

NOTICE OF **PROPOSED** PROPERTY TAXES  
CLAY COUNTY TAXING AUTHORITIES  
**2025 REAL PROPERTY**

**DO NOT PAY**  
**THIS IS NOT A BILL**

**Parcel ID:** 35-05-24-006700-167-00

SEC 15 TWN 5 RNG 24  
TRACT A BLACK CREEK PARK UNIT  
2 AS REC O R 575 PG 644,587 PG  
469,588 PG 102,4244 PG 1534 &  
4585 PG 930

Veasey John W Trustee Et Al  
John W Veasey Revocable Living Trust  
2398 Sandy Run Dr W  
Middleburg, FL 32068-5849

**LCTN:** 2809 BLANDING BLVD  
MIDDLEBURG, FL 32068

**TAXING AUTHORITY TAX INFORMATION**

TAXING AUTHORITY	PRIOR 2024 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2024		CURRENT 2025 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
<b>Taxing District: 001</b>								
COUNTY SERVICES*	288,884	5.5471	1602.47	302,335	5.2684	1592.82	5.7471	1737.55
SCHOOL RLE	288,884	2.9860	862.61	302,335	2.8662	866.55	3.0240	914.26
LOCAL BOARD	288,884	3.2480	938.30	302,335	3.1177	942.59	3.2480	981.98
SJRWMD	288,884	0.1793	51.80	302,335	0.1703	51.49	0.1793	54.21
UNINCORP SERVICES MSTU	288,884	0.1477	42.67	302,335	0.1405	42.48	0.1477	44.65
LAW ENFORCEMENT MSTU-4	288,884	2.4014	693.73	302,335	2.2844	690.65	2.4014	726.03
FIRE CONTROL MSTU-8	288,884	0.5048	145.83	302,335	0.4797	145.03	0.5048	152.62
<b>TOTAL AD-VALOREM PROPERTY TAXES</b>		15.0143	4,337.41		14.3272	4,331.61	15.2523	4,611.30

\* Includes additional voter approved 0.2000 mills for Conservation Lands Program.

**PROPERTY APPRAISER VALUE INFORMATION**

	MARKET VALUE	SCHOOL ASSESSED VALUE EXEMPTIONS		NON-SCHOOL ASSESSED VALUE EXEMPTIONS			
		ASSESSED VALUE	SCHOOL EXEM	ASSESSED VALUE	COUNTY EXEM	CITY EXEM	OTHER EXEM
<b>PRIOR YEAR 2024</b>	288,884	288,884	0	288,884	0	0	0
<b>CURRENT YEAR 2025</b>	302,335	302,335	0	302,335	0	0	0

APPLIED ASSESSMENT REDUCTION	APPLIES TO	CURRENT VALUE 2025
SAVE OUR HOMES BENEFIT	ALL TAXES	0
NON-HOMESTEAD 10% CAP BENEFIT	ALL NON-SCHOOL TAXES	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0
OTHER	ALL TAXES	0
EXEMPTIONS	APPLIES TO	CURRENT VALUE 2025
FIRST HOMESTEAD	ALL TAXES	0
ADDITIONAL HOMESTEAD	ALL NON-SCHOOL TAXES	0
SENIOR EXEMPTIONS	COUNTY OPERATING TAXES	0
OTHER	ALL TAXES	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, contact the Clay County Property Appraiser's Office at:

**477 Houston St, Green Cove Springs, FL 32043  
(904) 284-6305**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms and certified property record cards are available online at [www.ccpao.com](http://www.ccpao.com).

SEE REVERSE SIDE FOR PUBLIC HEARING DATES AND EXPLANATIONS OF THE COLUMNS ABOVE.

**Petitions must be filed on or before  
September 16, 2025**

# Clay County Notice of Proposed Property Taxes

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 the **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.

TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
COUNTY SERVICES	SEPT 09, 2025 5:05PM ADMIN BLDG 4TH FLR, 477 HOUSTON ST, GCS 904-529-3724
SCHOOL RLE	SEPT 11, 2025 5:05PM FI HIGH SCHOOL, 2233 VILLAGE SQ PKWY, FI 904-336-6721
LOCAL BOARD	SEPT 11, 2025 5:05PM FI HIGH SCHOOL, 2233 VILLAGE SQ PKWY, FI 904-336-6721
SJRWMD	SEPT 08, 2025 5:05PM 4049 REID ST, PALATKA, FL 386-329-4500
UNINCORP SERVICES MSTU	SEPT 09, 2025 5:05PM ADMIN BLDG 4TH FLR, 477 HOUSTON ST, GCS 904-529-3724
LAW ENFORCEMENT MSTU-4	SEPT 09, 2025 5:05PM ADMIN BLDG 4TH FLR, 477 HOUSTON ST, GCS 904-529-3724
FIRE CONTROL MSTU-8	SEPT 09, 2025 5:05PM ADMIN BLDG 4TH FLR, 477 HOUSTON ST, GCS 904-529-3724

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 GOVERNMENT SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICT OR OTHER TAXING AUTHORITY.

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.)

## EXPLANATION OF "TAXING AUTHORITY TAX INFORMATION" SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculations of the taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

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 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current year taxable values are as of January 1, 2025.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

## EXPLANATION OF "PROPERTY APPRAISER VALUE INFORMATION" SECTION

**MARKET (JUST) VALUE** - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller as of January 1, 2025.

**ASSESSED VALUE** - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**APPLIED ASSESSMENT REDUCTION** - 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. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS** - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. 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).

**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.

For more information concerning this Notice of Proposed Taxes please visit our website at [www.ccpao.com](http://www.ccpao.com)