



PROPOSAL FOR NEW FLORIDA FOREVER PROJECT STAR LAKE CONNECTOR

5501 +/- acres, Putnam County FL
Star Lake Connector

April 15th, 2025

Prepared by: Alachua Conservation Trust,
on behalf of landowners

Alachua Conservation Trust
7204 SE CR 234
Gainesville, FL 32641
352 . 373 . 1078



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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: Star Lake Connector

Nearest City Hawthorne County(ies) Putnam

Sponsor/Affiliation Proposing Project: Alachua Conservation Trust (ACT), Tom Kay Executive Director

Mailing Address: 7204 SW County Road 234 Gainesville FL 32641
Street City State ZIP

Primary Phone: 352 373 1078 Email: act.tkay@gmail.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](#).

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.*

The proposed Star Lake Connector Florida Forever projects consists of 5501 acres (GIS calculated acres) in Putnam County FL, about 3 miles southeast of the town of Hawthorne.

The proposed area contains 10 tax parcels, titled to Sleepy Creek LLC and Ocala Meadows International Limited Partnership.

Star Lake Connector connects two large conservation properties. To the West, the property abuts the Lochloosa Slough and Fox Pen Preserves, variously owned and managed by Alachua County, and Alachua Conservation Trust (ACT). On its eastern boundary, the property abuts the Twin Creek Ranch and BJ Bar Ranch, both privately owned properties with conservation easements.

PARCEL ID	Owner	2024 JV	Parcel acres*	Comments
32-11-23-0000-0010-0000	Sleepy Creek Lands LLC	\$345,600	122	
20-11-23-0000-0010-0000	Sleepy Creek Lands LLC	\$1,802,450	637	
30-11-23-0000-0010-0000	Sleepy Creek Lands LLC	\$3,122,650	1045	
31-11-23-0000-0010-0000	Sleepy Creek Lands LLC	\$2,827,490	924	
07-11-23-0000-0050-0000	Sleepy Creek Lands LLC	\$1,598,340	586	
19-11-23-0000-0010-0000	Sleepy Creek Lands LLC	\$1,281,990	441	
29-11-23-0000-0010-0000	Sleepy Creek Lands LLC	\$1,956,520	623	
17-11-23-0000-0020-0000	Sleepy Creek Lands LLC	\$863,720	325	
18-11-23-0000-0030-0000	Sleepy Creek Lands LLC	\$1,965,710	687	
06-11-23-0000-0020-0000	Ocala Meadows International LP	\$220,610	43*	Partial parcel
TOTALS		\$15,985,080	5392	

Table 1. List of Putnam county tax parcels included in project proposal. Note inclusion of one partial tax parcel. Total acres derived from tax records and differ from GIS acres reported elsewhere. Total Just Value (JV) based on 2024 tax records.



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

Most of Star Lake Connector is upland, containing a matrix of pine plantations, improved pasture, and natural forest. The Cooperative Land Cover (CLC) version 3.8 from Florida Fish and Wildlife Commission (FWC) indicates that nearly 4,000 acres support pine plantations (see CLC data in map section). However, much of this area was cleared and converted to improved pasture in recent years, as apparent in the aerial imagery (see map section). We estimate that there are about 1,200 acres that remain in pine plantation or

natural pine woodland with intact native groundcover.

The property contains about 1,000 acres of wetlands, mostly concentrated in the southern portion. These include large bayhead swamps, marshes, wet prairies and forested wetlands. The southern boundary is defined by Orange Creek and associated riparian forest. Orange Creek is a major tributary of the Ocklawaha River, draining the sandhills of western Putnam county.

The property surrounds Star Lake and numerous privately-owned lots, which are not part of the project proposal.

a. Does the property contain historic structures 50 years old or older? If so, provide a brief description, photograph(s) and location.

No.

b. Does the property contain any improvements/facilities? If so, please describe.

None.

3) Potential public recreation opportunities or other public uses.

None. Less-than-fee acquisition proposed, which would not include public access.

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

The project area is zoned as agricultural land. If not protected, the land could be converted to more intensive agricultural or residential land uses. The project area is important for aquifer recharge; accelerated water consumption related to intensive land uses would affect groundwater resources.

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 [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.

The proposed Star Lake Connector Florida Forever project addresses the Florida Forever program Goals A, B, C, and G.



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

A1. 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:

The Star Lake Connector property connects two large conservation landscapes. There are about 7,000 acres of conservation lands owned by Alachua County and ACT west of the property. To the east, there are over 8,000 acres of privately-owned conservation lands. If protected, the Star Lake property connects and completes nearly 20,000 acres of conservation lands. These, in turn, are connected to the Ocala to Osceola Wildlife Corridor and the large Lochloosa Slough-Paynes Prairie landscape. Furthermore, Star Lake Connector is part of the Florida Wildlife Corridor, as part of the critical linkage between the Cross Florida Greenway/Ocala National Forest, and the Lochloosa-Paynes Prairie conservation lands.

Importantly, the Star Lake Connector contains lands that are, or could be restored to highly suitable gopher tortoise habitat. Much of the northern parts have deep sands and upland vegetation that comprise good habitat. These areas are connected to a large existing gopher tortoise mitigation site to the east (Twin Creek and BJ Bar Ranches). If protected, Star Lake could expand one of the largest landscapes in north Florida to benefit gopher tortoises and associated wildlife species. Nearly half of the property contains soils suitable for gopher tortoise habitat, as indicated by the USDA NRCS gopher tortoise suitability model based on soil types:

Gopher tortoise habitat suitability model			Acres
	Highly suited	8280539.67	2046.2
	Moderately suited	2798383.07	691.5
TOTAL			2737.7

A2. The number of acres protected through the use of alternatives to fee simple acquisition:

The project is proposed for less-than-fee acquisition.

A3. The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government:

The Star Lake Connector project is in the Forest to Gulf Regional Conservation Partnership Program (RCPP) project area. Led by ACT, the Forest to Gulf RCPP is a partnership program centered on accelerating conservation programs in a 6-county area that includes western Putnam County. Florida DEP is a partner in the RCPP. As such, there may be funding available through the USDA NRCS easement program to complement Florida Forever purchases of conservation easement.



