NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

2022 REAL ESTATE PROPERTY

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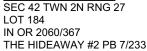
P2 T67***********AUTO**5-DIGIT 32034 42-2N-27-4370-0184-0000 THORPE STEVEN D & SARAH A 86040 MONTECARLO CT YULEE FL 32097-3979

HX 01

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



i.

SITUS ADDRESS

86040 MONTECARLO CT YULEE

	COLUMN 1*			COLUMN 2*			COLUMN 3*						
Taxing Authority		2021		ir Property Taxes 2021	Tax Rate If No Budget Change is Adopted 2022		Your Property Taxes If No Budget Change is dopted 2022	Tax Rate PROPOSED 2022	Your Property Taxes IF PROPOSED Budget is Adopted 2022		PUBLIC HEARING INFO A public hearing on the pr and budget will be held or	oposed taxes	
NASSAU COUNTY		7.3238	\$	1,088.88	6.6330	\$	1,025.71	7.1041	\$	1,098.56	9/12/22 6PM COMMISSIO 96135 NASSAU PL YULE		
SCHOOL BOARD- STATE		3.6320	\$	630.79	3.1612	\$	567.87	3.2550	\$	584.72	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		
SCHOOL BOARD - LOCAL		2.2480	\$	390.43	1.9566	\$	351.48	2.2480	\$	403.82			
NA. CO. MUNICPL SERV FUND		2.2770	\$	338.54	2.0716	\$	320.35	2.2087	\$	341.55			
ST JOHNS WTR MGMT DIST		.2189	\$	32.55	.1974	\$	30.53	.1974	\$	30.53			
FL INLAND NAVIGATION DIST		.0320	\$	4.76	.0287	\$	4.44	.0320	\$	4.95	PALATKA, FL 32177 9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312		
Total Property Ta	axes	15.7317	\$	2,485.95	14.0485	\$	2,300.38	15.0452	\$	2,464.13			
Taxing Districts	Market Value 2021 2022			A 202	ssessed Va	,	Exemptions 2021 2022			Taxable Value 2021 2022			
County School Other	2021 221,499 221,499 221,499	2022 251,296 251,296 251,296		198,677 198,677 198,677 198,677	202:	204,637 204,637 204,637 204,637	50,000 25,000 50,000			00 148,677 00 173,677	154,637 179,637 154,637		
Assessment Reductions		Applicable to:		Value		Exempl	Exemptions		A	pplicable to:	Value		
Save Our Homes		All Taxes		46,659		First Home: Additional H	stead		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.