

Pettis Springs Farm

Sw Pettis Springs Cir, Greenville, Florida 32331

Dean Saunders, ALC, CCIM
863-287-8340
dean@saundersrealestate.com





SECTION 1

Application

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): Aucilla/Wacissa Watershed

Property Proposed for Boundary Amendment: Pettis Springs Farm

Name/Affiliation Proposing Amendment: Dean Saunders w/Saunders Real Estate

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801

Street	City	State	ZIP
1723 Bartow Road	Lakeland	FL	33801

Primary Phone: 863-287-8340 Email: dean@saundersrealestate.com

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

This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

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

Learn more about [Florida Forever](#).

Florida Forever Boundary Amendment Application



Supporting documentation

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

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

Property/project name: Pettis Springs Farm

Name/Affiliation of Authorized Representative: Dean Saunders
Saunders Real Estate

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801
Street City State ZIP

Primary Phone: 863-287-8340 Email: dean@saundersrealestate.com

Property information

Section 27 Township 1N Range 6E
Lat/Long 30.4531017586, -83.7182343733
Acres 587

Parcel identification number(s):

Multiple (See Attached)

Landowner Information

Randy Lee Wright 2/10/2026
Landowner Signature Date

Randy Lee Wright
Landowner Name (print)

Mailing Address: 3321 Westshore Dr, St. Cloud, FL 34772
Street City State ZIP

Primary Phone: 407-908-3401 Email: Dean@SaundersRealEstate.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.



Saunders Real Estate

February 16, 2026

Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd, Mail Station 140
Tallahassee, FL 32399
Subject: Pettis Springs Farm – Willing Seller Letter

Dear FDEP Office of Environmental Services,

I am representing the landowner of the Pettis Springs Farm Florida Forever Boundary Amendment proposal and the negotiation of a conservation easement over their land. The landowner has been contacted and is willing to sell a conservation easement over their land for the protection of Florida's natural resources.

Best Regards,

Dean Saunders

Phone: 863-287-8340

Email: Dean@SaundersRealEstate.com

#

Saunders Real Estate

1723 Bartow Road, Lakeland, FL 33801 | www.saundersrealestate.com



SECTION 2

Property Description

PETTIS SPRINGS FARM FLORIDA FOREVER BOUNDARY AMENDMENT

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

The proposed Pettis Springs Farm is 591 ± total acres in Madison County. The property contains 464 ± upland acres (79%) and 127 ± wetland acres (21%). The property is located in Greenville and borders I-10, along the Aucilla River.

The farm includes approximately 464 acres of uplands and 127 acres of wetlands. The upland areas support a cow-calf operation of roughly 100 head of cattle, along with planted pine stands managed for timber production. Improved and semi-improved pastures are used for grazing, while the silviculture component provides both long-term economic value and habitat benefits.

Wetland areas are interspersed throughout the property and include riverine and floodplain features associated with the Aucilla River. Two managed duck ponds, one designed for roosting and one for feeding, attract a healthy population of wood ducks and other waterfowl. These natural areas complement the agricultural use by providing water resources, wildlife habitat, and natural buffers within the working landscape.

The property has approximately one-quarter mile of road frontage along SW Pettis Springs Circle, providing convenient access for ranch operations. Overall, Pettis Springs Farm represents a well-managed, multi-use agricultural property that balances cattle production, timber management, and conservation-friendly land stewardship.

The Pettis Springs Farm has a 2025 certified market/just value of \$1,545,372.

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 improvements/facilities? If so, please describe:

Pettis Springs Farm is located in an environmentally significant region of North Florida along the Aucilla River. The property supports a diverse mosaic of natural communities, including improved and woodland pastures, shrub and brushland, pine flatwoods, mixed wetland forests, and freshwater marshes. Pettis Springs itself is located on the property and contributes to local hydrology and habitat diversity. Together, these communities provide important ecological functions and support a wide range of native wildlife species.

The property lies within a Priority 2 area of the Florida Ecological Greenways Network, also known as the Florida Wildlife Corridor. This designation reflects the site's role in maintaining landscape connectivity for wide-ranging species, including the Florida black bear and Florida panther. According to the Florida Natural Areas Inventory Biodiversity Matrix, species likely to utilize the property include gopher tortoise, wood stork, Florida black bear, eastern indigo snake, and Florida sandhill crane. The landowner has also observed white-tailed deer, wild turkey, sandhill cranes, swallow-tailed kites, gopher tortoises, and bobcats on the property.

Pettis Springs Farm is surrounded by a growing network of protected lands, including the Keith Whaley Agricultural and Conservation Easement, Robert Feagin Conservation Easement, Belle Terre Partners

Conservation Easement, Ragans Conservation Easement, and the Upper Aucilla Conservation Area. Permanent protection of Pettis Springs Farm would strengthen this existing conservation landscape, enhance habitat connectivity within the Florida Wildlife Corridor, and contribute to the long-term ecological integrity of the Aucilla River corridor.

