NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

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2022 REAL ESTATE PROPERTY

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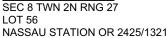
P1 T41***********AUTO**5-DIGIT 32034 08-2N-27-0215-0056-0000 BAIN COURTNEY LEIGH ANN & REGALADO PAUL ANGEL JT/RS 75117 NASSAU STATION WAY YULEE FL 32097-3862

HX 01

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

75117 NASSAU STATION WAY YULEE

	CO	COLUMN 1*			COLUMN 2*			UN	AN 3*		
Taxing Authority	Tax Rate 2021	Yo	ur 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	п	Taxes Taxes PROPOSED Budget is Adopted 2022	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:	
NASSAU COUNTY	7.3238	\$	78.86	6.6330	\$	1,119.46	7.1041	\$	1,198.97	9/12/22 6PM COMMISSIO 96135 NASSAU PL YULE	
SCHOOL BOARD- STATE	3.6320	\$	39.11	3.1612	\$	612.55	3.2550	\$	630.73	9/08/22 5:30PM 1201 ATL	ANTIC AVE
SCHOOL BOARD - LOCAL	2.2480	\$	24.20	1.9566	\$	379.13	2.2480	\$	435.60	FERNANDINA BEACH, F 9/08/22 5:30PM 1201 ATL	ANTIC AVE
NA. CO. MUNICPL SERV FUN	D 2.2770	\$	24.52	2.0716	\$	349.63	2.2087	\$	372.77	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 9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312	
ST JOHNS WTR MGMT DIST	.2189	\$	2.36	.1974	\$	33.32	.1974	\$	33.32		
FL INLAND NAVIGATION DIS	Г .0320	\$.34	.0287	\$	4.84	.0320	\$	5.40		
Total Property Taxes	15.7317	\$	169.39	14.0485	\$	2,498.93	15.0452	S	2,676.79		
							Exemptions			These	le Value
Districts 2021	2022	2022		Assessed Value 2021 202			2021	_	2022	20.21	2022
School 1	0,767 2	218,772 218,772 218,772		10,767 10,767 10,767		218,772 218,772 218,772		0 50, 0 25, 0 50,		00 10,767	168,772 193,772 168,772
Assessment Reductions Applicable to: Value					T	Exempt	Exemptions			Applicable to: Value	
None							First Homestead All Taxes Additional Homestead 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 <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.