NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

2022 REAL ESTATE PROPERTY



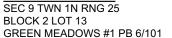
09-111-25-0670-0002-0130 REUTZEL CHARLES R & BARBARA J 44500 CATIES WAY CALLAHAN FL 32011-7288

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 SEC 9 TWN 1N RNG 25





DR-474 R. 8/11

SITUS ADDRESS

44500 CATIES WAY CALLAHAN

	COLUMN 1*			COLUMN 2*			COLUMN 3*							
Taxing Authority		Tax Rate 2021	Your Property Taxes 2021		No Budget No B Change is Char		Your Property Taxes If No Budget Change is Adopted 2022	Tax Rate PROPOSED 2022	ROPOSED Budget is		A public he	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:		
NASSAU COUNTY		7.3238	\$	861.92	6.6330	\$	1,826.33	7.1041	\$	1,956.04	9/12/22 6PM COMMISSION CHAMB 96135 NASSAU PL YULEE, FL 3209			
SCHOOL BOARD- STATE		3.6320	\$	518.24	3.1612	\$	870.40	3.2550	\$	896.23	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 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 9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312			
SCHOOL BOARD - LOCAL		2.2480	\$	320.76	1.9566	\$	538.73	2.2480	\$	618.96				
NA. CO. MUNICPL SERV FUND		2.2770	\$	267.97	2.0716	\$	570.39	2.2087	\$	608.14				
ST JOHNS WTR MGMT DIST		.2189	\$	25.76	.1974	\$	54.35	.1974	\$	54.35				
FL INLAND NAVIGATION DIST		.0320	\$	3.77	.0287	\$	7.90	.0320	\$	8.81				
Total Property T	axes	15.7317	\$	1,998.42	14.0485	\$	3,868.10	15.0452	\$	4,142.53				
· · ·		Value A		ssessed Value		Exemptions		Taxable Value						
Taxing Districts	2021	2022		2021 2 0			2	2021		2022	2021 2022		2022	
County School Other	236,123 236,123 236,123	23 275,340			167,687 167,687 167,687		275,340 275,340 275,340	50,000 25,000 50,000			0 0 0	117,687 142,687 117,687	275	5,340 5,340 5,340
Assessment Reductions Applicat			le to:	Value	Exempt		ions A		Applicable to: Value					
None							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 <u>96135 NASSAU PL #4</u> 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 <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.