

April 19, 2025

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

RE: Application for Boundary Amendment to Apalachicola River Florida Forever Project

Dear Office of Environmental Services,

We are very pleased to present this application package for a proposed boundary amendment to the Apalachicola River Florida Forever project to include the complete ownership of Lynniam Farms, LLC. The Lynniam Farms, LLC property is located in northwestern Gadsden County and includes approximately 462.60 acres proposed to be added to the Apalachicola River Florida Forever project boundary via boundary amendment. This application package includes the following:

- Completed and Executed Application Form
- Attachment A - Description of the Property
- Attachment B - Ownership and Tax Information
- Attachment C - Maps and Aerial Photographs
- KMZ File of Project Boundaries for Use in GIS/Google Earth Programs

Also, please accept this letter as the applicant's statement that the property owner has been contacted about this application in compliance with Section 259.105(7)(b)2, F.S. and has consented to pursuing a potential sale of the property as evidenced by their signature on the application form. NOTE - While the property record card for parcel 2-28-3N-6W-0000-00310-000 indicates it is owned by Ronnie Tharpe, this parcel was very recently purchased by Lynniam Farms, LLC and the sale is not yet reflected in the property appraiser's website records.

We look forward to working with you on the evaluation, review and ranking of this important project and please do not hesitate to contact me with any comments or questions. Thank you!

Al Russell

John "Al" Russell, Broker
Terra Land Group, LLC
8114 Holly Ridge Trail
Tallahassee, FL 32312
850-508-4242
ar23@aol.com

Florida Forever Boundary Amendment Application



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to [Rule 18-24, Florida Administrative Code](#).

Existing Florida Forever Project (proposed for amendment): Apalachicola River

Property Proposed for Boundary Amendment: Lynniam Farms, LLC

Name/Affiliation Proposing Amendment: John "Al" Russell, Broker, Terra Land Group, LLC

Mailing Address: 8114 Holly Ridge Trail Tallahassee FL 32312
Street City State ZIP

Primary Phone: 850-508-4242 Email: ar23@aol.com

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. Meeting dates and submission deadlines are published on the [ARC webpage](#).

This application, along with the supporting documentation specified in Attachments A-C, must be submitted 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. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. 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.

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

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

Learn more about [Florida Forever](#).

Florida Forever Boundary Amendment Application



Supporting documentation

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

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

Attachment B. Ownership and tax information must include:

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

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed project that depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection'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 (FDOT) [county highway maps](#).

Florida Forever
Boundary Amendment Application



Authorized Representative

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

Property/project name: Apalachicola River

Name/Affiliation of Authorized Representative: John "Al" Russell, Broker, Terra Land Group, LLC

Mailing Address: 8114 Holly Ridge Trail Tallahassee FL 32312
Street City State ZIP

Primary Phone: 850-508-4242 Email: ar23@aol.com

Property information

Section 17, 20, 21, 28 Township 3 North Range 6 West
Lat/Long Lat 30.645594 Long -84.852785
Acres 462.60 +/-

Parcel identification number(s):

Multiple Parcels - See Tax Parcel Summary
in Attachment B

Landowner Information

[Signature]
Landowner Signature

4/8/25
Date

Tony Layne, Manager of Lynnam Farms, LLC
Landowner Name (print)

Mailing Address: 16783 SE Pear Street Blountstown FL 32424
Street City State ZIP

Primary Phone: 850-556-8669 Email: tony@lynniamfarms.com

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

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

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

Attachment A

Description of Proposed Boundary Amendment to Apalachicola River Florida Forever Project:

**Lynniam Farms, LLC Ownership
Gadsden County; 462.60 Acres +/-
Proposed for Addition to Apalachicola
River Florida Forever Project Boundary**

Attachment A

Description of Land

Lynniam Farms, LLC Ownership Proposed Boundary Amendment

Addition to the Apalachicola River Florida Forever Project

- **Location/Acreage** - The Lynniam Farms, LLC property is located in northwestern Gadsden County, north of Interstate 10, south of Dolan Road, east of the Apalachicola River and west of Highway 269. The Lynniam Farms, LLC property proposed as a boundary amendment to the Apalachicola River Florida Forever Project consists of approximately 462.60 acres. Lynniam Farms, LLC owns additional property already located within the Apalachicola River Florida Forever Project boundary, which is located adjacent to the 462.60 acres. See the maps attached in Attachment C for the general location of the property and the layout of the tax parcels and project boundary.
- **General and Physical Characteristics** – The Lynniam Farms property contains a diverse range of habitats, including high ridges, ravines, upland pine plantations and hardwood areas and wetland areas. These habitats are highly important for the diverse array of plants and animals occupying the property. Major observed wildlife occurrences include whitetail deer, black bear, wild turkeys, gopher tortoises, swallow-tailed kites, ospreys and many others. All portions of the property are accessible with a network of interior roads as well as public highway and road frontage on Highway 269 and Dolan Road. Water resources are present on this property with its proximity to the Apalachicola River, significant frontage along Flat Creek on the southern portion of the property, as well as other, smaller creeks meandering through the property. While formal archaeological and historical resources have not yet been identified, the location of the property and the presence of clear-water creeks would indicate their possible presence.
- **Potential Public Recreation Opportunities or Other Public Uses** – This property is proposed as a less-than-fee acquisition and, as such, would not provide for public recreation opportunities or other public uses.
- **Potential Threats or Development Plans That Could Impact the Property** - There is no doubt that demand for rural acreage tracts (20 to 100 acres) in Gadsden County is high, and increasing, due to the proximity to the coast, high quality game populations, desirable soils, extensive access to outdoor recreational activities and the convenience of the capital city of Tallahassee. Without some kind of protection agreement in place, this property would be very desirable to subdivide and sell off in smaller tracts.
- **Local Resolutions Supporting the Project** - There are no known local resolutions supporting the project.
- **How Project Meets Florida Forever Criteria and Furthers Florida Forever Goals and Performance Measures** - This proposed project meets the Florida Forever criteria and furthers Florida Forever goals and performance measures as follows:

