

Notice of Proposed Property Taxes

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



2022 REAL ESTATE PROPERTY

29-2N-25-3120-0014-0000
CSL FLORIDA SYSTEM LLC
C/O WINDSTREAM COMMUNICATIONS
ATTN: CHRISTINE ZIHALA
4001 RODNEY PARHAM RD
LITTLE ROCK AR 72212-2459

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(4 of 4)

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 29 TWN 2N RNG 25E
BLK 1 PT LOT 6 IN OR 2012/1487
BEING TRACT 1 PARAGRAPH 1
(EX PT IN OR 391/426)
JEHU BOOTHE SURVEY PBK 1/29



SITUS ADDRESS

45403 GREEN AVE
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 | \$ 1,552.28 | 6.6330 | \$ 1,343.73 | 7.1041 | \$ 1,439.17 | 9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 |
| SCHOOL BOARD- STATE | 3.6320 | \$ 810.80 | 3.1612 | \$ 640.41 | 3.2550 | \$ 659.41 | 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 |
| SCHOOL BOARD - LOCAL | 2.2480 | \$ 501.84 | 1.9566 | \$ 396.37 | 2.2480 | \$ 455.41 | 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 |
| CALLAHAN | 2.2799 | \$ 483.22 | 2.0896 | \$ 423.32 | 2.0896 | \$ 423.32 | 9/07/22 7PM CALLAHAN TOWN HALL 542300 US HWY 1,CALLAHAN FL 32011 |
| ST JOHNS WTR MGMT DIST | .2189 | \$ 46.40 | .1974 | \$ 39.99 | .1974 | \$ 39.99 | 9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177 |
| FL INLAND NAVIGATION DIST | .0320 | \$ 6.78 | .0287 | \$ 5.81 | .0320 | \$ 6.48 | 9/08/22 5:05PM MIAF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312 |
| Total Property Taxes | 15.7346 | \$ 3,401.32 | 14.0665 | \$ 2,849.63 | 14.9261 | \$ 3,023.78 | |

| Taxing Districts | Market Value | | Assessed Value | | Exemptions | | Taxable Value | |
|---------------------|--------------|---------|----------------|---------|------------|------|---------------|---------|
| | 2021 | 2022 | 2021 | 2022 | 2021 | 2022 | 2021 | 2022 |
| County | 223,239 | 202,583 | 211,950 | 202,583 | 0 | 0 | 211,950 | 202,583 |
| School | 223,239 | 202,583 | 223,239 | 202,583 | 0 | 0 | 223,239 | 202,583 |
| Municipality | 223,239 | 202,583 | 211,950 | 202,583 | 0 | 0 | 211,950 | 202,583 |
| Other | 223,239 | 202,583 | 211,950 | 202,583 | 0 | 0 | 211,950 | 202,583 |

| 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 904-491-7309.

* 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.