



FORT DRUM TO COW CREEK CONSERVATION CORRIDOR

275 Northeast 240th Street, Okeechobee, FL 34972

Jeremiah Thompson, ALC
352.255.3670
JT@SaundersRealEstate.com





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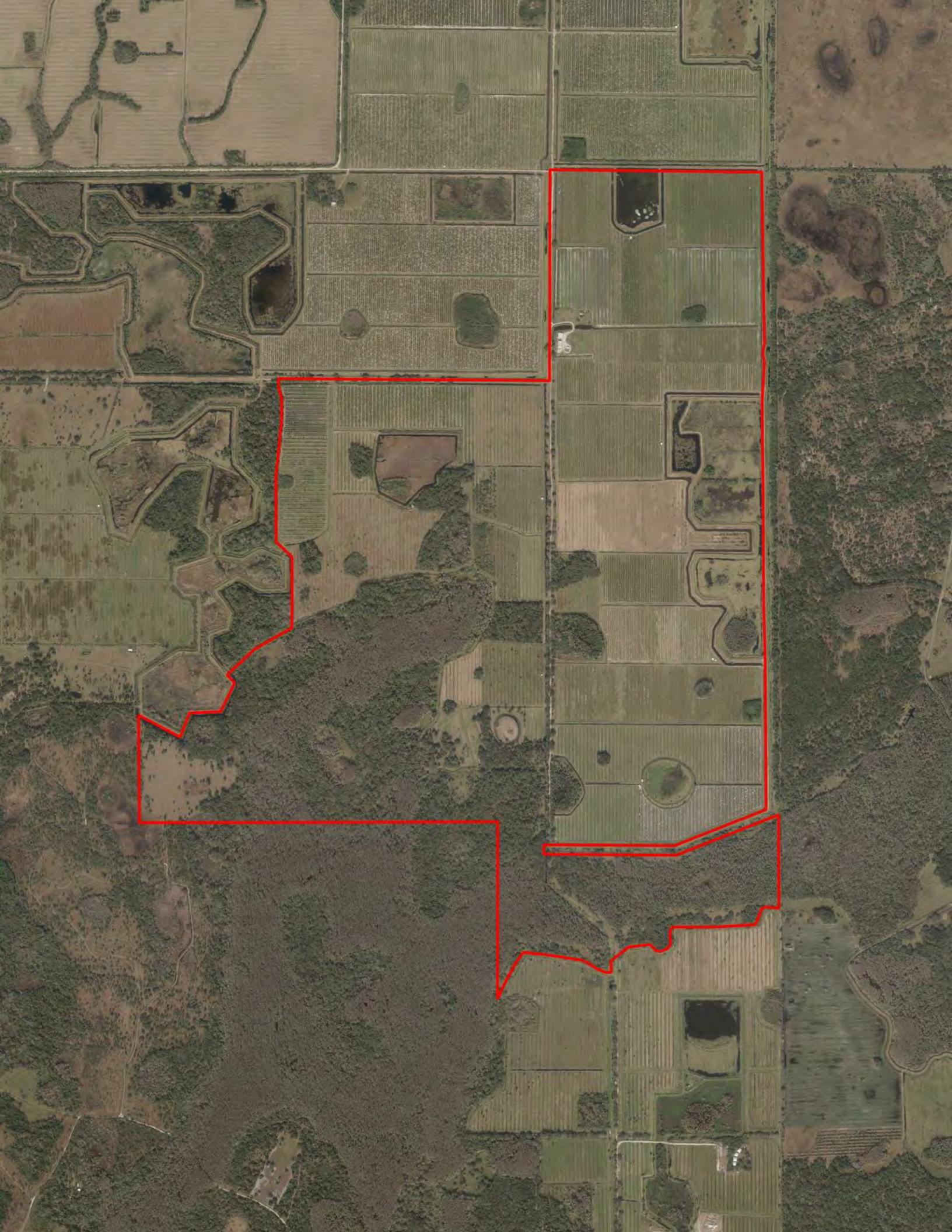
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Section 1

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APPLICATION



GRASSY
ISLAND

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 March, 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: Fort Drum to Cow Creek Conservation Corridor

Nearest City Ft. Drum County(ies) Okeechobee

Sponsor/Affiliation Proposing Project: Jeremiah Thompson

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801

Street	City	State	ZIP
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Primary Phone: 352-255-3670 Email: JT@SaundersRealEstate.com

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.
- 8) Whether the project is on another state acquisition list? If so, which one?

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) and willing seller(s) of the real property described below, in Okeechobee County, Florida.

Property/Project name: Fort Drum to Cow Creek Conservation Corridor

Name/Affiliation of Authorized Representative: Jeremiah Thompson

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801
Street City State ZIP

Primary Phone: 352-255-3670 Email: JT@SaundersRealEstate.com

Property information

Section 27 Township 34S Range 36E
Lat/Long 27.482052, -80.722130
Acres 1069

Parcel identification number(s):

Multiple (See Attached)

Landowner Information

J. Brantley Schirard 4/10/2025
Landowner Signature Date

Schirard Family LLC c/o J. Brantley Schirard
Landowner Name (print)

Mailing Address: 1108 Trinidad Ave., Ft. Pierce, FL 34982
Street City State ZIP

Primary Phone: 772-201-7719 Email: _____

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.



Florida Forever New Project Application

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Property information

Section 27 Township 34S Range 36E

Lat/Long 27.482052, -80.722130

Acres 1069

Parcel identification number(s):

Multiple (See Attached)

Landowner Information

Patrick Langel

dotloop verified
04/10/25 10:13 AM
EDT
JSRE-3NFV-VXAR-NK70

Landowner Signature _____ Date _____

J Brooke Pond LLC c/o Patrick Langel

Landowner Name (print)

Mailing Address: 990 S. Jenkins Rd., Fort Pierce, FL 34947			
Street	City	State	ZIP

Primary Phone: 772-370-0352 Email: pjlbal71@aol.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.

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**Florida Forever
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Name/Affiliation of Authorized Representative: Jeremiah Thompson

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Street

City

State

ZIP

Primary Phone: 352-255-3670

Email: JT@SaundersRealEstate.com

Property information

Section 27 Township 34S Range 36E

Lat/Long 27.482052, -80.722130

Acres 1069

Parcel identification number(s):

Multiple (See Attached)

Landowner Information

Gassy Island Grove LLC c/o
Mrs. Teresa E. Flores

Landowner Signature

4/9/2025
Date

MARIA TERESA E. FLORES
Landowner Name (print)

Mailing Address: 118 NE Naranja Ave., Port St. Lucie, FL 34983

Street

City

State

ZIP

Primary Phone: 772-579-9975

Email: TEFLORES@aol.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.

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Goals and performance measures (Section [259.105\(4\)](#), Florida Statutes)

It is the intent of the Legislature that projects or acquisitions funded pursuant to paragraphs (3)(a) and (b) contribute to the achievement of the following goals, which shall be evaluated in accordance with specific criteria and numeric performance measures developed pursuant to s. [259.035\(4\)](#):

Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:

1. The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis;
2. The number of acres protected through the use of alternatives to fee simple acquisition; or
3. The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.

Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:

1. The number of acres acquired of significant strategic habitat conservation areas;
2. The number of acres acquired of highest priority conservation areas for Florida's rarest species;
3. The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages;
4. The number of acres acquired of underrepresented native ecosystems;
5. The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects; or
6. The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:

1. The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;
2. The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report;
3. The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. [373.453\(2\)](#), regional or master stormwater management system plans, or other adopted restoration plans;
4. The number of acres acquired that protect natural floodplain functions;
5. The number of acres acquired that protect surface waters of the state;
6. The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired;
7. The number of acres acquired that protect fragile coastal resources;
8. The number of acres of functional wetland systems protected;
9. The percentage of miles of critically eroding beaches contiguous with public lands that are restored or protected from further erosion;
10. The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control; or
11. The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.



Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:

1. The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans;
2. The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible; or
3. The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

Goal E: Increase natural resource-based public recreation or educational opportunities, as measured by:

1. The number of acres acquired that are available for natural resource-based public recreation or education;
2. The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist in completing the Florida National Scenic Trail; or
3. The number of new resource-based recreation facilities, by type, made available on public land.

Goal F: Preserve significant archaeological or historic sites, as measured by:

1. The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use; or
2. The increase in the number and percentage of historic and archaeological properties that are in state ownership.

Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:

1. The number of acres acquired that are available for sustainable forest management;
2. The number of acres of state-owned forestland managed for economic return in accordance with current best management practices;
3. The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions; or
4. The percentage and number of acres identified for restoration actually restored by reforestation.

Goal H: Increase the amount of open space available in urban areas, as measured by:

1. The percentage of local governments that participate in land acquisition programs and acquire open space in urban cores; or
2. The percentage and number of acres of purchases of open space within urban service areas.

Goal I: Mitigate the effects of natural disasters and floods in developed areas, as measured by:

1. The number of acres acquired within a 100-year floodplain or a coastal high hazard area;
2. The number of acres acquired or developed to serve dual functions as:
 - a. Flow ways or temporary water storage areas during flooding or high-water events, not including permanent reservoirs; and
 - b. Greenways or open spaces available to the public for recreation;
3. The number of acres that protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas; and
4. The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood.



Criteria [Section [259.105](#)(9) and (10), F.S.]

(9) The Acquisition and Restoration Council shall recommend rules for adoption by the board of trustees to competitively evaluate, select, and rank projects eligible for Florida Forever funds pursuant to paragraph (3)(b). In developing these proposed rules, the Acquisition and Restoration Council shall give weight to the following criteria:

- (a) The project meets multiple goals described in subsection (4).
- (b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources.
- (c) The project enhances or facilitates management of properties already under public ownership.
- (d) The project has significant archaeological or historic value.
- (e) The project has funding sources that are identified and assured through at least the first 2 years of the project.
- (f) The project contributes to the solution of water resource problems on a regional basis.
- (g) The project has a significant portion of its land area in imminent danger of development, in imminent danger of losing its significant natural attributes or recreational open space, or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.
- (h) The project implements an element from a plan developed by an ecosystem management team.
- (i) The project is one of the components of the Everglades restoration effort.
- (j) The project may be purchased at 80 percent of appraised value.
- (k) The project may be acquired, in whole or in part, using alternatives to fee simple, including but not limited to, tax incentives, mitigation funds, or other revenues; the purchase of development rights, hunting rights, agricultural or silvicultural rights, or mineral rights; or obtaining conservation easements or flowage easements.
- (l) The project is a joint acquisition, either among public agencies, nonprofit organizations, or private entities, or by a public-private partnership.

(10) The Acquisition and Restoration Council shall give increased priority to those projects for which matching funds are available and to project elements previously identified on an acquisition list pursuant to this section that can be acquired at 80 percent or less of appraised value. The council shall also give increased priority to those projects where the state's land conservation plans overlap with the military's need to protect lands, water, and habitat to ensure the sustainability of military missions including:

- (a) Protecting habitat on nonmilitary land for any species found on military land that is designated as threatened or endangered, or is a candidate for such designation under the Endangered Species Act or any Florida statute;
- (b) Protecting areas underlying low-level military air corridors or operating areas; and
- (c) Protecting areas identified as clear zones, accident potential zones, and air installation compatible use buffer zones delineated by our military partners, and for which federal or other funding is available to assist with the project.



Section 3

PROPERTY DESCRIPTION

FORT DRUM TO COW CREEK CONSERVATION CORRIDOR

NEW FLORIDA FOREVER PROJECT

OKEECHOBEE COUNTY

1. A descriptive location of the proposed project with total acreage:

The proposed Fort Drum to Cow Creek Conservation Corridor is 1,069 ± total acres, 5 ± miles southeast of Fort Drum and 17 ± miles northeast of Okeechobee in Okeechobee County. It is primarily utilized for citrus, cattle, and recreation. The property contains 634 ± Upland Acres (59%) / 435 ± Wetland Acres (41%). The property is accessed via an easement from CR 68, the old Florida Cracker Trail, and from NE 272nd Street.

The Florida Cracker Trail is one of several historic routes that early pioneers used for driving cattle from range lands in the interior of the state to saltwater ports for shipment to other destinations. These days, you can follow the route by car or horse. The trail starts just east of Bradenton and runs 140 miles eastward across the state to Fort Pierce. The trail first came into use in the 1850s and provided access to ports so cattle could be shipped to Cuba and Key West.

The Fort Drum to Cow Creek Conservation Corridor has a 2024 certified market/just value of \$6,697,790.

2. The general physical, natural resource, biological, hydrological, archaeological, and historical characteristics of the project: A.) Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s), and location. B.) Does the property contain improvements/facilities? If so, please describe:

The Fort Drum to Cow Creek Conservation Corridor is within an environmentally and historically rich area of Florida. The property contains a mixture of improved pastures, woodland pastures, citrus grove, dry prairie, upland mixed coniferous/hardwoods, mixed wetland hardwoods, mixed shrubs, cabbage palm wetland, cypress, mixed wetland forest, freshwater marshes/graminoid prairie-marsh, and wet prairie.

These natural lands harbor several species native to Florida and provide critical ecological services. The property is within a priority 2 area of the Florida Ecological Greenway Network (FEGN), also known as the Florida Wildlife Corridor, which serves long-ranging animals such as the Florida Black Bear and Panther.

According to the FNAI Biodiversity Matrix, species such as the Eastern Indigo Snake, Wood Stork, and Gopher Tortoise are likely to utilize the habitat the property provides. The landowner reported seeing deer, turkeys, bald eagles, swallow-tailed kites, fox squirrels, numerous wading birds, and monarch butterflies on the property.

There are 16 potential species listed by FNAI that could also utilize the habitat the property provides. Nearby conservation lands include the Triple S Ranch Ag & CE, Cow Creek Ag & CE, Wetlands Reserve Easement #306, Grassland Reserve Program Easement #109, Red Bay Foundation Preserve, Ft. Drum Marsh Conservation Area, Adams Ranch Florida Forever Project, and the Bluefield to Cow Creek Florida Forever Project. Protection of the property under a conservation easement would protect it from future development and a portion of the Florida Wildlife Corridor.

The property is within the Vero Beach Drainage Basin and contains 351 ± Wetland Acres (53%) consisting of cabbage palm wetland, cypress, mixed forested wetlands, and freshwater marshes. Gomez Creek and Cow Bone Creek flow through the property and connect to the greater hydrology of the region. The dominant natural feature of the proposed project is the large system of basin swamp and hydric hammock. The swamp has seen little disturbance and is composed primarily of cypress with mixed

hardwoods. The entire property is within the highest Critical Lands and Waters Identification Project (CLIP) priority area and contains the highest priority of surface water resources.

FNAI data reflects that the property contributes to the groundwater recharge, natural floodplain, and overall water quality and quantity of the region. The conservation of this undeveloped area will also protect the water quality of the St. Lucie River Estuary and Indian River Lagoon

The property contains agricultural improvements such as cow pens, office building, fencing, wells, and irrigation for cattle and citrus operations. There are a few portions of the grove that have suffered from citrus greening that may be converted to pasture for cattle. There is a hunt cabin on the property that is used by one of the landowners and their family, however, it is likely to be excluded from the conservation easement.

