

**A Florida Forever
New Project Application**

Gooski

Submitted to
Florida Department of Environmental Protection

Submitted by Keith Fountain
Keith Fountain Law, PLLC

April 15, 2025

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: Gooski

Nearest City Fort McCoy County(ies) Marion

Sponsor/Affiliation Proposing Project: Keith Fountain Law, PLLC (Attorney for landowner)

Mailing Address: PO Box 845, DeLand, FL 32721

Street	City	State	ZIP
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Primary Phone: (407) 402-7091 Email: keith@keithfountainlaw.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](#).

Attachment A – General Description

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

This application proposes approximately 12,977 acres in Marion County owned by Gooski LLC (“Property”) to the Florida Department of Environmental Protection to be evaluated for addition to the Florida Forever program as a new project.

The Property is generally located in all or portions of Sections 15 – 22 and 27 – 34, Township 13 South, Range 23 East, and Sections 3 -10, Township 14 South, Range 23 East, just west and southwest of Fort McCoy. The Property is bounded on its east by the County Road 315 corridor, on the north by County Road 316, and on the south by Burbank Road and the Silver Springs Forest Conservation Area (St. Johns River Water Management District).

The Property has a total assessed just (market) value of \$45,788,499 based on information available through the Marion County Property Appraiser’s office (see Attachment B).

2. The general physical, natural resource, biological, hydrological, archaeological, and historical characteristics of the project.

The Property is proposed to the Florida Department of Environmental Protection as a 12,977-acre new Florida Forever project to assist with completing the Florida Wildlife Corridor from the Ocala National Forest northwesterly to a large complex of conservation lands in southeastern Alachua County. This corridor contains not only the Mill Creek Florida Forever project, but the Mill Creek Mitigation Bank and the proposed Fort McCoy Rural and Family Lands Protection Program project.

The Property is a landscape that contains improved pasture and pine plantations interspersed with a variety of native habitats, with the western boundary dominated by significant portions of Gooski Prairie and Indian Lake Prairie. Hydric pine flatwoods, wet prairie, mixed hardwood-coniferous, mixed scrub-shrub wetland, and mixed hardwood-coniferous swamps are the most prevalent natural communities. Together with the Fort McCoy Ranch proposed Rural and Family Lands Protection project (a portion is included in the Mill Creek Florida Forever project), the two projects present an unparalleled opportunity to protect the Florida Wildlife Corridor along the 12 miles between Indian Lake State Forest and the Silver Springs Forest Conservation Area to the south and the Millpond Swamp Conservation Easement and Orange Creek Restoration Area to the north. The previous landowner, Sleepy Creek Lands, LLC cleared portions of the pine plantations for conversion to improved pasture for cattle but never completed this activity. Gooski LLC is the successor to the entity that acquired the property in December 2022 and has since invested significant resources completing the improvement of pastures for the on-site cattle operation and improving management of the pine plantations. Therefore, the cooperative land cover exhibit attached to this application does not illustrate the transition of portions of the coniferous plantations to improved pasture. The primary agricultural activities are cattle ranching and silviculture. Agricultural improvements are limited to structures associated with ranching and surface water drainage/management.

The Florida Natural Areas Inventory Biodiversity Matrix query for the units encompassing the Property is attached to this application.

3. Potential public recreation opportunities or other public uses.

The Property is proposed for Less-than-Fee acquisition, so public recreational opportunities are anticipated to be limited to ecotourism, agritourism, or hunting leases managed by the landowners.

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

The Property is bounded on its north and east by rural residential areas. This area of Marion County, with its proximity to the Ocala National Forest and other large conservation areas, is popular for smaller tract land sales for rural residential and recreational uses. Just south of the Property is an example of land where this strategy was pursued successfully by Rayonier. Without protection by a conservation easement, the Property is likely to transition to residential and recreational development in the future, contributing to the fragmentation of the Florida Wildlife Corridor.

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

None.

6. Details on how the project meets Florida Forever criteria and furthers the Florida Forever goals and performance measures.

The Project satisfies the following Florida Forever program criteria outlined in Section 259.105(9), Florida Statutes, for weighted consideration by the Acquisition and Restoration Council:

- The project meets multiple goals described below.
- The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources within the Florida Wildlife Corridor.
- The project contributes to the solution of water resource problems on a regional basis by protecting Gooski Prairie and Indian Lake Prairie and protecting the forests that are the headwaters for creeks flowing into the Ocklawaha River.
- The project has a significant portion of its land area in imminent danger of development 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.
- The project may be acquired, in whole or in part, using alternatives to fee simple like a conservation easement.

Acquisition of the Project will further the following goals and performance measures of the Florida Forever program established in Section 259.105(4), Florida Statutes:

- Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:
 - The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources and the Florida Wildlife Corridor.
 - The number of acres protected using alternatives to fee simple acquisition.
- Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:
 - The number of acres acquired of significant strategic habitat conservation areas.
 - The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages.
 - The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities.
- Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:
 - The number of acres of functional wetland systems protected.
- Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:
 - The number of acres acquired that are available for sustainable forest management.
 - The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions.

7. Whether the project is proposed for fee simple acquisition or less-than-fee acquisition.

The Property is proposed to Florida Forever as a Less-than-Fee acquisition project. The current and past uses of the Property include a cow/calf operation, haying, silviculture, and outdoor recreation. It is proposed that the state acquires, through the purchase of a perpetual conservation easement, all residential, industrial, and commercial rights associated with the ranch that are not specifically retained by the landowners in the conservation easement. The landowner will most likely seek to retain rights related to existing agricultural uses on the Property, together with the right to develop ecosystem services projects compatible with the conservation easement. Current improvements include fences, gates, and pens for cow/calf operations, and infrastructure for water management.

8. Whether the project is on another state acquisition list and, if so, which one.

The Property is a project in the Rural and Family Lands Protection Program.



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

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

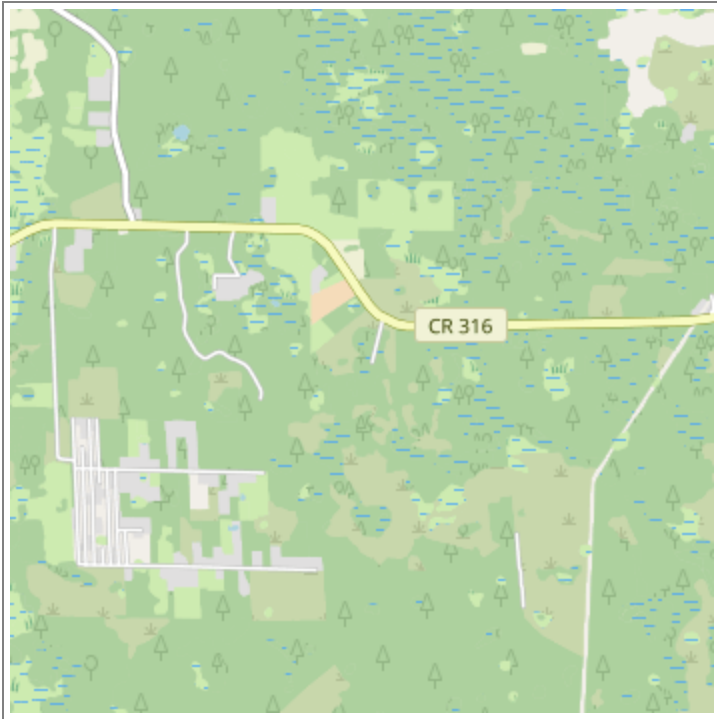
UNOFFICIAL REPORT

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: 32526 , 32847 , 33168 , 33490



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 32526

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Basin marsh	G4	S3	N	N
Mesic flatwoods	G4	S4	N	N
Upland hardwood forest	G5	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 32847

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
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 33168

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
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 33490

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 32526 , 32847 , 33168 , 33490

36 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Ambystoma cingulatum Frosted Flatwoods Salamander	G2	S1	T	FT
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium x curtissii</i> Curtiss' spleenwort	GNA	S1	N	N
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Calamintha ashei</i> Ashe's savory	G3	S3	N	T
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
Coelorachis tuberculosa Piedmont jointgrass	G3	S3	N	T

<i>Digitaria floridana</i> Florida fingergrass	G1	S1	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Forestiera godfreyi</i> Godfrey's swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Illicium parviflorum</i> star anise	G2	S2	N	E
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Orbexilum virgatum</i> pineland scurfpea	G1	S1	N	E
<i>Parnassia grandifolia</i> large-leaved grass-of-parnassus	G3	S2	N	E
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pituophis melanoleucus</i> Pine Snake	G4	S3	N	ST
<i>Peromyscus floridanus</i> Florida Mouse	G3	S3	N	N
<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Sideroxylon alachuense</i> silver buckthorn	G1	S1	N	E
<i>Spigelia loganioides</i> pinkroot	G2Q	S2	N	E
<i>Warea amplexifolia</i> clasping warea	G1	S1	E	E

Disclaimer

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Florida Natural Areas Inventory

Biodiversity Matrix Query Results

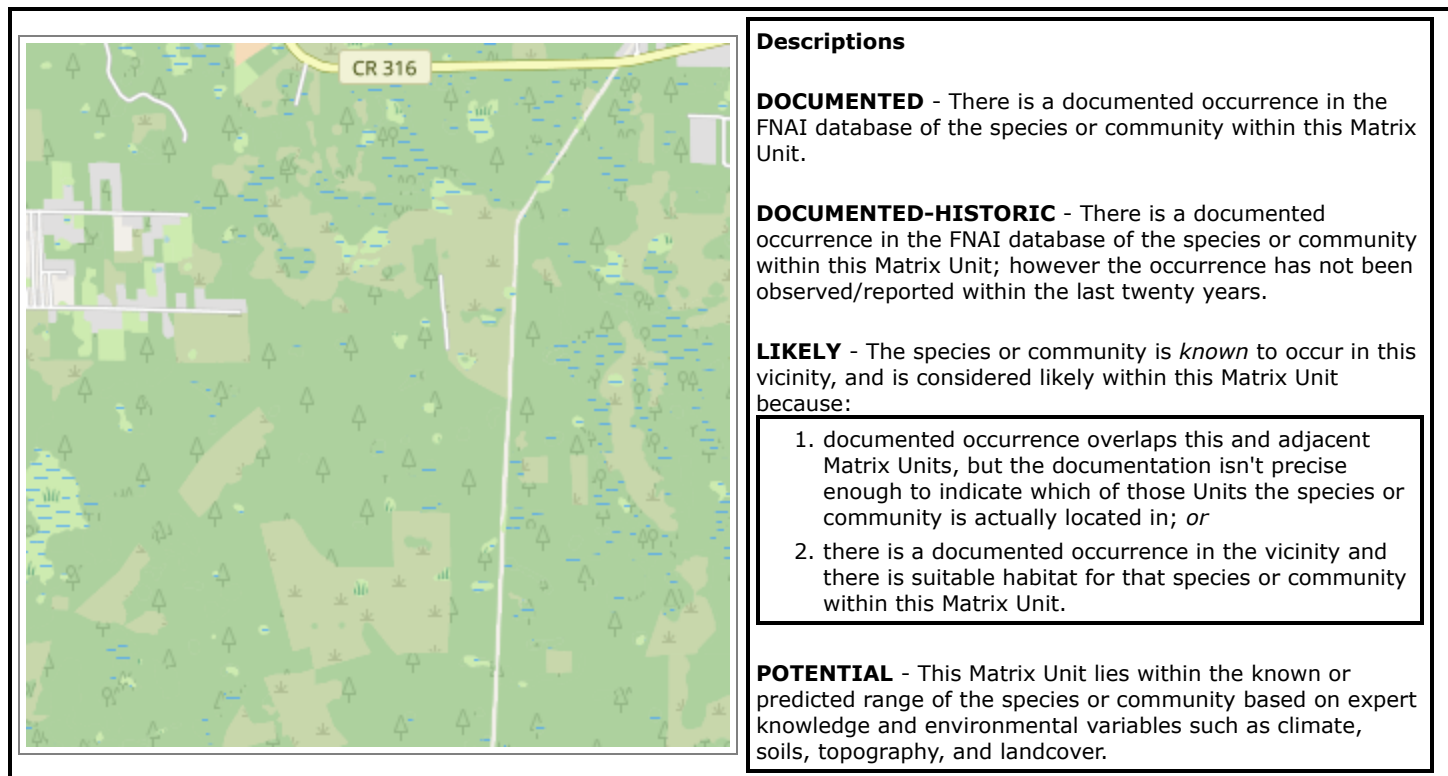
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NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 10 Matrix Units: 32524 , 32525 , 32845 , 32846 , 33166 , 33167 , 33488 , 33489 , 33811 , 33812