- 1. Goal A: Enhance the coordination and completion of land acquisition projects** - The Lynnniam Farms property proposed for addition to the Apalachicola River Florida Forever project boundary will contribute to the enhancement of essential natural resources, ecosystem service parcels and connecting linkage corridors of the State of Florida's important conservation lands. Essentially all of the reasons to support the acquisition of properties within the Apalachicola River Florida Forever project boundary would also support this relatively small (approximately 8/10ths of 1% of the total project acreage) boundary amendment request. The landowner is a willing seller at this time, but desires to place a conservation easement on their entire ownership and not just the portion currently located within the project boundary. Hence the proposed boundary amendment.
- 2. Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels** - The acquisition of the proposed boundary amendment area, with its wide range of flora and fauna, would certainly increase the protection of Florida's biodiversity. The physical attributes, plant and game variety that are present in the Apalachicola River project boundary as a whole, are also generally present on the proposed boundary amendment property.
- 3. Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state** - The acquisition of this proposed boundary amendment area would undoubtedly protect and maintain the quality and natural functions of land, water and wetland systems. Protecting this property through public ownership will help ensure the protection of the area's valuable natural resources in and around the Apalachicola River for future generations of Floridians as well as visitors to the State of Florida. While the current owner has been a remarkable steward of the land, without public acquisition, there are no assurances that this property won't eventually be subdivided into smaller tracts and developed to its highest and best use. The avoidance of development and the associated water wells, septic tanks and other property improvements, will certainly protect and maintain the significant quality and natural functions of the water and wetland systems on and around the proposed boundary amendment area. If the property is preserved through public ownership, it will provide the following benefits: protection of the natural floodplain functions; protection of the surface waters of the state; minimizing damage from flooding; protection of fragile river and creek resources; and protection of functional wetland systems.
- 4. Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state** - Preservation of the proposed boundary amendment area will help ensure that sufficient quantities of water will be available to meet the current and future needs of natural systems and the citizens of Florida. Public acquisition of this area will accomplish the following: protection of additional lands that provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies; protection of significant acreage of groundwater recharge areas critical to springs, sinks, aquifers, and other natural systems, or water supplies.
- 5. Goal E: Increase natural resource-based public recreation or educational opportunities** - This property is proposed as a less-than-fee acquisition and, as such, would not provide for public recreation opportunities or other public uses.
- 6. Goal F: Preserve significant archaeological or historic sites** - A formal search of the Florida Master Site File at the Division of Historic Resources to determine the existence and extent of archaeological and historical resources or sites has not yet been conducted by the applicant or landowner. While formal archaeological and historical resources have not yet been identified, the location of the property and the proximity to extensive river and creek frontage would seem to indicate a high potential for their

possible presence. Again, public acquisition of a less-than-fee ownership in the property would ensure the preservation and protection of any archaeological and historical resources or sites that may be identified on the property.

7. **Goal G: Increase the amount of forestland available for sustainable management of natural resources** - The majority of acreage within this proposed boundary amendment area is productive timberland. It has a high site index and is fully planted with genetically improved pines that are healthy and fast-growing. As a result, the protection of these lands through public ownership would accomplish the following: increase in lands used for sustainable forest management; increase in publicly-protected forestland managed for economic return in accordance with current best management practices; and increase in forestland that will serve to maintain natural ground water recharge.
8. **Goal H: Increase the amount of open space available in urban areas** - While this property is not currently located in an urban core or urban service area, it's difficult to say when a generally rural area may begin to face development pressure. But when those pressures come, whether its 50 years or 250 years, the best way to stop or limit development will be through permanent protections associated with public, less-than-fee ownership. In those days ahead, the citizens of urban areas in the vicinity of this property will be happy about the State of Florida's foresight to preserve as much of the areas around the Apalachicola River as possible.
9. **Goal I: Mitigate the effects of natural disasters and floods in developed areas** - The acquisition of the proposed boundary amendment area will mitigate the effects of natural disasters and floods in developed areas. Public protection of this property would accomplish the following: prevent or limit development in and around flood-prone areas near the river and around wetland areas; protect lands within the 100-year floodplain area; protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas.
- **Fee Simple or Less-Than-Fee Acquisition** - This property is proposed for less-than-fee acquisition. The current uses of the property include silviculture, hunting, outdoor recreation, hiking, swimming, etc. Activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner are undetermined at this time and subject to negotiation.

Attachment B

Ownership and Tax Parcel Information for Boundary Amendment to Apalachicola River Florida Forever Project:

**Lynniam Farms, LLC Ownership
Gadsden County; 462.60 Acres +/-
Proposed for Addition to Apalachicola
River Florida Forever Project Boundary**

Tax Parcel Summary Sheet - Lynnam Farms, LLC
Apalachicola River Florida Forever Project Proposed Boundary Amendment

Parcel ID	Sec	Twn	Rng	Acres	Tax Assessed (Market) Value	Description of Improvements	Assessed Value of Improvements	Ad Valorem Taxes Assessed	Owner Name	Owner Address
2-17-3N-6W-0000-00111-0000	17	3N	6W	129	\$648,720	Septic/Well	\$3,720.00	\$413.11	LYNNIAM FARMS, LLC	P O BOX 413, BLOUNTSTOWN, FL 32424
2-20-3N-6W-0000-00110-0000	20	3N	6W	280	\$1,400,000	n/a	n/a	\$837.16	LYNNIAM FARMS, LLC	P O BOX 413, BLOUNTSTOWN, FL 32424
2-21-3N-6W-0000-00100-0000	21	3N	6W	160.09	\$800,450	n/a	n/a	\$378.66	LYNNIAM FARMS, LLC	P O BOX 413, BLOUNTSTOWN, FL 32424
2-28-3N-6W-0000-00310-0000*	28	3N	6W	26.63	\$174,782	n/a	n/a	\$145.39	LYNNIAM FARMS, LLC	P O BOX 413, BLOUNTSTOWN, FL 32424
				595.72	\$3,023,952		\$3,720.00	\$1,774.32		

= Tax parcels located partially within the current project boundary Tax
 = Tax parcels located completely outside the current project boundary

* Lynnam Farms, LLC purchased a portion of this tax parcel, not yet reflected on Property Appraiser's records. Acreage is portion purchased & values are for full parcel.