3. Potential Public Recreation opportunities or other uses:

N/A

4. Potential threats or development plans that could impact the value of the proposed project:

Generally, the area surrounding the property in Okeechobee County has zoning and future land use designations of Agriculture, which allows 1 D.U. / 10 Acres. The property could be subdivided to support smaller homesites, however, there are no developmental plans that we are aware of at this time.

5. Local resolutions to the potential public acquisition of the project (if applicable):

N/A

6. Detail on how the project meets Florida Forever criteria [see Chapter 259.105(9) and (10), F.S.] and further the Florida Forever goals and performance measures [see Chapter 259.105(4), F.S.]. Refer to the application addendum on our website:

Acquisition of a conservation easement on the Fort Drum to Cow Creek Conservation Corridor would further a number of the goals and measures of the Florida Forever Program and the Bluefield to Cow Creek Florida Forever Project:

Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:

- Approximately 40% of the property is located in a Priority 2 Area of the Florida Ecological Greenway Network (Florida Wildlife Corridor), which contributes to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis (Measure A1)
- The property would be protected through a less-than-fee acquisition of a Conservation Easement (A2)

Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:

- The property has been identified as a Strategic Habitat Conservation Area, with approximately 42% of the property as a Priority 2 and 3 Area (Measure B1).
- Approximately 42% has been identified as habitat for Florida's rarest species (Measure B2).
- Approximately 40% of the property is located in a Priority 2 Area of the Florida Ecological Greenway Network (Wildlife Corridor). Its acquisition would expand the protected area near the Bluefield to Cow Creek Florida Forever Project and Adams Ranch Florida Forever Project (Measure B3).

Goal C: Protect, restore, and maintain the quality and natural functions of land, water, and wetland systems of the state, as measured by:

- Gomez Creek, Cow Bone Creek, basin swamp, and wetland forests contribute to priorities for natural floodplain function and surface water resource protection, including natural and managed water storage features (Measures C4 and C5).
- Approximately 41% of the property is composed of ranked functional wetlands (Measure C8).

Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:

- The entire property is priority ranked for aquifer recharge (Measure D3).

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 use(s) 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 the 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 is not included.

The Fort Drum to Cow Creek Conservation Corridor is proposed in this application as a less-than-fee acquisition. Under a conservation easement, the state would acquire the developmental rights on the property while the landowners would like to continue the current and historic activities on the property. These activities include agriculture, recreation, and private use and enjoyment. The landowners are including all of their ownership in the application. However, they are considering holding out a small amount of land around the hunt cabin and office for unencumbered use. This determination will be finalized before negotiations on the conservation easement.

The Fort Drum to Cow Creek Conservation Corridor will protect a significant portion of South Florida's rural landscape, high-quality natural wetlands, wildlife habitat, and water resources. Acquisition of the property under an easement would protect a priority area of the Florida Wildlife Corridor from future development and prevent fragmentation of sensitive habitat that supports many native species in Florida. The acquisition would also protect the water quality and quantity of the Everglades and the immediate region.

SPECIFICATIONS & FEATURES

SPECIFICATIONS & FEATURES

Land Types:	• Citrus
	• Conservation Easement
	• Farms & Nurseries Properties
	• Ranch
Uplands / Wetlands:	634 ± Upland Acres (59%) / 435 ± Wetland Acres (41%)
Soil Types:	Ft Drum; Immokalee; Myakka; Floridana; Wabasso; Basinger; Bradenton; Manatee; Pineda; Riviera
Zoning / FLU:	FLU: Agriculture (1 D.U. / 10 Acres)
Lake Frontage / Water Features:	Gomez Creek & Cow Bone Creek
Water Source & Utilities:	Electricity, Well, & Septic
Nearest Point of Interest:	Ft. Drum - 5 ± Miles Okeechobee - 17 ± Miles Triple S Ranch Ag & CE - 4 ± Miles Cow Creek Ag & CE - 5 ± Miles Bluefield to Cow Creek Florida Forever - 5 ± Miles Adams Ranch Florida Forever - 5 ± Miles
Fencing:	Perimeter and Cross Fenced
Current Use:	Citrus, Cattle, and Recreation



SPECIFICATIONS & FEATURES

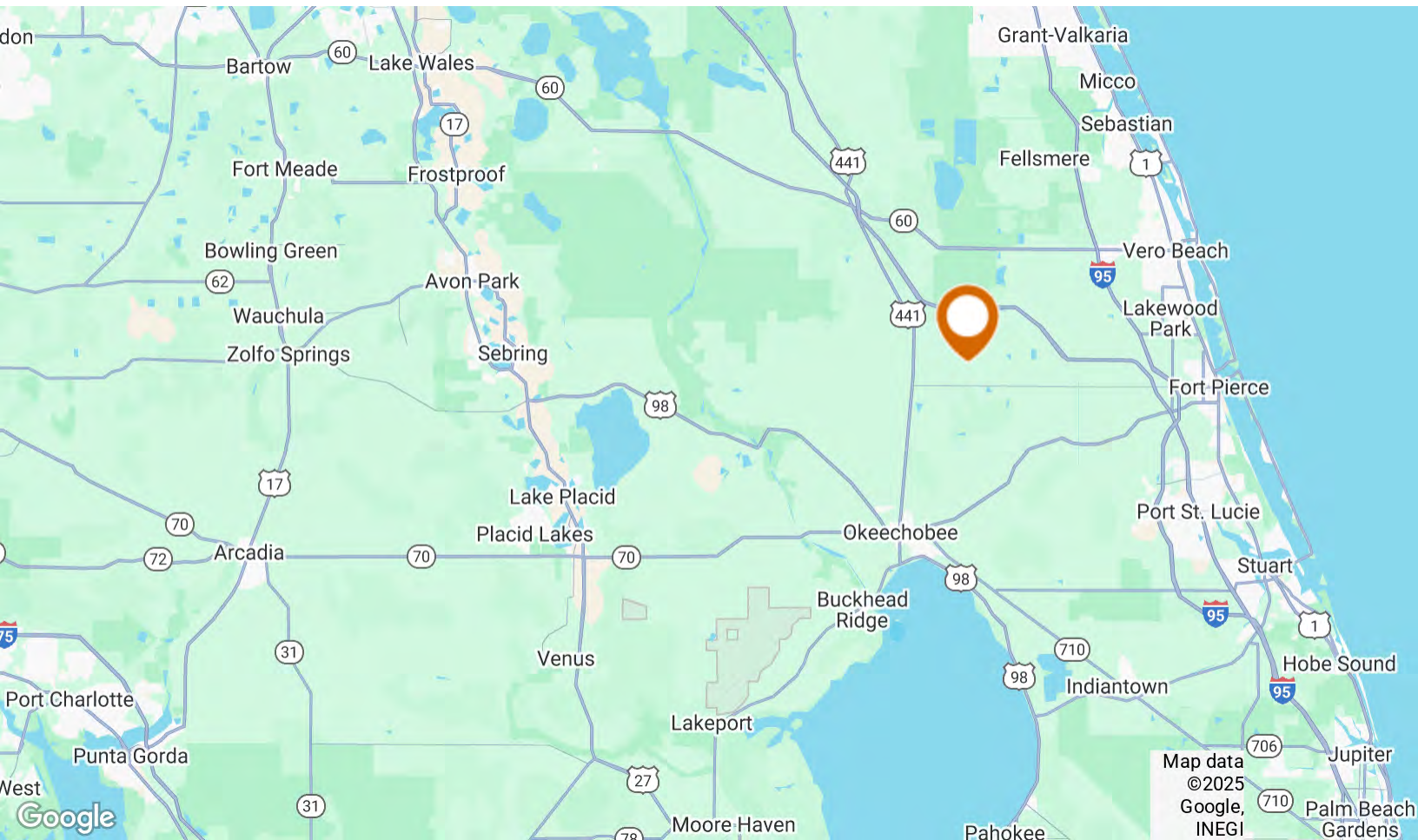
Potential Recreational / Alt Uses:	Small Homesites or More Intensive Agriculture
Land Cover:	Improved Pastures (27 ± Acres); Woodland Pastures (3 ± Acres); Citrus Grove (594± Acres); Dry Prairie (25 ± Acres); Mixed Coniferous/Hardwoods (1 ± Acre); Mixed Wetland Hardwoods (169± Acres); Mixed Shrubs (28 ± Acres); Cabbage Palm Wetland (8 ± Acres); Cypress (124 ± Acres); Cypress/Mixed Hardwoods (10 ± Acres); Wetland Forested Mixed (9 ± Acres); Freshwater Marshes/Graminoid Prairie-Marsh (65 ± Acres); Dikes and Levees (3 ± Acres)
Structures & Year Built:	• Hunt Camp • Office • and Agricultural Structures

LOCATION



LOCATION & DRIVING DIRECTIONS

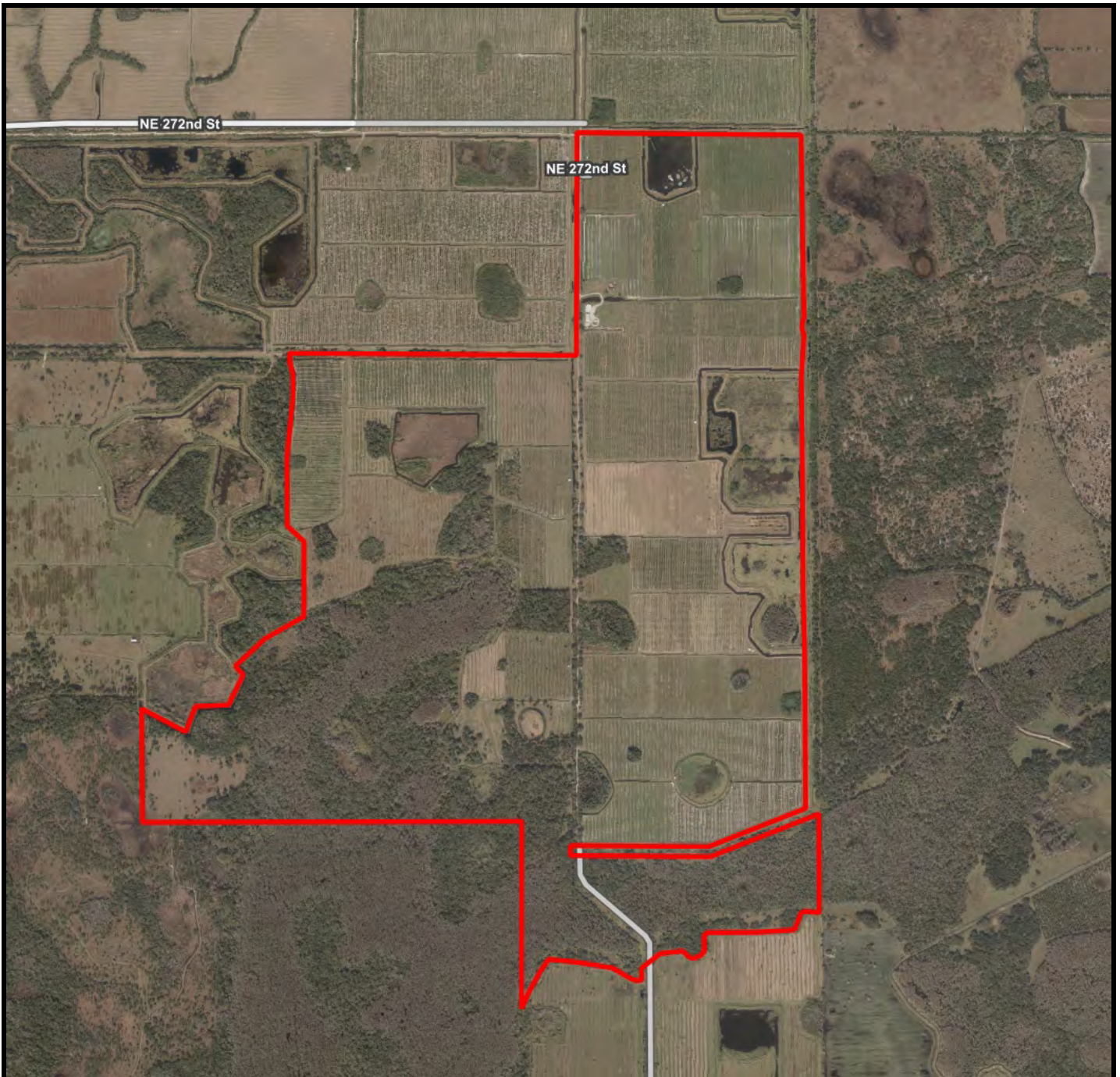
Parcel:	Multiple (16)
GPS:	27.481507, -80.722749
Driving Directions:	Contact JT
Showing Instructions:	Contact JT