Matrix Unit ID: 32524

0 Documented Elements Found

0 Documented-Historic Elements Found

5 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Basin marsh	G4	S3	N	N
Mesic flatwoods	G4	S4	N	N
Sandhill	G3	S2	N	N
Upland hardwood forest	G5	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 325251 **Documented** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Alligator mississippiensis American Alligator	G5	S4	SAT	FT(S/A)

0 **Documented-Historic** Elements Found5 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Basin marsh</i>	G4	S3	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Sandhill</i>	G3	S2	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 328450 **Documented** Elements Found0 **Documented-Historic** Elements Found4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Basin marsh</i>	G4	S3	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 328460 **Documented** Elements Found0 **Documented-Historic** Elements Found2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 331660 **Documented** Elements Found0 **Documented-Historic** Elements Found2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 331670 **Documented** Elements Found0 **Documented-Historic** Elements Found2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Ursus americanus floridanus</i>	G5T4	S4	N	N
Florida Black Bear				

Matrix Unit ID: 334880 **Documented** Elements Found0 **Documented-Historic** Elements Found2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Ursus americanus floridanus</i>	G5T4	S4	N	N
Florida Black Bear				

Matrix Unit ID: 334890 **Documented** Elements Found0 **Documented-Historic** Elements Found2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Ursus americanus floridanus</i>	G5T4	S4	N	N
Florida Black Bear				

Matrix Unit ID: 338110 **Documented** Elements Found0 **Documented-Historic** Elements Found3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N
<i>Ursus americanus floridanus</i>	G5T4	S4	N	N
Florida Black Bear				

Matrix Unit ID: 338120 **Documented** Elements Found0 **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
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 32524, 32525, 32845, 32846, 33166, 33167, 33488, 33489, 33811, 33812

41 Potential Elements Common to Any of the 10 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> incised groove-bur	G3	S2	N	T
<i>Ambystoma cingulatum</i> Frosted Flatwoods Salamander	G2	S1	T	FT
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Arnoglossum diversifolium</i> variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium x curtissii</i> Curtiss' spleenwort	GNA	S1	N	N
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Calamintha ashei</i> Ashe's savory	G3	S3	N	T
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Coelorachis tuberculosa</i> Piedmont jointgrass	G3	S3	N	T
<i>Digitaria floridana</i> Florida fingergrass	G1	S1	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Dryobates borealis</i> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<i>Forestiera godfreyi</i> Godfrey's swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Illicium parviflorum</i> star anise	G2	S2	N	E
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N

<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Orbexilum virgatum</i> pineland scurfpea	G1	S1	N	E
<i>Parnassia grandifolia</i> large-leaved grass-of-parnassus	G3	S2	N	E
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pituophis melanoleucus</i> Pine Snake	G4	S3	N	ST
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Pteronotropis welaka</i> Bluenose Shiner	G3G4	S3S4	N	ST
<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Sideroxylon alachuense</i> silver buckthorn	G1	S1	N	E
<i>Spigelia loganioides</i> pinkroot	G2Q	S2	N	E
<i>Warea amplexifolia</i> clasping warea	G1	S1	E	E

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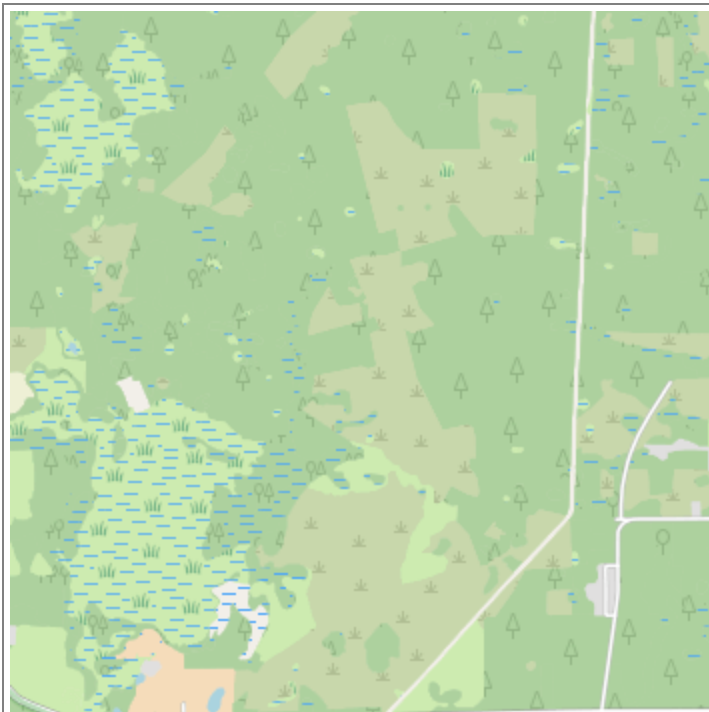
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Report for 8 Matrix Units: 32522 , 32523 , 32843 , 32844 , 33164 , 33165 , 33486 , 33487



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

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POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 32522

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

7 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Alligator mississippiensis</i> American Alligator	G5	S4	SAT	FT(S/A)
<i>Basin marsh</i>	G4	S3	N	N
<i>Haliaeetus leucocephalus</i> Bald Eagle	G5	S3	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Sandhill</i>	G3	S2	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N

Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N
---	------	----	---	---

Matrix Unit ID: 32523

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

5 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Basin marsh</i>	G4	S3	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Sandhill</i>	G3	S2	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 32843

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

5 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Alligator mississippiensis American Alligator	G5	S4	SAT	FT(S/A)
<i>Basin marsh</i>	G4	S3	N	N
Haliaeetus leucocephalus Bald Eagle	G5	S3	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 32844

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
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 33164

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

Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N
---	------	----	---	---

Matrix Unit ID: 33165

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
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 33486

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 33487

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
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 32522, 32523, 32843, 32844, 33164, 33165, 33486, 33487

38 **Potential** Elements Common to Any of the 8 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa incised groove-bur	G3	S2	N	T
Ambystoma cingulatum Frosted Flatwoods Salamander	G2	S1	T	FT
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST

<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Coelorachis tuberculosa</i> Piedmont jointgrass	G3	S3	N	T
<i>Digitaria floridana</i> Florida fingergrass	G1	S1	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Dryobates borealis</i> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<i>Egretta caerulea</i> Little Blue Heron	G5	S4	N	ST
<i>Forestiera godfreyi</i> Godfrey's swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Illicium parviflorum</i> star anise	G2	S2	N	E
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Orbexilum virgatum</i> pineland scurfpea	G1	S1	N	E
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pituophis melanoleucus</i> Pine Snake	G4	S3	N	ST
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Pteronotropis welaka</i> Bluenose Shiner	G3G4	S3S4	N	ST
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Sideroxylon alachuense</i> silver buckthorn	G1	S1	N	E
<i>Spigelia loganioides</i> pinkroot	G2Q	S2	N	E
<i>Warea amplexifolia</i> clasping warea	G1	S1	E	E

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Unofficial Report

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



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

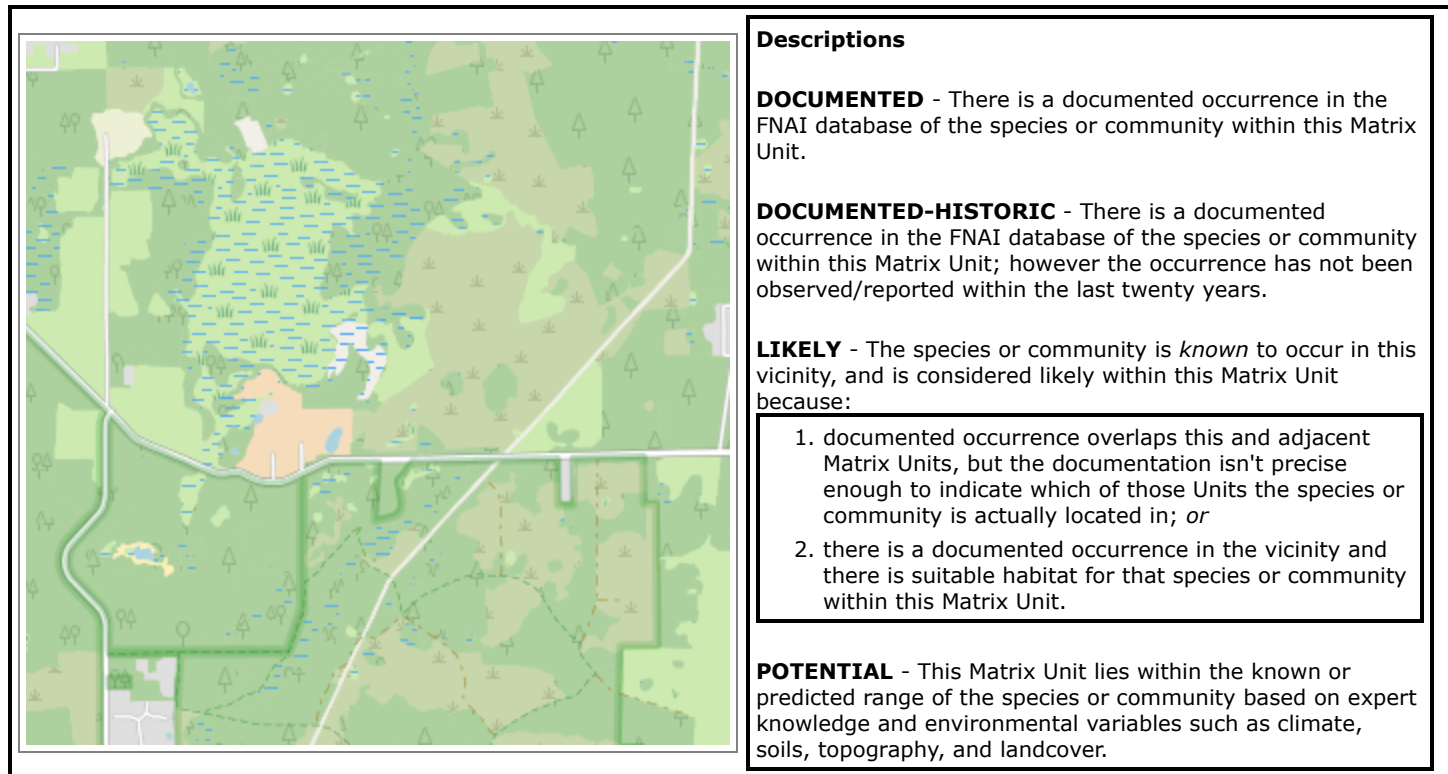
UNOFFICIAL REPORT

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 3 Matrix Units: 32521 , 32842 , 33163



Matrix Unit ID: 32521

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Basin marsh	G4	S3	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Sandhill	G3	S2	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 32842

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

5 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Basin marsh</i>	G4	S3	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Sandhill</i>	G3	S2	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 33163

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
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 32521 , 32842 , 33163

39 **Potential** Elements Common to Any of the 3 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa incised groove-bur	G3	S2	N	T
Ambystoma cingulatum Frosted Flatwoods Salamander	G2	S1	T	FT
Ambystoma tigrinum Eastern Tiger Salamander	G5	S3	N	N
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Coelorachis tuberculosa Piedmont jointgrass	G3	S3	N	T
<i>Digitaria floridana</i> Florida fingergrass	G1	S1	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Egretta caerulea Little Blue Heron	G5	S4	N	ST

<i>Eriogonum longifolium</i> var. <i>gnaphalifolium</i> scrub buckwheat	G4T3	S3	T	E
<i>Forestiera godfreyi</i> Godfrey's swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Illicium parviflorum</i> star anise	G2	S2	N	E
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Orbexilum virgatum</i> pineland scurfpea	G1	S1	N	E
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pituophis melanoleucus</i> Pine Snake	G4	S3	N	ST
<i>Peromyscus floridanus</i> Florida Mouse	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Sideroxylon alachuense</i> silver buckthorn	G1	S1	N	E
<i>Spigelia loganioides</i> pinkroot	G2Q	S2	N	E
<i>Warea amplexifolia</i> clasping warea	G1	S1	E	E

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Unofficial Report

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

Attachment B

All landowners included in this application have been contacted and have confirmed their willingness to sell a conservation easement. An authorized representative form for all tax parcels is attached to this application.

