

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.

2022 REAL ESTATE PROPERTY



036385

P2 T81*****AUTO**ALL FOR AADC 320
 29-2N-25-0000-0008-0000
 WEST NASSAU LAND DEV LLC
 C/O BURBRIDGE REALTY COMPANY
 10562 NEW KINGS ROAD
 JACKSONVILLE FL 32219-2420

16

LEGAL DESCRIPTION

SEC 29 TWN 2N RNG 25
 PT GOVT LOT 2 & PT NW1/4 OF
 SEC 29-2N-25E IN OR 1513/33,
 OR 1394/1521,OR 1494/1717 &
 ESMT OR 1540/1328 &
 OR 1540/1327 (EX PT IN R/W
 OR 988/1863)

SITUS ADDRESS

450077 SR 200
 CALLAHAN



Taxing Authority 001	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	\$ 16,335.80	6.6330	\$ 16,274.46	7.1041	\$ 17,430.34	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 9/07/22 7PM CALLAHAN TOWN HALL 542300 US HWY 1,CALLAHAN FL 32011 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
SCHOOL BOARD- STATE	3.6320	\$ 9,391.09	3.1612	\$ 8,875.82	3.2550	\$ 9,139.19	
SCHOOL BOARD - LOCAL	2.2480	\$ 5,812.55	1.9566	\$ 5,493.62	2.2480	\$ 6,311.80	
CALLAHAN	2.2799	\$ 5,085.34	2.0896	\$ 5,126.96	2.0896	\$ 5,126.96	
ST JOHNS WTR MGMT DIST	.2189	\$ 488.26	.1974	\$ 484.33	.1974	\$ 484.33	
FL INLAND NAVIGATION DIST	.0320	\$ 71.38	.0287	\$ 70.42	.0320	\$ 78.51	
Total Property Taxes	15.7346	\$ 37,184.42	14.0665	\$ 36,325.61	14.9261	\$ 38,571.13	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2021	2022	2021	2022	2021	2022	2021	2022
County	2,585,653	2,807,738	2,230,509	2,453,560	0	0	2,230,509	2,453,560
School	2,585,653	2,807,738	2,585,653	2,807,738	0	0	2,585,653	2,807,738
Municipality	2,585,653	2,807,738	2,230,509	2,453,560	0	0	2,230,509	2,453,560
Other	2,585,653	2,807,738	2,230,509	2,453,560	0	0	2,230,509	2,453,560

Assessment Reductions	Applicable to:	Value
10% Cap on Non-Homestead	Non-School Taxes	354,178

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 904-491-7309.
 * 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.