

Hog Island

Florida Forever New Project Application



Runaway Island Properties LLC & David Pepper
Putnam County
Twenty-Two Parcels
220.91 +/- Acres

0 1 Mile

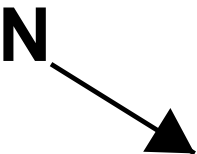


Table of Contents

Florida Forever New Project Application.....	3
Supporting Document List.....	4
Authorized Representative Form.....	5
Project Summary.....	6,7
Attachment A	
1. Location Description.....	7
2. Resource Characteristics.....	7
3. Public Use Opportunities.....	7
4. Potential Threats from Development.....	7
5. Local Resolutions.....	7
6. Florida Forever Goals, Performance Measures and Criteria.....	7
7. Acquisition Details.....	7
Attachment B	
Property Record Cards.....	8-29
Parcel Summary Table.....	30
Attachment C	
Map 1: Nearby Conserved Lands.....	31
Map 2: Topo Map.....	32
Map 3: Aerial Map.....	33
Map 4: FDOT Map.....	34
Map 5: Parcel Map.....	35
Additional Information	
Map 6: Military Operating Areas - Putnam County Comprehensive Plan.....	36
Map 7: Proposed Northeast Florida Sentinel Landscape.....	37
Map 8: Plat Map of Island.....	38
Map 9: Bald Eagle Nesting Sites.....	39
Map 10: Florida Master Site File Locations.....	40
Management Commitment Letter.....	41
Table A6.....	42

Florida Forever New Project Application



[Florida Forever](#) is the state's conservation and recreation lands acquisition program. To be considered for acquisition, a project must have a willing seller and be on the Florida Forever Priority List. The Florida Forever Priority List identifies projects that are suitable as a conservation property and meet the [Florida Forever Goals, Performance Measures and Criteria](#).

The Florida Forever Priority List is developed by the Acquisition and Restoration Council (ARC) and is approved by the Board of Trustees (BOT). The BOT must approve a project placed on the Florida Forever Priority List before it can be pursued for acquisition.

Proposed projects are prioritized and ranked in categories by ARC members in December, and the BOT approves the ARC-recommended [Florida Forever Priority List](#) in May, when a project is officially added to the list.

Applications for new Florida Forever projects are accepted by the Florida Department of Environmental Protection (DEP) two times per year, April 15 and Oct. 15. To propose a new project for the Florida Forever Priority List, submit this application along with the supporting documentation specified in Attachments A-C below in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

General Information

Proposed Florida Forever Project: Hog Island

Nearest City Crescent City County(ies) Putnam

Sponsor/Affiliation Proposing Project: Putnam Land Conservancy

Mailing Address: PO Box 667 Interlachen FL 32148

Street City State Zip

Primary Phone: (386) 336-5400 Email: plc@putnamlandconservancy.org

SUBMIT COMPLETED APPLICATIONS TO:

FloridaForever@FloridaDEP.gov

Or by mail to:

Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

Florida Forever New Project Application



Supporting documentation

Attachment A. Provide a general description (narrative) of the land proposed including:

- 1) A descriptive location of the proposed project with total acreage.
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures 50 years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 6) Details on how the project meets Florida Forever criteria [see [Chapter 259.105](#)(9) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105](#)(4), F.S.]. Refer to the [application addendum](#) on the DEP website.
- 7) Whether the project is proposed for fee simple or less-than-fee acquisition.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current uses of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 - b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.

Attachment B. Ownership and tax information must include:

- 1) One copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number.
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses.
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property.
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
- 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed project that depict the project boundaries or show the property boundaries on U.S. Geological Survey (USGS) topographic quadrangle map. USGS topographic quadrangle maps can be obtained from DEP's [Land Boundary Information System](#) (LABINS) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle](#) (DOQs) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation [county highway maps](#).

**Florida Forever
New Project Application**



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) of the real property described below, in Putnam County, Florida.

Property/Project name: Hog Island

Name/Affiliation of Authorized Representative: Willy the Losen, Putnam Land Conservancy

Mailing Address: PO Box 66 Interlachen FL 32148
Street City State ZIP

Primary Phone: (386) 336-5400 Email: plc@putnamlandconservancy.org

Property information

Section 38 Township 13 Range 26
Lat/Long 29°22'51.2"N 81°39'48.4"W
Acres 220.91

Parcel identification number(s):

38-13-26-3907-0000-0010, -0090, -0120, -0140, -0150, -0170, -0180, -0190, -0210, -0320, -0640, -0650, -0670, -0680, -0900,
-0910, -0930, -1830, -1860, -1880, -1890, -1950

Landowner Information

David Pepper
Landowner Signature

7/23/2024
Date

DAVID PEPPER
Landowner Name (print)

Mailing Address: P.O. BOX 351209 JACKSONVILLE FL 32235
Street City State ZIP

Primary Phone: (904) 477-6546 Email: dpepper@maxpepperllc.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.

Project Summary

The Hog Island project will create a truly unique acquisition opportunity that will protect the last developable island in the St. Johns River, protect rare species habitat, protect a significant archaeological site and buffer military operations. Hog Island is a 220-acre island located in the St. Johns River at the mouth of Lake George and is adjacent to the Ocala National Forest. Hog Island is the only undeveloped and unprotected island remaining in the entirety of the 310-mile long St. Johns River that has development potential. In addition, the island buffers the Ocala National Forest from developed areas on the east side of the river, is known bald eagle habitat (in the 2013 survey by Audubon Florida EagleWatch there were three active Bald eagle nests on the island), has three archaeological sites and one that has potential to yield significant archaeological data, and sixty percent of the island is within Military Restriction Operation Zone (MROZ) and the entire island is within Military Operating Areas (MOA).

Attachment A

1. Location:

Hog Island (220 acres) is located in southern Putnam County where the St. Johns River exits Lake George. The island sits between the Ocala National Forest and Drayton Island. See map page 31.

Military Operating Areas:

The entire island is within a Military Operating Area (MOA) and sixty percent of the island is within a Military Restriction Operation Zone (MROZ). See map page 36.

Connectivity:

Hog Island is located within the Ocala to Osceola (O2O) Wildlife Corridor and will strengthen corridor connectivity in vicinity of Lake George. The majority of the lands surrounding Lake George are in conservation; Ocala National Forest on the west side and Lake George Conservation Area, Lake George Forest and Wildlife Management Area, and Lake George State Forest on the east side. Conservation of Hog Island is an important “piece of the conservation puzzle” because it buffers the Ocala National Forest from development on nearby Drayton Island and the community of Georgetown on the eastern shore of the St. Johns River. See map page 31.

2. Resource Characteristics:

Physical: Hog Island is composed of twenty-two parcels, totaling approximately 220 acres. Hog Island has approximately 16,000 feet of shoreline, approximately 126 acres of wetlands, 70 acres of uplands, and a 1.2 acre man-made pond.

Biological and Natural Resource: The primary natural communities on the island are sand pine scrub (70 acres) an underrepresented natural community, mixed hardwood wetlands (90 acres), and mixed hardwood coniferous swamps (23 acres). There are 16,000 feet of shoreline associated habitat as well. The island is known bald eagle habitat. In the 2013 survey by Audubon Florida EagleWatch there were three active Bald eagle nests on the island. See map page 39.

Hydrological: As previously mentioned, Hog Island has nearly 16,000 feet of water frontage on the St. Johns River. The island is comprised of 193-acres of priority 2 Significant Surface Water Protection (C5), 78-acres of priority 1 Functional Wetlands (C8), and 24-acres of priority 3 Aquifer Recharge (D3). Approximately 2/3 of the island is wetlands.

Archaeological and Historical: There are three archeological sites on the island recorded in the Florida Master Site File (FMSF). All three sites are located on the western edge of the island, one is a shell midden and two sites are lithic scatter. See map page 40. According to the FMSF the shell midden (site PU00743) “Site has the potential to yield significant data...” Below is more information about the site and its significance. Additionally, Drayton Island, which is located only 0.5 miles to the east of Hog Island, is known for its rich Native American history.

The following is a description, from the FMSF, of the shell midden site (PU00743). “Site is a shell mound, predominately composed of *Viviparus*, with minor amount of *Pomacea* and *Elliptio*. Site is 30m N/S by 8-12m E/W, with slightly wider southern end. Maximum elevation/thickness is 70cm at the southern end...Ceramic analysis indicates occupation during Early Spicualte/Orange period (ca. 2,000-1200 BCE). No stratigraphic break was present between this and a succeeding St. Johns II occupation (post-800 CE)...Recovery of eroded sherds of possibly St. Johns cob marked and Wakulla check stamped near surface would indicate probable terminal occupation(s) during St. Johns IIa/b.”

“Site has the potential to yield significant data relating to current issues about Orange/Spiculate ceramic chronologies (*cf.* Sassaman 2003), transitions to St. Johns periods, paleoenvironmental change, Lake George region chronology, and to the important site of Adelano (8 PU 838). While damaged by previous vandalism, site is in relatively good condition and is located within the FDEP jurisdictional wetlands line. **As comparable sites around Lake George have been and will be lost to development, this site becomes ever more significant. It is adjudged eligible for listing on the National Register. This site and sites recorded in the adjacent Ocala National Forest could be eligible for listing as a District.**”

Improvements: Structures on the island include two houses, two docks (one at each home site), a helicopter landing pad, various outbuildings near the home sights, and a dirt road in the interior of the island. One home is on the northern shore in the middle of the island. The other is at the southeastern tip of the island.

3. Public Use/Recreation Opportunities:

Hog Island is ideal for many recreational opportunities including swimming, fishing, boating, kayaking/canoeing, camping, wildlife viewing, and hiking.

4. Potential Threats from Development:

Hog Island is a very desirable property for development because it’s in an ideal location to market to people seeking a remote get-away in an outdoors person’s paradise. In May of 2024 the Putnam County Commission approved a rezoning of Hog Island to allow a 22-lot single-family waterfront residential development on the island. See Plat Map page 38. The current owner of the property would like to see it preserved and is willing to suspend the development approval process if conservation funding is likely to be obtained. Time is of the essence because the owner plans to sell the island once the development process is complete.

5. Local Resolutions related to the potential public acquisition of the project:

None known.

6. Florida Forever Criteria, Goals, and Performance Measures (Section 259.105(4), Florida Statutes):

This project meets the following Florida Forever Goals: B1, B2, B3, B4, C4, C5, C8, D3, F1, F2 and I1. Table A6 on page 42 tabulates the Goals that this project meets. The Hog Island project meets the following Florida Forever Criteria:

Criteria (9) (a): See Table A6 on page 42.

Criteria (9) (d): See Attachment A, 2 page 7, Archaeological and Historical.

Criteria (9) (g): See Attachment A, 4 page 7, Potential Threats from Development.

