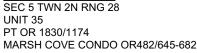
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## Notice of Proposed Property Taxes

## 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





SITUS ADDRESS

123 HIRTH RD 507 FERNANDINA BEACH

		COLUMN 1*			COLUMN 2*			COLUMN 3*					
Taxing Authority		Tax Rate 2021			Tax Rate If No Budget Change is Adopted 2022	get No Budget		Tax Rate PROPOSED 2022	Your Property Taxes IF PROPOSED Budget is Adopted 2022		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:		
NASSAU COUN	ΤY	7.3238	\$	483.60	6.6330	\$	481.78	7.1041	\$	516.00		12/22 6PM COMMISSIC 135 NASSAU PL YULE	
SCHOOL BOARD- STATE		3.6320	\$	456.91	3.1612	\$	456.67	3.2550	\$	470.22	9/	08/22 5:30PM 1201 ATL ERNANDINA BEACH, FI	ANTIC AVE
SCHOOL BOARD - LOCAL		2.2480	\$	282.80	1.9566	\$	282.65	2.2480	\$	324.75	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 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		
NA. CO. MUNICPL SERV FUND		2.2770	\$	150.35	2.0716	\$	150.47	2.2087	\$	160.43			
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		15.9554	\$	1,404.99	14.2498	\$	1,402.61		\$	1,503.39			
Taxing Districts	<b>Marke</b> t 2021	2022		<b>A</b> 202		<b>lue</b> 2022		2021	_	2022		Taxable Value   2021 2022	
County 125,800   School 125,800   Other 125,800		144,460 144,460 144,460		66,031 125,800 66,031		72,634 144,460 72,634	4,460		0 0 0		66,031 125,800 66,031	72,634 144,460 72,634	
Assessment Reductions Appli			ele to:		Value		Exempt	lions	Арј		ppli	plicable to: Value	
10% Cap on Non-Homestead Non-School Taxes 71,826													

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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.