Hydrologically, the property contains approximately 127 ± acres of wetlands, including mixed forested wetlands, freshwater marshes, ponds, and Pettis Spring. These wetland systems support important hydrologic functions and contribute to the overall water quality and quantity within the Aucilla River watershed. Most of the property lies within a Priority 3 area for surface water resource protection.

The entire property is included within the Critical Lands and Waters Identification Project (CLIP), reflecting its significance for groundwater recharge, natural floodplain function, and regional water quality protection. Protection of these wetlands helps sustain the hydrologic integrity of the Aucilla River system while supporting broader watershed and aquifer recharge benefits.

3. Potential Public Recreation opportunities or other uses:

N/A

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

The area surrounding the property in Madison County is currently zoned and designated for agricultural use. At this time, there are no known development proposals affecting the property. The land could be subdivided into smaller homesites or converted to more intensive uses, including utility-scale solar development.

Such changes in land use could interfere with ongoing operations and adversely affect natural resource values, including wildlife habitat, aquifer recharge, and natural floodplain function. Placement of a conservation easement on the property would eliminate these development pressures and ensure the long-term continuation of agricultural uses while protecting the property's water resources and ecological functions.

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

N/A

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

Acquisition of a conservation easement on the Pettis Springs Farm would further a number of the goals and measures of the Florida Forever Program:

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

- The entire property is located in a priority area of the Florida Ecological Greenway Network (Wildlife Corridor), which contributes to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis (Measure A1).
- The property would be protected through a less-than-fee acquisition of a Conservation Easement (A2)

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

- The property has been identified as a Strategic Habitat Conservation Area (Measure B1).
- The entire property has been identified as habitat for Florida's rarest species, including the Florida Black Bear (Measure B2).
- The entire property is located in a priority area of the Florida Ecological Greenway Network (Wildlife Corridor). Its acquisition would expand the protected area near the Aucilla/Wacissa Watershed Florida Forever Project and Upper Aucilla Conservation Area (Measure B3).
- Cypress is among the natural communities on the property identified as Underrepresented Natural Communities by FNAI (Measure B4)

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

- Cypress, Freshwater Marshes, Wetland Forests, and Wet Prairies contribute to priorities for natural floodplain function and surface water resource protection, including natural and managed water storage features (Measures C4 and C5).
- Approximately 21% of the property is composed of ranked functional wetlands (Measure C8).

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:

- The entire property is priority-ranked for aquifer recharge (Measure D3).

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 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 is not included.

Pettis Springs Farm is proposed in this application as a less-than-fee acquisition. Under a conservation easement, the state would acquire the developmental rights on the property while the landowner would like to continue the current and historic activities on the property. These activities include agriculture, cattle, silviculture, recreation, and private use and enjoyment.

Pettis Springs Farm will enlarge the conservation lands in North Florida along the Aucilla River. Acquisition of the property under an easement would protect a priority area of the Florida Wildlife Corridor from future development and prevent fragmentation of sensitive habitat that supports many native species in Florida. The acquisition would also protect the water quality and quantity of the Aucilla River region.

