NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

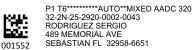
489 MEMORIAL AVE

YULEE, FL 32097

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2022 REAL ESTATE PROPERTY

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(1 of 2)

Notice of Proposed Property Taxes

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 32 TWN 2N RNG 25 BLOCK 2 PT OF LOTS 4 & 5 IN OR 2482/679 NEWCOMB SUB SOUTH CALLAHAN PB 1/16



SITUS ADDRESS

44278 NASSAU AVE CALLAHAN

	COLUMN 1*			COLUMN 2*			COLUMN 3*						
Taxing Authority		Tax Rate 2021	Your Property Taxes 2021		Tax Rate If No Budget Change is Adopted 2022	set No Budget		Tax Rate PROPOSED 2022	Your Property Taxes IF PROPOSED Budget is Adopted 2022		PUBLIC HEARING INF A public hearing on the p and budget will be held o	roposed taxes	
NASSAU COUNTY		7.3238	\$	359.64	6.6330	\$	452.31	7.1041	\$	484.44	9/12/22 6PM COMMISS		
SCHOOL BOARD- STATE		3.6320	\$	178.35	3.1612	\$	215.57	3.2550	\$	221.96	96135 NASSAU PL YULI 9/08/22 5:30PM 1201 AT	LANTIC AVE	
SCHOOL BOARD - LOCAL		2.2480	\$	110.39	1.9566	\$	133.42	2.2480	\$	153.29	FERNANDINA BEACH, FL 32034 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 9/12/22 GPM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 9/13/22 5:05PM 4049 REID STREET PALATIA, FL 20177		
NA. CO. MUNICPL SERV FUND		2.2770	\$	111.81	2.0716	\$	141.26	2.2087	\$	150.61			
ST JOHNS WTR MGMT DIST		.2189	\$	10.75	.1974	\$	13.46	.1974	\$	13.46			
FL INLAND NAVIGATION DIST		.0320	\$	1.57	.0287	\$	1.96	.0320	\$	2.18	PALATKA, FL 32177 9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312		
Total Property Taxes		15.7317	\$	772.51	14.0485	\$	957.98	15.0452		1,025.94			
Taxing Districts 2	Marke 2021	2022		A 202	Assessed Value			Exemptions 2021 2022			Taxable Value 2021 2022		
County School Other	School 49,105		68,191 68,191 68,191		49,105 49,105 49,105		68,191 68,191 68,191				0 49,105 0 49,105 0 49,105	68,191 68,191 68,191	
Assessment Reductions Applicable to: V				Value Exemptions			tions	Applicable to: Value					
None													

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* 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.