NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

62

2022 REAL ESTATE PROPERTY



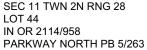
00-00-31-163N-0044-0000 MCCARTHY GLENN M & JUDITH ANN 1570 CANOPY DR FERNANDINA BEACH FL 32034-5316

HX 01

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

1570 CANOPY DR FERNANDINA BEACH

	COLUMN 1*			COLUMN 2*			COLUMN 3*							
Taxing Authority		Tax Rate 2021			Tax Rate If Taxes I No Budget No Budget Change is Change		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 INFO A public hearing on the pr and budget will be held or	oposed taxes		
NASSAU COUNTY	SSAU COUNTY		\$	2,030.45	6.6330	\$	1,904.05	7.1041	\$	2,039.28	9/12/22 6PM COMMISSIO 96135 NASSAU PL YULE			
SCHOOL BOARD- STATE		3.6320	\$	1,097.74	3.1612	\$	986.47	3.2550	\$	1,015.75	9/08/22 5:30PM 1201 ATL	ANTIC AVE		
SCHOOL BOARD - LOCAL		2.2480	\$	679.44	1.9566	\$	610.57	2.2480	\$	701.50	9/08/22 5:30PM 1201 ATL	FERNANDINA BEACH, FL 32034 9/08/22 5:30PM 1201 ATLANTIC AVE		
FERNANDINA BEACH		5.3330	\$	1,478.52	4.7709	\$	1,369.52	5.3330	\$	1,530.87	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			
AMELIA ISL BEACH MSTU		.0960	\$	26.62	.0862	\$	24.74	.0960	\$	27.56				
ST JOHNS WTR MGMT DIST		.2189	\$	60.69	.1974	\$	56.67	.1974	\$	56.67				
FL INLAND NAVIGATION DIST		.0320	\$	8.87	.0287	\$	8.24	.0320	\$	9.19				
AMELIA ISLAND MOSQ CONTRL		.1277	\$	35.40	.1151	\$	33.04	.1151	\$	33.04				
FDNA BCH VOTER APPR DEBT		.0000	\$.00	.0000	\$.00	.0000	\$.00				
Total Property Tax	xes	19.0114	\$	5,417.73	16.9491	\$	4,993.30	18.3806	\$	5,413.86				
Taxing Market Districts 2021				A	Assessed Value			Exem		tions 2022	Taxab 2021	Taxable Value 20.21 2022		
County School Municipality Other	y 421,370 6 I 421,370 6 ipality 421,370 6		26,117 26,117 26,117 26,117		1 202. 327,240 327,240 327,240 327,240 327,240 327,240		337,057 337,057 337,057 337,057 337,057	50,000 25,000 50,000		50, 25, 50, 50, 50,	000 277,240 000 302,240 000 277,240	2022 287,057 312,057 287,057 287,057		
Assessment Reductions		Applicable to:		:	Value		Exemptions			A	pplicable to:	Value		
Save Our Homes		All Taxes		289,060		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.