SPECIFICATIONS & FEATURES

Specifications & Features

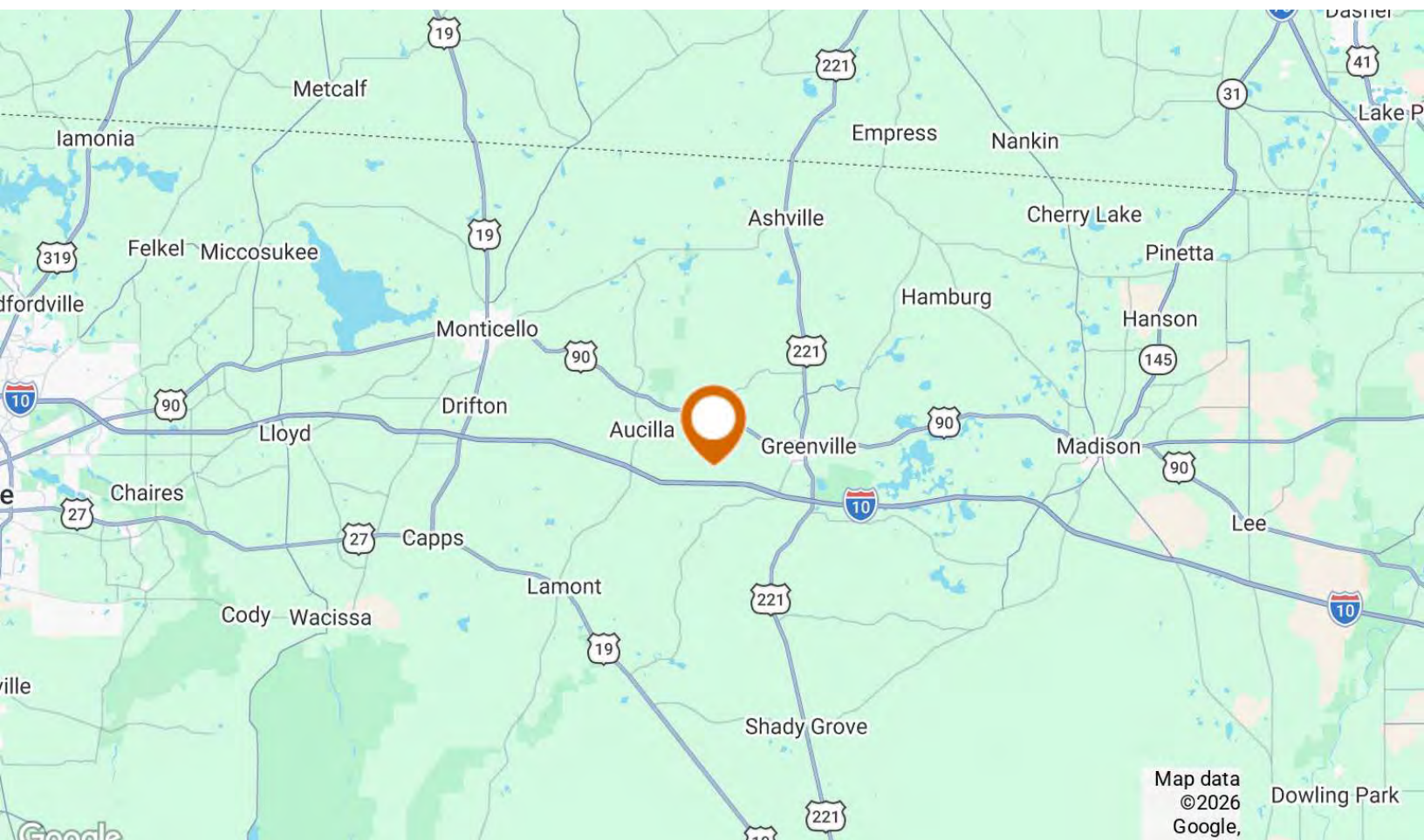
Uplands / Wetlands:	464 ± Upland Acres (79%) / 127 ± Wetland Acres (21%)
Soil Types:	Plummer; Ocilla; Goldsboro; Lovett; Blanton; Dorovan; Udorthents; Pelham; Albany; Surrency; Lucy; Nankin; Faceville: Esto; Cantey
Zoning / FLU:	Agriculture
Lake Frontage / Water Features:	500 ± Feet of Frontage Along The Aucilla River
Water Source & Utilities:	Well & Septic
Road Frontage:	1/4 ± Mile Along SW Pettis Springs Cir
Fencing:	Perimeter and Cross-Fenced
Current Use:	Homesite, Cattle, Timber, Hunting, & Recreation
Potential Recreational / Alt Uses:	Property could support smaller homesites or a solar farm
Land Cover:	Improved Pastures (213 ± Acres); Dry Prairie (101 ± Acres); Forest Regeneration Areas (71 ± Acres); Mixed Wetland Hardwoods (40 ± Acres); Hardwood Coniferous-Mixed (29 ± Acres); Cypress (22 ± Acres); Wetland Forested Mixed (22 ± Acres); Bottomland (16 ± Acres); Mixed Scrub-Shrub Wetland (11 ± Acres); Coniferous Plantations (11 ± Acres); Freshwater Marshes (10 ± Acres); Upland Hardwood Forests (9 ± Acres); Woodland Pastures (4 ± Acres)
Structures & Year Built:	• Single-Family Home (1985) • Pool • Barn • & Agricultural Structures

LOCATION



Location & Driving Directions

Parcel: Multiple (4)
GPS: 30.4820546, -83.7020746
Driving Directions: Contact Dean Saunders
Showing Instructions: Contact Dean Saunders



A photograph of a swampy area. In the foreground, there are several palm trees with long, green, sword-shaped leaves. Some of the leaves are brown and dry. In the background, there is a body of water, possibly a pond or a small lake, surrounded by more trees. The trees in the background are mostly bare, suggesting a late autumn or winter setting. The sky is visible through the branches of the trees, showing a pale blue color.

