

Notice of Proposed Property Taxes

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



2022 REAL ESTATE PROPERTY



022295

P2 T49*****AUTO**5-DIGIT 32011
04-1N-25-2780-0034-0000
SHEEHAN MICHAEL
44065 CUSHMAN RD
CALLAHAN FL 32011-8115

HX 02

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 4 TWN 1N RNG 25
LOT 34 & PT OF SEC 4-1N-25
IN OR 2571/111
GRAY GABLES SUB PB 0/52



SITUS ADDRESS

44065 CUSHMAN RD
CALLAHAN

Taxing Authority 006	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	\$ 313.09	6.6330	\$ 302.02	7.1041	\$ 323.47	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	3.6320	\$ 246.07	3.1612	\$ 222.97	3.2550	\$ 229.58	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 152.30	1.9566	\$ 138.00	2.2480	\$ 158.56	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
NA. CO. MUNICPL SERV FUND	2.2770	\$ 97.34	2.0716	\$ 94.33	2.2087	\$ 100.57	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2189	\$ 9.36	.1974	\$ 8.99	.1974	\$ 8.99	9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177
FL INLAND NAVIGATION DIST	.0320	\$ 1.37	.0287	\$ 1.31	.0320	\$ 1.46	9/08/22 5:05PM MIA SF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312
Total Property Taxes	15.7317	\$ 819.53	14.0485	\$ 767.62	15.0452	\$ 822.63	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2021	2022	2021	2022	2021	2022	2021	2022
County	132,011	136,094	92,750	95,533	50,000	50,000	42,750	45,533
School	132,011	136,094	92,750	95,533	25,000	25,000	67,750	70,533
Other	132,011	136,094	92,750	95,533	50,000	50,000	42,750	45,533

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	40,561

Exemptions	Applicable to:	Value
First Homestead	All Taxes	25,000
Additional Homestead	Non-School Taxes	25,000

* 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 904-491-7309.

* 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.