Notice of Proposed Property Taxes

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

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.

2026 TANGIBLE PERSONAL PROPERTY

1311 P1 T5**********AUTO**5-DIGIT 32034
10568-850
1881 OCCASIONS LLC
76853 TIMBERCREEK BLVD
YULEE FL 32097-1636

LEGAL DESCRIPTION

Business Location
37059 PECAN ST
HILLIARD, FL 32046

Account Number: 10568-850

	COLUMN 1*		COLUMN 2*		COLUMN 3*		
Taxing Authority 3	Tax Rate 2025	Your Property Taxes 2025	Tax Rate If No Budget Change is Adopted 2026	Your Property Taxes If No Budget Change is Adopted 2026	Tax Rate PROPOSED 2026	Your Property Taxes IF PROPOSED Budget is Adopted 2026	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
COUNTY	6.7457	$ 0.00	6.3954	$ 0.00	6.5178	$ 0.00	9/14/26 5:01PM Commission Chambers 96135 Nassau Place,Yulee, FL 32097
TOWN OF HILLIARD	3.5000	$ 0.00	3.3168	$ 0.00	3.5000	$ 0.00	9/03/26 7:00PM Council Chambers Hilliard 15859 W CR 108, Hilliard, FL 32046
SCHOOL - STATE	3.0430	$ 0.00	2.9183	$ 0.00	2.9880	$ 0.00	9/08/26 6:00PM 1201 Atlantic Ave Fernandina Beach, FL 32034
SCHOOL - LOCAL	3.1480	$ 0.00	3.0190	$ 0.00	3.2480	$ 0.00	9/08/26 6:00PM 1201 Atlantic Ave Fernandina Beach, FL 32034
ST JOHNS RIVER WATER MANAGEMENT DISTRICT	0.1793	$ 0.00	0.1727	$ 0.00	0.1793	$ 0.00	9/04/26 5:05PM 4049 Reid Street Palatka, FL 32177
FL INLAND NAVIGATION DIST	0.0270	$ 0.00	0.0257	$ 0.00	0.0270	$ 0.00	9/10/26 5:05PM Jensen Bch Community Center 1912 NE Jensen Bch Blvd, Jensen Bch, FL 34957
Penalty	0%	$ 0.00	0%	$ 0.00	0%	$ 0.00	
Total Property Taxes	16.6430	$ 0.00	15.8479	$ 0.00	16.4601	$ 0.00	

Taxing Districts	Market Value 2025	Market Value 2026	Assessed Value 2025	Assessed Value 2026	Exemptions 2025	Exemptions 2026	Taxable Value 2025	Taxable Value 2026
County	4,581	4,309	4,581	4,309	4,581	4,309	0	0
School	4,581	4,309	4,581	4,309	4,581	4,309	0	0
Municipality	4,581	4,309	4,581	4,309	4,581	4,309	0	0
Other	4,581	4,309	4,581	4,309	4,581	4,309	0	0

Assessment Reductions	Applicable to:	Value
None		

Exemptions	Applicable to:	Value
TPP $25,000	All Taxes	4,309

* 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 904-491-7317.
* 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 11, 2026.**
* 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.

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EXPLANATIONS

Column 1 – "Tax Rate 2025" and "Your Property Taxes 2025"

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 2026" and "Your Property Taxes IF NO Budget Change is Adopted 2026"

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 2026" and "Your Property Taxes IF PROPOSED Budget is Adopted 2026"

These columns show what your tax rate and taxes will be this year under the 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 personal property in a competitive, open market involving a willing buyer and willing seller. Value is established for personal property based on factors such as appreciation, depreciation, and obsolescence.

Assessed Value – Personal property assessed value is equal to the market value.

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

Exemptions – Specific dollar or percentage reductions in market/assessed value may be applicable to a property based upon certain qualifications. Example would be the $25,000 TPP Exemption.