

# Notice of Proposed Property Taxes

**NASSAU COUNTY TAXING AUTHORITY**  
 96135 NASSAU PLACE, SUITE 4  
 YULEE, FL 32097

## 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.



### 2022 REAL ESTATE PROPERTY



P1 T29\*\*\*\*\*AUTO\*\*5-DIGIT 32034  
 00-00-31-147G-0044-0000  
 BEAN WARREN C & LUCRETIA D  
 2145 NATURES GATE CT NORTH  
 FERNANDINA BEACH FL 32034-2999

HX 01

#### LEGAL DESCRIPTION

SEC 9 TWN 3N RNG 29  
 LOT 44  
 NATURES GATE PB 5/200



#### SITUS ADDRESS

2145 NATURES GATE CT N  
 FERNANDINA BEACH

Taxing Authority 002	COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
	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	
NASSAU COUNTY	7.3238	\$ 1,088.53	6.6330	\$ 1,025.38	7.1041	\$ 1,098.21	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 9/06/22 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 MIA SF 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
SCHOOL BOARD- STATE	3.6320	\$ 630.62	3.1612	\$ 567.71	3.2550	\$ 584.56	
SCHOOL BOARD - LOCAL	2.2480	\$ 390.32	1.9566	\$ 351.38	2.2480	\$ 403.71	
FERNANDINA BEACH	5.3330	\$ 792.64	4.7709	\$ 737.52	5.3330	\$ 824.42	
AMELIA ISL BEACH MSTU	.0960	\$ 14.27	.0862	\$ 13.33	.0960	\$ 14.84	
ST JOHNS WTR MGMT DIST	.2189	\$ 32.53	.1974	\$ 30.52	.1974	\$ 30.52	
FL INLAND NAVIGATION DIST	.0320	\$ 4.76	.0287	\$ 4.44	.0320	\$ 4.95	
AMELIA ISLAND MOSQ CONTRL	.1277	\$ 18.98	.1151	\$ 17.79	.1151	\$ 17.79	
FDNA BCH VOTER APPR DEBT	.0000	\$ .00	.0000	\$ .00	.0000	\$ .00	
<b>Total Property Taxes</b>	<b>19.0114</b>	<b>\$ 2,972.65</b>	<b>16.9491</b>	<b>\$ 2,748.07</b>	<b>18.3806</b>	<b>\$ 2,979.00</b>	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2021	2022	2021	2022	2021	2022	2021	2022
County	292,339	361,061	198,629	204,588	50,000	50,000	148,629	154,588
School	292,339	361,061	198,629	204,588	25,000	25,000	173,629	179,588
Municipality	292,339	361,061	198,629	204,588	50,000	50,000	148,629	154,588
Other	292,339	361,061	198,629	204,588	50,000	50,000	148,629	154,588

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	156,473

Exemptions	Applicable to:	Value
First Homestead	All Taxes	25,000
Additional Homestead	Non-School Taxes	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.