Gadsden County, FL

Parcel Summary

Parcel ID 2-17-3N-6W-0000-00111-0000
Location Addr 1781 DOLAN RD
 CHATTAHOOCHEE, FL 32324
Brief Tax Description* OR 934 P 1913; OR 921 P 1597; OR 691 P 320 OR 126 P 274-OR 140 P 662-OR 257 P 74-78. THE NE1/4 OF THE NE1/4, LESS 10 ACRES OFF W SIDE., SE1/4 OF NE1/4., SW1/4 OF NE1/4., NE1/4 OF SW1/4., SE1/4 OF SW1/4., E1/2 OF SE1/4., NW1/4 OF SE1/4 OF SECTION 17-3N-6W.....LESS & EXCEPT PARTS LYING NORTH OF DOLAN RD PER DEED OR 934 P 1913 FOR 2023.
 (Note: *The Description above is not to be used on legal documents.)
Property Use TIMBER II 80-90 (5500)
Sec/Twp/Rng 17/3N/6W
Tax District COUNTY (District 007)
Millage Rate 14.4864
Acreage 129
Homestead N



[View Map](#)

Owner Information

[LYNNIAM FARMS, LLC](#)
 P.O. BOX 413
 BLOUNTSTOWN, FL 32424

Homestead Application

Application for Ag Land

Valuation

	2025 Working	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Improvement Value	\$3,720	\$3,760	\$3,800	\$5,184
+ Land Value	\$645,000	\$645,000	\$258,000	\$620,000
Land Agricultural Value	\$24,910	\$24,910	\$24,910	\$69,940
Agricultural (Market) Value	\$645,000	\$645,000	\$258,000	\$620,000
= Just Market Value	\$648,720	\$648,760	\$261,800	\$625,184
= Total Assessed Value	\$28,630	\$28,670	\$28,710	\$75,124
- Exempt Value	\$0	\$0	\$0	\$0
= Taxable Value	\$28,630	\$28,670	\$28,710	\$75,124
Save Our Homes or AGL Amount	\$0	\$0	\$0	\$0

"Just Market Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
WET/HARDWOOD (5900)	28.00	Acres	AG USE	0	0
PL TROUP (550021)	101.00	550021-AC	AG USE	0	0

Extra Features

Description	Year Built	Quantity	Units
SEPTIC/WELL	2013	1	1

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/19/2022	\$2,398,200	Warranty Deed	921	1597	05 - Qualified	Improved	APALACH TIMBERLANDS LLC	LYNNIAM FARMS, LLC
3/26/2008	\$100	Warranty Deed	691	320	01 - Qualified	Vacant	ST JOE TIMBERLAND COMPANY OF DELAWARE LLC	APALACH TIMBERLANDS LLC

Photos



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Sketches.

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[Last Data Upload: 3/20/2025, 2:49:18 AM](#)



Gadsden County, FL

Parcel Summary

Parcel ID	2-20-3N-6W-0000-00110-0000
Location Addr	DOLAN RD CHATTAHOOCHEE, FL 32324
Brief Tax Description*	OR 921 P 1597; OR 691 P 320 OR 324 P 44- E1/2 OF NE1/4; W1/2 OF NE1/4; W1/2 OF SE1/4; NE1/4 OF SE1/4 OF SECTION 20-3N-6W. (Note: *The Description above is not to be used on legal documents.)
Property Use	TIMBER II 80-90 (5500)
Sec/Twp/Rng	20/3N/6W
Tax District	COUNTY (District 007)
Millage Rate	14.4864
Acreage	280
Homestead	N

[View Map](#)

Owner Information

[LYNNIAM FARMS, LLC](#)
P.O. BOX 413
BLOUNTSTOWN, FL 32424

Homestead Application

Application for Ag Land

Valuation

	2025 Working	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Improvement Value	\$0	\$0	\$0	\$0
+ Land Value	\$1,400,000	\$1,400,000	\$560,000	\$560,000
Land Agricultural Value	\$58,100	\$58,100	\$58,100	\$61,680
Agricultural (Market) Value	\$1,400,000	\$1,400,000	\$560,000	\$560,000
= Just Market Value	\$1,400,000	\$1,400,000	\$560,000	\$560,000
= Total Assessed Value	\$58,100	\$58,100	\$58,100	\$61,680
- Exempt Value	\$0	\$0	\$0	\$0
= Taxable Value	\$58,100	\$58,100	\$58,100	\$61,680
Save Our Homes or AGL Amount	\$0	\$0	\$0	\$0

"Just Market Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
WET/HARDWOOD (5900)	45.00	Acres	AG USE	0	0
NAT TROUP (551021)	27.00	551021-AC	AG USE	0	0
PL TROUP (550021)	208.00	550021-AC	AG USE	0	0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/19/2022	\$2,398,200	Warranty Deed	921	1597	05 - Qualified	Improved	APALACH TIMBERLANDS LLC	LYNNIAM FARMS, LLC
3/26/2008	\$100	Warranty Deed	691	320	01 - Qualified	Vacant	ST JOE TIMBERLAND COMPANY OF DELAWARE LLC	APALACH TIMBERLANDS LLC

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Sketches, Extra Features, Photos.

Gadsden County, FL

Parcel Summary

Parcel ID	2-21-3N-6W-0000-00100-0000
Location Addr	DOLAN RD CHATTAHOOCHEE, FL 32324
Brief Tax Description*	OR 921 P 1597; OR 691 P 320 DB 96 P 390-OR 132 P 296- W1/2 OF NW1/4, W1/2 OF SW1/4 IN SECTION 21-3N-6W. (Note: *The Description above is not to be used on legal documents.)
Property Use	TIMBER II 80-90 (5500)
Sec/Twp/Rng	21/3N/6W
Tax District	COUNTY (District 007)
Millage Rate	14.4864
Acreage	160.09
Homestead	N

[View Map](#)

Owner Information

[LYNNIAM FARMS, LLC](#)
P.O. BOX 413
BLOUNTSTOWN, FL 32424

Homestead Application

Application for Ag Land

Valuation

	2025 Working	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Improvement Value	\$0	\$0	\$0	\$0
+ Land Value	\$800,450	\$800,450	\$320,180	\$320,180
Land Agricultural Value	\$26,280	\$26,280	\$26,280	\$37,330
Agricultural (Market) Value	\$800,450	\$800,450	\$320,180	\$320,180
= Just Market Value	\$800,450	\$800,450	\$320,180	\$320,180
= Total Assessed Value	\$26,280	\$26,280	\$26,280	\$37,330
- Exempt Value	\$0	\$0	\$0	\$0
= Taxable Value	\$26,280	\$26,280	\$26,280	\$37,330
Save Our Homes or AGL Amount	\$0	\$0	\$0	\$0

"Just Market Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
PL TROUP (550021)	98.09	550021-AC	AG USE	0	0
WET/HARDWOOD (5900)	62.00	Acres	AG USE	0	0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/19/2022	\$2,398,200	Warranty Deed	921	1597	05 - Qualified	Improved	APALACH TIMBERLANDS LLC	LYNNIAM FARMS, LLC
3/26/2008	\$100	Warranty Deed	691	320	01 - Qualified	Vacant	ST JOE TIMBERLAND COMPANY OF DELAWARE LLC	APALACH TIMBERLANDS LLC

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Sketches, Extra Features, Photos.

