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 T30**********AUTO**5-DIGIT 32034
00-00-31-156E-0020-0000
CAVASINO PETER M & NANCY A
852 ATLANTIC VIEW DR
FERNANDINA BEACH FL 32034-4818

013786

HX 01

LEGAL DESCRIPTION
SEC 18 TWN 3N RNG 29
LOT 20 (EX S-1) IN OR 792/1144
OCEAN VIEW ESTATES PB 6/25-26

SITUS ADDRESS
852 ATLANTIC VIEW DR
FERNANDINA BEACH

	COLUMN 1*		COLUMN 2*		COLUMN 3*		
Taxing Authority 002	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	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
NASSAU COUNTY	7.3238	$ 1,411.69	6.6330	$ 1,326.85	7.1041	$ 1,421.08	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	3.6320	$ 790.88	3.1612	$ 711.39	3.2550	$ 732.50	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	$ 489.51	1.9566	$ 440.31	2.2480	$ 505.88	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
FERNANDINA BEACH	5.3330	$ 1,027.96	4.7709	$ 954.36	5.3330	$ 1,066.80	9/06/22 6:00PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
AMELIA ISL BEACH MSTU	.0960	$ 18.50	.0862	$ 17.24	.0960	$ 19.20	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2189	$ 42.19	.1974	$ 39.49	.1974	$ 39.49	9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177
FL INLAND NAVIGATION DIST	.0320	$ 6.17	.0287	$ 5.74	.0320	$ 6.40	9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312
AMELIA ISLAND MOSQ CONTRL	.1277	$ 24.61	.1151	$ 23.02	.1151	$ 23.02	9/14/22 5:30PM 2500 LYNNDALE RD FERNANDINA BEACH, FL 32034
FDNA BCH VOTER APPR DEBT	.0000	$ .00	.0000	$ .00	.0000	$ .00	9/06/22 6:00PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
Total Property Taxes	19.0114	$ 3,811.51	16.9491	$ 3,518.40	18.3806	$ 3,814.37	

Taxing Districts	Market Value 2021	Market Value 2022	Assessed Value 2021	Assessed Value 2022	Exemptions 2021	Exemptions 2022	Taxable Value 2021	Taxable Value 2022
County	409,593	529,841	242,754	250,037	50,000	50,000	192,754	200,037
School	409,593	529,841	242,754	250,037	25,000	25,000	217,754	225,037
Municipality	409,593	529,841	242,754	250,037	50,000	50,000	192,754	200,037
Other	409,593	529,841	242,754	250,037	50,000	50,000	192,754	200,037

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	279,804

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.

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