NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

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#### 2022 REAL ESTATE PROPERTY

00-00-30-0385-0038-0000 MARSH COVE SOMERSET LLC 3190 NORTHEAST EXPRESSWAY SUITE 400 ATLANTA GA 30341-5323

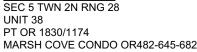
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## Notice of Proposed Property Taxes

## 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



# <u> Etä</u>

SITUS ADDRESS

123 HIRTH RD 602 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	Your Property Taxes If No Budget Change is Adopted 2022		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 COUNT	ΓY	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	\$	415.86	3.1612	\$	414.91	3.2550	\$	427.22	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 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		
SCHOOL BOARD - LOCAL		2.2480	\$	257.40	1.9566	\$	256.80	2.2480	\$	295.05			
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 Ta		15.9554	\$	1,338.54	14.2498	\$	1,335.00		\$	1,430.69			
Taxing Districts	<b>Market</b> 2021	2022 2		A 202				<b>Exemptions</b> 2021 <b>2022</b>			0	Taxable Value   2021 2022	
County 114,500   School 114,500   Other 114,500		131,250 131,250 131,250		66,031 114,500 66,031		72,634 131,250 72,634	31,250		D D D		66,031 114,500 66,031	72,634 131,250 72,634	
Assessment Re	Applicable to:			Value		Exempt	tions		Арр		plicable to: Value		
10% Cap on Non-Homestead Non-School Taxes 58,616							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 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.