Gadsden County, FL

Parcel Summary

Parcel ID

Location Addr

Brief Tax Description*

Property Use

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

2-28-3N-6W-0000-00310-0000

BONNIE HILL RD
CHATTAHOOCHEE, FL 32324

OR 913 P 997; OR 348 P 1977 E1/2 OF SW1/4 OF SECT 28-3N-6W LYING N OF INTERSTATE 10 AND LESS PARTS SOLD.

(Note: *The Description above is not to be used on legal documents.)

TIMBER II 80-90 (5500)

28/3N/6W

COUNTY (District 007)

14.4864

37.57

N



[View Map](#)

Owner Information

THARPE RONNIE L
880 ANDERSON DRIVE
ALFORD, FL 32420

Homestead Application

Application for Ag Land

Valuation

	2025 Working	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Improvement Value	\$427	\$432	\$437	\$442
+ Land Value	\$179,581	\$174,350	\$69,740	\$112,710
Land Agricultural Value	\$9,760	\$9,760	\$9,760	\$0
Agricultural (Market) Value	\$179,581	\$174,350	\$69,740	\$0
= Just Market Value	\$180,008	\$174,782	\$70,177	\$113,152
= Total Assessed Value	\$10,187	\$10,192	\$10,197	\$25,346
- Exempt Value	\$0	\$0	\$0	\$0
= Taxable Value	\$10,187	\$10,192	\$10,197	\$25,346
Save Our Homes or AGL Amount	\$0	\$0	\$0	\$87,806

"Just Market Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
TIMBER II 80-90 (5500)	2.70	005970-AC	SITE	0	0
NAT TROUP (551021)	34.87	551021-AC	AG USE	0	0

Extra Features

Description	Year Built	Quantity	Units
BLDG, FRAME	2000	1	1
SHED, POLE	2009	1	1

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/28/2022	\$75,000	Warranty Deed	913	997	01 - Qualified	Vacant	BAXTER'S ASPHALT & CONCRETE INC	RONNIE THARPE
6/1/1988	\$29,100	Warranty Deed	348	1977	NA - Unqualified	Vacant	WHITE CONSTRUCTION	BAXTER'S ASPHALT

Photos



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Sketches.

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Return

New Search

Account Information

Account Number:
2173N6W0000001110000

Mailing Address:
Lynniam Farms, Llc
P.O. Box 413
Blountstown Fl 32424

Tax Type:
Real Estate

Property Address:
1781 Dolan Chattahoochee

Updated:
3/20/2025 05:37:22 PM

Geo ID :
23N6W170000001110000

View Appraiser Data	View Map Data
2173N6W0000001110000	23N6W170000001110000

Exemption Detail	Status Code	Millage Code	Escrow Code
No Exemptions	n/a	007	n/a

Legal Description:
OR 934 P 1913 OR 921 P 1597 OR 691 P 320 OR 126 P 274-OR 1 40 P 662-OR 257 P 74-78. THE NE1/4 OF THE NE1/4, LESS 10 AC RES OFF W SIDE., SE1/4 OF NE1/ 4., SW1/4 OF NE1/4., NE1/4 OF SW1/4., SE1/4 OF SW1/4., E1/2 OF SE1/4., NW1/4 OF SE1/4 OF S ECTION 17-3N-6W.....LE SS & EXCEPT PARTS LYING NORTH OF DOLAN RD PER DEED OR 934 P 1913 FOR 2023.

Tax Bills

NOTE: Unpaid amounts due may increase at any time if a County-Held Tax Certificate is purchased or a Tax Deed Application is made.

Total Payable: \$413.11

ADD ALL YEARS TO CART

Current Tax Year

2024 | Folio: 111088 | Type: Regular

Due \$413.11

ADD TO CART

Taxes and Assessments

Print Tax Record

Status	Taxes And Charges	Amount Due If Paid By Date	Paid	Payment Options
Due	\$413.11 Taxes: \$413.11 Fees: \$0.00 Interest: \$0.00 Discount: \$0.00	\$413.11 3/31/25 \$413.11 4/30/25 \$425.50	\$0.00	\$413.11 Clear all

Total: \$0.00

ADD TO CART

+

Paid Bills

Payment History

Tip: Select the Tax Year link to view taxes and assessments on paid accounts.

Year	Folio	Date Paid	Paid By	Receipt	Amount Paid
2023	111086.0000	11/30/23	LYNNIAM FARMS LLC	3401977.0002	\$399.26
2022	11074.0000	1/9/23	NEWPORT ROAD TIMBERLANDS LLC	7004868.0003	\$1,070.25
2021	109408.0000	11/22/21	APALACH TIMBERLANDS LLC	3404626.0004	\$1,067.04
2020	111069.0000	11/23/20	APALACH TIMBERLANDS LLC	7002141.0001	\$1,156.09
2019	111069.0000	11/18/19	APALACH TIMBERLANDS LLC	7002526.0001	\$1,168.70
2018	111065.0000	12/6/18	APALACH TIMBERLANDS LLC	7003430.0004	\$1,256.91
2017	111062.0000	11/17/17	APALACH TIMBERLANDS LLC	3604631.0004	\$1,262.50
2016	111055.0000	11/3/16	APALACH TIMBERLANDS LLC	3502809.0005	\$1,283.40
2015	111022.0000	11/18/15	APALACH TIMBERLANDS LLC	3303748.0001	\$1,307.74
2014	111004.0000	11/5/14	APALACH TIMBERLANDS LLC	3602235.0007	\$1,201.56
2013	105467.0000	11/25/13	APALACH TIMBERLANDS LLC	7002444.0007	\$995.39



Property Tax Account | Public Access

\$0.00

CHECK OUT

Return

New Search

Account Information

Account Number:
2203N6W0000001100000

Mailing Address:
Lynniam Farms, Llc
P.O. Box 413
Blountstown Fl 32424

Tax Type:
Real Estate

Property Address:
Dolan Chattahoochee

Updated:
3/20/2025 05:37:22 PM

Geo ID :
23N6W200000001100000

View Appraiser Data	View Map Data
2203N6W0000001100000	23N6W200000001100000

Exemption Detail	Status Code	Millage Code	Escrow Code
No Exemptions	n/a	007	n/a

Legal Description:
OR 921 P 1597 OR 691 P 320 OR 324 P 44- E1/2 OF NE1/4 W1/2 OF NE1/4 W1/2 OF SE1/4 NE1/ 4 OF SE1/4 OF SECTION 20-3N-6W .