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

B1. The number of acres acquired of significant strategic habitat conservation areas:

Most of the Star Lake Connector property is priority Strategic Habitat Conservation Area (SHCA) according to the Florida Forever Conservation Needs Assessment (FFCNA, FNAI 2024). A total of 80% of the property is designated as Priority 2, 3 and 5:

SHCA priority	Acres
Priority 2	1882.4
Priority 3	2392.5
Priority 5	172.8
TOTAL	4447.7

B2. The number of acres acquired of highest priority conservation areas for Florida's rarest species:

The Critical Lands and Waters Identification Project (CLIP 4.0) data designates the entire project area as priority lands for protection of natural resources and biodiversity. According to the biodiversity CLIP (CLIP 4) model, the entire property is Priority 1-5 for conservation of biodiversity:

Biodiversity CLIP4	Acres
Priority 1	5.8
Priority 2	645.0
Priority 3	2640.4
Priority 4	2089.7
Priority 5	116.4
TOTAL	5497.3

B3. The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages:

Nearly the entire project area occupies Priority 3 lands of the Florida Ecological Greenways Network (FEGN), which are also priority areas for the Florida Wildlife Corridor. Similarly, the entire property is Priority 2 and 3, as designated by the CLIP Landscape integrity data (CLIP version 4)

CLIP Landscape rp v4	Acres
Priority 2	5.1
Priority 3	5467.9
TOTAL	5473.0



B4. The number of acres acquired of underrepresented native ecosystems:

Nearly the entire property occupies areas designated at priority lands in the FNAI Habitat Conservation data layer (FFCNA, FNAI 2024).

FNAI Habitat	Acres
Priority 4	364.8
Priority 5	306.9
Priority 6	4323.4
TOTAL	4995.1

B5. 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:

The Star Lake Connector is part of a much larger system of existing conservation lands, including the large network of State and County owned lands to the west (Lochloosa Slough, Paynes Prairie State Preserve, Longleaf Flatwoods, Barr Hammock, and Georgia Pacific conservation easement lands), and privately-owned conservation lands to the east. If eventually connected, the Florida Wildlife Corridor will include hundreds of thousands of conservation lands extending from Bradford and eastern Alachua counties to the Cross Florida Greenway and Ocala National Forest landscape.

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

C1. 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;

Although we do not have exact acreages, most of the Star Lake Connector uplands have been cleared and/or converted to improved pasture. These areas can be restored to pine woodlands and other suitable wildlife habitats.



C2. The number of acres acquired that protect natural floodplain functions;

Over a third of the property is priority for protection of natural floodplains, including extensive wetlands along Orange Creek (FCNA, FNAI 2024).

Floodplain priority	Acres
Priority 2	213.3
Priority 3	1122.4
Priority 4	581.8
TOTAL	1917.6

C3. The number of acres acquired that protect surface waters of the state:

Nearly the entire property is priority for protection of surface waters, according to the CLIP data for surface water conservation (CLIP, version 4)

CLIP surface water	Acres
Priority 1	36.3
Priority 2	3772.2
Priority 3	1143.3
Priority 4	294.6
TOTAL	5246.4

C4. The number of acres of functional wetland systems protected;

There are 1217 acres of wetlands according to the National Wetland Inventory data (NWI in Florida, 2023). Of these, most are

Wetlands priority	Acres
Priority 2	188.3
Priority 3	649.2
Priority 4	353.5
TOTAL	1191.0



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

G1. The number of acres acquired that are available for sustainable forest management;

Most of the project area contains priority areas for sustainable forestry, according to the Florida Forever Conservation Needs Assessment data. (Note these data are likely based on outdated CLC cover types, but indicate areas that could be restored to sustainable forest management).

Sustainable Forestry	Acres
Priority 2	3993.9
Priority 3	338.3
Priority 5	2.1
TOTAL	4334.3

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.

The property is currently used for grazing and timber production. The property owner would expect to continue forest management, with restoration of improved pasture to native woodlands.

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?

NA

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:

- Tax parcel identification number.
- Just or market tax assessed value and tax assessed value.
- Owners' names and addresses.
- Description and value of improvements.
- Tax parcel acreage and its improvements.
- 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 _____ County, Florida.

Property/Project name: _____

Name/Affiliation of Authorized Representative: _____

Mailing Address: _____
Street City State ZIP

Primary Phone: _____ Email: _____

Property information

Section _____ Township _____ Range _____

Lat/Long _____

Acres _____

Parcel identification number(s):

Landowner Information

Landowner Signature _____ Date _____

Landowner Name (print) _____

Mailing Address: _____
Street City State ZIP

Primary Phone: _____ 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.

ATTACHMENT B:

Ownership and tax information for Star Lake Connector

** following pages are recent Putnam County property records for 10 tax parcels

Summary table: 10 tax parcels:

PARCEL ID	Owner	2024 JV	Parcel acres*
32-11-23-0000-0010-0000	Sleepy Creek Lands LLC	\$345,600	122
20-11-23-0000-0010-0000	Sleepy Creek Lands LLC	\$1,802,450	637
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31-11-23-0000-0010-0000	Sleepy Creek Lands LLC	\$2,827,490	924
07-11-23-0000-0050-0000	Sleepy Creek Lands LLC	\$1,598,340	586
19-11-23-0000-0010-0000	Sleepy Creek Lands LLC	\$1,281,990	441
29-11-23-0000-0010-0000	Sleepy Creek Lands LLC	\$1,956,520	623
17-11-23-0000-0020-0000	Sleepy Creek Lands LLC	\$863,720	325
18-11-23-0000-0030-0000	Sleepy Creek Lands LLC	\$1,965,710	687
06-11-23-0000-0020-0000	Ocala Meadows International LP	\$220,610	43*
TOTALS		\$15,985,080	5392

Total acres differ from GIS acre calculation used throughout this proposal



Card 1 of 1

NOTICE: This is an Interim Putnam County file. Property assessment information is subject to change until it is certified in October.

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Card 1 of 1

NOTICE: This is an interim Putnam County file. Property assessment information is subject to change until it is certified in October.

