

# Notice of Proposed Property Taxes

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

## 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.

### 2020 REAL ESTATE PROPERTY



P3 T76\*\*\*\*\*AUTO\*\*5-DIGIT 32063 HX 01  
51-2N-25-015A-0042-0000  
BECKHAM AMANDA L  
45190 DUTTON WAY  
CALLAHAN FL 32011-3782

### LEGAL DESCRIPTION

SEC 51 TWN 2N RNG 25  
LOT 42  
IN OR 2062/1741  
AMHURST OAKS PB 7/180



### SITUS ADDRESS

45190 DUTTON WAY  
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 2019	Your Property Taxes 2019	Tax Rate If No Budget Change is Adopted 2020	Your Property Taxes If No Budget Change is Adopted 2020	Tax Rate PROPOSED 2020	Your Property Taxes IF PROPOSED Budget is Adopted 2020	
NASSAU COUNTY	7.4278	\$ 565.93	7.0208	\$ 555.30	7.4278	\$ 587.49	9/14/20 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	3.8880	\$ 393.43	3.6716	\$ 382.19	3.7160	\$ 386.81	9/10/20 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 227.48	2.1229	\$ 220.98	2.2480	\$ 234.00	9/10/20 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
CALLAHAN	2.6079	\$ 198.70	2.4723	\$ 195.54	2.6079	\$ 206.27	9/07/20 7PM CALLAHAN TOWN HALL 542300 US HWY 1,CALLAHAN FL 32011
ST JOHNS WTR MGMT DIST	.2414	\$ 18.39	.2287	\$ 18.09	.2287	\$ 18.09	9/08/20 5:05PM VIA ELECTRONIC MED SEE INSTRUCTIONS AT WWW.SJRWMD.COM
FL INLAND NAVIGATION DIST	.0320	\$ 2.44	.0306	\$ 2.42	.0320	\$ 2.53	9/10/20 5:30PM FIND OFFICE LOCATED 1314 MARCINSKI RD,JUPITER,FL 33477
Total Property Taxes	16.4451	\$ 1,406.37	15.5469	\$ 1,374.52	16.2604	\$ 1,435.19	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2019	2020	2019	2020	2019	2020	2019	2020
County	155,295	159,601	126,191	129,093	50,000	50,000	76,191	79,093
School	155,295	159,601	126,191	129,093	25,000	25,000	101,191	104,093
Municipality	155,295	159,601	126,191	129,093	50,000	50,000	76,191	79,093
Other	155,295	159,601	126,191	129,093	50,000	50,000	76,191	79,093

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	30,508

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 904-491-7309.

\* 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 **9/14/2020**.

\* 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.