

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll Assessments						
Parcel	Product	Sq. Ft. /Units	FY 2024 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2024 DS Assessment per 1,000 Sq. Ft./Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	105,070	593.02	-	593.02	469.79
Commercial Parcel 5	Hotel	100	355.81	-	355.81	281.87
Commercial Parcel 6	Retail	73,310	593.02	-	593.02	469.79
Commercial Parcel 7	Retail	100,000	593.02	386.21	979.23	-
Commercial Parcel 8	Retail	-	-	-	-	-
Office Parcel 9	Office	-	-	-	-	-
Total		278,480				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	206	1,186.03	1,088.02	2,274.05	2,027.59
Residential Parcel 2/3	SF 40'	184	1,205.94	2,690.15	3,896.09	3,649.64
Residential Parcel 2/3- Prepaid	SF 40'	3	1,205.94	-	1,205.94	959.49
Residential Parcel 4	MF	348	355.81	-	355.81	281.87
Residential Parcel 5	MF	298	355.81	-	355.81	281.87
Residential Parcel 10/11	SF 63'	47	1,191.24	3,104.13	4,295.37	4,049.02
Residential Parcel 10/11 - Reduced	SF 63'	13	1,191.24	2,604.21	3,795.45	3,549.10
Residential Parcel 10/11 - Prepaid	SF 63'	2	1,191.24	-	1,191.24	944.89
Residential Parcel 10/11	Villa 37.5'	26	1,191.24	3,114.80	4,306.04	4,059.69
Residential Parcel 10/11- Reduced	Villa 37.5'	2	1,191.24	2,719.05	3,910.29	3,663.94
Residential Parcel 10/11- Prepaid	Villa 37.5'	4	1,191.24	-	1,191.24	944.89
Residential Parcel 12	Villa 37.5'	61	1,191.24	3,114.80	4,306.04	4,059.69
Residential Parcel 12 - Reduced	Villa 37.5'	18	1,191.24	2,719.05	3,910.29	3,663.94
Residential Parcel 12 - Prepaid	Villa 37.5'	55	1,191.24	-	1,191.24	944.89
Residential Parcel 13	SF 53'	83	1,191.24	3,227.14	4,418.38	4,172.03
Residential Parcel 13 - Reduced	SF 53'	47	1,191.24	2,816.73	4,007.97	3,761.62
Residential Parcel 13 - Prepaid	SF 53'	17	1,191.24	-	1,191.24	944.89
Residential Parcel 14	SF 73'	102	1,191.24	3,575.24	4,766.48	4,520.13
Residential Parcel 14 - Prepaid A-2	SF 73'	2	1,191.24	1,770.17	2,961.41	2,715.06
Residential Parcel 14 - Prepaid	SF 73'	15	1,191.24	-	1,191.24	944.89
Total		1,533				

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Off-Roll Assessments

Product/Parcel	Product	Sq. Ft. /Units	FY 2024 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2024 DS Assessment per 1,000 Sq. Ft./Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	-	557.44	363.34	920.78	804.94
Commercial Parcel 6	Retail	-	557.44	363.34	920.78	804.94
Commercial Parcel 7	Retail	-	557.44	363.34	920.78	804.94
Commercial Parcel 8	Retail	175,000	557.44	363.34	920.78	804.94
Office Parcel 9	Office	100,000	557.44	248.61	806.05	690.21
Total		275,000				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	-	-	-	-	1,906.81
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		-				

Note: The exact number of units that will be assessed on-roll and off-roll will be updated after June 2023 based on information received from the St. Johns County Property Appraiser's Office