

Notice of Proposed Property Taxes

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

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.

2019 REAL ESTATE PROPERTY



P2 T54*****AUTO**MIXED AADC 328
28-2N-24-0000-0007-0010 71
COGI NEVADA INC
3689 LA JUNTA DR
LAS VEGAS NV 89120-1211

LEGAL DESCRIPTION

SEC 28 TWN 2N RNG 24
IN OR 2217/916
UTILITY ESMT IN OR 869/963

SITUS ADDRESS

613172 RIVER RD
CALLAHAN 32011

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 2018	Your Property Taxes 2018	Tax Rate If No Budget Change is Adopted 2019	Your Property Taxes If No Budget Change is Adopted 2019	Tax Rate PROPOSED 2019	Your Property Taxes IF PROPOSED Budget is Adopted 2019	
NASSAU COUNTY	7.4278	\$ 1,560.92	6.9804	\$ 1,571.13	7.4278	\$ 1,671.83	9/09/19 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	4.0690	\$ 855.08	3.8266	\$ 861.28	3.8880	\$ 875.10	9/12/19 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 472.41	2.1141	\$ 475.84	2.2480	\$ 505.97	9/12/19 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
NA. CO. MUNICPL SERV FUND	2.3093	\$ 485.29	2.2020	\$ 495.62	2.3093	\$ 519.77	9/09/19 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2562	\$ 53.84	.2414	\$ 54.33	.2414	\$ 54.33	9/10/19 5:05PM 4049 REID ST, PALATKA, FL 32177
FL INLAND NAVIGATION DIST	.0320	\$ 6.72	.0304	\$ 6.84	.0320	\$ 7.20	9/12/19 5:30PM PB SHORES TWN HALL 247 EDWARDS LN, PLM BCH SH, FL 33404
Total Property Taxes	16.3423	\$ 3,434.26	15.3949	\$ 3,465.04	16.1465	\$ 3,634.20	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2018	2019	2018	2019	2018	2019	2018	2019
County	210,145	225,077	210,145	225,077	0	0	210,145	225,077
School	210,145	225,077	210,145	225,077	0	0	210,145	225,077
Other	210,145	225,077	210,145	225,077	0	0	210,145	225,077

Assessment Reductions	Applicable to:	Value
None		

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 904-491-7310.

* 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 9/13/2019.

* 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.