

OTC CDD  
FISCAL YEAR 2018 ASSESSMENT ROLL

PARCEL ID	OWNER	SITE ADDRESS	LEGAL	LAND USE	MARKET VALUE	DUVAL CO. LAND UNITS (2)	BUILDABLE SQ FT UNITS (1)	SERIES 2007 DEBT ASMNT	FY18 O&M ASMNT	TOTAL ASMNT	
<b>COMMON AREAS</b>											
R-016429-5002	JACKSONVILLE MZL LLC	0 MERCHANTS WAY	OAKLEAF TOWN CENTER PRIVATE R/W	RIGHT OF WAY	7,212	-	-	-	-	-	
R-016429-5345	OTC COMMUNITY DEVELOPMENT DISTRICT	0 CROSSHILL BLVD	OAKLEAF TOWN CENTER PARCEL T	RETENTION POND	4,519	-	-	-	-	-	
R-016429-5405	OTC COMMUNITY DEVELOPMENT DISTRICT	0 APPECROSS RD	OAKLEAF TOWN CENTER PARCEL W	RETENTION POND	13,779	-	-	-	-	-	
R-016429-5445	JACKSONVILLE ELECTRIC AUTHORITY	8120 MERCHANTS GATE DR	OAKLEAF TOWN CENTER TRACT 1	UTILITY	9,497	-	-	-	-	-	
<b>SUBTOTAL COMMON AREAS</b>					<b>35,007</b>	-	-	-	-	-	
<b>PAD SALE PROPERTIES (1)</b>											
R-016429-5010	HOME DEPOT USA INC	9751 CROSSHILL BLVD	OAKLEAF TOWN CENTER PT PARCEL A RECD	HOME DEPOT	7,447,323	-	141,038	127,625.22	14,568.06	142,193.28	
R-016429-5015	KOHL'S DEPARTMENT STORES INC	9701 CROSSHILL BLVD	OAKLEAF TOWN CENTER PT PARCEL A RECD	KOHL'S	7,624,349	-	98,165	88,829.46	10,139.63	98,969.09	
R-016429-5025	TARGET CORPORATION	9525 CROSSHILL BLVD	OAKLEAF TOWN CENTER PARCEL B	TARGET	12,178,564	-	184,600	167,044.45	19,067.66	186,112.11	
R-016429-5045	OAKLEAF JASZ INC	9710 APPECROSS RD	OAKLEAF TOWN CENTER PARCEL C	ZAXBY'S	1,849,000	-	5,000	4,524.50	516.46	5,040.96	
R-016429-5065	COMMUNITY FIRST CREDIT UNION OF FLORIDA	9690 APPECROSS RD	OAKLEAF TOWN CENTER PARCEL D	VACANT COMMUNITY FIRST BANK	862,488	-	5,000	4,524.50	516.46	5,040.96	
R-016429-5085	BRANCH BANKING AND TRUST COMPANY	9671 ARGYLE FOREST BLVD	OAKLEAF TOWN CENTER PARCEL E	VACANT BB&T BANK	842,886	-	5,000	4,524.50	516.46	5,040.96	
R-016429-5105	HESS RETAIL STORES LLC	9651 ARGYLE FOREST BLVD	OAKLEAF TOWN CENTER PARCEL F	SPEEDWAY	1,734,500	-	4,378	3,961.65	452.21	4,413.86	
R-016429-5125	CHICK-FIL-A INC	9630 APPECROSS RD	OAKLEAF TOWN CENTER PARCEL G	CHICK FIL A	1,714,500	-	5,000	4,524.50	516.46	5,040.96	
R-016429-5165	MCDONALDS USA LLC	9571 ARGYLE FOREST BLVD	OAKLEAF TOWN CENTER PARCEL J	MCDONALDS	1,713,200	-	6,000	5,429.40	619.75	6,049.15	
R-016429-5185	ANDRADE ASSOCIATES LP	9551 ARGYLE FOREST BLVD	OAKLEAF TOWN CENTER PARCEL K	BURGER KING	1,302,800	-	5,000	4,524.50	516.46	5,040.96	
R-016429-5225	WEN SOUTH LLC	9510 APPECROSS RD	OAKLEAF TOWN CENTER PARCEL M	WENDY'S	609,470	-	4,500	4,072.05	464.81	4,536.86	
R-016429-5332	LA NOPALERA MEXICAN RESTAURANT # 14 INC	9734 CROSSHILL BLVD	OAKLEAF TOWN CENTER PT PARCEL S RECD O/R 17312-671	LA NOPALERA	1,725,500	-	6,850	6,198.56	707.55	6,906.11	
<b>SUBTOTAL PAD SALE PROPERTIES (1)</b>					<b>39,604,580</b>	-	<b>470,531</b>	<b>425,783.29</b>	<b>48,601.97</b>	<b>474,385.26</b>	
<b>KATZ PROPERTIES (2):</b>											
R-016429-5005	JACKSONVILLE MZL LLC	8180 MERCHANTS GATE DR	OAKLEAF TOWN CENTER PT PARCEL A RECD O/R 17476-717	(3) VACANT, CUT N UP BARBER, ULTA, ROSS, PAINT ON POTTERY, BIG LOTS, MAURICES, PIER 1, HOME GOODS, DOLLAR TREE, MY LIFE PIZZA, OSAKA, RUE21, MASSAGE ENVY, PAYLESS, SALLY'S, NAVY FEDERAL CU,VACANT	20,293,100	773,712.72	-	122,605.50	13,995.08	136,600.58	
R-016429-5145	JACKSONVILLE MZL LLC	9620 APPECROSS RD	OAKLEAF TOWN CENTER PARCEL H	GAMESTOP, 5 STAR CELLULAR, MOE'S, ORANGETHEORY, GNC, TROPICAL SMOOTHIE, CHASE ATM	2,570,100	75,794.00	-	12,010.61	1,370.98	13,381.59	
