Long River Ranch

Boundary Amendment Application to the Florida Forever Program

623.66 acres along the Peace River in DeSoto and Hardee County, Florida
Adjacent to 641.95 acres in the "Rock Bend Ranch" in DeSoto County

Submitted by:

Christopher E. Burnett
9584 NE Williams Ave,
Arcadia, FL 34266

Polczynski
Law Office PLLC

April 21, 2025

To: Florida Forever Program
Office of Environmental Services Division of State Lands
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000

RE: Submittal of "Long River Ranch" boundary amendment application to Florida Forever Program to join the "Rock Bend Ranch" project

To Whom it may Concern:

On behalf of Long River Ranch and Christopher E. Burnett, I am pleased to submit the enclosed application of a less-than fee simple boundary amendment acquisition project to the Florida Forever Program. This 623.66-acre parcel of land spans the west side of the Peace River in DeSoto and Hardee counties.

Long River Ranch is the direct northern neighbor to the 641.95-acre "Rock Bend Ranch" project in DeSoto County. Together, these properties would serve as an excellent wildlife corridor and further Florida's efforts to preserve the natural beauty of this area.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Ryan Polczynski

1104 PARIS ROAD MAYFIELD, KY 42066 (270) 727-5579

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): Rock Bend Ranch

Property Proposed for Boundary Amendment: Long River Ranch

Name/Affiliation Proposing Amendment: Christopher E. Burnett

Mailing Address: 9584 NE Williams Ave Arcadia FL 34266
Street City State ZIP

Primary Phone: 270-727-5579 Email: rtp@hci.net

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

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

Property/project name: Long River Ranch

Name/Affiliation of Authorized Representative: Ryan Polczynski, Heartland Capital Investments, LLC

Mailing Address: 9584 NE Williams Ave Arcadia FL 34266
Street City State ZIP

Primary Phone: 270-727-5579 Email: rtp@hci.net

Property information

Section _____ Township ___ Range _____
Lat/Long _____
Acres _____

Parcel identification number(s):
17-36-25-0000-00640-0000
20-36-25-0000-0012-0000
20-36-25-0000-0010-0000
20-36-25-0000-0015-0000

Landowner Information

Christopher E Burnett 4-21-25
Landowner Signature Date

Christopher E. Burnett
Landowner Name (print)

Mailing Address: 9584 NE Williams Ave, Arcadia FL 34266
Street City State ZIP

Primary Phone: 270-727-0588 Email: cburnett@hci.net

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.

SUPPORTING DOCUMENTATION
ATTACHMENTS AND APPENDICES

ATTACHMENT A. GENERAL DESCRIPTION OF THE LAND

Introduction:

The Long River Ranch property presents a unique less-than-fee acquisition opportunity to protect and preserve a swiftly vanishing segment of "Old Florida". The land is located in both Hardee County and DeSoto County. It consists of pristine natural hardwoods, upland/wetland plant communities, and contains two miles of frontage along the Peace River. The fee ownership is remarkably clean in scope. The property is not subject to any governing covenants, easements, or third party users. Additionally, there has never been any severance of surface and subsurface ownership interests. As such, this acquisition will also eliminate the risk of future claims and exploration for oil, gas, or minerals.

Placing Long River Ranch into the Florida Forever program will also insure and enhance an important, unbroken linkage of habitat and conservation areas between multiple adjacent parcels located in this critical locale, as noted below.

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

This 623.66-acre property is located approximately 10 miles north of Arcadia and straddles DeSoto County and Hardee County, Florida. The address is 9584 NE Williams Ave, Arcadia, FL 34266.

This property is bounded by the Peace River to the east. It is bounded by agriculture on the north. The west side of this property adjoins owner/applicant Christopher Burnett's home and farmland excluded from this application, wherein he runs cattle and maintains a small citrus grove. The south side of this property borders the Rock Bend Ranch property, which recently placed 641.95 acres into the Florida Forever program.

The entire Long River Ranch property consists of 1,280.3 acres. This proposed project consists of 623.66 acres. (See Figure 1).

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

This property is located in the Bone Valley region of central Florida. This property contains approximately two miles of frontage along the west side of the Peace River, the central drainage feature of the Bone Valley. The Peace River has carved a natural ridge into the bank. Moving west away from the Peace River, the side is comprised of natural upland and wetland habitats. From these, there is a gradual incline into upland habitats, predominantly comprised of natural habitats that occur on dry, sandy soils. A

portion of these upland areas have been converted to pasture land. This area serves as an aquifer recharge area.

The Long River Ranch property was purchased by the applicant, Christopher Burnett in June, 2024. Following acquisition of the property, Mr. Burnett terminated a series of recorded easements which had formerly advanced third-party access and drainage rights pertaining to the property. As a result, the acreage that is presented for inclusion in the Florida Forever program is not presently encumbered by any recorded easements, and has no third-party users. Further, the real property is entirely intact relative to surface and subsurface interests. There has not been any severance of subsurface rights, so no third parties hold any interest or reservation to extract oil, gas or minerals of any nature from the property. Similarly, no third parties have any right to enter upon the property to explore or mine the same. The owner's preservation of unbroken surface/subsurface ownership will also serve to insure that the conservation values and special character of Long River Ranch will continue to be protected in perpetuity.

HABITAT DESCRIPTIONS

The habitats characterized below are from the "Florida Land Cover Classification System" (Kawula and Redner 2018) and is commonly referred to as the CLC.

Wetlands

Mixed Wetland Hardwoods (Code 2233). Wetland hardwood communities are composed of a large variety of hardwood species tolerant of hydric conditions. This land cover is usually found on river, creek, and lake floodplain or overflow areas. This category typically has a wide variety of predominately hardwood canopy and shrub species. Species observed included cypress, laurel oak, water oak, red maple, sweetgum, sweetbay, swamp bay, loblolly bay, swamp tupelo, cabbage palm, saw palmetto, Carolina willow, elderberry, and buttonbush. Herbaceous species commonly include lizard's tail, swamp fern, Virginia chain fern, netted chain fern, cinnamon fern, pickerelweed, and smartweeds.

Uplands

Scrub (Code 1210). One of the variabilities in the xeric habitats, both the scrub and the sandhill, is burning periodicity. Scrub is typically burned on an infrequent fire-return frequency (5 to 12 years – Menges 2007) whereas xeric hammock is often scrub or sandhill that hasn't seen fire in over 25 years. All pyrogenic communities, including scrub and sandhill often have an patches of land that don't burn. This provides habitat diversity and contributes to the overall biological diversity of the site. The scrub areas are located on the highest elevation and consist of well-drained, white or yellow sands.

The scrub areas are comprised of clumped patches of low growing oaks such as myrtle oak and chapman oak interspersed with sand live oak, sand pine, and scrub hickory. The canopy is often open but may have areas with dense canopy coverage and contains either a dense understory of saw palmetto or un-vegetated sandy areas. Additional species within the community include: saw palmetto, hog plum, scrub wild olive, rusty staggerbush, blueberries, beautyberry, and wild pennyroyal. Portions of this land cover contain dense groundcover of atypical grass species and may lack the open sandy areas typical in the community's natural state.

Sandhill (Code 1240). The areas delineated as sandhill are dominated by many of the same oak species as scrub (sand live, myrtle, Chapman), plus turkey oak, which is the dominant oak. The sandhill has a more herbaceous component than the scrub; and broom sedge are common. Other common species include: saw palmetto, rusty lyonia, staggerbush, and fetterbush. Turkey oak and wiregrass are two key species that occur in sandhill but are rare to non-existent in scrub. The site's geographic location is close to the southern extent of the sandhill community.

Upland Mixed Woodland (Code 1220). These areas have an infrequent fire-return frequency and are often positioned between xeric and mesic areas. Infrequent burning via suppression or natural suppression (in fire shadows) is often the case in these areas between wetlands and uplands. The conifers may include slash pine, while the hardwoods are predominantly and most frequently live oak, laurel oak or water oak. Cabbage palm is also common in the overstory. The shrub layer is typically composed of saw palmetto, wax myrtle, and beautyberry. The groundcover is typically sparse due to the dense canopy cover but may include witchgrasses, broomsedges and Caesarweed. Vines are common in this land cover and include saw greenbrier, grapevine, and poison ivy.

.

<u>Ruderal Communities</u>

Improved Pasture (Code 183313). This category in most cases is composed of land which has been cleared, tilled, reseeded with specific grass types and periodically improved with brush control and fertilizer application. Water ponds, troughs, feed bunkers and, in some cases, cow trails are evident.

