NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4 YULEE, FL 32097

2022 REAL ESTATE PROPERTY

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05-2N-26-1875-0022-0000 ABSHIER CHRISTOPHER S 66149 ROCKING HORSE LANE CALLAHAN FL 32011-8810

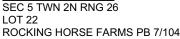
HX 01

Notice of Proposed Property Taxes

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





LOT 22

SITUS ADDRESS

66149 ROCKING HORSE LN CALLAHAN

	COLUMN 1*			COLUMN 2*			COLUMN 3*						
Taxing Authority		Tax Rate 2021 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 PROPOSED Budget is Adopted 2022	PUBLIC HEARING INFO A public hearing on the pr and budget will be held or	oposed taxes		
NASSAU COUN	ΤY	7.3238	\$	2,440.25	6.6330	\$	2,048.50	7.1041	\$	2,193.99	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097		
SCHOOL BOARD- STATE		3.6320	\$	1,242.13	3.1612	\$	1,055.32	3.2550	\$	1,086.63	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	\$	768.80	1.9566	\$	653.18	2.2480	\$	750.46			
NA. CO. MUNICPL SERV FUND		2.2770	\$	758.69	2.0716	\$	639.78	2.2087	\$	682.12	FERNANDINA BEACH, FL 32034 9/12/22 6PM COMMISSION CHAMBERS		
ST JOHNS WTR MGMT DIST		.2189	\$	72.94	.1974	\$	60.96	.1974	\$	60.96	96135 NASSAU PL YULEE, FL 32097 9/13/22 5:05PM 4049 REID STREET		
FL INLAND NAVIGATION DIST		.0320	\$	10.66	.0287	\$	8.86	.0320	\$	9.88	PALATKA, FL 32177 9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312		
Total Property	Taxes	15.7317	\$	5,293.47	14.0485	\$	4,466.60	15.0452	\$	4,784.04			
Taxing Marke		t Value A		ssessed Value			Exemptions			Taxable Value			
Taxing Districts	2021	2022	2022		2021 20		22	2021		2022	2021	2022	
County School Other	341,995 341,995 341,995	39	92,371 92,371 92,371		333,195 341,995 333,195		358,834 358,834 358,834		0 50,000 0 25,000 0 50,000		00 341,995	308,834 333,834 308,834	
Assessment Reductions		Applicable to:		•	Value		Exempt	Exemptions		A	pplicable to:	Value	
Save Our Homes		All Taxes		33,537		First Home Additional H			All Taxes Non-School Taxes		25,000 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.