NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

23

2022 REAL ESTATE PROPERTY

12-1N-23-0000-0002-0000 A-B DISTRIBUTORS INC 1116 N. EDGEWOOD AVE JACKSONVILLE FL 32254-2399

(2 of 7)

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 12 TWN 1N RNG 23 LOTS 2 3 5 6 PT OF OR 187 PG 651



SITUS ADDRESS

2420 ROWE AVE BRYCEVILLE

		COLUMN 1*			COLUMN 2*			COLUMN 3*						
Taxing Authority		Tax Rate 2021 Taxes 2021 2021		No Budget Change is		Your Property Taxes If No Budget Change is Adopted 2022	Tax Rate PROPOSED 2022	Your Property Taxes IF PROPOSED Budget is Adopted 2022		Apul	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:			
NASSAU COUNTY		7.3238	\$	1,521.70	6.6330	\$	1,480.39	7.1041	\$	1,585.53		/22 6PM COMMISSIC 35 NASSAU PL YULE		
SCHOOL BOARD- STATE		3.6320	\$	754.64	3.1612	\$	734.32	3.2550	\$	756.11	9/08	/22 5:30PM 1201 ATL NANDINA BEACH, FI	ANTIC AVE	
SCHOOL BOARD - LOCAL		2.2480	\$	467.08	1.9566	\$	454.50	2.2480	\$	522.19	9/08	/22 5:30PM 1201 ATL	ANTIC AVE	
NA. CO. MUNICPL SERV FUND		2.2770	\$	473.10	2.0716	\$	462.35	2.2087	\$	492.95	9/12	NANDINA BEACH, FI /22 6PM COMMISSIO	N CHAMBERS	
ST JOHNS WTR MGMT DIST		.2189	\$	45.48	.1974	\$	44.06	.1974	\$	44.06	9/13	85 NASSAU PL YULE /22 5:05PM 4049 REI	,	
FL INLAND NAVIGATION DIST		.0320	\$	6.65	.0287	\$	6.41	.0320	\$	7.14	9/08	ATKA, FL 32177 /22 5:05PM MIASF BI 3RD AVE FT LAUDEI		
Total Property Taxes		15.7317	\$	3,268.65	14.0485	\$	3,182.03	15.0452	\$	3,407.98				
Districts 20	Market Vs 2021		2022		ssessed Va	lue 202	2	Exemp 2021		ptions 2022		Taxable Value 2021 2022		
County 574,095 School 574,095		640,611 640,611			207,775 207,775		223,185 232,291		0			207,775 207,775	223,185 232,291	
Other 574,095		640,611			207,775		223,185		0			207,775	223,185	
Assessment Reductions Applicable			le to:	Value			Exempt	tions		Applicable to:		ble to:	Value	
10% Cap on Non-HomesteadNon-School Taxes9,106Agricultural ClassificationAll Taxes408,320					,		None							

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* See reverse side for explanations.

* 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.