

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments						
Parcel	Product	Sq. Ft. /Units	FY 2025 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	105,070	650.34	-	650.34	593.02
Commercial Parcel 5	Hotel	100	390.20	-	390.20	355.81
Commercial Parcel 6	Retail	73,310	650.34	-	650.34	593.02
Commercial Parcel 7	Retail	100,000	650.34	386.21	1,036.55	979.23
Total		278,480				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	206	1,300.67	1,088.02	2,388.69	2,274.02
Residential Parcel 2/3	SF 40'	183	1,320.58	2,690.15	4,010.73	3,896.09
Residential Parcel 2/3- Prepaid	SF 40'	4	1,320.58	-	1,320.58	1,205.95
Residential Parcel 4	MF	348	390.20	-	390.20	355.81
Residential Parcel 5	MF	298	390.20	-	390.20	355.81
Residential Parcel 10/11	SF 63'	46	1,305.70	3,104.13	4,409.83	4,295.37
Residential Parcel 10/11 - Reduced	SF 63'	13	1,305.70	2,604.21	3,909.91	3,795.45
Residential Parcel 10/11 - Prepaid	SF 63'	3	1,305.70	-	1,305.70	1,191.24
Residential Parcel 10/11	Villa 37.5'	23	1,305.70	3,114.80	4,420.50	4,306.04
Residential Parcel 10/11- Reduced	Villa 37.5'	2	1,305.70	2,719.05	4,024.75	3,910.29
Residential Parcel 10/11- Prepaid	Villa 37.5'	7	1,305.70	-	1,305.70	1,191.24
Residential Parcel 12	Villa 37.5'	24	1,305.70	3,114.80	4,420.50	4,306.04
Residential Parcel 12 - Reduced	Villa 37.5'	16	1,305.70	2,719.05	4,024.75	3,910.29
Residential Parcel 12 - Prepaid	Villa 37.5'	94	1,305.70	-	1,305.70	1,191.24
Residential Parcel 13	SF 53'	83	1,305.70	3,227.14	4,532.84	4,418.38
Residential Parcel 13 - Reduced	SF 53'	46	1,305.70	2,816.73	4,122.43	4,007.97
Residential Parcel 13 - Prepaid	SF 53'	18	1,305.70	-	1,305.70	1,191.24
Residential Parcel 14	SF 73'	100	1,305.70	3,575.24	4,880.94	4,766.48
Residential Parcel 14 - Prepaid A-2	SF 73'	2	1,305.70	1,770.17	3,075.87	2,961.41
Residential Parcel 14 - Prepaid	SF 73'	17	1,305.70	-	1,305.70	1,191.24
Total		1,533				

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Off-Roll Assessments

Product/Parcel	Product	Sq. Ft. /Units	FY 2025 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 8	Retail	175,000	611.32	363.34	974.66	920.78
Office Parcel 9	Office	100,000	611.32	248.61	859.93	920.78
Total		275,000				

Note: The exact number of units that will be assessed on-roll and off-roll will be updated after June 2024 based on information received from the St. Johns County Property Appraiser's Office