NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

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2022 REAL ESTATE PROPERTY

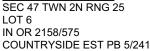


HX 01

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



S.

SITUS ADDRESS

45227 STRATTON RD CALLAHAN

	COLUMN 1*			COLUMN 2*			COLUMN 3*					
Taxing Authority		Tax Rate Your Property 2021 Taxes 2021		Taxes	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		UBLIC HEARING INFORMATION a public hearing on the proposed taxes ad budget will be held on:	
NASSAU COUN	ITY	7.3238	\$	1,517.84	6.6330	\$	1,425.86	7.1041	\$	1,527.13	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097	
SCHOOL BOARD- STATE		3.6320	\$	843.52	3.1612	\$	758.58	3.2550	\$	781.09	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 PALATKA, FL 32177 9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312	
SCHOOL BOARD - LOCAL		2.2480	\$	522.09	1.9566	\$	469.52	2.2480	\$	539.44		
NA. CO. MUNICPL SERV FUND		2.2770	\$	471.90	2.0716	\$	445.32	2.2087	\$	474.79		
ST JOHNS WTR MGMT DIST		.2189	\$	45.37	.1974	\$	42.43	.1974	\$	42.43		
FL INLAND NAVIGATION DIST		.0320	\$	6.63	.0287	\$	6.17	.0320	\$	6.88		
Total Property	Taxes	15.7317	\$	3,407.35	14.0485	\$	3,147.88	15.0452	\$	3,371.76		
Taxing Marke		Value A		ssessed Value			Exemptions		tions	Taxable Value		
Taxing Districts	2021	2022			2021 20		22	2021		2022	2021	2022
County School Other	299,355 299,355 299,355	31	11,038 11,038 11,038		257,248 257,248 257,248		264,965 264,965 264,965	50,000 25,000 50,000		50,0 25,0 50,0	00 232,248	214,965 239,965 214,965
Assessment Reductions		Applicable to:			Value		Exempt	Exemptions		A	plicable to: Value	
Save Our Homes		All Taxes					st Homestead ditional Homestead				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 904-491-7309

* 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.