NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

## 2022 REAL ESTATE PROPERTY

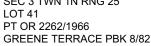
03-1N-25-0615-0041-0000 KEN GREENE CONTRACTOR LLC 53072 CLEAR LAKE DR CALLAHAN FL 32011-8599

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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 3 TWN 1N RNG 25





## SITUS ADDRESS ALBANY PL

CALLAHAN

		COLUMN 1*			COLUMN 2*			COLUMN 3*					
Taxing Authority		Tax Rate 2021	e Your Property Taxes 2021		Tax Rate If No Budget Change is Adopted 2022	No Budget No Budget Change is Change is		Tax Rate PROPOSED 2022	Your Property Taxes IF PROPOSED Budget is Adopted 2022		A public hearing on	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:	
NASSAU COUN	NASSAU COUNTY		\$	256.33	6.6330	\$	255.37	7.1041	\$	273.51	9/12/22 6PM COMN 96135 NASSAU PL		
SCHOOL BOARD- STATE		3.6320	\$	127.12	3.1612	\$	189.67	3.2550	\$	195.30	9/08/22 5:30PM 120 FERNANDINA BEA	1 ATLANTIC AVE	
SCHOOL BOAR	SCHOOL BOARD - LOCAL		\$	78.68	1.9566	\$	117.40	2.2480	\$	134.88	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, 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		
NA. CO. MUNICPL SERV FUND		2.2770	\$	79.70	2.0716	\$	79.76	2.2087	\$	85.03			
ST JOHNS WTR MGMT DIST		.2189	\$	7.66	.1974	\$	7.60	.1974	\$	7.60			
FL INLAND NAVIGATION DIST		.0320	\$	1.12	.0287	\$	1.10	.0320	\$	1.23	9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312		
Total Property		15.7317	\$	550.61	14.0485	\$	650.90	15.0452		697.55			
Taxing Districts	2021	t Value 2022		A 202	ssessed Va	<b>lue</b> 2022		<b>Exemptions</b> 2021 <b>2022</b>		2021			
County School			60,000 60,000		35,000 35,000 35,000		38,500 60,000		0			000 38,500 000 60,000	
<b>Other</b> 35,000		60,000					38,500				0 35,	000 38,500	
Assessment R	Applicable to:			Value		Exempt	Exemptions		А	pplicable to:	licable to: Value		
10% Cap on Non-Homestead Non-School Taxes 21,500													

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\* 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 96135 NASSAU PL #4 YULEE, FL 32097 contact your county property appraiser at \_ 904-491-7309

\* 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.