



WARM SPRINGS RANCH

FLORIDA FOREVER BOUNDARY AMENDMENT APPLICATION

APRIL 2025

**CONSERVATION
FLORIDA**

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): South Goethe

Property Proposed for Boundary Amendment: Warm Springs Ranch

Name/Affiliation Proposing Amendment: Conservation Florida Inc.

Mailing Address: 37 N Orange Ave, Suite 323 Orlando, FL 32801
Street City State ZIP

Primary Phone: 352 - 376 - 4770 Email: chelsea@conservationfla.org

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 Marion County, Florida.

Property/project name: Warm Springs Ranch

Name/Affiliation of Authorized Representative: Chelsea Wisner, Conservation Florida, Inc.

Mailing Address: 37 N Orange Ave, Ste 323 Orlando Florida 32801
Street City State ZIP

Primary Phone: 352 - 376 - 4770 Email: chelsea@conservationfla.org

Property information

Section 26 Township 16S Range 18E
Lat/Long 29.0652546, -82.4619249
Acres 515.1

Parcel identification number(s):

<u>33202-000-00</u>	<u>33227-001-00</u>	<u>33607-000-00</u>
<u>33222-001-00</u>	<u>33224-000-00</u>	<u>33620-000-00</u>
<u>33225-000-00</u>	<u>33225-001-00</u>	<u>33621-000-00</u>

Landowner Information


Landowner Signature

4/3/25
Date

Jim Gissy

Landowner Name (print)

Mailing Address: 9259 Point Cypress Dr Orlando Florida 32836
Street City State ZIP

Primary Phone: (407) 618-6030 Email: Jim_gissy@w gesorts.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 - NARRATIVE

Warm Springs Ranch

CONSERVATION FLORIDA

Location & Description

Warm Springs Ranch is a ±515.1-acre project proposed for less-than-fee acquisition, located approximately one (1) mile north of the town of Dunnellon, at the southwest corner of Marion County. The property is accessed via US-41. The ±515 ac project spans 9 parcels which are singly owned by Gissy Warm Springs Ranch LLC and is largely comprised of mixed hardwood coniferous wetlands and improved pasture for grazing cattle. 225 acres of the project fall within priority 2 of the Florida Ecological Greenways Network and is therefore within the Florida Wildlife Corridor.

Warm Springs Ranch is bounded by conservation lands in every direction. It serves as a considerable link connecting the Withlacoochee State Forest complex of conservation lands to the Goethe State Forest. Additionally, the northern boundary of Warm Springs Ranch meets the Marjorie Harris Carr Cross Florida Greenway State Recreation and Conservation Area, and additional parcels of the area sit approximately one (1) mile to the south, along the Withlacoochee River.

Natural Resources

The Cooperative Land Cover (CLC v.3.7) documents 15 habitats on-site. However, the CLC does not accurately reflect ground conditions at Warm Springs Ranch. Roughly 124 acres are composed of mixed wetland hardwoods, which typically exhibit a significant slash pine (*Pinus elliottii*) component. ~11 acres are mapped as coniferous plantation, which is better considered mixed wetland hardwoods; Aerial imagery shows no characteristic evidence of a history of timbering in these areas. Approximately 180 acres of the project have been converted to improved pasture, which is largely planted in Bahia grass and used to graze a small herd of cattle. 40.8 acres are mapped as Cultural – Lacustrine; this fairly represents the extent of a phosphate mine that was dug in the late 1890's. The mine was dug so deep that they hit ground water, which still fills the basin with crystal clear water, and serves as a deep, permanently inundated water source for the local wildlife.

The Florida Natural Areas Inventory (FNAI) Biodiversity Matrix identifies 29 listed plant or animal species potentially utilizing the habitats on-site, as well as several species likely to occur, including the Eastern indigo snake (*Drymarchon couperi*), gopher tortoise (*Gopherus polyphemus*), Florida black bear (*Ursus americanus floridanus*), wood stork (*Mycteria americana*), Suwannee cooter (*Pseudemys concinna*), mesic flatwoods, sandhill, sandhill upland land, and upland hardwood forest.

Improvements

No historic structures exist on-site. Cattle infrastructure exists on-site. At the old mine, there is a fishing dock and storage shed.

Landscape Context & Public Benefit

Warm Springs Ranch, while surrounded by a network of conservation lands, is also at the center of a landscape which has been heavily altered for agriculture and subsequently subdivided and developed in residential sprawl. Aerial imagery shows few opportunities to connect the conservation lands west of US-41 to those to the east, as much of the immediate area has been converted to housing. The ±225 acres within the project area identified as priority 2 by the Florida

CONSERVATION FLORIDA

Ecological Greenways Network likely represents the only significant opportunity to ensure connectivity between the robust matrices of conservation lands that exist to the east and west of the property. While Warm Springs Ranch may not provide recreational opportunities to the public, it provides public services by stewarding permeable wetlands that allow for aquifer recharge and nutrient settling, as well as providing habitat to wildlife which those living and recreating in the area of Dunnellon may enjoy.

Conserving Warm Springs Ranch would meet Florida Forever goals and performance measures by:

- Enhancing essential natural resource and corridor linkages (A1)
- Increasing acres protected by less-than-free acquisition (A2)
- Increasing number of shared acquisition projects with funding partners, as this project is within the footprint of Alachua Conservation Trust's (ACT) Forest to Gulf Regional Conservation Partnership Program (RCPP)(A3)
- Increase acres of priority 3 strategic habitat conservation areas (B1)
- Increase number of acres of conservation corridors and linkages (B3)
- Enhancing number of occurrences of imperiled species on publicly managed lands by ensuring connectivity across US-41 (B6)
- Increase acres of priority 5 natural floodplain area (C4)
- Increase acres of priority 4 & 6 surface waters (C5)
- Protect ~13 acres of functional wetlands (C8)
- Acquire ±515 acres of priority 1, 2, & 3 ground water recharge area (D3)
- Increase acreage available for sustainable forest management (G1)
- Increase acres of 100-year floodplain (I1)

Reserved Rights

The landowner wishes to sell a conservation easement over the property that would allow continued grazing and haying rights in areas already improved for agriculture. Also potentially interested in reserving a couple of cropping areas for small row crop use. Landowner wishes to reserve several small development envelopes/carve outs for family residential use.

**ATTACHMENT B - OWNERSHIP
& TAX INFORMATION**
Warm Springs Ranch

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

33620-000-00

[GOOGLE Street View](#)

Prime Key: 795411

[MAP IT+](#)

Current as of 3/11/2025

[Property Information](#)

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

[PC:](#) 63

[Acres:](#) 79.23

GISSY WARM SPRINGS RANCH LLC
9259 POINT CYPRESS DR
ORLANDO FL 32836-5480

[Taxes / Assessments:](#)

Map ID: 20

[Millage:](#) 3002 - DUNNELLON

Situs: 20985 W HWY 40 DUNNELLON

[2024 Certified Value](#)

Land Just Value	\$328,267		
Buildings	\$33,422		
Miscellaneous	\$4,117	Impact	
Total Just Value	\$365,806	Land Class Value	(\$305,514)
Total Assessed Value	\$60,292	Total Class Value	\$22,753
Exemptions	\$0	Ex Codes: 08	\$60,292
Total Taxable	\$60,292		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$328,267	\$33,422	\$4,117	\$365,806	\$60,292	\$0	\$60,292
2023	\$328,267	\$32,800	\$4,207	\$365,274	\$60,081	\$0	\$60,081
2022	\$281,314	\$31,026	\$4,268	\$316,608	\$54,185	\$0	\$54,185

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7653/1253	12/2021	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$2,043,200
4380/1775	03/2006	07 WARRANTY	8 ALLOCATED	U	I	\$7,871,585

[Property Description](#)

SEC 26 TWP 16 RGE 18
N 1/2 OF SW 1/4 &
THAT PT OF PARK N OF 40 & W OF ORLANDO AVE AS PER PLAT OF HILLSDALE
BEING MORE PARTICULARLY DESC AS:
COM AT THE NW COR OF LOT 1 HILLSDALE (C-49) TH S 89-59-58 W 49.86 FT
TO THE POB TH CONT S 89-59-58 W 222.95 FT TH S 61-22-48 E 65.39 FT TO
A PT BEING ON A CURVE CONCAVE SLY HAVING A RADIUS OF 1178.916 FT A

RADIALLY BEARING OF N 19-09-55 E TH SELY ALONG ARC OF CURVE 181.23 FT
THRU A CENTRAL ANGLE OF 08-48-29 A CHORD BEARING & DISTANCE OF
S 66-25-51 E 181.05 FT TH N 00-13-23 W 103.72 FT TO THE POB
(OR BK 1359-1659)

EXC ROW TAKING BEING MORE PARTICULARLY DESC AS:

A TRACT OF LAND LYING WITHIN 25 FT OF EACH SIDE OF THE FOLLOWING
DESC CENTERLING: COM AT THE NE COR OF HILLSDALE (C-49) TH W 212.25
FT TO THE POB TH N 00-07-41 E 24.83 FT TO THE POC OF A CURVE CONCAVE
SELY HAVING A RADIUS OF 196.07 FT TH NELY ALONG 308.20 FT TH
S 89-48-39 E 16.35 FT TO THE PT OF TERMINUS (OR BK 1359-1662)
EXC THAT PT LYING SELY OF ROBINSON RD

