

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD**  
**Adopted FY 2024-25 RESIDENTIAL ASSESSMENTS**

	Avg Lot Size	Acreage	Units	Assessment FY 2023-24	Per Unit 2023-24	Assessment FY 2024-25	Per Unit 2024-25	\$ Incr Vs 2023-24	% Incr FY 2023-24
<b>Single Family Villages</b>									
Asbury	0.4234	47.42	112	146,948	\$1,312	\$152,849	\$1,365	\$53	4%
Ashmont	0.3485	9.06	26	29,121	\$1,120	\$30,289	\$1,165	\$45	4%
Cambridge 1	0.4028	14.50	36	45,332	\$1,259	\$47,152	\$1,310	\$51	4%
Cambridge 2	0.3723	29.78	80	94,479	\$1,181	\$98,271	\$1,228	\$47	4%
Cambridge 3	0.3639	11.28	31	35,945	\$1,160	\$37,387	\$1,206	\$47	4%
Canturbury	0.5185	14.00	27	42,006	\$1,556	\$43,694	\$1,618	\$63	4%
Coventry	0.4137	19.03	46	59,211	\$1,287	\$61,588	\$1,339	\$52	4%
Enclave	0.2611	43.34	166	148,759	\$896	\$154,719	\$932	\$36	4%
Estates at River Park	0.7700	8.47	11	24,202	\$2,200	\$25,176	\$2,289	\$89	4%
Huntington	0.4693	19.71	42	60,044	\$1,430	\$62,457	\$1,487	\$57	4%
Kensington	0.4681	22.00	47	67,048	\$1,427	\$69,741	\$1,484	\$57	4%
Manchester	0.2641	33.80	128	115,683	\$904	\$120,318	\$940	\$36	4%
Nottingham	0.2000	11.40	57	42,158	\$740	\$43,845	\$769	\$30	4%
Palma Vista II	0.0637	5.10	80	31,240	\$390	\$32,479	\$406	\$15	4%
Reserve	0.7651	87.22	114	249,384	\$2,188	\$259,419	\$2,276	\$88	4%
Sanctuary	0.1453	11.48	79	47,361	\$600	\$49,251	\$623	\$24	4%
Sterling Manor	0.1350	13.90	103	59,013	\$573	\$61,367	\$596	\$23	4%
Stonington	0.4615	27.23	59	83,175	\$1,410	\$86,516	\$1,466	\$57	4%
Tremont	0.3691	44.29	120	140,745	\$1,173	\$146,393	\$1,220	\$47	4%
Turnbury Wood	0.7700	3.08	4	8,801	\$2,200	\$9,155	\$2,289	\$89	4%
Wellington	0.2788	20.91	75	70,615	\$942	\$73,445	\$979	\$38	4%
Westover	0.5446	33.22	61	98,978	\$1,623	\$102,956	\$1,688	\$65	4%
Wyndham	0.2807	49.97	178	168,474	\$946	\$175,226	\$984	\$38	4%
<b>Apartments</b>									
5100 LIVE OAKS BLVD LLC	0.0600	46.20	770	293,286	\$381	\$304,916	\$396	\$15	4%
MEZZ TIC 1 LLC ET AL	0.0597	20.30	340	129,247	\$380	\$134,372	\$395	\$15	4%
HENLEY	0.0729	23	315	130,409	\$414	\$135,588	\$430	\$16	4%
<b>Remote Site Apartments</b>									
EAGLES POINT VENTURES LLC	0.0617	11.84	192	43,613	\$227	\$45,321	\$236	\$9	4%
LANDMARK AT GRAYSON PARK	0.1696	69.21	408	92,677	\$227	\$96,308	\$236	\$9	4%
<b>Condo's</b>									
Faircrest	0.0725	19.13	264	108,985	\$413	\$113,313	\$429	\$16	4%
Palma Vista I	0.0725	2.90	40	16,517	\$413	\$17,173	\$429	\$16	4%