Tax Bills

NOTE: Unpaid amounts due may increase at any time if a County-Held Tax Certificate is purchased or a Tax Deed Application is made.

Total Payable: \$837.16

ADD ALL YEARS TO CART

- Current Tax Year

2024 | Folio: 111107 | Type: Regular

Due \$837.16

ADD TO CART

Taxes and Assessments

Print Tax Record

Status	Taxes And Charges	Amount Due If Paid By Date	Paid	Payment Options
Due	\$837.16 Taxes: \$837.16 Fees: \$0.00 Interest: \$0.00 Discount: \$0.00	\$837.16 3/31/25 \$837.16 4/30/25 \$862.27	\$0.00	☐ \$837.16 Clear all

Total: \$0.00

ADD TO CART

+

Paid Bills

Payment History

Tip: Select the Tax Year link to view taxes and assessments on paid accounts.

Year	Folio	Date Paid	Paid By	Receipt	Amount Paid
2023	111105.0000	11/30/23	LYNNIAM FARMS LLC	3401977.0003	\$807.99
2022	11092.0000	1/9/23	NEWPORT ROAD TIMBERLANDS LLC	7004868.0006	\$878.72
2021	101325.0000	11/22/21	APALACH TIMBERLANDS LLC	3404626.0005	\$878.17
2020	111086.0000	11/23/20	APALACH TIMBERLANDS LLC	7002141.0002	\$954.32
2019	111086.0000	11/18/19	APALACH TIMBERLANDS LLC	7002526.0002	\$963.57
2018	111082.0000	12/6/18	APALACH TIMBERLANDS LLC	7003430.0003	\$1,026.35
2017	111079.0000	11/17/17	APALACH TIMBERLANDS LLC	3604631.0005	\$1,030.92
2016	111069.0000	11/3/16	APALACH TIMBERLANDS LLC	3502809.0002	\$1,055.09
2015	111036.0000	11/18/15	APALACH TIMBERLANDS LLC	3303748.0002	\$1,074.09
2014	111018.0000	11/5/14	APALACH TIMBERLANDS LLC	3602235.0006	\$939.02
2013	105979.0000	11/25/13	APALACH TIMBERLANDS LLC	7002444.0006	\$842.64



Property Tax Account | Public Access

\$0.00

CHECK OUT

Return

New Search

Account Information

Account Number:
2213N6W0000001000000

Mailing Address:
Lynniam Farms, Llc
P.O. Box 413
Blountstown Fl 32424

Tax Type:
Real Estate

Property Address:
Dolan Chattahoochee

Updated:
3/20/2025 05:37:22 PM

Geo ID :
23N6W210000001000000

View Appraiser Data	View Map Data
2213N6W0000001000000	23N6W210000001000000

Exemption Detail	Status Code	Millage Code	Escrow Code
No Exemptions	n/a	007	n/a

Legal Description:
OR 921 P 1597 OR 691 P 320 DB 96 P 390-OR 132 P 296- W1/2 O F NW1/4, W1/2 OF SW1/4 IN SECT ION 21-3N-6W.

Tax Bills

NOTE: Unpaid amounts due may increase at any time if a County-Held Tax Certificate is purchased or a Tax Deed Application is made.

Total Payable: \$378.66

ADD ALL YEARS TO CART

- Current Tax Year

2024 | Folio: 111111 | Type: Regular

Due \$378.66

ADD TO CART

Taxes and Assessments

Print Tax Record

Status	Taxes And Charges	Amount Due If Paid By Date	Paid	Payment Options
Due	\$378.66 Taxes: \$378.66 Fees: \$0.00 Interest: \$0.00 Discount: \$0.00	\$378.66 3/31/25 \$378.66 4/30/25 \$390.02	\$0.00	☐ \$378.66 Clear all

Total: \$0.00

ADD TO CART

+

Paid Bills

Payment History

Tip: Select the Tax Year link to view taxes and assessments on paid accounts.

Year	Folio	Date Paid	Paid By	Receipt	Amount Paid
2023	111109.0000	11/30/23	LYNNIAM FARMS LLC	3401977.0005	\$365.47
2022	11096.0000	1/9/23	NEWPORT ROAD TIMBERLANDS LLC	7004868.0005	\$531.82
2021	102031.0000	11/22/21	APALACH TIMBERLANDS LLC	3404626.0006	\$524.51
2020	111090.0000	11/23/20	APALACH TIMBERLANDS LLC	7002141.0003	\$562.12
2019	111090.0000	11/18/19	APALACH TIMBERLANDS LLC	7002526.0003	\$568.01
2018	111086.0000	12/6/18	APALACH TIMBERLANDS LLC	7003430.0006	\$597.24
2017	111083.0000	11/17/17	APALACH TIMBERLANDS LLC	3604631.0006	\$599.89
2016	111073.0000	11/3/16	APALACH TIMBERLANDS LLC	3502809.0003	\$609.32
2015	111040.0000	11/18/15	APALACH TIMBERLANDS LLC	3303748.0003	\$620.30
2014	111022.0000	11/5/14	APALACH TIMBERLANDS LLC	3602235.0005	\$521.25
2013	106146.0000	11/25/13	APALACH TIMBERLANDS LLC	7002444.0005	\$458.47



Property Tax Account | Public Access

\$0.00

CHECK OUT

Return

New Search

Account Information

Account Number:
2283N6W0000003100000

Mailing Address:
Tharpe Ronnie L
880 Anderson Drive
Alford FI 32420

Tax Type:
Real Estate

Property Address:
Bonnie Hill Chattahoochee

Updated:
4/07/2025 05:38:01 PM

Geo ID :
23N6W280000003100000

View Appraiser Data	View Map Data
2283N6W0000003100000	23N6W280000003100000

Exemption Detail	Status Code	Millage Code	Escrow Code
No Exemptions	n/a	007	n/a

Legal Description:
OR 913 P 997 OR 348 P 1977 E1 /2 OF SW1/4 OF SECT 28-3N-6W L YING N OF INTERSTATE 10 AND LE SS PARTS SOLD.