The property is contained within a single property tax parcel, number 09774-000-00, containing 12,977 acres. The tax parcel card is attached.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card Real Estate

09774-000-00

[GOOGLE Street View](#)

Prime Key: 175021

[MAP IT+](#)

Current as of 4/14/2025

[Property Information](#)

GOOSKI LLC
2441 NE 3RD ST STE 201
OCALA FL 34470-8289

[Taxes / Assessments:](#)

Map ID: 227

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 55

Acres: 12,977.07

Situs: 7185 NE 90TH STREET RD
ANTHONY

[2024 Certified Value](#)

Land Just Value	\$45,764,367		
Buildings	\$0		
Miscellaneous	\$24,132	Impact	
Total Just Value	\$45,788,499	Land Class Value	(\$42,349,563)
Total Assessed Value	\$3,438,936	Total Class Value	\$3,446,403
Exemptions	\$0	Ex Codes: 08	\$3,470,535
Total Taxable	\$3,438,936		
School Taxable	\$3,470,535		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$45,764,367	\$0	\$24,132	\$45,788,499	\$3,438,936	\$0	\$3,438,936
2023	\$27,389,175	\$0	\$24,132	\$27,413,307	\$3,390,135	\$0	\$3,390,135
2022	\$1,651,730	\$0	\$0	\$1,651,730	\$158,850	\$0	\$158,850

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U V/I	Price
8520/0178	01/2025	06 SPECIAL WARRANTY	0	U V	\$100
8383/0334	07/2024	06 SPECIAL WARRANTY	0	U V	\$100
8381/1043	07/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q V	\$56,000
8277/1062	02/2024	07 WARRANTY	2 V-SALES VERIFICATION	U V	\$185,000
7954/1644	12/2022	06 SPECIAL WARRANTY	8 ALLOCATED	Q V	\$37,555,100
5395/0093	07/2010	07 WARRANTY	8 ALLOCATED	Q V	\$9,902,400
5395/0071	07/2010	77 AFFIDAVIT	0	U V	\$100
UNRE/INST	01/2007	46 CORP MERG	0	U V	\$100
2808/1754	06/2000	06 SPECIAL WARRANTY	0	U V	\$100
2808/1751	06/2000	46 CORP MERG	0	U V	\$100
2778/1004	03/2000	06 SPECIAL WARRANTY	0	U V	\$100
2778/0977	03/2000	06 SPECIAL WARRANTY	0	U V	\$100
2771/0800	03/2000	08 CORRECTIVE	0	U V	\$100

Property Description

SEC 15 TWP 13 RGE 23
W 1/4 OF SW 1/4 OF SE 1/4 &
W 1/2 OF SE 1/4 OF SW 1/4 &
E 1/4 OF SW 1/4 OF SW 1/4 &
W 1/2 OF SW 1/4 OF SW 1/4 &
W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4

SEC 16 TWP 13 RGE 23
ALL OF SEC LYING S OF SR 316 &

SEC 17 TWP 13 RGE 23
SE 1/4 &
S 1/2 OF SW 1/4 &
THAT PT OF E 333.2 FT OF NE 1/4 OF SW 1/4 S OF FT MCCOY-CITRA RD
EXC RD ROW FOR HWY 316 &

SEC 18 TWP 13 RGE 23
GOVT LOTS 2.3.10.11.15.16.17.18.19.24.25.26.27.28 &
GOVT LOT 4 EXC 295 FT SQ IN NW COR &
GOVT LOTS 6.9.20.23 EXC ANY PT LYING WLY OF NE 64TH AVE &
GOVT LOT 12 EXC 456 FT SQ IN NE COR &
GOVT LOT 3 S 1/2 &
GOVT LOT 4 EXC ANY PT LYING IN OR BK 3130-1757 OR OR BK 3131-1459
EXC RD ROW
EXC OR BK 5581-1035

SEC 19 TWP 13 RGE 23
E 1/2 OF GOVT LOT 27 &
W 1/2 OF GOVT LOT 28 &
NE 1/4 & SE 1/4 OF GOVT LOT 28 &
COM AT THE NW COR OF SEC 19 TH S 00-34-18 E 413.34 FT TO THE
POB TH S 87-52-35 E 2521.95 FT TH S 01-33-15 E 718.33 FT TH
S 82-56-32 E 365.02 FT TH S 01-29-42 E 171.53 FT TH S 01-29-42 E
1334.98 FT TH S 01-34-57 E 1336 FT TH S 87-58-12 E 1356.95 FT TH
S 02-02-55 E 1335.97 FT TH N 88-00-07 W 4335.89 FT TH
N 00-33-44 W 2672.73 FT TH N 00-34-18 W 2257.37 FT TO THE POB
EXC W 550 FT OF N 1122 FT OF GOVT LOT 20 &
GOVT LOTS 1.2.14 &
GOVT LOT 6 EXC THAT PT LYING W OF NE 64TH AVE &
8.33 CHS E & W BY 17 CHS N & S IN NW COR GOV LOT 20 &

SEC 20 TWP 13 RGE 23
ALL OF SEC
EXC W 1/4 OF SE 1/4 OF SW 1/4

SEC 21 TWP 13 RGE 23
ALL OF SEC &

SEC 22 TWP 13 RGE 23
ALL
EXC E 1/2 OF NE 1/4
EXC S 1/2 OF NE 1/4 OF NW 1/4 &

SEC 27 TWP 13 RGE 23
ALL
EXC SE 1/4 OF SE 1/4
EXC E 1/4 OF NW 1/4 OF SW 1/4 &

SEC 28 TWP 13 RGE 23
ALL
EXC SW 1/4 OF NW 1/4 OF SW 1/4 &

SEC 29 TWP 13 RGE 23

ALL OF SEC &

SEC 30 TWP 13 RGE 23

ALL OF SEC &

SEC 31 TWP 13 RGE 23

GOVT LOTS 1-28 INCLUSIVE &

SEC 32 TWP 13 RGE 23

ALL OF SEC &

SEC 33 TWP 13 RGE 23

ALL

EXC NE 1/4 OF NE 1/4 OF SW 1/4 &

SEC 34 TWP 13 RGE 23

W 1/4 OF NE 1/4 &

NW 1/4 &

W 1/4 OF SW 1/4 &

E 1/4 OF NW 1/4 OF NE 1/4 &

W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4 1/2 OVERFLOWED

SEC 03 TWP 14 RGE 23

W 1/4 OF N 1/2 OF LOT 1 &

SW 1/4 OF N 1/2 OF LOT 2 &

LOTS 3.4 &

NE 1/4 OF SE 1/4 OF SW 1/4 &

SW 1/4 OF NE 1/4 OF SW 1/4 &

N 1/2 OF NE 1/4 OF SW 1/4 &

W 1/2 OF SW 1/4

EXC W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 &

SEC 04 TWP 14 RGE 23

GOVT LOTS 1.2.3.4 &

S 1/2 OF SEC &

EXC RD ROW &

SEC 05 TWP 14 RGE 23

S 3/4 OF E 1/2 OF S 1/2 OF LOT 1 &

N 1/2 OF LOT 1 &

W 1/2 OF S 1/2 OF LOT 1

N 1/2 OF LOT 2 &

W 1/2 OF S 1/2 OF LOT 2 &

N 1/2 OF LOT 3 & S 1/2 OF LOT 3

& LOT 4

& S 1/2 OF SEC

& E 1/2 OF SW 1/4 OF NE 1/4

& N 1/2 OF NE 1/4 OF S 1/2 OF LOT 1

EXC RD ROW &

SEC 06 TWP 14 RGE 23

E 1/2 EXC 110TH ST &

ALL OF THAT PT OF NE 1/4 OF SW 1/4 OF SEC 6

EXC W 7.5 CHS (495 FT) &

SEC 07 TWP 14 RGE 23

NE 1/4 &

SEC 08 TWP 14 RGE 23

ALL OF SEC &

EXC SW 1/4 OF SW 1/4 &

EXC NW 1/4 OF SW 1/4 &

EXC RD ROW &

SEC 09 TWP 14 RGE 23

SW 1/4 OF SW 1/4 OF SW 1/4 EXC RD ROW &
 LOT 9 THE SAME BEING THE N 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 &
 NE 1/4 OF NE 1/4 OF SE 1/4 &
 N 1/2 OF NE 1/4 &
 W 3/4 OF S 1/2 OF NE 1/4 &
 SE 1/4 OF NE 1/4 OF SE 1/4 &
 E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4 &
 E 1/2 OF SE 1/4 OF SE 1/4 &
 W 1/4 OF SE 1/4 OF SE 1/4 &
 W 1/2 OF SE 1/4 &
 S 3/4 OF E 1/2 OF W 1/2 &
 E 1/2 OF NE 1/4 OF NW 1/4 &
 W 1/4 OF NE 1/4 OF NW 1/4 &
 E 1/2 OF SW 1/4 OF SW 1/4 &
 N 3/4 OF W 1/2 OF W 1/2 &
 W 1/4 OF NE 1/4 OF SE 1/4 &
 E 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 LYING N OF NLY ROW OF NE 90TH ST RD
 EXC RD ROW &
 E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 &

SEC 10 TWP 14 RGE 23
 PLAT BOOK A PAGE 150
 BURBANK
 BLK 1 LOTS 1.2.3 &
 ALL BLKS 2.3 &
 ALL BLK 4 EX E 1/2 OF LOTS 11.14 & LOTS 2-16 BK 5 &
 ALL BLK 6 &
 BLK 9 LOTS 1-16 &
 W 1/2 OF SW 1/4 LYING W OF ROW OF NE 92ND AVE RD
 EXC RD ROW &

SEC 16 TWP 14 RGE 23
 THAT PT OF W 3/4 OF N 1/2 OF SEC 16 LYING N OF ROW OF NE 90TH ST RD

SEC 17 TWP 14 RGE 23
 ALL THAT PT OF E 3/4 OF N 1/2 OF SEC 17 LYING N OF ROW NE 90TH ST RD &

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5611		.0	.0	A1	2,307.38	AC							
6227		.0	.0	A1	1,473.00	AC							
5661		.0	.0	A1	432.35	AC							
5512		.0	.0	A1	5,628.14	AC							
6409		.0	.0	A1	70.00	AC							
5562		4,805.0	4,805.0	R4	566.63	AC							
5871		.0	.0	A1	16.50	AC							
5721		.0	.0	A1	60.28	AC							
5861		.0	.0	A1	10.00	AC							
5771		.0	.0	A1	31.56	AC							
5711		.0	.0	A1	14.98	AC							
9600		.0	.0	A1	988.87	AC							
9110		.0	.0	A1	48.00	AC							
6227		.0	.0	A1	25.00	AC							
9600		.0	.0	A1	275.00	AC							
9110		.0	.0	A1	10.00	AC							
5611		.0	.0	A1	87.35	AC							
5562		4,805.0	4,805.0	R4	248.08	AC							
5512		.0	.0	A1	552.95	AC							
5611		1,270.0	1,269.0	A1	37.00	AC							
5562		330.0	1,320.0	A1	10.00	AC							
5563		330.0	1,320.0	A1	10.00	AC							
5512		933.0	934.0	A1	20.00	AC							
5562		660.0	660.0	A1	10.00	AC							
5563		660.0	1,320.0	A1	20.00	AC							

5662	330.0	1,320.0	A1	10.00	AC
5721	549.0	1,122.0	A1	14.00	AC

Neighborhood 1323 - AC SO OF 316/W OF 315
Mkt: 3 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	36,344.00	SF	5	2008	1	0.0	0.0

