

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll Assessments						
Parcel	Product	Sq. Ft. /Units	FY 2023 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2023 DS Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	105,070	469.79	-	469.79	423.90
Commercial Parcel 5	Hotel	100	281.87	-	281.87	254.34
Commercial Parcel 6	Retail	73,310	469.79	-	469.79	423.90
Commercial Parcel 7	Retail	-	-	-	-	-
Commercial Parcel 8	Retail	-	-	-	-	-
Office Parcel 9	Office	-	-	-	-	-
Total		178,480				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	109	939.57	1,088.02	2,027.59	1,935.83
Residential Parcel 2/3	SF 40'	184	959.49	2,690.15	3,649.64	3,557.87
Residential Parcel 2/3- Prepaid	SF 40'	3	959.49	-	959.49	867.72
Residential Parcel 4	MF	348	281.87	-	281.87	254.34
Residential Parcel 5	MF	298	281.87	-	281.87	254.34
Residential Parcel 10/11	SF 63'	47	944.89	3,104.13	4,049.02	3,957.29
Residential Parcel 10/11 - Reduced	SF 63'	13	944.89	2,604.21	3,549.10	3,457.37
Residential Parcel 10/11 - Prepaid	SF 63'	2	944.89	-	944.89	853.16
Residential Parcel 10/11	Villa 37.5'	30	944.89	3,114.80	4,059.69	3,967.96
Residential Parcel 10/11- Reduced	Villa 37.5'	2	944.89	2,719.05	3,663.94	3,572.21
Residential Parcel 12	Villa 37.5'	90	944.89	3,114.80	4,059.69	3,967.96
Residential Parcel 12 - Reduced	Villa 37.5'	21	944.89	2,719.05	3,663.94	3,572.21
Residential Parcel 12 - Prepaid	Villa 37.5'	23	944.89	-	944.89	853.16
Residential Parcel 13	SF 53'	84	944.89	3,227.14	4,172.03	4,080.30
Residential Parcel 13 - Reduced	SF 53'	48	944.89	2,816.73	3,761.62	3,669.89
Residential Parcel 13 - Prepaid	SF 53'	15	944.89	-	944.89	853.16
Residential Parcel 14	SF 73'	112	944.89	3,575.24	4,520.13	4,428.40
Residential Parcel 14 - Prepaid	SF 73'	7	944.89	-	944.89	853.16
Total		1,436				

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Off-Roll Assessments

Product/Parcel	Product	Sq. Ft. /Units	FY 2023 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2023 DS Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	-	441.60	363.34	804.94	761.81
Commercial Parcel 6	Retail	-	441.60	363.34	804.94	761.81
Commercial Parcel 7	Retail	100,000	441.60	363.34	804.94	761.81
Commercial Parcel 8	Retail	175,000	441.60	363.34	804.94	761.81
Office Parcel 9	Office	100,000	441.60	248.61	690.21	647.08
Total		375,000				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	97	883.20	1,023.61	1,906.81	1,820.55
Residential Parcel 2/3	SF 40'	-	-	-	-	-
Residential Parcel 2/3- Prepaid	SF 40'	-	-	-	-	-
Residential Parcel 4	MF	-	-	-	-	-
Residential Parcel 10/11	SF 63'	-	-	-	-	-
Residential Parcel 10/11 - Reduced	SF 63'	-	-	-	-	-
Residential Parcel 10/11	Villa 37.5'	-	-	-	-	-
Residential Parcel 12	Villa 37.5'	-	-	-	-	-
Residential Parcel 12 - Reduced	Villa 37.5'	-	-	-	-	-
Residential Parcel 12 - Prepaid	Villa 37.5'	-	-	-	-	-
Residential Parcel 13	SF 53'	-	-	-	-	-
Residential Parcel 13 - Reduced	SF 53'	-	-	-	-	-
Residential Parcel 13 - Prepaid	SF 53'	-	-	-	-	-
Residential Parcel 14	SF 73'	-	-	-	-	-
Total		97				

Note: The exact number of units that will be assessed on-roll and off-roll will be updated after June 2022 based on information received from the St. Johns County Property Appraiser's Office