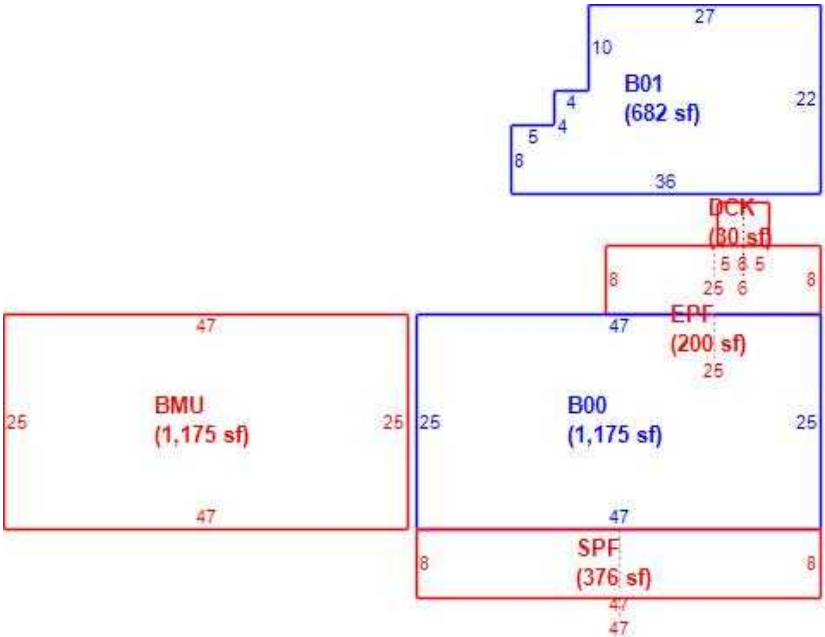
Criteria (10) (b): See Attachment A, 1 page 6, Military Operating Areas

Criteria (10) (c): Hog Island is in a REPI Partnership Opportunity Area and may be eligible for matching funds for acquisition from the military.

7. Acquisition Type:

This project is proposed as a fee-simple acquisition. A management commitment from the North Florida Land Trust is on page 41.

Parcel Owner Mailing	38-13-26-3907-0000-0090 (VID 12562) RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Parcel Sales Data											
	911 Description	178 HOG ISLAND DR PALATKA 32177 HOG ISLAND S/D MB4 P108, LOTS 9 10 11 (SUBJECT TO, DEVELOPERS AGREEMENT OR691, P173) (MAP SHEET 11/38)				Book	Page	Instrument	Sale Date	QSCD						Price
1340						0208	WD	2013-02-12	02 I	800,000						
1319						0481	CTFT	2012-05-18	01 I	100						
1248						0583	ORD	2009-12-22	V							
1216						1814	SHFD	2008-08-27	02 I							
1204						1569	SHFD	2008-08-27	02 I	100						
0971						1104	WD	2004-02-25	00 I	245,000						
Outbuildings and Extra Features																
Parent Parcel					Line	Code	Units	Length	Width	Sq Ft						Rate
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0											
Improvement Value	8,550	Use Code	00700													
OBXF Value	810	Improvements	1													
Land Value	37,860	Location	Putnam County													
Market Value	47,220	Total Acres	3.05													
Just Value CU	0	Zoning	PUD													
Just Value CU	0	FLUM	A2													
Market Adjusted	47,220															
Parcel Value Breakdown																
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value												
County General	47,220	0		47,220												
Fire MSTU	47,220	0		47,220												
St Johns River WMD	47,220	0		47,220												
School	47,220	0		47,220												
Visits	MEH	2023-11-01	DNH	2017-10-19												
Changes	jedw01	2024-08-21	Mhol23	2023-11-07												
Primary Improvement												Improvement Area & Additions				
Description	Warehouse			Title Year			Substructure	01 - Continuous	Cabinet & Mill	03 - Average	Desc	% Rate	Rate	Sq Ft	Cost	
Class	Q	Dep Rate	1.25	Title No.			Floor System	01 - Slab on Grade	Floor Finish	19 - Concrete Finished	B00	100	17.02	775	13,191	
Type		Year Built	1983	Model			Exterior Walls	03 - Shingle / Wd Sd. - Avg.	Interior Finish	12 - Unfinished	B01	100	17.02	250	4,255	
Adj Base Rate	17.02	Eff Yr Built	1983	RP No or Tag			Height (Feet)	8	Paint & Decor	03 - Average	DCK	15	2.55	40	102	
Base Sq Ft	775	Obs Cond		Length			Party Wall %		Plumbing Fixt	0						
% Good	48.75	Replace Cost	17,548	Width			Sub Frame	05 - Wood Beam - Columns	Bath Tile	06 - None						
Quality	1.0	Dep Rep Cost	8,550	Lot #			Roof Framing	09 - Mansard (RES)	Heating & Air	16 - None						
				Attachments			Roof Cover	13 - Pre Finished Metal	Electrical	03 - Average						
				Economic Obs			Bed / Bath	/ 0	Corners	4	Total Replacement Cost:					
															17,548	
Land																
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value	
1	006	Residential River Front Feet	2	380	1	1.07	C050	200	107	294.00	31,460	0	0	0	31,460	
2	006	Residential River Front Feet	2	380	0.65	1.07		200	139	46.00	6,400	0	0	0	6,400	
Total:											37,860	0	0	9	37,860	

Parcel Owner Mailing	38-13-26-3907-0000-0120 (VID 12563) RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Parcel Sales Data													
					Book	Page	Instrument	Sale Date	QSCD						Price			
911 Description	182 HOG ISLAND DR PALATKA 32177 HOG ISLAND S/D MB4 P108, LOTS 12 + 13 (MAP SHEET 11/38)				1340	0208	WD	2013-02-12	02 I						800,000			
					1319	0481	CTFT	2012-05-18	01 I						100			
					1248	0583	ORD	2009-12-22	V									
					1216	1814	SHFD	2008-08-27	02 I									
					1204	1569	SHFD	2008-08-27	02 I						100			
					0971	1102	WD	2004-02-25	00 I						289,000			
					Outbuildings and Extra Features													
Parent Parcel					Line	Code	Units	Length	Width						Sq Ft	Rate	Value	
Exemption	Amount	Remainder	Owner %	Applied To	1	012-03R	1									2,500	2,200	
					2	014-05R	1									1,500	1,460	
															Total:	3,660		
Improvement Value	196,490	Use Code	00100															
OBXF Value	3,660	Improvements	1															
Land Value	18,940	Location	Unincorporated															
Market Value	219,090	Total Acres	0.92															
Just Value CU	0	Zoning	PUD															
Just Value CU	0	FLUM	A2															
Market Adjusted	219,090																	
Parcel Value Breakdown																		
Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value															
County General	198,780	0	198,780															
Fire MSTU	198,780	0	198,780															
St Johns River WMD	198,780	0	198,780															
School	219,090	0	219,090															
Visits	MEH	2023-11-01	DNH	2017-10-19														
Changes	jedw01	2024-08-21	Mhol23	2023-11-07														
Primary Improvement												Improvement Area & Additions						
Description	Single Family	Title Year						Substructure	01 - Continuous	Cabinet & Mill	03 - Average	Desc	% Rate	Rate	Sq Ft	Cost		
Class	A	Dep Rate	1.25	Title No.						Floor System	03 - Wood W/Sub Floor	Floor Finish	05 - Pine/Soft Wood	B00	100	148.74	1,175	174,770
Type		Year Built	1983	Model						Exterior Walls	20 - Log Cabin Wall (RES)	Interior Finish	15 - Log (RES)	B01	100	148.74	682	101,441
Adj Base Rate	148.74	Eff Yr Built	1984	RP No or Tag						Height (Feet)		Paint & Decor	03 - Average	BMU	40	59.5	1,175	69,908
Base Sq Ft	1,175	Obs Cond		Length						Party Wall %		Plumbing Fixt	9.0	DCK	15	22.31	30	744
% Good	50	Replace Cost	392,971	Width						Sub Frame		Bath Tile	06 - None	EPF	80	118.99	200	23,798
Quality	1.00	Dep Rep Cost	196,490	Lot #						Roof Framing	03 - Gable/Hip (RES)	Heating & Air	11 - Heat Pump	SPF	40	59.5	376	22,311
				Attachments						Roof Cover	13 - Pre Finished Metal	Electrical	03 - Average	(More Additions on File)				
				Account						Bed / Bath	3.0 / 2.0	Corners	4.0	Total Replacement Cost:				392,972
Land																		
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value			
1	006	Residential River Front Feet	2	405	1	1.07	C050	200	107	177.00	18,940	0	0	0	18,940			
Total:											18,940	0	0	0	10	18,940		

Parcel Owner Mailing	38-13-26-3907-0000-0140 (VID 12564) RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Parcel Sales Data															
	Book	Page	Instrument	Sale Date	QSCD	Price														
911 Description	1340	0208	WD	2013-02-12	02 I	800,000														
	1133	0357	PRD	2007-01-16	02 V	100														
	1133	0360	LOA	2007-01-16	02 V															
	1133	0359	DCTF	2007-01-16	V															
	1133	0359	DCTF	2006-07-20	02 V															
	0826	1733	QCD	2000-06-07	02 V															
Parent Parcel	Outbuildings and Extra Features																			
Exemption	Amount	Remainder	Owner %	Applied To	Line	Code	Units	Length	Width	Sq Ft	Rate	Value								
					Total: 0															
Improvement Value	0	Use Code	00000																	
OBXF Value	0	Improvements	0																	
Land Value	24,560	Location	Unincorporated																	
Market Value	24,560	Total Acres	2.33																	
Just Value CU	0	Zoning	PUD																	
Just Value CU	0	FLUM	A2																	
Market Adjusted	24,560																			
Parcel Value Breakdown																				
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																
County General	24,560	0		24,560																
Fire MSTU	24,560	0		24,560																
St Johns River WMD	24,560	0		24,560																
School	24,560	0		24,560																
Visits	DNH	2017-10-19	RWW	2011-06-08																
Changes	jedw01	2024-08-21	jedw01	2023-09-18																
Primary Improvement												Improvement Area & Additions								
Description				Title Year				Substructure				Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost
Class				Title No.				Floor System				Floor Finish								
Type				Model				Exterior Walls				Interior Finish								
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor								
Base Sq Ft	0			Length			Party Wall %				Plumbing Fixt									
% Good			0	Width			Sub Frame				Bath Tile									
Quality			0	Lot #			Roof Framing				Heating & Air									
				Attachments			Roof Cover				Electrical									
				Account			Bed / Bath				Corners									
Land																				
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value					
1	006	Residential River Front Feet	2	400	1	1.07	C050	200	107	151.00	16,160	0	0	0	16,160					
2	003	Residential Acres		0	1		C070	12,000	8,400	1.00	8,400	0	0	0	8,400					
Total:												24,560	0	0	11	24,560				