Tax Bills

NOTE: Unpaid amounts due may increase at any time if a County-Held Tax Certificate is purchased or a Tax Deed Application is made.

Total Payable: \$0.00

Paid Bills

Payment History

Tip: Select the Tax Year link to view taxes and assessments on paid accounts.

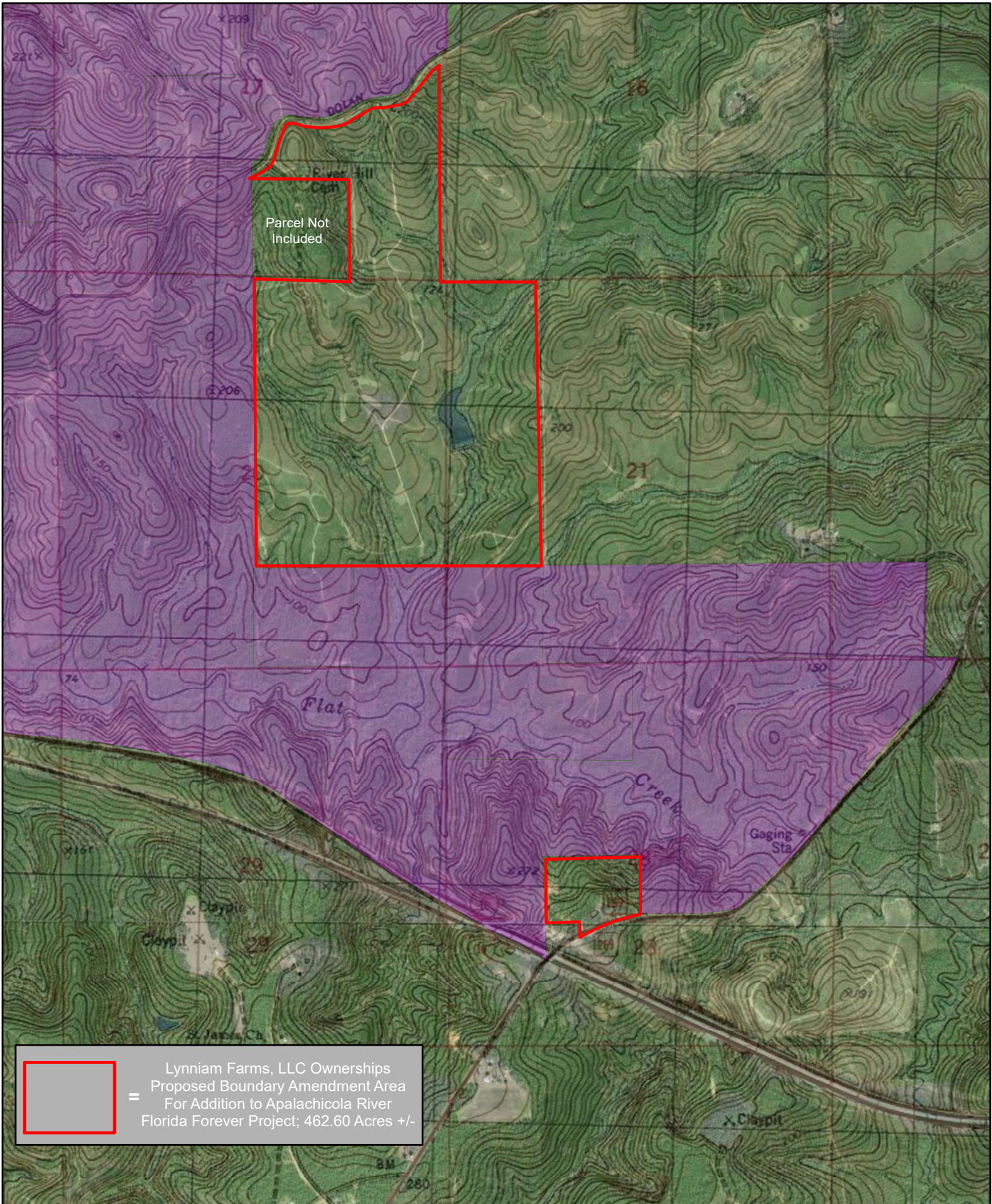
Year	Folio	Date Paid	Paid By	Receipt	Amount Paid
2024	111191.0000	2/6/25	THARPE RONNIE L	3502958.0001	\$145.39
2023	111189.0000	2/1/24	THARPE RONNIE L	3503616.0001	\$146.23
2022	11175.0000	3/6/23	THARPE RONNIE L	7006079.0001	\$852.35
2021	110480.0000	11/12/21	BAXTER`S ASPHALT & CONCRETE IN	1110287.0001	\$329.67

Year	Folio	Date Paid	Paid By	Receipt	Amount Paid
2020	111169.0000	11/16/20	BAXTER'S ASPHALT & CONCRETE	3504049.0001	\$328.72
2019	111169.0000	11/30/19	BAXTER'S ASPHALT & CONCRETE	7003504.0001	\$335.64
2018	111166.0000	11/29/18	BAXTER'S ASPHALT & CONCRETE	7002653.0001	\$340.88
2017	111162.0000	11/30/17	BAXTER'S ASPHALT & CONCRETE IN	3605650.0001	\$342.39
2016	111152.0000	11/10/16	BAXTER'S ASPHALT & CONCRETE IN	3604193.0001	\$347.77
2015	111118.0000	11/23/15	BAXTER'S ASPHALT & CONCRETE	3503614.0001	\$354.04
2014	111100.0000	11/21/14	BAXTER'S ASPHALT & CONCRETE IN	3303813.0001	\$515.08
2013	108251.0000	11/25/13	BAXTER'S ASPHALT & CONCRETE	3304796.0001	\$602.94

Attachment C

**Maps and Aerial Photographs for Boundary
Amendment to Apalachicola River Florida Forever
Project:**

**Lynniam Farms, LLC Ownership
Gadsden County; 462.60 Acres +/-
Proposed for Addition to Apalachicola
River Florida Forever Project Boundary**