SOILS

Generally, the soils to the east are xeric and serve as a recharge area for the wetlands that lie downhill between the high xeric ridge and the Peace River. Waters percolate out of these seepage wetlands and eventually flow end up in the river. There is a natural berm that extends along portions of the river. This was formed by high waters and alluvial deposition from the river. The Xeric soils (Satellite, Tavarez, and Cassia) correspond to the scrub, scrubby flatwoods, and parts of the improved pasture.

The Mesic soils (Zolfo, Wabasso, EuGalle, and Smyrna) lie between the high, dry xeric areas, and the Mixed Wetland Hardwoods that extend along the River. They correspond to the Improved Pasture, and the Upland Mixed Woodlands that extend along the wetland areas.

The Hydric soils (Felda, Anclote, Basinger, Bradenton, and Samsula) correspond to the Mixed Wetland Hardwoods that dominate the site.

TOPOGRAPHY

The site gently slopes from west to east towards the river, with the highest elevations in the scrub and improved pasture (approx.. 70' above MSL).

a. **Does the property contain historic structures 50 years old or older? If so, provide a brief description, photographs, and location.**

   There are no historic structures within the proposed area.

b. **Does the property contain any improvement/facilities?**

   There is an abandoned cinderblock structure near the Peace River. This structure was built by a prior owner to serve as an entertainment area for family and staff along the river, but was abandoned due to persistent flooding.

3) **Potential public recreation opportunities or other public uses.**

Not applicable.

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

This land is zoned as Rural/Agricultural, which would permit the owner to build one dwelling per ten acres. With approximately two miles of frontage on the Peace River and over 600 acres, sixty houses could presently be built upon this property. The property includes mixed wetland hardwoods that could be cleared for agricultural purposes without further state or federal authorizations. That has occurred to the forested wetlands a few miles south along the Peace River, where over 100 acres of forested wetland were cleared, drained, and converted to pasture.

Currently, there are no development plans of which the applicant is aware. The applicant acquired the property in June of 2024, by virtue of an arms-length purchase and sale transaction. The applicant's planned use for the property was and is presently

consistent with that of the former owner. However, it is likely that this land will ultimately transition out of its present rural and agricultural uses in the future, in the same inevitable fashion as other Florida real property. Adding the property to the Florida Forever program now will safeguard the forest community, protect the land from the risk of future development and significant land use conversion, prevent mining and extraction of minerals, and eliminate the exercise of riparian rights otherwise appurtenant to fee simple ownership.

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

Not applicable.

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

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

1. The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis;

2. The number of acres protected through the use of alternatives to fee simple acquisition; or

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

The Long River Ranch site is located along the Peace River. The Peace River corridor is a "Corridor Opportunity Area" on the Florida Wildlife Corridor Map. The site is in the Florida Ecological Greenways Network Priority 3.

This project would add 623.66 acres of prime riverfront to the Florida Forever program. Vitally, this project is a direct neighbor to the Rock Bend Ranch property, which recently placed 641.95 into the Florida Forever program. Together, these properties create an unbroken protected area that stretches approximately four miles along the Peace River and would protect over 1,200 acres.

The synergies of linking these two important parcels are abundant and plentiful. Combining large conservation tracts which are contiguous to one another can create exponential benefits by more closely approximating a comprehensive natural ecosystem, undisturbed by development, retaining its physical and scenic character, its wildlife and its ecological integrity.

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

1. **The number of acres acquired of significant strategic habitat conservation areas;**

This majority of this property is comprised of Priority 3 and Priority 5 strategic habitat conservation areas. (See Figure 2).

2. **The number of acres acquired of highest priority conservation areas for Florida's rarest species;**

Nearly all of this property has been labeled as a rare species habitat conservation priorities area in priority 4, priority 5, and priority 6 ratings. (See Figure 3).

3. **The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages;**

The entire property is located within the Peace River corridor. This property would directly connect to the Rock Bend Ranch property, which recently placed 641.95 acres into the Florida Forever program.

4. **The number of acres acquired of underrepresented native ecosystems;**

The property contains the following Pine Flatwoods (Landcover Code: 4110) as an underrepresented native ecosystem.

5. **The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects; or**

6. **The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.**

This site is not 50,000 acres. While the present owner acquired this property recently, and is thus unable to provide historical data regarding the percentage increase in the number of occurrences of imperiled species found on this

property, the neighboring Rock Bend Ranch has documented the presence of no less than ten imperiled species. These include:

- American alligator
- Gopher tortoise
- Audubon's crested caracara
- Florida panther
- Florida sandhill crane
- Florida scrub jay
- Little blue heron
- Southeastern American kestrel
- Tricolored heron
- Wood stork

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

> **1. The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;**

The natural portions of the site will be managed in perpetuity through the use of prescribed fire, invasive plant species control, and feral hog control.

> **2. The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report;**

There are no water segments, as recognized in the DEP's 305(b) report, however the site is adjacent to the Peace River, which is a water segment. Preservation of functional wetlands and FEMA 100-year floodplains in a natural vegetated state, contributes to the water quality of the Peace River.

3. The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. 373.453(2), regional or master stormwater management system plans, or other adopted restoration plans;

Not applicable.

4. The number of acres that protect natural floodplain functions;

The majority of this property is located with FEMA's Regulatory Floodway zone (See Figure 4).

5. The number of acres that protect surface waters of the state;

The majority of the site is covered in priority 3, priority 4, and priority 5 significant surface waters.

6. The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired;

The majority of this property is located with FEMA's Regulatory Floodway zone (See Figure 4).

7. The number of acres that protect fragile coastal resources;

Not applicable.

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

(See Figure 5).

9. The percentage of miles of critically eroding beaches contiguous with public lands that are restored or protected from further erosion;

Not applicable.

10. The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control; or

11. The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.

Not applicable.

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

1. The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans;

(See Figure 5).

2. The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible; or

3. The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

The significant recharge areas on site are those areas comprised of xeric soils. These areas recharge the wetlands that extend along the Peace River and comprise a portion of the Peace River watershed.

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

1. The number of acres acquired that are available for natural resource-based public recreation or education;

This is a less-than-fee simple acquisition request; no access to the public is proposed.

2. The miles of trails that area available for public recreation, giving priority to those that provide significant connections including those that will assist in complete the Florida National Scenic Trail; or

3. The number of new resource-based recreation facilities, by type, made available on public land.

This is a less-than-fee simple acquisition request; no access to the public is proposed.

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

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

2. The increase in the number and percentage of historic and archaeological properties that are in state ownership.

This is a less-than-fee simple acquisition request. In addition, the owner is unaware of any recorded archaeological sites on the property.

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

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

2. The number of acres of state-owned forestland managed for economic return in accordance with current best management practices;

3. The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions; or

4. The percentage and number of acres identified for restoration actually restored by reforestation.

There are no plans to manage the site as timberland.

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

1. The percentage of local governments that participate in land acquisition programs and acquire open space in urban cores; or

2. The percentage and number of acres of purchases of open space within urban service areas.

This is a less-than-fee simple acquisition request; no access to the public is proposed.

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

1. The number of acres acquired within a 100-year floodplain or a coastal high hazard area;

2. The number of acres acquired or developed to serve dual functions as:

(a) Flow ways or temporary water storage areas during flooding or high-water events, not including permanent reservoirs; and

(b) Greenways or open spaces available to the public for recreation;

3. The number of acres that protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas; and

4. The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer

areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood.

The majority of the site contains a FEMA 100-year floodplain, with an additional portion within a 500-year floodplain. The entire site is covered in priority 3, priority 4, and priority 5 significant surface waters, and a large portion of the site is covered in wetlands.

Wetlands serve as temporary water storage areas during flooding or high-water events, aid in improving water quality not only onsite but within the Peace River and surrounding watershed, and provide additional habitat structure and diversity. The large portion of wetlands onsite are significant and serve as part of the greater Peace River watershed. The majority of the site contains forested swamp areas that serve as natural buffers to the Peace River.

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

This project is proposed for a 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 entire Long River Ranch parcel consists of 1,280.3 acres. The predominant use of this property is as pastureland for 250 head of cattle. There is a modest orange grove (approx. 20 acres) on the southeast portion of the property. The orange grove and majority of pastureland are in the area excluded from this application.

The land owners would like to reserve the right to:

- continue grazing activities in the pasture areas;
- recreationally hunt and fish;
- conduct passive recreation activities on the property;
- control nuisance invasives (as defined by the Florida Invasive Species Counsel)

b. If the project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.

Not applicable.

ATTACHMENT B. OWNERSHIP AND TAX INFORMATION

1. One copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:

a. Tax parcel identification number.
b. Just or market tax assessed value and tax assessed value.
c. Owners' names and addresses.
d. Description and value of improvements.
e. Tax parcel acreage and its improvements.
f. Ad valorem taxes assessed on the property.

See Appendix A for Property Tax Cards.

