NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

K.C

2022 REAL ESTATE PROPERTY

45-3N-28-014B-0014-0000 CAPITAL CONSULTANTS LLC 2910 KERRY FORREST BLVD BLDG D-4 #127 TALLAHASSEE FL 32309-6828

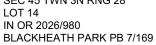
(9 of 13)

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 45 TWN 3N RNG 28





SITUS ADDRESS

96372 BLACKHEATH PARK DR YULEE

	COLUMN 1*			COLUMN 2*			COLUMN 3*					
Taxing Authority	Tax Rate 2021	You	r 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	ъ	Taxes Taxes PROPOSED Budget is adopted 2022	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:		
NASSAU COUNTY	7.3238	\$	228.87	6.6330	\$	228.01	7.1041	\$	244.20	9/12/22 6PM COMMISSION 96135 NASSAU PL YULEE		
SCHOOL BOARD- STATE	3.6320	\$	113.50	3.1612	\$	184.65	3.2550	\$	190.12	9/08/22 5:30PM 1201 ATLA FERNANDINA BEACH, FL	NTIC AVE	
SCHOOL BOARD - LOCAL	2.2480	\$	70.25	1.9566	\$	114.29	2.2480	\$	131.31	9/08/22 5:30PM 1201 ATLA	NTIC AVE	
NA. CO. MUNICPL SERV FUND	2.2770	\$	71.16	2.0716	\$	71.21	2.2087	\$	75.92	FERNANDINA BEACH, FL 32034 9/12/22 6PM COMMISSION CHAMBERS		
ST JOHNS WTR MGMT DIST	.2189	\$	6.84	.1974	\$	6.79	.1974	\$	6.79	96135 NASSAU PL YULEE 9/13/22 5:05PM 4049 REID	'	
FL INLAND NAVIGATION DIST	.0320	\$	1.00	.0287	\$.99	.0320	\$	1.10	PALATKA, FL 32177 9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312		
Total Property Taxes	15.7317	\$	491.62	14.0485	\$	605.94	15.0452	\$	649.44			
TaxingMarkeDistricts2021	2022 202			ssessed Value			Exemptions 2021 2022			2021	Taxable Value 2021 2022	
County 31,250 School 31,250	58,410 58,410			31,250 31,250		34,375 58,410		0 0		0 31,250 0 31,250	34,375 58,410	
Other 31,250		58,410		31,250		34,375		0		0 31,250	34,375	
Assessment Reductions Applicable to:				Value		Exempt	tions		A	pplicable to:	ile to: Value	
10% Cap on Non-Homestead Non-School Taxes 24,035						None						

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* 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.