

## 2025 Property Tax Statement

Jennifer Riddle taxoffice@oconee.ga.us

Oconee County Tax Commissioner

7635 Macon Highway

Suite 300

Watkinsville, GA 30677

Map: C 01AM100

| Bill No    | Due Date   | Total Due |
|------------|------------|-----------|
| 2025-10126 | 11/15/2025 | 24,678.56 |

Printed 09/19/2025

### RETURN SERVICE REQUESTED

#### Make Check or Money Order payable to:

Oconee County Tax Commissioner  
(Interest will be added monthly if not paid by due date)

JAX PROPERTIES. LLC  
C/O JAMES R. CHRISTENSEN  
172 MUIRFIELD DRIVE  
PONTE VEDRA BEACH FL 32082

Taxes outstanding as of applicable due date will be subject to interest and penalties set forth by Georgia law. If property taxes remain unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property (additional fees apply). This is considered a last resort for tax collection and other collection methods are always preferred. Partial payments are accepted. Please visit our website [www.oconeecountypay.com](http://www.oconeecountypay.com) for additional information and to make online payments.

Questions about values should be directed to the  
Tax Assessor's Office at 706-769-3921.

OFFICE LOCATION: 7635 MACON HWY - LOBBY HOURS 8:00 am - 4:30 pm

**Please return this portion of your bill with your payment**

Jennifer Riddle  
OCONEE COUNTY TAX COMMISSIONER  
7635 Macon Highway  
Suite 300  
Watkinsville GA 30677  
taxoffice@oconee.ga.us  
Phone: (706)769-3917

Taxpayer: JAX PROPERTIES. LLC  
Map Code: C 01AM100  
Description: 1397/513 1325/65 38/42 - Building 100  
Location: 100 CADUCEUS WAY  
Bill No: 2025-10126  
District: 01-UNINCORPORATED

| Building Value | Land Value | Acres     | Fair Market Value | Due Date   | Billing Date  | Payment Good Through | Exemptions |          |           |
|----------------|------------|-----------|-------------------|------------|---------------|----------------------|------------|----------|-----------|
| 2,751,573      | 648,427    | 0.27      | 3,400,000         | 11/15/2025 | 09/16/2025    | 11/15/2025           |            |          |           |
| ENTITY         |            | FMV       | GROSS ASMT        | EXEMPTION  | TAXABLE VALUE | MILLAGE              | GROSS TAX  | CREDITS  | NET TAX   |
| COUNTY         |            | 3,400,000 | 1,360,000         | 0          | 1,360,000     | 8.1740               | 11,116.64  | 0.00     | 5,690.24  |
| Sales Tax RB   |            | 3,400,000 | 1,360,000         | 0          | 1,360,000     | (3.0200)             | 0.00       | 4,107.20 | 0.00      |
| Ins Prem RB    |            | 3,400,000 | 1,360,000         | 0          | 1,360,000     | (0.9700)             | 0.00       | 1,319.20 | 0.00      |
| SCHOOL         |            | 3,400,000 | 1,360,000         | 0          | 1,360,000     | 13.9620              | 18,988.32  | 0.00     | 18,988.32 |
| TOTALS         |            |           |                   |            |               | 18.146               | 30,104.96  | 5,426.40 | 24,678.56 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Bill No: 2025-10126 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>** Owner occupied residences may qualify for certain homestead exemptions. Applications for homestead exemptions must be received by April 1 each year or during the appeal period. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.</b><br><b>** PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred to in order to determine eligibility. Details available at <a href="http://oconeecountypay.com">oconeecountypay.com</a> or 706-769-3917.</b><br><b>**OFFICE LOCATION: 7635 MACON HWY - LOBBY HOURS 8:00 am - 4:30 pm</b> | Current Due         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 24,678.56           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Penalty             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.00                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Interest            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.00                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Other Fees          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.00                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Previous Payment    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.00                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Back Taxes          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>TOTAL DUE</b>    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>24,678.56</b>    |