NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

S es Ants

2022 REAL ESTATE PROPERTY

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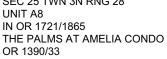
P3 T89********AUTO**MIXED AADC 320 00-00-31-163P-00A8-0000 NIGHMAN CHARLES W & RHONDA L 1515 HIGHBRIDGE ROAD CUYAHOGA FALLS OH 44223-2330

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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

1601 NECTARINE ST A8 FERNANDINA BEACH

	COLUMN 1*			COLUMN 2*			COLUMN 3*							
Taxing Authority		Tax Rate 2021			Tax Rate If No Budget Change is Adopted 2022	No Budget Change is		Tax Rate PROPOSED 2022	Your Property Taxes IF PROPOSED Budget is Adopted 2022		Aps	JBLIC HEARING INFORMATION public hearing on the proposed taxes d budget will be held on:		
NASSAU COUN	ΤY	7.3238	\$	1,072.28	6.6330	\$	1,068.25	7.1041	\$	6 1,144.12		9/12/22 6PM COMMISSION CHAMBERS		
SCHOOL BOARD- STATE		3.6320	\$	646.50	3.1612	\$	720.75	3.2550	\$	6 742.14	9/0	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 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		
SCHOOL BOARD - LOCAL		2.2480	\$	400.14	1.9566	\$	446.10	2.2480	\$	512.54	9/0			
FERNANDINA BEACH		5.3330	\$	780.80	4.7709	\$	768.36	5.3330	\$	858.88	9/0			
AMELIA ISL BEACH MSTU		.0960	\$	14.06	.0862	\$	13.88	.0960	\$	5 15.46	9/1			
ST JOHNS WTR MGMT DIST		.2189	\$	32.05	.1974	\$	31.79	.1974	\$	31.79	9/1			
FL INLAND NAVIGATION DIST		.0320	\$	4.69	.0287	\$	4.62	.0320	\$	5.15				
AMELIA ISLAND MOSQ CONTRL		.1277	\$	18.70	.1151	\$	18.54	.1151	\$	6 18.54	-			
FDNA BCH VOTER APPR DEBT		.0000	\$.00	.0000	\$.00	.0000	\$.00				
Total Property ⁻	Taxes	19.0114	\$	2,969.22	16.9491	\$	3,072.29	18.3806	\$	3,328.62				
Taxing Districts	Market Value 2021 20		A 202		ssessed Value				emptions 2022			Taxable Value 2021 2022		
County School Municipality Other	Dunty 178,000 Chool 178,000 unicipality 178,000		228,000 228,000 228,000 228,000		146,410 178,000 146,410 146,410		161,051 228,000 161,051 161,051	61,051 (228,000 (61,051 ()		146,410 178,000 146,410 146,410	161,051 228,000 161,051 161,051	
Assessment Reductions		Applicable to:			Value E		Exempt	nptions /		Applicable to: Value				
10% Cap on Non-H	lomestead	Non-Scho	Non-School Taxes				None							

* 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.