Section 4

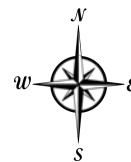
MAPS



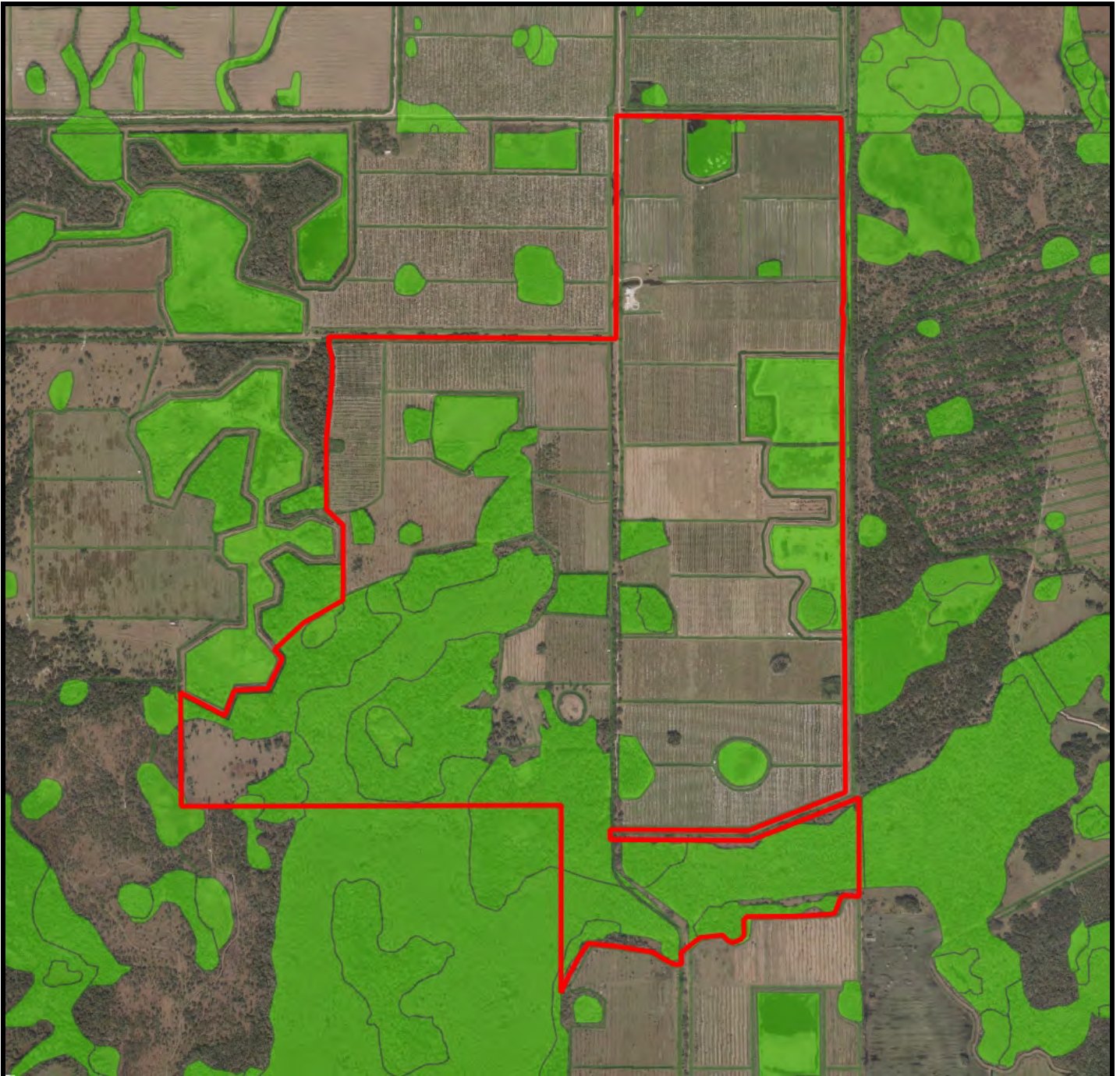
Aerial



-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI



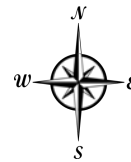
0 0.2 0.4 0.6 mi



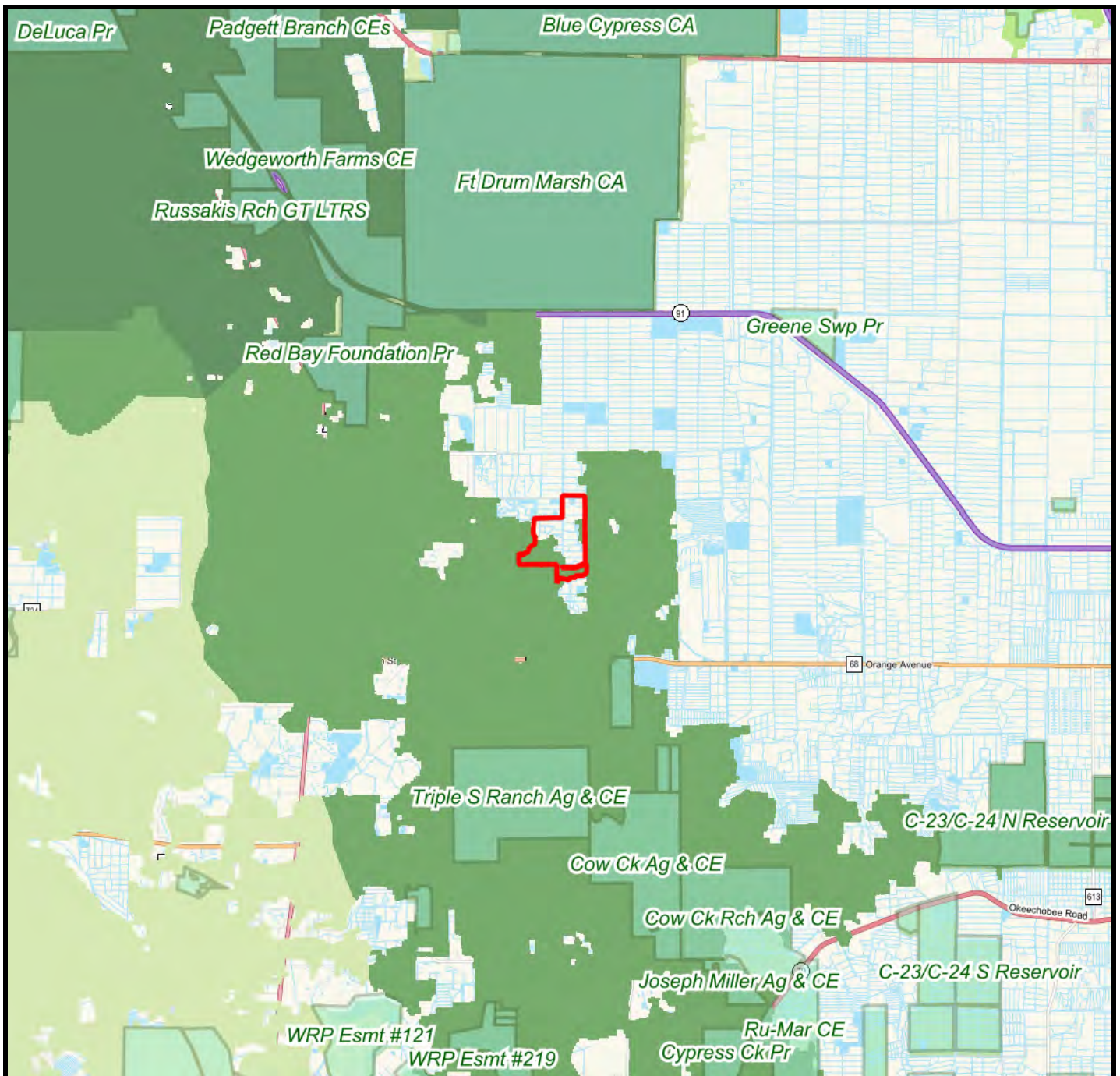
Wetlands



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine



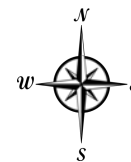
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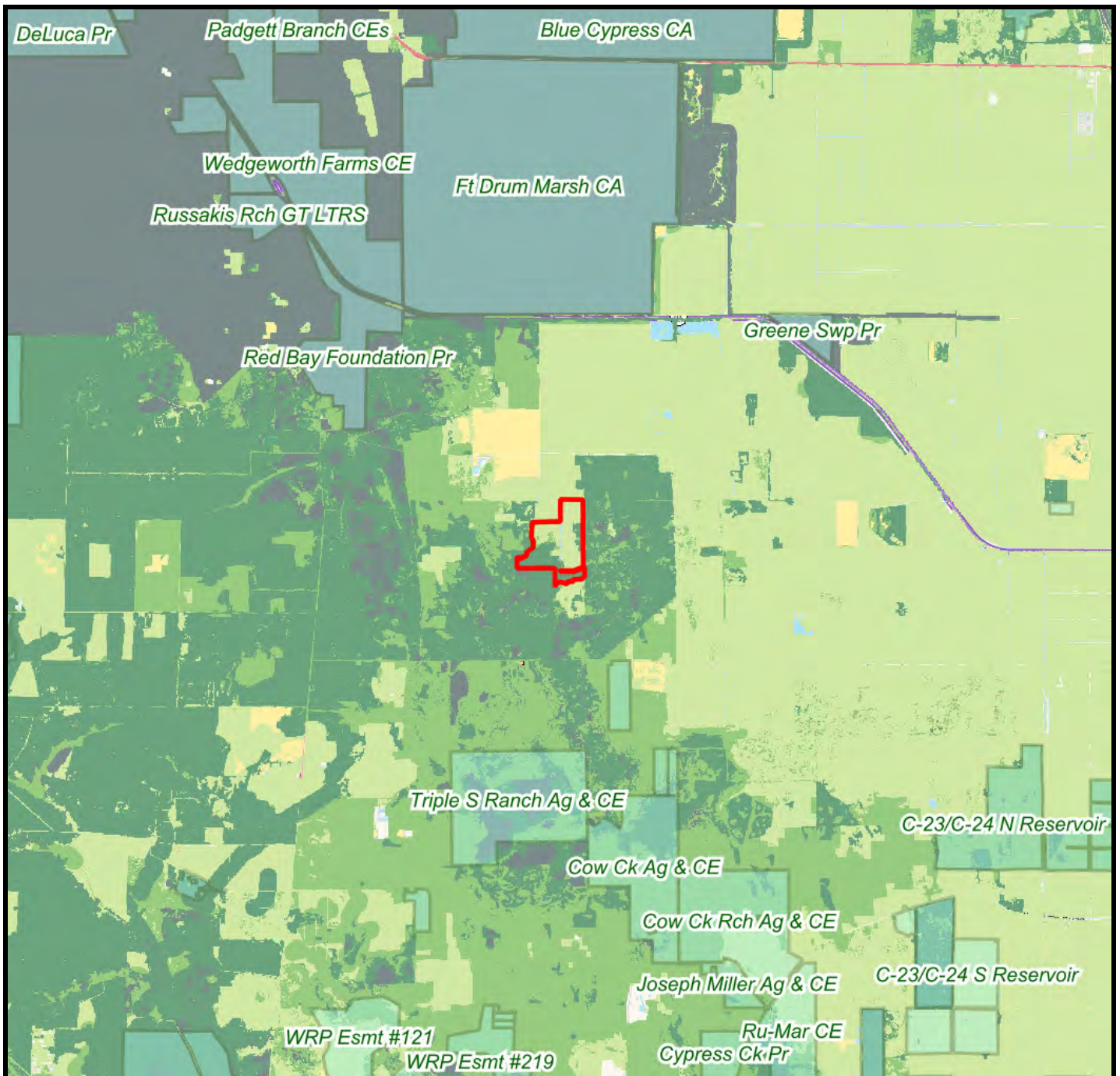
Florida Ecological Greenway Network



- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Priority 1 - HIGHEST
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6



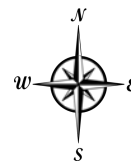
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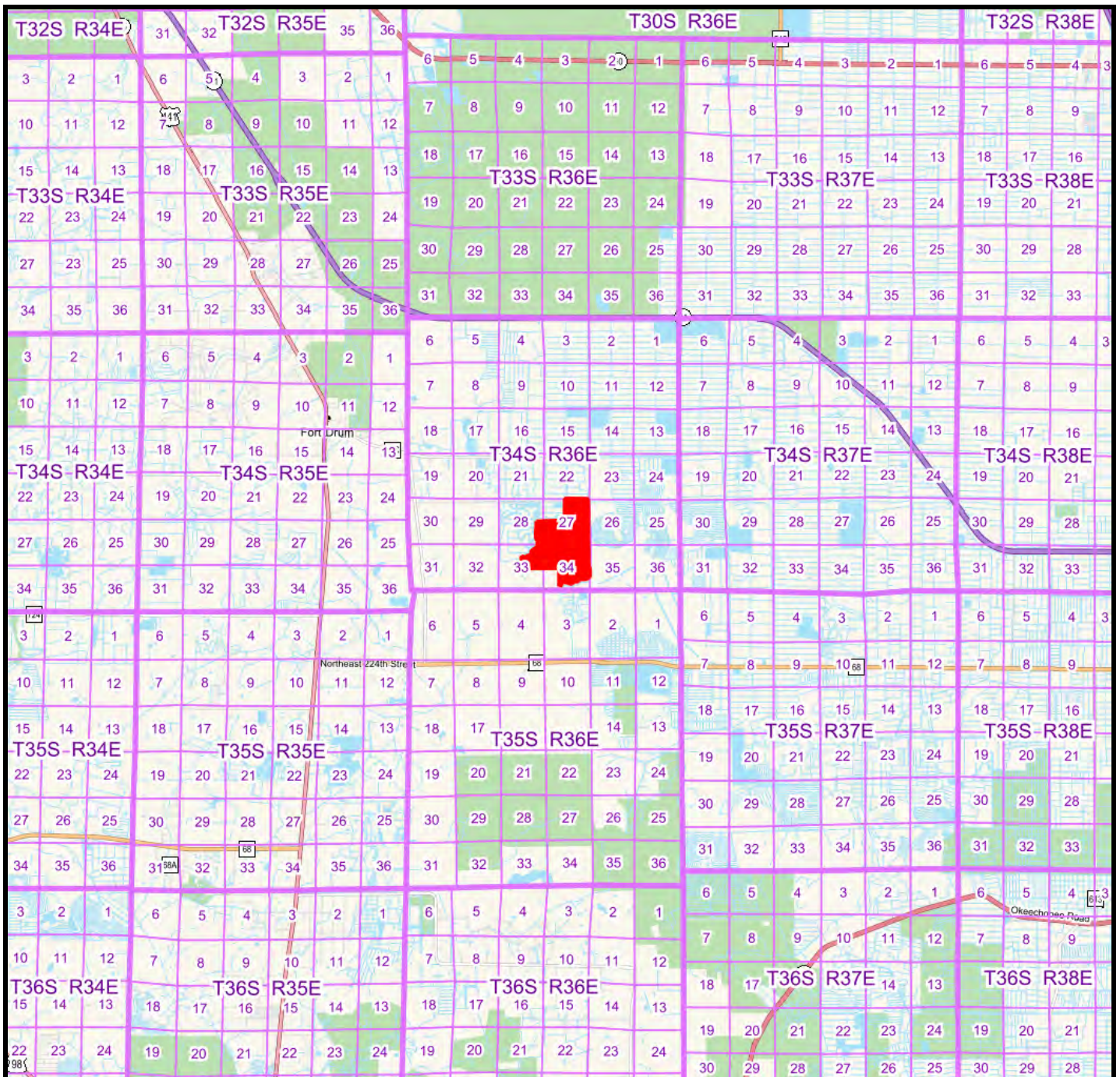
CLIP



- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Priority 1 - HIGHEST
- Priority 2
- Priority 3
- Priority 4
- Priority 5

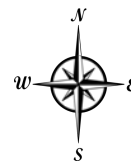


0 2 4 6 mi



Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Township and Range
- Township and Range
- Section Boundaries