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		1,320.0	2,640.0	R3A	40.00	AC							
9640		.0	.0	R3A	3.00	AC							
0100		.0	.0	R3A	1.00	AC							
9994		3,150.0	.0	R3A	1.00	UT							
5871		.0	.0	R3A	10.00	AC							
5202		.0	.0	R3A	25.23	AC							

Neighborhood 9172 - MILL 3002 DUNNELLON ACREAGE

Mkt: 7 70

[Traverse](#)

Building 1 of 1

RES01=L58U25R58D25.L33

FOP02=D6L12U6R12.L12

DCK03=L19D6R19U6.L13

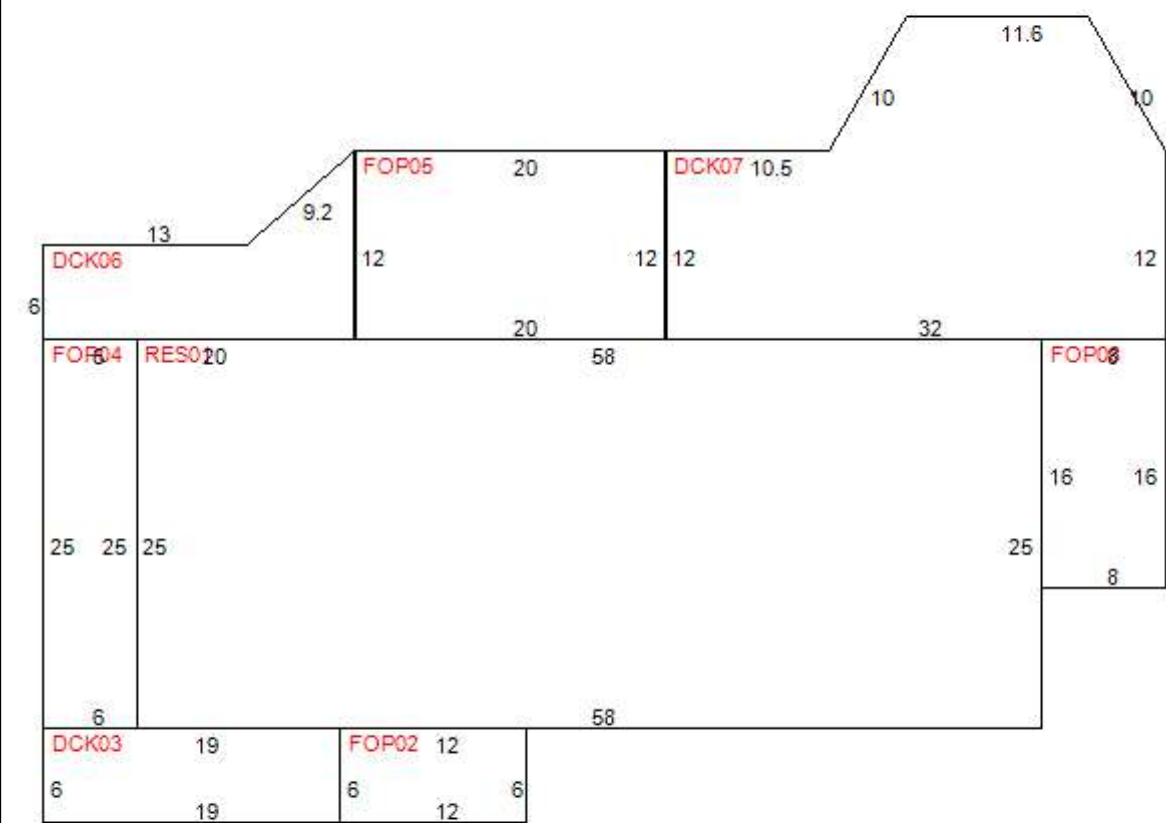
FOP04=L6U25R6D25.U25R14

FOP05=U12R20D12L20.

DCK06=L20U6R13A49|9,2D12.R20

DCK07=R32U12A330|10L11,6A210|10L10,5D12.R24,1

FOP08=D16R8U16L8.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1962
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	11/21/2024 by 183	Architecture 0 - STANDARD SFR
		Base Perimeter 166

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0138	- WD SIDING-SHTG	1.00	1962	N	0 %	0 %	1,450	1,450
FOP 0201	- NO EXTERIOR	1.00	2024	N	0 %	0 %	72	72
DCK 0301	- NO EXTERIOR	1.00	2024	N	0 %	0 %	114	114
FOP 0401	- NO EXTERIOR	1.00	2024	N	0 %	0 %	150	150
FOP 0501	- NO EXTERIOR	1.00	2024	N	0 %	0 %	240	240
DCK 0601	- NO EXTERIOR	1.00	2024	N	0 %	0 %	141	141
DCK 0701	- NO EXTERIOR	1.00	2024	N	0 %	0 %	528	528
FOP 0801	- NO EXTERIOR	1.00	2024	N	0 %	0 %	128	128

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y

Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 1

3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 3

Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00		UT	99	2024	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1962	2	0.0	0.0
144 PAVING ASPHALT	63,800.00		SF	5	2024	1	0.0	0.0
112 FENCE WIRE/BD	7,560.00		LF	10	2024	5	0.0	0.0
048 SHED OPEN	384.00		SF	15	2024	2	16.0	24.0
048 SHED OPEN	384.00		SF	15	2024	2	16.0	24.0
048 SHED OPEN	384.00		SF	15	2024	2	16.0	24.0
048 SHED OPEN	144.00		SF	15	2024	2	12.0	12.0
048 SHED OPEN	1,152.00		SF	15	2024	2	24.0	48.0
UDC CARPORT-UNFIN	1,152.00		SF	40	2024	3	24.0	48.0
159 PAV CONCRETE	522.00		SF	20	2024	3	0.0	0.0
UDG GARAGE-UNFINSH	720.00		SF	40	2024	3	20.0	36.0
OFF OFFICE FARM	240.00		SF	40	2024	3	12.0	20.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
PZ20240369	10/2/2024	-	INSTALLATION OF ASPHALT APRON

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

33202-000-00

Prime Key: 790770

[MAP IT+](#)

Current as of 3/11/2025

[Property Information](#)

GISSY WARM SPRINGS RANCH LLC
9259 POINT CYPRESS DR
ORLANDO FL 32836-5480

[Taxes / Assessments:](#)

Map ID: 12

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 63

Acres: 60.95

[2024 Certified Value](#)

Land Just Value	\$202,842		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$202,842	Land Class Value	(\$192,054)
Total Assessed Value	\$10,788	Total Class Value	\$10,788
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$10,788		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$202,842	\$0	\$0	\$202,842	\$10,788	\$0	\$10,788
2023	\$202,842	\$0	\$0	\$202,842	\$11,093	\$0	\$11,093
2022	\$191,139	\$0	\$0	\$191,139	\$8,533	\$0	\$8,533

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7653/1199	12/2021	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$364,200
4450/0563	05/2006	07 WARRANTY	8 ALLOCATED	U	V	\$2,266,500
1282/1893	04/1985	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 16 RGE 18
THAT PT OF N 1/2 OF SE 1/4 LYING SWLY OF THE RR

EXC A STRIP OF LAND 130 FT WIDE (BEING 65 FT ON EACH SIDE OF THE
CENTERLINE OF ACL RR AS LOCATED & CONSTRUCTED THRU THE N 1/2
OF SE 1/4 OF SEC 16) SAID RR ROW BEING FURTHER DESC AS: BEGIN
AT THE E BNDY LINE OF THE N 1/2 OF SE 1/4 TH IN A NWLY COURSE TO
THE N BDY LINE OF SAID N 1/2 OF SE 1/4 OF SEC

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		.0	.0	A1	60.95	AC							

Neighborhood 8363 - TR 16/18 ACREAGE MARKET 7
Mkt: 7 70

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
------	-----	-------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

SPLIT PARCEL-NOT CONTIGUOUS-C/O #33202-001-00

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

33222-001-00

Prime Key: 791008

[MAP IT+](#)

Current as of 3/11/2025

[Property Information](#)

GISSY WARM SPRINGS RANCH LLC
9259 POINT CYPRESS DR
ORLANDO FL 32836-5480

[Taxes / Assessments:](#)

Map ID: 20

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 58

Acres: 1.30

[2024 Certified Value](#)

Land Just Value	\$4,326		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$4,326	Land Class Value	(\$4,178)
Total Assessed Value	\$148	Total Class Value	\$148
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$148		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$4,326	\$0	\$0	\$4,326	\$148	\$0	\$148
2023	\$4,326	\$0	\$0	\$4,326	\$152	\$0	\$152
2022	\$4,077	\$0	\$0	\$4,077	\$124	\$0	\$124

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7653/1253	12/2021	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$2,043,200
4657/0008	12/2006	07 WARRANTY	8 ALLOCATED	U	V	\$6,799,800
3544/1832	10/2003	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$4,000
0450/0331	06/1971	02 DEED NC	0	U	V	\$650

[Property Description](#)

SEC 23 TWP 16 RGE 18
NE 1/4 OF SE 1/4 LYING SLY OF RR RWY

EXC ALL LAND LYING NE OF & ADJACENT TO A TANGENT LINE 75
FT SW OF & PARALLEL TO CENTER LIN OF ATLANTIC COAST LINE
RAILROAD, SAID TANGENT LINE INTERSECTING TH W LINE OF NE
1/4 OF SE 1/4 OF SEC 23 AT PT OPPISITE SURVEY STATEION

116+60.0 ON CENTER LINE OF RAILROAD & INTERSECTING THE S
LINE OF NE 1/4 OF SE 1/4 OF SEC 23 AT PT OPPISITE SURVE
STATION 111+45.0 ON SAID CENTER LINE IDENTIFICATION OF US-
TVA PROPERTY CORNERS PERTINENT TO ABOVE DESC AS FOLLOWS:
COR 6-109WC (COORDINATES N.1,722,511.9; E.354,637.9) A PT
IN S LINE OF NE 1/4 OF SE 1/4 OF SEC 23 OPPISITE RAILROAD
SURVEY STATION 111+45.0; COR 6-14 (COORDINATES:
N.1,722,514.1; E.354,199.0) A CONCRETE MONUMENT AT SW COR
OF NE 1/4 OF SE 1/4 OF SEC 23; COR 6-110 WC (COORDINATES
N1,722,771.7; E.354,194.1) A PT IN W LINE OF NE 1/4 OF SE
1/4 OF SEC 23 OPPISITE RR SURVEY STATION 116+60.0 TH
POSITIONS OF CORNERS ARE REF TO CORD SYSTEM. LESS &
EXCEPTROTON CONTAINED IN ORDER OF TAKING IN CIVIL
RECORDS BOOK 43 PG 98.

