

# Notice of Proposed Property Taxes

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



## 2022 REAL ESTATE PROPERTY

42-2N-27-4370-0002-0000  
AH4R PROPERTIES LLC  
ATTN:PROPERTY TAX DEPARTMENT  
23975 PARK SORRENTO, SUITE 300  
CALABAS CA 91302-4012

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(12 of 13)

## 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  
LOT 2  
IN OR 2125/1285  
THE HIDEAWAY #2 PB 7/233



### SITUS ADDRESS

86021 ALADDINS WAY  
YULEE

| Taxing Authority<br>004   | COLUMN 1*        |                                | COLUMN 2*   |   | COLUMN 3*                    |  | PUBLIC HEARING INFORMATION<br>A public hearing on the proposed taxes and budget will be held on:  |
|---------------------------|------------------|--------------------------------|---|---|------------------------------|--|---|
|                           | Tax Rate<br>2021 | Your Property<br>Taxes<br>2021 | Tax Rate If<br>No Budget<br>Change is<br>Adopted 2022 | Your Property<br>Taxes If<br>No Budget<br>Change is<br>Adopted 2022 | Tax Rate<br>PROPOSED<br>2022 | Your Property<br>Taxes<br>IF PROPOSED<br>Budget is<br>Adopted 2022 |   |
| NASSAU COUNTY             | 7.3238           | \$ 1,627.22                    | 6.6330  | \$ 1,621.11   | 7.1041                       | \$ 1,736.25  | 9/12/22 6PM COMMISSION CHAMBERS<br>96135 NASSAU PL YULEE, FL 32097<br>9/08/22 5:30PM 1201 ATLANTIC AVE<br>FERNANDINA BEACH, FL 32034<br>9/08/22 5:30PM 1201 ATLANTIC AVE<br>FERNANDINA BEACH, FL 32034<br>9/12/22 6PM COMMISSION CHAMBERS<br>96135 NASSAU PL YULEE, FL 32097<br>9/13/22 5:05PM 4049 REID STREET<br>PALATKA, FL 32177<br>9/08/22 5:05PM MIA SF BLDG 221<br>SW 3RD AVE FT LAUDERDALE FL 33312 |
| SCHOOL BOARD- STATE       | 3.6320           | \$ 806.97                      | 3.1612  | \$ 797.14   | 3.2550                       | \$ 820.79  |   |
| SCHOOL BOARD - LOCAL      | 2.2480           | \$ 499.47                      | 1.9566  | \$ 493.38   | 2.2480                       | \$ 566.86  |   |
| NA. CO. MUNICPL SERV FUND | 2.2770           | \$ 505.91                      | 2.0716  | \$ 506.30   | 2.2087                       | \$ 539.81  |   |
| ST JOHNS WTR MGMT DIST    | .2189            | \$ 48.64                       | .1974   | \$ 48.24  | .1974                        | \$ 48.24   |   |
| FL INLAND NAVIGATION DIST | .0320            | \$ 7.11                        | .0287   | \$ 7.01   | .0320                        | \$ 7.82  |   |
| Total Property Taxes      | 15.7317          | \$ 3,495.32                    | 14.0485   | \$ 3,473.18   | 15.0452                      | \$ 3,719.77  |   |

| Taxing<br>Districts | Market Value |         | Assessed Value |         | Exemptions |      | Taxable Value |         |
|---------------------|--------------|---------|----------------|---------|------------|------|---------------|---------|
|                     | 2021         | 2022    | 2021           | 2022    | 2021       | 2022 | 2021          | 2022    |
| County              | 222,183      | 252,163 | 222,183        | 244,401 | 0          | 0    | 222,183       | 244,401 |
| School              | 222,183      | 252,163 | 222,183        | 252,163 | 0          | 0    | 222,183       | 252,163 |
| Other               | 222,183      | 252,163 | 222,183        | 244,401 | 0          | 0    | 222,183       | 244,401 |

| Assessment Reductions    | Applicable to:   | Value |
|--------------------------|------------------|-------|
| 10% Cap on Non-Homestead | Non-School Taxes | 7,762 |

| 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 **9/9/2022**.

\* 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.