NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4 YULEE, FL 32097

## 2023 REAL ESTATE PROPERTY

P1 T3\*\*\*\*\*\*\*\*\*\*AUTO\*\*5-DIGIT 32034

FERNANDINA BEACH FL 32034-8711

12-2N-27-1460-0333-0000

CLOSS HOWARD J & ANN K 85176 AMAGANSETT DR

### ուրեղինիկինիկիրիկիլունինորիիլիիրեունիներին



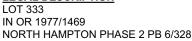
(1 of 2)

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



#### SITUS ADDRESS

85176 AMAGANSETT DR FERNANDINA BEACH FL 32034

Parcel Number: 12-2N-27-1460-0333-0000

	COLUMN 1*			COLUMN 2*				COL	JUM	N 3*				
Taxing Authority		Tax Rate 2022			No Budge	ax Rate If T No Budget No Change is CI		ruperty es lf udget yge is 14 2023 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	\$	1,878.35	6.431	1 \$	\$ 1,7	761.07	7.0840	\$	1,939.85			sion Chambers Ilee, FL 32097
MUNICIPAL SERV FUND		2.2087	\$	583.99	2.001	1 \$	\$5	547.97	2.2087	\$	604.82			sion Chambers Ilee, FL 32097
SCHOOL - STATE		3.2550	\$	942.01	2.882	8 \$	\$ε	361.48	3.2120	\$	959.86	9/11/23 6:30PM 1201 Atlantic Ave. Fernandina Beach, FL 32034		
SCHOOL - LOCAL		2.2480	\$	650.58	1.990	9   \$	\$5	594.95	3.2480	\$	970.62	9/11/23 6:30PM 1201 Atlantic Ave. Fernandina Beach, FL 32034		
ST JOHNS RIVER WATER MANAGEMENT DISTRICT		0.1974	\$	52.19	0.179			49.10	0.1793	\$	49.10		9/12/23 5:05PM 4049 Reid Street Palatka, FL 32177	
FL INLAND NAVIGATION DIST		0.0320	\$	8.46	0.028	8	\$	7.89	0.0288	\$	7.89			ngford Pavillion 1707 NE en Beach, FL 34957
Total Property	Taxes	15.0452	\$	4,115.58	13.51	4 \$	3.8/	22.46	15.9608	\$	4,532.14			
		Value			ssessed Value				Ехеп	nnti	ions		Таха	ble Value
Taxing Districts	2022	2023			2022 2				2022		2023		2022	2023
County School Other	bol 437,998		559,965		314,404 314,404 314,404		323,83 323,83 323,83	3,836 25,0		25,000		00	264,404 289,404 264,404	273,836 298,836 273,836
Assessment R	Applicable to:			Value		1	Exemptions			Арр		to:	Value	
Save Our Homes		All Taxes		236,129			First Homestead Additional Homestead			All Taxes Non-School Taxes			25,000 25,000	

HX 01

\* 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) 491-7300

\* 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 **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.