Parcel Owner Mailing	38-13-26-3907-0000-0150 (VID 12565)				Parcel Sales Data															
	RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Book	Page	Instrument	Sale Date	QSCD						Price					
911 Description	188 HOG ISLAND DR PALATKA 32177 HOG ISLAND S/D MB4 P108, PT OF LOTS 15 16 132 133 OR692, P1004 (SUBJECT TO DEVELOPERS, AGREEMENT OR691 P173), (PARCEL 2) (MAP SHEET 11/38)				1340	0208	WD	2013-02-12	02 I	800,000										
					1133	0357	PRD	2007-01-16	02 V	100										
					1133	0360	LOA	2007-01-16	02 V											
					1133	0359	DCTF	2007-01-16	V											
					1133	0359	DCTF	2006-07-20	02 V											
					0826	1733	QCD	2000-06-07	02 V											
					Outbuildings and Extra Features															
Parent Parcel					Line	Code	Units	Length	Width	Sq Ft	Rate	Value								
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0															
														Notes						
Improvement Value	0	Use Code	00000																	
OBXF Value	0	Improvements	0																	
Land Value	24,220	Location	Unincorporated																	
Market Value	24,220	Total Acres	2.08																	
Just Value CU	0	Zoning	PUD																	
Just Value CU	0	FLUM	A2																	
Market Adjusted	24,220																			
Parcel Value Breakdown																				
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																
County General	24,220	0		24,220																
Fire MSTU	24,220	0		24,220																
St Johns River WMD	24,220	0		24,220																
School	24,220	0		24,220																
Visits	DNH	2017-10-19	RWW	2011-06-08																
Changes	jedw01	2024-08-21	jedw01	2023-09-18																
Primary Improvement											Improvement Area & Additions									
Description				Title Year				Substructure				Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost
Class				Title No.				Floor System				Floor Finish								
Type				Model				Exterior Walls				Interior Finish								
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor								
Base Sq Ft	0	Dep Rate		Obs Cond			Length			Party Wall %			Plumbing Fixt							
% Good			Replace Cost	0			Width			Sub Frame			Bath Tile							
Quality			Dep Rep Cost	0			Lot #			Roof Framing			Heating & Air							
			Functional Obs			Attachments				Roof Cover			Electrical							
			Economic Obs			Account				Bed / Bath			Corners			Total Replacement Cost: 0				
Land																				
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value					
1	006	Residential River Front Feet	2	375	1	1.06	C050	200	106	147.00	15,580	0	0	0	15,580					
2	003	Residential Acres		0	1		C090	12,000	10,800	0.80	8,640	0	0	0	8,640					
Total:											24,220		0	0	12	24,220				

Parcel Owner Mailing	38-13-26-3907-0000-0170 (VID 12566) RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Parcel Sales Data																					
	Book	Page	Instrument	Sale Date		QSCD		Price																		
	1340	1703	AFFD	2013-02-12		V																				
911 Description	190 HOG ISLAND DR PALATKA 32177 HOG ISLAND S/D MB4 P108 PT OF, LOTS 17 18 133 134 OR695 P840, (SUBJECT TO DEVELOPERS AGR, OR691 P173) (PARCEL 3), (MAP SHEET 11/38)				1340	0208	WD	2013-02-12		02 I		800,000														
					0695	0840	WD	1996-03-01		02 V		240,000														
					Outbuildings and Extra Features																					
Parent Parcel					Line	Code	Units	Length	Width	Sq Ft	Rate	Value														
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0										Notes											
Improvement Value	0	Use Code	00000																							
OBXF Value	0	Improvements	0																							
Land Value	24,390	Location	Unincorporated																							
Market Value	24,390	Total Acres	2.10																							
Just Value CU	0	Zoning	PUD																							
Just Value CU	0	FLUM	A2																							
Market Adjusted	24,390																									
Parcel Value Breakdown																										
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																						
County General	24,390	0		24,390																						
Fire MSTU	24,390	0		24,390																						
St Johns River WMD	24,390	0		24,390																						
School	24,390	0		24,390																						
Visits	DNH	2017-10-19	RWW	2011-06-08																						
Changes	jedw01	2024-08-21	jedw01	2023-09-18																						
Primary Improvement												Improvement Area & Additions														
Description					Title Year					Substructure					Cabinet & Mill					Desc	% Rate	Rate	Sq Ft	Cost		
Class					Title No.					Floor System					Floor Finish											
Type					Model					Exterior Walls					Interior Finish											
Adj Base Rate					RP No or Tag					Height (Feet)					Paint & Decor											
Base Sq Ft	0					Length					Party Wall %					Plumbing Fixt										
% Good					Width					Sub Frame					Bath Tile											
Quality					Lot #					Roof Framing					Heating & Air											
																Electrical										
																Corners										
Total Replacement Cost:																									0	
Land																										
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value											
1	006	Residential River Front Feet	2	360	1	1.05	C050	200	105	150.00	15,750	0	0	0	15,750											
2	003	Residential Acres		0	1		C080	12,000	9,600	0.90	8,640	0	0	0	8,640											
Total:											24,390	0			0	13	24,390									

Parcel Owner Mailing	38-13-26-3907-0000-0180 (VID 12567) RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Parcel Sales Data																									
	Book	Page	Instrument	Sale Date		QSCD	Price																							
	1340	1703	AFFD	2013-02-12		V																								
911 Description	194 HOG ISLAND DR PALATKA 32177 HOG ISLAND S/D MB4 P108 PT OF, LOTS 18 19 134 135 136 OR695, P840 (SUBJECT TO DEVELOPERS, AGREEMENT OR691 P173), (PARCEL 4) (MAP SHEET 11/38)				1340	0208	WD	2013-02-12		02 I	800,000																			
					0695	0840	WD	1996-03-01		02 V	240,000																			
					Outbuildings and Extra Features																									
Parent Parcel					Line	Code	Units	Length	Width	Sq Ft	Rate	Value																		
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0																									
Improvement Value	0	Use Code	00000																											
OBXF Value	0	Improvements	0																											
Land Value	23,340	Location	Unincorporated																											
Market Value	23,340	Total Acres	1.96																											
Just Value CU	0	Zoning	PUD																											
Just Value CU	0	FLUM	A2																											
Market Adjusted	23,340																													
Parcel Value Breakdown																														
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																										
County General	23,340	0		23,340																										
Fire MSTU	23,340	0		23,340																										
St Johns River WMD	23,340	0		23,340																										
School	23,340	0		23,340																										
Visits	DNH	2017-10-19	RWW	2011-06-08																										
Changes	jedw01	2024-08-21	jedw01	2023-09-18																										
Primary Improvement												Improvement Area & Additions																		
Description					Title Year					Substructure					Cabinet & Mill					Desc	% Rate	Rate	Sq Ft	Cost						
Class					Title No.					Floor System					Floor Finish															
Type					Model					Exterior Walls					Interior Finish															
Adj Base Rate					RP No or Tag					Height (Feet)					Paint & Decor															
Base Sq Ft	0				Length					Party Wall %					Plumbing Fixt															
% Good					Width					Sub Frame					Bath Tile															
Quality					Lot #					Roof Framing					Heating & Air															
				Attachments					Roof Cover					Electrical																
				Account					Bed / Bath					Corners																
Total Replacement Cost:																									0					
Land																														
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value															
1	006	Residential River Front Feet	2	360	1	1.05	C050	200	105	140.00	14,700	0	0	0	14,700															
2	003	Residential Acres		0	1		C090	12,000	10,800	0.80	8,640	0	0	0	8,640															
Total:												23,340	0	0	14	23,340														

Parcel Owner Mailing	38-13-26-3907-0000-0190 (VID 12568)				Parcel Sales Data															
	Book	Page	Instrument	Sale Date		QSCD	Price													
	1340	0208	WD	2013-02-12		02 I	800,000													
911 Description	196 HOG ISLAND DR PALATKA 32177 HOG ISLAND S/D MB4 P108 PT OF, LOTS 19 20 21 136 137 OR697, P1065 (SUBJECT TO DEVELOPERS, AGREEMENT OR691 P173), (PARCEL 5) (MAP SHEET 11/38)				0697	1065	WD	1996-04-01		02 V	240,000									
					Outbuildings and Extra Features															
					Line	Code	Units	Length	Width	Sq Ft	Rate					Value				
Parent Parcel Exemption	Amount	Remainder	Owner %	Applied To	Total: 0										Notes					
Improvement Value	0	Use Code	00000																	
OBXF Value	0	Improvements	0																	
Land Value	25,320	Location	Unincorporated																	
Market Value	25,320	Total Acres	2.10																	
Just Value CU	0	Zoning	PUD																	
Just Value CU	0	FLUM	A2																	
Market Adjusted	25,320																			
Parcel Value Breakdown																				
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																
County General	25,320	0		25,320																
Fire MSTU	25,320	0		25,320																
St Johns River WMD	25,320	0		25,320																
School	25,320	0		25,320																
Visits	DNH	2017-10-19	RWW	2011-06-08																
Changes	jedw01	2024-08-21	jedw01	2023-09-18																
Primary Improvement											Improvement Area & Additions									
Description				Title Year				Substructure				Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost
Class				Title No.				Floor System				Floor Finish								
Type				Model				Exterior Walls				Interior Finish								
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor								
Base Sq Ft	0			Length				Party Wall %				Plumbing Fixt								
% Good				Width				Sub Frame				Bath Tile								
Quality				Lot #				Roof Framing				Heating & Air								
			Attachments				Roof Cover				Electrical									
			Account				Bed / Bath				Corners									
											Total Replacement Cost:					0				
Land																				
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value					
1	006	Residential River Front Feet	2	340	1	1.04	C050	200	104	150.00	15,600	0	0	0	15,600					
2	003	Residential Acres		0	1		C090	12,000	10,800	0.90	9,720	0	0	0	9,720					
Total:											25,320		0	0	15	25,320				

Parcel Owner Mailing	38-13-26-3907-0000-0210 (VID 12569) RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Book	Page	Instrument	Parcel Sales Data		Sale Date		QSCD		Price							
					1340	0208	WD			2013-02-12		02 I		800,000							
					0697	1065	WD			1996-04-01		02 V		240,000							
911 Description	200 HOG ISLAND DR PALATKA 32177 HOG ISLAND S/D MB4 P108 PT OF, LOTS 21 22 137 138 139 OR697, P1065 (SUBJECT TO DEVELOPERS, AGREEMENT OR691 P173), (PARCEL 6) (MAP SHEET 11/38)				Outbuildings and Extra Features																
					Line	Code	Units	Length	Width	Sq Ft	Rate	Value									
Parent Parcel Exemption	Amount	Remainder	Owner %	Applied To	Total: 0																
Improvement Value	0	Use Code	00000																		
OBXF Value	0	Improvements	0																		
Land Value	25,400	Location	Unincorporated																		
Market Value	25,400	Total Acres	2.08																		
Just Value CU	0	Zoning	PUD																		
Just Value CU	0	FLUM	A2																		
Market Adjusted	25,400																				
Parcel Value Breakdown																					
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																	
County General	25,320	0		25,320																	
Fire MSTU	25,320	0		25,320																	
St Johns River WMD	25,320	0		25,320																	
School	25,400	0		25,400																	
Visits	DNH	2017-10-19	RWW	2011-06-08																	
Changes	jedw01	2024-08-21	jedw01	2023-09-18																	
Primary Improvement												Improvement Area & Additions									
Description				Title Year				Substructure				Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost	
Class				Title No.				Floor System				Floor Finish									
Type				Model				Exterior Walls				Interior Finish									
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor									
Base Sq Ft	0	Dep Rate		Year Built			Length			Party Wall %			Plumbing Fixt								
% Good				Replace Cost	0			Width			Sub Frame			Bath Tile							
Quality				Dep Rep Cost	0			Lot #			Roof Framing			Heating & Air							
			Functional Obs					Attachments			Roof Cover			Electrical							
			Economic Obs					Account			Bed / Bath			Corners			Total Replacement Cost: 0				
Land																					
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value						
1	006	Residential River Front Feet	2	350	1	1.05	C050	200	105	139.00	14,600	0	0	0	14,600						
2	003	Residential Acres		0	1		C090	12,000	10,800	1.00	10,800	0	0	0	10,800						
Total:											25,400	0		0	16	25,400					

