NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

#### 2022 REAL ESTATE PROPERTY

00-00-30-0385-0119-0000 MARSH COVE SOMERSET LLC 3190 NORTHEAST EXPRESSWAY SUITE 400 ATLANTA GA 30341-5323

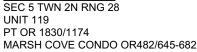
(109 of 111)

## 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 2107 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	lo Budget No Budget Change is Change is		Tax Rate PROPOSED 2022	Your Property Taxes IF PROPOSHD Budget is Adopted 2022		Ap	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 135 NASSAU PL YULE		
SCHOOL BOARD- STATE		3.6320	\$	396.98	3.1612	\$	396.34	3.2550	\$	408.10	9/0	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034		
SCHOOL BOARD - LOCAL		2.2480	\$	245.71	1.9566	\$	245.31	2.2480	\$	281.84	9/0			
NA. CO. MUNICPL SERV FUND		2.2770	\$	150.35	2.0716	\$	150.47	2.2087	\$	160.43	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 9/12/22 6PM COMMISSION CHAMBERS			
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	9/1	96135 NASSAU PL YULEE, FL 32097 9/13/22 5:05PM 4049 REID STREET		
FL INLAND NAVIGATION DIST		.0320	\$	2.11	.0287	\$	2.08	.0320	\$	2.32	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 ISLAND MOSQ CONTRL		.1277	\$	8.43	.1151	\$	8.36	.1151	\$	8.36				
Total Property Ta		15.9554	\$	1,307.97	14.2498	\$	1,304.94		\$	1,398.36				
Taxing Districts	xing Marke stricts 2021				ssessed Va	<b>lue</b> 2022	2	2021		aptions 2022		Taxable Value   2021 2022		
County 109,300   School 109,300   Other 109,300		125,375 125,375 125,375		66,031 109,300			72,634 125,375		0			66,031 109,300	72,634 125,375	
					66,031		72,634		0			66,031	72,634	
Assessment Red	Applicable to:			Value		Exempt	tions	ons A		pplicable to: Value		Value		
10% Cap on Non-Homestead Non-School Taxes 52,741														

04

\* 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.