

# Notice of Proposed Property Taxes

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



## 2022 REAL ESTATE PROPERTY



022807

P2 T50\*\*\*\*\*AUTO\*\*5-DIGIT 32011  
16-1N-25-0000-0001-0390  
MCSWAIN NICHOLAS I & NICOLE L  
44096 MCSWAIN CIRCLE  
CALLAHAN FL 32011-7249

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## 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 16 TWN 1N RNG 25  
IN OR 2097/981



### SITUS ADDRESS

MCSWAIN CIR  
CALLAHAN

| Taxing Authority<br>006   | COLUMN 1*        |                                | COLUMN 2*   |   | COLUMN 3*                    |  | PUBLIC HEARING INFORMATION<br>A public hearing on the proposed taxes and budget will be held on: |
|---------------------------|------------------|--------------------------------|---|---|------------------------------|--|--|
|                           | Tax Rate<br>2021 | Your Property<br>Taxes<br>2021 | Tax Rate If<br>No Budget<br>Change is<br>Adopted 2022 | Your Property<br>Taxes If<br>No Budget<br>Change is<br>Adopted 2022 | Tax Rate<br>PROPOSED<br>2022 | Your Property<br>Taxes<br>IF PROPOSED<br>Budget is<br>Adopted 2022 |  |
| NASSAU COUNTY             | 7.3238           | \$ 206.04                      | 6.6330  | \$ 205.26   | 7.1041                       | \$ 219.84  | 9/12/22 6PM COMMISSION CHAMBERS<br>96135 NASSAU PL YULEE, FL 32097                               |
| SCHOOL BOARD- STATE       | 3.6320           | \$ 109.87                      | 3.1612  | \$ 134.35   | 3.2550                       | \$ 138.34  | 9/08/22 5:30PM 1201 ATLANTIC AVE<br>FERNANDINA BEACH, FL 32034                                   |
| SCHOOL BOARD - LOCAL      | 2.2480           | \$ 68.00                       | 1.9566  | \$ 83.16  | 2.2480                       | \$ 95.54   | 9/08/22 5:30PM 1201 ATLANTIC AVE<br>FERNANDINA BEACH, FL 32034                                   |
| NA. CO. MUNICPL SERV FUND | 2.2770           | \$ 64.06                       | 2.0716  | \$ 64.11  | 2.2087                       | \$ 68.35   | 9/12/22 6PM COMMISSION CHAMBERS<br>96135 NASSAU PL YULEE, FL 32097                               |
| ST JOHNS WTR MGMT DIST    | .2189            | \$ 6.16                        | .1974   | \$ 6.11   | .1974                        | \$ 6.11  | 9/13/22 5:05PM 4049 REID STREET<br>PALATKA, FL 32177   |
| FL INLAND NAVIGATION DIST | .0320            | \$ .90                         | .0287   | \$ .89  | .0320                        | \$ .99   | 9/08/22 5:05PM MIASF BLDG 221<br>SW 3RD AVE FT LAUDERDALE FL 33312                               |
| Total Property Taxes      | 15.7317          | \$ 455.03                      | 14.0485   | \$ 493.88   | 15.0452                      | \$ 529.17  |  |

| Taxing<br>Districts | Market Value |        | Assessed Value |        | Exemptions |      | Taxable Value |        |
|---------------------|--------------|--------|----------------|--------|------------|------|---------------|--------|
|                     | 2021         | 2022   | 2021           | 2022   | 2021       | 2022 | 2021          | 2022   |
| County              | 30,250       | 42,500 | 28,133         | 30,946 | 0          | 0    | 28,133        | 30,946 |
| School              | 30,250       | 42,500 | 30,250         | 42,500 | 0          | 0    | 30,250        | 42,500 |
| Other               | 30,250       | 42,500 | 28,133         | 30,946 | 0          | 0    | 28,133        | 30,946 |

| Assessment Reductions    | Applicable to:   | Value  |
|--------------------------|------------------|--------|
| 10% Cap on Non-Homestead | Non-School Taxes | 11,554 |

| 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 904-491-7309.

\* 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 **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.