

# Notice of Proposed Property Taxes

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



## 2022 REAL ESTATE PROPERTY

49-2N-25-4140-0025-0050  
PINE TERRACE CALLAHAN LP  
C/O PROPERTY TAX EAGLE  
3111 PACES MILL RD STE A-250  
ATLANTA GA 30339-5704

03

(2 of 2)

## 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 49 TWN 2N RNG 25  
PT OF LOT 25  
IN OR 1714/499  
MCARTHURS ADDITION PB 3/16



### SITUS ADDRESS

45171 BROWN ST  
CALLAHAN

Taxing Authority 001	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	\$ 6,762.41	6.6330	\$ 6,737.02	7.1041	\$ 7,215.51	9/12/22 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	3.6320	\$ 3,771.14	3.1612	\$ 3,282.31	3.2550	\$ 3,379.70	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 2,334.12	1.9566	\$ 2,031.56	2.2480	\$ 2,334.12	9/08/22 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
CALLAHAN	2.2799	\$ 2,105.14	2.0896	\$ 2,122.37	2.0896	\$ 2,122.37	9/07/22 7PM CALLAHAN TOWN HALL 542300 US HWY 1,CALLAHAN FL 32011
ST JOHNS WTR MGMT DIST	.2189	\$ 202.12	.1974	\$ 200.50	.1974	\$ 200.50	9/13/22 5:05PM 4049 REID STREET PALATKA, FL 32177
FL INLAND NAVIGATION DIST	.0320	\$ 29.55	.0287	\$ 29.15	.0320	\$ 32.50	9/08/22 5:05PM MIASF BLDG 221 SW 3RD AVE FT LAUDERDALE FL 33312
Total Property Taxes	15.7346	\$ 15,204.48	14.0665	\$ 14,402.91	14.9261	\$ 15,284.70	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2021	2022	2021	2022	2021	2022	2021	2022
County	1,038,310	1,038,310	923,347	1,015,682	0	0	923,347	1,015,682
School	1,038,310	1,038,310	1,038,310	1,038,310	0	0	1,038,310	1,038,310
Municipality	1,038,310	1,038,310	923,347	1,015,682	0	0	923,347	1,015,682
Other	1,038,310	1,038,310	923,347	1,015,682	0	0	923,347	1,015,682

Assessment Reductions	Applicable to:	Value
10% Cap on Non-Homestead	Non-School Taxes	22,628

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 904-491-7309.

\* 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 **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.