NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4 YULEE, FL 32097

YULEE

80

2022 REAL ESTATE PROPERTY



P1 T11*********AUTO**5-DIGIT 32034 39-2N-28-0680-0080-0000 CARSTENS DEAN 96647 GRANDE OAKS LANE FERNANDINA BEACH FL 32034-1717

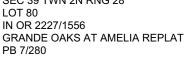
HX 01

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 39 TWN 2N RNG 28



SITUS ADDRESS

96647 GRANDE OAKS LN FERNANDINA BEACH

	COLUMN 1*			COLUMN 2*			COLUMN 3*					
Taxing Authority		Tax Rate Your Proper 2021 Taxes 2021		Taxes	Tax Rate If No Budget Change is A dopted 2022		our Property Taxes If No Budget Change is dopted 2022	Tax Rate PROPOSED 2022			PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:	
NASSAU COUNTY		7.3238	\$	2,027.28	6.6330	\$	1,901.09	7.1041	\$	2,036.11	9/12/22 6PM COMMISSIO 96135 NASSAU PL YULE	
SCHOOL BOARD- STATE		3.6320	\$	1,096.16	3.1612	\$	985.06	3.2550	\$	1,014.29	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 - LOCAL		2.2480	\$	678.46	1.9566	\$	609.70	2.2480	\$	700.50		
NA. CO. MUNICPL SERV FUND		2.2770	\$	630.29	2.0716	\$	593.74	2.2087	\$	633.04		
ST JOHNS WTR MGMT DIST		.2189	\$	60.59	.1974	\$	56.58	.1974	\$	56.58		
FL INLAND NAVIGATION DIST		.0320	\$	8.86	.0287	\$	8.23	.0320	\$	9.17		
Total Property	Taxes	15.7317	\$	4,501.64	14.0485	\$	4,154.40	15.0452	\$	4,449.69		
Taxing Districts	Taxing Market Districts 2021		Value 2022 20		ssessed Value			Exemptions 2021 2022		tions 2022	Taxable Value 2021 2022	
County School Other	357,080 459,142 357,080 459,142 357,080 459,142 357,080 459,142			326,807 326,807 326,807		336,611 336,611 336,611	50,000 25,000 50,000		50,0 25,0 50,0	00 276,807 00 301,807	286,611 311,611 286,611	
Assessment Reductions		Applicable to:			Value		Exempt	tions	Appl		blicable to: Value	
Save Our Homes		All Taxes		122,531		First Home Additional H			All Taxes Non-School Taxes		25,000 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 <u>96135 NASSAU PL #4</u> 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 <u>9/9/2022</u>.

* 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.

