NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

DUREN DAVID W

CALLAHAN FL 32011-4449

55070 BIRCH CT

YULEE, FL 32097

### 2022 REAL ESTATE PROPERTY

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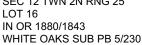
(1 of 2)

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 SEC 12 TWN 2N RNG 25





VHILE OAKS SUB PB 5

#### SITUS ADDRESS

55058 BIRCH CT CALLAHAN

	COLUMN 1*			COLUMN 2*			COLUMN 3*						
Taxing Authority		Tax Rate 2021			Your Property   Tax Rate If Taxes If   No Budget No Budget   Change is Change is   Adopted 2022 Adopted 2022		Tax Rate PROPOSED 2022	Your Property Taxes IF PROPOSED Budget is Adopted 2022		A public hearing on the pi	UBLIC HEARING INFORMATION a public hearing on the proposed taxes ad budget will be held on:		
NASSAU COUNTY		7.3238	\$	137.32	6.6330	\$	136.81	7.1041	\$	146.52	9/12/22 6PM COMMISSIO		
SCHOOL BOARD- STATE		3.6320	\$	68.10	3.1612	\$	94.84	3.2550	\$	97.65	96135 NASSAU PL YULE 9/08/22 5:30PM 1201 ATI	ANTIC AVE	
SCHOOL BOARD - LOCAL		2.2480	\$	42.15	1.9566	\$	58.70	2.2480	\$	67.44	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		
NA. CO. MUNICPL SERV FUND		2.2770	\$	42.69	2.0716	\$	42.73	2.2087	\$	45.55			
ST JOHNS WTR MGMT DIST		.2189	\$	4.10	.1974	\$	4.07	.1974	\$	4.07			
FL INLAND NAVIGATION DIST		.0320	\$	.60	.0287	\$	.59	.0320	\$	.66	PALATKA, FL 32177 9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312		
Total Property Tax	Xes	15.7317	\$	294.96	14.0485	\$	337.74	15.0452	\$	361.89			
Taxing Districts	Taxing Market Districts 20.21				Assessed Value			<b>Exemptions</b> 2021 <b>2022</b>			Taxable Value       2021     2022		
County School Other	County     18,750       School     18,750		2022 202 30,000 30,000 30,000		18,750 18,750		20,625 30,000 20,625		)		0 18,750 0 18,750 0 18,750	2022 20,625 30,000 20,625	
Assessment Redu	Applicab	Applicable to:		Value		<b>.</b>	Exemptions		A	pplicable to:	plicable to: Value		
10% Cap on Non-Homestead Non-School Taxes 9,375													

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\* 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.