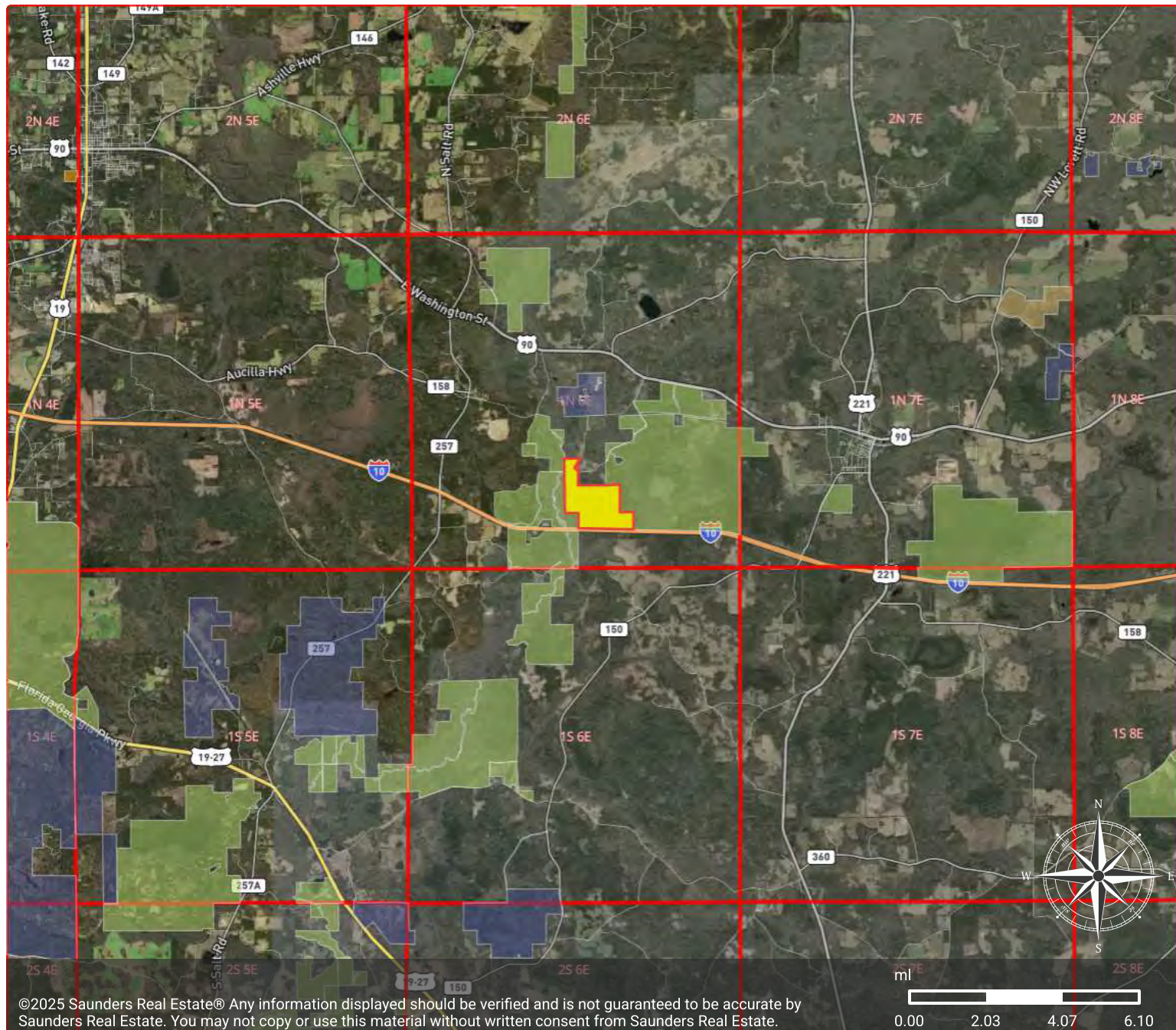
SECTION 3 Maps



Pettis Spring Farm



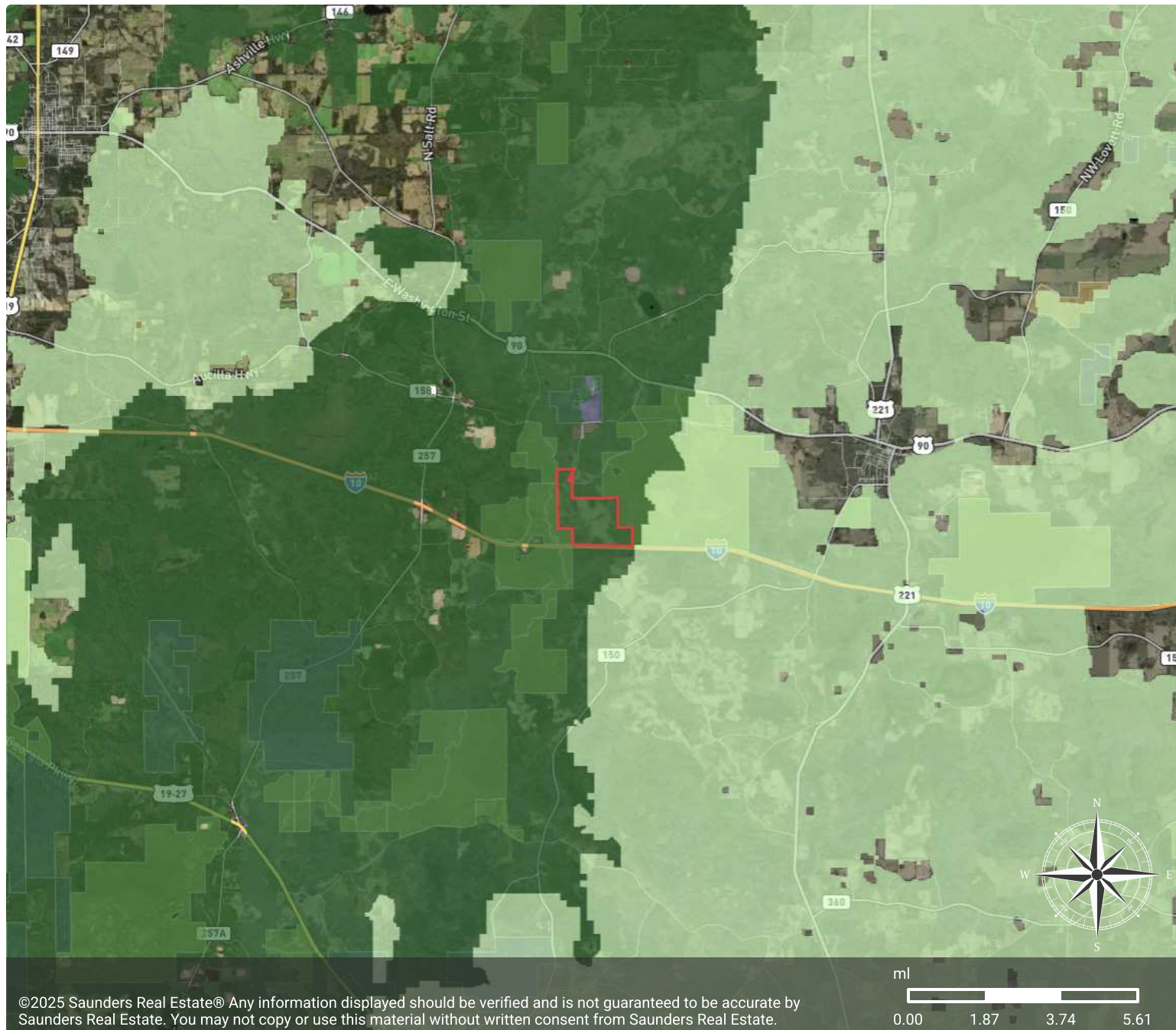
-  Subject Site
-  Conservation Lands (FLMA): State