Printed 2025-04-09 6:31 PM

Putnam County Property Appraiser				2025 Interim Tax Roll				20-11-23-0000-0010-0000 (VID 84931)				None				Card 1 of 1									
Parcel Owner Mailing		20-11-23-0000-0010-0000 (VID 84931) SLEEPY CREEK LANDS LLC 2-95 ERIC T SMITH WAY AURORA, ON L4G 0Z6 CANADA										Book		Page		Instrument		Parcel Sales Data		Sale Date		QSCD		Price	
911 Description		None ALL OF SEC (EX OR 272 P 17) (SUBJECT TO CLAY ELECT ESMT OR1455 P1663) (SUB TO ESMT OR1645 P1600)										1368		0805		MERG		2013-10-04		V					
												1368		0802		MERG		2013-09-18		V					
												1321		0982		AFFD		2012-06-26		V					
												1321		0962		LWD		2012-06-26		02 V		11,346,600			
												1321		0961		CERT		2012-06-21		V					
												1321		0957		FSD		2012-06-18		01 V		100			
Parent Parcel				Outbuildings and Extra Features																					
Line		Code		Units		Length		Width		Sq Ft		Rate		Value											
														Total: 0											
						</																			

Putnam County Property Appraiser				2025 Interim Tax Roll		18-11-23-0000-0030-0000 (VID 84861)				None				Card 1 of 1																	
Parcel Owner Mailing		18-11-23-0000-0030-0000 (VID 84861) SLEEPY CREEK LANDS LLC 2-95 ERIC T SMITH WAY AURORA, ON L4G 0Z6 CANADA				Book		Page		Instrument		Parcel Sales Data		OSCD		Price															
911 Description		None LOTS 1 4-10 13-20 23-26 (EX HWY + CR87 P287 RD OR384 P11, OR384 P21 OR323 P519 OR441, P503 OR516 P587 OR528 P1250),(SUBJECT TO CLAY ELECT ESMT OR1455 P1663) (MAP SHEET 18E + 18W)				1368		0805		MERG		2013-10-04		V																	
						1368		0802		MERG		2013-09-18		V																	
						1321		0982		AFFD		2012-06-26		V																	
						1321		0962		LWD		2012-06-26		02 V		11,346,600															
						1321		0961		CERT		2012-06-21		V																	
						0889		0412		EASE		2002-03-25		02 V																	
Parent Parcel				Outbuildings and Extra Features																											
Exemption		Amount		Remainder		Owner %		Applied To		Line		Code		Units		Length		Width		Sq Ft		Rate		Value							
																								Total: 0							
Improvement Value		0		Use Code		06400																									
OBXF Value		0		Improvements		0																									
Land Value		1,965,710		Location		Unincorporated																									
Market Value		1,965,710		Total Acres		666.50																									
Just Value CU		1,965,600		Zoning		AG																									
Just Value CU		177,060		FLUM		A2																									
Market Adjusted		177,170																													
Parcel Value Breakdown																															
Taxing District		Assessed Limited		Minus(-) Exemptions		Taxable Value																									
County General		177,170		0		177,170																									
Fire MSTU		177,170		0		177,170																									
St Johns River WMD		177,170		0		177,170																									
School		177,170		0		177,170																									
Visits		JWP		2020-01-08		JRW		2015-02-16																							
Changes		jedw01		2025-01-03		jedw01		2024-08-21																							
Primary Improvement																															
Description				Title Year				Substructure				Cabinet & Mill				Desc		% Rate		Rate		Sq Ft		Cost							
Class		Dep Rate		Title No.				Floor System				Floor Finish																			
Type		Year Built		Model				Exterior Walls				Interior Finish																			
Adj Base Rate		EM Yr Built		RP No or Tag				Height (Feet)				Paint & Decor																			
Base Sq Ft		Obs Cond		Length				Party Wall %				Plumbing Fixt																			
% Good		Replace Cost		0		Width		Sub Frame				Bath Tile																			
Quality		Dep Rep Cost		0		Lot #		Roof Framing				Heating & Air																			
		Functional Obs				Attachments		Roof Cover				Electrical																			
		Economic Obs				Account		Bed / Bath				Corners																			
Total Replacement Cost: 0																															
Land																															
Line		Code		Description		Depth Chart		Depth In Feet		Corner Factor		Depth Factor		Cond		Unit Price		Adj Unit Price		Units		Just Value		CU Unit Price		Just Value CU		Taxable Value			
1		059		Pine-Hardwood Comm Import Ac				0		1						3,000		3,000		114.30		342,900		146		16,680		342,900		16,680	
2		067		Pine4 Plt 50yr Site 60-69 65av				0		1						3,000		3,000		49.90		149,700		197		9,810		149,700		9,810	
3		051		Semi-Impr Past(Fenced-Cleared)				0		1						3,000		3,000		491.00		1,473,000		307		150,570		1,473,000		150,570	
4		055		Submerged Lands Acreage				0		1						10		10		11.30		110		0		0		0		110	
Total: 1,965,710 177,060 1,965,600 177,170																															
NOTICE: This is an Interim Putnam County SR. Property assessment information is subject to change until it is certified in October.																															