0 2 4 6 mi



Section 5

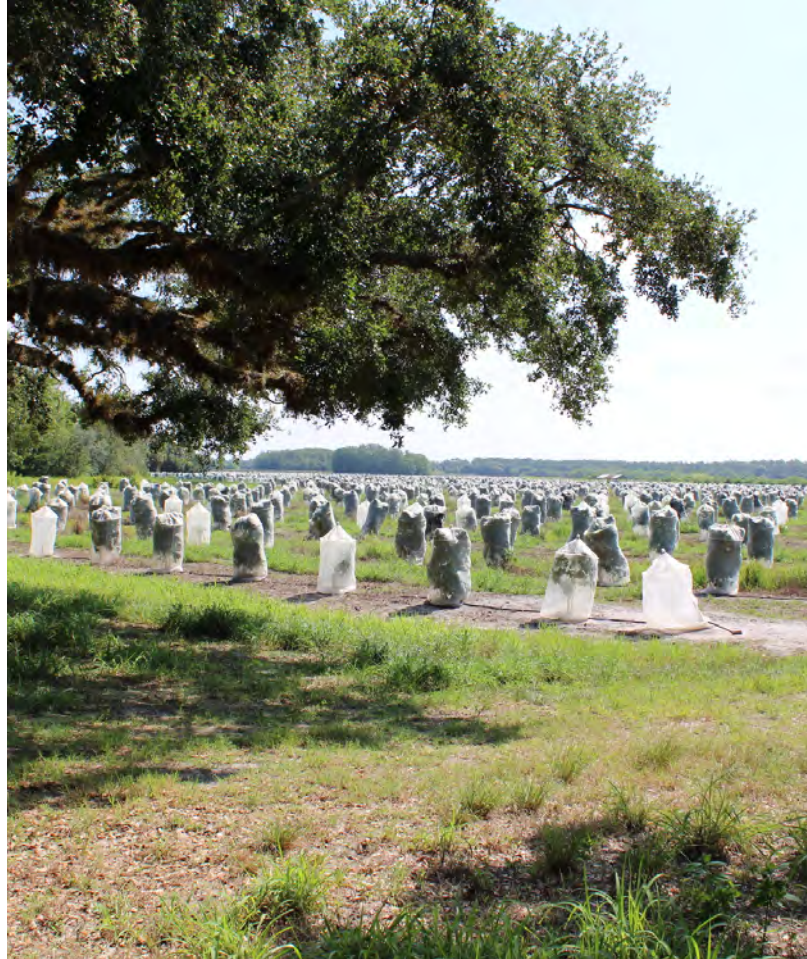
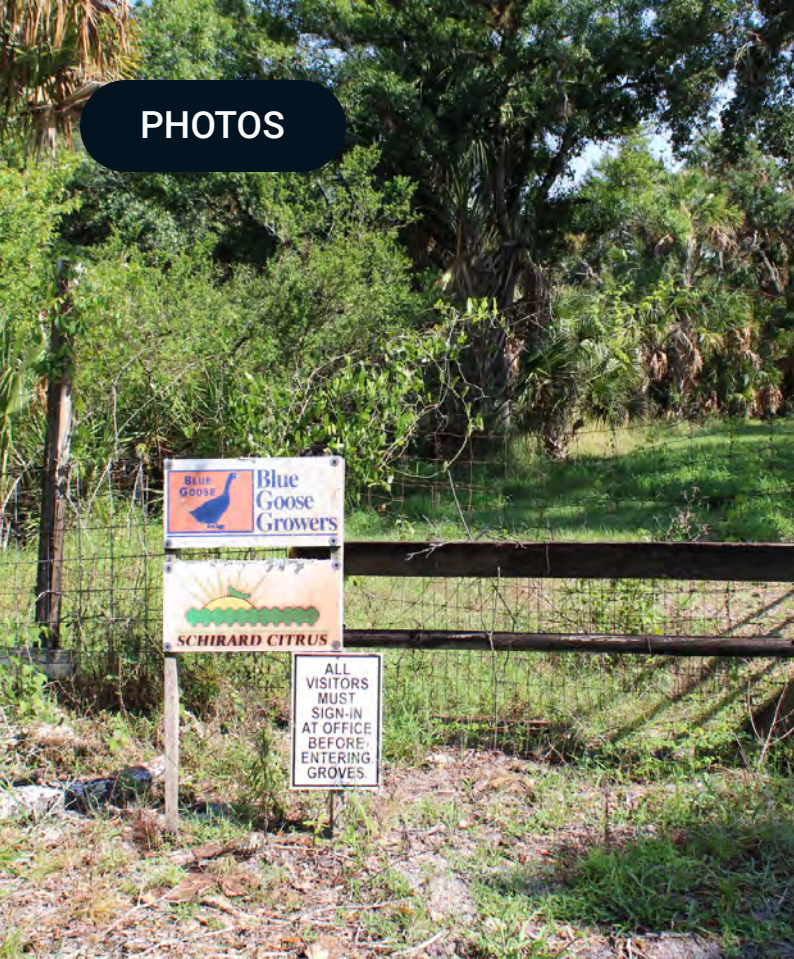
PHOTOS



PHOTOS



PHOTOS



PHOTOS







Section 6

PROPERTY RECORDS

Row #	County	PID	GIS Acres	2024 Okeechobee Count	Owner Name	Owner Address	City	State	Zip
1	Okeechobee	' 13434360A00000020000	77.33	\$	377,382.00	GRASSY ISLAND GROVE LLC	118 NE NARANJA AVE	PORT SAINT LUCIE	FL 34983
2	Okeechobee	' 12734360A00000130000	26.92	\$	129,340.00	GRASSY ISLAND GROVE LLC	118 NE NARANJA AVE	PORT SAINT LUCIE	FL 34983
3	Okeechobee	' 12734360A00000090000	103.67	\$	549,423.00	GRASSY ISLAND GROVE LLC	118 NE NARANJA AVE	PORT SAINT LUCIE	FL 34983
4	Okeechobee	' 12734360A00000010000	135.21	\$	720,829.00	J BROOKE POND LLC	990 S JENKINS RD	FT PIERCE	FL 34947
5	Okeechobee	' 13434360A00000030000	86.42	\$	366,683.00	SCHIRARD FAMILY LLC	1108 TRINIDAD AVE	FT PIERCE	FL 34982
6	Okeechobee	' 12734360A00000040000	11.55	\$	96,936.00	SCHIRARD FAMILY LLC	1108 TRINIDAD AVE	FT PIERCE	FL 34982
7	Okeechobee	' 12734360A00000110000	51.22	\$	554,540.00	SCHIRARD FAMILY LLC	1108 TRINIDAD AVE	FT PIERCE	FL 34982
8	Okeechobee	' 13434360A00000050000	51.17	\$	543,697.00	SCHIRARD FAMILY LLC	1108 TRINIDAD AVE	FT PIERCE	FL 34982
9	Okeechobee	' 12734360A00000030000	11.55	\$	96,936.00	SCHIRARD FAMILY LLC	1108 TRINIDAD AVE	FT PIERCE	FL 34982
10	Okeechobee	' 12734360A00000080000	214.31	\$	1,242,424.00	SCHIRARD FAMILY LLC	1108 TRINIDAD AVE	FT PIERCE	FL 34982
11	Okeechobee	' 12734360A00000070000	44.00	\$	374,136.00	SCHIRARD FAMILY LLC	1108 TRINIDAD AVE	FT PIERCE	FL 34982
12	Okeechobee	' 12734360A00000050000	17.09	\$	239,120.00	SCHIRARD FAMILY LLC	1108 TRINIDAD AVE	FT PIERCE	FL 34982
13	Okeechobee	' 12734360A00000060000	123.02	\$	674,757.00	SCHIRARD FAMILY LLC	1108 TRINIDAD AVE	FT PIERCE	FL 34982
14	Okeechobee	' 13434360A00000010000	9.45	\$	120,481.00	SCHIRARD FAMILY LLC	1108 TRINIDAD AVE	FT PIERCE	FL 34982
15	Okeechobee	' 13434360A00000090000	100.34	\$	453,672.00	SCHIRARD FAMILY LLC	1108 TRINIDAD AVE	FT PIERCE	FL 34982
16	Okeechobee	' 12734360A0000001A000	5.41	\$	157,434.00	SOUTHEASTERN AG SERVICES	1108 TRINIDAD AVE	FT PIERCE	FL 34982
Total (16)			1,068.66	\$	6,697,790.00				

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2024 Certified Values
updated: 4/10/2025

Parcel: << 1-34-34-36-0A00-00002-0000 (27971) >>

Owner & Property Info

Result: 1 of 1

Owner	GRASSY ISLAND GROVE LLC 118 NE NARANJA AVE PORT SAINT LUCIE, FL 34983		
Site	NE 272ND ST OKEECHOBEE		
Description*	ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 36: ALL THAT PART OF SECTIONS 27 AND 34, TOWNSHIP 34 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM AN ...more>>>		
Area	77.33 AC	S/T/R	34-34-36
Use Code**	GROVES,ORCHRD (6600)	Tax District	30 - County (South Florida WMD)
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.			

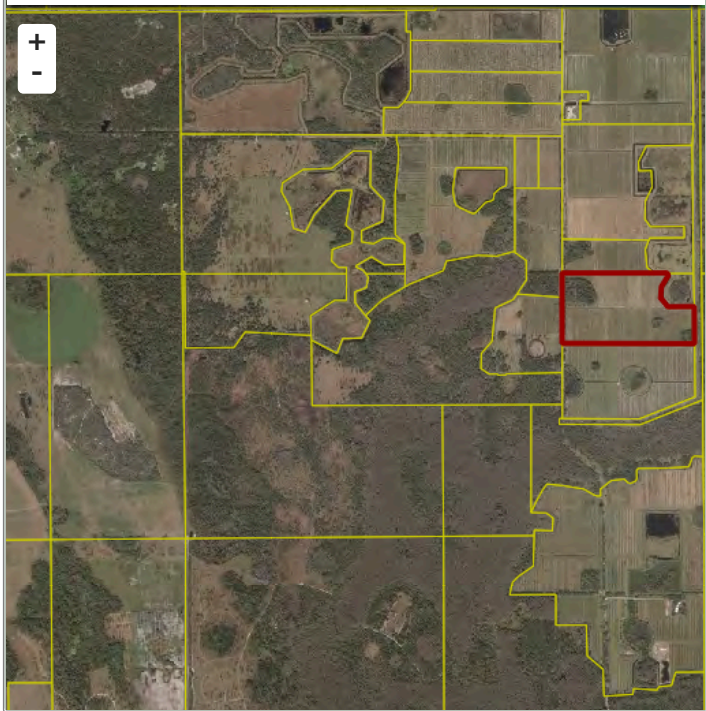
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$73,947	Ag Land	\$73,947
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$377,382	Just	\$377,382
Class	\$73,947	Class	\$73,947
Appraised	\$73,947	Appraised	\$73,947
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$73,947	Assessed	\$73,947
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$73,947 other:\$73,947 school:\$73,947	Total Taxable	county:\$73,947 other:\$73,947 school:\$73,947

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2024 2023 2022 2021 2020 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/8/2010	\$1,106,000	691 / 156	WD	I	Q	05 (Multi-Parcel Sale) - show
5/4/2005	\$0	569 / 1794	WD	I	Q	02
4/25/2005	\$0	569 / 1799	WD	I	Q	02
4/22/2005	\$0	569 / 1804	WD	I	Q	02
8/27/2004	\$0	556 / 1048	QC	V	Q	03
12/20/1994	\$0	556 / 1048	QC	I	Q	03
3/11/1994	\$0	548 / 1311	QC	I	Q	03
6/3/1991	\$0	324 / 872	WD	V	Q	03
10/2/1990	\$0	317 / 1439	WD	V	Q	03
4/3/1990	\$0	312 / 1327	WD	V	Q	03
8/1/1988	\$0	297 / 1696	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
005909	NON/FUNC AC M (MKT)	10.400 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$26,000
006009	MKT CIT AC (MKT)	66.930 AC	1.0000/1.0000 1.0000/.7500000 /	\$5,250 /AC	\$351,382
006004	GRAPEFRUIT (AG)	18.960 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$23,700
005040	RD/CANAL USE (AG)	10.610 AC	1.0000/1.0000 1.0000/ /	\$300 /AC	\$3,183
005900	NON/FUNC AC (AG)	10.400 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$364
006000	BEDDED AC (AG)	0.720 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$900
006000	BEDDED AC (AG)	36.640 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$45,800

Search Result: 1 of 1

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by: GrizzlyLogic.com

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Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2024 Certified Values
updated: 4/10/2025

Parcel: << 1-27-34-36-0A00-00013-0000 (27949) >>

Owner & Property Info

Result: 1 of 1

Owner	GRASSY ISLAND GROVE LLC 118 NE NARANJA AVE PORT SAINT LUCIE, FL 34983		
Site	NE 272ND ST OKEECHOBEE		
Description*	ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36: ALL THAT PART OF SECTIONS 27 AND 34, TOWNSHIP 34 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM AN ...more>>>		
Area	26.92 AC	S/T/R	27-34-36
Use Code**	GROVES,ORCHRD (6600)	Tax District	30 - County (South Florida WMD)
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.			

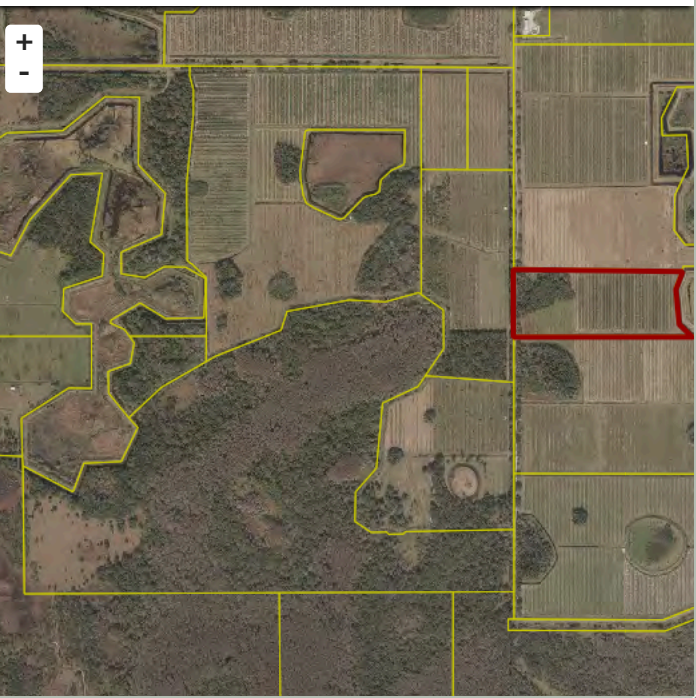
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$23,479	Ag Land	\$23,479
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$129,340	Just	\$129,340
Class	\$23,479	Class	\$23,479
Appraised	\$23,479	Appraised	\$23,479
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$23,479	Assessed	\$23,479
Exempt	\$0	Exempt	\$0
Total	county:\$23,479	Total	county:\$23,479
Taxable	other:\$23,479 school:\$23,479	Taxable	other:\$23,479 school:\$23,479

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2024 2023 2022 2021 2020 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/8/2010	\$1,106,000	691 / 156	WD	V	Q	05 (Multi-Parcel Sale) - show
5/4/2005	\$0	569 / 1794	WD	I	Q	02
4/25/2005	\$0	569 / 1799	WD	I	Q	02
4/22/2005	\$0	569 / 1804	WD	I	Q	02
12/20/1994	\$0	556 / 1048	QC	I	Q	03
3/11/1994	\$0	548 / 1311	QC	I	Q	03
6/3/1991	\$0	324 / 872	WD	V	Q	03
10/1/1990	\$0	317 / 1439	WD	V	Q	03
4/3/1990	\$0	312 / 1327	WD	V	Q	03
8/1/1988	\$0	297 / 1696	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
005909	NON/FUNC AC M (MKT)	4.360 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$10,900
006009	MKT CIT AC (MKT)	22.560 AC	1.0000/1.0000 1.0000/.7500000 /	\$5,250 /AC	\$118,440
006703	NAVEL (AG)	14.050 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$17,562
005040	RD/CANAL USE (AG)	5.130 AC	1.0000/1.0000 1.0000/ /	\$300 /AC	\$1,539
005900	NON/FUNC AC (AG)	4.360 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$153
006000	BEDDED AC (AG)	3.380 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$4,225

