NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

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### 2022 REAL ESTATE PROPERTY

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P3 T91\*\*\*\*\*\*\*\*AUTO\*\*MIXED AADC 320 25-2N-28-0550-0025-0000 TSANK ALLA REVOCABLE TRUST ALLA TSANK TRUSTEE 3697 SAGE CANYON DR ENCINITAS CA 92024-7918

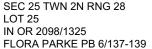
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## Notice of Proposed Property Taxes

# 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



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#### SITUS ADDRESS

23880 FLORA PARKE BLVD FERNANDINA BEACH

	COLUMN 1*			COLUMN 2*			COLUMN 3*							
Taxing Authority		2021		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	Your Property Taxes IF PROPOSED Budget is Adopted 2022		Apu	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:		
NASSAU COUNTY		7.3238	\$	1,758.72	6.6330	\$	1,752.11	7.1041	\$	1,876.56		2/22 6PM COMMISSIO		
SCHOOL BOARD- STATE		3.6320	\$	872.18	3.1612	\$	925.47	3.2550	\$	952.93	9/08	96135 NASSAU PL YULEE, FL 32097 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034		
SCHOOL BOARD - LOCAL		2.2480	\$	539.83	1.9566	\$	572.81	2.2480	\$	658.12	9/08	9/08/22 5:30PM 1201 ATLANTIC AVE		
NA. CO. MUNICPL SERV FUND		2.2770	\$	546.79	2.0716	\$	547.22	2.2087	\$	583.43	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 9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312			
ST JOHNS WTR MGMT DIST		.2189	\$	52.57	.1974	\$	52.14	.1974	\$	52.14				
FL INLAND NAVIGATION DIST		.0320	\$	7.68	.0287	\$	7.58	.0320	\$	8.45				
Total Property Taxes		15.7317	\$	3,777.77	14.0485	\$	3,857.33	15.0452	\$	4,131.63				
Taxing Districts	<b>Marke</b> 2021	<b>Market Value</b> 2021 <b>2022</b>			<b>Assessed Value</b> 2021 <b>2022</b>			<b>Exemptions</b> 2021 <b>2022</b>				Taxable Value   2021 2022		
County School	240,137 240,137	7 292,758			240,137 240,137		264,151 292,758		0 0			240,137 240,137	264,151 292,758	
Other	240,137				240,137		264,151		0			240,137	264,151	
Assessment R	Applicable to:			Value		Exempt	Exemptions		Appl		icable to: Value			
10% Cap on Non-H	lomestead	Non-Scho	Non-School Taxes			28,607 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 <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.