Parcel Owner Mailing	38-13-26-3907-0000-0320 (VID 12570)				Parcel Sales Data																
	RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Book	Page	Instrument	Sale Date	QSCD	Price											
911 Description	None HOG ISLAND S/D MB4 P108, LOTS 32 33 + 34, (MAP SHEET 11/38)				1343	1678	WD	2013-03-20	00 V	150,000											
					1168	0470	WD	2007-10-01	00 V	100,000											
					1155	1826	OSA	2007-06-27	V												
					1155	1824	OSA	2007-06-27	V												
					1151	1882	OSA	2007-05-30	V												
					0375	0969	QCD	1979-05-01	V	100											
					Outbuildings and Extra Features																
Parent Parcel					Line	Code	Units	Length	Width	Sq Ft	Rate	Value									
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0																
Improvement Value	0	Use Code	00000																		
OBXF Value	0	Improvements	0																		
Land Value	126,260	Location	Unincorporated																		
Market Value	126,260	Total Acres	4.46																		
Just Value CU	0	Zoning	AG																		
Just Value CU	0	FLUM	A2																		
Market Adjusted	126,260																				
Parcel Value Breakdown																					
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																	
County General	126,260	0		126,260																	
Fire MSTU	126,260	0		126,260																	
St Johns River WMD	126,260	0		126,260																	
School	126,260	0		126,260																	
Visits	DNH	2017-10-19	RWW	2011-06-08																	
Changes	jedw01	2024-08-21	jedw01	2023-09-18																	
Primary Improvement											Improvement Area & Additions										
Description				Title Year				Substructure				Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost	
Class				Title No.				Floor System				Floor Finish									
Type				Model				Exterior Walls				Interior Finish									
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor									
Base Sq Ft	0				Length				Party Wall %				Plumbing Fixt								
% Good				Width				Sub Frame				Bath Tile									
Quality				Lot #				Roof Framing				Heating & Air									
			Attachments				Roof Cover				Electrical										
			Economic Obs				Bed / Bath				Corners										
Land																					
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value						
1	006	Residential River Front Feet	2	396	1	1.07		200	214	590.00	126,260	0	0	0	126,260						
Total:											126,260	0	0	17	126,260						

Parcel Owner Mailing	38-13-26-3907-0000-0640 (VID 12571) RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Parcel Sales Data																				
	Book	Page	Instrument	Sale Date	QSCD	Price																			
911 Description	1342	0072	WD	2013-03-07	00 V	45,000																			
	0897	0278	SWD	2002-06-05	02 V	2,000																			
	0838	1847	SWD	2000-10-31	02 V	23,100																			
	0813	1952	CTFT	2000-01-19	01 V	100																			
	0711	1410	WD	1996-09-27	03 V	120,000																			
	0691	0173	AGR	1996-01-01	V																				
Outbuildings and Extra Features																									
Line	Code	Units	Length	Width	Sq Ft	Rate	Value																		
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0																				
Improvement Value	0	Use Code	00000																						
OBXF Value	0	Improvements	0																						
Land Value	35,640	Location	Unincorporated																						
Market Value	35,640	Total Acres	1.78																						
Just Value CU	0	Zoning	PUD																						
Just Value CU	0	FLUM	A2																						
Market Adjusted	35,640																								
Parcel Value Breakdown																									
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																					
County General	35,640	0		35,640																					
Fire MSTU	35,640	0		35,640																					
St Johns River WMD	35,640	0		35,640																					
School	35,640	0		35,640																					
Visits	DNH	2017-10-19	RWW	2011-06-08																					
Changes	jedw01	2024-08-21	jedw01	2023-09-18																					
Primary Improvement												Improvement Area & Additions													
Description				Title Year				Substructure				Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost					
Class				Title No.				Floor System				Floor Finish													
Type				Model				Exterior Walls				Interior Finish													
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor													
Base Sq Ft	0				Length				Party Wall %			Plumbing Fixt													
% Good				Width				Sub Frame				Bath Tile													
Quality				Lot #				Roof Framing				Heating & Air													
				Attachments				Roof Cover				Electrical													
				Account				Bed / Bath				Corners													
												Total Replacement Cost:								0					
Land																									
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value										
1	006	Residential River Front Feet	2	428	1	1.08		200	216	150.00	32,400	0	0	0	32,400										
2	003	Residential Acres		0	1		C090	12,000	10,800	0.30	3,240	0	0	0	3,240										
Total:											35,640		0	0	18	35,640									

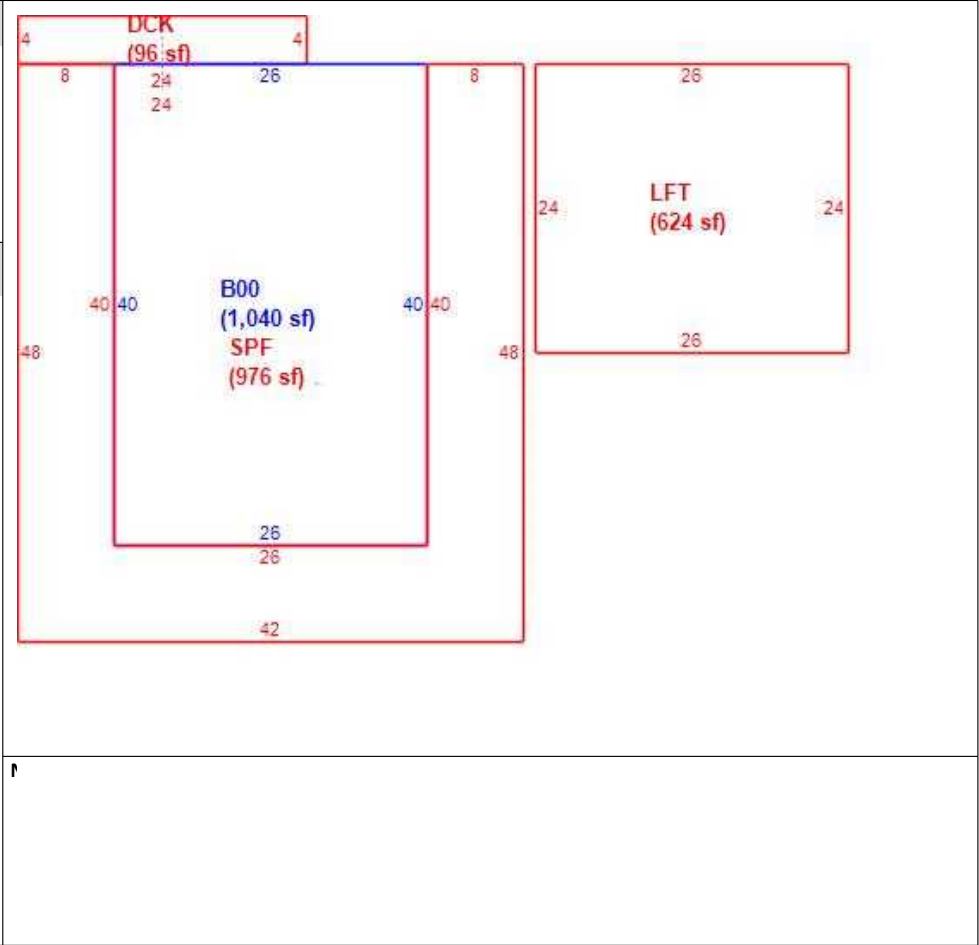
Parcel Owner Mailing	38-13-26-3907-0000-0650 (VID 12572) RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Parcel Sales Data																
	Book	Page	Instrument	Sale Date		QSCD		Price													
911 Description 276 HOG ISLAND DR PALATKA 32177 HOG ISLAND S/D MB4 P108, PT OF LOTS 65 66 166 167 OR704, P979 (SUBJECT TO DEVELOPERS, AGREEMENT OR691 P173) (PARCEL, 32) (MAP SHEET 11/38)					1342	0074	WD	2013-03-07		00 V							45,000				
					0897	0278	SWD	2002-06-05		02 V							2,000				
					0838	1847	SWD	2000-10-31		02 V							23,100				
					0813	1954	CTFT	2000-01-19		01 V							100				
					0704	0979	WD	1996-07-01		03 V							120,000				
					0691	0173	AGR	1996-01-01		01 V											
Outbuildings and Extra Features																					
Parent Parcel					Line	Code	Units	Length	Width	Sq Ft	Rate						Value				
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0																
Improvement Value	0	Use Code	00000																		
OBXF Value	0	Improvements	0																		
Land Value	43,440	Location	Unincorporated																		
Market Value	43,440	Total Acres	2.01																		
Just Value CU	0	Zoning	PUD																		
Just Value CU	0	FLUM	A2																		
Market Adjusted	43,440																				
Parcel Value Breakdown																					
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																	
County General	43,440	0		43,440																	
Fire MSTU	43,440	0		43,440																	
St Johns River WMD	43,440	0		43,440																	
School	43,440	0		43,440																	
Visits	DNH	2017-10-19	RWW	2011-06-08																	
Changes	jedw01	2024-08-21	jedw01	2023-09-18																	
Primary Improvement												Improvement Area & Additions									
Description				Title Year				Substructure				Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost	
Class				Title No.				Floor System				Floor Finish									
Type				Model				Exterior Walls				Interior Finish									
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor									
Base Sq Ft	0			Length				Party Wall %				Plumbing Fixt									
% Good			0	Width				Sub Frame				Bath Tile									
Quality			0	Lot #				Roof Framing				Heating & Air									
			Attachments				Roof Cover				Electrical										
			Account				Bed / Bath				Corners										
Total Replacement Cost:																			0		
Land																					
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value						
1	006	Residential River Front Feet	2	410	1	1.07		200	214	150.00	32,100	0	0	0	32,100						
2	003	Residential Acres		0	1		C090	12,000	10,800	1.05	11,340	0	0	0	11,340						
Total:											43,440		0	0	19	43,440					

Parcel Owner Mailing	38-13-26-3907-0000-0670 (VID 91981) RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Parcel Sales Data														
	Book	Page	Instrument	Sale Date	QSCD	Price													
911 Description	280 HOG ISLAND DR PALATKA 32177 HOG ISLAND S/D MB4 P108, PT OF LOTS 67 68 168 169 170, OR737 P1601 (SUBJECT TO, DEVELOPERS AGREEMENT OR691, P173) (PARCEL 33) (EX RD), (MAP SHEET 11/38)				1340	0208	WD	2013-02-12	02 I	800,000									
					0786	1760	WD	1999-03-01	03 V	120,000									
					0752	0017	QCD	1998-02-01	01 V	100									
					0737	1601	WD	1997-09-01	00 V	110,000									
					691	0173	AGR	1996-01-01	01 V	100									
Parent Parcel					Outbuildings and Extra Features														
Line	Code	Units	Length	Width	Sq Ft	Rate	Value												
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0										Notes				

