

# 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

00-00-31-1800-0014-0320  
 CAB ON CENTRE LLC  
 303 CENTRE STREET STE 100  
 FERNANDINA BEACH FL 32034-4279

19



**LEGAL DESCRIPTION**  
 SEC 12 TWN 3N RNG 29  
 BLOCK 14 LOTS 32 33 & 34  
 PT OR 2255/1717  
 ESMT IN OR 365 PG 527  
 CITY OF FDNA BEACH

(3 of 3)

**SITUS ADDRESS**  
 303 CENTRE ST  
 FERNANDINA BEACH

<b>Taxing Authority</b>	<b>COLUMN 1*</b>		<b>COLUMN 2*</b>		<b>COLUMN 3*</b>		<b>PUBLIC HEARING INFORMATION</b> 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	
002							
NASSAU COUNTY	7.3238	\$ 7,076.14	6.6330	\$ 7,049.57	7.1041	\$ 7,550.25	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	3.6320	\$ 3,509.18	3.1612	\$ 3,777.12	3.2550	\$ 3,889.19	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 2,171.98	1.9566	\$ 2,337.82	2.2480	\$ 2,685.99	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
FERNANDINA BEACH	5.3330	\$ 2,576.33	4.7709	\$ 2,220.30	5.3330	\$ 2,481.89	9/06/22 6:00PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
AMELIA ISL BEACH MSTU	.0960	\$ 92.75	.0862	\$ 91.61	.0960	\$ 102.03	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2189	\$ 211.50	.1974	\$ 209.80	.1974	\$ 209.80	9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177
FL INLAND NAVIGATION DIST	.0320	\$ 30.92	.0287	\$ 30.50	.0320	\$ 34.01	9/08/22 5:05PM MIA SF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312
AMELIA ISLAND MOSQ CONTRL	.1277	\$ 123.38	.1151	\$ 122.33	.1151	\$ 122.33	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
<b>Total Property Taxes</b>	<b>19.0114</b>	<b>\$ 15,792.18</b>	<b>16.9491</b>	<b>\$ 15,839.05</b>	<b>18.3806</b>	<b>\$ 17,075.49</b>	

<b>Taxing Districts</b>	<b>Market Value</b>		<b>Assessed Value</b>		<b>Exemptions</b>		<b>Taxable Value</b>	
	2021	2022	2021	2022	2021	2022	2021	2022
County	966,184	1,194,836	966,184	1,062,802	0	0	966,184	1,062,802
School	966,184	1,194,836	966,184	1,194,836	0	0	966,184	1,194,836
Municipality	966,184	1,194,836	966,184	1,062,802	483,092	597,418	483,092	465,384
Other	966,184	1,194,836	966,184	1,062,802	0	0	966,184	1,062,802

<b>Assessment Reductions</b>	<b>Applicable to:</b>	<b>Value</b>
10% Cap on Non-Homestead	Non-School Taxes	132,034

<b>Exemptions</b>	<b>Applicable to:</b>	<b>Value</b>
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 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.