

# 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



P2 T54\*\*\*\*\*AUTO\*\*5-DIGIT 32011  
 32-2N-25-2920-0003-0083  
 COWART JOHN R III  
 45578 PICKETT ST  
 CALLAHAN FL 32011-4022

HX 02

#### LEGAL DESCRIPTION

SEC 32 TWN 2N RNG 25E  
 BLOCK 3 PT OF LOTS 8 & 9  
 1999 MERT DW  
 IN OR 720 PG 447  
 ESMT PT OR 1861/825  
 NEWCOMB SUB SOUTH CALLAHAN  
 PB 1/16



#### SITUS ADDRESS

45578 PICKETT ST  
 CALLAHAN

Taxing Authority 006	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	\$ 222.39	6.6330	\$ 217.40	7.1041	\$ 232.84	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 9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177 9/08/22 5:05PM MIAF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312
SCHOOL BOARD- STATE	3.6320	\$ 201.09	3.1612	\$ 182.64	3.2550	\$ 188.06	
SCHOOL BOARD - LOCAL	2.2480	\$ 124.46	1.9566	\$ 113.04	2.2480	\$ 129.88	
NA. CO. MUNICPL SERV FUND	2.2770	\$ 69.14	2.0716	\$ 67.90	2.2087	\$ 72.39	
ST JOHNS WTR MGMT DIST	.2189	\$ 6.65	.1974	\$ 6.47	.1974	\$ 6.47	
FL INLAND NAVIGATION DIST	.0320	\$ .97	.0287	\$ .94	.0320	\$ 1.05	
<b>Total Property Taxes</b>	<b>15.7317</b>	<b>\$ 624.70</b>	<b>14.0485</b>	<b>\$ 588.39</b>	<b>15.0452</b>	<b>\$ 630.69</b>	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2021	2022	2021	2022	2021	2022	2021	2022
County	112,218	113,806	80,365	82,776	50,000	50,000	30,365	32,776
School	112,218	113,806	80,365	82,776	25,000	25,000	55,365	57,776
Other	112,218	113,806	80,365	82,776	50,000	50,000	30,365	32,776

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	31,030

Exemptions	Applicable to:	Value
First Homestead	All Taxes	25,000
Additional Homestead	Non-School Taxes	25,000

\* 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.