

# Notice of Proposed Property Taxes

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



## 2022 REAL ESTATE PROPERTY



021262

P2 T46\*\*\*\*\*AUTO\*\*5-DIGIT 32011  
24-1N-24-0750-0004-0121  
LYONS GHASSAN & JUDITH TRUST  
43001 LIONS DEN TRAIL  
CALLAHAN FL 32011-8223

HX 02

## 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 24 TWN 1N RNG 24  
BLOCK 4 PT LOT 12 (A/K/A 12A)  
IN OR 2482/1490  
PT IN SECS 19-1N-25 & 30-1N-25  
2011 TOWN HOME DW/MH  
ESMT IN OR 460/127  
HILLS AT THOMAS CREEK PB 5/65

### SITUS ADDRESS

43001 LIONS DEN TR  
CALLAHAN



Taxing Authority 006	COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
	Tax Rate 2021	Your 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	Your Property Taxes IF PROPOSED Budget is Adopted 2022	
NASSAU COUNTY	7.3238	\$ 379.53	6.6330	\$ 356.95	7.1041	\$ 382.30	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	3.6320	\$ 279.01	3.1612	\$ 249.15	3.2550	\$ 256.54	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 172.69	1.9566	\$ 154.21	2.2480	\$ 177.17	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
NA. CO. MUNICPL SERV FUND	2.2770	\$ 118.00	2.0716	\$ 111.48	2.2087	\$ 118.86	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2189	\$ 11.34	.1974	\$ 10.62	.1974	\$ 10.62	9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177
FL INLAND NAVIGATION DIST	.0320	\$ 1.66	.0287	\$ 1.54	.0320	\$ 1.72	9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312
Total Property Taxes	15.7317	\$ 962.23	14.0485	\$ 883.95	15.0452	\$ 947.21	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2021	2022	2021	2022	2021	2022	2021	2022
County	146,639	158,679	101,821	103,814	50,000	50,000	51,821	53,814
School	146,639	158,679	101,821	103,814	25,000	25,000	76,821	78,814
Other	146,639	158,679	101,821	103,814	50,000	50,000	51,821	53,814

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	54,865

Exemptions	Applicable to:	Value
First Homestead	All Taxes	25,000
Additional Homestead	Non-School Taxes	25,000

\* 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 904-491-7310.

\* 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.