

# 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.

### 2020 REAL ESTATE PROPERTY



P1 T12\*\*\*\*\*AUTO\*\*5-DIGIT 32034 00  
29-3N-28-0000-0002-0020  
PHEASANT RUN LLC  
95323 SPINNAKER DR  
FERNANDINA BEACH FL 32034-6205

### LEGAL DESCRIPTION

SEC 29 TWN 3N RNG 28  
PT OF GOVT LOT 1 IN SEC  
29-3N-28E IN OR 2311/1334  
ANNEXED CITY #2006-02



### SITUS ADDRESS

OFF DRURY RD  
FERNANDINA BEACH

Taxing Authority	COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
	Tax Rate 2019	Your Property Taxes 2019	Tax Rate If No Budget Change is Adopted 2020	Your Property Taxes If No Budget Change is Adopted 2020	Tax Rate PROPOSED 2020	Your Property Taxes IF PROPOSED Budget is Adopted 2020	
002							
NASSAU COUNTY	7.4278	\$ 1,358.93	7.0208	\$ 2,817.10	7.4278	\$ 2,980.40	9/14/20 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	3.8880	\$ 862.20	3.6716	\$ 1,473.23	3.7160	\$ 1,491.05	9/10/20 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 498.52	2.1229	\$ 851.81	2.2480	\$ 902.01	9/10/20 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
FERNANDINA BEACH	6.3553	\$ 1,162.71	5.2977	\$ 2,125.70	5.4683	\$ 2,194.16	9/08/20 5:05PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
AMELIA ISL BEACH MSTU	.1021	\$ 18.68	.0960	\$ 38.52	.0960	\$ 38.52	9/14/20 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2414	\$ 44.16	.2287	\$ 91.77	.2287	\$ 91.77	9/08/20 5:05PM VIA ELECTRONIC MED SEE INSTRUCTIONS AT WWW.SJRWM.COM
FL INLAND NAVIGATION DIST	.0320	\$ 5.85	.0306	\$ 12.28	.0320	\$ 12.84	9/10/20 5:30PM FIND OFFICE LOCATED 1314 MARCINSKI RD, JUPITER, FL 33477
AMELIA ISLAND MOSQ CONTRL	.1412	\$ 25.83	.1331	\$ 53.41	.1412	\$ 56.66	9/16/20 5:30PM 2500 LYNNDAL RD FERNANDINA BEACH, FL 32034
FDNA BCH VOTER APPR DEBT	.1683	\$ 30.79	.1553	\$ 62.31	.1553	\$ 62.31	9/08/20 5:05PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
Total Property Taxes	20.6041	\$ 4,007.67	18.7567	\$ 7,526.13	19.5133	\$ 7,829.72	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2019	2020	2019	2020	2019	2020	2019	2020
County	221,760	401,250	182,952	401,250	0	0	182,952	401,250
School	221,760	401,250	221,760	401,250	0	0	221,760	401,250
Municipality	221,760	401,250	182,952	401,250	0	0	182,952	401,250
Other	221,760	401,250	182,952	401,250	0	0	182,952	401,250

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 904-491-7300.

\* 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 **9/14/2020**.

\* 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.