2. If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.

Parcel ID	Acres	Taxable Value	PVA FMV
17-36-25-0000-00640-0000	383.66	$46,984.00	$1,707,960
20-36-25-0000-0012-0000	1.43	$358.00	$8,580.00
20-36-25-0000-0010-0000	161.4	$31,616.00	$994,234.00
20-36-25-0000-0015-0000	77.17	$3,473.00	$463,020.00
Total	**623.66**	**$82,431.00**	**$3,173,794**

Christopher E. Burnett is the owner of each parcel.

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.

This application is being submitted on behalf of Christopher E. Burnett, the sole owner of this property.

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.

See Figure 6.

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.

See Figure 7.

3. Mark the boundaries of the proposal on Florida Department of Transportation county highway maps.

See Figure 8 for Hardee County

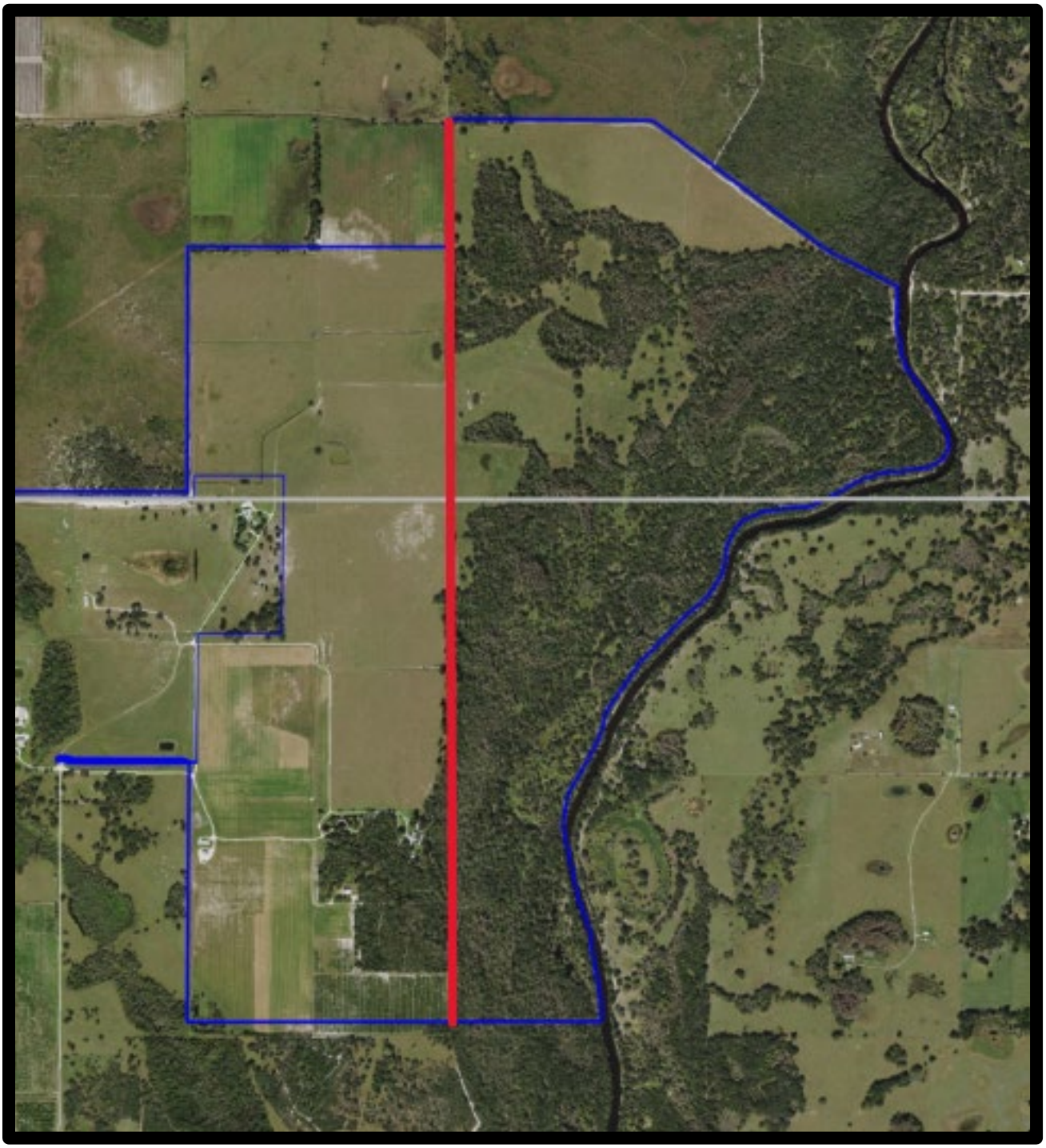
See Figure 9 for De Soto County

APPENDIX A

PROPERTY TAX CARDS

FIGURE 1

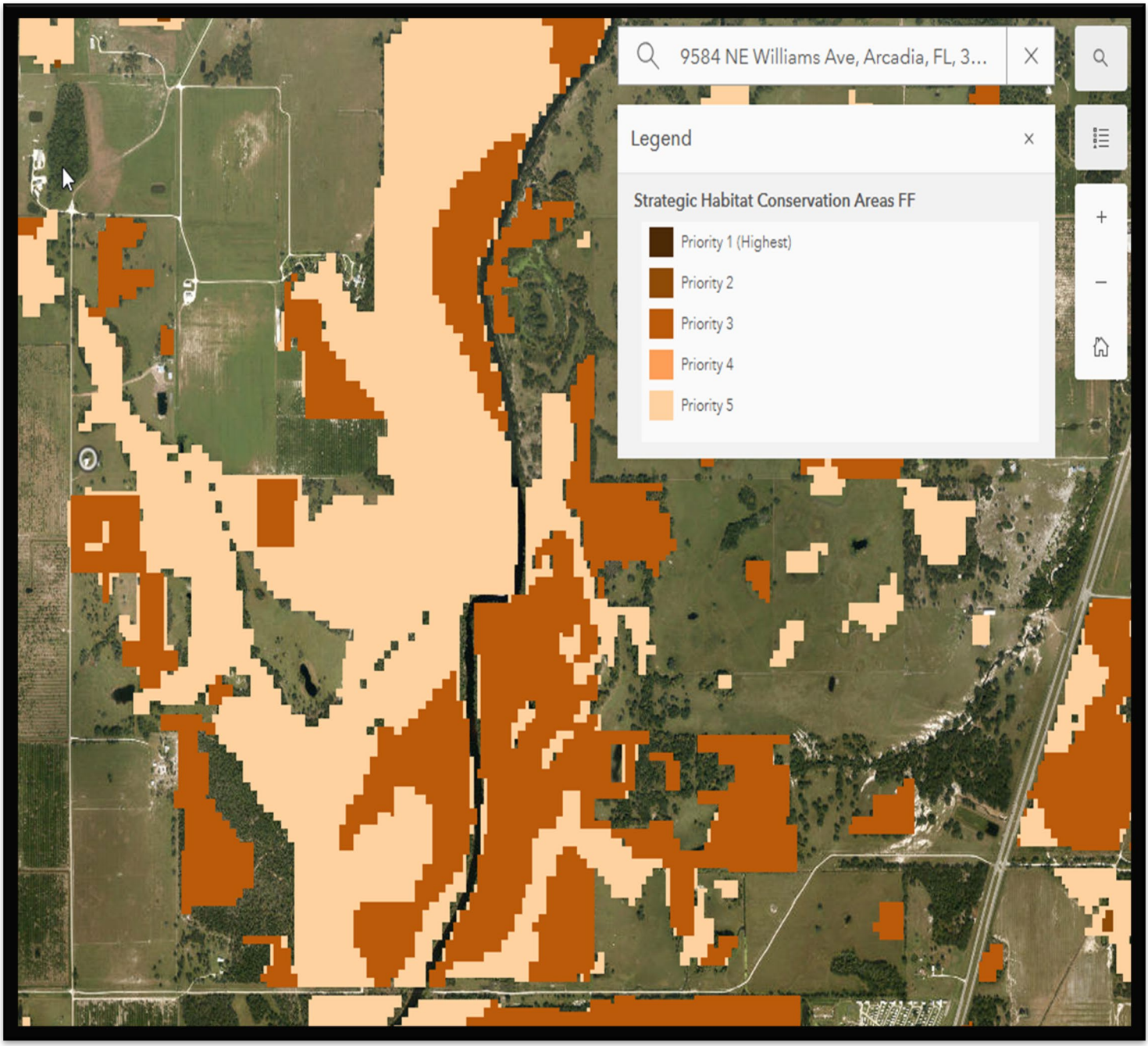
Long River Ranch



Long River Ranch total acreage (blue outline)	1,280.3 acres
Proposed project (east of red line)	623.66 acres

