NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

2022 REAL ESTATE PROPERTY

FERNANDINA BEACH FL 32034-8495

00-00-30-0741-0080-0000 CATHEY FAMILY TRUST 96063 OCEAN BREEZE DRIVE



(1 of 2)

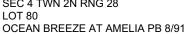
HX 01

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 4 TWN 2N RNG 28





SITUS ADDRESS

96063 OCEAN BREEZE DR FERNANDINA BEACH

	COLUMN 1*			COLUMN 2*			COLUMN 3*						
Taxing Authority		Tax Rate Your Property 2021 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		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:			
NASSAU COUNT	Y	7.3238	\$	3,944.10	6.6330	\$	3,689.20	7.1041	\$	3,951.22	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097		
SCHOOL BOARD- STATE		3.6320	\$	2,046.75	3.1612	\$	1,837.25	3.2550	\$	1,891.77	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034		
SCHOOL BOARD - LOCAL		2.2480	\$	1,266.82	1.9566	\$	1,137.15	2.2480	\$	1,306.51	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	\$	1,226.24	2.0716	\$	1,152.20	2.2087	\$	1,228.45			
AMELIA ISL BEACH MSTU		.0960	\$	51.70	.0862	\$	47.94	.0960	\$	53.39			
ST JOHNS WTR MGMT DIST		.2189	\$	117.88	.1974	\$	109.79	.1974	\$	109.79			
FL INLAND NAVIGATION DIST		.0320	\$	17.23	.0287	\$	15.96	.0320	\$	17.80			
AMELIA ISLAND MOSQ CONTRL		.1277	\$	68.77	.1151	\$	64.02	.1151	\$	64.02			
Total Property Ta	axes	15.9554	\$	8,739.49	14.2498	\$	8,053.51	15.2563	\$	8,622.95			
Taxing Districts	Market 2021	2022		A 202	ssessed Va	lue 202		Exen 2021	npi	tions 2022	Taxab 2021	Taxable Value 2021 2022	
County School Other	588,532 588,532 588,532 588,532	72	728,846 728,846		588,532 588,532 588,532		606,188 606,188 606,188	50,000 25,000 50,000		50,0 25,0 50,0	00 538,532 00 563,532	556,188 581,188 556,188	
Assessment Rec	Applicable to:		:	Value		Exempt	Exemptions		А	pplicable to:	licable to: Value		
Save Our Homes	All Taxes			122,658		First Home Additional H			All Taxes Non-School Taxes		25,000 25,000		

* 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.