Search Result: 1 of 1

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

Parcel: << 1-27-34-36-0A00-00009-0000 (27945) >>

Owner & Property Info

Result: 1 of 1

Owner

GRASSY ISLAND GROVE LLC
118 NE NARANJA AVE
PORT SAINT LUCIE, FL 34983

Site

NE 272ND ST OKEECHOBEE

Description*

ALL THAT PART OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM AN IRON PIPE MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36 EAST, RUN N 89°29'02" W ALONG ...more>>>

Area

103.65 AC

S/T/R

27-34-36

Use Code**

GROVE W/ MISC/IMP (6607)

Tax District

30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2023 Certified Values

Mkt Land\$0

Ag Land\$106,138

Building\$4,429

XFOB\$611

Just\$549,202

Class\$111,178

Appraised\$111,178

SOH/10% Cap\$0

Assessed\$111,178

Exempt\$0

Total Taxable

county:\$111,178

other:\$111,178

school:\$111,178

2024 Certified Values

Mkt Land\$0

Ag Land\$106,138

Building\$4,620

XFOB\$641

Just\$549,423

Class\$111,399

Appraised\$111,399

SOH/10% Cap\$0

Assessed\$111,399

Exempt\$0

Total Taxable

county:\$111,399

other:\$111,399

school:\$111,399

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer

Pictometry

Google Maps

2024

2023

2022

2021

2020

Sales

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/8/2010	\$1,106,000	691 / 156	WD	I	Q	05 (Multi-Parcel Sale) - show
5/4/2005	\$270,900	569 / 1794	WD	I	Q	02
4/25/2005	\$270,900	569 / 1799	WD	I	Q	02
4/22/2005	\$541,800	569 / 1804	WD	I	Q	02
12/20/1994	\$0	556 / 1048	QC	I	Q	03
3/11/1994	\$0	548 / 1311	QC	I	Q	03
6/1/1991	\$0	324 / 872	WD	V	Q	03
10/2/1990	\$0	317 / 1439	WD	V	Q	03
4/1/1990	\$0	312 / 1327	WD	V	Q	03
8/1/1988	\$0	297 / 1696	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MISC BLDGS (9600)	1991	525	525	\$4,811

NOTE: The Building Characteristics shown here are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
AFA N2	MTL FLR MTL	1991	\$641	64.00	8 x 8	PD (50%)

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
006009	MKT CIT AC (MKT)	103.650 AC	1.0000/1.0000 1.0000/.75000000 /	\$5,250 /AC	\$544,162
006001	ORANGES VAL (AG)	25.650 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$32,062
006004	GRAPEFRUIT (AG)	22.190 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$27,738
006004	GRAPEFRUIT (AG)	1.020 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$1,275
005040	RD/CANAL USE (AG)	16.970 AC	1.0000/1.0000 1.0000/ /	\$300 /AC	\$5,091
005960	GROV RET U (AG)	6.010 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$210
006000	BEDDED AC (AG)	31.810 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$39,762

Search Result: 1 of 1

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by: GrizzlyLogic.com

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Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2024 Certified Values
updated: 4/10/2025

Parcel: << 1-27-34-36-0A00-00001-0000 (27936) >>

Owner & Property Info

Result: 1 of 1

Owner	J BROOKE POND LLC 990 S JENKINS RD FORT PIERCE, FL 34947-4311		
Site	10390 NE 272ND ST OKEECHOBEE		
Description*	ALL THAT PART OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36 EAST OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM AN IRON PIPE MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36 EAST; RUN NORTH 89°29'02" ...more>>>		
Area	135.2 AC	S/T/R	27-34-36
Use Code**	GROVE W/ MISC/IMP (6607)	Tax District	30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

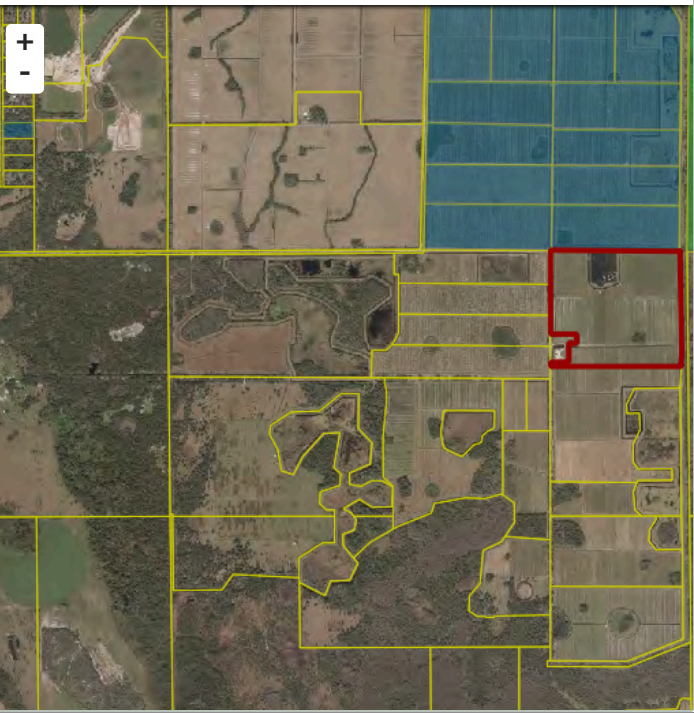
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$137,521	Ag Land	\$137,521
Building	\$14,955	Building	\$15,374
XFOB	\$0	XFOB	\$0
Just	\$720,410	Just	\$720,829
Class	\$152,476	Class	\$152,895
Appraised	\$152,476	Appraised	\$152,895
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$152,476	Assessed	\$152,895
Exempt	\$0	Exempt	\$0
Total	county:\$152,476	Total	county:\$152,895
Taxable	other:\$152,476 school:\$152,476	Taxable	other:\$152,895 school:\$152,895

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2024 2023 2022 2021 2020 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/25/2022	\$676,000	2022004181	SW	I	Q	05 (Multi-Parcel Sale) - show
9/21/2016	\$100	780 / 1303	WD	I	U	11
6/25/2007	\$0	634 / 1250	WD	I	Q	03
3/14/2007	\$0	629 / 755	PB	I	Q	01
8/4/2003	\$300,000	509 / 350	WD	I	Q	02
5/3/1994	\$0	355 / 672	QC	V	Q	03
12/7/1992	\$0	346 / 250	WD	V	Q	03
7/10/1990	\$0	315 / 1138	WD	V	Q	03
4/3/1990	\$0	312 / 1327	WD	V	Q	03
8/1/1988	\$512,560	297 / 1696	WD	V	Q	02
11/1/1981	\$100	245 / 1494	WD	V	Q	03
7/9/1979	\$100	229 / 1114	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MISC BLDGS (9600)	1991	504	504	\$4,264
Sketch	MISC BLDGS (9600)	2022	960	960	\$11,510

NOTE: The Building Characteristics shown here are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
005909	NON/FUNC AC M (MKT)	1.580 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$3,950
006009	MKT CIT AC (MKT)	133.620 AC	1.0000/1.0000 1.0000/.7500000 /	\$5,250 /AC	\$701,505
006001	ORANGES VAL (AG)	15.720 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$19,650
006001	ORANGES VAL (AG)	0.420 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$525
006001	ORANGES VAL (AG)	1.750 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$2,188
006004	GRAPEFRUIT (AG)	22.560 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$28,200
006004	GRAPEFRUIT (AG)	0.250 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$312
006004	GRAPEFRUIT (AG)	12.460 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$15,575
006004	GRAPEFRUIT (AG)	0.660 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$825
006007	FRESH FRUIT (AG)	17.680 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$22,100
005040	RD/CANAL USE (AG)	18.850 AC	1.0000/1.0000 1.0000/ /	\$300 /AC	\$5,655
005900	NON/FUNC AC (AG)	1.580 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$55
005960	GROV RET U (AG)	9.590 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$336
006000	BEDDED AC (AG)	21.520 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$26,900
006000	BEDDED AC (AG)	12.160 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$15,200

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Parcel: << 1-34-34-36-0A00-00003-0000 (27972) >>

Owner & Property Info

Result: 1 of 1

Owner

SCHIRARD FAMILY LLC
SCHIRARD J BRANTLEY
1108 TRINIDAD AVE
FT PIERCE, FL 34982-6117

Site

NE 272ND ST OKEECHOBEE

Description*

ALL THAT PART OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 36 EAST OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM AN IRON PIPE MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36 EAST, RUN NORTH 89°29'02" WEST AL ...more>>>

Area

86.41 AC

S/T/R

34-34-36

Use Code**

GROVE W/ MISC/IMP (6607)

Tax District

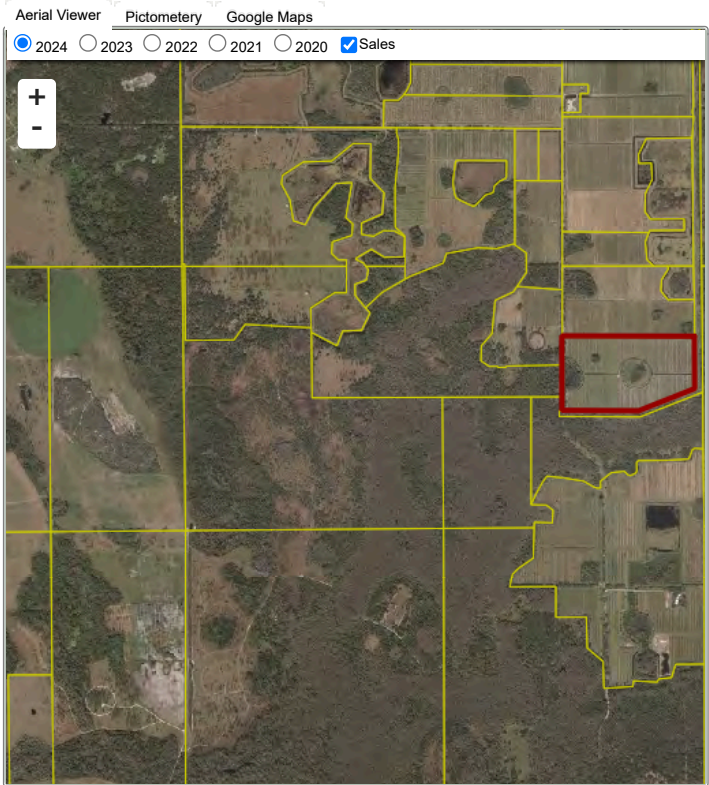
30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$78,191	Ag Land	\$78,191
Building	\$4,770	Building	\$4,976
XFOB	\$0	XFOB	\$0
Just	\$366,477	Just	\$366,683
Class	\$82,961	Class	\$83,167
Appraised	\$82,961	Appraised	\$83,167
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$82,961	Assessed	\$83,167
Exempt	\$0	Exempt	\$0
Total	county:\$82,961	Total	county:\$83,167
Taxable	other:\$82,961 school:\$82,961	Taxable	other:\$83,167 school:\$83,167

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
5/4/2016	\$100	774 / 1908	WD	I	U	11	
4/8/2016	\$84,400	774 / 951	WD	I	U	30	
5/4/2005	\$216,200	569 / 1842	WD	I	Q	02	
4/8/1992	\$0	333 / 223	WD	V	Q	03	
3/27/1992	\$0	333 / 230	WD	V	Q	03	
7/1/1990	\$0	315 / 1143	WD	V	Q	03	
4/1/1990	\$0	312 / 1327	WD	V	Q	03	
3/1/1990	\$0	312 / 1142	WD	V	Q	03	
8/1/1988	\$0	297 / 1696	WD	V	Q	03	

Building Characteristics						
Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	MISC BLDGS (9600)	2001	525	525	\$5,181	

NOTE: The Building Characteristics shown here are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)						
Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown						
Code	Description	Units	Adjustments	Eff Rate	Land Value	
005909	NON/FUNC AC M (MKT)	0.690 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$1,725	
006009	MKT CIT AC (MKT)	85.710 AC	1.0000/1.0000 1.0000/.6000000 /	\$4,200 /AC	\$359,982	
006401	GF RED (AG)	5.970 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$7,462	
006401	GF RED (AG)	12.800 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$16,000	
006401	GF RED (AG)	3.270 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$4,088	
006401	GF RED (AG)	4.910 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$6,138	
006401	GF RED (AG)	7.070 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$8,838	
006401	GF RED (AG)	6.080 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$7,600	
005040	RD/CANAL USE (AG)	15.610 AC	1.0000/1.0000 1.0000/ /	\$300 /AC	\$4,683	
005900	NON/FUNC AC (AG)	0.690 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$24	
005960	GROV RET U (AG)	11.650 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$408	
006401	GF RED (AG)	18.360 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$22,950	

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Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

Parcel: << 1-27-34-36-0A00-00004-0000 (27940) >>

Owner & Property Info

Result: 1 of 1

2024 Certified Values

updated: 4/10/2025

Owner

Owner

Site

Description*

Area

Use Code**

SHIRARD FAMILY LLC

PO BOX 2667

FT PIERCE, FL 34954-2667

NE 272ND ST OKEECHOBEE

THE WEST ONE-HALF OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36 EAST OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM A LITERWOOD POST MARKING THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP ...more>>>

11.54 AC

IMP PASTURE (6180)

S/T/R

Tax District

27-34-36

30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2023 Certified Values

2024 Certified Values

Mkt Land

\$0

Mkt Land

\$0

Ag Land

\$3,054

Ag Land

\$2,951

Building

\$0

Building

\$0

XFOB

\$0

XFOB

\$0

Just

\$110,784

Just

\$96,936

Class

\$3,054

Class

\$2,951

Appraised

\$3,054

Appraised

\$2,951

SOH/10% Cap

\$0

SOH/10% Cap

\$0

Assessed

\$3,054

Assessed

\$2,951

Exempt

\$0

Exempt

\$0

Total

county:\$3,054

Total

county:\$2,951

Taxable

other:\$3,054 school:\$3,054

Taxable

other:\$2,951 school:\$2,951

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date

Sale Price

Book/Page

Deed

V/I

Qualification (Codes)

RCode

9/6/2016

\$100

780 / 1270

WD

V

U

11

7/10/1990

\$0

315 / 1158

WD

V

Q

03

4/3/1990

\$0

312 / 1327

WD

V

Q

03

8/1/1988

\$0

297 / 1696

WD

V

Q

03

11/1/1981

\$0

245 / 1494

WD

V

Q

03

Building Characteristics

Bldg Sketch

Description

Eff Year Blt

Base SF

Actual SF

Bldg Value

NONE

Extra Features & Out Buildings (Codes)

Code

Description

Year Blt

Value

Units

Dims

Condition (% Good)

NONE

Land Breakdown

Code

Description

Units

Adjustments

Eff Rate

Land Value

005002

MKT AGRI (MKT)

11.540 AC

1.0000/1.0000 1.0000/ 6000000 /

\$8,400 /AC

\$96,936

005040

RD/CANAL USE (AG)

1.330 AC

1.0000/1.0000 1.0000/ /

\$300 /AC

\$399

005100

IMP PAST U (AG)

