

Notice of Proposed Property Taxes

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

2025 REAL ESTATE PROPERTY



45116 P5 T124*****SNGLP
39-2N-28-0680-0004-0000
MAHONEY PAUL & CYNTHIA A
96150 OAK CANOPY LANE
FERNANDINA BEACH FL 32034

HX 01

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 4
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

SITUS ADDRESS

96051 OAK CANOPY LN
FERNANDINA BEACH FL 32034

Parcel Number: 39-2N-28-0680-0004-0000

Taxing Authority 4	COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
	Tax Rate 2024	Your Property Taxes 2024	Tax Rate If No Budget Change is Adopted 2025	Your Property Taxes If No Budget Change is Adopted 2025	Tax Rate PROPOSED 2025	Your Property Taxes IF PROPOSED Budget is Adopted 2025	
COUNTY	6.8822	\$ 1,970.92	6.4095	\$ 1,893.44	6.7457	\$ 1,992.76	9/08/25 5:01PM Commission Chambers 96135 Nassau Place Yulee, FL 32097
MUNICIPAL SERV FUND	2.2087	\$ 632.53	2.0570	\$ 607.66	2.2087	\$ 652.48	9/08/25 5:01PM Commission Chambers 96135 Nassau Place Yulee, FL 32097
SCHOOL - STATE	3.0810	\$ 959.36	2.8960	\$ 930.00	3.0430	\$ 977.21	9/09/25 6:00PM 1201 Atlantic Ave Fernandina Beach, FL 32034
SCHOOL - LOCAL	3.2480	\$ 1,011.36	3.0530	\$ 980.42	3.2480	\$ 1,043.04	9/09/25 6:00PM 1201 Atlantic Ave Fernandina Beach, FL 32034
ST JOHNS RIVER WATER MANAGEMENT DISTRICT	0.1793	\$ 51.35	0.1703	\$ 50.31	0.1793	\$ 52.97	9/08/25 5:05PM 4049 Reid Street Palatka, FL 32177
FL INLAND NAVIGATION DIST	0.0288	\$ 8.25	0.0270	\$ 7.98	0.0288	\$ 8.51	9/04/25 5:15PM 121 SW Flagler Ave Stuart, FL 34994
Total Property Taxes	15.6280	\$ 4,633.77	14.6128	\$ 4,469.81	15.4535	\$ 4,726.97	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	476,378	535,409	336,379	346,134	50,000	50,722	286,379	295,412
School	476,378	535,409	336,379	346,134	25,000	25,000	311,379	321,134
Other	476,378	535,409	336,379	346,134	50,000	50,722	286,379	295,412

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	189,275

Exemptions	Applicable to:	Value
First Homestead Additional Homestead	All Taxes Non-School Taxes	25,000 25,722

* 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) 491-7300.

* 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 **September 12, 2025**.

* 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.