[Appraiser Notes](#)

1151 AC

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
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\$169.50
\$262,885.70 DS
\$262,755.20



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 01/03/2023 04:03:21 PM
FILE #: 2023000423 OR BK 7954 PGS 1644-1651
REC FEES: \$69.50 INDEX FEES: \$6.00
DDS: \$262885.70 MDS: \$0 INT: \$0

Prepared By:
THOMAS M. EGAN, Chartered
2107 SE 3rd Avenue
Ocala, FL 34471

PARCEL ID NOS.: 09624-000-04; 09624-000-02; 09624-000-03; Portion of 09664-000-00;
09666-000-00; Portion of 09668-000-00; 09674-000-00; 09677-000-00; 09684-000-00;
09684-001-00; 09685-000-00; 09694-000-00; 09696-000-00; 09704-000-00; 09705-000-
00; 09706-000-00; 09712-000-00; 09718-000-00; 09757-002-00; 09761-000-00; 09766-
000-00; 09777-000-00; 09778-000-00; 09793-000-00; 15937-000-00; 09693-000-00;
09775-000-00; 09776-000-00; 09790-000-00; 15957-000-00; 15960-000-00; 15964-001-
00; 15964-000-00; 15971-00-00; 15972-000-00; 09773-000-00; 09774-000-00; 09685-
029-00; 15980-000-00; 15999-000-00; 09685-030-00; 09685-031-00; 09685-032-00;
09685-033-00; 09685-034-00; 09685-035-00; 09685-036-00; 09685-037-00; 09685-038-
00; 09685-039-00; 09685-040-00; 09685-041-00; 09685-042-00; 09685-043-00; 09685-
044-00; 09685-045-00; 09685-046-00; 09685-047-00; 09685-048-00; 09685-049-00;
09685-050-00; 09685-051-00; 09685-052-00; 09685-053-00; 09685-054-00; 09685-055-
00; 09685-056-00; 09685-057-00; 09685-058-00.

SPECIAL WARRANTY DEED

THIS INDENTURE, made this December 28, 2022, Between **SLEEPY CREEK LANDS, LLC, a Florida limited liability company**, whose address is 2-95 Eric T. Smith Way, Aurora, ON L4G 0Z6, Canada, **Grantor**, and the following Grantees as tenants in common in the percentage shares indicated: **NSC 3rd & 25th, LLC, a Florida limited liability company, as the holder of an undivided 7.52% interest as a tenant in common; and West Highway 40, LLC, a Florida limited liability company, as the holder of an undivided 7.27% interest as a tenant in common; and Belview, LLC, a Florida limited liability company, as the holder of an undivided 18.66% interest as a tenant in common; and NSC 8 SR 200, LLC, a Florida limited liability company, as the holder of an undivided 34.47% interest as a tenant in common; and NSC 326/I-75 LLC, a Florida limited liability company, as the holder of an undivided 12.19% interest as a tenant in common; and NSC 40/I-75, LLC, a Florida limited liability company, as the holder of an undivided 7.73% interest as a tenant in common; and NSC 33rd AVE, LLC, a Florida limited liability company, as the holder of an undivided 4.21% interest as a tenant in common; and NSC 19th Ave., LLC, a Florida limited liability company, as the holder of an undivided 5.15% interest as a tenant in common; and NSC 8th Ave., LLC, a Florida limited liability company, as the holder of an undivided 2.80% interest as a tenant in common; each of whose Post Office Address is 2441 NE 3rd Street, Suite 201, Ocala, FL 34470, Grantees.**

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and

Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in MARION County, Florida, to-wit:

See Attached Exhibit A.

Subject to taxes for 2022 and subsequent years, and easements and restrictions of record without reimposing same.

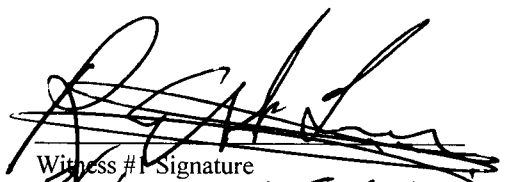
AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, under or through Grantor, but none other.

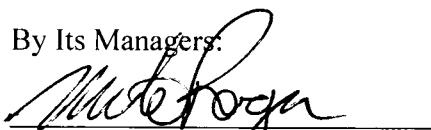
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and
delivered in our presence:

**Sleepy Creek Lands, LLC, a Florida
limited liability company**

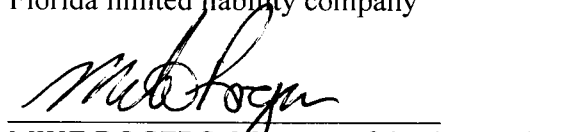
By Its Managers:


Witness #1 Signature
RONALD E. ST. LOUIS
Witness #1 Printed Name
STACIE CLARK
Witness #2 Signature
STACIE CLARK
Witness #2 Printed Name


MIKE ROGERS, Manager

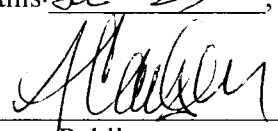
Ocala Meadows Farms, Ltd., a Florida
Limited partnership, in its capacity as Manager
of Sleepy Creek Lands, LLC, by its General
Partner Ocala Meadows Land GP, LLC, a
Florida limited liability company


Witness #1 Signature
RONALD E. ST. LOUIS
Witness #1 Printed Name
STACIE CLARK
Witness #2 Signature
STACIE CLARK
Witness #2 Printed Name


MIKE ROGERS, Manager of Ocala Meadows
Land GP, LLC

British Columbia
PROVINCE OF ~~ONTARIO~~, CITY OF ~~TORONTO~~ Kelowna

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Mike Rogers, as Manager on behalf of Sleepy Creek Lands, LLC, a Florida limited liability company, by means of [☒] physical presence or [☐] online notarization, who produced Driver's Licence for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this Dec 23, 2022.


Notary Public

My commission expires: is permanent

LINDA CAISLEY

103 - 1912 ENTERPRISE WAY
KELOWNA, BC V1Y 9S9

Notary Public in and for the
Province of British Columbia

PROVINCE OF ONTARIO
CITY OF TORONTO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Mike Rogers, as Manager on behalf of Ocala Meadows Land GP, LLC, a Florida limited liability company, as General Partner of Ocala Meadows Farms, Ltd., a Florida limited partnership, in its capacity as Manager of Sleepy Creek Lands, LLC, by means of [☒] physical presence or [☐] online notarization, who produced Driver's Licence for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this December 23, 2022.


Notary Public

My commission expires: is permanent

LINDA CAISLEY

103 - 1912 ENTERPRISE WAY
KELOWNA, BC V1Y 9S9

Notary Public in and for the
Province of British Columbia

EXHIBIT A

The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:

(Gooski)

Parcel 1 (09693-000-00):

The East 1/2 of Lot 27, and the West 1/2 of Lot 28 and the NE 1/4 of Lot 28, and the SE 1/4 of Lot 28. All lying and being in Section 19, Township 13 South, Range 23 East, Marion County, Florida.

Parcel 2 (09773-000-00):

All of Section 29, Township 13 South, Range 23 East, Marion County, Florida.

Parcel 3 (09774-000-00):

All of Section 30, Township 13 South, Range 23 East, Marion County, Florida.

Parcel 4 (09775-000-00):

All of Section 31 (Government Lots 1 to 28 inclusive), Township 13 South, Range 23 East, Marion County, Florida.

Parcel 5 (09776-000-00):

All of Section 32, Township 13 South, Range 23 East, Marion County, Florida.

Parcel 6 (09790-000-00):

The South 400 feet of the West 1110 feet of the Southwest 1/4 of the Southwest 1/4, of Section 33, Township 13 South, Range 23 East, Marion County, Florida.

Parcel 7 (15957-000-00):

The West 1/2 of the East 1/2 of the North 1/2 of Government Lot 4; Less 15 feet on Section and Half Section lines for public highway purposes as reserved in Deed Book 221, page 547, lying and being in Section 4, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 8 (15957-000-00):

The West 1/2 of the East 1/2 of the South 1/2 of Government Lot 4, of Section 4, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 9 (15957-000-00):

Government Lots 1, 2 and 3, and the East 1/4 of Lot 4, and the West 1/2 of Lot 4 and the South 1/2 of Section, all lying and being in Section 4, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 10 (15960-000-00):

The North 1/2 of the NE 1/4 of the South 1/2 of Lot 1, of Section 5, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 11 (15960-000-00):

The East 1/2 of the SW 1/4 of the NE 1/4 of Section 5, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 12 (15960-000-00):

The South 3/4 of the East 1/2 of the South 1/2 of Lot 1, and the North 1/2 of Lot 1, and the West 1/2 of the South 1/2 of Lot 1, and the North 1/2 of Lot 2, and the West 1/2 of the South 1/2 of Lot 2, and the North 1/2 of Lot 3, and Lot 4, and the South 1/2 of Section 5, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 13 (15960-000-00):

The South 1/2 of Lot 3, of Section 5, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 14 (15964-001-00):

All that part of the N.E. 1/4 of the S.W. 1/4 of Section 6, Township 14 South, Range 23 East, Marion County, Florida. Except the West 7.5 chains (495 feet).

Parcel 15 (15964-000-00):

The East 1/2 of Section 6, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 16 (15971-000-00):

The Northeast 1/4 of Section 7, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 17 (15972-000-00):

All of Section 8, Township 14 South, Range 23 East, Marion County, Florida, LESS the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4.

Parcel 18 (15980-000-00):

The SW 1/4 of the SW 1/4 of the SW 1/4 of Section 9, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 19 (15980-000-00):

Lot 9, the same being the North 1/2 of the West 1/2 of the SW 1/4 of the SW 1/4. All lying and being in Section 9, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 20 (15980-000-00):

The NE 1/4 of the NE 1/4 of the SE 1/4, of Section 9, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 21 (15980-000-00):

The North 1/2 of the Northeast 1/4, and the West 3/4 of the South 1/2 of the Northeast 1/4; and the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, and the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southeast 1/4, and the East 1/2 of the Southeast 1/4 of the Southeast 1/4, and the West 1/4 of the Southeast 1/4 of the Southeast 1/4, and the West 1/2 of the Southeast 1/4, and the South 3/4 of the East 1/2 of the West 1/2, and the East 1/2 of the Northeast 1/4 of the Northwest 1/4, and the West 1/4 of the Northeast 1/4 of the Northwest 1/4, and the East 1/2 of the Southwest 1/4 of the Southwest 1/4, and the North 3/4 of the West 1/2 of the West 1/2, and the West 1/4 of the Northeast 1/4 of the Southeast 1/4, and the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4. All lying and being in Section 9, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 22 (15999-000-00):

That part of the West 1/2 of the S.W. 1/4 of Section 10, Township 14 South, Range 23 East, lying West of N.E. 92nd Avenue Road, Marion County, Florida, LESS AND EXCEPT right of way for N.E. 90th Street Road.

Parcel 23 (15999-000-00):

Lots 1, 2 and 3, Block 1, and all of Blocks 2 and 3, and all of Block 4; LESS the East 1/2 of Lots 11 and 14, and Lots 2 to 16, Block 5, and all of Block 6, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 in Block 9, of Burbank Subdivision, as per plat thereof recorded in Plat Book "A", Page 150, public records of Marion County, Florida.

