NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

b.S

2022 REAL ESTATE PROPERTY



00-00-31-1611-0010-0000 NEZELEK FRANCIS A & VALERIE 1526 COASTAL OAKS CIR E FERNANDINA BEACH FL 32034-3271

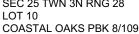
HX 01

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 25 TWN 3N RNG 28





SITUS ADDRESS

1526 COASTAL OAKS CIR E FERNANDINA BEACH

	COLUMN 1*			COLUMN 2*			COLUMN 3*						
Taxing Authority		Tax Rate 2021	X 2		No Budget N Change is		Cour Property Taxes If No Budget Change is adopted 2022	Your Property Tax Rate Tax Rate PROPOSED 2022 Adopted 2022		Taxes F PROPOSED Budget is	PUBLIC HEARING INFO A public hearing on the pr and budget will be held or	oposed taxes	
NASSAU COUN	ITY	7.3238	\$	2,821.24	6.6330	\$	2,641.73	7.1041	\$	2,829.36	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097		
SCHOOL BOARD- STATE		3.6320	\$	1,489.90	3.1612	\$	1,338.04	3.2550	\$	1,377.75	9/08/22 5:30PM 1201 ATL	ANTIC AVE	
SCHOOL BOARD - LOCAL		2.2480	\$	922.16	1.9566	\$	828.17	2.2480	\$	951.51	FERNANDINA BEACH, F 9/08/22 5:30PM 1201 ATL	ANTIC AVE	
FERNANDINA BEACH		5.3330	\$	2,054.35	4.7709	\$	1,900.11	5.3330	\$	2,123.98	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 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	\$	36.98	.0862	\$	34.33	.0960	\$	38.23			
ST JOHNS WTR MGMT DIST		.2189	\$	84.32	.1974	\$	78.62	.1974	\$	78.62			
FL INLAND NAVIGATION DIST		.0320	\$	12.33	.0287	\$	11.43	.0320	\$	12.74			
AMELIA ISLAND MOSQ CONTRL		.1277	\$	49.19	.1151	\$	45.84	.1151	\$	45.84			
FDNA BCH VOTER APPR DEBT		.0000	\$.00	.0000	\$.00	.0000	\$.00			
Total Property	Taxes	19.0114	\$	7,470.47	16.9491	\$	6,878.27	18.3806	\$	7,458.03			
Taxing Districts	Marke 2021	Value 2022		A	ssessed Va	lue 202			np	tions 2022	Taxab 2021	Taxable Value 2021 2022	
County 435,215 School 435,215 Municipality 435,215 Other 435,215		488,237 488,237 488,237 488,237 488,237		435,215 435,215 435,215 435,215 435,215		448,271 448,271 448,271 448,271 448,271	50,000 25,000 50,000 50,000		50, 25, 50, 50, 50,	000 385,215 000 410,215 000 385,215	398,271 423,271 398,271 398,271 398,271		
Assessment Reductions		Applicable to:		:	Value		Exempt	Exemptions		A	pplicable to:	licable to: Value	
Save Our Homes		All Taxes		39,966		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.