

2017 NOTICE OF PROPOSED PROPERTY TAXES

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

DO NOT PAY. THIS IS NOT A BILL

Real Estate
Parcel ID: XXXXXXXXXX

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 change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 451
Legal Desc: XXXXXXXXXX

PROPERTY APPRAISER VALUE INFORMATION						
	Last Year (2016)			This Year (2017)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	150,920	150,920	150,920	164,899	164,899	114,899
Schools	150,920	150,920	150,920	164,899	164,899	139,899
Municipality	N/A	N/A	N/A	N/A	N/A	N/A
Other	150,920	150,920	150,920	164,899	164,899	114,899

TAXING AUTHORITY INFORMATION							
TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	5.1200	772.71	4.8919	562.07	5.1000	585.98	9/05/17 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.7300	110.17	0.6967	80.05	0.7500	86.17	
County: Health Unit	0.0171	2.58	0.0163	1.87	0.0171	1.96	
County: Fire District	1.4700	221.85	1.4038	161.30	1.4700	168.90	
St Aug South Light	0.2100	31.69	0.1957	22.49	0.2100	24.13	
Public Schools: Local	2.2480	339.27	2.1486	300.59	2.2480	314.49	9/12/17 5:30 PM 2980 Collins Ave Bld C, St Aug, FL
Public Schools: State	4.6190	697.10	4.4148	617.63	4.2950	600.87	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/06/17 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	4.83	0.0300	3.45	0.0320	3.68	9/07/17 5:30 PM 190 E 13th St, Riviera Bch, FL
Mosquito	0.2150	32.45	0.2052	23.58	0.2150	24.70	9/14/17 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	9.63	0.0606	6.96	0.0638	7.33	9/14/17 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2885	43.54	0.2724	31.30	0.2724	31.30	9/12/17 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	15.0134	2,265.82	14.336	1,811.29	14.6733	1,849.51	

ASSESSMENT REDUCTIONS		
Reductions to Market Value	Applies to	Value

EXEMPTIONS		
Exemptions	Applies to	Value
Homestead	All Taxes	25,000
Homestead Band	Non-School Taxes	25,000

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your county, city or any special district.

If you feel that the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption or classification that is not reflected above, contact your County Property Appraiser at:

**4030 Lewis Speedway, Suite 203
Saint Augustine, Florida 32084
(904) 827-5500
www.sjcpa.us**

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**. Petitions may be filed online at the County Clerk of Courts website (www.sjccoc.us) or are available upon request. All petitions must be filed **on or before September 12, 2017**.

EXPLANATION

*Column 1-"LAST YEAR'S PROPERTY TAXES"

This column shows the taxes and tax rates 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-"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE"

This column shows what your taxes and tax rates 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-"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE"

This column shows what your taxes and tax rates 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.)

NON-AD VALOREM ASSESSMENTS

Your tax collector will be including non-ad valorem assessments on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

PROPERTY APPRAISER VALUE INFORMATION

Market Value:

Market value is the most probable sale price for your property in a competitive, open market.

Assessed Value:

Assessed value is the value of your property after those reductions to market value are subtracted from market value. The value of each assessment reduction that applies to your property and the reason for that reduction are listed separately in the third box. The assessed value may be different for levies by different taxing authorities.

Taxable Value:

Taxable value is the value against which the tax rate is applied to calculate the tax due on your property. Taxable value is calculated by subtracting the value of your exemptions from the assessed value of your property.

ASSESSMENT REDUCTIONS

Reductions to Market Value:

Your market value can be decreased for a number of reasons. These include assessment increase limitations such as Save Our Homes and the 10% assessment increase cap for non-homestead property. Property may also be assessed for property tax purposes on a basis other than market value. For example, land used for commercial agricultural purposes and land used for certain conservation purposes may be assessed based on its use rather than its market value. If such reductions apply to your property, they are listed in the third box on the front page along with the reduction in market value. Some reductions to market value apply only to the levies of certain governments.

EXEMPTIONS

Exemptions:

Exemptions are specific dollar or percentage amounts that reduce assessed value. These are usually based on certain characteristics of the property owner. Examples include homestead exemptions, veterans' disability exemptions and charitable exemptions. Many exemptions apply only to tax levies by the taxing authority granting the exemption.