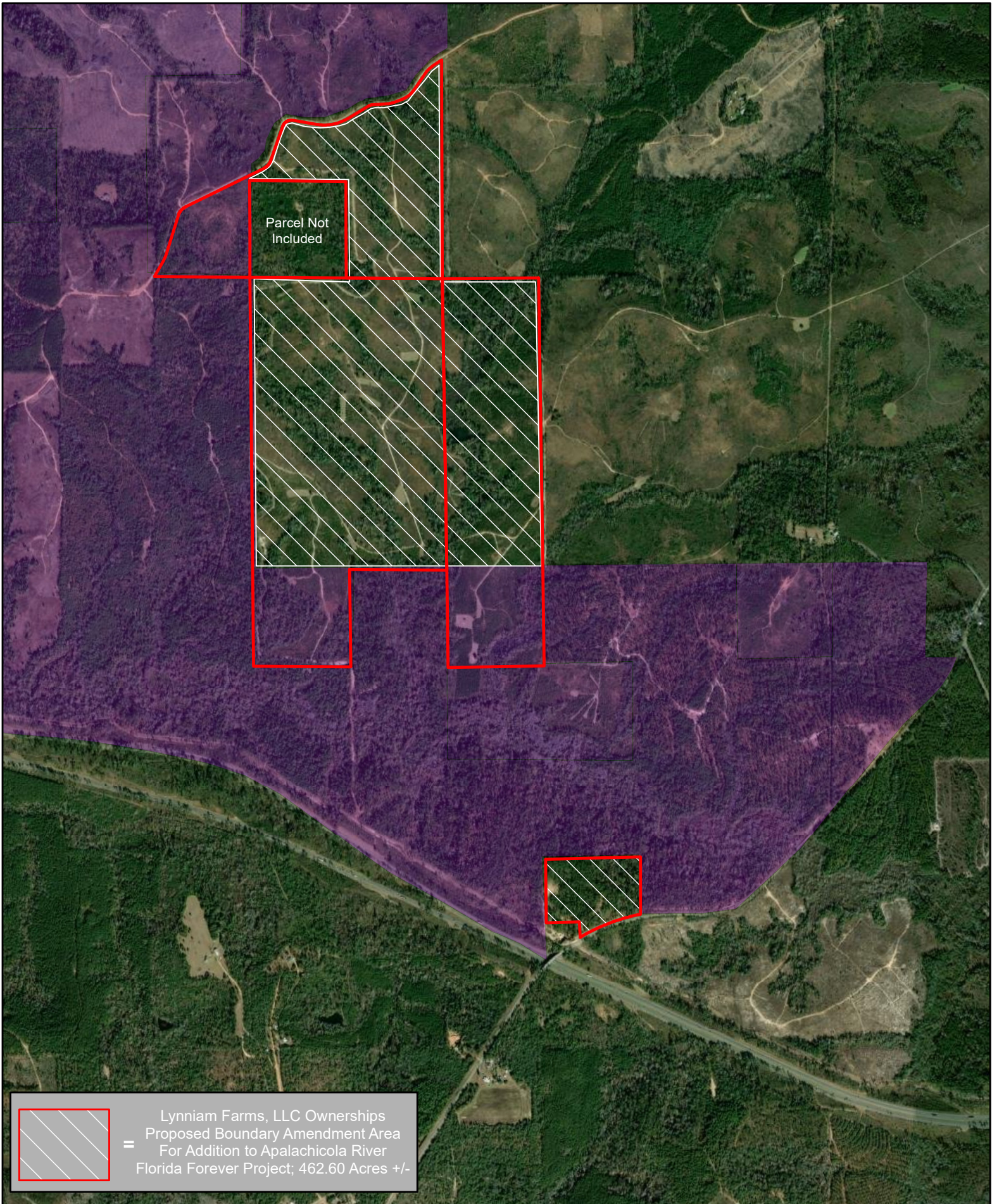
=
Lynniam Farms, LLC Ownerships
Proposed Boundary Amendment Area
For Addition to Apalachicola River
Florida Forever Project; 462.60 Acres +/-



Apalachicola River Florida Forever Project Boundary



Lynniam Farms, LLC Proposed Boundary Amendment
Gadsden County; 462.60 Acres +/-



Parcel Not Included



=
Lynniam Farms, LLC Ownerships
Proposed Boundary Amendment Area
For Addition to Apalachicola River
Florida Forever Project; 462.60 Acres +/-