Parcel Owner Mailing	38-13-26-3907-0000-0680 (VID 93584)				Parcel Sales Data															
	RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Book	Page	Instrument	Sale Date	QSCD	Price										
911 Description	None HOG ISLAND S/D MB4 P108, PT OF LOTS 68 69 70 169 170, 171 OR859 P1423 (SUBJECT TO, DEVELOPERS AGREEMENT OR691, P173) (PARCEL 34) (EX RD), (MAP SHEET 11/38)				1340	0208	WD	2013-02-12	02 I	800,000										
					1133	0357	PRD	2007-01-16	02 V											
					1133	0360	LOA	2007-01-16	02 V											
					1133	0359	DCTF	2007-01-16	V											
					1133	0359	DCTF	2006-07-20	02 V											
					0859	1423	CWD	2001-06-13	01 V											
Outbuildings and Extra Features																				
Parent Parcel					Line	Code	Units	Length	Width	Sq Ft	Rate						Value			
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0															
Improvement Value	0	Use Code	00000																	
OBXF Value	0	Improvements	0																	
Land Value	26,400	Location	Unincorporated																	
Market Value	26,400	Total Acres	1.80																	
Just Value CU	0	Zoning	PUD																	
Just Value CU	0	FLUM	A2																	
Market Adjusted	26,400																			
Parcel Value Breakdown																				
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																
County General	26,400	0		26,400																
Fire MSTU	26,400	0		26,400																
St Johns River WMD	26,400	0		26,400																
School	26,400	0		26,400																
Visits	DNH	2017-10-19	RWW	2011-06-08																
Changes	jedw01	2024-08-21	jedw01	2023-09-18																
Primary Improvement											Improvement Area & Additions									
Description				Title Year				Substructure				Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost
Class				Title No.				Floor System				Floor Finish								
Type				Model				Exterior Walls				Interior Finish								
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor								
Base Sq Ft	0	Dep Rate		Obs Cond			Length			Party Wall %			Plumbing Fixt							
% Good			Replace Cost	0			Width			Sub Frame			Bath Tile							
Quality			Dep Rep Cost	0			Lot #			Roof Framing			Heating & Air							
			Functional Obs			Attachments				Roof Cover			Electrical							
			Economic Obs			Account				Bed / Bath			Corners			Total Replacement Cost: 0				
Land																				
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value					
1	006	Residential River Front Feet	2	340	1	1.04	C050	200	104	150.00	15,600	0	0	0	15,600					
2	003	Residential Acres		0	1		C090	12,000	10,800	1.00	10,800	0	0	0	10,800					
Total:											26,400		0	0	21	26,400				

Parcel Owner Mailing	38-13-26-3907-0000-0930 (VID 12575)			
	PEPPER DAVID PO BOX 351209 JACKSONVILLE FL 32235			
	911 Description 109 HOG ISLAND DR PALATKA 32177 HOG ISLAND S/D MB4 P108 LOT 93 (MAP SHEET 11/38)			
Parent Parcel				
Exemption	Amount	Remainder	Owner %	Applied To
Improvement Value	172,130	Use Code	00100	
OBXF Value	5,640	Improvements	1	
Land Value	143,380	Location	Putnam County	
Market Value	321,150	Total Acres	6.77	
Just Value CU	0	Zoning	AG	
Just Value CU	0	FLUM	A2	
Market Adjusted	321,150			
Parcel Value Breakdown				
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value
County General	321,150	0		321,150
Fire MSTU	321,150	0		321,150
St Johns River WMD	321,150	0		321,150
School	321,150	0		321,150
Visits	DNH	2017-10-19	DNH	2015-09-30
Changes	jedw01	2024-08-21	apet26	2024-05-21

		Parcel Sales Data					
Book	Page	Instrument	Sale Date		QSCD	Price	
1755	0131	DL	2024-04-23		01 I	100	
1343	1097	WD	2013-02-28		02 I	187,000	
1107	0471	WD	2006-07-20		02 I	750,000	
0529	1156	WD	1988-08-01		00 V	15,000	
0510	1522	WD	1987-08-01		00 V	4,700	
0510	1521	QCD	1987-08-01		01 V	100	
Outbuildings and Extra Features							
Line	Code	Units	Length	Width	Sq Ft	Rate	Value
1	023-01R		1,000	1	1,000		
2	001-03R		1,880	1	1,880	4	5,640
						Total: 5,640	



Primary Improvement										Improvement Area & Additions				
Description	Single Family			Title Year		Substructure	02 - Piers	Cabinet & Mill	02 - Above Average	Desc	% Rate	Rate	Sq Ft	Cost
Class	A	Dep Rate	1.25	Title No.		Floor System	03 - Wood W/Sub Floor	Floor Finish	06 - Finished Wood	B00	100	161.16	1,040	167,606
Type		Year Built	1991	Model		Exterior Walls	12 - Aluminum/Vinyl Siding	Interior Finish	17 - Drywall/Paneling	DCK	15	24.17	96	2,256
Adj Base Rate	161.16	Eff Yr Built	1991	RP No or Tag		Height (Feet)		Paint & Decor	02 - Above Average	LFT	60	96.7	624	60,274
Base Sq Ft	1,040	Obs Cond		Length		Party Wall %		Plumbing Fixt	10.0	SPF	40	64.46	976	62,852
% Good	58.75	Replace Cost	292,989	Width		Sub Frame		Bath Tile	06 - None					
Quality	1.00	Dep Rep Cost	172,130	Lot #		Roof Framing	03 - Gable/Hip (RES)	Heating & Air	11 - Heat Pump					
		Functional Obs		Attachments		Roof Cover	13 - Pre Finished Metal	Electrical	03 - Average					
		Economic Obs		Account		Bed / Bath	2 / 2	Corners	4	Total Replacement Cost: 292,988				

Land														
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU
1	006	Residential River Front Feet	2	400	1	1.07		200	214	670.00	143,380	0	0	0
Total:											143,380		0	0

Parcel Owner Mailing	38-13-26-3907-0000-1830 (VID 12576)				Parcel Sales Data										
	RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				Book	Page	Instrument	Sale Date	QSCD	Price					
					1342	0070	WD	2013-03-05	00 V	30,000					
					1026	0940	WD	2005-04-05	01 V	100					
911 Description	None HOG ISLAND S/D MB4 P108, LOT 183 (MAP SHEET 11/38)				0585	0315	WD	1991-07-01	00 V	4,000					
					0441	0485	OSA	1983-10-01	01 V						
Parent Parcel					Outbuildings and Extra Features										
Exemption	Amount	Remainder	Owner %	Applied To	Line	Code	Units	Length	Width	Sq Ft	Rate	Value			
					Total: 0										
Improvement Value	0	Use Code	00000												
OBXF Value	0	Improvements	0												
Land Value	22,470	Location	Unincorporated												
Market Value	22,470	Total Acres	0.79												
Just Value CU	0	Zoning	AG												
Just Value CU	0	FLUM	A2												
Market Adjusted	22,470														
Parcel Value Breakdown															
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value											
County General	22,470	0		22,470											
Fire MSTU	22,470	0		22,470											
St Johns River WMD	22,470	0		22,470											
School	22,470	0		22,470											
Visits	DNH	2017-10-19	RWW	2011-06-08											
Changes	jedw01	2024-08-21	jedw01	2023-09-18											
Primary Improvement											Improvement Area & Additions				
Description				Title Year				Substructure				Cabinet & Mill			
Class				Title No.				Floor System				Floor Finish			
Type				Model				Exterior Walls				Interior Finish			
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor			
Base Sq Ft	0			Length				Party Wall %				Plumbing Fixt			
% Good				Width				Sub Frame				Bath Tile			
Quality				Lot #				Roof Framing				Heating & Air			
				Attachments				Roof Cover				Electrical			
				Account				Bed / Bath				Corners			
Total Replacement Cost: 0															
Land															
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	006	Residential River Front Feet	2	360	1	1.05		200	210	107.00	22,470	0	0	0	22,470

Parcel Owner Mailing	38-13-26-3907-0000-1880 RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209				(VID 12578)				Parcel Sales Data												
									Book	Page	Instrument	Sale Date	QSCD	Price							
911 Description	None HOG ISLAND MB4 P108, LOT 188 (MAP SHEET 11/38)								1344	1615	WD	2013-03-05	00 V	25,000							
									0665	0976	WD	1995-01-01	02 V	14,000							
									0589	1173	WD	1991-09-01	00 V	4,000							
									0589	1260	QCD	1991-09-01	01 V	100							
									0563	1200	EASE	1990-05-01	01 V	100							
									0557	1845	OSA	1990-02-01	01 V								
									Outbuildings and Extra Features												
Line	Code	Units	Length	Width	Sq Ft	Rate	Value														
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0																
Improvement Value	0	Use Code	00000																		
OBXF Value	0	Improvements	0																		
Land Value	21,800	Location	Unincorporated																		
Market Value	21,800	Total Acres	1.02																		
Just Value CU	0	Zoning	AG																		
Just Value CU	0	FLUM	A2																		
Market Adjusted	21,800																				
Parcel Value Breakdown																					
Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value																		
County General	21,800	0	21,800																		
Fire MSTU	21,800	0	21,800																		
St Johns River WMD	21,800	0	21,800																		
School	21,800	0	21,800																		
Visits	DNH	2017-10-19	RWW	2011-06-08																	
Changes	jedw01	2024-08-21	jedw01	2023-09-18																	
Primary Improvement												Improvement Area & Additions									
Description				Title Year				Substructure				Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost	
Class				Title No.				Floor System				Floor Finish									
Type				Model				Exterior Walls				Interior Finish									
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor									
Base Sq Ft	0				Length				Party Wall %				Plumbing Fixt								
% Good				Width				Sub Frame				Bath Tile									
Quality				Lot #				Roof Framing				Heating & Air									
			Attachments				Roof Cover				Electrical										
			Economic Obs				Bed / Bath				Corners										
Total Replacement Cost:																				0	
Land																					
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value						
1	006	Residential River Front Feet	2	442	1	1.09		200	218	100.00	21,800	0	0	0	21,800						
Total:												21,800	0	0	27	21,800					

Parcel Owner Mailing	38-13-26-3907-0000-1890 RUNAWAY ISLAND PROPERTIES LLC PO BOX 351209 JACKSONVILLE FL 32235-1209 (VID 12579)				Parcel Sales Data																
					Book	Page	Instrument	Sale Date		QSCD						Price					
911 Description	None HOG ISLAND MB4 P108, LOT 189 (MAP SHEET 11/38)				1342	0066	WD	2013-03-05		00 V		27,000									
					Outbuildings and Extra Features																
Parent Parcel					Line	Code	Units	Length	Width	Sq Ft	Rate	Value									
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0																
Improvement Value	0	Use Code	00000																		
OBXF Value	0	Improvements	0																		
Land Value	21,600	Location	Unincorporated																		
Market Value	21,600	Total Acres	0.98																		
Just Value CU	0	Zoning	AG																		
Just Value CU	0	FLUM	A2																		
Market Adjusted	21,600																				
Parcel Value Breakdown																					
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																	
County General	21,600	0		21,600																	
Fire MSTU	21,600	0		21,600																	
St Johns River WMD	21,600	0		21,600																	
School	21,600	0		21,600																	
Visits	DNH	2017-10-19	RWW	2011-06-08																	
Changes	jedw01	2024-08-21	jedw01	2023-09-18																	
Primary Improvement											Improvement Area & Additions										
Description				Title Year				Substructure				Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost	
Class				Title No.				Floor System				Floor Finish									
Type				Model				Exterior Walls				Interior Finish									
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor									
Base Sq Ft	0	Dep Rate		Obs Cond	0		Length	Party Wall %		Sub Frame		Plumbing Fixt									
% Good				Replace Cost	0		Width	Roof Framing		Bath Tile											
Quality				Dep Rep Cost	0		Lot #	Roof Cover		Heating & Air											
			Functional Obs			Attachments	Electrical														
			Economic Obs			Account	Bed / Bath		Corners												
Total Replacement Cost: 0																					
Land																					
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value						
1	006	Residential River Front Feet	2	425	1	1.08		200	216	100.00	21,600	0	0	0	21,600						
Total:											21,600	0	0	28	21,600						