Vicinity



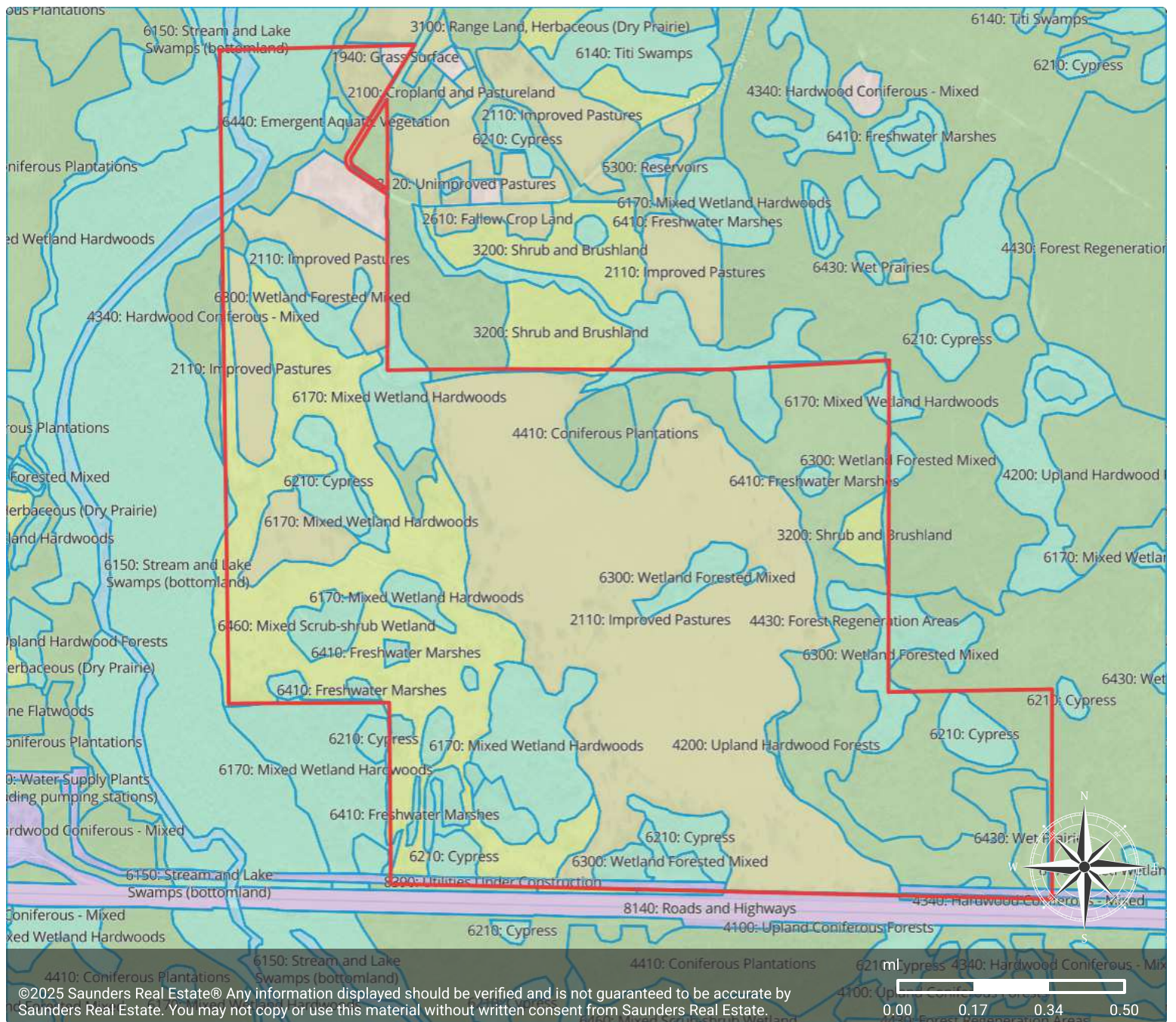
- Subject Site
- Conservation Lands (FLMA): Private
- Conservation Lands (FLMA): State
- Conservation Lands (FLMA): Federal
- Conservation Lands (FLMA): Local
- Township/Range



Florida Ecological Greenway Network



- Subject Site
- Ecological Greenways: Priority 2
- Ecological Greenways: Priority 5
- Conservation Lands (FLMA): Private
- Conservation Lands (FLMA): State
- Conservation Lands (FLMA): Federal
- Conservation Lands (FLMA): Local