Parcel Owner Mailing	30-11-23-0000-0010-0000 SLEEPY CREEK LANDS LLC 2-95 ERIC T SMITH WAY AURORA, ON L4G 0Z6 CANADA			(VID 85084)		Parcel Sales Data		QSCD		Price					
	911 Description None ALL OF SEC (EX OR384 P28 OR384, P40) (SUBJECT TO CLAY ELECT ESMT OR1455 P1663) (MAP SHEET 30E + 30W)			Book	Page	Instrument	Sale Date								
			1368	0805	MERG	2013-10-04		V							
			1368	0802	MERG	2013-09-18		V							
			1321	0582	AFFD	2012-06-26		V							
			1321	0962	LWD	2012-06-26		02 V	11,346,600						
			1321	0961	CERT	2012-06-21		V							
			0889	0412	EASE	2002-03-25		02 V							
			Outbuildings and Extra Features												
Parent Parcel			Line	Code	Units	Length	Width	Sq Ft	Rate	Value					
Exemption											Total: 0				
Improvement Value			0	Use Code	06400										
OBXF Value			0	Improvements	0										
Land Value			3,122,650	Location	Unincorporated										
Market Value			3,122,650	Total Acres	1055.55										
Just Value CU			3,122,650	Zoning	AG										
Just Value CU			266,780	FLUM	A2										
Market Adjusted			266,780												
Parcel Value Breakdown															
Taxing District			Assessed Limited	Minus(-) Exemptions	Taxable Value										
County General			266,780	0	266,780										
Fire MSTU			266,780	0	266,780										
St Johns River WMD			266,780	0	266,780										
School			266,780	0	266,780										
Visits			JWP	2020-01-08	JRW	2015-02-16									
Changes			jedw01	2025-01-03	jedw01	2024-08-21									
Notes															
Primary Improvement															
Description			Title Year			Substructure			Cabinet & Mill						
Class			Title No.			Floor System			Floor Finish						
Type			Model			Exterior Walls			Interior Finish						
Adj Base Rate			RP No or Tag			Height (Feet)			Paint & Decor						
Base Sq Ft			Length			Party Wall %			Plumbing Flat						
% Good			Width			Sub Frame			Bath Tile						
Quality			Lot #			Roof Framing			Heating & Air						
			Attachments			Roof Cover			Electrical						
			Account			Bed / Bath			Corners						
Total Replacement Cost: 0															
Land															
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	059	Pine-Hardwood Comm Import Ac		0	1			3,000	3,000	121.84	365,520	146	17,780	365,520	17,780
2	058	Agricultural Hardwood Swamp Ac		0	1			250	250	16.00	4,000	72	1,160	4,000	1,160
3	067	Pine4 Plt 50yr Site 60-69 65av		0	1			3,000	3,000	305.20	915,600	197	60,000	915,600	60,000
4	051	Semi-Impr Past(Fenced-Cleared)		0	1			3,000	3,000	612.51	1,837,530	307	187,840	1,837,530	187,840
Total:											3,122,650		266,780	3,122,650	266,780

Putnam County Property Appraiser				2025 Interim Tax Roll		19-11-23-0000-0010-0000 (VID 84922)		None		Card 1 of 1							
Parcel Owner Mailing		19-11-23-0000-0010-0000 (VID 84922) SLEEPY CREEK LANDS LLC 2-95 ERIC T SMITH WAY AURORA, ON L4G 0Z6 CANADA				Parcel Sales Data		QSCD		Price							
911 Description None LOTS 1 THRU 5 + LOTS 7 THRU 26 (EX OR384 PP11 21 28 OR384 P40 OR1247 P2190) (SUB TO MINERAL RIGHTS 19-11-23-0000-7777-0000 24.17 AC 50%) (EX DRUMMOND CEMETERY) (MAP SHEET 19E 19W)		Book		Page		Instrument		Sale Date									
		1368		0805		MERG		2013-10-04		V							
		1368		0802		MERG		2013-09-18		V							
		1321		0982		AFFD		2012-06-26		V							
		1321		0962		LWD		2012-06-26		02 V 11,346,600							
		1321		0961		CERT		2012-06-21		V							
0889		0412		EASE		2002-03-25		02 V									
Parent Parcel		Outbuildings and Extra Features															
Line		Code		Units		Length		Width		Sq Ft		Rate		Value			
Exemption		Amount		Remainder		Owner %		Applied To		Total:		0					
Improvement Value		0		Use Code		05800											
OBXF Value		0		Improvements		0											
Land Value		1,281,990		Location		Putnam County											
Market Value		1,281,990		Total Acres		427.33											
Just Value CU		1,281,990		Zoning		AG											
Just Value CU		62,850		FLUM		A2											
Market Adjusted		62,850															
Parcel Value Breakdown		Assessed		Minus(-)		Taxable											
District		Limited		Exemptions		Value											
County General		62,850		0		62,850											
Fire MSTU		62,850		0		62,850											
St Johns River WMD		62,850		0		62,850											
School		62,850		0		62,850											
Visits		FWG		2019-12-12		DRH		2015-03-05									
Changes		jedw01		2025-01-03		apet26		2024-11-14									
Description		Title Year		Substructure		Cabinet & Mill		Desc		% Rate		Rate		Sq Ft		Cost	
Class		Title No.		Floor System		Floor Finish											
Type		Model		Exterior Walls		Interior Finish											
Adj Base Rate		RP No or Tag		Height (Feet)		Paint & Decor											
Base Sq Ft		Length		Party Wall %		Plumbing Fixt											
% Good		Width		Sub Frame		Bath Tile											
Quality		Dep Rep Cost		Roof Framing		Heating & Air											
		Functional Obs		Roof Cover		Electrical											
		Economic Obs		Bed / Bath		Corners											
		Account															

NOTICE: This is an interim Putnam County file. Property assessment information is subject to change until it is certified in October.

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Putnam County Property Appraiser				2025 Interim Tax Roll				06-11-23-0000-0020-0000 (VID 84228)				None				Card 1 of 1									
Parcel Owner Mailing		06-11-23-0000-0020-0000 (VID 84228) OCALA MEADOWS INTERNATIONAL LIMITED PARTNERSHIP 1209 ORANGE ST WILMINGTON DE 19801				Book		Page		Instrument		Parcel Sales Data		QSCD		Price									
						1789		0789		WD		2024-12-13		02 V		3,240,000									
911 Description		None W 1/2 OF LOT 1 + ALL OF LOTS 2 21 25 26 (EX OR500 P1096 HERMAN DRIVE & OR1121 P424 ROW) (SUB TO ESMTS OR420 P1052 + OR694 P352) (EX OR1737 P1927) (MAP SHEET 6E)				1789		0799		AFFD		2024-12-13		01 V		100									
						1789		0796		AFFD		2024-12-13		V											
						1789		0785		WD		2024-12-13		01 V											
						1789		0793		AFFD		2024-12-13		V											
						1368		0805		MERG		2013-10-04		V											
Parent Parcel						Outbuildings and Extra Features																			
Exemption		Amount		Remainder		Owner %		Applied To		Line		Code		Units		Length		Width		Sq Ft		Rate		Value	
																						Total: 0			
Improvement Value		0		Use Code		09900																			
OBXF Value		0		Improvements		0																			
Land Value		220,610		Location		Putnam County																			
Market Value		220,610		Total Acres		113.87																			
Just Value CU		0		Zoning		AG																			
Just Value CU		0		FLUM		A2																			
Market Adjusted		220,610																							
Taxing District		Parcel Value Breakdown																							
		Assessed Limited		Minus(-) Exemptions		Taxable Value																			
		County General		220,610		0		220,610																	
		Fire MSTU		220,610		0		220,610																	
		St Johns River WMD		220,610		0		220,610																	
School		220,610		0		220,610																			
Visits		FWG		2019-12-12		JRW		2015-02-16																	
Changes		abur10		2025-03-21		jedw01		2025-02-26																	
Description		Primary Improvement										Improvement Area & Additions													
		Class		Dep Rate		Title Year		Substructure		Cabinet & Mill		Desc		% Rate		Rate		Sq Ft		Cost					
		Type		Year Built		Title No.		Floor System		Floor Finish															
		Adj Base Rate		EM Yr Built		RP No or Tag		Exterior Walls		Interior Finish															
		Base Sq Ft		Obi Cond		Length		Height (Feet)		Paint & Decor															
		% Good		Replace Cost		0		Party Wall %		Plumbing Fixt															
		Quality		Dep Rep Cost		0		Sub Frame		Bath Tile															
				Dep Rep Cost				Roof Framing		Heating & Air															
				Functional Obs				Roof Cover		Electrical															
				Economic Obs		Account		Bed / Bath		Corners															
												Total Replacement Cost:										0			

