

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

94118.0000

PARCEL NUMBER	ESCROW CD	Millage Code
074550-0050		450

GCSA PROPERTIES LLC
240 VALE DR
SAINT AUGUSTINE FL 32095

SAVE TIME PAY ONLINE @ www.stjohnstax.us

5955 CAPO ISLAND RD SAINT AUGUSTINE 32095
25-5 PT OF SABATE GRANT PT OF
TRACT 6 LYING W OF OLD DIXIE
HWY 125 X 200FT
OR5601/1147

MAILING ADDRESS: PO Box 9001, St. Augustine, FL 32085
(904) 209-2250

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY					
GENERAL	496,216	4.4999	0	496,216	2,232.92
ROAD	496,216	0.8444	0	496,216	419.00
HEALTH	496,216	0.0160	0	496,216	7.94
SCHOOL					
SCHOOL-STATE LAW	496,216	3.0240	0	496,216	1,500.56
SCHOOL - LOCAL BOARD	496,216	2.2480	0	496,216	1,115.50
SCHOOL-VOTED MILLAGE	496,216	1.0000	0	496,216	496.21
SJRWMD	496,216	0.1793	0	496,216	88.97
FIRE	496,216	1.4700	0	496,216	729.44
MOSQUITO	496,216	0.1600	0	496,216	79.39
FL INLAND NAV DISTRICT	496,216	0.0270	0	496,216	13.40
PORT AUTHORITY	496,216	0.0566	0	496,216	28.09

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the St. Johns County Property Appraiser for exemption/assessment questions; www.sjcpa.us or (904) 827-5500.

TOTAL MILLAGE	13.5252	AD VALOREM TAXES	6,711.42
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
2100 S W DISPOSAL	1.00 Unit @69.0000	69.00
2101 S W COLLECTION	1.00 Unit @200.0000	200.00
2102 S W RECYCLING	1.00 Unit @65.0000	65.00

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NON AD VALOREM ASSESSMENTS	334.00
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COMBINED TAXES AND ASSESSMENTS	7,045.42	See reverse side for important information
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If Paid By	11/30/2025	12/31/2025	01/31/2026	02/28/2026	03/31/2026
Please Pay	6,763.60	6,834.06	6,904.51	6,974.97	7,045.42

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DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO JENNIFER RAVAN, TAX COLLECTOR - P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

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Please Pay	6,763.60	6,834.06	6,904.51	6,974.97	7,045.42

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PLEASE RETAIN THIS PORTION FOR YOUR RECORDS