

# 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



P4 T98\*\*\*\*\*AUTO\*\*ALL FOR AADC 328  
 35-4N-26-0000-0001-0010  
 US VENTURES FL WCT LLC  
 706 GOLFPARK DRIVE  
 CELEBRATION FL 34747-4631

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#### LEGAL DESCRIPTION

SEC 35 TWN 4N RNG 26E  
 PT S1/2 OF SEC 35-4N-26E & PT  
 GOVT LOT 4 OF SEC 36-4N-26E &  
 PT NE1/4 OF SEC 2-3N-26E IN  
 OR 2507/609 (EX UTIL ESMT IN  
 OR 1825/1494 & CNSVTN ESMT IN  
 OR 723/1638)



#### SITUS ADDRESS

852500 US HWY 17  
 YULEE

<b>Taxing Authority</b> 004	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	\$ 1,041.09	6.6330	\$ 942.72	7.1041	\$ 1,009.67	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 MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312
SCHOOL BOARD- STATE	3.6320	\$ 516.30	3.1612	\$ 449.29	3.2550	\$ 462.62	
SCHOOL BOARD - LOCAL	2.2480	\$ 319.56	1.9566	\$ 278.08	2.2480	\$ 319.50	
NA. CO. MUNICPL SERV FUND	2.2770	\$ 323.68	2.0716	\$ 294.43	2.2087	\$ 313.91	
ST JOHNS WTR MGMT DIST	.2189	\$ 31.12	.1974	\$ 28.06	.1974	\$ 28.06	
FL INLAND NAVIGATION DIST	.0320	\$ 4.55	.0287	\$ 4.08	.0320	\$ 4.55	
<b>Total Property Taxes</b>	<b>15.7317</b>	<b>\$ 2,236.30</b>	<b>14.0485</b>	<b>\$ 1,996.66</b>	<b>15.0452</b>	<b>\$ 2,138.31</b>	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2021	2022	2021	2022	2021	2022	2021	2022
County	404,522	365,795	142,152	142,125	0	0	142,152	142,125
School	404,522	365,795	142,152	142,125	0	0	142,152	142,125
Other	404,522	365,795	142,152	142,125	0	0	142,152	142,125

Assessment Reductions	Applicable to:	Value
Agricultural Classification	All Taxes	223,670

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.