

Notice of Proposed Property Taxes

NASSAU COUNTY TAXING AUTHORITY
96135 NASSAU PLACE, SUITE 4
YULEE, FL 32097



2022 REAL ESTATE PROPERTY



041241

P4 T94*****AUTO**ALL FOR AADC 300
02-6N-29-V003-1626-0000
COHEN ANNIE LIVING TRUST
520 BROOK MANOR DRIVE
ALPHARETTA GA 30022-3218

04

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 1 TWN 1N RNG 28
UNIT 1626
SEA DUNES OR 424/1



SITUS ADDRESS

1635 SEA DUNES PL
FERNANDINA BEACH

| Taxing Authority 005 | COLUMN 1* | | COLUMN 2* | | COLUMN 3* | | PUBLIC HEARING INFORMATION 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 | |
| NASSAU COUNTY | 7.3238 | \$ 4,467.88 | 6.6330 | \$ 4,451.11 | 7.1041 | \$ 4,767.24 | 9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 |
| SCHOOL BOARD- STATE | 3.6320 | \$ 2,215.70 | 3.1612 | \$ 2,409.78 | 3.2550 | \$ 2,481.29 | 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 |
| SCHOOL BOARD - LOCAL | 2.2480 | \$ 1,371.39 | 1.9566 | \$ 1,491.52 | 2.2480 | \$ 1,713.65 | 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 |
| NA. CO. MUNICPL SERV FUND | 2.2770 | \$ 1,389.08 | 2.0716 | \$ 1,390.16 | 2.2087 | \$ 1,482.16 | 9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 |
| ST JOHNS WTR MGMT DIST | .2189 | \$ 133.54 | .1974 | \$ 132.47 | .1974 | \$ 132.47 | 9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177 |
| FL INLAND NAVIGATION DIST | .0320 | \$ 19.52 | .0287 | \$ 19.26 | .0320 | \$ 21.47 | 9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312 |
| AMELIA ISLAND MOSQ CONTRL | .1277 | \$ 77.90 | .1151 | \$ 77.24 | .1151 | \$ 77.24 | 9/14/22 5:30PM 2500 LYNNDAL RD FERNANDINA BEACH, FL 32034 |
| Total Property Taxes | 15.8594 | \$ 9,675.01 | 14.1636 | \$ 9,971.54 | 15.1603 | \$ 10,675.52 | |

| Taxing Districts | Market Value | | Assessed Value | | Exemptions | | Taxable Value | |
|---------------------|--------------|---------|----------------|---------|------------|------|---------------|---------|
| | 2021 | 2022 | 2021 | 2022 | 2021 | 2022 | 2021 | 2022 |
| County | 610,050 | 762,300 | 610,050 | 671,055 | 0 | 0 | 610,050 | 671,055 |
| School | 610,050 | 762,300 | 610,050 | 762,300 | 0 | 0 | 610,050 | 762,300 |
| Other | 610,050 | 762,300 | 610,050 | 671,055 | 0 | 0 | 610,050 | 671,055 |

| Assessment Reductions | Applicable to: | Value |
|--------------------------|------------------|--------|
| 10% Cap on Non-Homestead | Non-School Taxes | 91,245 |

| Exemptions | Applicable to: | Value |
|------------|----------------|-------|
| 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.