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Parcel Owner Mailing

31-11-23-0000-0010-0000 (VID 85085)

911 Description

Parent Parcel

Exemption

Amount

Remainder

Owner %

Applied To

Improvement Value

OBXF Value

Land Value

Market Value

Just Value CU

Just Value CU

Market Adjusted

Taxing District

County General

Fire MSTU

St Johns River WMD

School

Visits

Changes

None

ALL OF SECTION IN PUTNAM CO, [EX OR1308 P158], (MAP SHEET 31E + 31W)

Use Code

Improvements

Location

Total Acres

Zoning

FLUM

A2

Parcel Value Breakdown

Assessed Limited Exemptions

Minus(-) Taxable Value

JWP

2020-01-08

JRW

2015-02-16

jedw01

2025-01-03

jedw01

2024-08-21

Book

Page

Instrument

Sale Date

1368

0805

MERG

2013-10-04

1368

0802

MERG

2013-09-18

1321

0982

AFFD

2012-06-26

1321

0962

LWD

2012-06-26

1321

0961

CERT

2012-06-21

0889

0412

EASE

2002-03-25

QSCD

Price

V

V

V

02 V

V

02 V

11,346,600

Outbuildings and Extra Features

Line

Code

Units

Length

Width

Sq Ft

Rate

Value

Total: 0

Notes

Description

Class

Type

Adj Base Rate

Base Sq Ft

% Good

Quality

Dep Rate

Year Built

Eff Yr Built

Obs Cond

Replace Cost

Dep Rep Cost

Functional Obs

Economic Obs

Title Year

Title No.

Model

RP No or Tag

Length

Width

Lot #

Attachments

Account

Substructure

Floor System

Exterior Walls

Height (Feet)

Party Wall %

Sub Frame

Roof Framing

Roof Cover

Bed / Bath

Cabinet & Mill

Floor Finish

Interior Finish

Paint & Decor

Plumbing Fix

Bath Tile

Heating & Air

Electrical

Corners

Desc

% Rate

Rate

Sq Ft

Cost

Total Replacement Cost:

0

Line

Code

Description

Depth Chart

Depth In Feet

Corner Factor

Depth Factor

Cond

Unit Price

Adj Unit Price

Units

Just Value

CU Unit Price

CU Value

Just Value CU

Taxable Value

1

051

Semi-Impr Past(Fenced-Cleared)

0

1

3,000

3,000

282.30

846,900

307

86,570

846,900

86,570

2

067

Pine4 Pft 50yr Site 60-69 6Sav

0

1

3,000

3,000

474.99

1,424,970

197

93,380

1,424,970

93,380

3

058

Agricultural Hardwood Swamp Ac

0

1

250

250

8.72

2,180

72

630

2,180

630

4

059

Pine-Hardwood Comm Import Ac

0

1

3,000

3,000

184.48

553,440

146

26,930

553,440

26,930

Total:

2,827,490

207,510

2,827,490

207,510

NOTICE: This is an interim Petnam County file. Property assessment information is subject to change until it is certified in October.

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NOTICE: This is an interim Putnam County file. Property assessment information is subject to change until it is certified in October.

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Putnam County Property Appraiser

2025 Interim Tax Roll

32-11-23-0000-0010-0000 (VID 85086)

None

Card 1 of 1

Parcel Owner Mailing

32-11-23-0000-0010-0000
SLEEPY CREEK LANDS LLC
2 95 ERIC T SMITH WAY
AURORA, ON L4G 0Z6 CANADA

911 Description

None
THAT PT OF N 1/2 IN PUTNAM CO

Parent Parcel

Exemption

Amount

Remainder

Owner %

Applied To

Improvement Value

0

Use Code

05900

OBXF Value

0

Improvements

0

Land Value

345,600

Location

Unincorporated

Market Value

345,600

Total Acres

115.20

Just Value CU

345,600

Zoning

AG

Just Value CU

20,060

FLUM

A2

Market Adjusted

20,060

Taxing District

Assessed

Minus(-)

Taxable

County General

20,060

0

20,060

Fire MSTU

20,060

0

20,060

St Johns River WMD

20,060

0

20,060

School

20,060

0

20,060

Visits

CAD

2022-03-01

DRH

2017-05-18

Changes

jedw01

2025-01-03

jedw01

2024-08-21

Book

Page

Instrument

Sale Date

QSCD

Price

1368

0805

MERG

2013-10-04

V

1368

0802

MERG

2013-09-18

V

1321

0982

AFFD

2012-06-26

V

1321

0962

LWD

2012-06-26

02 V

11,346,600

1321

0961

CERT

2012-06-21

V

0889

0412

EASE

2002-03-25

02 V

Outbuildings and Extra Features

Line

Code

Units

Length

Width

Sq Ft

Rate

Value

Total: 0

Notes

Description

Class

Type

Adj Base Rate

Base Sq Ft

% Good

Quality

0

Dep Rate

Year Built

Est Yr Built

Obs Cond

Replace Cost

Dep Rep Cost

Functional Obs

Economic Obs

Title Year

Title No.