Land Data - Warning: Verify Zoning											
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value Just Value
5871		435.0	260.0	A1	1.30	AC					
Neighborhood 8363 - TR 16/18 ACREAGE MARKET 7											
Mkt: 7 70											

Miscellaneous Improvements							
Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Appraiser Notes							
ETALS =							

Planning and Building							
** Permit Search **							

Permit Number	Date Issued	Date Completed	Description

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

33224-000-00

Prime Key: 791016

[MAP IT+](#)

Current as of 3/11/2025

[Property Information](#)

GISSY WARM SPRINGS RANCH LLC
9259 POINT CYPRESS DR
ORLANDO FL 32836-5480

[Taxes / Assessments:](#)

Map ID: 20

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 58

Acres: 28.59

[2024 Certified Value](#)

Land Just Value	\$107,956		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$107,956	Land Class Value	(\$104,697)
Total Assessed Value	\$3,259	Total Class Value	\$3,259
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$3,259		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$107,956	\$0	\$0	\$107,956	\$3,259	\$0	\$3,259
2023	\$107,956	\$0	\$0	\$107,956	\$3,345	\$0	\$3,345
2022	\$101,918	\$0	\$0	\$101,918	\$2,716	\$0	\$2,716

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7653/1253	12/2021	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$2,043,200
6635/1310	08/2017	65 TAKING	0	U	I	\$100
4657/0008	12/2006	07 WARRANTY	8 ALLOCATED	U	V	\$6,799,800
3111/1486	02/2002	04 FEE SIMPLE	0	U	V	\$100
2795/0553	04/2000	77 AFFIDAVIT	0	U	V	\$100
2737/0850	12/1999	05 QUIT CLAIM	8 ALLOCATED	U	V	\$489,000
2511/1218	06/1998	43 R-O-W	0	U	V	\$100
2143/1541	05/1995	62 DISTR	0	U	V	\$100
D227/0001	08/1935	43 R-O-W	0	U	V	\$100

[Property Description](#)

SEC 23 TWP 16 RGE 18
THAT PT OF SE 1/4 OF SE 1/4 LYING WLY OF US 41 & SLY OF RR

EXC CFBC ROW AS DESC IN CO-70-486 &
 EXC ROW TAKING PARCEL A BEING MORE PARTICULARLY DESC AS:
 COM AT THE SE COR OF THE SE 1/4 OF SEC 23 N 89-42-53 W 488.93 FT TO THE
 CENTERLINE OF SURVEY OF STATE RD NO 45 AS SHOWN ON THE FL DEPT OF TRANS
 ROW MAP TH CONT N 89-42-53 W 47.76 FT TO THE WLY ROW LINE OF STATE RD NO 45
 AND THE POB TH N 17-20-20 W 117.77 FT TH N 01-49-46 E 211.81 FT TH N 04-17-09 E
 760.82 FT TO A PT BEING ON THE SLY PROPERTY LINE OF A TRACT OF LAND DESC IN CIVIL
 RECORDS BK 13 PAGE 98 OF THE PUBLIC RECORDS OF MARION COUNTY, FL TH S 59-46-12 E
 7.40 FT TO THE SE COR OF SAID TRACT OF LAND TH N 30-13-48 E ALONG THE ELY LINE OF
 SAID TRACT OF LAND 25.00 FT TO A PT ON THE SWLY ROW LINE OF SAID RAIL CORRIDOR TH
 S 59-46-12 E ALONG SAID SWLY ROW LINE 6.27 FT TO THE EXISTING WLY ROW LINE OF STATE
 RD NO 45 TH S 04-20-25 W 414.86 FT TH S 03-54-53 W 268.90 FT TH S 00-02-46 W 376.19 FT TH
 S 04-09-22 W 39.49 FT TO THE POB (OR BOOK 2511-1218) &
 EXC ROW TAKING PARCEL B BEING MORE PARTICULARLY DESC AS:
 COM AT THE SE COR OF THE SE 1/4 OF SEC 23 TH RUN N 89-42-53 W 488.93 FT TO THE
 CENTERLINE OF SURVEY OF STATE RD NO 45 AS SHOWN ON THE FL DEPT OF TRANS ROW MAP TH
 N 04-17-09 E ALONG THE CENTERLINE 1168.87 FT TO A PT ON THE NLY ROW LINE OF SAID RAIL
 CORRIDOR TH N 59-46-12 W 85.39 FT TO THE EXISTING WLY ROW LINE OF STATE RD NO 45 AND
 THE POB TH CONT N 59-46-12 W ALONG NLY ROW LINE 25.95 FT TH N 04-17-09 E 104.08 FT TH
 S 89-41-58 E 23.50 FT TO A PT ON THE WLY ROW LINE STATE RD NO 45 TH S 04-20-25 W 117.07 FT
 TO A PT ON THE NELY ROW LINE OF THE AFORESAID RAIL CORRIDOR & THE POB (OR BOOK 2511-1218)
 EXC ANY PT OF THE ABOVE DESC PROPERTY LYING WITHIN 100 FT OF THE CENTER LINE SR 41
 (AS DESC IN DEED BOOK 227 PAGE 1)
 EXC ROW TAKING BEING MORE PARTICULARLY DESC AS:
 COM AT SE COR OF SEC 23 TH N 89-42-55 W 488.94 FT TH N 89-42-55 W 100.24 FT FOR POB
 TH N 89-42-55 W 25.75 FT TO PT ON NON TANGENT CURVE CONCAVE ELY HAVING RAD OF 25101 FT
 TH FROM TANGENT BEARING OF N 01-34-05 E RUN NLY 397.26 FT ALG ARC OF CURVE THROUGH A
 CENTRAL ANGLE OF 00-54-24 TO END OF CURVE TH N 87-31-31 W 17 FT TO PT ON NON TANGENT
 CURVE CONCAVE ELY AND HAVING RAD OF 25118 FT TH FROM TANGENT BEARING N 02-28-29 E
 725.44 FT ALG ARC OF CURVE THROUGH A CENTRAL ANGLE OF 01-39-17 SAID PT BEING ON SLY
 ROW OF CFBC TH S 59-46-22 E 78.63 FT TH S 04-17-09 W 760.77 FT TH S 01-49-46 W 2.80 FT TH
 S 04-17-09 W 321.96 FT TO POB (OR BOOK 6635-1310)

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5871		.0	.0	A1	28.59	AC							
9994		1,050.0	.0	A1	1.00	UT							
Neighborhood 8363 - TR 16/18 ACREAGE MARKET 7													
Mkt: 7 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

33225-000-00

Prime Key: 791032

[MAP IT+](#)

Current as of 3/11/2025

[Property Information](#)

GISSY WARM SPRINGS RANCH LLC
9259 POINT CYPRESS DR
ORLANDO FL 32836

[Taxes / Assessments:](#)

Map ID: 20

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 57

Acres: 5.15

[2024 Certified Value](#)

Land Just Value	\$17,139		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$17,139	Land Class Value	(\$16,284)
Total Assessed Value	\$855	Total Class Value	\$855
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$855		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$17,139	\$0	\$0	\$17,139	\$855	\$0	\$855
2023	\$17,139	\$0	\$0	\$17,139	\$881	\$0	\$881
2022	\$27,506	\$0	\$0	\$27,506	\$747	\$0	\$747

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7836/1082	06/2022	07 WARRANTY	8 ALLOCATED	Q	V	\$100,000
5570/1482	09/2011	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
5335/1671	03/2010	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
5727/0849	01/2007	70 OTHER	0	U	V	\$100
2096/1515	12/1994	07 WARRANTY	0	U	V	\$100
2089/1134	11/1994	07 WARRANTY	0	U	V	\$100
LESE/45YR	10/1959	LS LEASE	0	U	V	\$1

[Property Description](#)

SEC 23 TWP 16 RGE 18
SE 1/4 OF SW 1/4 OF NE 1/4 OF SW 1/4
& NE 1/4 OF NW 1/4 OF SE 1/4 OF SW 1/4

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5721		.0	.0	A1	5.15	AC							
Neighborhood 8363 - TR 16/18 ACREAGE MARKET 7													
Mkt: 7 70													

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
------	-----	-------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