Parcel 24:

(09685-029-00)
(09685-030-00)
(09685-031-00)
(09685-032-00)
(09685-033-00)
(09685-034-00)
(09685-035-00)
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(09685-058-00)

A tract of land situate in Section 19, Township 13 South, Range 23 East, Marion County, Florida, lying West of a County Road known as NE 64th Avenue and Southerly of a county road known as NE 138th Place, being more particularly described as follows:

Commencing at a Marion County concrete monument at the NW corner of said Section 19, thence along the West boundary line of said Section 19, South 00 deg. 34 min. 18 sec. East, a distance of 413.34 feet to the Point of Beginning; thence departing said West boundary line, South 87 deg. 52 min. 35 sec. East, a distance of 2521.95 feet to the Westerly right of way line of said NE 64th Avenue; thence along said Westerly right of way line, South 01 deg. 33 min. 15 sec. East, a distance of 718.33 feet to the Southerly right of way line of said NE 138th Place; thence departing said Westerly right of way line and along said Southerly right of way line, South 82 deg. 56 min. 32 sec. East, a distance of 365.02 feet to the East boundary line of Government Lot 6 of said Section 19; thence departing said Southerly right of way line and along the East boundary line of said Government Lot 6, South 01 deg. 29 min. 42 sec. East, a distance of 171.53 feet to the Northeast corner of Government Lot 9 of said Section 19; thence along the East boundary line of said Government Lot 9, South 01 deg. 29 min. 42 sec. East, a distance of 1334.98 feet to the Northeast corner of Government Lot 20 of said Section 19; thence along the East boundary line of said Government Lot 20, South 01 deg. 34 min. 57 sec. East, a distance of 1336.00 feet to the Northwest corner of Government Lot 24 of said Section 19; thence departing said East boundary line and along the North boundary line of said Government Lot 24, South 87 deg. 58 min. 12 sec. East, a distance of 1356.95 feet to the Northeast corner of said Government Lot 24; thence departing said North boundary line and along the East boundary line of said Government Lot 24, South 02 deg. 02 min. 55 sec. East, a distance of 1335.97 feet to the Southeast corner of said Government Lot 24 and the South boundary line of said Section 19; thence departing said East boundary line and along the South boundary line of said Section 19, North 88 deg. 00 min. 07 sec. West, a distance of 4335.89 feet to the Southwest corner of said Section 19; thence departing said South boundary line and along the West boundary line of said Section 19, North 00 deg. 33 min. 44 sec. West, a distance of 2672.73 feet to the West 1/4 corner of said Section 19; thence continue along said West boundary line, North 00 deg. 34 min. 18 sec. West, a distance of 2257.37 feet to the Point of Beginning.

LESS AND EXCEPT the West 550.00 feet of the North 1122.00 feet of said Government Lot 20 of Section 19, Township 13 South, Range 23 East, of said county.

Parcel 25:

All of that part of the West 3/4 of the North 1/2 of Section 16, Township 14 South, Range 23 East, lying North of the right of way of N.E. 90th Street Road, Marion County, Florida.

Parcel 26:

All of that part of the East 3/4 of the North 1/2 of Section 17, Township 14 South, Range 23 East, lying North of the right of way of N.E. 90th Street Road, Marion County, Florida.

The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:

(Ft. McCoy)

TOWNSHIP 13 SOUTH, RANGE 23 EAST:

SECTION 15: W 1/4 OF SW 1/4 OF SE 1/4, W 1/2 OF SE 1/4 OF SW 1/4, E 1/4 OF SW 1/4 OF SW 1/4, W 1/2 OF SW 1/4 OF SW 1/4
(TAX PARCELS 09624-000-04, 09624-000-02 AND 09624-000-03)(survey parcel 7)

AND

SECTION 16: EXCEPT E 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4, LESS ROW FOR COUNTY ROAD 316, LESS ANY PORTION LYING NORTH OF CR-316.

(TAX PARCELS 09664-000-00 AND 09666-000-00)(survey parcel 8)

AND

SECTION 17: SE 1/4, S 1/2 OF SW 1/4, THAT PART OF E 333.2 FEET OF NE 1/4 OF SW 1/4 LYING S OF FT. MCCOY CITRA ROAD, LESS ROW FOR COUNTY ROAD 316.

(TAX PARCELS 09668-000-00, 09668-001-00 AND 09674-000-00)(survey parcel 9)

AND

SECTION 18: LOT 2, LOT 3, LOT 4 EXCEPT 295 FEET SQUARE IN NW CORNER, LOT 6 EXCEPT PORTION LYING W OF NE 64TH AVE, LOT 9 EXCEPT PORTION LYING W OF NE 64TH AVE, LOT 10, LOT 11, LOT 12 EXCEPT 456 FEET SQUARE IN NE CORNER, S 1/2 OF LOT 13, LOT 14 EXCEPT PROPERTIES CONVEYED TO WAYNE KING AS RECORDED IN O.R. BOOK 3130, PAGE 1757 AND IN BOOK 3131, PAGE 1459, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20 EXCEPT PORTION LYING W OF NE 64TH AVE, LOT 23 EXCEPT PORTION LYING W OF NE 64TH AVE; 3 ACRES SQUARE IN NW CORNER OF LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, AND EXCEPT RIGHT OF WAY OF CR 316 AND EXCEPT RIGHT OF WAY OF NE 64TH AVENUE. AND LESS AND EXCEPT LAND IN BOOK 5581, PAGE 1035.

(TAX PARCELS 09677-000-00, 09684-000-00 AND 09684-001-00)(survey 10)

AND

SECTION 19: LOT 1, LOT 2, LOT 14 AND LOT 6 EXCEPT PORTION LYING WESTERLY AND SOUTHERLY OF NE 64TH AVENUE. EXCEPT RIGHT OF WAY OF NE 64TH AVENUE.

(TAX PARCEL 09685-000-00)(survey parcel 11)

SECTION 20: ALL, EXCEPT W 1/4 OF SE 1/4 OF SW 1/4.

(TAX PARCELS 09694-000-00 AND 09696-000-00)(survey parcel 12)

SECTION 21: ALL

(TAX PARCELS 09704-000-00, 09705-000-00 AND 09706-000-00)(survey parcel 13)

SECTION 22: ALL, EXCEPT E 1/2 OF NE 1/4 AND S 1/2 OF NE 1/4 OF NW 1/4.

(TAX PARCELS 09712-000-00 AND 09718-000-00)(survey parcel 14)

SECTION 27: ALL, EXCEPT SE 1/4 OF SE 1/4 AND E 1/4 OF NW 1/4 OF SW 1/4.

(TAX PARCELS 09757-002-00 AND 09761-000-00)(survey parcel 15)

SECTION 28: ALL, EXCEPT W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4, NE 1/4 OF NE 1/4 OF SW 1/4, AND SW 1/4 OF NW 1/4 OF SW 1/4.

(TAX PARCEL 09766-000-00)(survey parcel 16)

SECTION 33: ALL, EXCEPT NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SE $\frac{1}{4}$, NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, AND S 400 FEET OF WEST 1110 FT OF SW $\frac{1}{4}$ OF SW $\frac{1}{4}$.

(TAX PARCELS 09777-000-00 AND 09778-000-00)(survey parcel 17)

SECTION 34: W $\frac{1}{4}$ OF NE $\frac{1}{4}$, NW $\frac{1}{4}$, W $\frac{1}{4}$ OF SW $\frac{1}{4}$.

(TAX PARCEL 09793-000-00)(survey parcel 18)

TOWNSHIP 14 SOUTH, RANGE 23 EAST:

SECTION 3: W $\frac{1}{4}$ OF N $\frac{1}{2}$ OF LOT 1, SW $\frac{1}{4}$ OF N $\frac{1}{2}$ OF LOT 2, LOTS 3 & 4 (NW $\frac{1}{4}$), NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SW $\frac{1}{4}$, SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, N $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, W $\frac{1}{2}$ OF SW $\frac{1}{4}$ EXCEPT W $\frac{1}{2}$ OF E $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF SW $\frac{1}{4}$.

(TAX PARCEL 15937-000-00)(survey parcel 19)

As to all Ft.McCoy parcels described above, less and except any portion lying North of CR 316.

Prepared by:
W. James Gooding III, Esquire
Gooding & Batsel, PLLC
1531 SE 36 Avenue
Ocala FL 3471

File Number: 23119

General Warranty Deed

Made this March 19, 2024 A.D. By **James A. Doran**, as **Personal Representative of the Estate of Victoria Ann Doran a/k/a Victoria Doran, deceased**, whose post office address is: 114 Milano Drive, Islamorada, Florida 33036, hereinafter called the Grantor, to **GOOSKI, LLC**, a **Florida limited liability company**, whose post office address is: 2441 NE 3rd Street, Suite 201, Ocala, Florida 34470, hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Government Lot 24, Section 18, Township 13 South, Range 23 East, Marion County, Florida. EXCEPT 3 square acres in the Northwest corner.

Parcel ID Number: 09676-000-00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Grantor hereby represents and warrants that the above property is not its homestead or contiguous thereto and that Grantor does not reside on such property. Furthermore, no member of the Grantor's family, dependent upon Grantor for support, resides on the property.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

Prepared by:
W. James Gooding III, Esquire
Gooding & Batsel, PLLC
1531 SE 36 Avenue
Ocala FL 3471

File Number: 23119

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jillian Lasky
Witness Signature
Jillian Lasky
Witness Printed Name

Print Witness Address:

2555 Ponce de Leon Blvd., #320
Coral Gables, FL 33134

James A. Doran PR (Seal)
James A. Doran, as Personal Representative of the
Estate of Victoria Ann Doran a/k/a Victoria Doran,
deceased

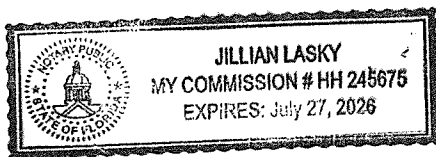
Pamela A. Admire
Witness Signature
Pamela A. Admire
Witness Printed Name

Print Witness Address:

2555 Ponce de Leon Blvd., #320
Coral Gables, FL 33134

State of FLORIDA
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of February, 2024, by James A. Doran, as Personal Representative of the Estate of Victoria Ann Doran, a/k/a Victoria Doran, deceased, who is/are personally known to me or who has produced Driver's License as identification.



Jillian Lasky
Notary Public
Print Name: _____
My Commission Expires: _____

Prepared by:
Rena Lovely
Florida First Title & Transaction Services, LLC
211 NW 3rd Street
Ocala, Florida 34475

File Number: 24118

General Warranty Deed

Made this July 23, 2024 A.D. By **Teuton, Inc., a Florida corporation**, whose address is: 5160 NE 136th Place, Anthony, Florida 32617, hereinafter called the grantor, to **Gooski, LLC, a Florida limited liability company**, whose post office address is: 2441 NE 3rd Street, Suite 201, Ocala, Florida 34470, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

8.33 CHAINS EAST AND WEST BY 17 CHAINS NORTH AND SOUTH IN THE NW CORNER OF GOVERNMENT LOT 20, IN SECTION 19, TOWNSHIP 13 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

Parcel ID Number: **09689-000-00**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

Prepared by:
Rena Lovely
Florida First Title & Transaction Services, LLC
211 NW 3rd Street
Ocala, Florida 34475

File Number: 24118

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1:

Witness #1 Signature

Witness #1 Print Name

Address:

Witness #2:

Witness #2 Signature

Witness #2 Print Name

Address:

Teuton, Inc., a Florida corporation

By:

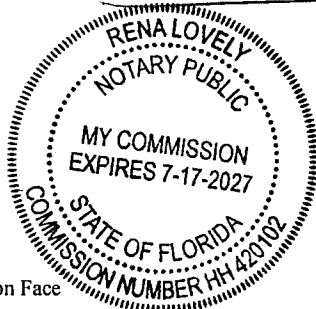
Terrell W. Teuton

Its:

President

State of FLORIDA
County of MARION

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 23rd day of July, 2024, by Terrell W. Teuton, President of Teuton, Inc., a Florida corporation, who is/are personally known to me or who has produced FL DL as identification.



Notary Public

Print Name:

My Commission Expires:

DEED Individual Warranty Deed - Legal on Face

Record & Return to IPS Box

PARCEL NO: 15983-000-00
RECORDING: _____
DOC STAMPS: _____
ACCOUNT NO: _____

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 07/26/2024 12:36:29 PM
FILE #: 2024098321 OR BK 8383 PG 334
REC FEES: \$10.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

This Instrument was prepared by:
John S. Rudnianyn
2441 NE 3rd St Ste 201
Ocala, FL 34470

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED dated July 2, 2024 by Todd Rudnianyn, as Manager for Burbank 10, LLC whose office address is 2441 NE 3rd Street, Suite 201, Ocala, FL 34470, hereinafter called "Grantor", to Gooski, LLC, whose address is 2441 NE 3rd Street, Suite 201, Ocala, FL 34470, hereinafter called "Grantee".