Landcover 2023



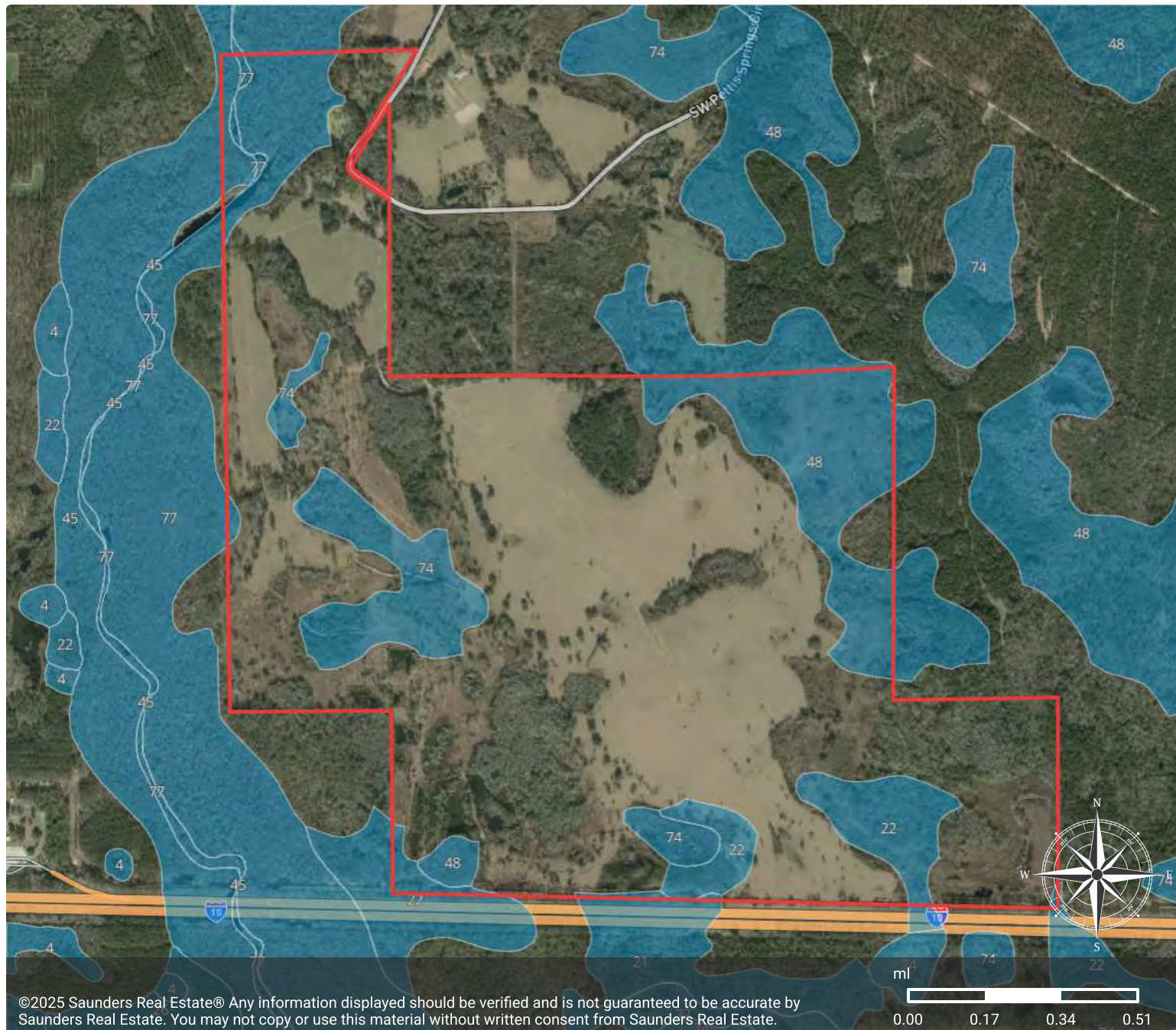
- Subject Site
- Land Cover 2023: WATER
- Land Cover 2023: WETLANDS
- Land Cover 2023: UPLAND FOREST
- Land Cover 2023: TRANSPORTATION, COMMUNICATION AND UTILITIES
