

# Notice of Proposed Property Taxes

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



## 2022 REAL ESTATE PROPERTY

09-2N-27-0230-0012-0000  
AH4R PROPERTIES TWO LLC  
23975 PARK SORRENTO STE 300  
CALABASAS CA 91302-4012

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(2 of 4)

## 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 2N RNG 27  
LOT 12  
CARTESIAN POINTE #1 PB 6/345



### SITUS ADDRESS

86226 AUGUSTUS AVE  
YULEE

Taxing Authority 004	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	\$ 647.11	6.6330	\$ 1,369.40	7.1041	\$ 1,466.66	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	3.6320	\$ 411.71	3.1612	\$ 652.64	3.2550	\$ 672.00	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 254.83	1.9566	\$ 403.94	2.2480	\$ 464.10	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
NA. CO. MUNICPL SERV FUND	2.2770	\$ 201.19	2.0716	\$ 427.69	2.2087	\$ 455.99	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2189	\$ 19.34	.1974	\$ 40.75	.1974	\$ 40.75	9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177
FL INLAND NAVIGATION DIST	.0320	\$ 2.83	.0287	\$ 5.93	.0320	\$ 6.61	9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312
Total Property Taxes	15.7317	\$ 1,537.01	14.0485	\$ 2,900.35	15.0452	\$ 3,106.11	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2021	2022	2021	2022	2021	2022	2021	2022
County	186,434	206,452	138,357	206,452	50,000	0	88,357	206,452
School	186,434	206,452	138,357	206,452	25,000	0	113,357	206,452
Other	186,434	206,452	138,357	206,452	50,000	0	88,357	206,452

Assessment Reductions	Applicable to:	Value
None		

Exemptions	Applicable to:	Value
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 96135 NASSAU PL #4 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 **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.