10.210 AC

1.0000/1.0000 1.0000/ /

\$250 /AC

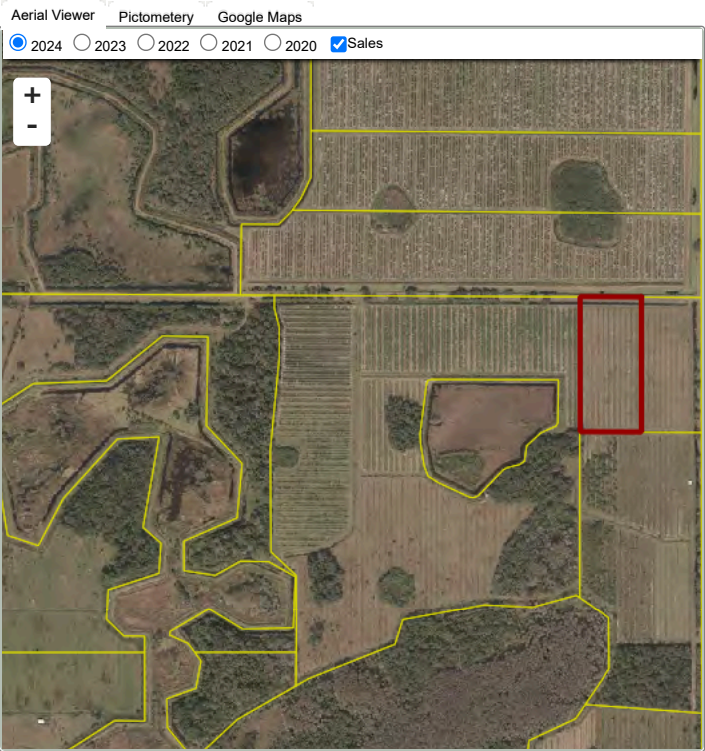
\$2,552

Search Result: 1 of 1

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by: GrizzlyLogic.com

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Owner & Property Info

Result: 1 of 1

Owner

Owner

Site

Description*

Area

Use Code**

SCHIRARD FAMILY LLC
GRASSY ISLAND GROVE LLC
C/O BLUE GOOSE FARMS LLC
1900 N OLD DIXIE HWY
FORT PIERCE, FL 34946

NE 272ND ST OKEECHOBEE

ALL THAT PART OF FOLLOWING DESCRIBED PROPERTY LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36 EAST: ALL THAT PART OF SECTION 27 AND 34, TOWNSHIP 34 SOUTH, RANGE 36 EAST OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM AN IRON PIP ...more>>>

46.6 AC

GROVES,ORCHRD (6600)

S/T/R

Tax District

27-34-36

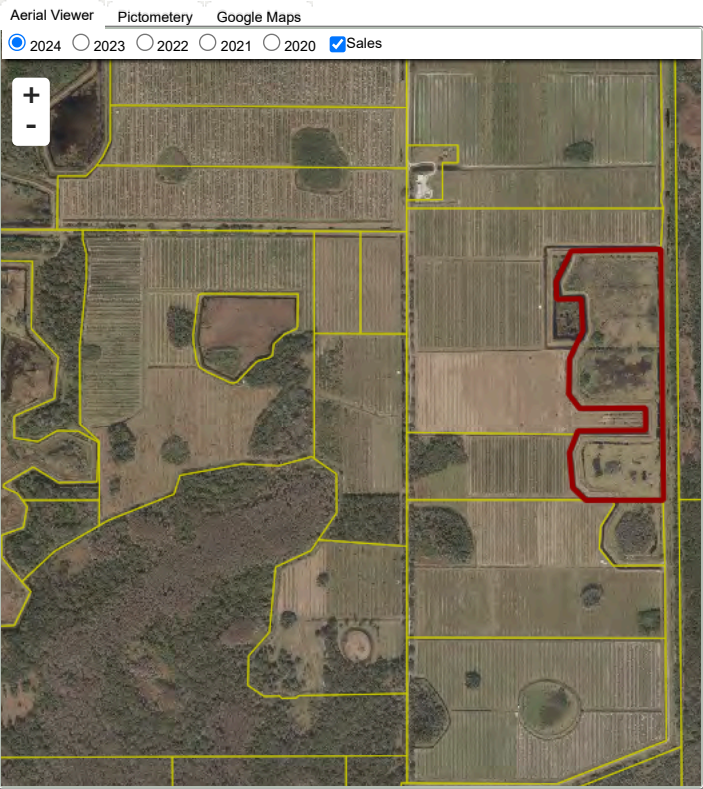
30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values			
2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$1,631	Ag Land	\$1,631
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$633,760	Just	\$554,540
Class	\$1,631	Class	\$1,631
Appraised	\$1,631	Appraised	\$1,631
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$1,631	Assessed	\$1,631
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,631 other:\$1,631 school:\$1,631	Total Taxable	county:\$1,631 other:\$1,631 school:\$1,631

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/25/2022	\$676,000	2022004181	SW	I	Q	05 (Multi-Parcel Sale) - show
9/21/2016	\$100	780 / 1303	WD	I	U	11
5/4/2016	\$100	774 / 1908	WD	I	U	11
4/8/2016	\$84,400	774 / 951	WD	I	U	30
9/8/2010	\$1,106,000	691 / 156	WD	I	Q	05 (Multi-Parcel Sale) - show
3/14/2007	\$0	629 / 755	PB	I	Q	01
5/4/2005	\$0	569 / 1842	WD	I	Q	02
5/4/2005	\$0	569 / 1794	WD	I	Q	02
4/25/2005	\$0	569 / 1799	WD	I	Q	02
4/22/2005	\$0	569 / 1804	WD	I	Q	02
8/27/2004	\$0	556 / 1048	QC	V	Q	03
8/4/2003	\$0	509 / 350	WD	V	Q	02
12/20/1994	\$0	556 / 1048	QC	I	Q	03
5/3/1994	\$0	355 / 672	QC	V	Q	03
3/11/1994	\$0	548 / 1311	WD	V	Q	03
3/11/1994	\$0	548 / 1311	QC	I	Q	03
12/7/1992	\$0	346 / 250	WD	V	Q	03
4/8/1992	\$0	333 / 223	WD	V	Q	03
3/27/1992	\$0	333 / 230	WD	V	Q	03
6/3/1991	\$0	324 / 872	WD	V	Q	03
10/2/1990	\$0	317 / 1439	WD	V	Q	03
7/10/1990	\$0	315 / 1138	WD	V	Q	03
4/3/1990	\$0	312 / 1327	WD	V	Q	03

Building Characteristics					
Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)					
Code	Description	Year Blt	Value	Units	Condition (% Good)
NONE					

Land Breakdown					
Code	Description	Units	Adjustments	Eff Rate	Land Value
005002	MKT AGRI (MKT)	46.600 AC	1.0000/1.0000 1.0000/8500000 /	\$11,900 /AC	\$554,540
005960	GROV RET U (AG)	46.600 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$1,631

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

Parcel: << 1-34-34-36-0A00-00005-0000 (27974) >>

2024 Certified Values

updated: 4/10/2025

Owner & Property Info

Result: 1 of 1

Owner

Site

Description*

Area

Use Code**

SCHIRARD FAMILY LLC
PO BOX 2667
FT PIERCE, FL 34954-2667

275 NE 240TH ST OKEECHOBEE

ALL THAT PART OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 36 EAST, OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM A LITERWOOD POST MARKING THE NORTH-WEST CORNER OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 36 EAST, RUN SOUTH 00°32'39" EA ...[more>>>](#)

51.15 AC

S/T/R

34-34-36

IMP PASTURE SFR (6181)

Tax District

30 - County (South Florida WMD)

*The [Description](#) above is not to be used as the Legal Description for this parcel in any legal transaction.

**The [Use Code](#) is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2023 Certified Values

2024 Certified Values

Mkt Land	\$34,728	Mkt Land	\$37,012
Ag Land	\$12,804	Ag Land	\$12,441
Building	\$117,468	Building	\$117,581
XFOB	\$5,599	XFOB	\$5,770
Just	\$592,189	Just	\$543,697
Class	\$170,599	Class	\$172,804
Appraised	\$170,599	Appraised	\$172,804
SOH/10% Cap	\$34,872	SOH/10% Cap	\$25,148
Assessed	\$135,727	Assessed	\$147,656
Exempt	\$0	Exempt	\$0
Total	county:\$135,727	Total	county:\$147,656
Taxable	other:\$135,727 school:\$170,599	Taxable	other:\$147,656 school:\$172,804

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/6/2016	\$100	780 / 1286	WD	I	U	11
7/10/1990	\$0	315 / 1167	WD	V	Q	03
4/3/1990	\$0	312 / 1327	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SF SNGLFAM (0100)	1992	960	1480	\$114,838
Sketch	MISC BLDGS (9600)	2017	492	492	\$2,857

NOTE: The Building Characteristics shown here are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
FIRE 2	1STORY C D	1992	\$2,182	1.00	0 x 0	PD (70%)
OFA	OPN FLR MTL	1992	\$2,032	196.00	14 x 14	PD (75%)
AFA N4	MTL FLR MTL	2001	\$1,556	80.00	10 x 8	PD (75%)

Land Breakdown

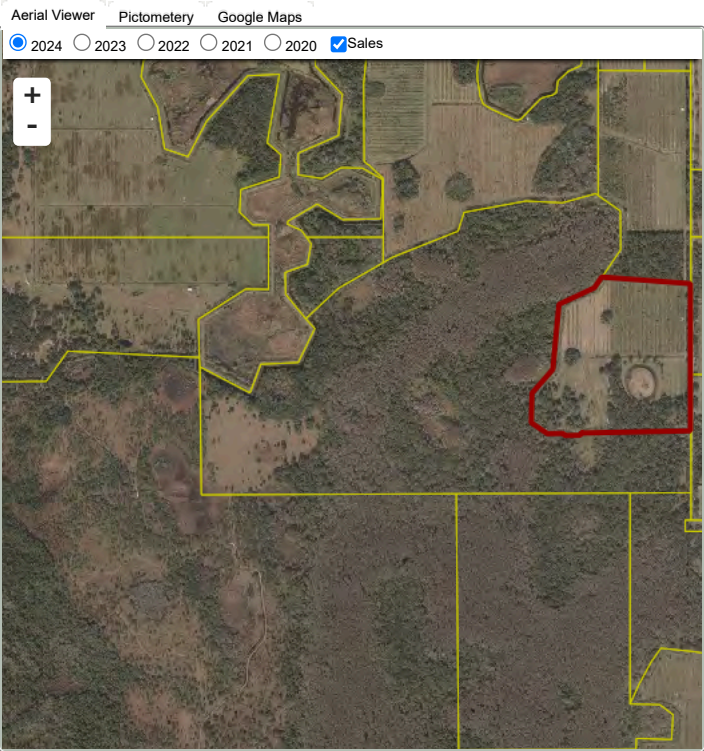
Code	Description	Units	Adjustments	Eff Rate	Land Value
100HS2	FIRST AC (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$25,000 /AC	\$25,000
900HS2	REMAIN AC (MKT)	1.430 AC	1.0000/1.0000 1.0000/6000000 /	\$8,400 /AC	\$12,012
005002	MKT AGRI (MKT)	42.550 AC	1.0000/1.0000 1.0000/6000000 /	\$8,400 /AC	\$357,420
006009	MKT CIT AC (MKT)	6.170 AC	1.0000/1.0000 1.0000/6000000 /	\$4,200 /AC	\$25,914
005040	RD/CANAL USE (AG)	4.410 AC	1.0000/1.0000 1.0000/ /	\$300 /AC	\$1,323
005100	IMP PAST U (AG)	33.640 AC	1.0000/1.0000 1.0000/ /	\$250 /AC	\$8,410
005300	NAT PAST U (AG)	8.910 AC	1.0000/1.0000 1.0000/ /	\$57 /AC	\$508
006703	NAVEL (AG)	1.760 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$2,200

Search Result: 1 of 1

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by: [GrizzlyLogic.com](#)

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2024 Certified Values

updated: 4/10/2025

Owner & Property Info

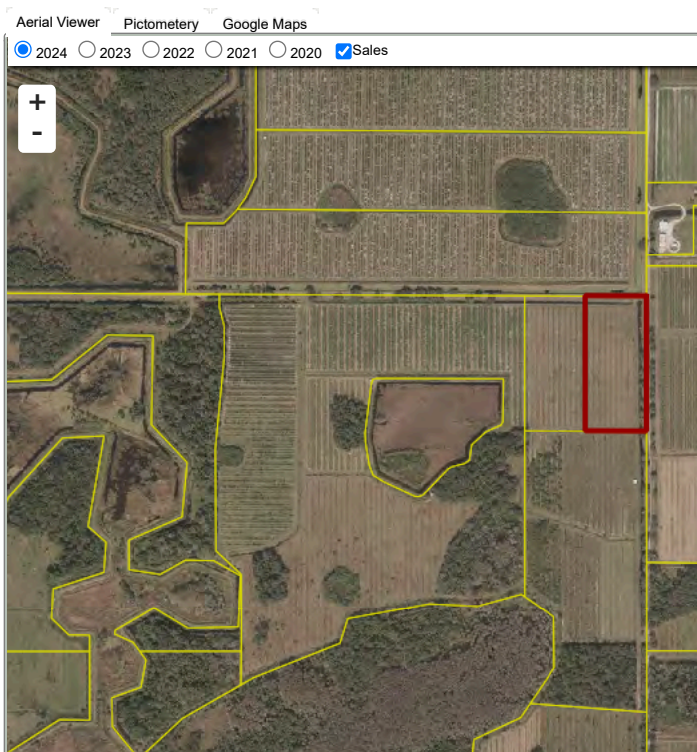
Result: 1 of 1

****The Use Code** is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

2023 Certified Values

2024 Certified Values

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/6/2016	\$100	780 / 1281	WD	V	U	11
3/1/2005	\$0	555 / 1396	WD	V	Q	03
7/1/1990	\$0	315 / 1176	WD	V	Q	03
4/1/1990	\$0	312 / 1327	WD	V	Q	03
8/1/1988	\$0	297 / 1696	WD	V	Q	03
11/1/1981	\$0	245 / 1494	WD	V	Q	03
7/9/1979	\$0	229 / 1114	WD	V	Q	03

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Code	Description	Units	Adjustments	Eff Rate	Land Value
005002	MKT AGRI (MKT)	11.540 AC	1.0000/1.0000 1.0000/60000000 /	\$8,400 /AC	\$96,936
005040	RD/CANAL USE (AG)	3.240 AC	1.0000/1.0000 1.0000/ /	\$300 /AC	\$972
005100	IMP PAST U (AG)	8.300 AC	1.0000/1.0000 1.0000/ /	\$250 /AC	\$2,075

Search Result: 1 of 1

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by: GrizzlyLogic.com

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Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

Parcel: << 1-27-34-36-0A00-00008-0000 (27944) >>

Owner & Property Info

Result: 1 of 1

Owner

SCHIRARD FAMILY LLC
BOSWELL ROBERT B
PO BOX 2667
FT PIERCE, FL 34954-2667

Site

NE 272ND ST OKEECHOBEE

Description*

A PARCEL OF LAND SITUATED IN PART OF SECTIONS 27, 28, 33 AND 34 OF TOWNSHIP 34 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL: FROM A CONCRETE MONUMENT MARKING THE COMMON CORNER TO SECTIONS 28, 29, 32 AND 33 ...more>>>

