NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

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2022 REAL ESTATE PROPERTY



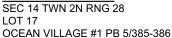
P3 T91********AUTO**MIXED AADC 320 00-SB-30-155V-0017-0000 PEREZ MARIA C/O JEM FINANCIAL GROUP INC ATTN: JOEAN E MANNING CPA 330 WILSHIRE BLVD SANTA MONICA CA 90401-1312

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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





SITUS ADDRESS

1907 OCEAN VILLAGE DR FERNANDINA BEACH

	COLUMN 1*			COLUMN 2*			COLUMN 3*							
Taxing Authority		Tax Rate Your Property 2021 Taxes 2021		No Budget Change is		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:		oposed taxes		
NASSAU COUNTY		7.3238	\$	3,491.91	6.6330	\$	3,478.80	7.1041	\$	3,725.87		12/22 6PM COMMISSIC 6135 NASSAU PL YULE		
SCHOOL BOARD- STATE		3.6320	\$	1,731.70	3.1612	\$	1,985.21	3.2550	\$	2,044.12	9/	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 9/08/22 5:30PM 1201 ATLANTIC AVE		
SCHOOL BOARD - LOCAL		2.2480	\$	1,071.82	1.9566	\$	1,228.73	2.2480	\$	1,411.73	9/			
NA. CO. MUNICPL SERV FUND		2.2770	\$	1,085.65	2.0716	\$	1,086.49	2.2087	\$	1,158.39	FERNANDINA BEACH, FL 32034 9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 9/12/22 6PM COMMISSION CHAMBERS			
AMELIA ISL BEACH MSTU		.0960	\$	45.77	.0862	\$	45.21	.0960	\$	50.35				
ST JOHNS WTR MGMT DIST		.2189	\$	104.37	.1974	\$	103.53	.1974	\$	103.53	9/	96135 NASSAU PL YULEE, FL 32097 9/13/22 5:05PM 4049 REID STREET		
FL INLAND NAVIGATION DIST		.0320	\$	15.26	.0287	\$	15.05	.0320	\$	16.78	PALATKA, FL 32177 9/08/22 5:05PM MIASF BLDG 221			
AMELIA ISLAND MOSQ CONTRL		.1277	\$	60.89	.1151	\$	60.37	.1151	\$	60.37	SW 3RD AVE FT LAUDERDALE FL 33312 9/14/22 5:30PM 2500 LYNNDALE RD FERNANDINA BEACH, FL 32034			
Total Property T	axes	15.9554	\$	7,607.37	14.2498	\$	8,003.39	15.2563		8,571.14				
Taxing Districts	Market	t Value A 2022 202			ssessed Value			Exemptions 2021 2022				Taxable Value 2021 2022		
County 476,789 School 476,789 Other 476,789		627,994 627,994 627,994			476,789 476,789 476,789		524,468 627,994 524,468		0 0 0			476,789 476,789 476,789	524,468 627,994 524,468	
Assessment Reductions Applicable to:				Value		Exempt	uptions /			Applicable to: Value				
10% Cap on Non-He	103,526	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.