NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

## 2022 REAL ESTATE PROPERTY

## ինանապատնիկաիվներիկուներություն



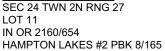
P1 T3\*\*\*\*\*\*\*\*AUTO\*\*5-DIGIT 32034 24-2N-27-0721-0011-0000 HAHAJ MICHAEL A & CHARITY M 85239 CHAMPLAIN DR FERNANDINA BEACH FL 32034-9034

HX 01

## 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



SITUS ADDRESS

85239 CHAMPLAIN DR FERNANDINA BEACH

		COLUMN 1*			COLUMN 2*			COLUMN 3*					
Taxing Authority		2021 Tax		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		Your Property Taxes F PROPOSED Budget is Adopted 2022	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:		
NASSAU COUN	ITY	7.3238	\$	1,835.86	6.6330	\$	1,722.53	7.1041	\$	1,844.87	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097		
SCHOOL BOARD- STATE		3.6320	\$	1,001.24	3.1612	\$	899.97	3.2550	\$	926.67	9/08/22 5:30PM 1201 ATLANTIC AVE 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 PALATKA, FL 32177		
SCHOOL BOARD - LOCAL		2.2480	\$	619.71	1.9566	\$	557.03	2.2480	\$	639.99			
NA. CO. MUNICPL SERV FUND		2.2770	\$	570.78	2.0716	\$	537.98	2.2087	\$	573.58			
ST JOHNS WTR MGMT DIST		.2189	\$	54.87	.1974	\$	51.26	.1974	\$	51.26			
FL INLAND NAVIGATION DIST		.0320	\$	8.02	.0287	\$	7.45	.0320	\$	8.31	9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312		
Total Property		15.7317	\$	4,090.48	14.0485	\$	3,776.22	15.0452		4,044.68	These		
Taxing Districts	2021	t Value 2022		202	ssessed Va	202		2021		2022	20.21	Taxable Value   2021 2022	
County School Other	348,853 348,853 348,853	39	99,043 99,043 99,043		300,671 300,671 300,671	300,671		50,000 25,000 50,000		50,0 25,0 50,0	00 275,671	259,691 284,691 259,691	
Assessment Reductions		Applicable to:			Value		Exempt	Exemptions		А	pplicable to:	Value	
Save Our Homes		All Taxes		89,352	89,352		First Homestead Additional Homestead		All Taxes Non-School Taxes		25,000 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 <u>96135 NASSAU PL #4</u> 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 <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.