Area

214.27 AC

S/T/R

27-34-36

Use Code**

PASTURE CLS5 (6400)

Tax District

30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2023 Certified Values

Mkt Land\$0

Ag Land\$14,359

Building\$0

XFOB\$0

Just\$1,400,344

Class\$14,359

Appraised\$14,359

SOH/10% Cap\$0

Assessed\$14,359

Exempt\$0

Totalcounty:\$14,359
Taxableother:\$14,359 school:\$14,359

2024 Certified Values

Mkt Land\$0

Ag Land\$13,677

Building\$0

XFOB\$0

Just\$1,242,424

Class\$13,677

Appraised\$13,677

SOH/10% Cap\$0

Assessed\$13,677

Exempt\$0

Totalcounty:\$13,677
Taxableother:\$13,677 school:\$13,677

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial ViewerPictometryGoogle Maps

20242023202220212020Sales

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/6/2016	\$100	780 / 1264	WD	V	U	11
10/4/1991	\$17,009	327 / 729	WD	V	U	
8/1/1988	\$0	297 / 1696	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
005002	MKT AGRI (MKT)	112.800 AC	1.0000/1.0000 1.0000/ 7000000 /	\$9,800 /AC	\$1,105,440
005959	LOW 101+ AC (MKT)	101.470 AC	1.0000/1.0000 1.0000/ /	\$1,350 /AC	\$136,984
005100	IMP PAST U (AG)	20.200 AC	1.0000/1.0000 1.0000/ /	\$250 /AC	\$5,050
005300	NAT PAST U (AG)	92.600 AC	1.0000/1.0000 1.0000/ /	\$57 /AC	\$5,278
005950	LOW PAST U (AG)	101.470 AC	1.0000/1.0000 1.0000/ /	\$33 /AC	\$3,349

Search Result: 1 of 1

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by: GrizzlyLogic.com

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https://www.okeechobeeepa.com/gis/

1/1

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

Parcel: << 1-27-34-36-0A00-00007-0000 (27943) >>

Owner & Property Info

Result: 1 of 1

Owner

SCHIRARD FAMILY LLC
1108 TRINIDAD AVE
FORT PIERCE, FL 34982-6117

Site

NE 272ND ST OKEECHOBEE

Description*

THAT PART OF SECTION 27 AND 34, TOWNSHIP 34 SOUTH, RANGE 36 EAST OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM A LITERWOOD POST MARKING THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 36 EAST, RUN SOUTH 00°32'39" ...more>>>

Area

43.99 AC

S/T/R

27-34-36

Use Code**

IMP PASTURE (6180)

Tax District

30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2023 Certified Values

Mkt Land

\$0

Ag Land

\$10,512

Building

\$4,429

XFOB

\$0

Just

\$426,733

Class

\$14,941

Appraised

\$14,941

SOH/10% Cap

\$0

Assessed

\$14,941

Exempt

\$0

Total

county:\$14,941

Taxable

other:\$14,941 school:\$14,941

2024 Certified Values

Mkt Land

\$0

Ag Land

\$10,210

Building

\$4,620

XFOB

\$0

Just

\$374,136

Class

\$14,830

Appraised

\$14,830

SOH/10% Cap

\$0

Assessed

\$14,830

Exempt

\$0

Total

county:\$14,830

Taxable

other:\$14,830 school:\$14,830

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer

Pictometry

Google Maps

2024

2023

2022

2021

2020

Sales

+

-

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/30/2019	\$166,000	825 / 1289	TR	I	Q	01
8/19/2015	\$0	765 / 1985	N/A	V	U	11
9/27/1993	\$0	348 / 1897	WD	V	Q	03
7/10/1990	\$0	315 / 1149	WD	V	Q	03
4/3/1990	\$0	312 / 1327	WD	V	Q	03
8/1/1988	\$0	297 / 1696	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MISC BLDGS (9600)	1991	525	525	\$4,811

NOTE: The Building Characteristics shown here are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
005002	MKT AGRI (MKT)	43.990 AC	1.0000/1.0000 1.0000/ .6000000 /	\$8,400 /AC	\$369,516
005040	RD/CANAL USE (AG)	9.210 AC	1.0000/1.0000 1.0000/ /	\$300 /AC	\$2,763
005100	IMP PAST U (AG)	28.310 AC	1.0000/1.0000 1.0000/ /	\$250 /AC	\$7,078
005300	NAT PAST U (AG)	6.470 AC	1.0000/1.0000 1.0000/ /	\$57 /AC	\$369

Search Result: 1 of 1

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by: GrizzlyLogic.com

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1/1

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

Parcel: << 1-27-34-36-0A00-00005-0000 (27941) >>

Owner & Property Info

Result: 1 of 1

Owner

SCHIRARD FAMILY LLC
LINGLE GLEN TRUST
C/O BLUE GOOSE FARMS LLC
1900 N OLD DIXIE HWY
FORT PIERCE, FL 34946

Site

NE 272ND ST OKEECHOBEE

Description*

((IRRIGATION RESERVOIR) ALL THAT PART OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36 EAST OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM A LITERWOOD POST MARKING THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 36 EAST, R ...more>>>

Area

17.08 AC

S/T/R

27-34-36

Use Code**

GROVES,ORCHRD (6600)

Tax District

30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$598	Ag Land	\$598
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$273,280	Just	\$239,120
Class	\$598	Class	\$598
Appraised	\$598	Appraised	\$598
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$598	Assessed	\$598
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$598 other:\$598 school:\$598	Total Taxable	county:\$598 other:\$598 school:\$598

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer

Pictometry

Google Maps

2024

2023

2022

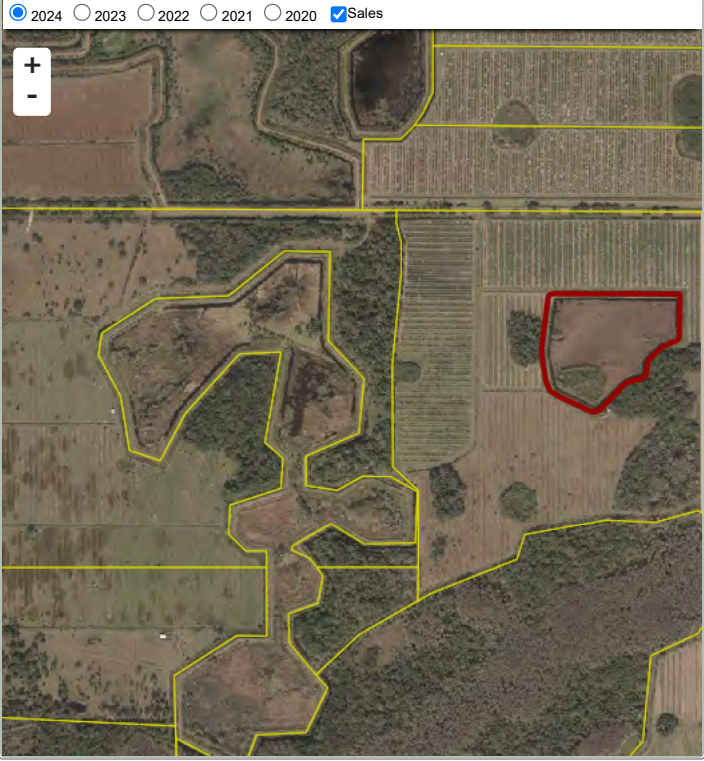
2021

2020

Sales

+

-



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/17/2021	\$100	2021007754	QC	I	U	11
9/6/2016	\$100	780 / 1286	WD	V	U	11
9/6/2016	\$100	780 / 1281	WD	V	U	11
9/6/2016	\$100	780 / 1270	WD	V	U	11
10/15/2012	\$100	740 / 1739	QC	V	U	11
10/15/2012	\$100	721 / 1004	QC	V	U	11
5/22/2012	\$100	715 / 567	CT	V	U	11
6/19/2008	\$6,152,000	656 / 217	WD	I	Q	02
3/1/2005	\$0	555 / 1396	WD	V	Q	03
5/12/1998	\$0	406 / 610	WD	V	Q	02
9/27/1993	\$0	348 / 1897	WD	V	Q	03
7/10/1990	\$0	315 / 1176	WD	V	Q	03
7/10/1990	\$0	315 / 1167	WD	V	Q	03
7/10/1990	\$0	315 / 1158	WD	V	Q	03
7/10/1990	\$0	315 / 1149	WD	V	Q	03
4/3/1990	\$0	312 / 1345	WD	V	Q	03
4/3/1990	\$0	312 / 1327	WD	V	Q	03
8/1/1988	\$0	297 / 1696	WD	V	Q	03
11/1/1981	\$0	245 / 1494	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
005002	MKT AGRI (MKT)	17.080 AC	1.0000/1.0000 1.0000/ /	\$14,000 /AC	\$239,120
005960	GROV RET U (AG)	17.080 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$598

Search Result: 1 of 1

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by: GrizzlyLogic.com

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https://www.okeechobeeepa.com/gis/

1/1

Parcel: << 1-27-34-36-0A00-00006-0000 (27942) >>

Owner & Property Info

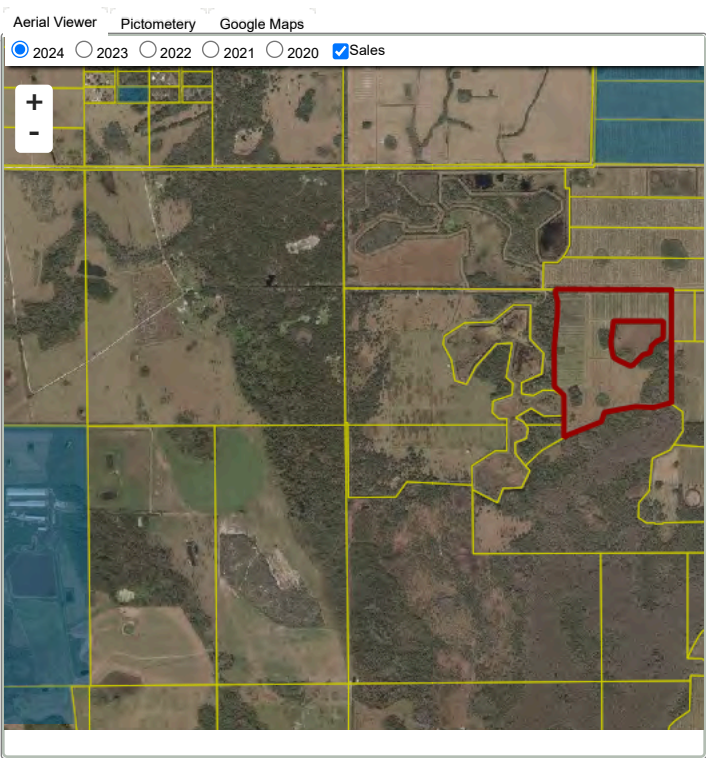
Result: 1 of 1

Owner	SCHIRARD FAMILY LLC PO BOX 2667 FORT PIERCE, FL 34954-2667		
Site	NE 272ND ST OKEECHOBEE		
Description*	DESCRIPTION OF LAND SITUATED IN PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 34 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN THAT CERTAIN DEED AS RECORDED IN OFFICIAL RECORD BOOK 715, AT PAGE 579 AND 580, PUBL ...more>>>		
Area	122.57 AC	S/T/R	27-34-36
Use Code**	IMP PAS MISC/IMP (6187)	Tax District	30 - County (South Florida WMD)

*The [Description](#) above is not to be used as the Legal Description for this parcel in any legal transaction.
**The [Use Code](#) is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$76,087	Ag Land	\$75,683
Building	\$4,112	Building	\$4,289
XFOB	\$1,434	XFOB	\$1,506
Just	\$727,092	Just	\$674,757
Class	\$81,633	Class	\$81,478
Appraised	\$81,633	Appraised	\$81,478
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$81,633	Assessed	\$81,478
Exempt	\$0	Exempt	\$0
Total	county:\$81,633	Total	county:\$81,478
Taxable	other:\$81,633 school:\$81,633	Taxable	other:\$81,478 school:\$81,478

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/16/2012	\$498,900	721 / 997	SW	I	U	12
5/22/2012	\$100	715 / 567	CT	I	U	11
1/2/1999	\$0	423 / 851	WD	I	Q	02
5/12/1998	\$735,800	406 / 610	WD	I	Q	02
4/3/1990	\$173,476	312 / 1345	WD	V	U	
8/1/1988	\$0	297 / 1696	WD	I	U	
11/1/1981	\$0	245 / 1494	WD	V	U	

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MISC BLDGS (9600)	1991	528	528	\$4,467

NOTE: The Building Characteristics shown here are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
AFA N3	MTL FLR MTL	1991	\$760	64.00	8 x 8	PD (50%)
ODA	OPN DRT AL	2018	\$746	192.00	16 x 12	PD (75%)

Code	Description	Units	Adjustments	Eff Rate	Land Value
005002	MKT AGRI (MKT)	43.820 AC	1.0000/1.0000 1.0000/6000000 /	\$8,400 /AC	\$368,088
005909	NON/FUNC AC M (MKT)	7.280 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$18,200
005957	LOW 41-<101 AC (MKT)	6.250 AC	1.0000/1.0000 1.0000/ /	\$1,400 /AC	\$8,750
006009	MKT CIT AC (MKT)	65.220 AC	1.0000/1.0000 1.0000/6000000 /	\$4,200 /AC	\$273,924
006401	GF RED (AG)	8.500 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$10,625
006401	GF RED (AG)	11.980 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$14,975
006703	NAVEL (AG)	10.520 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$13,150
006703	NAVEL (AG)	7.300 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$9,125
006703	NAVEL (AG)	5.000 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$6,250
006703	NAVEL (AG)	5.100 AC	1.0000/1.0000 1.0000/ /	\$1,250 /AC	\$6,375
005040	RD/CANAL USE (AG)	16.820 AC	1.0000/1.0000 1.0000/ /	\$300 /AC	\$5,046
005100	IMP PAST U (AG)	37.190 AC	1.0000/1.0000 1.0000/ /	\$250 /AC	\$9,298
005300	NAT PAST U (AG)	6.630 AC	1.0000/1.0000 1.0000/ /	\$57 /AC	\$378
005900	NON/FUNC AC (AG)	7.280 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$255
005950	LOW PAST U (AG)	6.250 AC	1.0000/1.0000 1.0000/ /	\$33 /AC	\$206

Search Result: 1 of 1

Owner & Property Info

Result: 1 of 1

Owner

Owner

Site

Description*

Area

Use Code**

8.56 AC

S/T/R

34-34-36

GROVE W/ MISC/IMP (6607)

Tax District

30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$300	Ag Land	\$300
Building	\$0	Building	\$0
XFOB	\$611	XFOB	\$641
Just	\$137,571	Just	\$120,481
Class	\$911	Class	\$941
Appraised	\$911	Appraised	\$941
SOH/10% Cap	\$117	SOH/10% Cap	\$98
Assessed	\$794	Assessed	\$843
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$794 other:\$794 school:\$911	Total Taxable	county:\$843 other:\$843 school:\$941