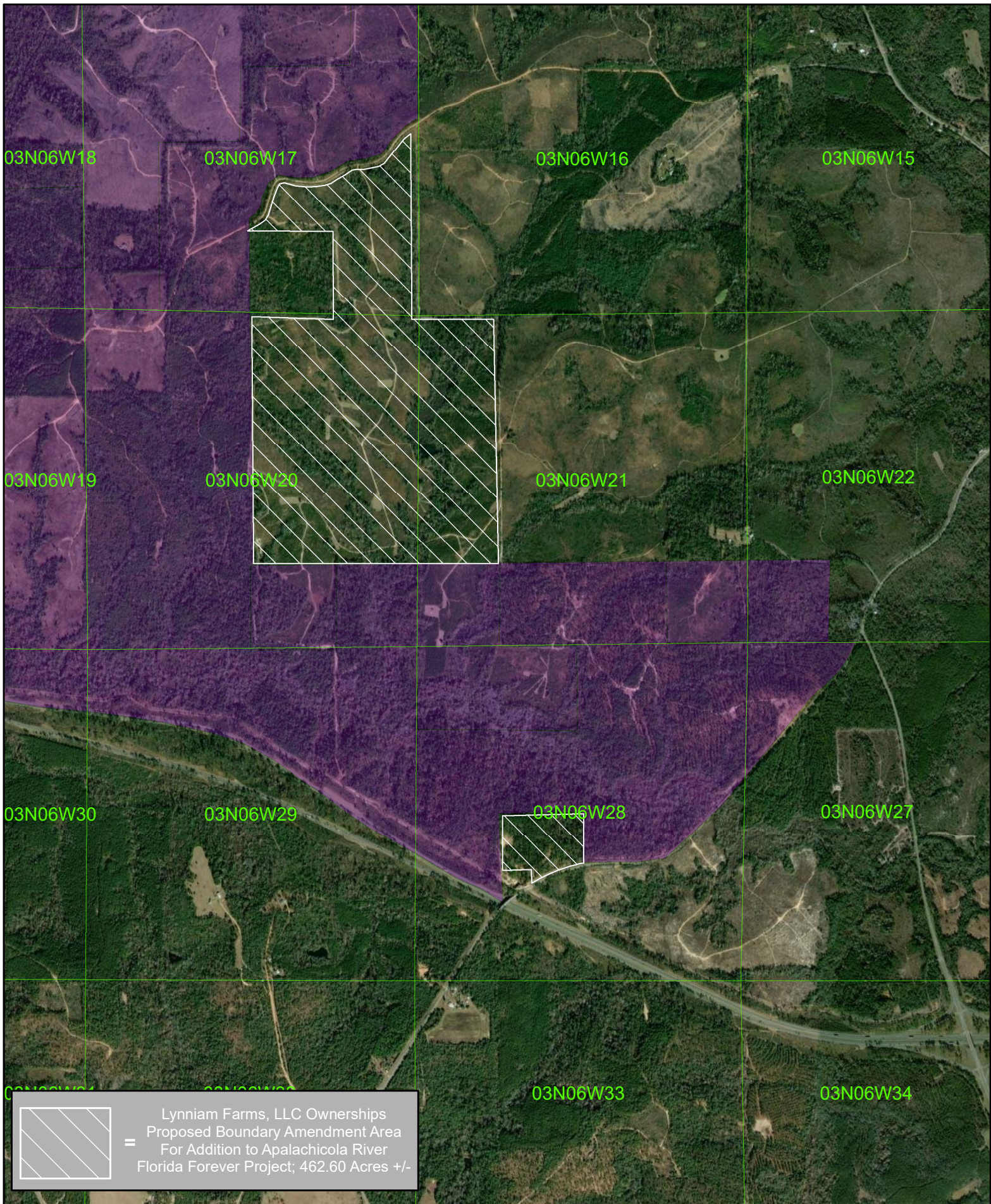


Apalachicola River Florida Forever Project Boundary



Lynniam Farms, LLC Proposed Boundary Amendment
Gadsden County; 462.60 Acres +/-

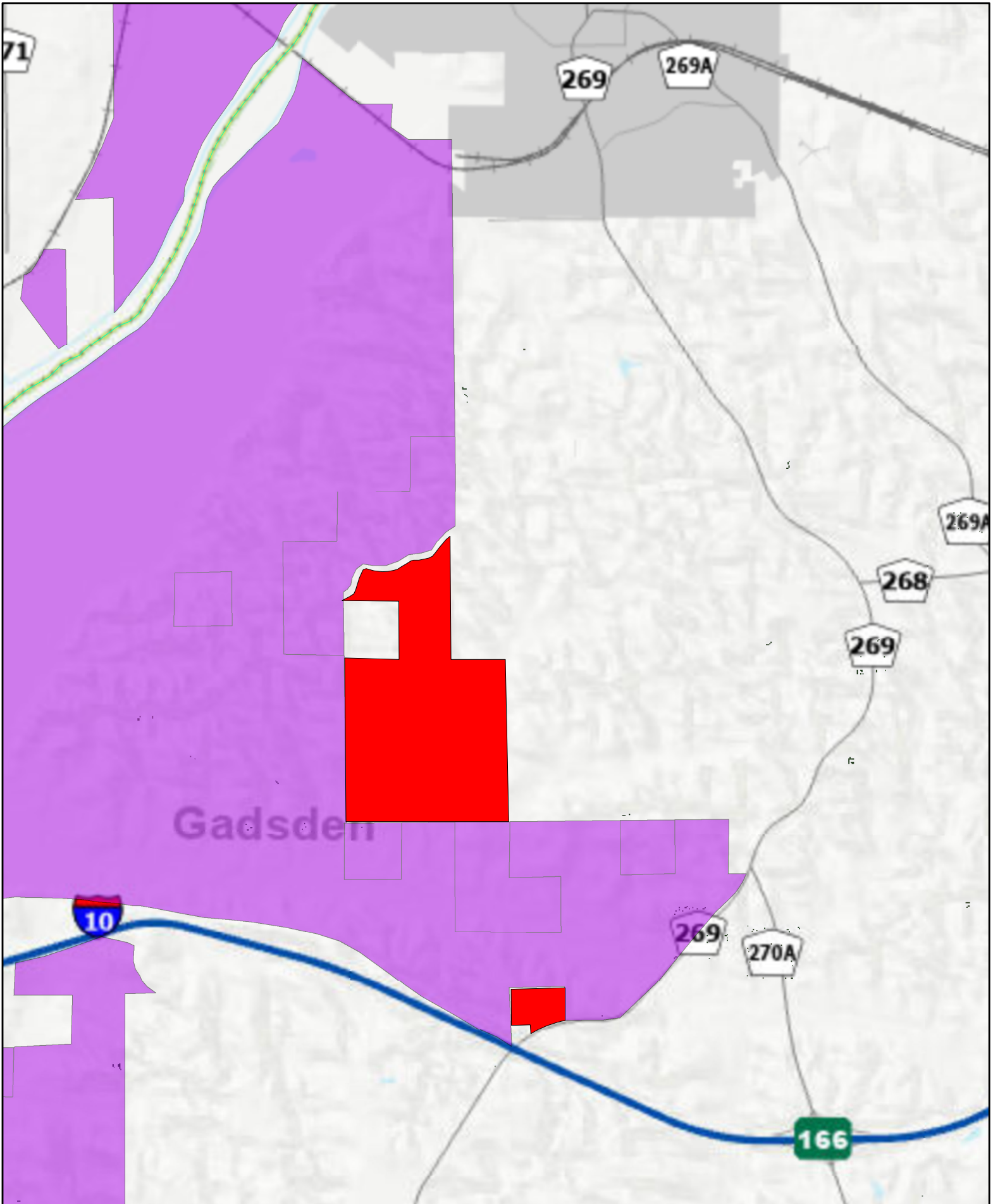
Lynniam Farms, LLC Tax Parcels



Apalachicola River Florida Forever Project Boundary



Lynniam Farms, LLC Proposed Boundary Amendment
Gadsden County; 462.60 Acres +/-



-  Apalachicola River Florida Forever Project Boundary
-  Lynniam Farms, LLC Boundary Amendment Area



Lynniam Farms, LLC Proposed Boundary Amendment
Gadsden County; 462.60 Acres +/-