OR 2089-1134 1/8 INT GARY B LOTT
OR 2096-1515 1/8 INT JOHN R LOTT
SPLIT PARCEL-NOT CONTIGUOUS-C/O #33225-001-00

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

33225-001-00

Prime Key: 3114205

[MAP IT+](#)

Current as of 3/11/2025

[Property Information](#)

GISSY WARM SPRINGS RANCH LLC
9259 POINT CYPRESS DR
ORLANDO FL 32836

[Taxes / Assessments:](#)

Map ID: 20

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 57

Acres: 4.99

[2024 Certified Value](#)

Land Just Value	\$16,607		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$16,607	Land Class Value	(\$15,779)
Total Assessed Value	\$828	Total Class Value	\$828
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$828		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$16,607	\$0	\$0	\$16,607	\$828	\$0	\$828
2023	\$16,607	\$0	\$0	\$16,607	\$853	\$0	\$853
2022	\$26,652	\$0	\$0	\$26,652	\$674	\$0	\$674

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7836/1082	06/2022	07 WARRANTY	8 ALLOCATED	Q	V	\$100,000
5570/1482	09/2011	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
5335/1671	03/2010	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
2096/1515	12/1994	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 23 TWP 16 RGE 18
SE 1/4 OF SW 1/4 OF SE 1/4 OF SW 1/4 &
SW 1/4 OF SE 1/4 OF SE 1/4 OF SW 1/4

Parent Parcel: 33225-000-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5721		.0	.0	A1	4.99	AC							
Neighborhood 8363 - TR 16/18 ACREAGE MARKET 7													
Mkt: 7 70													
Miscellaneous Improvements													
Type		Nbr	Units	Type	Life	Year In		Grade			Length		Width
Appraiser Notes													
C/O OF 33225-000-00-NOT CONTIGUOUS													
Planning and Building													
** Permit Search **													
Permit Number				Date Issued				Date Completed			Description		

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

33227-001-00

Prime Key: 791059

[MAP IT+](#)

Current as of 3/11/2025

[Property Information](#)

GISSY WARM SPRINGS RANCH LLC
9259 POINT CYPRESS DR
ORLANDO FL 32836-5480

[Taxes / Assessments:](#)

Map ID: 20

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 58

Acres: 103.85

[2024 Certified Value](#)

Land Just Value	\$322,667		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$322,667	Land Class Value	(\$310,583)
Total Assessed Value	\$12,084	Total Class Value	\$12,084
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$12,084		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$322,667	\$0	\$0	\$322,667	\$12,084	\$0	\$12,084
2023	\$322,667	\$0	\$0	\$322,667	\$12,396	\$0	\$12,396
2022	\$304,072	\$0	\$0	\$304,072	\$10,046	\$0	\$10,046

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7653/1253	12/2021	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$2,043,200
4380/1775	03/2006	07 WARRANTY	8 ALLOCATED	U	I	\$7,871,585
1589/0333	06/1989	07 WARRANTY	9 UNVERIFIED	U	V	\$116,000
1589/0337	05/1989	07 WARRANTY	9 UNVERIFIED	U	V	\$20,500
1589/0331	02/1989	07 WARRANTY	9 UNVERIFIED	U	V	\$64,000
1541/0964	11/1988	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 23 TWP 16 RGE 18
THAT PT OF THE FOLLOWING DESC PROPERTY LYING SWLY OF THE CSX RR:
E 1/2 OF NE 1/4 OF SW 1/4 &
E 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 &
NE 1/4 OF SW 1/4 OF NE 1/4 OF SW 1/4 &

N 3/4 OF E 1/2 OF SE 1/4 OF SW 1/4 &
SE 1/4 OF NW 1/4 OF SE 1/4 OF SW 1/4 &
NE 1/4 OF SW 1/4 OF SE 1/4 OF SW 1/4 &
SE 1/4 OF SE 1/4 OF SE 1/4 OF SW 1/4 &
W 7/8 OF NW 1/4 OF SE 1/4 &
W 7/8 OF SW 1/4 OF SE 1/4

EXC RR ROW DEED BK 202 PG 441

EXC THAT PT LYING WITHIN CFBC ROW AS DESC IN CO 70-486

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		.0	.0	A1	11.00	AC							
9525		.0	.0	A1	7.00	AC							
5871		.0	.0	A1	85.85	AC							

Neighborhood 8363 - TR 16/18 ACREAGE MARKET 7

Mkt: 7 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

SPLIT PARCEL-NOT CONTIGUOUS-C/O #33227-001-01

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

33607-000-00

[GOOGLE Street View](#)

Prime Key: 795356

[MAP IT+](#)

Current as of 3/11/2025

[Property Information](#)

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

[PC:](#) 63

Acres: 221.11

GISSY WARM SPRINGS RANCH LLC
9259 POINT CYPRESS DR
ORLANDO FL 32836-5480

[Taxes / Assessments:](#)

Map ID: 20

[Millage:](#) 9002 - UNINCORPORATED

[More Situs](#)

Situs: 11110 N WILLIAMS ST
DUNNELLO

[2024 Certified Value](#)

Land Just Value	\$1,095,519		
Buildings	\$0		
Miscellaneous	\$14,606	Impact	
Total Just Value	\$1,110,125	Land Class Value	(\$1,048,888)
Total Assessed Value	\$61,237	Total Class Value	\$46,631
Exemptions	\$0	Ex Codes: 08	\$61,237
Total Taxable	\$61,237		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,095,519	\$0	\$14,606	\$1,110,125	\$61,237	\$0	\$61,237
2023	\$1,095,519	\$227,656	\$14,606	\$1,337,781	\$289,690	\$0	\$289,690
2022	\$1,071,556	\$208,234	\$14,638	\$1,294,428	\$262,820	\$0	\$262,820

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7653/1253	12/2021	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$2,043,200
6646/0438	09/2017	09 EASEMNT	0	U	V	\$100
5021/0866	04/2008	08 CORRECTIVE	0	U	I	\$100
4380/1775	03/2006	07 WARRANTY	8 ALLOCATED	U	I	\$7,871,585
3214/0692	07/2002	43 R-O-W	0	U	I	\$100
3214/0689	07/2002	05 QUIT CLAIM	0	U	I	\$100
3167/1253	05/2002	43 R-O-W	0	U	I	\$100
4380/1772	05/1988	51 AGR-DED	0	U	I	\$100
0315/0312	04/1967	07 WARRANTY	0	U	V	\$100
D227/0001	08/1935	43 R-O-W	0	U	I	\$100

Property Description

SEC 26 TWP 16 RGE 18

THAT PT OF THE FOLLOWING DESC PROPERTY LYING W OF THE WLY ROW OF US 41:
N 1/2

EXC E 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 &

EXC W 3/4 OF NW 1/4 OF NW 1/4 OF NE 1/4 &

EXC COM AT THE SW COR OF SE 1/4 OF NE 1/4 OF SEC 26 TH N 186 FT TO A PT 10
FT S OF THE ATLANTIC COASTLINE RR SPUR TRACK TH ALONG RR ELY 1327.6 FT TO

A PT 37 FT N OF THE SE COR OF NE 1/4 TH S 37 FT TH WLY 1316.7 FT TO THE POB

EXC COM 58 FT N OF THE SE COR OF SE 1/4 OF NE 1/4 OF SEC 26 TH N 84-18 W

675.2 FT TH N 13-25 E 153.4 FT TH E 636.6 FT TH S 247.8 FT TO THE POB

EXC COM AT A PT 506 FT N OF THE SE COR OF N 1/2 OF SEC 26 TH N TO THE SE

COR OF NE 1/4 OF NE 1/4 OF NE 1/4 TH W TO THE ELY ROW LINE OF SR 41 TH SLY

ALONG ROW LINE TO A PT S 87-38 W 587.48 FT FROM THE POB TH N 87-48 W

587.48 FT TO THE POB

EXC COM ON THE N LINE OF SEC 26 548.9 FT WESTWARD FROM THE NE COR OF SEC

26 TH CONT WESTWARD ON THE N LINE 372.5 FT TH S 361.5 FT TH E TO THE W ROW

LINE OF SR 41 TH 06-32 E 362.3 FT TO THE POB

EXC ANY PT OF THE ABOVE DESC PROPERTY LYING WITHIN 100 FT OF THE CENTER LINE SR 41
(AS DESC IN DEED BOOK 227 PAGE 1)

EXC COM AT THE SW COR OF SE 1/4 OF NE 1/4 OF SEC 26 TH N 186.20 FT S 83-19-16 E

621.93 FT TH S 20-11 W 122.20 FT TH N 89 W 577.85 FT TO THE POB

WALMART PARCEL BEING MORE PARTICULARLY DESC AS:

EXC COM AT THE SE COR OF N 1/2 OF SEC 26 TH S 89-53-07 W 785.58 FT TH

N 19-58-45 E 126.44 FT TH N 10-02-18 E 302.32 FT TO THE POB TH N 83-35-16 W

840.61 FT TH N 06-24-44 E 164.75 FT TH N 36-49-21 E 103 FT TO THE POC OF A CURVE

CONCAVE WLY HAVING A RADIUS OF 260 FT A DELTA OF 50-28-45 A CHORD BEARING &

DISTANCE OF N 11-34-59 E 221.73 FT TH ALONG ARC OF CURVE 229.07 FT TH

N 13-39-24 W 22.33 FT TH N 06-24-44 E 344.66 FT TH N 42-36-11 E 51.32 FT TH

S 83-35-16 E 714.40 FT TH S 04-17-09 W 869.31 FT TH S 10-02-18 W 12.78 FT TO

THE POB &

EXC COM AT THE SE COR OF N 1/2 OF SEC 26 TH S 89-53-07 W 785.58 FT TH

N 19-58-45 E 126.44 FT TH N 10-02-18 E 302.32 FT TH N 83-34-53 W 643.24 FT TO THE POB

TH S 06-24-44 W 301.62 FT TH N 83-34-53 W 418.55 FT TH N 06-24-44 E 281.64 FT TO A PT

ON A CURVE CONCAVE NWLY HAVING A RADIUS OF 260 FT A DELTA ANGLE OF 51-14-58 A

CHORD BEARING & DISTANCE OF N 62-26-50 E 224.89 FT TH ALONG ARC OF CURVE 232.56 FT

TH N 36-49-21 E 68.48 FT TH S 06-24-44 W 164.75 FT TH S 83-35-16 E 197.37 FT TO THE POB

EXC ROW TAKING PART A BEING MORE PARTICULARLY DESC AS:

COM AT THE SE COR OF NE 1/4 OF SEC 26 TH S 89-53-06 W 750.56 FT TH N 19-58-45 E 35.39

FT TO THE POC OF A CURVE CONCAVE WLY HAVING A RADIUS OF 1909.86 FT A CENTRAL ANGLE

OF 02-35-50 A CHORD BEARING OF N 18-40-50 E TH NLY ALONG ARC OF CURVE 86.58 FT TH

N 83-34-53 W 31.93 FT TO THE POB TH CONT N 83-34-53 W 11.01 FT TO A PT BEING ON A

CURVE CONCAVE WLY HAVING A RADIUS OF 3222.04 FT A CENTRAL ANGLE OF 00-45-29 A

CHORD BEARING OF N 14-55-42 E TH NLY ALONG ARC OF CURVE 42.63 FT TH S 75-27-02 W 7 FT

TO THE POC OF A CURVE CONCAVE WLY HAVING A RADIUS OF 3215.04 A CENTRAL ANGLE OF

04-37-57 A CHORD BEARING OF N 12-13-59 E TH NLY ALONG ARC OF CURVE 259.95 FT TH

S 83-35-16 E 4.39 FT TH S 10-01-47 W 302.05 FT TH S 19-58-45 W 0.25 FT TO THE POB

EXC ROW TAKING PART B BEING MORE PARTICULARLY DESC AS:

COM AT THE NE COR OF NE 1/4 OF SEC 26 TH N 89-42-55 W 488.90 FT TH N 89-42-55 W 47.76

FT TH S 04-09-22 W 469.05 FT TH S 01-50-06 W 84.53 FT TH S 06-46-12 W 3.40 FT TO THE POB

TH CONT S 06-46-12 W 158.80 FT TH S 04-17-09 W 342.26 FT TH N 86-42-51 W 3.80 FT TH

N 03-17-10 E 150 FT TH N 86-42-51 W 17 FT TH N 03-55-31 E 251.30 FT TH S 85-42-51 E 25 FT

TH N 04-17-07 E 100 FT TH S 85-42-51 E 6.88 FT TO THE POB

EXC A TRACT OF LAND LYING WITHIN 25 FT OF EACH SIDE OF THE FOLLOWING DESC CENTERLINE:

COM AT THE NE COR OF HILLSDALE (C-49) TH W 212.25 FT TO THE POB TH N 00-07-41 E 24.83 FT

TO THE POC OF A CURVE CONCAVE SELY HAVING A RADIUS OF 196.07 FT TH NELY ALONG CURVE

308.20 FT TH S 89-48-39 E 16.35 FT TO THE PT OF TERMINUS

EXC COM AT THE SE COR OF NE 1/4 OF SEC 26 TH S 89-51-30 W 789.27 FT TO A PT BEING ON A

CURVE CONCAVE NELY & TO THE LEFT HAVING A RADIUS OF 3222.04 FT A CENTRAL ANGLE OF

02-59-25 A CHORD BEARING & DISTANCE OF N 16-01-33 E 168.14 FT TH ALONG ARC OF CURVE

168.16 FT TH N 75-28-10 W 7 FT TO A PT BEING ON A CURVE NELY & TO THE LEFT HAVING A RADIUS OF 3215.04 FT A CENTRAL ANGLE OF 05-47-15 A CHORD BEARING & DISTANCE OF N 11-44-42 E 324.62 FT TH ALONG ARC OF CURVE 324.76 FT TH N 04-17-09 E 817.46 FT TO THE POB TH N 83-34-28 W 714.49 FT TH S 42-32-06 W 51.30 FT TH S 06-25-48 W 105 FT TH N 83-35-16 W 65 FT TH N 40-38-36 W 174.17 FT TH N 06-24-44 E 718.70 FT TH S 83-35-16 E 886.65 FT TH S 03-55-31 W 241.92 FT TH S 86-42-51 E 17 FT TH S 03-17-10 W 150 FT TH S 86-42-51 E 3.80 FT TH S 04-17-09 W 300.96 FT TO THE POB
EXC SR 45 ROW TAKING BEING MORE PARTICULARLY DESC AS:
COM AT THE NE COR OF NE 1/4 OF SEC 26 TH N 89-42-55 W 488.90 FT TH CONT N 89-42-55 W 47.76 FT TH S 04-09-22 W 469.05 FT TH S 01-50-06 W 84.53 FT TH S 06-46-12 W 3.40 FT TO THE POB TH CONT S 06-46-12 W 158.80 FT TH S 04-17-09 W 342.26 FT TH N 86-42-51 W 3.80 FT TH N 03-17-10 E 150 FT TH N 86-42-51 W 17 FT TH N 03-55-31 E 251.30 FT TH S 85-42-51 E 25 FT TH N 04-17-07 E 100 FT TH S 85-42-51 E 6.88 FT TO POB EXC COM SE COR OF N 1/2 TH S 89-53-07 W 785.58 FT TO PT ON WLY MAINTAINED ROW LINE OF US HWY 41 TH N 19-58-45 E 126.44 FT TH N 10-02-18 E 315.09 FT TH N 04-17-09 E 869.31 FT TO POB TH N 83-35-16 W 714.40 FT TH S 42-36-11 W 51.32 FT TH S 06-24-44 W 105 FT TH N 83-35-16 W 65 FT TH N 40-38-04 W 451.28 FT TH N 06-24-44 E 530 FT TH S 83-35-16 E 1089.40 FT TH S 03-55-31 W 241.84 FT TH S 86-42-51 E 17 FT TH S 03-17-10 W 150 FT TH S 86-42-51 E 3.80 FT TH S 04-17-09 W 301.04 FT TO POB
EXC COM AT THE SW COR OF SAID NE 1/4 OF SEC 26 TH S 89-54-52 E 307.71 FT TO THE POB TH N 00-05-08 E 240 FT TH S 89- 54-52 E 194.50 FT TH N 44-35-46- E 110.67 FT TO A PT BEING ON THE ARC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 530.00 FT TH 476.84 FT ALONG ARC OF CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 51-32-54 A CHORD BEARING & DISTANCE OF S 71-10-41 E 460.92 FT TH CONT N 83-02-52 E 215.77 FT TH S 83-1816- E 98.89 FT TH S 00-41-12 W 185.93 FT TH N 89-54-52 W 1019.00 FT TO THE POB
EXC COM AT THE NE COR OF SEC 26 TH N 89-42-55 W 488.94 FT TH N 89-42-55 W 100.24 FT TH S 04-17-09 W 365.21 FT TH N 89-58-55 W 301.78 FT TH N 00-02-21 E 40.39 FT TO THE POB TH N 90 W 388.24 FT TH N 00-00-00 E 327.26 FT TH S 89-42-55 E 388.47 FT TH S 00-02-21 W 325.33 FT TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		.0	.0	A1	2.00	AC							
6302		.0	.0	A1	140.18	AC							
9525		.0	.0	A1	46.73	AC							
9994		312.0	.0	A1	1.00	UT							
9994		1,050.0	.0	A1	1.00	UT							
9991		.0	.0	A1	13,327.00	UT							
5871		.0	.0	A1	32.20	AC							

Neighborhood 8363 - TR 16/18 ACREAGE MARKET 7

Mkt: 7 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1975	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1975	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1975	3	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1975	4	0.0	0.0
BTH BOAT HOUSE	384.00	SF	40	1969	1	16.0	24.0
105 FENCE CHAIN LK	360.00	LF	20	1984	1	0.0	0.0
144 PAVING ASPHALT	6,600.00	SF	5	1969	1	0.0	0.0
159 PAV CONCRETE	6,400.00	SF	20	1969	1	0.0	0.0
184 RETAIN WALL	435.00	SF	50	1969	3	0.0	0.0
114 FENCE BOARD	72.00	LF	10	1984	3	0.0	0.0
048 SHED OPEN	288.00	SF	15	2014	1	24.0	12.0

[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
MC00899	4/1/1982	12/1/1983	FDU
2022122616	-	3/15/2023	TEAR DOWN EXISTING BLOCK STRUCTURE (WILL KEEP EXISTING SEP
2022122619	-	3/15/2023	TEAR DOWN AND REMOVE EXISTING 2 BLOCK STRUCTURE LEAVE EXIST

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

33621-000-00

Prime Key: 795429

[MAP IT+](#)

Current as of 3/11/2025

[Property Information](#)

GISSY WARM SPRINGS RANCH LLC
9259 POINT CYPRESS DR
ORLANDO FL 32836-5480

[Taxes / Assessments:](#)