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2024 ☐ 2023 ☐ 2022 ☐ 2021 ☐ 2020 ☒ Sales

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/25/2022	\$676,000	2022004181	SW	I	Q	05 (Multi-Parcel Sale) - show
9/21/2016	\$100	780 / 1303	WD	I	U	11
5/4/2016	\$100	774 / 1908	WD	I	U	11
4/8/2016	\$84,400	774 / 951	WD	I	U	30
9/8/2010	\$1,106,000	691 / 156	WD	I	Q	05 (Multi-Parcel Sale) - show
6/25/2007	\$0	634 / 1250	WD	I	Q	03
3/14/2007	\$0	629 / 755	PB	I	Q	01
5/4/2005	\$0	569 / 1842	WD	I	Q	02
5/4/2005	\$0	569 / 1794	WD	I	Q	02
4/25/2005	\$0	569 / 1799	WD	I	Q	02
4/22/2005	\$0	569 / 1804	WD	I	Q	02
8/27/2004	\$0	556 / 1048	QC	V	Q	03
8/4/2003	\$0	509 / 350	WD	V	Q	02
12/20/1994	\$0	556 / 1048	QC	I	Q	03
5/3/1994	\$0	355 / 672	QC	V	Q	03
3/11/1994	\$0	548 / 1311	QC	V	Q	03
3/11/1994	\$0	548 / 1311	QC	I	Q	03
12/7/1992	\$0	346 / 250	WD	V	Q	03
4/8/1992	\$0	333 / 233	WD	V	Q	03
3/27/1992	\$0	333 / 230	WD	V	Q	03
6/3/1991	\$0	324 / 872	WD	V	Q	03
10/2/1990	\$0	317 / 1439	WD	V	Q	03
7/10/1990	\$0	315 / 1138	WD	V	Q	03
4/3/1990	\$0	312 / 1327	WD	V	Q	03
8/1/1988	\$513,361	297 / 1696	WD	V	Q	02
11/1/1981	\$100	245 / 1494	WD	V	Q	03
7/9/1979	\$0	229 / 1114	WD	V	Q	03

Building Characteristics					
Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings (Codes)						
Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
AFA N2	MTL FLR MTL	1992	\$641	64.00	8 x 8	PD (50%)

Land Breakdown					
Code	Description	Units	Adjustments	Eff Rate	Land Value
005002	MKT AGRI (MKT)	8.560 AC	1.0000/1.0000 1.0000/ /	\$14,000 /AC	\$119,840
005960	GROV RET U (AG)	8.560 AC	1.0000/1.0000 1.0000/ /	\$35 /AC	\$300

Search Result: 1 of 1

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by: [GrizzlyLogic.com](https://grizzlylogic.com)

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Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2024 Certified Values
updated: 4/10/2025

Parcel: 1-34-34-36-0A00-00009-0000 (27979) >>

Owner & Property Info

Result: 1 of 1

Owner	SCHIRARD FAMILY LLC PO BOX 2667 FT PIERCE, FL 34954-2667		
Site	NE 272ND ST OKEECHOBEE		
Description*	A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36 EAST, R ...more>>>		
Area	100.33 AC	S/T/R	34-34-36
Use Code**	PASTURE CLS5 (6400)	Tax District	30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

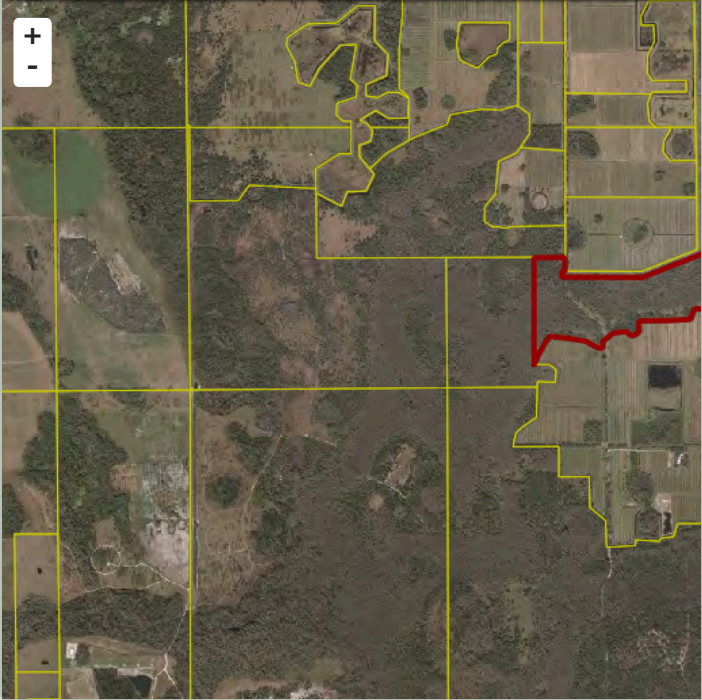
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$7,097	Ag Land	\$6,767
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$506,396	Just	\$453,672
Class	\$7,097	Class	\$6,767
Appraised	\$7,097	Appraised	\$6,767
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$7,097	Assessed	\$6,767
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$7,097 other:\$7,097 school:\$7,097	Total Taxable	county:\$6,767 other:\$6,767 school:\$6,767

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2024 2023 2022 2021 2020 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/6/2016	\$100	780 / 1297	WD	V	U	11
7/5/2000	\$100	442 / 059	QC	V	Q	03
6/15/2000	\$100	442 / 063	PR	V	Q	03
6/12/2000	\$100	442 / 067	QC	V	Q	03
5/19/2000	\$100	439 / 1498	QC	V	Q	03
5/19/2000	\$50,000	439 / 1495	QC	V	Q	03
7/15/1997	\$0	394 / 099	WD	V	Q	02
7/1/1992	\$854,534	335 / 1349	WD	V	Q	03
11/1/1981	\$0	245 / 1494	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
005002	MKT AGRI (MKT)	37.660 AC	1.0000/1.0000 1.0000/.7000000 /	\$9,800 /AC	\$369,068
005959	LOW 101+ AC (MKT)	62.670 AC	1.0000/1.0000 1.0000/ /	\$1,350 /AC	\$84,604
005100	IMP PAST U (AG)	10.840 AC	1.0000/1.0000 1.0000/ /	\$250 /AC	\$2,710
005200	SEMI IP U (AG)	5.550 AC	1.0000/1.0000 1.0000/ /	\$140 /AC	\$777
005300	NAT PAST U (AG)	21.270 AC	1.0000/1.0000 1.0000/ /	\$57 /AC	\$1,212
005950	LOW PAST U (AG)	62.670 AC	1.0000/1.0000 1.0000/ /	\$33 /AC	\$2,068

Search Result: 1 of 1

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Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

Parcel: << 1-27-34-36-0A00-00001-A000 (27937) >>

2024 Certified Values

updated: 4/10/2025

Owner & Property Info

Result: 1 of 1

Owner

SOUTHEASTERN AG SERVICES
P O BOX 2667
FT PIERCE, FL 34954

Site

NE 272ND ST OKEECHOBEE

Description*

ALL THAT PART OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36 EAST OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM AN IRON PIPE MARKING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 36 EAST, RUN NORTH 89°29'02" ...more>>>

Area

5.05 AC

S/T/R

27-34-36

Use Code**

SINGLE FAMILY (0100)

Tax District

30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2023 Certified Values

Mkt Land

\$85,800

Ag Land

\$0

Building

\$62,513

XFOB

\$10,066

Just

\$158,379

Class

\$0

Appraised

\$158,379

SOH/10% Cap

\$34,841

Assessed

\$123,538

Exempt

\$0

Total

county:\$123,538

Taxable

other:\$123,538 school:\$158,379

2024 Certified Values

Mkt Land

\$81,700

Ag Land

\$0

Building

\$65,163

XFOB

\$10,571

Just

\$157,434

Class

\$0

Appraised

\$157,434

SOH/10% Cap

\$21,542

Assessed

\$135,892

Exempt

\$0

Total

county:\$135,892

Taxable

other:\$135,892 school:\$157,434

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer

Pictometry

Google Maps

2024

2023

2022

2021

2020

Sales

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/11/1991	\$9,700	324 / 1275	WD	V	U	
7/10/1990	\$0	315 / 1138	WD	V	Q	03
4/3/1990	\$0	312 / 1327	WD	V	Q	03
8/1/1988	\$0	297 / 1696	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MISC BLDGS (9600)	2001	1123	1123	\$2,585
Sketch	MISC BLDGS (9600)	1993	2052	3144	\$33,830
Sketch	MISC BLDGS (9600)	1993	3600	3600	\$23,306
Sketch	MISC BLDGS (9600)	2001	287	593	\$8,112

NOTE: The Building Characteristics shown here are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
ODA	OPN DRT AL	1993	\$518	200.00	20 x 10	PD (50%)
AFA W4	MTL FLR MTL	1993	\$1,548	120.00	12 x 10	PD (50%)
ODA	OPN DRT AL	2001	\$290	112.00	14 x 8	PD (50%)
WFA W4	WD FLR MTL	2018	\$3,843	144.00	12 x 12	PD (100%)
OFA	OPN FLR MTL	2018	\$663	48.00	12 x 4	PD (100%)
AFA W4	MTL FLR MTL	2018	\$2,708	140.00	14 x 10	PD (75%)
WDA N2	WD DRT MTL	2018	\$1,001	112.00	14 x 8	PD (75%)

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
100HS2	FIRST AC (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$25,000 /AC	\$25,000
900HS2	REMAIN AC (MKT)	4.050 AC	1.0000/1.0000 1.0000/ /	\$14,000 /AC	\$56,700

Search Result: 1 of 1

© Okeechobee County Property Appraiser | Mickey L. Bandi, CFA | Okeechobee, Florida | 863-763-4422

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Okeechobee County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 4/10/2025 and may not reflect the data currently on file at our office.

https://www.okeechobeeepa.com/gis/

1/1



Saunders Real Estate

April 3rd, 2025

Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd, Mail Station 140
Tallahassee, FL 32399
Subject: Fort Drum to Cow Creek Conservation Corridor – Willing Seller Letter

Dear FDEP Office of Environmental Services,

I am representing the landowners of the Fort Drum to Cow Creek Conservation Corridor new Florida Forever proposal and the negotiation of a conservation easement over their land. The landowners have been contacted and are willing to sell a conservation easement over their land for the protection of Florida's natural resources.

Best Regards,

Jeremiah R. Thompson

Phone: 352-255-3670

Email: Jeremiah.Thompson@svn.com



Section 7

FNAI BIODIVERSITY REPORT



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

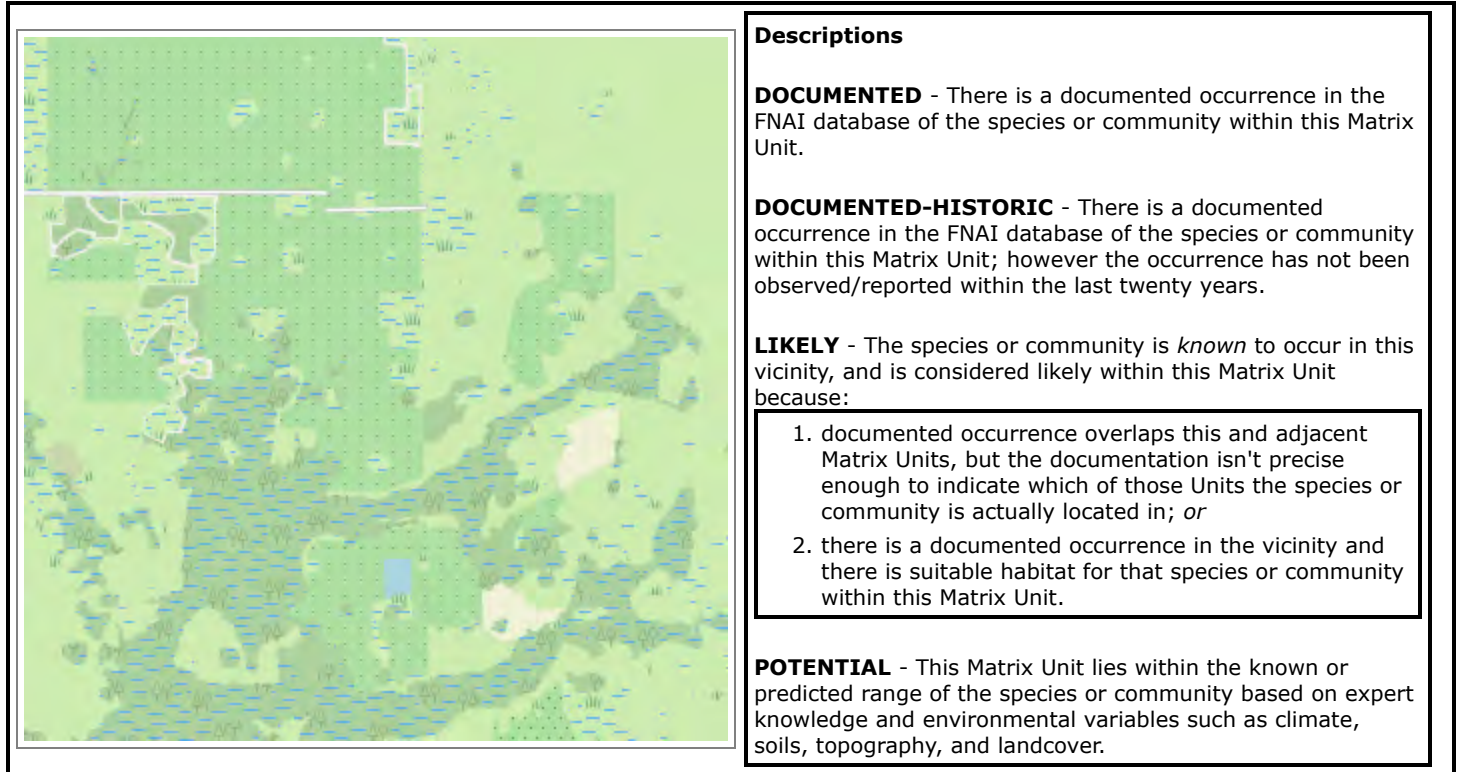
UNOFFICIAL REPORT

Created 4/14/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 60467 , 60468 , 60753 , 60754



Matrix Unit ID: 60467

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 60468

0 **Documented** Elements Found

0 Documented-Historic Elements Found**2 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 60753**0 Documented** Elements Found**0 Documented-Historic** Elements Found**2 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 60754**0 Documented** Elements Found**0 Documented-Historic** Elements Found**2 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 60467 , 60468 , 60753 , 60754**16 Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
<i>Coleataenia abscissa</i> cutthroatgrass	G3	S3	N	E
Conradina grandiflora large-flowered rosemary	G3	S3	N	T
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T

<i>Linum carteri</i> var. <i>smallii</i> Small's flax	G2T2	S2	N	E
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Zephyranthes simpsonii</i> redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



For more information visit www.saundersrealestate.com

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