NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

HX.

2023 REAL ESTATE PROPERTY

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P3 T91************************************	
MITCHELL STEVEN R & MIRANDA E 75780 SPOONBILL LN	
YULEE FL 32097-0075	

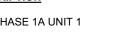
HX 01

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





LOT 44 **TRIBUTARY PHASE 1A UNIT 1** OR 2378/217

SITUS ADDRESS

75780 SPOONBILL LN YULEE FL 32097

Parcel Number: 10-2N-26-2010-0044-0000

	COLUMN 1*			COLUMN 2*			COL	UM	IN 3*								
4 Taxing Authority		Tax Rate 2022			Tax Rate No Budge Change is Adopted 20	et No Budget 8 Change is		Tax Rate PROPOSED 2023	Your Property Taxes IF PROPOSED Budget is Adopted 2023		A public	UBLIC HEARING INFORMATION public hearing on the proposed taxes ad budget will be held on:					
COUNTY		7.1041	\$	1,615.81	6.431	1 \$	\$ 1,51	6.26	7.0840	\$	1,670.19			ssion Chambers ulee, FL 32097			
MUNICIPAL SEF	IV FUND	2.2087	\$	502.36	2.001	1 \$	\$ 47	1.80	2.2087	\$	520.75	9/12/23 6PM Commission Chambers 96135 Nassau PL Yulee, FL 32097					
SCHOOL - STAT	E	3.2550	\$	821.71	2.882	28 \$	\$ 75	1.75	3.2120	\$	837.59	9/11/23 6:30PM 1201 Atlantic Ave. Fernandina Beach, FL 32034					
SCHOOL - LOCAL		2.2480	\$	567.50	1.990)9	\$ 51	9.17	3.2480	\$	846.98	9/11/23 6:30PM 1201 Atlantic Ave. Fernandina Beach, FL 32034					
ST JOHNS RIVER WATER MANAGEMENT DISTRICT		0.1974	\$	44.90	0.179		42	2.27	0.1793	\$	42.27	9/12/23 5:05PM 4049 Reid Street Palatka, FL 32177		Reid Street			
FL INLAND NAV	L INLAND NAVIGATION DIST		\$	7.28	0.028	88		6.79	0.0288	\$	6.79	9/07/23 5:05PM F.Langford Pavillion 17 Indian River Dr, Jensen Beach, FL 34					
Total Property Taxes		15.0452	\$	3,559.56	13.5	14 \$	3,308	8.04	15.9608	\$	3,924.57						
Taxing Districts	Marke 2022	t Value 2023		202	Assessed Value			Sessed Value 22 2023 201			Exe 2022	Exemptions			Taxable Value 2022 2023		
County School Other	2022 277,447 277,447 277,447	324 324	4,091 4,091 4,091		2022 277,447 277,447 277,447		277,447 2 277,447 2		285,770 285,770 285,770 285,770		50,000 25,000 50,000		50,000 25,000 50,000		2022 227,447 252,447 227,447	235,770 260,770 235,770	
Assessment Reductions Applicable to:		:	Value			Exemptions			A	pplicabl	Value						
Save Our Homes		All Taxes			38,321			First Homestead Additional Homestead			All Taxes 25,0			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 (904) 491-7309 contact your county property appraiser at _ 96135 NASSAU PL #4 YULEE, FL 32097

* 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 Sept. 11, 2023.

* 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.

EXPLANATIONS

Column 1 - "Tax Rate 2022" and "Your Property Taxes 2022"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

Column 2 – "Tax Rate IF NO Budget Change is Adopted 2023" and "Your Property Taxes IF NO Budget Change is Adopted 2023"

These columns show what your tax rate and taxes will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year's budgets and your current assessment.

Column 3 – "Tax Rate PROPOSED 2023" and "Your Property Taxes IF PROPOSED Budget is Adopted 2023"

These columns show what your tax rate and taxes will be this year under budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between Columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

Note: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

Market (Just) Value – Market (also called "Just") value is the most probable sale price for your property in a competitive, open market involving a willing buyer and willing seller.

Assessed Value – Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Taxable Value – Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

Exemptions – Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

Assessment Reductions – Properties can receive an assessment reduction for a number of reasons including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Certain types of property, such as agricultural land, are valued on their current use rather than their market value.