



JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com  
2024 REAL ESTATE



Notice of Ad Valorem and Non-Ad Valorem Assessments

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2024	00-00-31-1550-0029-0000	8899	002	

PCHEC INVESTMENTS LLC  
245 JOHNSON BRADY RD  
CANTON, GA 30115

Property Address and Legal Description:  
2776 OCEAN OAKS DR  
  
LOT 29  
OCEAN OAKS PB 6/50

Exemptions:  
HOMESTEAD, ADDITIONAL  
HOMESTEAD EXEMPTION

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.1338	404,673	50,000	354,673	2,175.49
GENERAL FUND CONSERVATION/RESILIENT	0.1400	404,673	50,000	354,673	49.66
GENERAL FUND DEBT/CAPITAL	0.0531	404,673	50,000	354,673	18.83
TRANSPORTATION	0.5553	404,673	50,000	354,673	196.95
AI BEACH RENOURISHMENT MSTU	0.0960	404,673	50,000	354,673	34.05
SCHOOL BOARD					
ADDITIONAL VOTER MILLAGE	1.0000	404,673	25,000	379,673	379.67
BASIC DISCRETIONARY	0.7480	404,673	25,000	379,673	284.00
CAPITAL OUTLAY	1.5000	404,673	25,000	379,673	569.51
SCHOOL BOARD LOCAL EFFORT	3.0810	404,673	25,000	379,673	1,169.77
ST JOHNS RIVER MGMT DIST	0.1793	404,673	50,000	354,673	63.59
FL INLAND NAVIGATION DIST	0.0288	404,673	50,000	354,673	10.21
MOSQUITO CONTROL DISTRICT	0.1060	404,673	50,000	354,673	37.60
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	4.6849	404,673	50,000	354,673	1,661.61
VOTER APPROVED DEBT	0.0000	404,673	50,000	354,673	0.00
TOTAL MILLAGE		18.3062	TOTAL AD VALOREM TAXES		\$6,650.94
NON-AD VALOREM ASSESSMENTS					
TAXING AUTHORITY	PHONE		RATE		AMOUNT
TOTAL NON-AD VALOREM TAXES					\$0.00
TOTAL COMBINED TAXES AND ASSESSMENTS					\$6,650.94
AMOUNT DUE IF PAID BY	Feb 28, 2025				
	\$0.00				

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
00-00-31-1550-0029-0000
PROPERTY ADDRESS
2776 OCEAN OAKS DR
ALT KEY
8899

PCHEC INVESTMENTS LLC  
245 JOHNSON BRADY RD  
CANTON, GA 30115

Make checks payable to:  
**JOHN M. DREW, CFC**  
Nassau County Tax Collector  
86130 License Rd, Ste 3, Fernandina Beach, FL 32034  
Pay online at [www.nassautaxes.com](http://www.nassautaxes.com)

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT
If Paid By Feb 28, 2025 <input type="checkbox"/> \$0.00
If Paid By <input type="checkbox"/>
If Paid By <input type="checkbox"/>
If Paid By <input type="checkbox"/>
If Paid By <input type="checkbox"/>

RETURN WITH PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

Paid 02/05/2025

Receipt # MMR-TAX-24-000620 \$6,584.43

Paid By TITLEVEST AGENCY LLC