Parcel Summary Table

Hog Island

County	PARCELID	OWNERNAME1	STATEDAREA	2024 Tax Assessed Value	2024 Proposed Ad Valorem Taxes
Putnam	38-13-26-3907-0000-0010	RUNAWAY ISLAND PROPERTIES LLC	177.3	574,170	\$9,332.23
Putnam	38-13-26-3907-0000-0180	RUNAWAY ISLAND PROPERTIES LLC	1.96	23,340	\$379.35
Putnam	38-13-26-3907-0000-0150	RUNAWAY ISLAND PROPERTIES LLC	2.08	24,220	\$393.65
Putnam	38-13-26-3907-0000-0640	RUNAWAY ISLAND PROPERTIES LLC	1.78	35,640	\$579.27
Putnam	38-13-26-3907-0000-1950	RUNAWAY ISLAND PROPERTIES LLC	0.78	20,810	\$338.25
Putnam	38-13-26-3907-0000-0120	RUNAWAY ISLAND PROPERTIES LLC	0.92	219,090	\$3,617.36
Putnam	38-13-26-3907-0000-0170	RUNAWAY ISLAND PROPERTIES LLC	2.1	24,390	\$396.42
Putnam	38-13-26-3907-0000-0190	RUNAWAY ISLAND PROPERTIES LLC	2.1	25,320	\$411.54
Putnam	38-13-26-3907-0000-0680	RUNAWAY ISLAND PROPERTIES LLC	1.8	26,400	\$429.08
Putnam	38-13-26-3907-0000-0900	RUNAWAY ISLAND PROPERTIES LLC	1.64	20,570	\$334.34
Putnam	38-13-26-3907-0000-0910	PEPPER DAVID	2.74	38,730	\$629.49
Putnam	38-13-26-3907-0000-1890	RUNAWAY ISLAND PROPERTIES LLC	0.98	21,600	\$351.07
Putnam	38-13-26-3907-0000-0670	RUNAWAY ISLAND PROPERTIES LLC	1.21	24,930	\$405.20
Putnam	38-13-26-3907-0000-0090	RUNAWAY ISLAND PROPERTIES LLC	3.05	47,220	\$1,029.49
Putnam	38-13-26-3907-0000-0140	RUNAWAY ISLAND PROPERTIES LLC	2.33	24,560	\$399.18
Putnam	38-13-26-3907-0000-0210	RUNAWAY ISLAND PROPERTIES LLC	2.08	25,400	\$412.02
Putnam	38-13-26-3907-0000-0320	RUNAWAY ISLAND PROPERTIES LLC	4.46	126,260	\$2,052.16
Putnam	38-13-26-3907-0000-0650	RUNAWAY ISLAND PROPERTIES LLC	2.01	43,440	\$706.04
Putnam	38-13-26-3907-0000-0930	PEPPER DAVID	6.77	321,150	\$5,481.79
Putnam	38-13-26-3907-0000-1830	RUNAWAY ISLAND PROPERTIES LLC	0.79	22,470	\$365.23
Putnam	38-13-26-3907-0000-1860	RUNAWAY ISLAND PROPERTIES LLC	1.01	10,900	\$177.15
Putnam	38-13-26-3907-0000-1880	RUNAWAY ISLAND PROPERTIES LLC	1.02	21,800	\$354.33
Totals=			220.91	\$1,722,410	\$28,574.64

Hog Island - Nearby Conserved Lands



Legend

Florida Forever BOT Projects

Conserved Lands

Federal Federal

State State

Local Local

Private Private

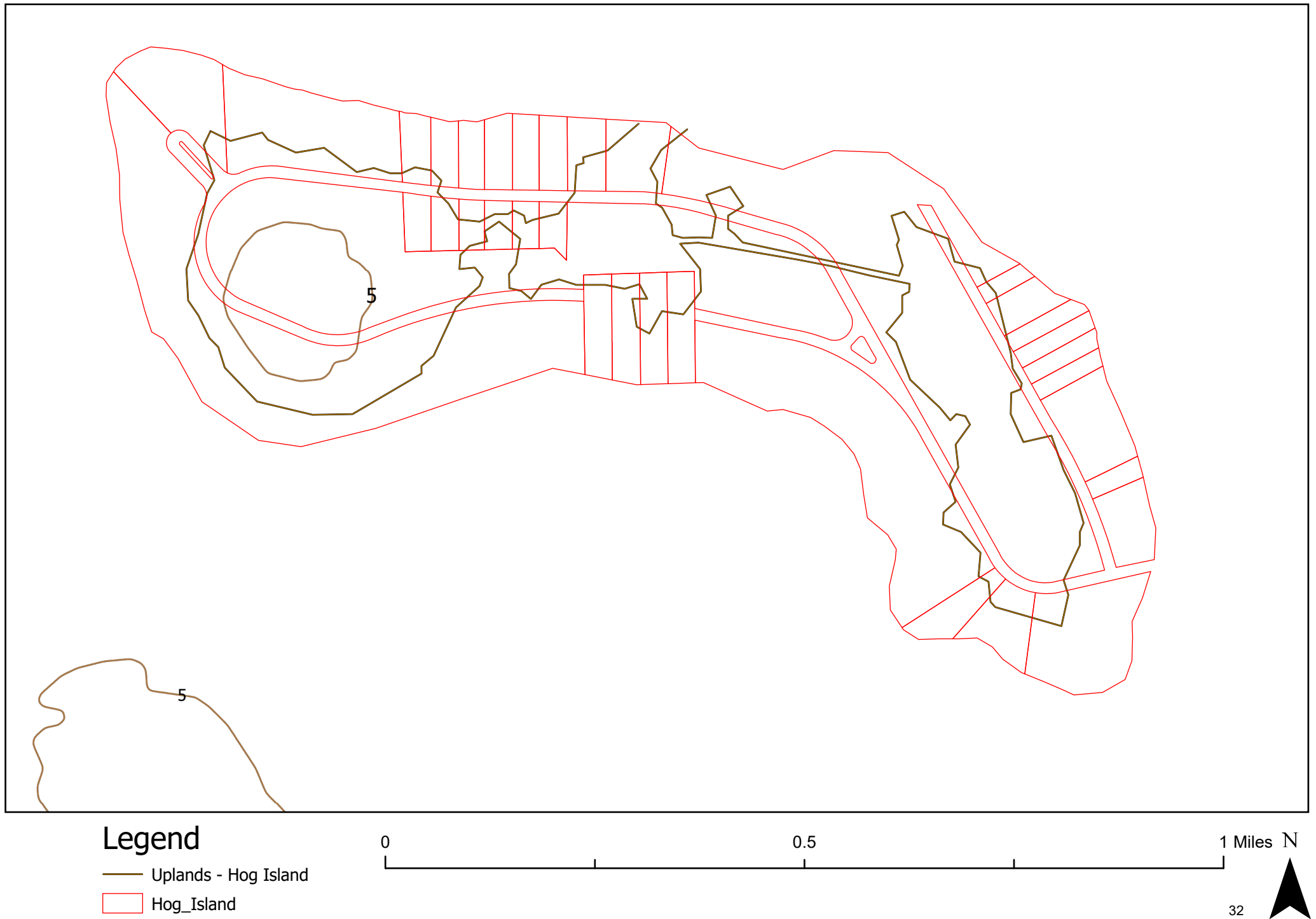
Hog Island

0 2 4 8 Miles

N



Hog Island - Topographic Map

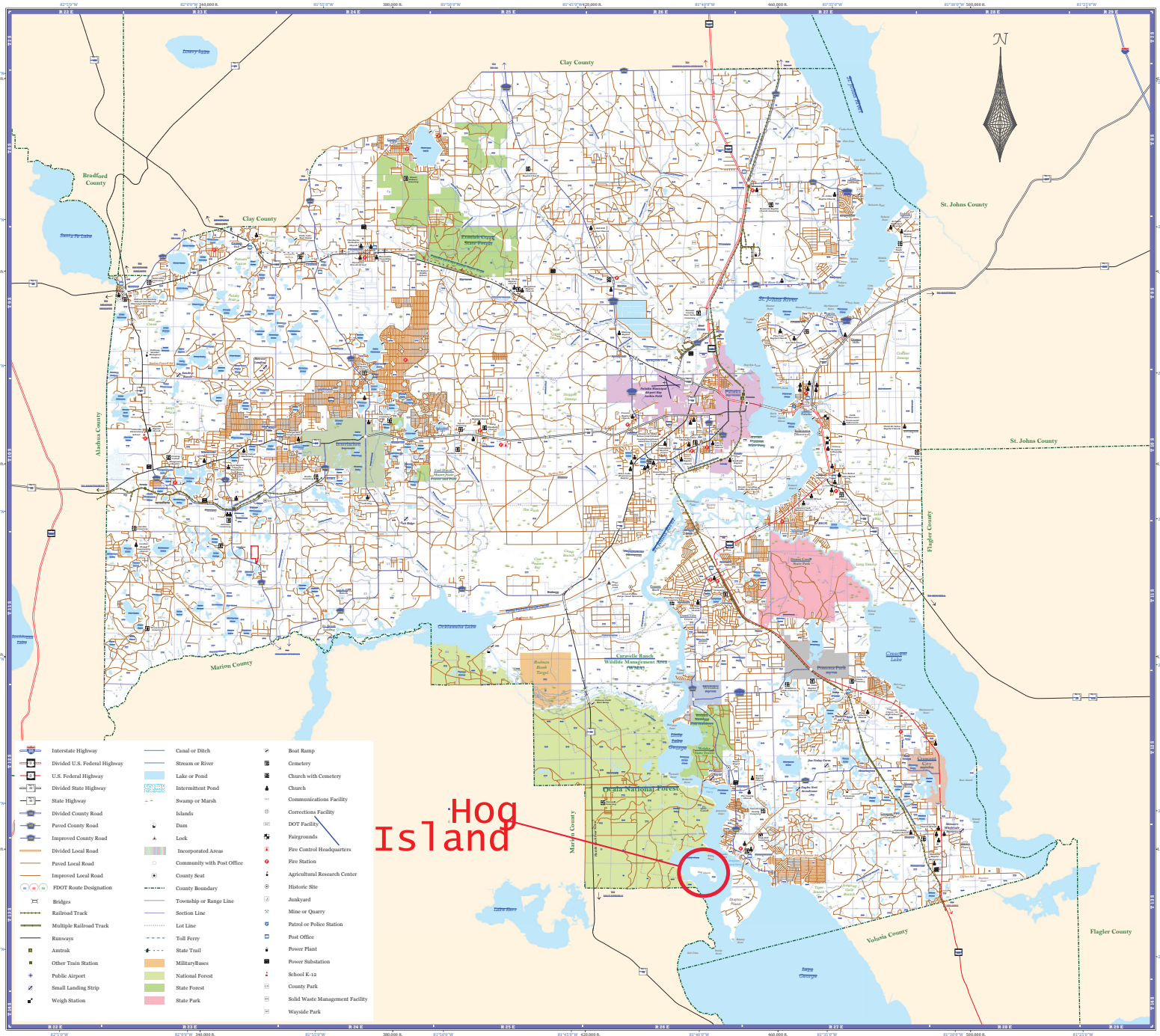


Hog Island - Aerial



Legend
Hog Island Parcels





Hog Island

General Highway Map
Putnam County
Florida

Prepared by the
Surveying and Mapping Office
State of Florida
Department of Transportation
February 2017



Copyright Florida Department of Transportation 2017

This map was compiled from a variety of Federal, State, and local data sources. Florida Department of Transportation (FDOT) aerial photography compiled on March 2014, and previously published County General Highway Maps.