R-016429-5205	JACKSONVILLE MZL LLC	9530 APPECROSS RD	OAKLEAF TOWN CENTER PARCEL L	CHILI'S	1,429,900	71,438.40	-	11,320.40	1,292.19	12,612.59	
R-016429-5245	JACKSONVILLE MZL LLC	9590 APPECROSS RD	OAKLEAF TOWN CENTER PARCEL N	PANDA EXPRESS, AVECINA MED, SIMMONS INS, LAVISH SPA, HEARTLAND DENTAL, BRUSTERS	2,365,700	63,162.00	-	10,008.89	1,142.49	11,151.38	
R-016429-5265	JACKSONVILLE MZL LLC	9508 CROSSHILL BLVD	OAKLEAF TOWN CENTER PARCEL P	IFIX & RESTORE, ST VINCENTS, TIFFANY NAIL (2), AT&T	2,240,200	86,684.40	-	13,736.34	1,567.97	15,304.31	
R-016429-5285	JACKSONVILLE MZL LLC	9501 CROSSHILL BLVD	OAKLEAF TOWN CENTER PARCEL Q	PIZZA HUT, HAIR CUTTERY, VANGUARD REALTY	1,615,300	131,100.00	-	20,774.61	2,371.36	23,145.97	
R-016429-5305	JACKSONVILLE MZL LLC	9515 CROSSHILL BLVD	OAKLEAF TOWN CENTER PARCEL R	PETSMART, AC MOORE, OFFICE MAX, LIFEWAY	6,349,300	169,000.00	-	26,780.39	3,056.91	29,837.30	
R-016429-5327	JACKSONVILLE MABROOK LLC	9711 APPECROSS RD	OAKLEAF TOWN CENTER PT PARCEL S RECD O/R 17476-1813	(2) PARCELS ONE VACANT, SECOND WILL BE A 3 TENANT BLDG - JIMMY HULA, FLAME BRIOLERS, VACANT	1,308,696	114,315.00	-	18,114.79	2,067.75	20,182.54	
R-016429-5365	JACKSONVILLE MZL LLC	9640 CROSSHILL BLVD	OAKLEAF TOWN CENTER PARCEL U	JUSTICE, FIVE GUYS, DENTISTRY 4 CHILDREN, PETERBROOKE, VACANT (2), GRETCHEN'S HALLMARK	3,200,200	118,500.00	-	18,777.97	2,143.45	20,921.42	
R-016429-5385	JACKSONVILLE MZL LLC	9560 CROSSHILL BLVD	OAKLEAF TOWN CENTER PARCEL V	VACANT, PANERA, LANE BRYANT, MR EYE DR., VACANT	3,023,000	119,500.00	-	18,936.43	2,161.54	21,097.97	
R-016429-5425	JACKSONVILLE MZL LLC	8181 MERCHANTS GATE DR	OAKLEAF TOWN CENTER PARCEL X	FAMOUS FOOTWEAR, MATTRESS ONE	1,337,000	44,000.00	-	6,972.41	795.88	7,768.29	
<b>SUBTOTAL KATZ PROPERTIES (2)</b>						<b>1,767,206.52</b>	<b>309,469.00</b>	<b>280,038.34</b>	<b>31,965.60</b>	<b>312,003.94</b>	
<b>TOTAL CERTIFIED TAX ROLL</b>							<b>780,000</b>	<b>705,821.63</b>	<b>80,567.57</b>	<b>786,389.20</b>	
LESS DUVAL COUNTY DISCOUNTS & COLLECTION COSTS (7.5%)								(52,936.62)	(6,042.57)	(58,979.19)	
<b>NET REVENUE TAX ROLL</b>							<b>780,000</b>	<b>652,885.01</b>	<b>74,525.00</b>	<b>727,410.01</b>	
<b>PER BUDGET / SERIES 2007A METHODOLOGY</b>							<b>780,000</b>	<b>652,885.00</b>	<b>74,525.00</b>	<b>727,410.00</b>	
<b>VARIANCE (ROUNDING)</b>								-	(0.01)	(0.00)	(0.01)

(1) CDD fees are based on the amount of square feet that can be built. These properties have agreements in place with Argyle Forest (Sembler) at the square footages the roll is using.

(2) Properties with lease agreements. Assessments are based on Duval County Land Units which use total square footage per Duval Property Appraiser's Office. Sembler agrees with allocating assessments per parcel in this manner (7/29/09 email in-house counsel)

No new parcels on roll this year

Flagged by County as municipal owned

(2) OutparcelS with construction started on a building will have (3) tenants per Sembler

Pad sale has taken place but buildings have not been constructed.

SEMBLER I.E. ARGYLE FOREST SOLD PROPERTIES TO KATZ PROPERTIES, LLC AKA JACKSONVILLE MZL, JACKSONVILLE MABROOK. SEMBLER STILL MANAGES THE PROPERTIES

Land units changed slightly from previous year(s)