Model

RP No or Tag

Length

Width

Lot #

Attachments

Account

Substructure

Floor System

Exterior Walls

Height (Feet)

Party Wall %

Sub Frame

Roof Framing

Roof Cover

Ded / Bath

Cabinet & Mill

Floor Finish

Interior Finish

Paint & Decor

Plumbing Fixt

Bath Tile

Heating & Air

Electrical

Corners

Desc

% Rate

Rate

Sq Ft

Cost

Total Replacement Cost:

0

Line

Code

Description

Depth Chart

Depth In Feet

Corner Factor

Depth Factor

Cond

Unit Price

Adj Unit Price

Units

Just Value

CU Unit Price

CU Value

Just Value CU

Taxable Value

1

067

Pine-4 Pit 50yr Site 60-69 6Sav

0

1

3,000

3,000

64.11

192,330

197

12,600

192,330

12,600

2

059

Pine-Hardwood Comm Import Ac

0

1

3,000

3,000

51.09

153,270

146

7,460

153,270

7,460

Total:

345,600

20,060

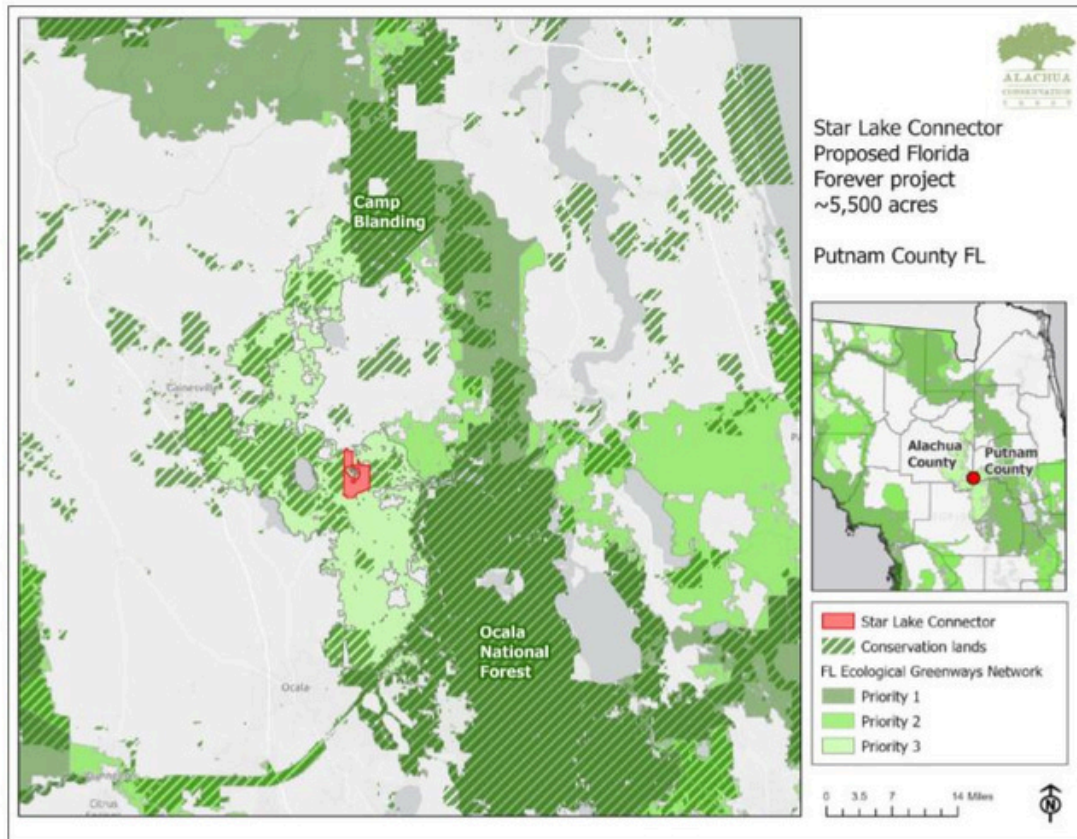
345,600

20,060

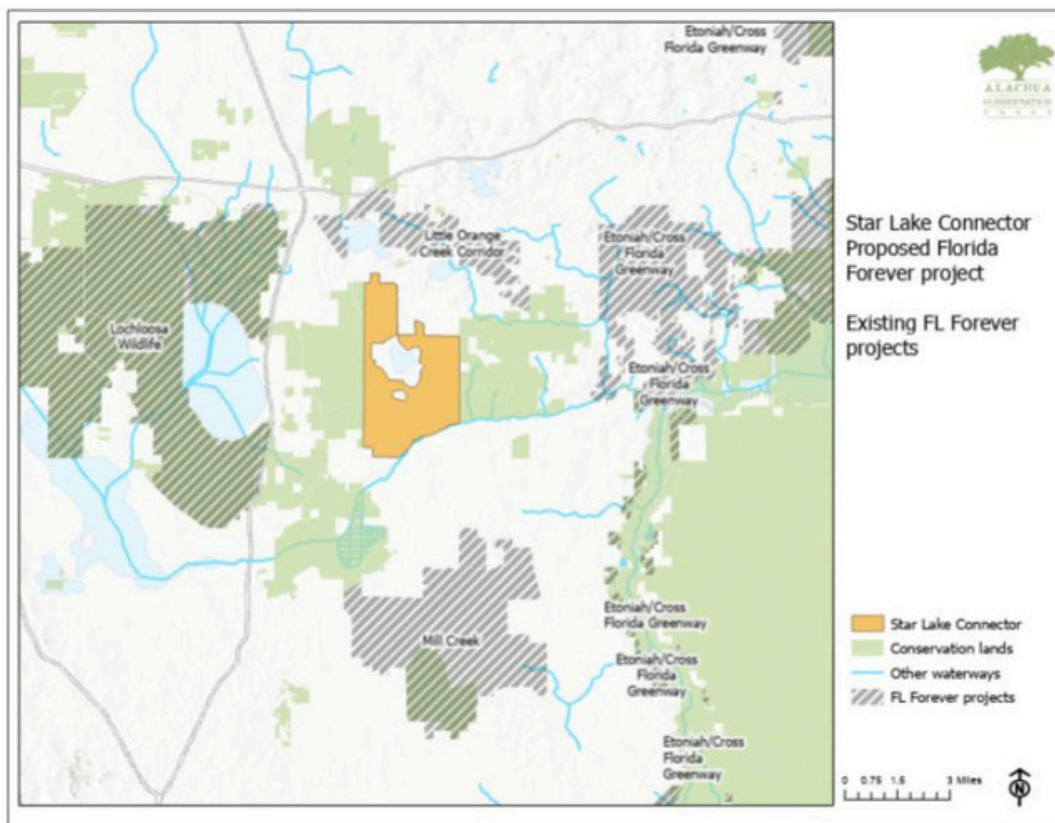
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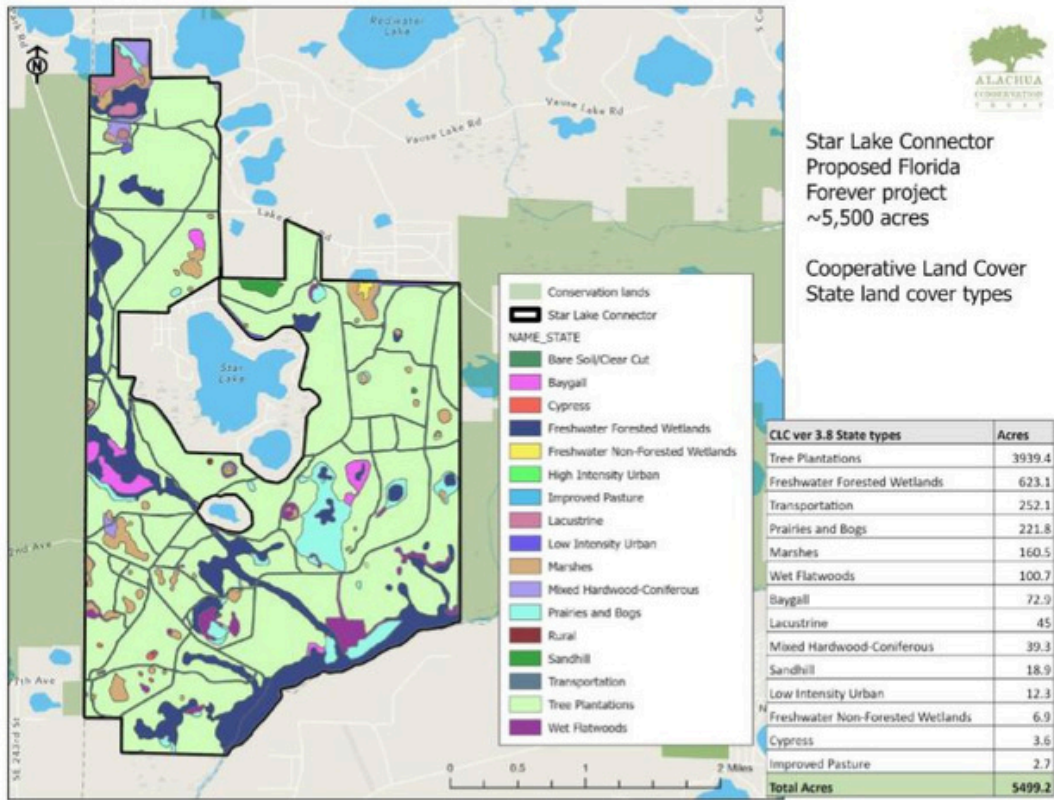
Attachment C: Maps



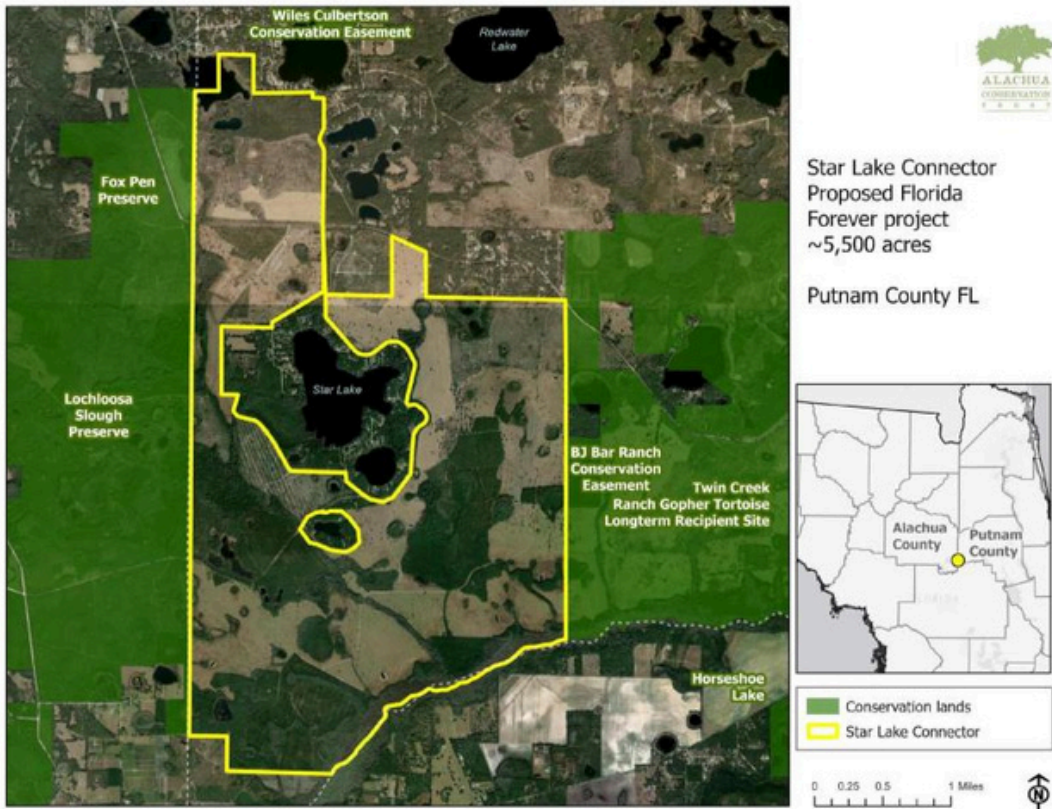
Map 1. Star Lake Connector in the Florida Wildlife Corridor – priority areas and existing conservation lands