Map ID: 20

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 58

Acres: 12.50

[2024 Certified Value](#)

Land Just Value	\$62,598		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$62,598	Land Class Value	(\$61,132)
Total Assessed Value	\$1,466	Total Class Value	\$1,466
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$1,466		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$62,598	\$0	\$0	\$62,598	\$1,466	\$0	\$1,466
2023	\$62,598	\$0	\$0	\$62,598	\$1,500	\$0	\$1,500
2022	\$62,124	\$0	\$0	\$62,124	\$1,118	\$0	\$1,118

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7653/1253	12/2021	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$2,043,200
4380/1775	03/2006	07 WARRANTY	8 ALLOCATED	U	I	\$7,871,585

[Property Description](#)

SEC 26 TWP 16 RGE 18
E 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 &
W 3/4 OF NW 1/4 OF NW 1/4 OF NE 1/4

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

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6402		825.0	660.0	A1	5.00 AC						
9525		.0	.0	A1	1.00 AC						
9991		.0	.0	A1	867.00 UT						

5871 .0 .0 6.50 AC

Neighborhood 8363 - TR 16/18 ACREAGE MARKET 7

Mkt: 7 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

TAX PARCEL SUMMARY

COUNTY	PARCEL ID	OWNER	ACRES	ASSESSED VALUE	JUST VALUE
Marion	33202-000-00	GISSY WARM SPRINGS RANCH LLC	60.95	\$10,788	\$202,842
Marion	33620-000-00	GISSY WARM SPRINGS RANCH LLC	79.23	\$60,292	\$365,806
Marion	33227-001-00	GISSY WARM SPRINGS RANCH LLC	103.85	\$12,084	\$322,667
Marion	33225-000-00	GISSY WARM SPRINGS RANCH LLC	5.15	\$855	\$17,139
Marion	33225-001-00	GISSY WARM SPRINGS RANCH LLC	4.99	\$828	\$16,607
Marion	33224-000-00	GISSY WARM SPRINGS RANCH LLC	28.59	\$3,259	\$107,956
Marion	33222-001-00	GISSY WARM SPRINGS RANCH LLC	1.30	\$152	\$4,326
Marion	33621-000-00	GISSY WARM SPRINGS RANCH LLC	12.50	\$1,466	\$62,598
Marion	33607-000-00	GISSY WARM SPRINGS RANCH LLC	221.11	\$61,237	\$1,110,125
Totals			517.67	\$150,961	\$2,210,066



April 3, 2025

DEP Division of State Lands
Office of Environmental Services
3800 Commonwealth Blvd., MS 140
Tallahassee, FL 32399-3000

To Whom it May Concern:

The purpose of this letter is to acknowledge that Gissy Warm Springs Ranch LLC, the owner of the parcels identified in the attached Florida Forever Boundary Amendment application, has been contacted by me, Chelsea Wisner, authorized representative for this application. Gissy Warm Springs Ranch LLC is a willing seller provided that any sale would be based on terms and conditions that are determined by the seller to be acceptable at the time they are offered. We appreciate the opportunity to conserve this project, and we look forward to it being included in the Florida Forever Program.

Thank you for your consideration,

A handwritten signature in blue ink that reads "Chelsea Wisner".

Chelsea Wisner
Director of Land Protection
Conservation Florida Inc.