- Land Cover 2023: AGRICULTURE
- Land Cover 2023: RANGELAND
- Land Cover 2023: URBAN AND BUILT-UP



Wetlands NWI



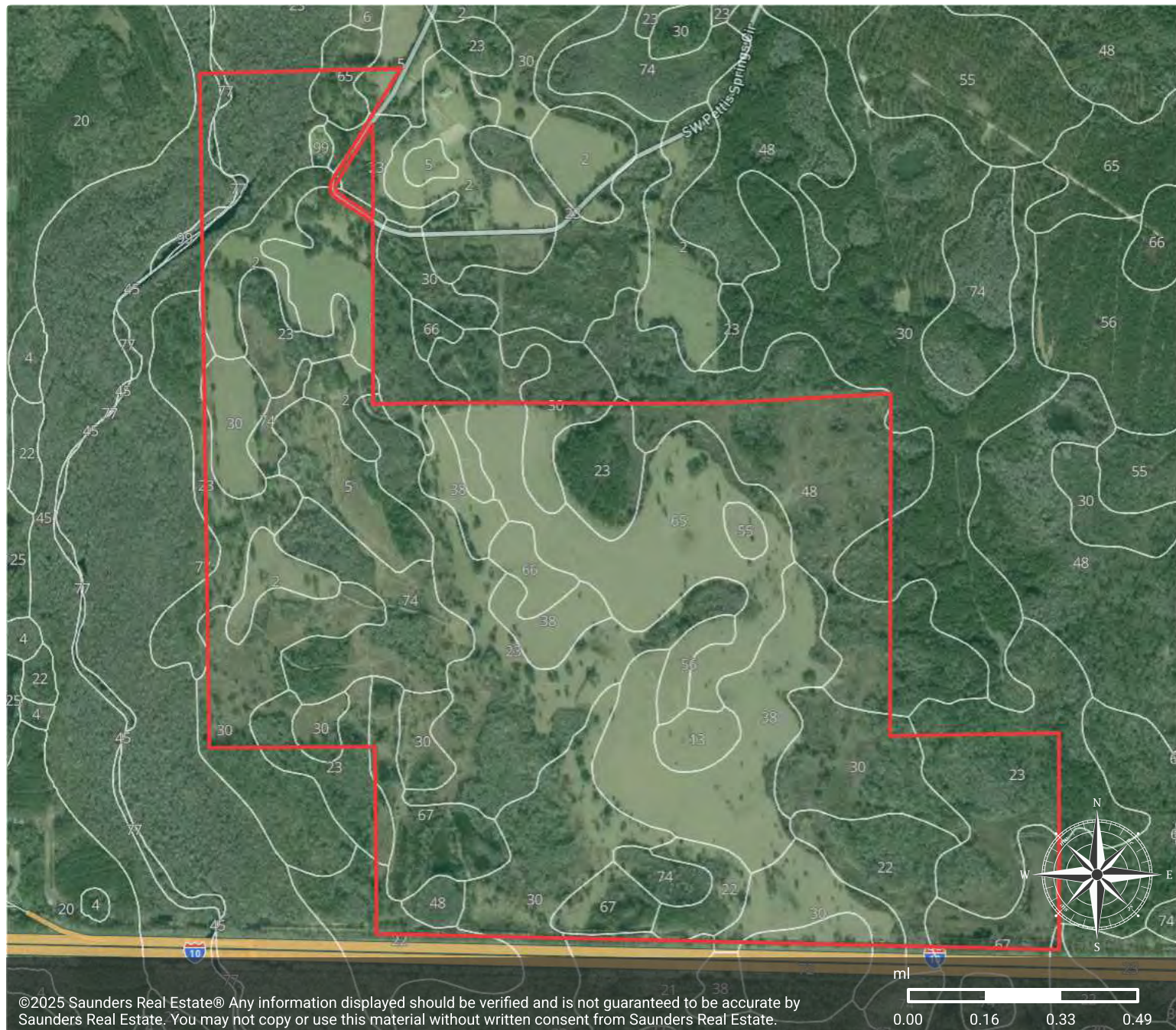
-  Subject Site
-  Wetlands NWI: Palustrine
-  Wetlands NWI: Riverine