**Adopted FY 2024-25 COMMERCIAL ASSESSMENTS BY ENTITY**

Name	Folio	TSF (000) *	ITE Code**	ITE Factor	Trips	% Trips	Blvds	Parks	Admin Asmt	FY 2023- 24 Total	FY 2024 25 Total	\$ Incr Vs 2023-24	% Incr Vs 2023-24
1 Shoppes of Amberly LLC	347560960	90.86	820	42.94	3901	18.82%	80,787	\$0.0	\$282	\$77,926	\$81,070	\$3,144	4%
2 REAL SUB LLC	339790402	176.16	820	42.94	7564	36.50%	156,636	\$0.0	\$282	\$150,832	\$156,919	\$6,086	4%
3 REAL SUB LLC	339790403	7.53	912	156.48	1179	5.69%	24,412	\$0.0	\$282	\$23,738	\$24,694	\$956	4%
4 NCNB NATIONAL PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.00%	17,170	\$0.0	\$282	\$16,777	\$17,452	\$676	4%
5 PLTP INVESTORS LLC	347555070	97.58	710	11.01	1074	5.18%	22,246	\$0.0	\$282	\$21,656	\$22,529	\$872	4%
6 CAMBRIDGE LLC	347555090	16.01	720	36.13	578	2.79%	11,979	\$0.0	\$282	\$11,787	\$12,261	\$474	4%
7 ROCKWELL AMBERLY LLC	347555080	5.39	912	156.48	843	4.07%	17,458	\$0.0	\$282	\$17,054	\$17,741	\$687	4%
8 15802 AMBERLY LLC	347566444	3.61	710	11.01	40	0.19%	824	\$0.0	\$282	\$1,065	\$1,106	\$41	4%
9 TAMPA PALMS OFFICE LLC	347566442	14.40	565	79.26	1141	5.51%	23,634	\$0.0	\$282	\$22,990	\$23,916	\$926	4%
10 ENHANCEMENT HOLDINGS LLC	347555505	2.57	720	36.13	93	0.45%	1,922	\$0.0	\$282	\$2,120	\$2,204	\$84	4%
11 LORDVEN PROPERTIES LLC	347555506	2.04	710	11.01	22	0.11%	466	\$0.0	\$282	\$721	\$748	\$27	4%
12 CARL D AND MARTHA J YATES	347555508	3.99	710	11.01	44	0.21%	911	\$0.0	\$282	\$1,148	\$1,193	\$45	4%
13 LI MANAGEMENT RESOURCE LLC	347555510	2.63	710	11.01	29	0.14%	600	\$0.0	\$282	\$849	\$882	\$33	4%
14 ARHC SSTMPFL01 LLC	347555515	6.11	720	36.13	221	1.07%	4,571	\$0.0	\$282	\$4,667	\$4,854	\$187	4%

**Adopted FY 2024-25 COMMERCIAL ASSESSMENTS BY ENTITY**

15	ST GEORGE SERVICES LLC	347555517	2.56	710	11.01	28	0.14%	585	\$0.0	\$282	\$835	\$867	\$32	4%
16	RAYMOND W MATHEWS SR	347555518	2.04	710	11.01	22	0.11%	466	\$0.0	\$282	\$721	\$748	\$27	4%
17	CERILLO FAMILY LLC	347555521	2.57	720	36.13	93	0.45%	1,925	\$0.0	\$282	\$2,123	\$2,207	\$84	4%
18	SOMMERSET PARK LLC	347555523	2.57	720	36.13	93	0.45%	1,924	\$0.0	\$282	\$2,123	\$2,207	\$84	4%
19	PAUL H AND SUSAN M L DUGA CO-TRUSTEES	347555529	4.18	720	36.13	151	0.73%	3,124	\$0.0	\$282	\$3,275	\$3,406	\$131	4%
20	BEACHDALE PROPERTIES L C	347555527	4.12	720	36.13	149	0.72%	3,083	\$0.0	\$282	\$3,237	\$3,366	\$129	4%
21	RODENT REALTY INC	347555525	2.54	720	36.13	92	0.44%	1,902	\$0.0	\$282	\$2,101	\$2,184	\$83	4%
22	LEADERESS LLC	347555452	2.69	720	36.13	97	0.47%	2,013	\$0.0	\$282	\$2,208	\$2,296	\$88	4%
23	TAMPA PALMS ANIMAL HOSPITAL INC	347555454	2.60	710	11.01	29	0.14%	592	\$0.0	\$282	\$842	\$874	\$32	4%
24	ALLMAY INC	347555456	2.60	710	11.01	29	0.14%	592	\$0.0	\$282	\$842	\$874	\$32	4%
25	SYLVAN ROAD LLC	347555458	2.64	720	36.13	95	0.46%	1,975	\$0.0	\$282	\$2,172	\$2,258	\$86	4%
26	L C GIGINO	347555460	2.64	720	36.13	95	0.46%	1,975	\$0.0	\$282	\$2,172	\$2,258	\$86	4%
27	TAMPA PALMS CLUB INC	347560154	92.64	495	22.88	2120	10.2%	43,893	\$0.0	\$282	\$42,463	\$44,175	\$1,712	4%
28	AMBERLY DR PARTNERS LLC	347555502	2.04	720	36.13	74	0.36%	1,528	\$0.0	\$282	\$1,741	\$1,810	\$69	4%
	Totals					20727		\$429,191	\$0.0	\$7,909	\$420,185	\$437,099	\$16,914	4%

\* Total Square Feet: Source: Hillsborough County Property Appraiser

\*\* ITE / Land Use Classification Source: Hillsborough County Property Appraiser