WITNESSETH:

Grantor, in consideration of TEN DOLLARS (\$10.00) paid by Grantee, the sufficiency of which is hereby acknowledged, does hereby grant, convey, and transfer to GRANTEE, the Property described below:

The East 1/2 of the West 1/2 of SE 1/4 of SE 1/4 being and lying in Section 9, Township 14 South, Range 23 East, Marion County, Florida.

SUBJECT TO government regulations, easements, reservations, restrictions and limitations of record, if any, and real estate taxes for the calendar year 2024 and all subsequent years.

TOGETHER WITH all the estate and rights of Grantor in such Property.

Grantor covenants that Grantor will warrant and defend the Property hereby conveyed against the lawful claims and demands of all persons claiming by, through or under Grantor, but against no others.

Grantor certifies that the Property is not the Grantor's homestead and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said Property.

IN WITNESS WHEREOF, Grantor has executed this SPECIAL WARRANTY DEED on the year and date stated above.

Signed and sealed in our
presence as witnesses:

Faith Gibbs

Print Name: Faith Gibbs

Address: 2441 NE 3rd St, Ste 201, Ocala, FL 34470

Patty Karney

Print Name: Patty Karney

Address: 2441 NE 3rd St, Ste 201, Ocala, FL 34470

Todd Rudnianyn
By: Todd Rudnianyn, Manager
Burbank 10, LLC

STATE OF FLORIDA COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of July, 2024, by Todd Rudnianyn, mgr

(SEAL)

Patricia Ann Karney
Notary Public, State of Florida
Name: Patricia Ann Karney
(Please print or type)

Commission Number 24 Commission # HH 255982
Commission Expires June 18, 2026

Notary: Check one of the following:

☒ Personally known OR
☐ Produced Identification (if this box is checked, fill in the blanks below).
Type of Identification Produced: _____

This Document Prepared By and Return To:

W. James Gooding III, Esquire
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala FL 34471

Property Appraiser's Parcel ID No. 09774-000-00

Rec. \$75.50

Doc Stamps \$0¹

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 22, 2025, by:

- The following (individually and collectively "Grantor"²) with an address of 2441 NE 3rd Street, Suite 201, Ocala, FL 34470:
 - NSC 3rd & 25th, LLC, a Florida limited liability company, as the holder of an undivided 7.52% interest as a tenant in common;
 - West Highway 40, LLC, a Florida limited liability company, as the holder of an undivided 7.27% interest as a tenant in common;
 - Belleview, LLC, a Florida limited liability company, as the holder of an undivided 18.66% interest as a tenant in common;
 - NSC 8 SR 200, LLC, a Florida limited liability company, as the holder of an undivided 34.47% interest as a tenant in common;
 - NSC 326/I-75 LLC, a Florida limited liability company, as the holder of an undivided 12.19% interest as a tenant in common;
 - NSC 40/I-75, LLC, a Florida limited liability company, as the holder of an undivided 7.73% interest as a tenant in common;
 - NSC 33rd Ave., LLC, a Florida limited liability company, as the holder of an undivided 4.21% interest as a tenant in common;
 - NSC 19th Ave., LLC, a Florida limited liability company, as the holder of an undivided 5.15% interest as a tenant in common; and
 - NSC 8th Ave., LLC, a Florida limited liability company, as the holder of an undivided 2.80% interest as a tenant in common.

¹ This instrument evidences a conveyance of unencumbered property from all of the members of a limited liability company to such limited liability company. The percentage of undivided interests as tenants in common that each of the grantors owns in the Property is equal to the percentage of the membership interests that such grantor owns in such company. Therefore, no documentary excise taxes are owed.

² Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

IN FAVOR OF:

- Gooski, LLC, a Florida limited liability company, whose address is 2441 NE 3rd Street, Suite 201, Ocala, FL 34470, hereinafter called the Grantee.

WITNESSETH, that Grantor, for and in consideration adequate consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land (the "Property"), situate, lying and being in Marion County, Florida, to wit:

See attached Exhibit A.

Grantor does hereby covenant that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby specially warrants that title to the Property is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

Subject to: (a) taxes for the current year; and (b) easements, limitations, covenants, restrictions and other matters of record, if any, but provided, however, that such reference shall not serve to reimpose same.

Each party listed as a Grantor owns an undivided interest in the Property as a tenant in common. The undivided interest set forth above do not equal 100% because of rounding. Nonetheless, it is the intent of this instrument that all interest of Grantor in the Property are being conveyed to Grantee.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

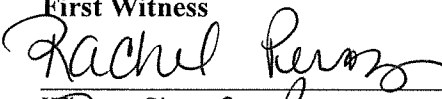
**THIS PART OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURES START ON NEXT PAGE**

GRANTOR

NSC 3rd & 25th, LLC, a Florida limited liability company; West Highway 40, LLC, a Florida limited liability company; Bellevue, LLC, a Florida limited liability company; NSC 8 SR 200, LLC, a Florida limited liability company; NSC 326/I-75 LLC, a Florida limited liability company; NSC 40/I-75, LLC, a Florida limited liability company; NSC 33rd Ave., LLC, a Florida limited liability company; NSC 19th Ave., LLC, a Florida limited liability company; and NSC 8th Ave., LLC, a Florida limited liability company

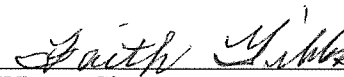
By: 
Todd B. Rudnianyn as Manager

First Witness


Witness Signature
Rachel Perez
Witness Printed Name

Print Witness Address: 2441 NE 3rd St
Suite 201
Ocala FL 34470

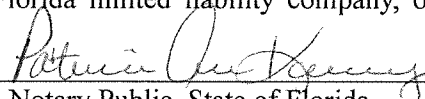
Second Witness


Witness Signature
Faith Gibbs
Witness Printed Name

Print Witness Address: 2441 NE 3rd St.
Suite 201
Ocala, FL 34470

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January, 2025, by Todd B. Rudnianyn, as Manager of NSC 3rd & 25th, LLC, a Florida limited liability company; West Highway 40, LLC, a Florida limited liability company; Bellevue, LLC, a Florida limited liability company; NSC 8 SR 200, LLC, a Florida limited liability company; NSC 326/I-75 LLC, a Florida limited liability company; NSC 40/I-75, LLC, a Florida limited liability company; NSC 33rd Ave., LLC, a Florida limited liability company; NSC 19th Ave., LLC, a Florida limited liability company; and NSC 8th Ave., LLC, a Florida limited liability company, on behalf of companies.


Notary Public, State of Florida

Name: Patricia Ann Karney
(Please print or type)

Commission Number: *

Commission Expires: *



PATRICIA ANN KARNEY

Commission # HH 255982

Expires June 18, 2026

Notary: Check one of the following:

☒ Personally known OR

☐ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: _____

EXHIBIT A

The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:

Parcel 1:

The East 1/2 of Lot 27, and the West 1/2 of Lot 28 and the NE 1/4 of Lot 28, and the SE 1/4 of Lot 28. All lying and being in Section 19, Township 13 South, Range 23 East, Marion County, Florida.

Parcel 2:

All of Section 29, Township 13 South, Range 23 East, Marion County, Florida.

Parcel 3:

All of Section 30, Township 13 South, Range 23 East, Marion County, Florida.

Parcel 4:

All of Section 31 (Government Lots 1 to 28 inclusive), Township 13 South, Range 23 East, Marion County, Florida.

Parcel 5:

All of Section 32, Township 13 South, Range 23 East, Marion County, Florida.

Parcel 6:

The South 400 feet of the West 1110 feet of the Southwest 1/4 of the Southwest 1/4, of Section 33, Township 13 South, Range 23 East, Marion County, Florida.

Parcel 7:

The West 1/2 of the East 1/2 of the North 1/2 of Government Lot 4; Less 15 feet on Section and Half Section lines for public highway purposes as reserved in Deed Book 221, page 547, lying and being in Section 4, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 8:

The West 1/2 of the East 1/2 of the South 1/2 of Government Lot 4, of Section 4, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 9:

Government Lots 1, 2 and 3, and the East 1/4 of Lot 4, and the West 1/2 of Lot 4 and the South 1/2 of Section, all lying and being in Section 4, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 10:

The North 1/2 of the NE 1/4 of the South 1/2 of Lot 1, of Section 5, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 11:

The East 1/2 of the SW 1/4 of the NE 1/4 of Section 5, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 12:

The South 3/4 of the East 1/2 of the South 1/2 of Lot 1, and the North 1/2 of Lot 1, and the West 1/2 of the South 1/2 of Lot 1, and the North 1/2 of Lot 2, and the West 1/2 of the South 1/2 of Lot 2, and the North 1/2 of Lot 3, and Lot 4, and the South 1/2 of Section 5, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 13:

The South 1/2 of Lot 3, of Section 5, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 14:

All that part of the N.E. 1/4 of the S.W. 1/4 of Section 6, Township 14 South, Range 23 East, Marion County, Florida. Except the West 7.5 chains (495 feet).

Parcel 15:

The East 1/2 of Section 6, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 16:

The Northeast 1/4 of Section 7, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 17:

All of Section 8, Township 14 South, Range 23 East, Marion County, Florida, LESS the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4.

Parcel 18:

The SW 1/4 of the SW 1/4 of the SW 1/4 of Section 9, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 19:

Lot 9, the same being the North 1/2 of the West 1/2 of the SW 1/4 of the SW 1/4. All lying and being in Section 9, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 20:

The NE 1/4 of the NE 1/4 of the SE 1/4, of Section 9, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 21:

The North 1/2 of the Northeast 1/4, and the West 3/4 of the South 1/2 of the Northeast 1/4; and the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, and the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southeast 1/4, and the East 1/2 of the Southeast 1/4 of the Southeast 1/4, and the West 1/4 of the Southeast 1/4 of the Southeast 1/4, and the West 1/2 of the Southeast 1/4, and the South 3/4 of the East 1/2 of the West 1/2, and the East 1/2 of the Northeast 1/4 of the Northwest 1/4, and the West 1/4 of the Northeast 1/4 of the Northwest 1/4, and the East 1/2 of the Southwest 1/4 of the Southwest 1/4, and the North 3/4 of the West 1/2 of the West 1/2, and the West 1/4 of the Northeast 1/4 of the Southeast 1/4, and the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4. All lying and being in Section 9, Township 14 South, Range 23 East, Marion County, Florida.

Parcel 22:

That part of the West 1/2 of the S.W. 1/4 of Section 10, Township 14 South, Range 23 East, lying West of N.E. 92nd Avenue Road, Marion County, Florida, LESS AND EXCEPT right of way for N.E. 90th Street Road.

Parcel 23:

Lots 1, 2 and 3, Block 1, and all of Blocks 2 and 3, and all of Block 4; LESS the East 1/2 of Lots 11 and 14, and Lots 2 to 16, Block 5, and all of Block 6, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 in Block 9, of Burbank Subdivision, as per plat thereof recorded in Plat Book "A", Page 150, public records of Marion County, Florida.