Figure 2

Strategic Habitat Conservation Areas



Florida Natural Areas Inventory Geospatial Open Data

FIGURE 3

Rare Species Habitat Conservation

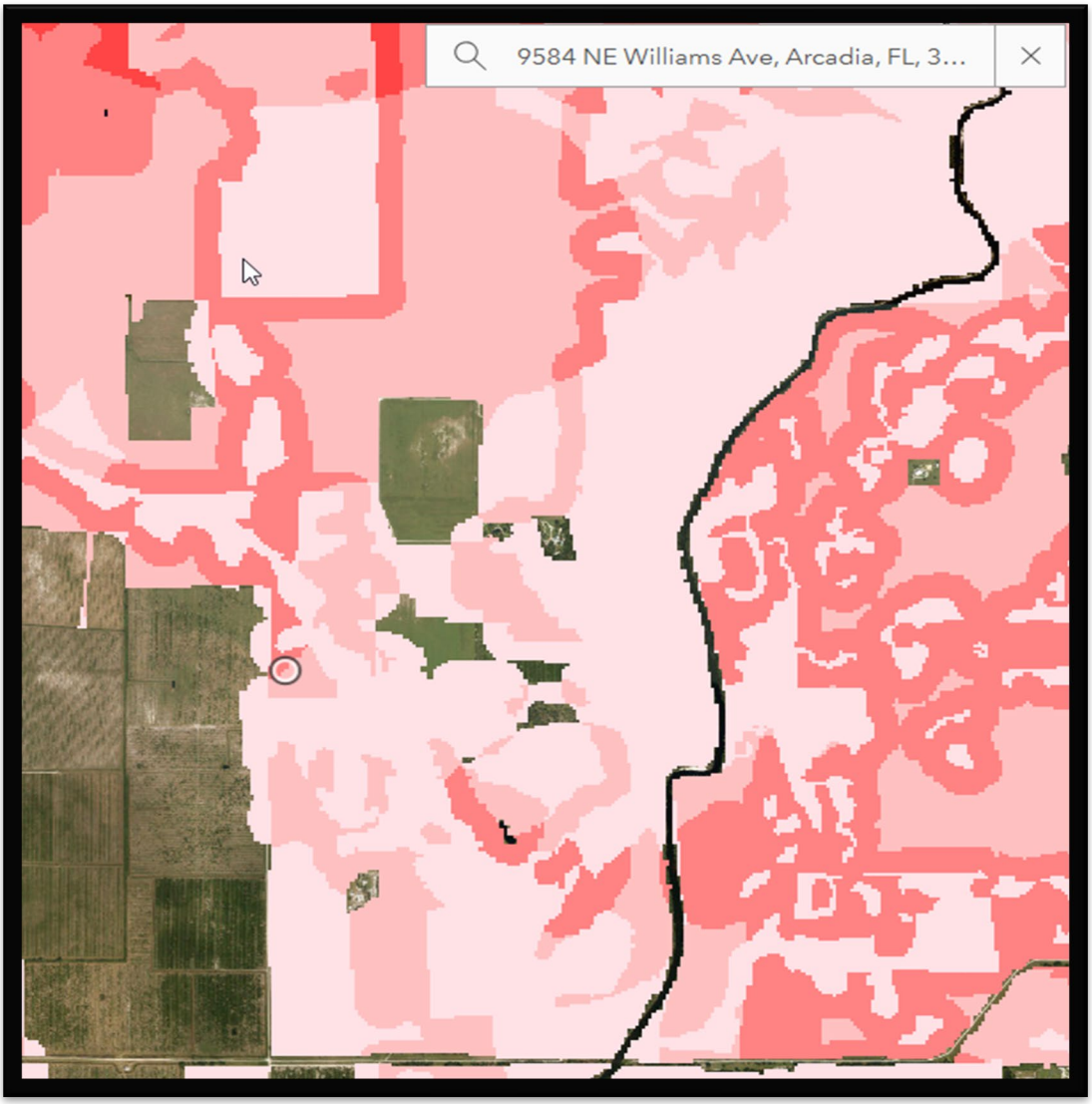


FIGURE 4

FEMA's National Flood Hazard Layer Viewer

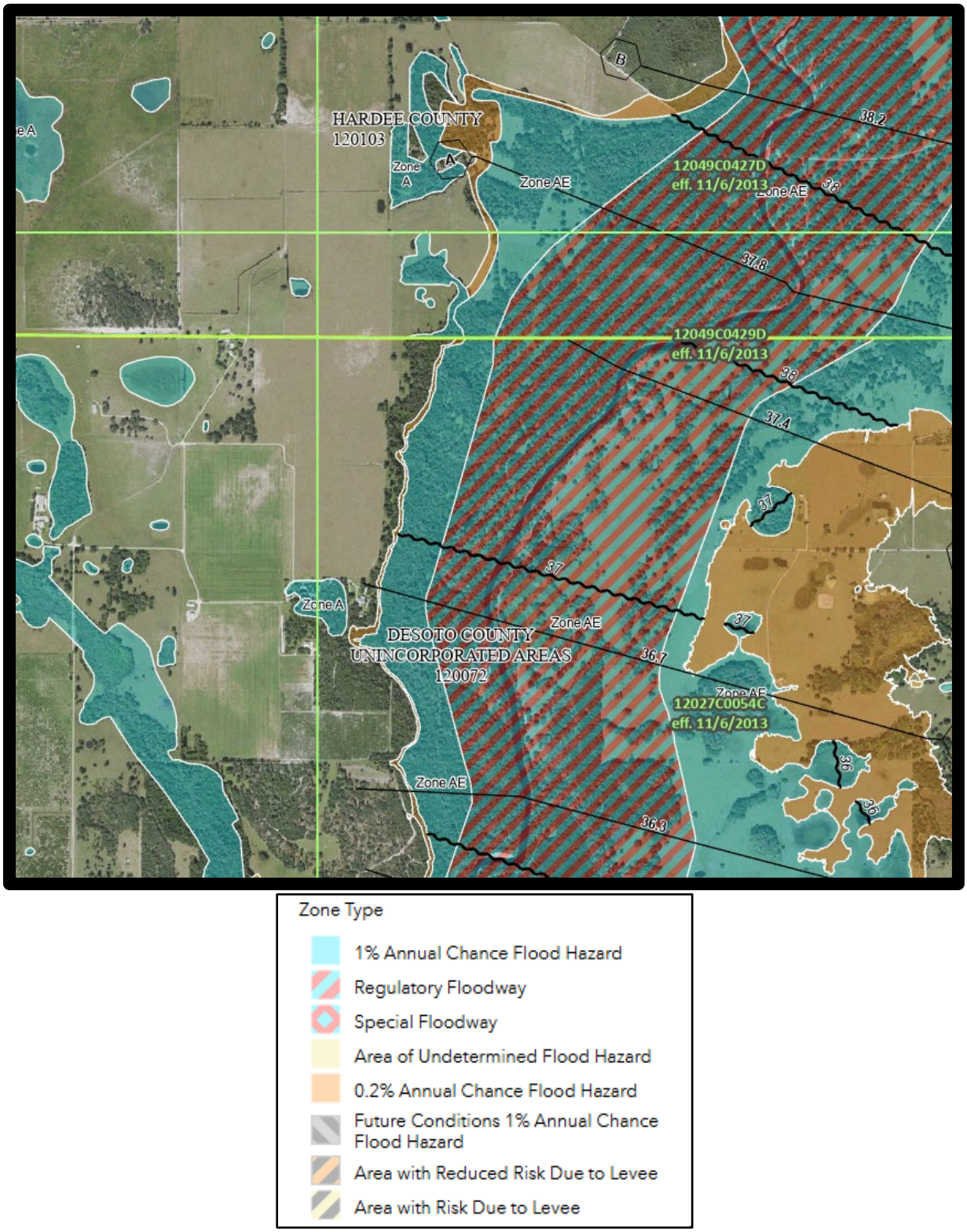
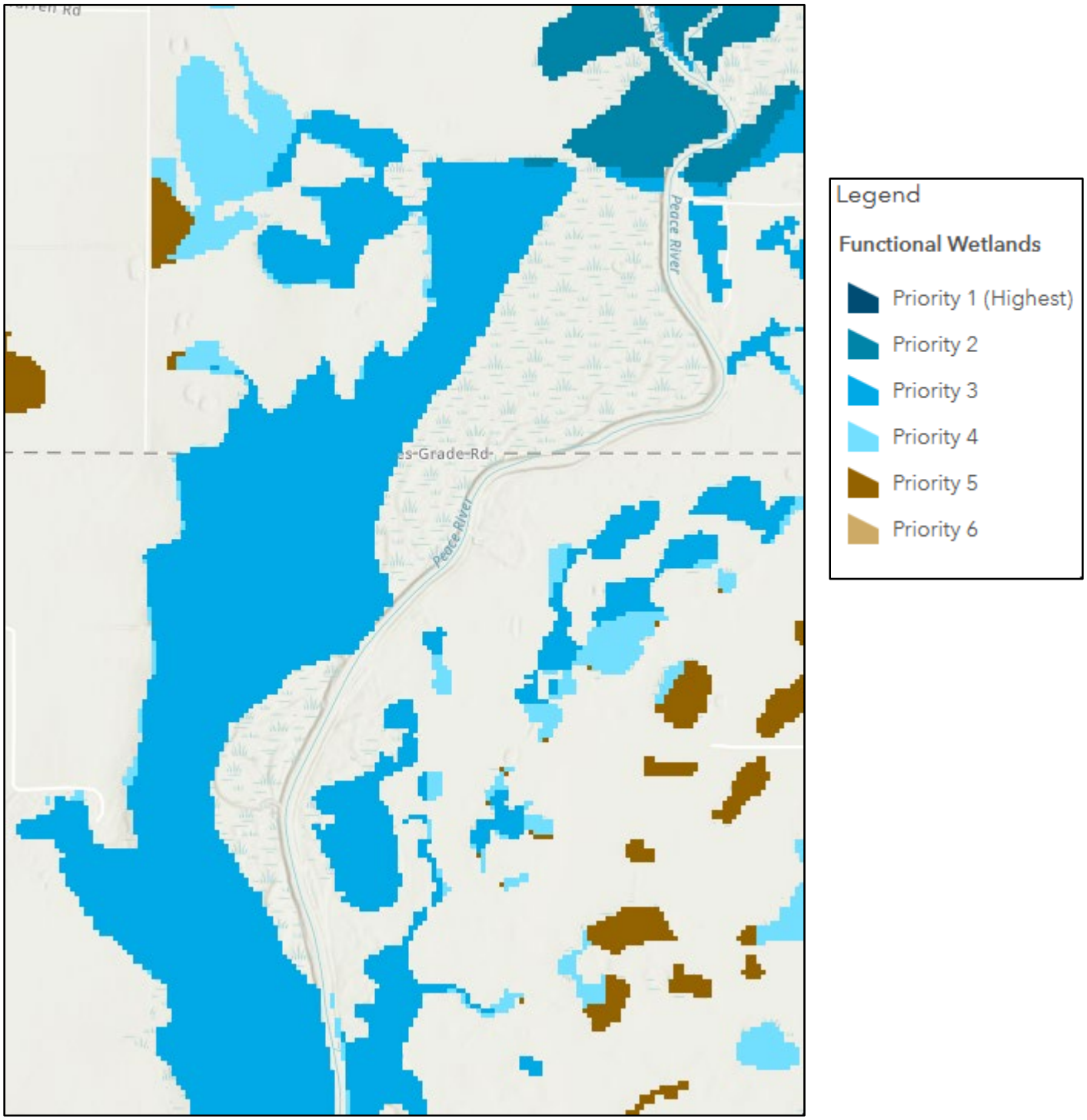


