NASSAU COUNTY TAXING AUTHORITY

96135 NASSAU PLACE, SUITE 4

YULEE, FL 32097

H.

2023 REAL ESTATE PROPERTY

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P2 T55***********AUTO**5-DIGIT 32011 34-2N-25-208T-0049-0000 MCMASTER BRANDON A 54564 TURNING LEAF DR CALLAHAN FL 32011-8588

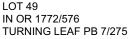
HX 01

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



SITUS ADDRESS

54564 TURNING LEAF DR CALLAHAN FL 32011

Parcel Number: 34-2N-25-208T-0049-0000

	COLUMN 1*			COLUMN 2*			COLUMN 3*					
Taxing Authority		Tax Rate 2022	Your Property Taxes 2022		Tax Rate If No Budget Change is A dopted 2023	No Budget No Budget		Tax Rate PROPOSED 2023	Your Property Taxes IF PROPOSED Budget is Adopted 2023		UBLIC HEARING INFORMATION public hearing on the proposed taxes ad budget will be held on:	
COUNTY		7.1041	\$	829.49	6.4311	\$	783.08	7.0840	\$ 862.5		9/12/23 6PM Commission Chambers 96135 Nassau PL Yulee, FL 32097	
MUNICIPAL SERV FUND		2.2087	\$	257.89	2.0011	\$	243.66	2.2087	\$ 268.9		/12/23 6PM Commission Chambers 6135 Nassau PL Yulee, FL 32097	
SCHOOL - STATE		3.2550	\$	461.44	2.8828	\$	423.09	3.2120	\$ 471.4		9/11/23 6:30PM 1201 Atlantic Ave. Fernandina Beach, FL 32034	
SCHOOL - LOCAL		2.2480	\$	318.68	1.9909	\$	292.19	3.2480	\$		9/11/23 6:30PM 1201 Atlantic Ave. Fernandina Beach, FL 32034	
ST JOHNS RIVER WATER MANAGEMENT DISTRICT		0.1974	\$	23.05	0.1793	\$	21.83	0.1793	\$ 21.8		9/12/23 5:05PM 4049 Reid Street Palatka, FL 32177	
FL INLAND NAVIGATION DIST		0.0320	\$	3.74	0.0288	\$	3.51	0.0288	\$ 3.5		9/07/23 5:05PM F.Lang ndian River Dr, Jense	ford Pavillion 1707 NE n Beach, FL 34957
Total Property Taxes		15.0452	\$	1,894.29	13.514	\$	1,767.36	15.9608	\$ 2,104.9	6		
Taxing Districts	Marke	Value A 2023 202		assessed Value			Exemptions 2022 2023			Taxable Value 2022 2023		
County School Other	262,112 262,112 262,112		325,212 325,212 325,212 325,212		166,762 166,762 166,762		171,765 171,765 171,765	50,000 25,000 50,000	5	0,000 5,000 0,000	116,762 141,762 116,762	121,765 146,765 121,765
Assessment Re	Applicable to:			Value		Exempt	tions		Appl	icable to:	Value	
Save Our Homes		All Taxes		153,447		First Hor Addition	mestead al Homestead		All Taxes Non-School Taxes		25,000 25,000	

* See reverse side for explanations.

* 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.