NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

62

2022 REAL ESTATE PROPERTY



P1 T28**********AUTO**5-DIGIT 32034 00-00-31-1420-0011-0000 COKER JAMES LARRY & COKER NATASHA LYNNE (H&W) 221 LIGHTHOUSE CIR FERNANDINA BEACH FL 32034-2533

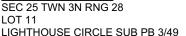
HX 01

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





LOT 11 LIGHTHOUSE CIRCLE SUB PB 3/49

SITUS ADDRESS

221 LIGHTHOUSE CIR FERNANDINA BEACH

	COLUMN 1*			COLUMN 2*			COLUMN 3*							
Taxing Authority		Tax Rate Your Property 2021 Taxes 2021		Tax Rate If No Budget Your Property Taxes If No Budget Change is No Budget Adopted 2022 Adopted 2022		Taxes If No Budget Change is	Tax Rate PROPOSED 2022	Your Property Taxes IF PROPOSED Budget is Adopted 2022			UBLIC HEARING INFORMATION public hearing on the proposed taxes ad budget will be held on:			
NASSAU COUN	TY	7.3238	\$	1,720.51	6.6330	\$	1,614.92	7.1041	\$	1,729.62	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097			
SCHOOL BOARD- STATE		3.6320	\$	944.03	3.1612	\$	848.68	3.2550	\$	873.86	9/08/22 5:30PM 1201 ATL	ANTIC AVE		
SCHOOL BOARD - LOCAL		2.2480	\$	584.30	1.9566	\$	525.28	2.2480	\$	603.52	9/08/22 5:30PM 1201 ATL	FERNANDINA BEACH, FL 32034 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034		
FERNANDINA BEACH		5.3330	\$	1,252.83	4.7709	\$	1,161.56	5.3330	\$	1,298.41	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			
AMELIA ISL BEACH MSTU		.0960	\$	22.55	.0862	\$	20.99	.0960	\$	23.37				
ST JOHNS WTR MGMT DIST		.2189	\$	51.42	.1974	\$	48.06	.1974	\$	48.06				
FL INLAND NAVIGATION DIST		.0320	\$	7.52	.0287	\$	6.99	.0320	\$	7.79				
AMELIA ISLAND MOSQ CONTRL		.1277	\$	30.00	.1151	\$	28.02	.1151	\$	28.02				
FDNA BCH VOTER APPR DEBT		.0000	\$.00	.0000	\$.00	.0000	\$.00				
Total Property ⁻	Taxes	19.0114	\$	4,613.16	16.9491	\$	4,254.50	18.3806	\$	4,612.65				
Taxing Districts	Market Value 2021 2022			Assessed Value				Exemptions 2021 2022			Taxable Value 2021 2022			
County School Municipality Other	353,079 353,079 353,079 353,079 353,079	44 44 44	445,776 445,776 445,776 445,776 445,776		1 2022 284,920 284,920 284,920 284,920 284,920		293,468 293,468 293,468 293,468 293,468	50,000 25,000 50,000 50,000		50, 25, 50, 50, 50,	000 234,920 000 259,920 000 234,920	2022 243,468 268,468 243,468 243,468 243,468		
Assessment Reductions		Applicable to:		Value		Exempt	Exemptions		A	pplicable to:	Value			
Save Our Homes		All Taxes			152,308		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 ____ 96135 NASSAU PL #4 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 9/9/2022.

* 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.