This map was prepared on the Albers Equal Area Conic Projection, 1983 North American Datum.

Some transportation data is provided by HERE and is Copyright 2015 HERE.

The railroad stations on this map do not necessarily denote the presence of a depot or the facility. It may be only a point, such as a platform or siding, designated for the receipt or delivery of freight. No attempt has been made to show all drainage creeks or ditches.

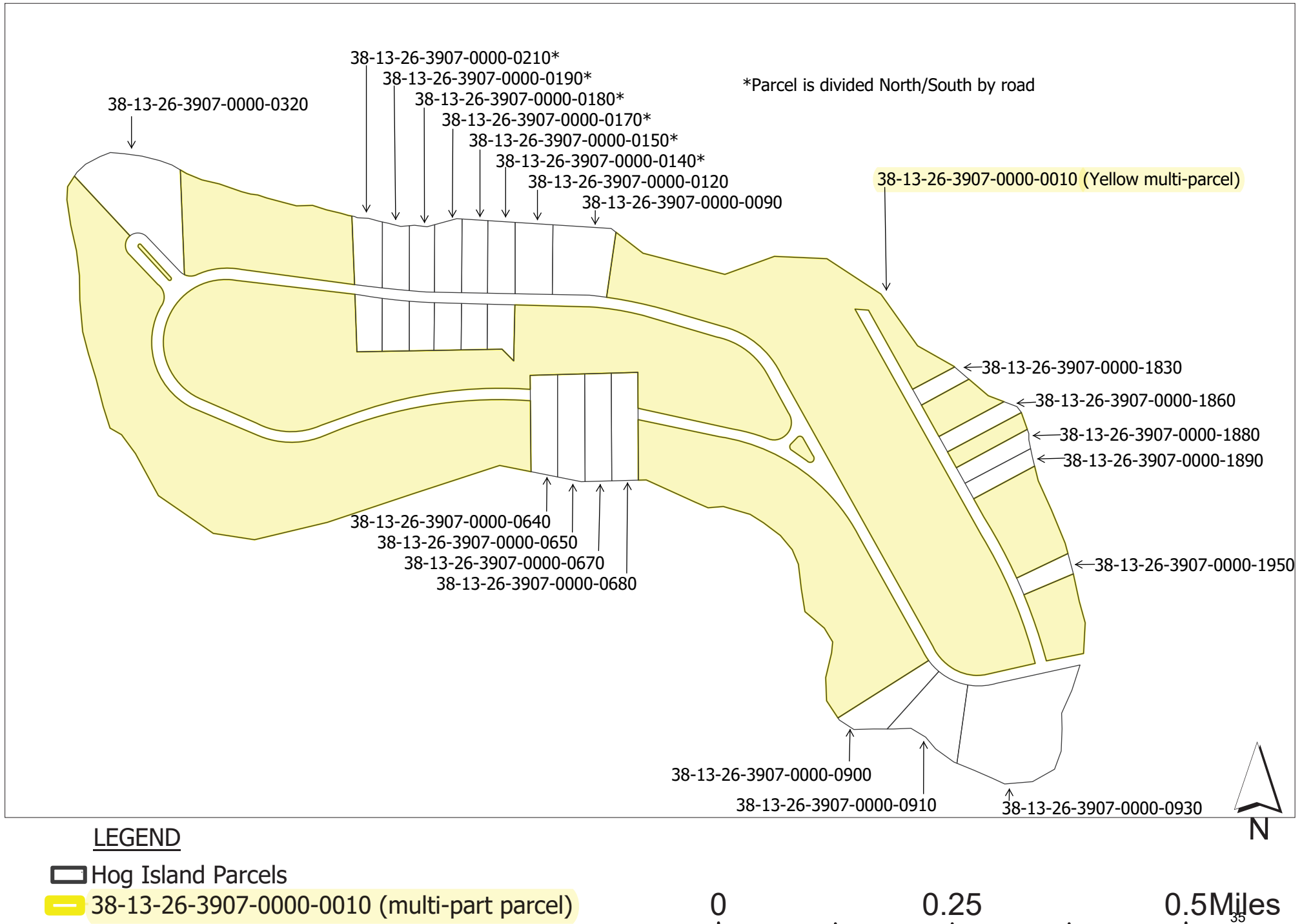
All populations are taken from the United States Census Bureau, in 2010 the population of Putnam County was 75,261. There are 725 square miles in the county.

The Florida Department of Transportation (FDOT) is providing this data "as is" and FDOT disclaims any and all warranties, whether expressed or implied, including without limitation, any implied warranties of merchantability or fitness for a particular purpose. In no event will FDOT be liable to you or any third party for any direct, indirect, incidental, consequential, special, or exemplary damages or lost profits resulting from any use or misuse of this data.

Maps of this series are in the public domain. The maps are compiled and published using public tax records and are copyrighted to prevent reproduction and resale for profit.

For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 32309-0430, Phone (904) 414-4050.

Hog Island - Parcel Map



Military Operating Areas - Putnam County Comprehensive Plan 2019-2035



BRADFORD

ALACHUA

CLAY

ST. JOHNS

MARION

FLAGLER

VOLUSIA

LAKE

Legend

Military Restriction Operation Zones (MROZ)

Bombing Range

Military Operating Areas (MOA)

Municipal Boundaries

County Boundaries

Other Counties

Water

Future Land Use

Agriculture (A)

Conservation (CN)

Public Buildings, Grounds, Facilities (PF)

Rural Center (RC)

Rural Residential (RR)