FIGURE 5

Functional Wetlands



Florida Department of Environmental Protection

Figure 6

USGS Topographic Map

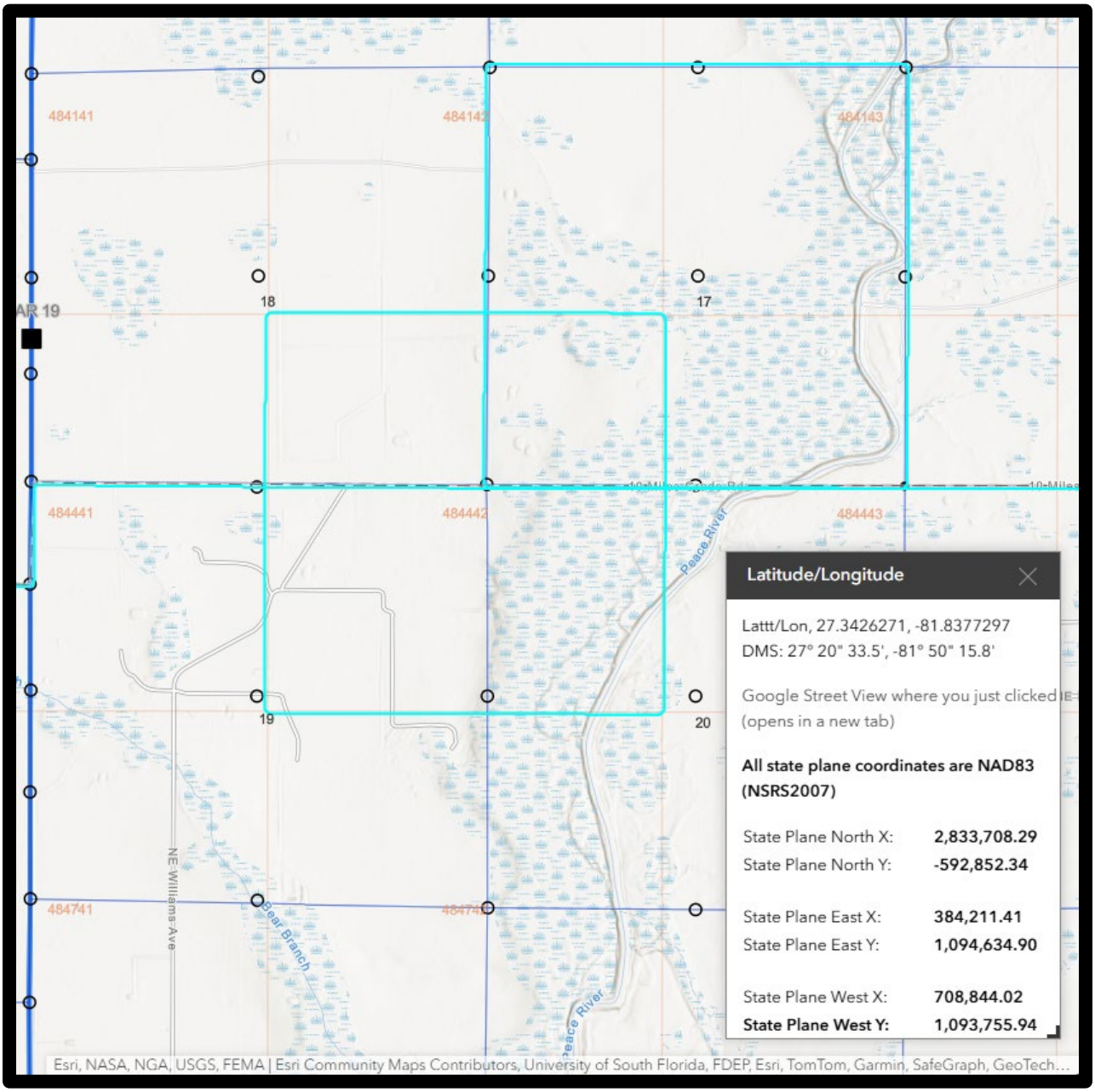
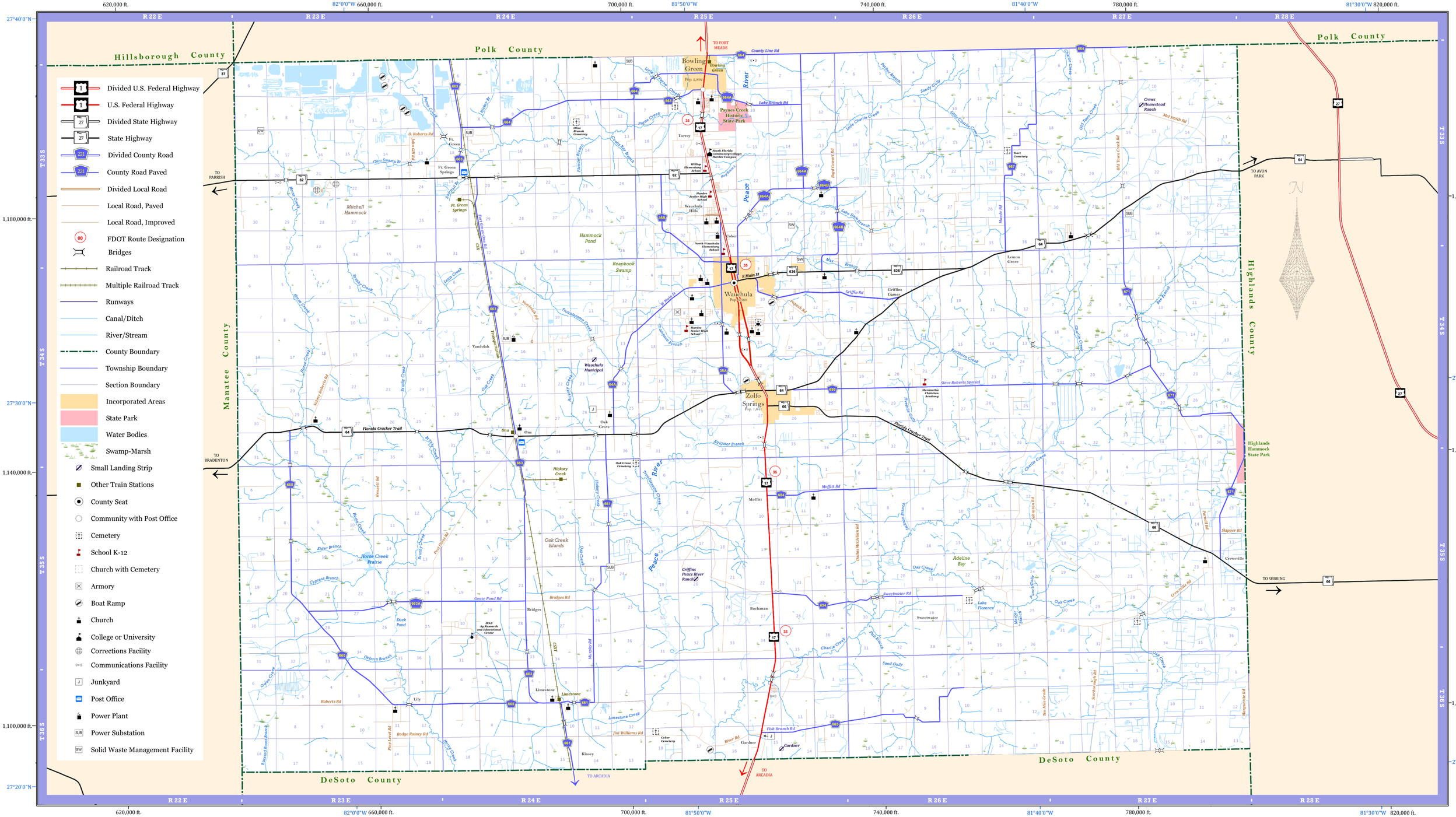