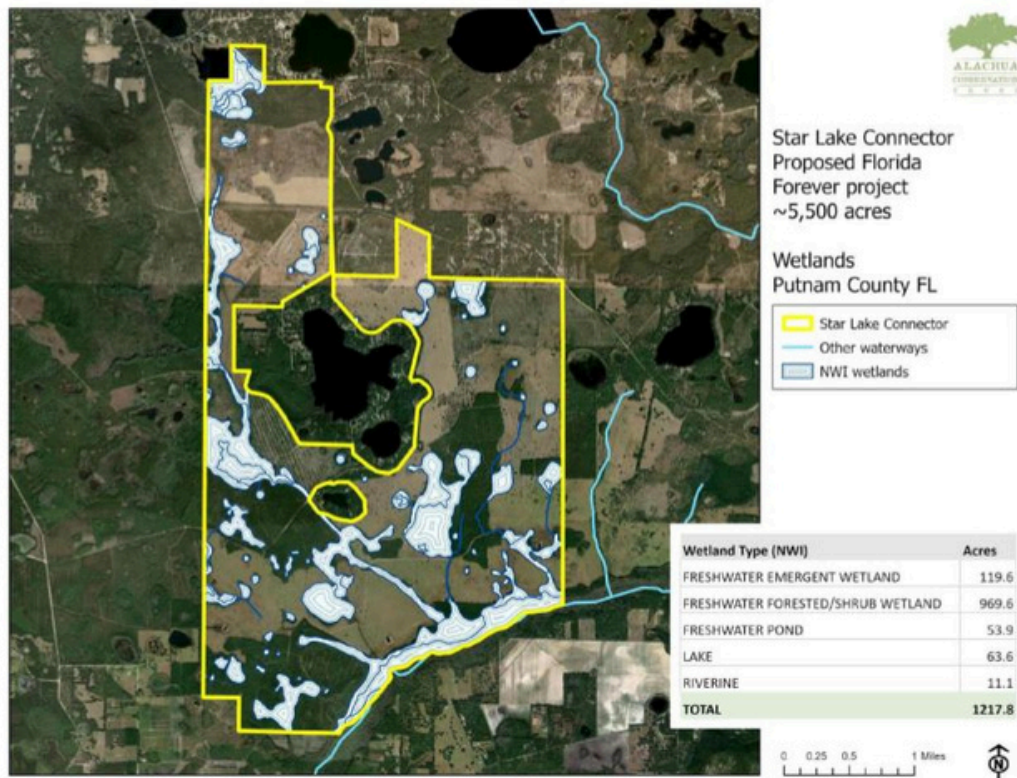
Map 2. Star Lake Connector and nearby Florida Forever project areas



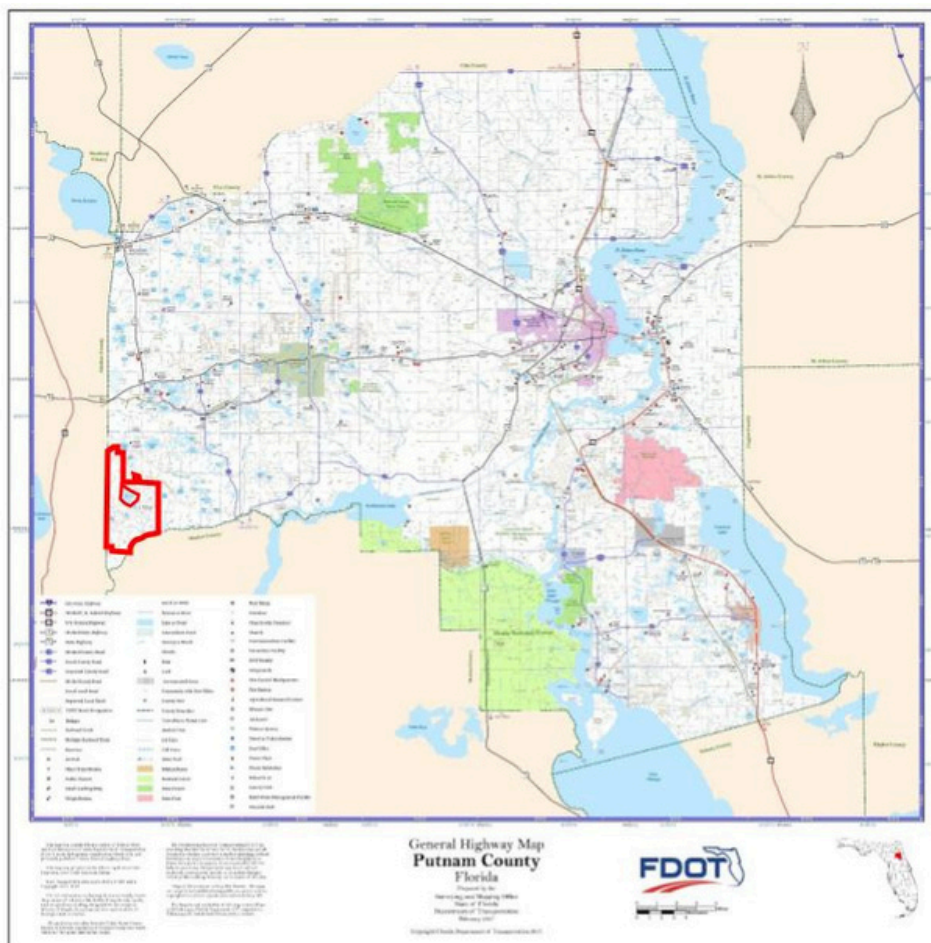
Map 3. Star Lake Connector Cooperative Land Cover types (FWC 2024). Tree plantation cover likely out of date



Map 4. Star Lake Connector aerial map



Map 5. Star Lake Connector aerial map showing wetlands (National Wetland Inventory data)



Map 6. Star Lake Connector approximate location on FDOT map of Putnam County

AERIAL PHOTOS of Star Lake Connector