Hog Island

0 2.5 5 10
Miles

FLU MAP 16: Military Operating Areas
Putnam County Comprehensive Plan
2019-2035

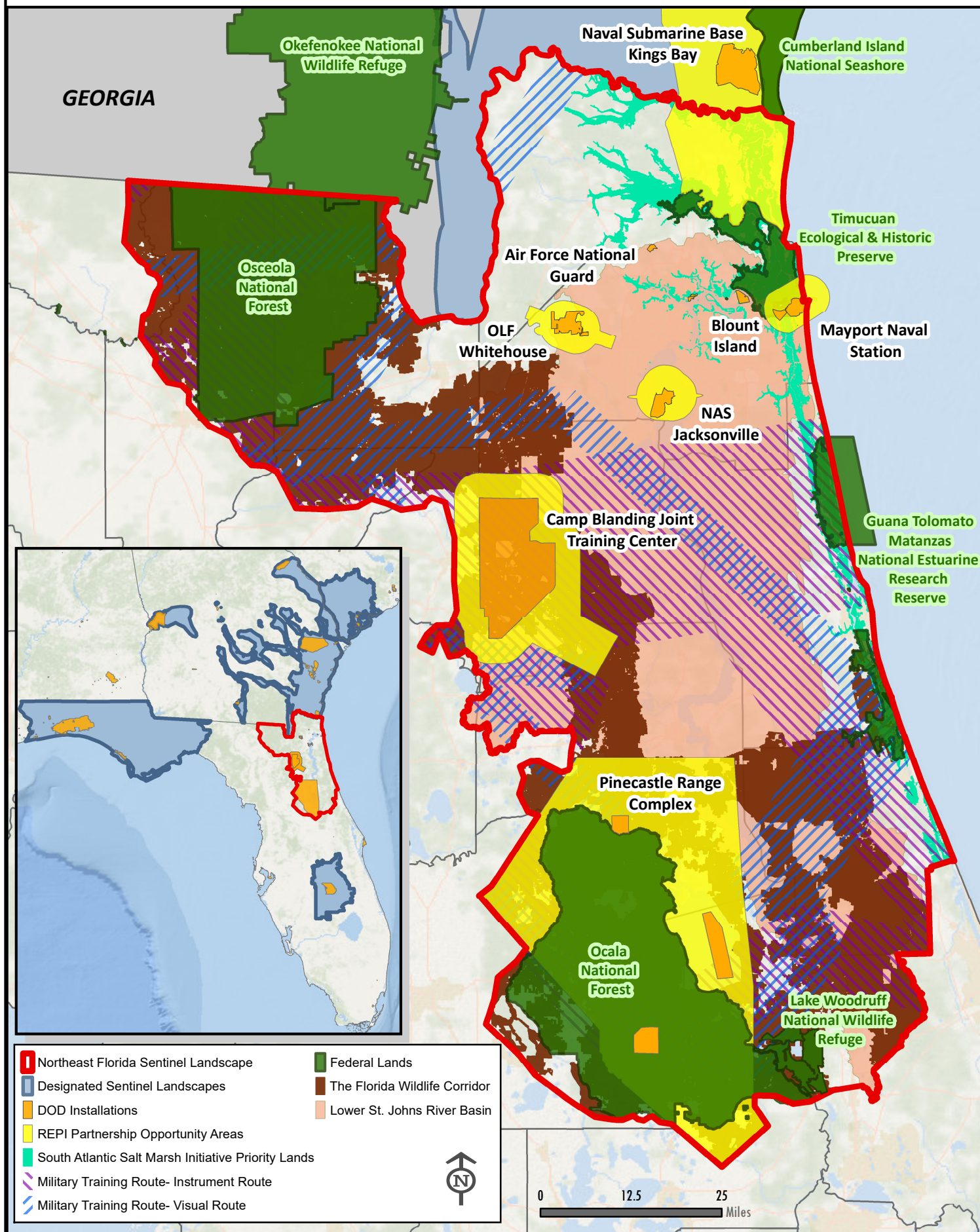
06/07/2021



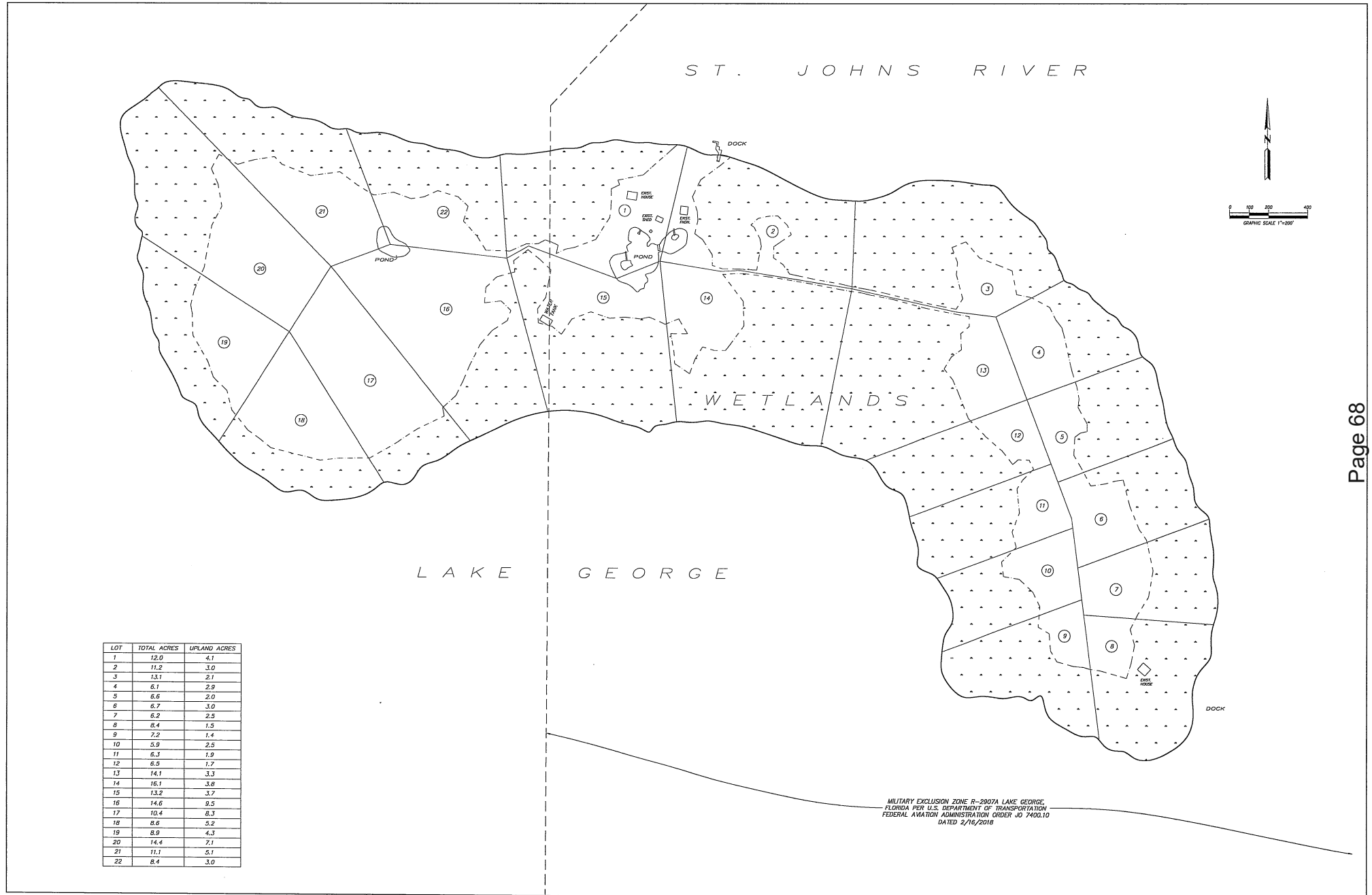
Prepared by Kimley-Horn
Source: Putnam County GIS

Kimley»Horn

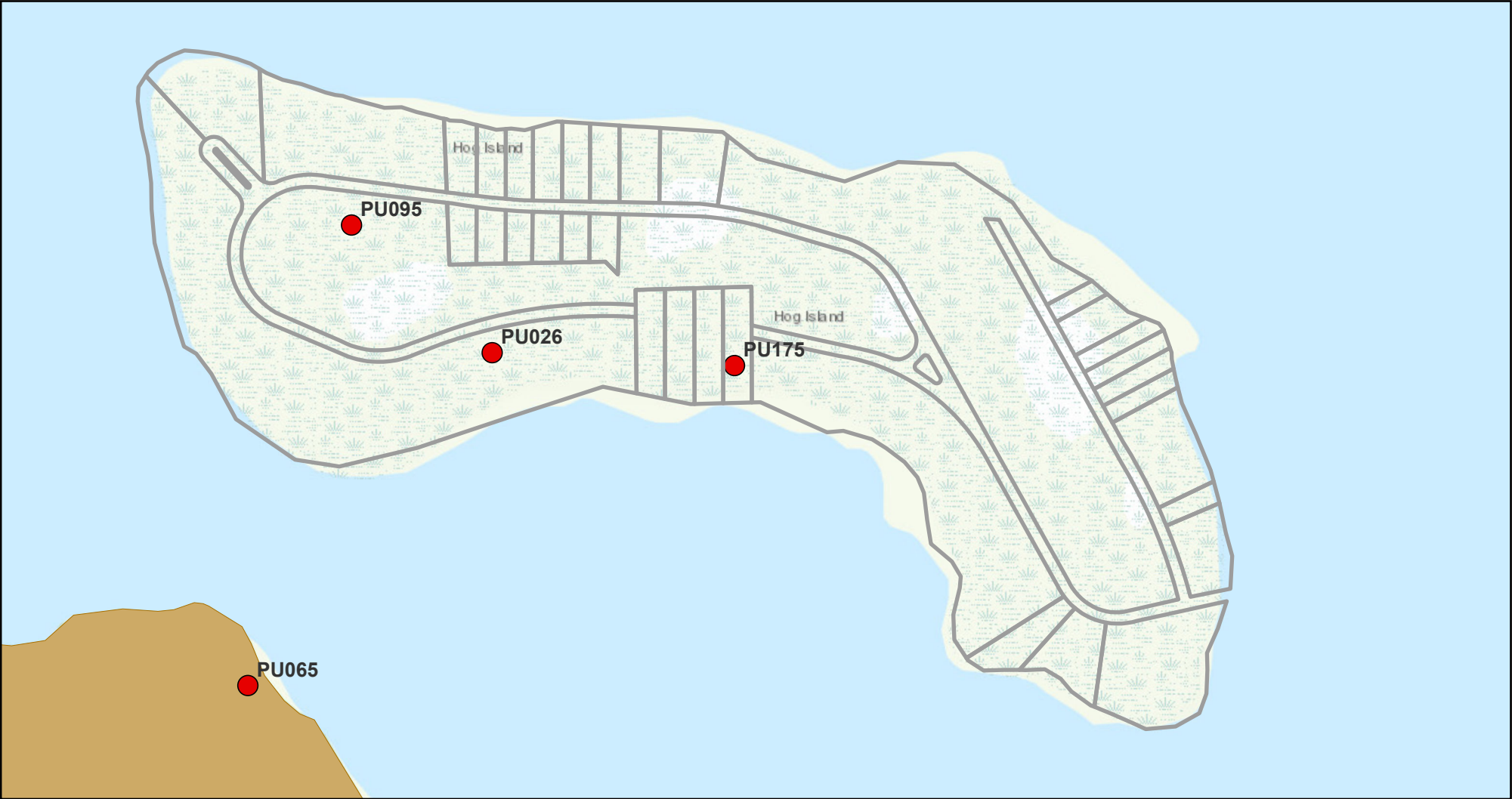
PROPOSED NORTHEAST FLORIDA SENTINEL LANDSCAPE



Plat Map



Hog Island: Bald Eagle Nesting Sites



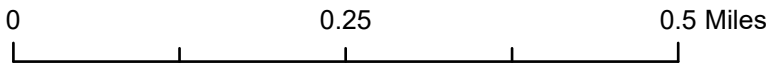
Legend

 Hog Island

Conserved Lands

 Federal

 Bald Eagle Nesting Sites



Florida Master Site File Locations





INFO@NFLT.ORG | NFLT.ORG
904.479.1967

NORTH FLORIDA
LAND TRUST

843 W MONROE ST
JACKSONVILLE, FL 32202

October 7, 2024

Sine Murray, Program Administrator
Division of State Lands
Office of Environmental Services
3800 Commonwealth Boulevard
Tallahassee, Florida 32399-3000
Sine.Murray@FloridaDep.gov

RE: Addition of Twenty-Two Parcels Totaling 220.91 +/- Acres (Hog Island Addition parcels) to the Matanzas to Ocala Conservation Corridor Florida Forever BOT Project

Dear Sine,

North Florida Land Trust supports the addition of twenty-two parcels totaling 220.91 +/- acres, owned by Runaway Island Properties LLC and David Pepper, to the Matanzas to Ocala Conservation Corridor Florida Forever BOT Project.

If acquired by the state, North Florida Land Trust accepts the management of Hog Island, located in Putnam County, FL. The project is composed of twenty-two parcels, totaling 220.91 (+/-) acres, and are owned by Runaway Island Properties LLC and David Pepper. (See attached map).

If you have any questions, please feel free to contact Kimberly Hall at **(904) 476-1967** or **NFLT.org**

Thank you.
Sincerely,

Allison DeFoor, President & CEO
North Florida Land Trust



TABLE A6

Hog Island FNAI Assessment
 Florida Forever Measures Evaluation
 Date: 10/14/2024
 GIS Acres: 220.91
GOALS

B1: Strategic Habitat

<u>Conservation Areas</u>	<u>Acres</u>	<u>% of Project</u>
PRIORITY_2	4.1	2
PRIORITY_3	36.9	17
PRIORITY_5	145.1	66
Totals:	186.1	84.2

B2: Rare Species

FNAI Habitat Conservation

<u>Priorities</u>	<u>Acres</u>	<u>% of Project</u>
PRIORITY_4	187.6	85
Totals:	187.6	85

B3: Ecological Greenways

<u>Acres</u>	<u>% of Project</u>
PRIORITY_5	203.2
Totals:	203.2

B4: Under-represented

<u>Natural Communities</u>	<u>Acres</u>	<u>% of Project</u>
SCRUB_AND_SCRUBBY_FLATWOODS_G2	70.1	32
Totals:	70.1	32

C4: Natural Floodplain Function

<u>Acres</u>	<u>% of Project</u>
PRIORITY_1	137.3
PRIORITY_2	50.5
PRIORITY_3	3.4
Totals:	191.3

C5: Significant Surface Water Protection

<u>Acres</u>	<u>% of Project</u>
PRIORITY_2	193.7
Totals:	193.7

C8: Functional Wetlands

<u>Acres</u>	<u>% of Project</u>
PRIORITY_1	78.4
PRIORITY_2	33.8
PRIORITY_3	1.5
Totals:	113.8

<u>D3: Aquifer Recharge</u>	<u>Acres</u>	<u>% of Project</u>
PRIORITY_3	23.7	11
PRIORITY_4	16.3	7
PRIORITY_5	1.6	1
Totals:	41.5	19

Cooperative Land Cover 3.7

SAND_PINE_SCRUB	69.9	32
FLOATING_EMERGENT_AQUATIC_VEGE	1.1	1
MIXED_WETLAND_HARDWOODS	89.5	41
MIXED_HARDWOOD_CONIFEROUS_SW	23.2	11
ARTIFICIAL_IMPOUNDMENT_RESERVOI	1.2	1
RIVERINE	10.9	5
RESIDENTIAL_LOW_DENSITY	7.2	3
Totals:	203.1	92

Biodiversity Clip 4

<u>Acres</u>	<u>% of Project</u>
PRIORITY_5	5.2
PRIORITY_4	88.6
PRIORITY_3	17.3
PRIORITY_1_HIGHEST	70.1
Totals:	181.3

F1: Archeological Sites

<u>Number of Sites</u>
Totals: 3

F2: Archeological Sites

<u>Number of Sites</u>
Totals: 3

I1: 100 Year Floodzone

<u>Acres</u>	<u>% of Project</u>
AE	220.9
Totals:	220.9

Note: Acres of each resource in the project and percentage of project represented by each resource are listed except where noted.
 This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is most noticeable on small sites.