NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4 YULEE, FL 32097

R

2022 REAL ESTATE PROPERTY

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A O UNITS LLC 1007 N FEDERAL HWY #323 FT LAUDERDALE FL 33304-1422

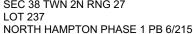
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Notice of Proposed Property Taxes

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 38 TWN 2N RNG 27





SITUS ADDRESS

85738 BOSTICK WOOD DR FERNANDINA BEACH

| | CO | COLUMN 1* | | | COLUMN 2* | | | COLUMN 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 | л | Your Property Taxes F PROPOSED Budget is Adopted 2022 | Apul | UBLIC HEARING INFORMATION public hearing on the proposed taxes ad budget will be held on: | | | |
| NASSAU COUNTY | 7.3238 | \$ | 2,130.46 | 6.6330 | \$ | 2,122.47 | 7.1041 | \$ | 2,273.21 | | /22 6PM COMMISSIO 35 NASSAU PL YULE | | | |
| SCHOOL BOARD- STATE | 3.6320 | \$ | 1,056.53 | 3.1612 | \$ | 1,178.37 | 3.2550 | \$ | 1,213.33 | 9/08 | /22 5:30PM 1201 ATL | ANTIC AVE | | |
| SCHOOL BOARD - LOCAL | 2.2480 | \$ | 653.93 | 1.9566 | \$ | 729.34 | 2.2480 | \$ | 837.96 | FERNANDINA BEACH, FL 32034 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 | | | | |
| NA. CO. MUNICPL SERV FUN | D 2.2770 | \$ | 662.37 | 2.0716 | \$ | 662.88 | 2.2087 | \$ | 706.75 | 9/12/22 6PM COMMISSION CHAMBERS | | | | |
| ST JOHNS WTR MGMT DIST | .2189 | \$ | 63.68 | .1974 | \$ | 63.17 | .1974 | \$ | 63.17 | 96135 NASSAU PL YULEE, FL 32097 9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177 | | | | |
| FL INLAND NAVIGATION DIS | Г .0320 | \$ | 9.31 | .0287 | \$ | 9.18 | .0320 | \$ | \$ 10.24 9/08/22 5:05 | | /22 5:05PM MIASF BL | , FL 32177 05PM MIASF BLDG 221 AVE FT LAUDERDALE FL 33312 | | |
| | | | | | | | | | | | | | | |
| Total Property Taxes | 15.7317 | \$ | 4,576.28 | 14.0485 \$ | | 4,765.41 | | | \$ 5,104.66 | | | | | |
| Districts 2021 | arket Value 2022 | | 202 | Assessed Value 2021 202 | | | 2021 | | nptions 2022 | | Taxable Value 2021 2022 | | | |
| | | 72,760 | | 290,896 290,896 | | 319,986 372,760 | | 0 | | 0 0 | 290,896 290,896 | 319,9 372,7 | | |
| | | | | 290,896 | | 319,986 | 0 | | | 0 | 290,896 | 319,9 | | |
| Assessment Reductions Applica | | | | Value | Value | | Exemptions | | Appli | | licable to: Value | | | |
| 10% Cap on Non-Homestead Non-School Taxes 52,774 | | | | | | | | | | | | | | |

* 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.