Parcel 24:

A tract of land situate in Section 19, Township 13 South, Range 23 East, Marion County, Florida, lying West of a County Road known as NE 64th Avenue and Southerly of a county road known as NE 138th Place, being more particularly described as follows:

Commencing at a Marion County concrete monument at the NW corner of said Section 19, thence along the West boundary line of said Section 19, South 00 deg. 34 min. 18 sec. East, a distance of 413.34 feet to the Point of Beginning; thence departing said West boundary line, South 87 deg. 52 min. 35 sec. East, a distance of 2521.95 feet to the Westerly right of way line of said NE 64th Avenue; thence along said Westerly right of way line, South 01 deg. 33 min. 15 sec. East, a distance of 718.33 feet to the Southerly right of way line of said NE 138th Place; thence departing said Westerly right of way line and along said Southerly right of way line, South 82 deg. 56 min. 32 sec. East, a distance of 365.02 feet to the East boundary line of Government Lot 6 of said Section 19; thence departing said Southerly right of way line and along the East boundary line of said Government Lot 6, South 01 deg. 29 min. 42 sec. East, a distance of 171.53 feet to the Northeast corner of Government Lot 9 of said Section 19; thence along the East boundary line of said Government Lot 9, South 01 deg. 29 min. 42 sec. East, a distance of 1334.98 feet to the Northeast corner of Government Lot 20 of said Section 19; thence along the East boundary line of said Government Lot 20, South 01 deg. 34 min. 57 sec. East, a distance of 1336.00 feet to the Northwest corner of Government Lot 24 of said Section 19; thence departing said East boundary line and along the North boundary line of said Government Lot 24, South 87 deg. 58 min. 12 sec. East, a distance of 1356.95 feet to

the Northeast corner of said Government Lot 24; thence departing said North boundary line and along the East boundary line of said Government Lot 24, South 02 deg. 02 min. 55 sec. East, a distance of 1335.97 feet to the Southeast corner of said Government Lot 24 and the South boundary line of said Section 19; thence departing said East boundary line and along the South boundary line of said Section 19, North 88 deg. 00 min. 07 sec. West, a distance of 4335.89 feet to the Southwest corner of said Section 19; thence departing said South boundary line and along the West boundary line of said Section 19, North 00 deg. 33 min. 44 sec. West, a distance of 2672.73 feet to the West 1/4 corner of said Section 19; thence continue along said West boundary line, North 00 deg. 34 min. 18 sec. West, a distance of 2257.37 feet to the Point of Beginning.

LESS AND EXCEPT the West 550.00 feet of the North 1122.00 feet of said Government Lot 20 of Section 19, Township 13 South, Range 23 East, of said county.

Parcel 25:

All of that part of the West 3/4 of the North 1/2 of Section 16, Township 14 South, Range 23 East, lying North of the right of way of N.E. 90th Street Road, Marion County, Florida.

Parcel 26:

All of that part of the East 3/4 of the North 1/2 of Section 17, Township 14 South, Range 23 East, lying North of the right of way of N.E. 90th Street Road, Marion County, Florida.

TOGETHER WITH:

TOWNSHIP 13 SOUTH, RANGE 23 EAST:

SECTION 15: W 1/4 OF SW 1/4 OF SE 1/4, W 1/2 OF SE 1/4 OF SW 1/4, E 1/4 OF SW 1/4 OF SW 1/4, W 1/2 OF SW 1/4 OF SW 1/4

AND

SECTION 16: EXCEPT E 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4, LESS ROW FOR COUNTY ROAD 316, LESS ANY PORTION LYING NORTH OF CR-316.

AND

SECTION 17: SE 1/4, S 1/2 OF SW 1/4, THAT PART OF E 333.2 FEET OF NE 1/4 OF SW 1/4 LYING S OF FT. MCCOY CITRA ROAD, LESS ROW FOR COUNTY ROAD 316.

AND

SECTION 18: LOT 2, LOT 3, LOT 4 EXCEPT 295 FEET SQUARE IN NW CORNER, LOT 6 EXCEPT PORTION LYING W OF NE 64TH AVE, LOT 9 EXCEPT PORTION LYING W OF NE 64TH AVE, LOT 10, LOT 11, LOT 12 EXCEPT 456 FEET SQUARE IN NE CORNER, S 1/2 OF LOT 13, LOT 14 EXCEPT PROPERTIES CONVEYED TO WAYNE KING AS RECORDED IN O.R. BOOK 3130, PAGE 1757 AND IN BOOK 3131, PAGE 1459, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20 EXCEPT PORTION LYING W OF NE 64TH AVE, LOT 23 EXCEPT PORTION LYING W OF NE 64TH AVE; 3 ACRES SQUARE IN NW CORNER OF LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, AND EXCEPT RIGHT OF WAY OF CR 316 AND EXCEPT RIGHT OF WAY OF NE 64TH AVENUE. AND LESS AND EXCEPT LAND IN BOOK 5581, PAGE 1035.

AND

SECTION 19: LOT 1, LOT 2, LOT 14, AND LOT 6 EXCEPT PORTION LYING WESTERLY AND SOUTHERLY OF NE 64TH AVENUE. EXCEPT RIGHT OF WAY OF NE 64TH AVENUE.

SECTION 20: ALL, EXCEPT W 1/4 OF SE 1/4 OF SW 1/4.

SECTION 21: ALL

SECTION 22: ALL, EXCEPT E 1/2 OF NE 1/4 AND S 1/2 OF NE 1/4 OF NW 1/4.

SECTION 27: ALL, EXCEPT SE 1/4 OF SE 1/4 AND E 1/4 OF NW 1/4 OF SW 1/4.

SECTION 28: ALL, EXCEPT W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4, NE 1/4 OF NE 1/4 OF SW 1/4, AND SW 1/4 OF NW 1/4 OF SW 1/4.

SECTION 33: ALL, EXCEPT NW 1/4 OF NW 1/4 OF SE 1/4, NE 1/4 OF NE 1/4 OF SW 1/4, AND S 400 FEET OF WEST 1110 FT OF SW 1/4 OF SW 1/4.

SECTION 34: W 1/4 OF NE 1/4, NW 1/4, W 1/4 OF SW 1/4

TOGETHER WITH:

TOWNSHIP 14 SOUTH, RANGE 23 EAST:

SECTION 3: W 1/4 OF N 1/2 OF LOT 1, SW 1/4 OF N 1/2 OF LOT 2, LOTS 3 & 4 (NW 1/4), NE 1/4 OF SE 1/4 OF SW 1/4, SW 1/4 OF NE 1/4 OF SW 1/4, N 1/2 OF NE 1/4 OF SW 1/4, W 1/2 OF SW 1/4 EXCEPT W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4.

Together with the following to the extent they are not described above:

The North 15 feet of the West 1/2 of the East 1/2 of the North 1/2 of Government Lot 4, lying and being in Section 4, Township 14 South, Range 23 East, Marion County, Florida.

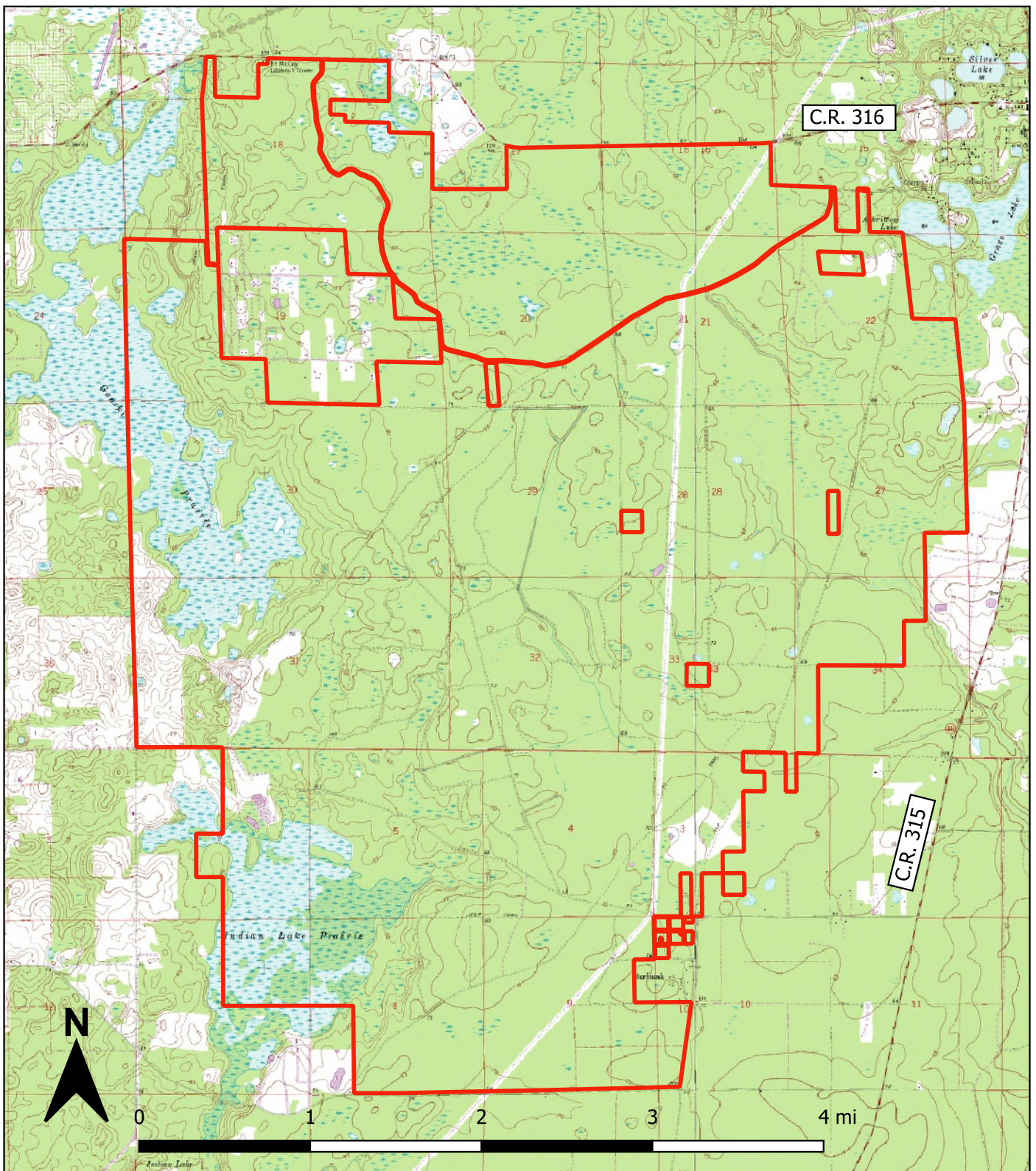
The South 15 feet of the East 1/2 of Government Lot 27; and the South 15 feet of Government Lot 28; and the East 15 feet of Government Lot 28, lying and being in Section 19, Township 13 South, Range 23 East, Marion County, Florida.

P:\JG\Rudnianyn John\Sleepy Creek\Post-Closing\Conveyance\Deed to Gooski.docx

Attachment C

- C.1 Gooski on USGS Topographic Map
- C.2 Gooski Tax Parcels on Aerial Photograph
- C.3 Gooski Boundary on FDOT County General Highway Map
- C.4 Gooski Cooperative Land Cover Map

