

**EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments - Wildlight Village Phase 1, DSAP 1, Series 2018 Bonds

Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Commercial	Sq. Ft.	297,280	\$ 15.89	\$ 447.91	-	\$ 463.80	\$ 417.48
Wellness Center/Private School	Acre	28	93.43	1,816.35	-	1,909.78	1,706.01
<u>Residential</u>							
SF 30'	Unit	26	15.89	191.52	664.35	871.76	846.96
SF 45'	Unit	70	15.89	268.75	996.53	1,281.17	1,249.88
SF 55'	Unit	151	15.89	308.90	1,217.98	1,542.77	1,508.12
SF 70'	Unit	72	15.89	395.40	1,550.15	1,961.44	1,919.52
Apartment	Unit	279	15.89	160.63	-	176.52	154.31
Other Residential	Unit	-	15.89	-	-	15.89	7.16

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<u>Non-Residential</u>							
Commercial	Sq. Ft.	66,402	\$ 14.78	\$ 416.56	-	\$ 431.34	\$ 388.26

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On-Roll Assessments - DSAP 1							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Commercial	Sq. Ft.	249,372	\$ 15.89	\$ 447.91	\$ -	\$ 463.80	\$ 417.48

On-Roll Assessments - Wildlight Village Phase 2, DSAP 1, Series 2021 Bonds							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Residential</u>							
MF 33' - Phase 2A	Unit	56	\$ 15.89	\$ 213.14	\$ 692.92	\$ 921.95	\$ 895.34
SF 40' - Phase 2A	Unit	102	15.89	281.10	839.91	1,136.90	1,104.58
SF 50' - Phase 2A	Unit	129	15.89	308.90	1,049.88	1,374.67	1,340.02
SF 65' - Phase 2A	Unit	78	15.89	370.68	1,364.85	1,751.42	1,711.58
MF 33' - Phase 2B	Unit	49	15.89	213.14	824.91	1,053.94	955.42
SF 50' - Phase 2B	Unit	25	15.89	308.90	1,249.86	1,574.65	1,432.20

Off-Roll Assessments - Wildlight Village Phase 2, DSAP 1, Series 2021 Bonds							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Residential</u>							
MF 33' - Phase 2A	Unit	74	14.78	198.22	644.42	857.42	832.67
SF 40' - Phase 2A	Unit	60	14.78	261.42	781.12	1,057.32	1,027.26
SF 50' - Phase 2A	Unit	122	14.78	287.28	976.39	1,278.45	1,246.22
SF 65' - Phase 2A	Unit	34	14.78	344.74	1,269.31	1,628.83	1,591.77

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On-Roll Assessments - Wildlight Village Phase 2, DSAP 1

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF	FY 2025 SRF	FY 2025 DS	FY 2025 Total	FY 2024 Total
			Assessment per 1,000 Sq. Ft./ Acre/Unit	Assessment per 1,000 Sq. Ft./ Acre/Unit	Assessment per 1,000 Sq. Ft./ Acre/Unit	Assessment per 1,000 Sq. Ft./ Acre/Unit	Assessment per 1,000 Sq. Ft./ Acre/Unit
Residential							
MF Assisted Living	Unit	205	\$ 15.89	213.14	\$ -	\$ 229.03	\$ 202.42
MF Attached	Unit	300	15.89	194.61	-	210.50	185.44
MF Detached	Unit	250	15.89	194.61	-	210.50	185.44

Off-Roll Assessments - Wildlight Village Phase 2, DSAP 1

Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF	FY 2025 SRF	FY 2025 DS	FY 2025 Total	FY 2024 Total
			Assessment per 1,000 Sq. Ft./ Acre/Unit	Assessment per 1,000 Sq. Ft./ Acre/Unit	Assessment per 1,000 Sq. Ft./ Acre/Unit	Assessment per 1,000 Sq. Ft./ Acre/Unit	Assessment per 1,000 Sq. Ft./ Acre/Unit
Non-Residential							
Commercial	Sq. Ft.	415,000	\$ 14.78	\$ 416.56	\$ -	\$ 431.34	\$ 388.26
Residential							
MF 33'	Unit	196	14.78	198.22	-	213.00	188.25

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On-Roll Assessments - Commerce Park							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Light Industrial & Distribution	Sq. Ft.	1,500,000	\$ 15.89	\$ 117.89	\$ -	\$ 133.78	\$ 118.56

Off-Roll Assessments - Commerce Park							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Retail	Sq. Ft.	20,000	14.78	438.54	-	453.32	421.06

Off-Roll Assessments - Areas outside of Wildlight Village Phase 1 Through 3, the Commerce Park & PDP4							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2025 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Commercial	Sq. Ft.	8,451,946	\$ 14.78	\$ -	\$ -	\$ 14.78	\$ 6.66
<u>Residential</u>							
Residential Unit	Unit	21,722	14.78	-	-	14.78	6.66