

# 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

29-2N-25-3220-0003-0053  
 JAN INVESTMENT GROUP INC  
 PO BOX 455  
 CALLAHAN FL 32011-0455

01



#### LEGAL DESCRIPTION

SEC 29 TWN 2N RNG 25  
 BLOCK 3 PT OF LOT 5 TOWNHOUSE  
 IN OR 1503/1224  
 WILSON & OGILVIE SUB DB B9/500

(4 of 5)

#### SITUS ADDRESS

45096 THIRD AV  
 CALLAHAN

<b>Taxing Authority</b> 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	\$ 508.76	6.6330	\$ 504.09	7.1041	\$ 539.89	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	\$ 252.30	3.1612	\$ 240.24	3.2550	\$ 247.37	
SCHOOL BOARD - LOCAL	2.2480	\$ 156.16	1.9566	\$ 148.70	2.2480	\$ 170.84	
CALLAHAN	2.2799	\$ 158.38	2.0896	\$ 158.80	2.0896	\$ 158.80	
ST JOHNS WTR MGMT DIST	.2189	\$ 15.21	.1974	\$ 15.00	.1974	\$ 15.00	
FL INLAND NAVIGATION DIST	.0320	\$ 2.22	.0287	\$ 2.18	.0320	\$ 2.43	
<b>Total Property Taxes</b>	<b>15.7346</b>	<b>\$ 1,093.03</b>	<b>14.0665</b>	<b>\$ 1,069.01</b>	<b>14.9261</b>	<b>\$ 1,134.33</b>	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2021	2022	2021	2022	2021	2022	2021	2022
County	69,467	75,997	69,467	75,997	0	0	69,467	75,997
School	69,467	75,997	69,467	75,997	0	0	69,467	75,997
Municipality	69,467	75,997	69,467	75,997	0	0	69,467	75,997
Other	69,467	75,997	69,467	75,997	0	0	69,467	75,997

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.