

# Notice of Proposed Property Taxes

**NASSAU COUNTY TAXING AUTHORITY**  
96135 NASSAU PLACE, SUITE 4  
YULEE, FL 32097



## 2021 REAL ESTATE PROPERTY

42-2N-27-0000-0002-0190  
POCKET RESERVES LLC  
474303 SR 200  
FERNANDINA BEACH FL 32034

02

(3 of 7)

## 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 42 TWN 2N RNG 27  
PT OF JOHN LOWE MILL GRANT  
SEC 42-2N-27E IN OR 1903/816  
(EX UTIL ESMT IN OR 106/738)  
{R673483 & R673482 & R673484}



### SITUS ADDRESS

86160 FLOUNDER GIG DR  
YULEE

Taxing Authority 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 2020	Your Property Taxes 2020	Tax Rate If No Budget Change is Adopted 2021	Your Property Taxes If No Budget Change is Adopted 2021	Tax Rate PROPOSED 2021	Your Property Taxes IF PROPOSED Budget is Adopted 2021	
NASSAU COUNTY	7.4278	\$ 860.12	7.0810	\$ 901.96	7.4278	\$ 946.14	9/13/21 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	3.7160	\$ 540.85	3.5146	\$ 585.50	3.6320	\$ 605.05	9/09/21 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 327.19	2.1261	\$ 354.19	2.2480	\$ 374.49	9/09/21 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
NA. CO. MUNICPL SERV FUND	2.3093	\$ 267.41	2.2200	\$ 282.78	2.3093	\$ 294.15	9/13/21 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2287	\$ 26.48	.2189	\$ 27.88	.2287	\$ 29.13	9/14/21 5:05PM 4049 REID STREET PALATKA, FL 32177
FL INLAND NAVIGATION DIST	.0320	\$ 3.71	.0306	\$ 3.90	.0320	\$ 4.08	9/09/21 5:30PM JUPITER COMM CENTER 200 MILITARY TRL, JUPITER, FL 33458
Total Property Taxes	15.9618	\$ 2,025.76	15.1912	\$ 2,156.21	15.8778	\$ 2,253.04	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2020	2021	2020	2021	2020	2021	2020	2021
County	145,547	166,590	115,798	127,378	0	0	115,798	127,378
School	145,547	166,590	145,547	166,590	0	0	145,547	166,590
Other	145,547	166,590	115,798	127,378	0	0	115,798	127,378

Assessment Reductions	Applicable to:	Value
10% Cap on Non-Homestead	Non-School Taxes	39,212

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 **9/13/2021**.

\* 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.