

Notice of Proposed Property Taxes

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



2022 REAL ESTATE PROPERTY



006569

P1 T15*****AUTO**5-DIGIT 32034
46-3N-28-5480-0002-0140
MCCRANEY JOHN M JR & CHERYL K
96334 OYSTER BAY DR
FERNANDINA BEACH FL 32034-6164

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

SEC 46 TWN 3N RNG 28
BLOCK 2 LOT 14
IN OR 1889/239
OYSTER BAY #1 PB 5/262



SITUS ADDRESS

96334 OYSTER BAY DR
FERNANDINA BEACH

| 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 2021 | Your 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 | Your Property Taxes IF PROPOSED Budget is Adopted 2022 | |
| NASSAU COUNTY | 7.3238 | \$ 2,827.18 | 6.6330 | \$ 2,647.28 | 7.1041 | \$ 2,835.30 | 9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 |
| SCHOOL BOARD- STATE | 3.6320 | \$ 1,492.85 | 3.1612 | \$ 1,340.69 | 3.2550 | \$ 1,380.47 | 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 |
| SCHOOL BOARD - LOCAL | 2.2480 | \$ 923.99 | 1.9566 | \$ 829.81 | 2.2480 | \$ 953.39 | 9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034 |
| NA. CO. MUNICPL SERV FUND | 2.2770 | \$ 878.98 | 2.0716 | \$ 826.79 | 2.2087 | \$ 881.51 | 9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097 |
| ST JOHNS WTR MGMT DIST | .2189 | \$ 84.50 | .1974 | \$ 78.78 | .1974 | \$ 78.78 | 9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177 |
| FL INLAND NAVIGATION DIST | .0320 | \$ 12.35 | .0287 | \$ 11.45 | .0320 | \$ 12.77 | 9/08/22 5:05PM MIA SF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312 |
| Total Property Taxes | 15.7317 | \$ 6,219.85 | 14.0485 | \$ 5,734.80 | 15.0452 | \$ 6,142.22 | |

| Taxing Districts | Market Value | | Assessed Value | | Exemptions | | Taxable Value | |
|---------------------|--------------|---------|----------------|---------|------------|--------|---------------|---------|
| | 2021 | 2022 | 2021 | 2022 | 2021 | 2022 | 2021 | 2022 |
| County | 450,158 | 587,484 | 436,026 | 449,107 | 50,000 | 50,000 | 386,026 | 399,107 |
| School | 450,158 | 587,484 | 436,026 | 449,107 | 25,000 | 25,000 | 411,026 | 424,107 |
| Other | 450,158 | 587,484 | 436,026 | 449,107 | 50,000 | 50,000 | 386,026 | 399,107 |

| Assessment Reductions | Applicable to: | Value |
|-----------------------|----------------|---------|
| Save Our Homes | All Taxes | 138,377 |

| Exemptions | Applicable to: | Value |
|----------------------|------------------|--------|
| First Homestead | All Taxes | 25,000 |
| Additional Homestead | Non-School Taxes | 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 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.