NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

K

2022 REAL ESTATE PROPERTY



P1 12/ 00-00-31-114A-0011-0000 GRUBER C MARCUS III & PATRICIA 2438 S FLETCHER AV FERNANDINA BEACH FL 32034-2334

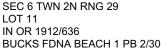
HX 01

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





SITUS ADDRESS

2438 FLETCHER AVE S FERNANDINA BEACH

		COLUMN 1*			COLUMN 2*			COLUMN 3*					
Taxing Authority		Tax Rate 2021			No Budget Change is		ur Property Taxes If No Budget Change is lopted 2022	Tax Rate PROPOSED 2022 Your Property Taxes IF PROPOSED Budget is Adopted 2022		Taxes F PROPOSED Budget is	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:		
NASSAU COUN	TY	7.3238	\$	3,994.74	6.6330	\$	3,736.43	7.1041	\$	4,001.80	9/12/22 6PM COMMISSIO 96135 NASSAU PL YULE		
SCHOOL BOAR	D- STATE	3.6320	\$	2,071.86	3.1612	\$	1,859.76	3.2550	\$	1,914.95	9/08/22 5:30PM 1201 ATL FERNANDINA BEACH, F	ANTIC AVE	
SCHOOL BOARD - LOCAL		2.2480	\$	1,282.36	1.9566	\$	1,151.09	2.2480	\$	1,322.52	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034		
FERNANDINA BEACH		5.3330	\$	2,908.86	4.7709	\$	2,687.49	5.3330	\$	3,004.13	9/06/22 6:00PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034 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 9/06/22 6:00PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034		
AMELIA ISL BEACH MSTU		.0960	\$	52.36	.0862	\$	48.56	.0960	\$	54.08			
ST JOHNS WTR MGMT DIST		.2189	\$	119.40	.1974	\$	111.20	.1974	\$	111.20			
FL INLAND NAVIGATION DIST		.0320	\$	17.45	.0287	\$	16.17	.0320	\$	18.03			
AMELIA ISLAND MOSQ CONTRL		.1277	\$	69.65	.1151	\$	64.84	.1151	\$	64.84			
FDNA BCH VOTER APPR DEBT		.0000	\$.00	.0000	\$.00	.0000	\$.00			
Total Property	Taxes	19.0114	\$	10,516.68	16.9491	\$	9,675.54	18.3806	\$	10,491.55			
Taxing Market Districts 2021		t Value A 2022 202		Assessed Value			Exemptions 2021 2022			Taxable Value 2021 2022			
County School Municipality Other	2021 2022 886,044 742,232 886,044 742,232 886,044 742,232 886,044 742,232 886,044			595,446 595,446 595,446 595,446 595,446	2022	613,309 613,309 613,309 613,309	2021 50,000 25,000 50,000 50,000		50, 25,	000 545,446 000 570,446 000 545,446	563,309 588,309 563,309 563,309 563,309		
Assessment Reductions		Applicable to:		:	Value		Exempt	tions		A	pplicable to:	icable to: Value	
Save Our Homes		All Taxes		272,735		First Homestead Additional Homestead					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.