

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

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.

•••••



36429 P3 197*****AUTO**5-DIGIT 32011
28-3N-24-0000-0001-0190
MCCLARRIE HAROLD C & ALISON S
456872 OLD DIXIE HIGHWAY
HILLIARD FL 32046-8906

LEGAL DESCRIPTION

PARCELS 1-19 1-18 1-1 & 1-5
PT OF NE1/4 OF SE1/4
IN OR 1003/1544 & 1003/1548 &
OR 905/1982 & EX R/W OR 248/68

SITUS ADDRESS

456872 OLD DIXIE HWY
HILLIARD FL 32046

Parcel Number: 28-3N-24-0000-0001-0190

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2023	2024	2023	2024	2023	2024	2023	2024
County	417,437	359,094	262,820	234,426	55,000	55,000	207,820	179,426
School	417,437	359,094	295,973	244,050	30,000	30,000	265,973	214,050
Other	417,437	359,094	262,820	234,426	55,000	55,000	207,820	179,426

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	115,044
10% Cap on Non-Homestead	Non-School Taxes	9,624

Exemptions	Applicable to:	Value
First Homestead	All Taxes	25,000
Additional Homestead	Non-School Taxes	25,000
Other	All Taxes	5,000

* 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.

DP-474
R. J. 11

EXPLANATIONS

Column 1 – “Tax Rate 2023” and “Your Property Taxes 2023”

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 2024” and “Your Property Taxes IF NO Budget Change is Adopted 2024”

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 2024” and “Your Property Taxes IF PROPOSED Budget is Adopted 2024”

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.