C.1. Project Boundary on USGS Topographic Map



**USGS Topographic Survey
Gooski
Marion County, Florida**

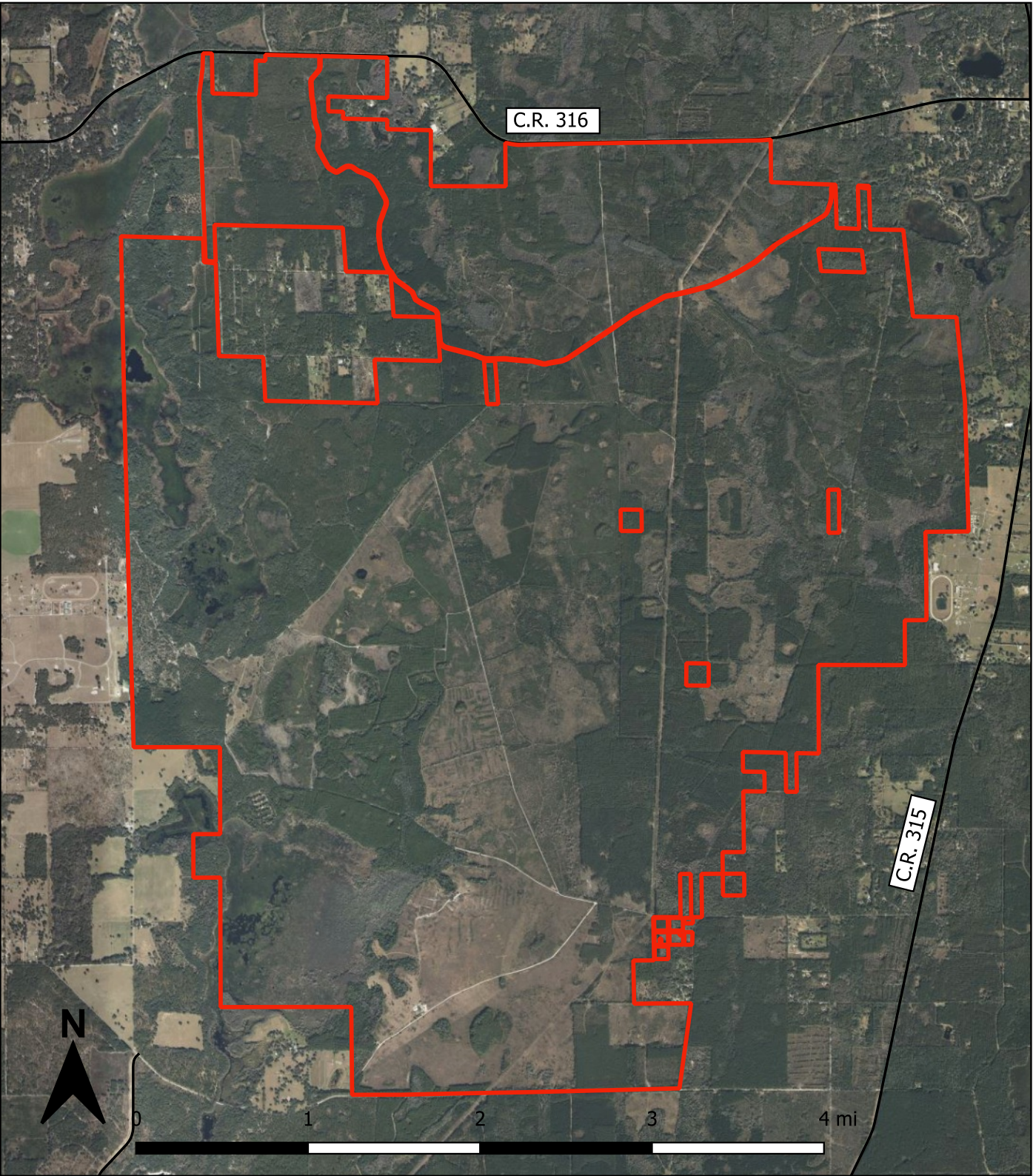
Legend

 Project Boundary



Keith Fountain Law PLLC
Data:
Parcel: FL DOR
Basemap: USGS Topo

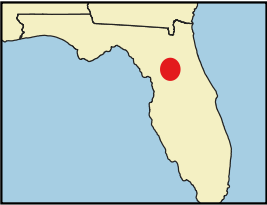
C.2. Tax Parcel on Aerial Photograph



Aerial Photograph
Gooski
Marion County, Florida

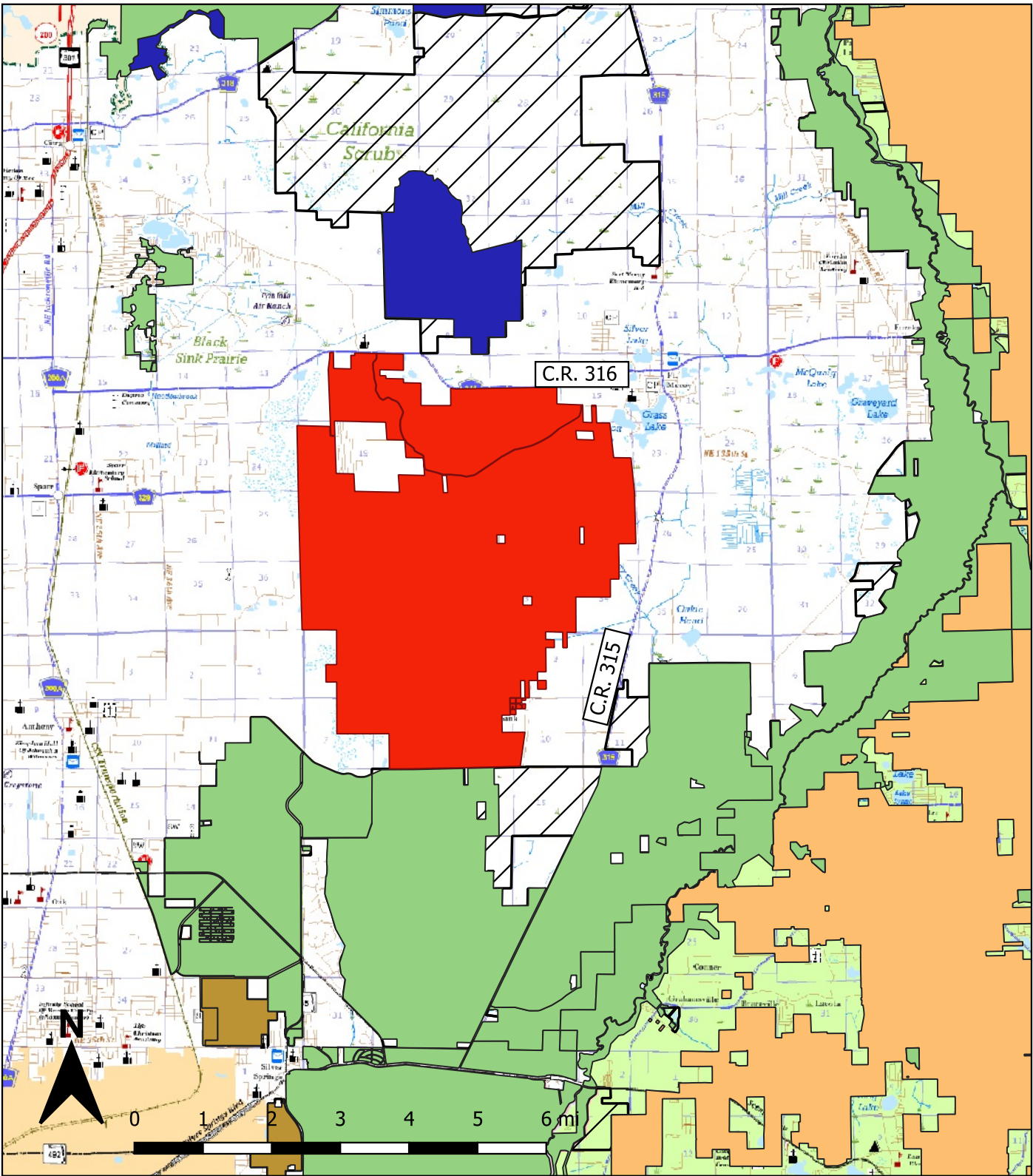
Legend

 Project Tax Parcel



Keith Fountain Law PLLC
Data:
Parcel: FL DOR
Basemap: Bing aerial

C.3. Project Boundary on FDOT County Highway Map



County Highway Map
Gooski
Marion County, Florida

Legend

 Project Boundary

 Florida Forever BOT Projects- Dec. 2024

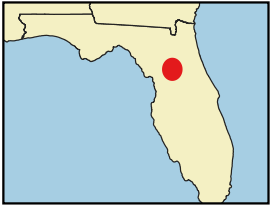
Florida Conservation Lands- Dec. 2024

 Federal

 Local

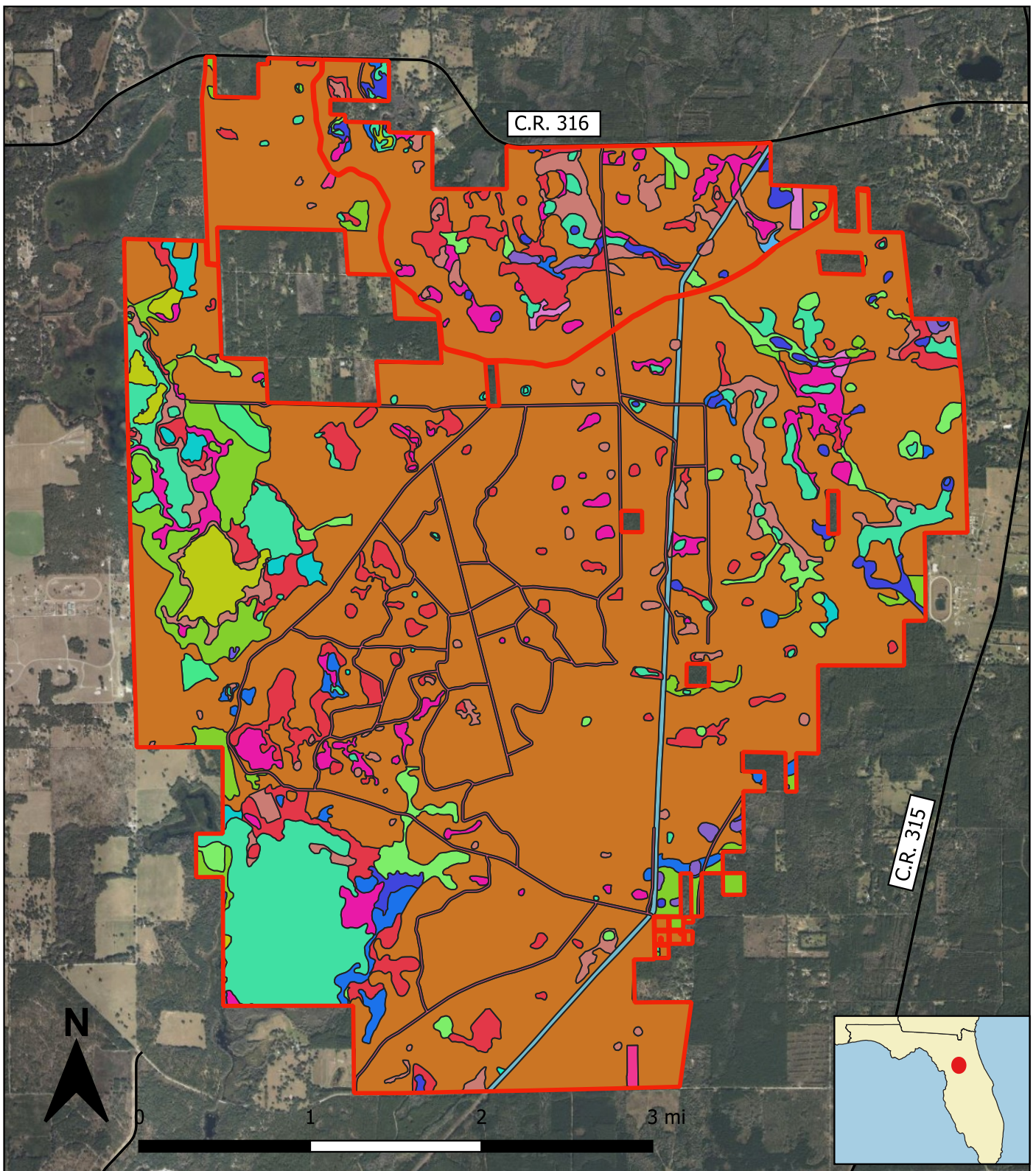
 Private

 State



Keith Fountain Law PLLC
Data:
Parcel: FL DOR
Basemap: FL Dept. of Transportation
General Highway Map
FL Natural Areas Inventory:
FL Forever BOT Projects &
FL Conservation Lands (FLMA)

C.4. Project Boundary on FNAI Land Cover Map



FNAI Cooperative Land Cover Map Gooski Marion County, Florida

Keith Fountain Law PLLC
Data:
Parcel: FL DOR
Basemap: Bing aerial
Cooperative Land Cover:
FL FWC & FL Natural Areas Inventory
Ver. 3.8, Tallahassee, FL

Legend

 Project Boundary	 Flatwoods/Prairie/Marsh Lake	 Mixed Scrub-Shrub Wetland	 Transportation
Cooperative Land Cover-Site Name	 Floating/Emergent Aquatic Vegetation	 Mixed Wetland Hardwoods	 Unimproved/Woodland Pasture
 Bare Soil/Clear Cut	 Hydric Pine Flatwoods	 Residential, Low Density	 Upland Hardwood Forest
 Bay Swamp	 Improved Pasture	 Rural Open	 Utilities
 Coniferous Plantations	 Marshes	 Sandhill	 Wet Coniferous Plantations
 Cypress	 Mesic Flatwoods	 Shrub and Brushland	 Wet Flatwoods
 Extractive	 Mixed Hardwood-Coniferous	 Specialty Farms	 Wet Prairie
 Field Crops	 Mixed Hardwood-Coniferous Swamps	 Stormwater Treatment Areas	