FIGURE 7

Tax Map

Hardee County Parcel

DeSoto County Parcels



This map was compiled from a variety of Federal, State, and local data sources, Florida Department of Transportation (FDOT) aerial photography completed on January 2011, and previously published County General Highway Maps.

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

Some transportation data is provided by Navteq North America, LLC, and is Copyright 2012, Navteq North America, LLC.

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

All populations are taken from the United States Census Bureau, in 2010 the population of Hardee County was 27731.

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

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

For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 32399-0450. Phone (850) 414-4050.

General Highway Map
Hardee County
Florida

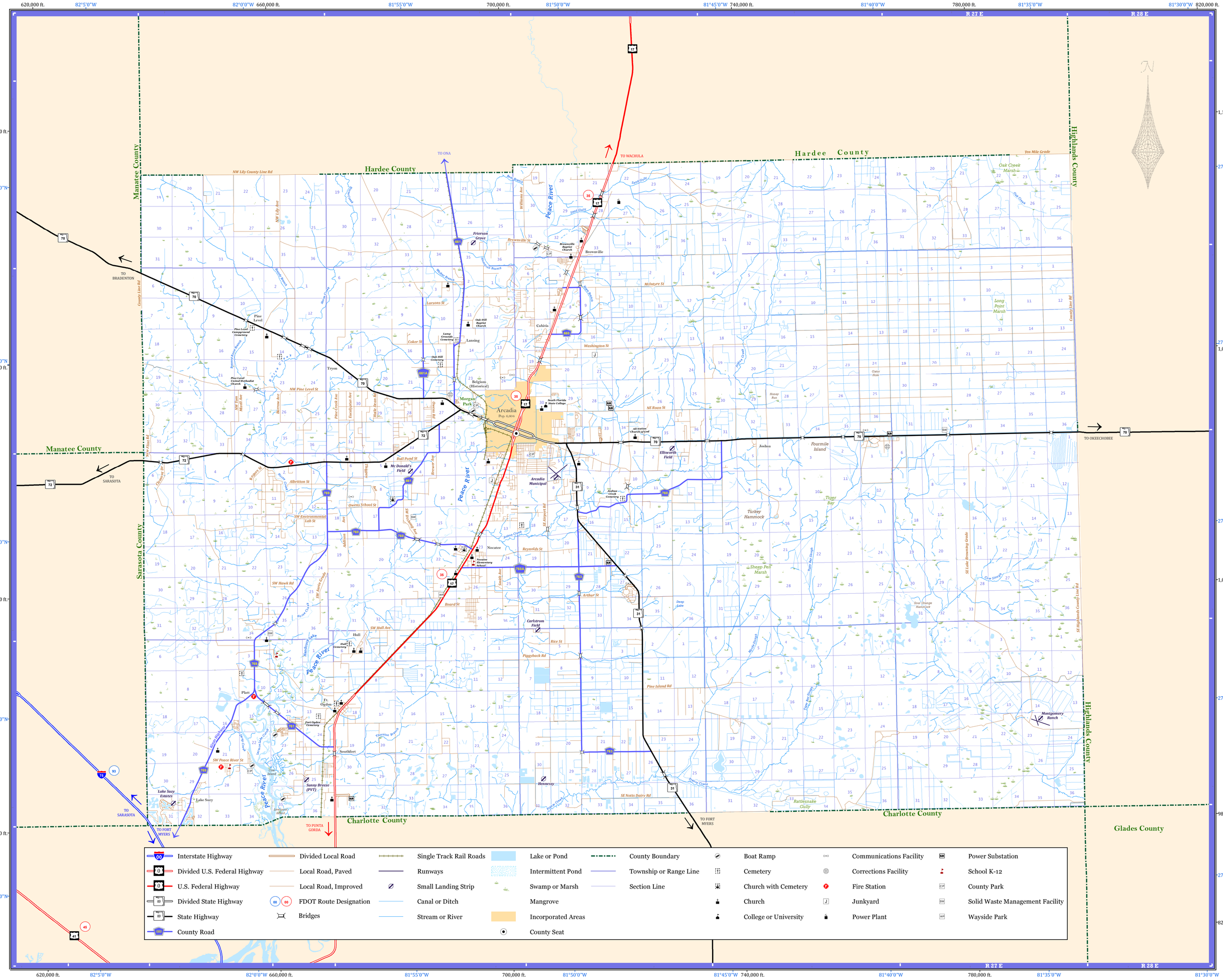
Prepared by the
Surveying and Mapping Office
State of Florida
Department of Transportation
January 2014

Copyright Florida Department of Transportation 2014

0 1 2 3 4 Miles
0 1 2 3 4 Kilometers

Copyright Submitted
03/15/14

Final Approved
01/10/14



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

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

Some transportation data is provided by HERE, and is Copyright 2014.

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

All populations are taken from the United States Census Bureau, in 2010 the population of DeSoto County was 34,862. There are 637 square miles in the county.

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

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

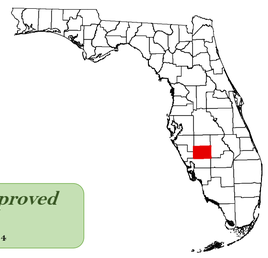
For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 32399-0450. Phone (850) 414-4050.

General Highway Map
DeSoto County
Florida

Prepared by the
Surveying and Mapping Office
State of Florida
Department of Transportation
December 2014

Copyright Florida Department of Transportation 2014

0 1 2 3 4 Miles
0 1 2 3 4 Kilometers



Final Approved

12/08/14

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1132100 2024 **R 17-36-25-0000-00640-0000**

REAL ESTATE TAX/NOTICE RECEIPT FOR HARDEE COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.00839500	$394.43
SCHOOL-STATE LAW	.00303600	$142.64
SCHOOL-LOCAL BRD	.00224800	$105.62
SWFWMD WATER DIST	.00019090	$8.97
TOTAL AD-VALOREM:		**$651.66**

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	**$0.00**

COMBINED TAXES & ASMTS: **$651.66**

DISCOUNT: **$0.00**

UNPAID BALANCE: **$0.00**

Exemptions:

Property Address:
WILLIAMS AVE ONA 33865

BURNETT CHRISTOPHER
8635 SW RIVERSIDE DRIVE
ARCADIA , FL 34269

383.660 ACRES
383.66 AC
S/2 NW/4 S OF COUNTY RD & SW/4
NE/4 S OF
COUNTY RD & SE/4 S OF COUNTY R

FAIR MKT VALUE	**$1,707,960.00**	DIST	**900**
ASSESS	**$46,984.00**	EXEMPT VALUE	**$0.00**
TAXABLE VALUE	**$46,984.00**		

**** PAID ****

Last Payment: 11/04/2024 **Receipt Number:** 9000032

Amount Collected: $625.59 **Discount Amount:** $0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
1736250000006400000	R	2024	$651.66	$0.00	11/4/2024	$625.59	$0.00
1736250000006400000	R	2023	$676.96	$0.00	11/30/2023	$649.88	$0.00
1736250000006400000	R	2022	$683.06	$0.00	11/14/2022	$655.74	$0.00
1736250000006400000	R	2021	$609.95	$0.00	12/1/2021	$585.55	$0.00
1736250000006400000	R	2020	$623.16	$0.00	11/17/2020	$598.23	$0.00
1736250000006400000	R	2019	$673.91	$0.00	11/29/2019	$646.95	$0.00
1736250000006400000	R	2018	$671.44	$0.00	12/4/2018	$644.58	$0.00
1736250000006400000	R	2017	$690.57	$0.00	11/15/2017	$662.95	$0.00
1736250000006400000	R	2016	$691.66	$234.24	11/21/2016	$888.86	$0.00
1736250000006400000	R	2015	$712.57	$234.24	11/30/2015	$908.94	$0.00

Print Bill

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1255800 2024 **R 20-36-25-0000-0012-0000**

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	$2.73
COUNTY LAW ENF	.0024399	$0.87
SCHOOL LRE	.0030960	$1.11
SCHOOL DISC	.0022480	$0.80
SOUTHWEST WATER MGMT	.0001909	$0.07
TOTAL AD-VALOREM:		**$5.58**

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	**$0.00**

COMBINED TAXES & ASMTS: **$5.58**

DISCOUNT: **$0.00**

UNPAID BALANCE: **$0.00**

Exemptions:

Property Address:
NE WILLIAMS AVE ARCADIA 34266

E & D RANCH LLP
9584 NE WILLIAMS AV
ARCADIA , FL 34266 - 0000

1.430 ACRES
THAT PART OF THE FOL LYG IN
SEC 20 MPDAF:BEG NE COR OF
NW1/4 OF NE1/4 TH N 89D13M10S
W ALG N LINE SEC 19 371.84 FT

FAIR MKT VALUE	$8,580.00	DIST	7
ASSESS	$358.00	EXEMPT VALUE	$0.00
TAXABLE VALUE	$358.00		

**** PAID ****

Last Payment:	11/15/2024	**Receipt Number:**	1000303
Amount Collected:	$5.36	**Discount Amount:**	$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid

203625000000120000	R	2024	$5.58	$0.00	11/15/2024	$5.36	$0.00
203625000000120000	R	2023	$5.67	$0.00	11/21/2023	$5.44	$0.00
203625000000120000	R	2022	$6.08	$0.00	11/22/2022	$5.84	$0.00
203625000000120000	R	2021	$6.08	$0.00	11/24/2021	$5.84	$0.00
203625000000120000	R	2020	$6.13	$0.00	11/30/2020	$5.88	$0.00
203625000000120000	R	2019	$6.17	$0.00	11/27/2019	$5.92	$0.00
203625000000120000	R	2018	$6.20	$0.00	11/30/2018	$5.95	$0.00
203625000000120000	R	2017	$6.02	$0.00	11/15/2017	$5.78	$0.00
203625000000120000	R	2016	$5.88	$28.00	11/21/2016	$32.52	$0.00
203625000000120000	R	2015	$6.31	$30.00	11/25/2015	$34.86	$0.00
203625000000120000	R	2014	$5.27	$30.00	11/26/2014	$33.86	0.00

VISUALGOV E-Government solution provider D&T Ventures
All rights reserved. Copyright ©1999-2023 Privacy Policy

Print Bill

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1255700 2024 **R 20-36-25-0000-0010-0000**

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	$240.77
COUNTY LAW ENF	.0024399	$77.14
SCHOOL LRE	.0030960	$120.90
SCHOOL DISC	.0022480	$87.79
SOUTHWEST WATER MGMT	.0001909	$6.04
TOTAL AD-VALOREM:		**$532.64**

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	**$0.00**

COMBINED TAXES & ASMTS: **$532.64**

DISCOUNT: **$0.00**

UNPAID BALANCE: **$0.00**

Exemptions:

Property Address:
9586 NE WILLIAMS AVE ARCADIA 34266

E & D RANCH LLP
9584 NE WILLIAMS AV
ARCADIA , FL 34266 - 0000

161.400 ACRES
ALL THAT PART LYG W OF RIVER
LESS PARCELS 0012 & 0015
OR 249/1047 OR 338/636,640
OR 422/538

FAIR MKT VALUE	**$994,234.00**	DIST	**7**
ASSESS	**$31,616.00**	EXEMPT VALUE	**$0.00**
TAXABLE VALUE	**$31,616.00**		

**** PAID ****

Last Payment:	11/15/2024	**Receipt Number:**	1000302
Amount Collected:	$511.33	**Discount Amount:**	$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid

203625000000100000	R	2024	$532.64	$0.00	11/15/2024	$511.33	$0.00
203625000000100000	R	2023	$491.14	$0.00	11/21/2023	$471.49	$0.00
203625000000100000	R	2022	$466.61	$0.00	11/22/2022	$447.95	$0.00
203625000000100000	R	2021	$447.76	$0.00	11/24/2021	$429.85	$0.00
203625000000100000	R	2020	$446.88	$0.00	11/30/2020	$429.00	$0.00
203625000000100000	R	2019	$448.92	$0.00	11/27/2019	$430.96	$0.00
203625000000100000	R	2018	$393.66	$0.00	11/30/2018	$377.91	$0.00
203625000000100000	R	2017	$345.88	$28.00	12/15/2017	$358.92	$0.00
203625000000100000	R	2016	$352.66	$28.00	11/21/2016	$365.43	$0.00
203625000000100000	R	2015	$379.32	$30.00	11/25/2015	$392.95	$0.00
203625000000100000	R	2014	$358.84	$30.00	11/26/2014	$373.29	0.00

VISUALGOV E-Government solution provider D&T Ventures
All rights reserved. Copyright ©1999-2023 Privacy Policy

Print Bill

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1255900 2024 **R 20-36-25-0000-0015-0000**

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	$26.45
COUNTY LAW ENF	.0024399	$8.47
SCHOOL LRE	.0030960	$10.75
SCHOOL DISC	.0022480	$7.81
SOUTHWEST WATER MGMT	.0001909	$0.66
TOTAL AD-VALOREM:		**$54.14**

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	**$0.00**

COMBINED TAXES & ASMTS: **$54.14**

DISCOUNT: **$0.00**

UNPAID BALANCE: **$0.00**

Exemptions:

Property Address:
NE WILLIAMS AVE ARCADIA 34266

E & D RANCH LLP
9584 NE WILLIAMS AV
ARCADIA , FL 34266 - 0000

77.170 ACRES
THAT PART OF FOL IN SEC 20:BEG
NW COR OF NE1/4 OF SE1/4 OF
SEC 19 TH S 00D42M49S W 387 FT
TO POB TH N 88D48M30S E

FAIR MKT VALUE	**$463,020.00**	DIST	**7**
ASSESS	**$3,473.00**	EXEMPT VALUE	**$0.00**
TAXABLE VALUE	**$3,473.00**		

**** PAID ****

Last Payment:	11/15/2024	**Receipt Number:**	1000304
Amount Collected:	$51.97	**Discount Amount:**	$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid

203625000000150000	R	2024	$54.14	$0.00	11/15/2024	$51.97	$0.00
203625000000150000	R	2023	$55.15	$0.00	11/21/2023	$52.94	$0.00
203625000000150000	R	2022	$55.68	$0.00	11/22/2022	$53.45	$0.00
203625000000150000	R	2021	$65.56	$0.00	11/24/2021	$62.94	$0.00
203625000000150000	R	2020	$66.15	$0.00	11/30/2020	$63.50	$0.00
203625000000150000	R	2019	$66.63	$0.00	11/27/2019	$63.96	$0.00
203625000000150000	R	2018	$66.94	$0.00	11/30/2018	$64.26	$0.00
203625000000150000	R	2017	$65.04	$0.00	11/15/2017	$62.44	$0.00
203625000000150000	R	2016	$66.25	$28.00	11/21/2016	$90.48	$0.00
203625000000150000	R	2015	$71.02	$30.00	11/25/2015	$96.98	$0.00
203625000000150000	R	2014	$64.74	$30.00	11/26/2014	$90.95	0.00

VISUALGOV E-Government solution provider D&T Ventures
All rights reserved. Copyright ©1999-2023 Privacy Policy

