

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments								
Parcel	Community Name	Product	Sq. Ft. /Units	FY 2026 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./Unit	FY 2026 vs. FY 2025 Total Assessment Change/Unit
<u>Non-Residential</u>								
Commercial Parcel 5	Lowe's	Retail	105,070	650.32	-	650.32	650.34	(0.02)
Commercial Parcel 5		Hotel	100	390.19	-	390.19	390.20	(0.01)
Commercial Parcel 6	BJ's	Retail	73,310	650.32	-	650.32	650.34	(0.02)
Commercial Parcel 7	Senior Living	Retail	100,000	650.32	386.21	1,036.53	1,036.55	(0.02)
Total			278,480					
<u>Residential</u>								
Residential Parcel 1	Grand Isles	TH 22.5'	206	1,300.63	1,088.02	2,388.65	2,388.69	(0.04)
Residential Parcel 2/3	The Reef	SF 40'	183	1,320.54	2,690.15	4,010.69	4,010.73	(0.04)
Residential Parcel 2/3- Prepaid	The Reef	SF 40'	4	1,320.54	-	1,320.54	1,320.58	(0.04)
Residential Parcel 4	Elysian	MF	348	390.19	-	390.19	390.20	(0.01)
Residential Parcel 5	Sentosa	MF	298	390.19	-	390.19	390.20	(0.01)
Residential Parcel 10/11	The Cove	SF 63'	46	1,305.50	3,104.13	4,409.63	4,409.83	(0.20)
Residential Parcel 10/11 - Reduced	The Cove	SF 63'	13	1,305.50	2,604.21	3,909.71	3,909.91	(0.20)
Residential Parcel 10/11 - Prepaid	The Cove	SF 63'	3	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 10/11	The Cove	Villa 37.5'	23	1,305.50	3,114.80	4,420.30	4,420.50	(0.20)
Residential Parcel 10/11- Reduced	The Cove	Villa 37.5'	2	1,305.50	2,719.05	4,024.55	4,024.75	(0.20)
Residential Parcel 10/11- Prepaid	The Cove	Villa 37.5'	7	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 12	Atlantica Isles	Villa 37.5'	24	1,305.50	3,114.80	4,420.30	4,420.50	(0.20)
Residential Parcel 12 - Reduced	Atlantica Isles	Villa 37.5'	16	1,305.50	2,719.05	4,024.55	4,024.75	(0.20)
Residential Parcel 12 - Prepaid	Atlantica Isles	Villa 37.5'	94	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 13	Dorado	SF 53'	83	1,305.50	3,227.14	4,532.64	4,532.84	(0.20)
Residential Parcel 13 - Reduced	Dorado	SF 53'	46	1,305.50	2,816.73	4,122.23	4,122.43	(0.20)
Residential Parcel 13 - Prepaid	Dorado	SF 53'	18	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 14	Seaside Estates	SF 73'	100	1,305.50	3,575.24	4,880.74	4,880.94	(0.20)
Residential Parcel 14 - Prepaid A-2	Seaside Estates	SF 73'	2	1,305.50	1,770.17	3,075.67	3,075.87	(0.20)
Residential Parcel 14 - Prepaid	Seaside Estates	SF 73'	17	1,305.50	-	1,305.50	1,305.70	(0.20)
Total			1,533					

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Off-Roll Assessments							
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Non-Residential							
Commercial Parcel 8	Retail	175,000	611.30	363.34	974.64	974.66	(0.02)
Office Parcel 9	Office	100,000	611.30	248.61	859.91	859.93	(0.02)
Total		275,000					

Note: The exact number of units that will be assessed on-roll and off-roll will be updated after June 2025 based on information received from the St. Johns County Property Appraiser's Office