NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

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2022 REAL ESTATE PROPERTY

19-2N-28-1000-0041-0000 THE RANGE AT CRANE ISLAND LLC 4001 CENTURION WAY FERNANDINA BEACH FL 32034-5202

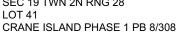
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Notice of Proposed Property Taxes

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 19 TWN 2N RNG 28





CRANE ISLAND PHASE 1 PB 8/308

SITUS ADDRESS

64 BROADBENT WAY FERNANDINA BEACH

	COLUMN 1*			COLUMN 2*			COLUMN 3*							
Taxing Authority		Tax Rate Your Proper 2021 Taxes 2021		Taxes	Your Property Taxe Rate If Your Property No Budget Taxes If Change is Change is Adopted 2022 Adopted 2022		Tax Rate PROPOSED 2022	Your Property Taxes IF PROPOSED Budget is Adopted 2022		UBLIC HEARING INFORMATION public hearing on the proposed taxes ad budget will be held on:				
NASSAU COUNTY		7.3238	\$	2,658.54	6.6330	\$	2,648.56	7.1041	\$	2,836.67	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097			
SCHOOL BOARD- STATE		3.6320	\$	1,525.44	3.1612	\$	1,580.60	3.2550	\$	1,627.50	9/08/22 5:30PM 1201 ATLANTIC	AVE		
SCHOOL BOARD - LOCAL		2.2480	\$	944.16	1.9566	\$	978.30	2.2480	\$	1,124.00		/08/22 5:30PM 1201 ATLANTIC AVE		
FERNANDINA BEACH		5.3330	\$	1,935.88	4.7709	\$	1,905.02	5.3330	\$	2,129.47	FERNANDINA BEACH, FL 32034 9/06/22 6:00PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034 9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177 9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312 9/14/22 5:30PM 2500 LYNNDALE RD FERNANDINA BEACH, FL 32034 9/06/22 6:00PM CITY COMM CHAMBERS			
AMELIA ISL BEACH MSTU		.0960	\$	34.85	.0862	\$	34.42	.0960	\$	38.33				
ST JOHNS WTR MGMT DIST		.2189	\$	79.46	.1974	\$	78.82	.1974	\$	78.82				
FL INLAND NAVIGATION DIST		.0320	\$	11.62	.0287	\$	11.46	.0320	\$	12.78				
AMELIA ISLAND MOSQ CONTRL		.1277	\$	46.36	.1151	\$	45.96	.1151	\$	45.96				
FDNA BCH VOTER APPR DEBT		.0000	\$.00	.0000	\$.00	.0000	\$.00				
Total Property Taxes		19.0114	\$	7,236.31	16.9491	\$	7,283.14	18.3806	\$	7,893.53				
Taxing Districts	TaxingMarket VaDistricts2021		Value A 2022 202		ssessed Value			Exemptions 2021 2022			Taxable Value 2021 2022			
County School Municipality Other	420,000 420,000 420,000 420,000	500,000 500,000 500,000 500,000 500,000		363,000 399,300 420,000 500,000 363,000 399,300		399,300 500,000 399,300 399,300	0 0 0 0 0		0 363,000 0 420,000 0 363,000 0 363,000 0 363,000		399,300 500,000 399,300 399,300			
Assessment Reductions		Applicable to:		:	Value		Exemptions			A	pplicable to: Valu	licable to: Value		
10% Cap on Non-H	lomestead	Non-School Taxes 100,700				None								

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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 ____ 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.