383.66 AC
S/2 NW/4 S OF COUNTY RD & SW/4 N
COUNTY RD & SE/4 S OF COUNTY RD

BURNETT CHRISTOPHER
8635 SW RIVERSIDE DRIVE
ARCADIA, FL 34269

2024

17-36-25-0000-00640-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6300	PASTURE CLS4	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	45.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

WILLIAMS AVE, ONA

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2022 MLU
INC DATE		AG DATE	

HARDEE COUNTY PROPERTY

PAGE 1 of 1 900

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 900	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,707,960
TOTAL MARKET VALUE	46,984
SOH/AGL Deduction	0
ASSESSED VALUE	46,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,984
TOTAL JUST VALUE	1,707,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,641,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
202425003584	6/18/2024	WD	U	V	11	100
GRANTOR: E & D RANCH LLP						
GRANTEE: BURNETT CHRISTOPHER						
0563/0082	1/14/1999	WD	Q	V	02	100
GRANTOR: LOWE DARLENE BILLIE						
GRANTEE: E & D RANCH LLP						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	6101	A	IMP-TYP	0		A-1	0.00	0.00	138.00	AC		1.00	1.00	1.00	250.00	250.00	34,500	AG CLASS 2000						
2	6300	A	NATIVE	0		A-1	0.00	0.00	113.66	AC		1.00	1.00	1.00	75.00	75.00	8,524							
3	6399	A	POND/WATERHO	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	30.00	30.00	60							
4	5900	A	WASTE	0		A-1	0.00	0.00	130.00	AC		1.00	1.00	1.00	30.00	30.00	3,900							
5	9912	M	MKT WETLANDS	0			0.00	0.00	132.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	198,000							
6	9910	M	MKT.VAL.AG	0			0.00	0.00	251.66	AC		1.00	1.00	1.00	6,000.00	6,000.00	1,509,960							

REVIEW DATE 01/24/2020 BY MC Total Acres: 383.66 Total Land Value: 46,984 Market: 1,707,960 Agricultural: 46,984 Common: 0 PRINTED 09/20/2024 BY SYS

ALL THAT PART LYG W OF RIVER
LESS PARCELS 0012 & 0015
OR 249/1047 OR 338/636,640

E & D RANCH LLP
9584 NE WILLIAMS AV
ARCADIA, FL 34266

2024

20-36-25-0000-0010-0000

DESOTO COUNTY PROPERTY

BUILDING CHARACTERISTICS

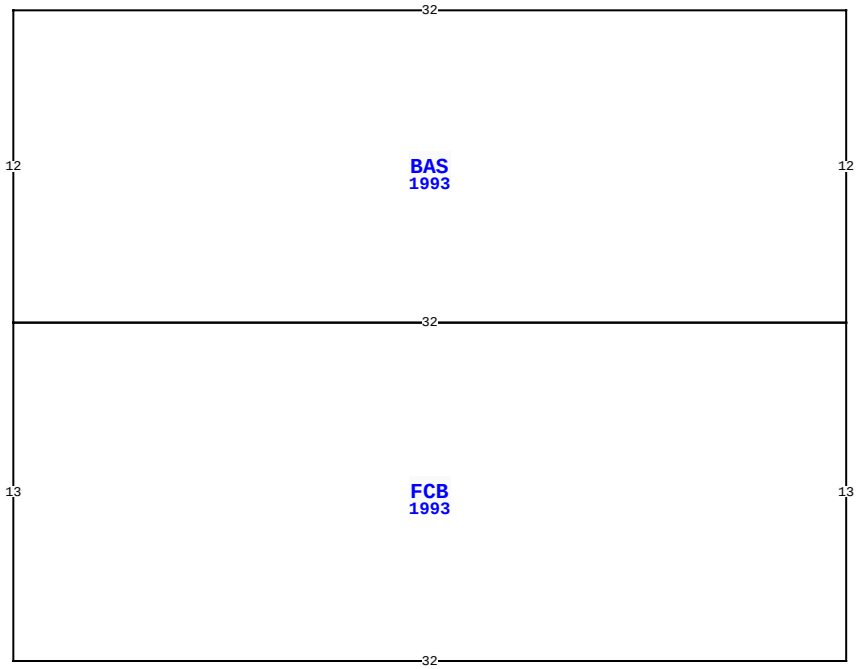
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	6300	PASTURELAND 4
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	200000.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	384	1,912
FCB	416	100	416	2,072
TOTALS	800		800	3,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	800	110.6700	99.60	79,680	1978	1978	0	0	5	43.75	5.00

1 MOBILE HM – 0% - 0 Heated Area: 758 HX Base Yr



9586 NE WILLIAMS AVE, ARCADIA

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	3,984
TOTAL MARKET OB/XF VALUE	2,850
TOTAL LAND VALUE - MARKET	987,400
TOTAL MARKET VALUE	39,052
SOH/AGL Deduction	7,436
ASSESSED VALUE	31,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,616
TOTAL JUST VALUE	994,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	989,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0422/0538	1/14/1999	SW	U	I		6,022,900
GRANTOR: LOWE DARLENE B						
GRANTEE: E & D RANCH LLP						
0338/0640	11/18/1994	QC	U	I		0
GRANTOR: HENRY EDWARD LOWE						
GRANTEE: HENRY EDWARD & DARL						

BUILDING NOTES

DAMAGED BY FLOOD

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S12 FCB=[YR=1993] S13 E32 N13 W32$E32 N12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1775	MH-CONN	0	0	0	0	1.00	UT	9,500.00	9,500.00	100	1988	1988	3	30	2,850	

LAND DESCRIPTION

TOTAL OB/XF 2,850

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0120	C	RURAL HOMESI	0		A-10	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	6314	A	NP-14AC	0			0.00	0.00	160.40	AC		1.00	1.00	1.00	45.00	45.00	7,218							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	160.40	AC		1.00	1.00	1.00	6,000.00	6,000.00	962,400							

REVIEW DATE 05/26/2023 BY KG Total Acres: 161.40 Total Land Value: 32,218 Market: 962,400 Agricultural: 7,218 Common: 25,000 PRINTED 11/06/2024 BY SYS

THAT PART OF THE FOL LYG IN
SEC 20 MPDAF:BEG NE COR OF
NW1/4 OF NE1/4 TH N 89D13M10S

E & D RANCH LLP
9584 NE WILLIAMS AV
ARCADIA, FL 34266

2024

20-36-25-0000-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6100	PASTURELAND 2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	200000.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NE WILLIAMS AVE, ARCADIA

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2022 MLU
INC DATE		AG DATE	

DESOTO COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,580
TOTAL MARKET VALUE	358
SOH/AGL Deduction	0
ASSESSED VALUE	358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358
TOTAL JUST VALUE	8,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0423/0792	1/15/1999	SW	U	V		1,000,000
GRANTOR: PAIRITZ JOHN TR & PYC						
GRANTEE: E & D RANCH LLP						
0420/1125	12/27/1998	SW	U	V		1,000,000
GRANTOR: EDWARD LOWE FOUNDATIO						
GRANTEE: PAIRITZ JOHN TR & P						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	6100	A	IMP/PAST	0		A-10	0.00	0.00	1.43	AC		1.00	1.00	1.00	250.00	250.00	358							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	1.43	AC		1.00	1.00	1.00	6,000.00	6,000.00	8,580							

REVIEW DATE 05/26/2023 BY KG Total Acres: 1.43 Total Land Value: 358 Market: 8,580 Agricultural: 358 Common: 0 PRINTED 11/06/2024 BY SYS

THAT PART OF FOL IN SEC 20:BEG
NW COR OF NE1/4 OF SE1/4 OF
SEC 19 TH S 00D42M49S W 387 FT

E & D RANCH LLP
9584 NE WILLIAMS AV
ARCADIA, FL 34266

2024

20-36-25-0000-0015-0000

DESOTO COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6300	PASTURELAND 4	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	200000.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NE WILLIAMS AVE, ARCADIA

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	463,020
TOTAL MARKET VALUE	3,473
SOH/AGL Deduction	0
ASSESSED VALUE	3,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,473
TOTAL JUST VALUE	463,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0422/0538	1/14/1999	SW	U	V		6,022,900
GRANTOR: LOWE DARLENE B						
GRANTEE: E & D RANCH LLP						
0338/0658	11/18/1994	WD	U	V		0
GRANTOR: LOWE TRUST						
GRANTEE: HENRY EDWARD & DARL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	6314	A	NP-14AC	0		A-10	0.00	0.00	77.17	AC		1.00	1.00	1.00	45.00	45.00	3,473							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	77.17	AC		1.00	1.00	1.00	6,000.00	6,000.00	463,020							

REVIEW DATE 04/28/2022 BY KG Total Acres: 77.17 Total Land Value: 3,473 Market: 463,020 Agricultural: 3,473 Common: 0 PRINTED 11/06/2024 BY SYS