



Tammy C. Stiles, C.F.A.
Nassau County Property Appraiser



To the Taxpayers of Nassau County,

It is a pleasure serving you...my office and I are committed to seeing that "all" taxpayers are treated with respect and that all properties are assessed fairly and just. If at any time you feel your value exceeds fair market value or should you have any other questions or inquiries, please do not hesitate to call or contact me.

We are always here to help you!

In Sincere Service,

Tammy C. Stiles, C.F.A.

NOTICE OF PROPOSED PROPERTY TAXES

These notices are also referred to as Truth in Millage (TRIM) Notices. By state statute, the property appraiser is required to mail these notices to you on behalf of the taxing authorities that set your tax rates and levy taxes on your property. The TRIM Notices are mailed ahead of the tax bills for several reasons:

- (1) To notify you of the proposed taxes to be levied on your property by the various taxing authorities.
- (2) To give you notice of the date, time and place of the Taxing Authorities' budget hearings where your final millage (tax) rates will be set.
- (3) **To show the assessed value the Property Appraiser's office has placed on your property for taxation purposes, any exemptions granted, and the final taxable value.**

Who Sets My Tax Rate?

Setting tax rates is the responsibility of the various taxing authorities i.e., the county government, municipalities, school board and other taxing districts. These entities are authorized to levy taxes on real estate and tangible personal property to fund a portion of their operations and services. Each taxing authority determines their tax rate by dividing their proposed budget by the total assessed value of all non-exempt property located within their tax district.

Taxpayers are given an opportunity through one or more public hearings on the proposed budgets to comment on planned expenditures. If you are concerned about the amount of your proposed taxes, this is the time and place to voice your concern. The final tax rate will be based upon the budgets approved by the taxing authorities following these hearings. The hearing dates, times, and places are listed on your notice.

What if I don't Agree with my Property's Market Value?

If you believe the market value appearing on your Notice exceeds fair market value, ***please contact the Property Appraiser's office*** to speak with us.

We are ready to be of service to you!

If after both parties examine the relevant facts, and you still believe the market value assessment is excessive, you have the right to petition the County Value Adjustment Board (VAB) for a hearing before a special master. Petition forms and information are available at the Nassau County Clerk's office and on the web at ***www.nassauclerk.com***, and at the Property Appraiser's Office. The petition must be filed with the Clerk of Court.

This year's deadline for filing is indicated on your TRIM Notice.

PROPERTY APPRAISER OFFICE LOCATIONS

James S. Page Governmental Complex
96135 Nassau Place, Suite 4
Yulee, FL 32097

●
Historic Courthouse
416 Centre Street
Fernandina Beach, FL 32034

●
Callahan County Building
45401 Mickler Street
Callahan, FL 32011

904-491-7300 • 1-888-615-4398