ATTACHMENT C - MAPS & AERIALS

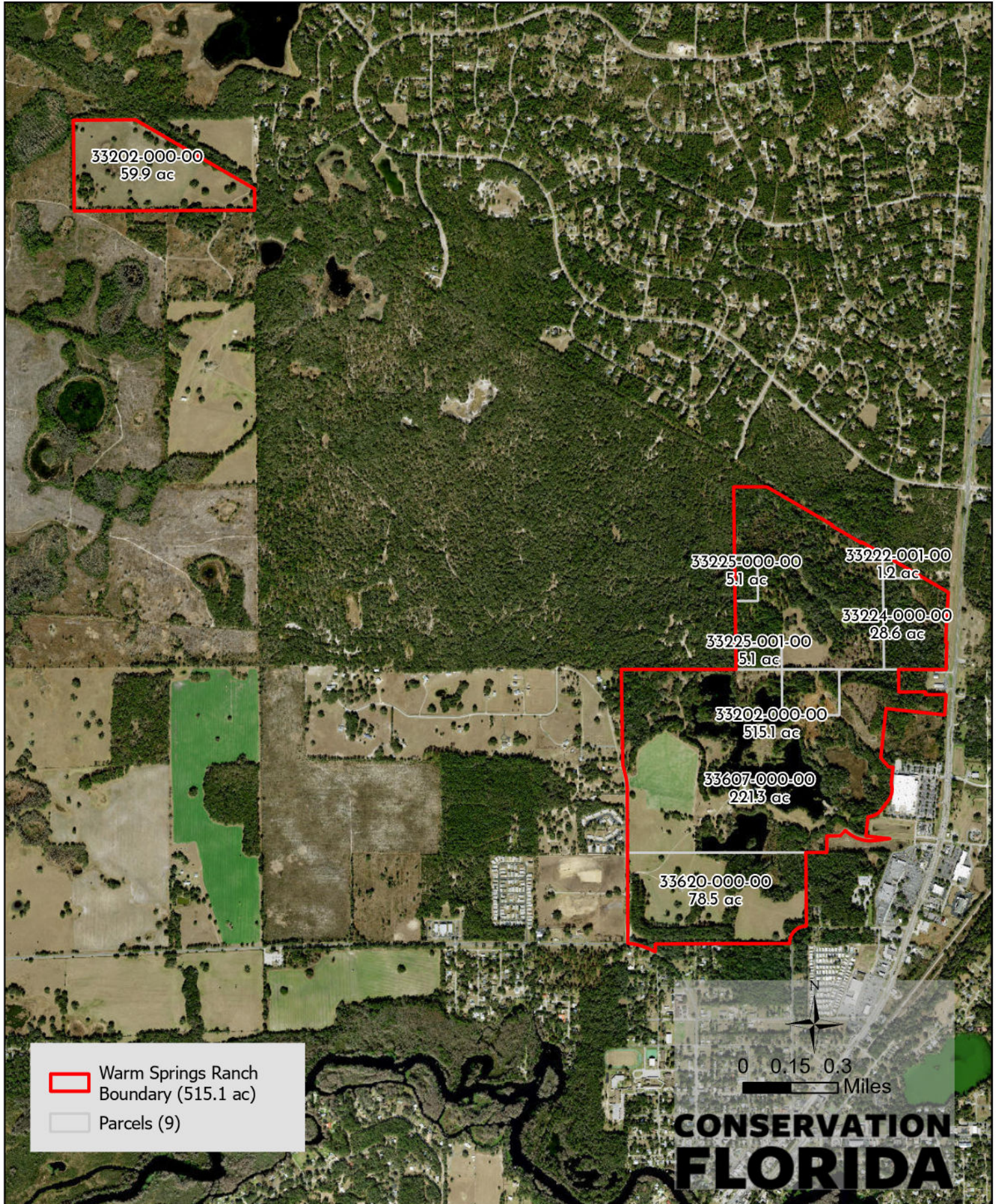
Warm Springs Ranch

TAX PARCEL MAP

Warm Springs Ranch

• Marion County, FL

• April 2025

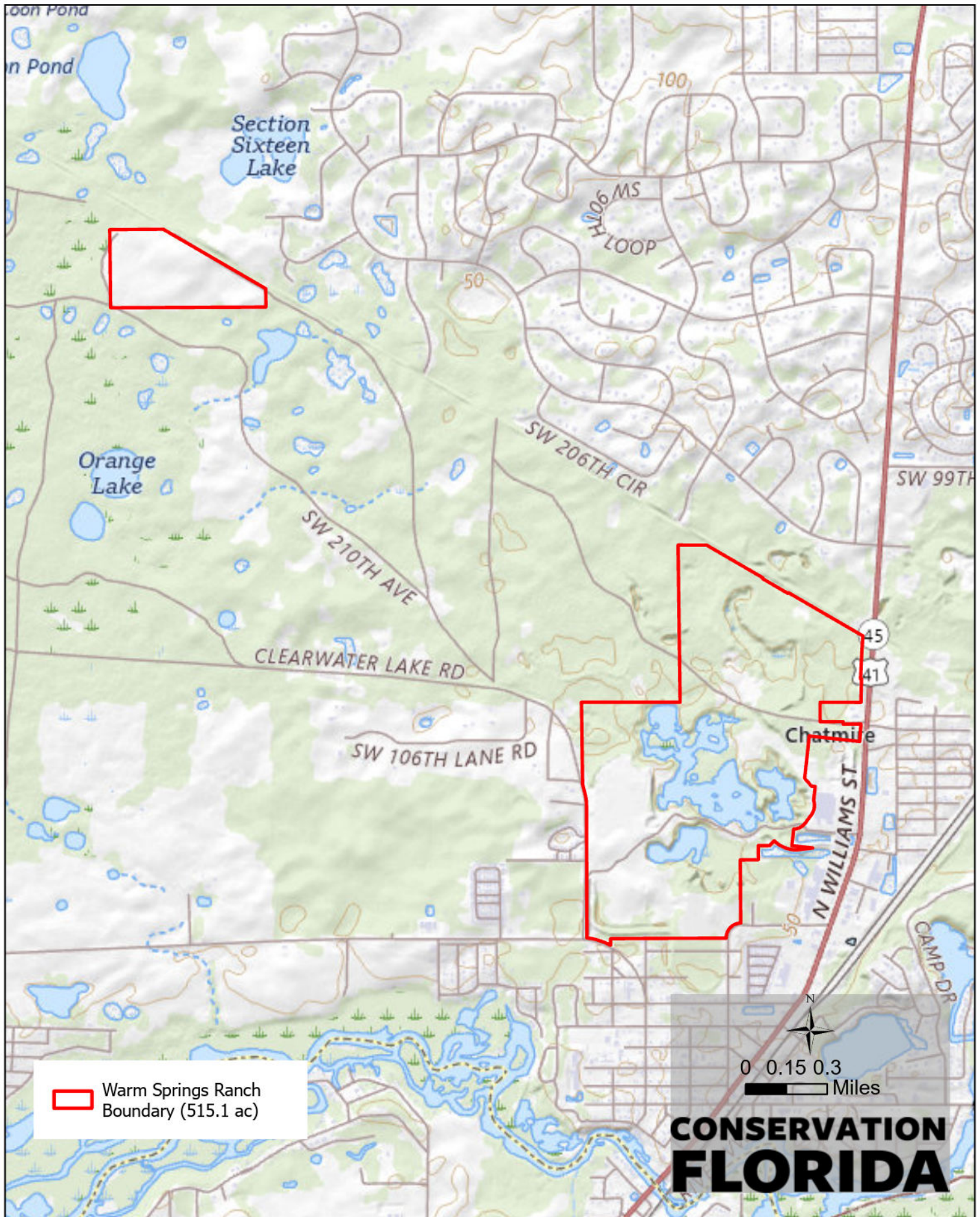


USGS TOPOGRAPHIC MAP

Warm Springs Ranch

• Marion County, FL

• April 2025



TRANSPORTATION MAP

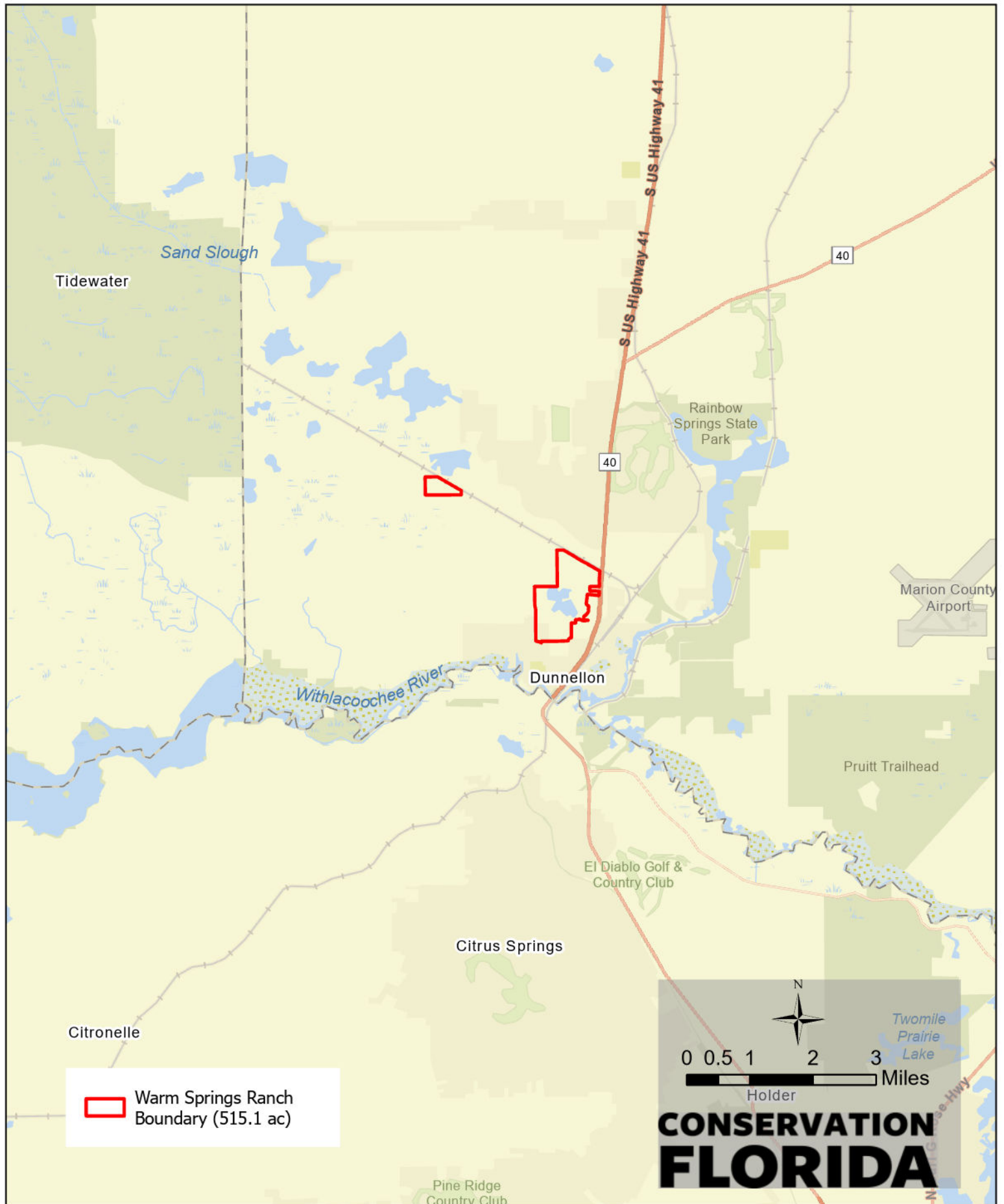
Warm Springs Ranch



Marion County, FL



April 2025

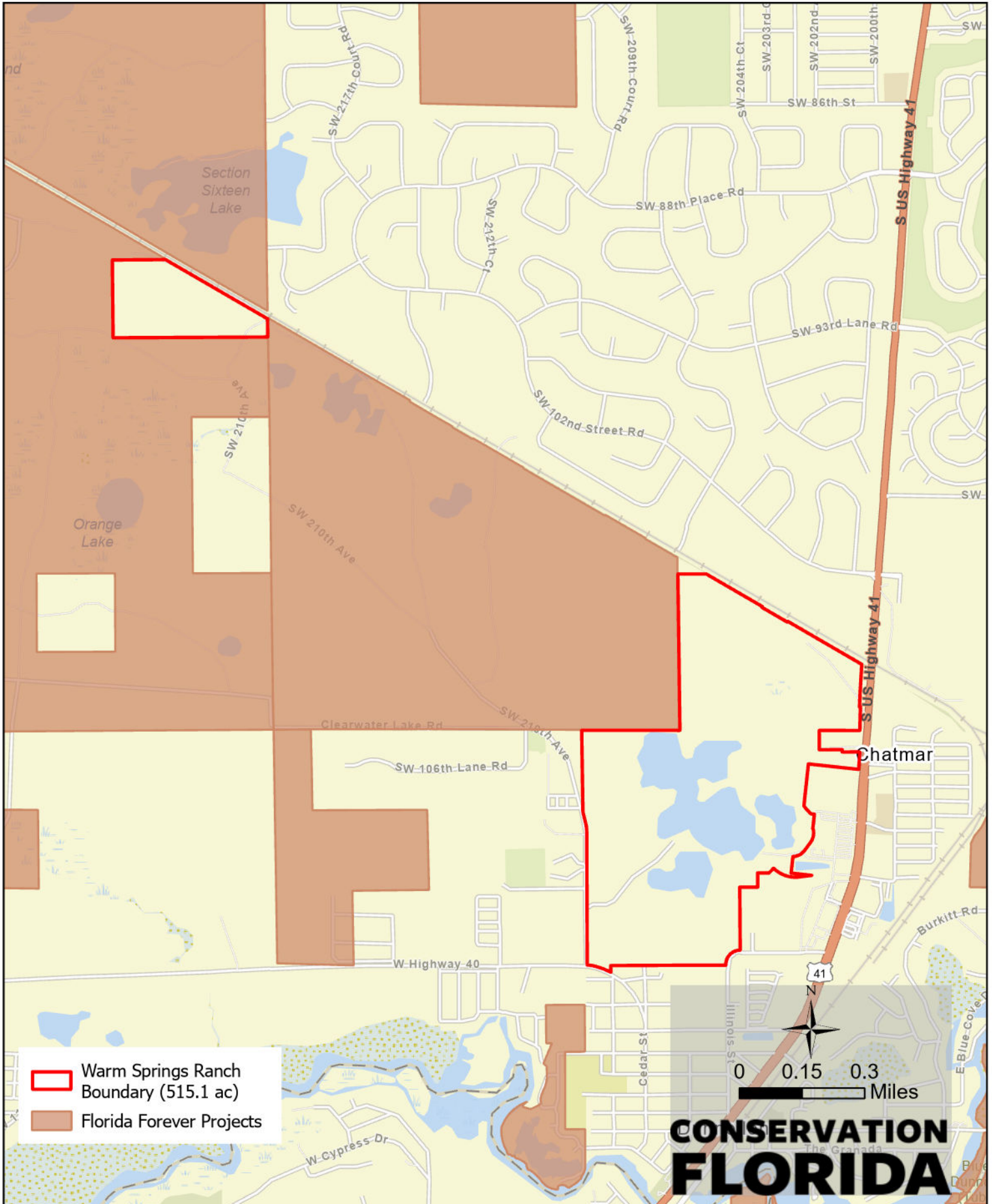


FLORIDA FOREVER BOUNDARIES

Warm Springs Ranch

• Marion County, FL

• April 2025



CONSERVATION LANDS & FL WILDLIFE CORRIDOR

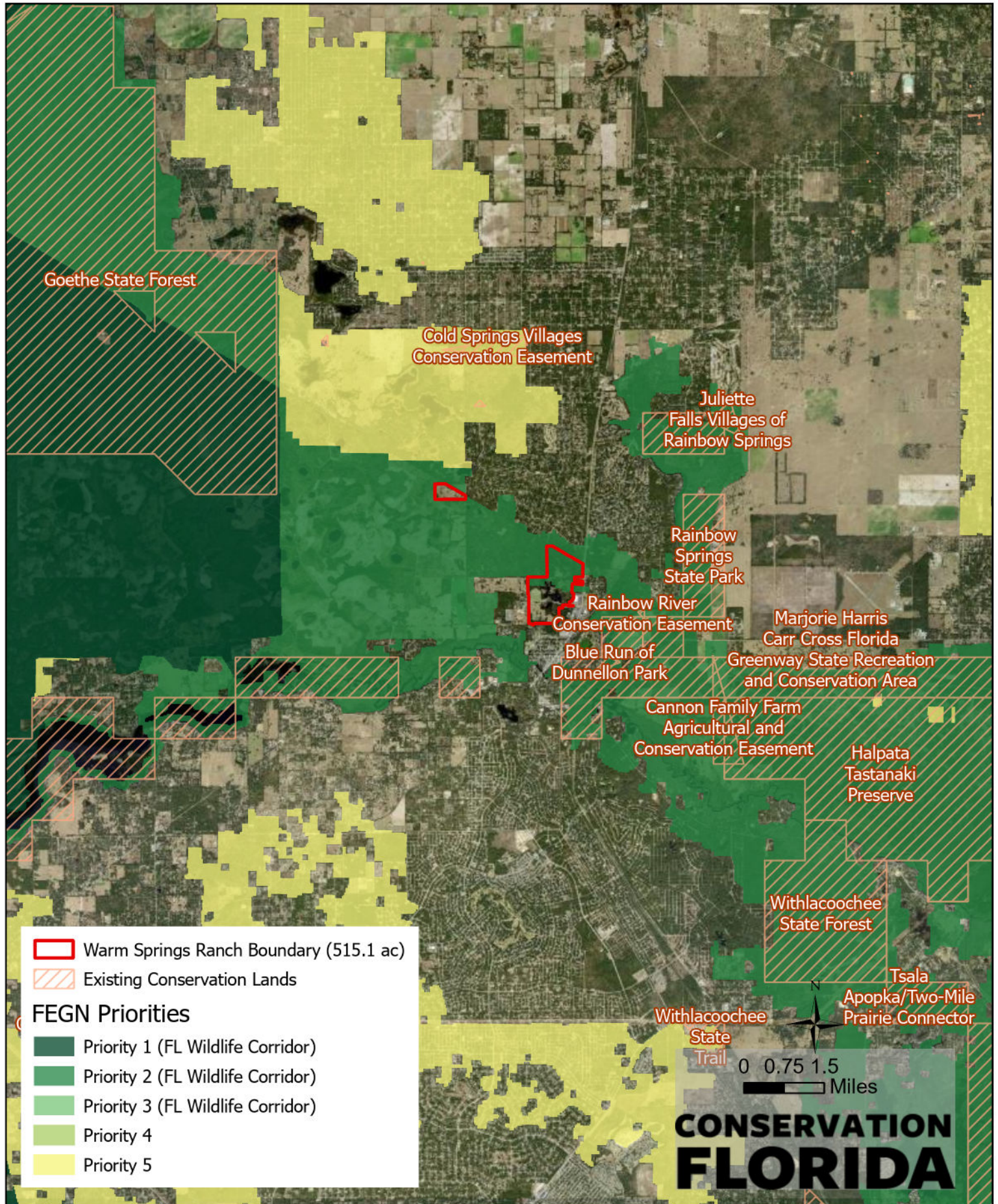
Warm Springs Ranch



Marion County, FL



April 2025





FLORIDA
Natural Areas
INVENTORY

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

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

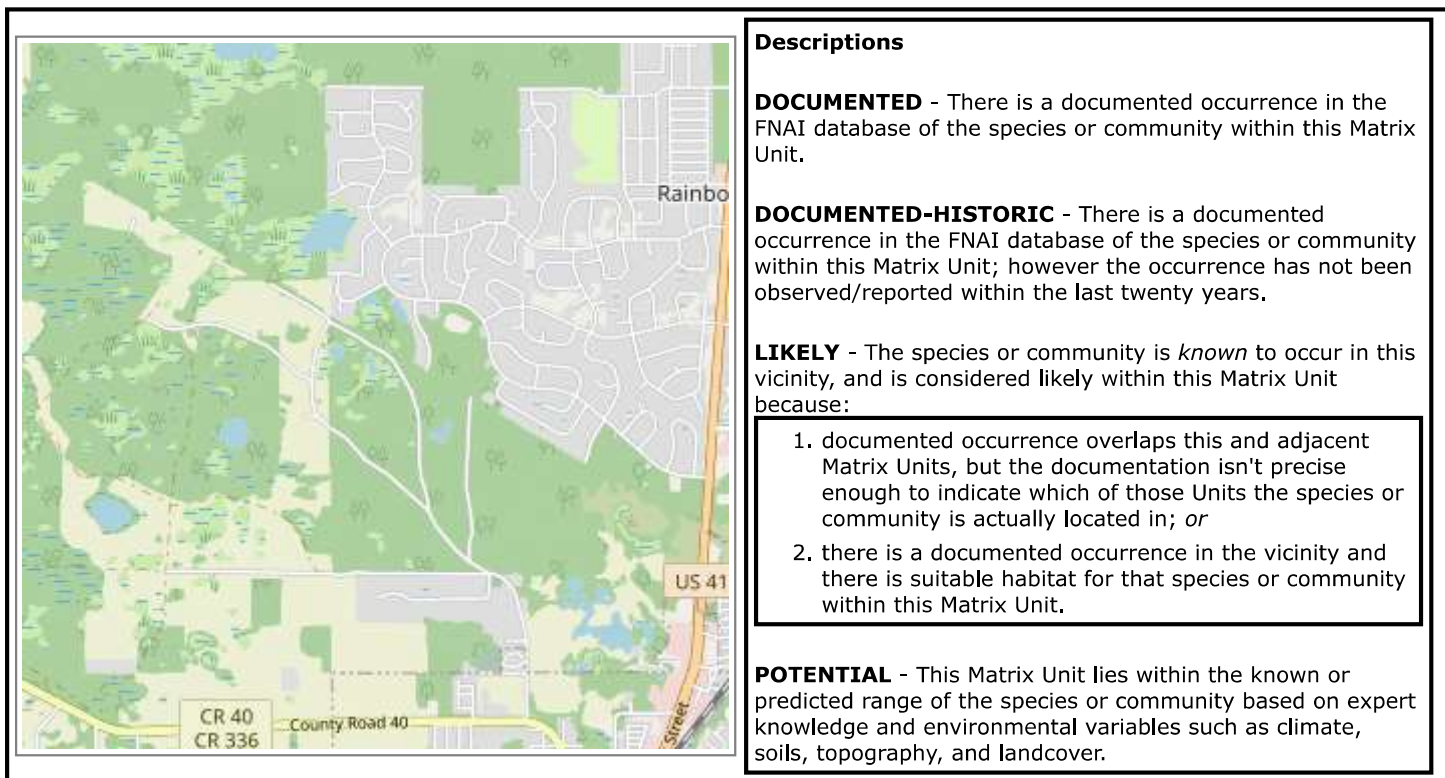
UNOFFICIAL REPORT

Created 3/11/2025

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

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

Report for 5 Matrix Units: 24794 , 24795 , 25057 , 25058 , 25321



Matrix Unit ID: 24794

0 Documented Elements Found

0 Documented-Historic Elements Found

5 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
<i>Sandhill upland lake</i>	G3	S2	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 247950 **Documented** Elements Found0 **Documented-Historic** Elements Found6 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
<i>Sandhill</i>	G3	S2	N	N
<i>Sandhill upland lake</i>	G3	S2	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 250570 **Documented** Elements Found0 **Documented-Historic** Elements Found4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mycteria americana Wood Stork	G4	S2	T	FT
<i>Sandhill</i>	G3	S2	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 250580 **Documented** Elements Found0 **Documented-Historic** Elements Found5 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mycteria americana Wood Stork	G4	S2	T	FT
<i>Sandhill</i>	G3	S2	N	N
<i>Sandhill upland lake</i>	G3	S2	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 253210 **Documented** Elements Found0 **Documented-Historic** Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT
<i>Sandhill</i>	G3	S2	N	N

Matrix Unit IDs: **24794**, **24795**, **25057**, **25058**, **25321**

22 Potential Elements Common to Any of the 5 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Dryobates borealis</i> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<i>Forestiera godfreyi</i> Godfrey's swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Leitneria floridana</i> corkwood	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Phyllanthus liebmannianus ssp. platylepis</i> pinewoods dainties	G4T2	S2	N	E
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Spigelia loganioides</i> pinkroot	G2Q	S2	N	E

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

Unofficial Report

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