Soils Hydric



-  Subject Site
-  Soils Hydric



Soils



- Subject Site
- Soils



Project Property • Description

Project	Dean RFLP Projects 2026
Name	Pettis Spring - 589 Ac
Acres	586.86

Future Land Use

Code	Jurisdiction	County	Percent of Total	Acres
CONSERV	UNINCORPORATED	12079	1.12	6.6
TOTAL				6.6

FEMA Flood Zones

Zone	Description	Floodway	Base Flood Elevation	Percent of Total	Acres
X	OUTSIDE FLOODPLAIN	—	-9,999	58.75	344.81
AE	100-YEAR FLOODPLAIN	—	-9,999	27.25	159.93
A	100-YEAR FLOODPLAIN	—	-9,999	10.81	63.44
AE	100-YEAR FLOODPLAIN	FLOODWAY	-9,999	3.19	18.69
TOTAL					586.86

Land Cover (includes wetlands)

Code	Description	WMD	Year	Percent of Total	Acres
2,110	2110: Improved Pastures	SR	2022-2023	36.32	213.14
3,100	3100: Range Land, Herbaceous (Dry Prairie)	SR	2022-2023	17.2	100.92
4,430	4430: Forest Regeneration Areas	SR	2022-2023	12.17	71.39
6,170	6170: Mixed Wetland Hardwoods	SR	2022-2023	6.82	40.05
4,340	4340: Hardwood Coniferous - Mixed	SR	2022-2023	4.86	28.53
6,210	6210: Cypress	SR	2022-2023	3.81	22.36
6,300	6300: Wetland Forested Mixed	SR	2022-2023	3.79	22.24
6,150	6150: Stream and Lake Swamps (bottomland)	SR	2022-2023	2.65	15.55
6,460	6460: Mixed Scrub-shrub Wetland	SR	2022-2023	1.91	11.21
4,410	4410: Coniferous Plantations	SR	2022-2023	1.82	10.68
6,410	6410: Freshwater Marshes	SR	2022-2023	1.72	10.1
4,200	4200: Upland Hardwood Forests	SR	2022-2023	1.61	9.45
1,940	1110: Low Density, Fixed Single Family Units	SR	2022-2023	1.23	7.19
8,390	8390: Utilities Under Construction	SR	2022-2023	0.97	5.67
6,430	4430: Forest Regeneration Areas	SR	2022-2023	0.78	4.6
2,130	2130: Woodland Pastures	SR	2022-2023	0.71	4.17
3,200	3200: Shrub and Brushland	SR	2022-2023	0.7	4.11
5,100	5100: Streams and Waterways	SR	2022-2023	0.67	3.95
6,440	6440: Emergent Aquatic Vegetation	SR	2022-2023	0.22	1.29

Code	Description	WMD	Year	Percent of Total	Acres
8,140	8140: Roads and Highways	SR	2022-2023	0.04	0.26
TOTAL UPLAND					460.1
TOTAL WETLAND					126.76
TOTAL					586.86

National Wetlands Inventory

Code	Description	Percent of Total	Acres
PF01/4C	Freshwater Forested/Shrub Wetland	10.42	61.16
PF06/4C	Freshwater Forested/Shrub Wetland	7.09	41.62
PF06F	Freshwater Forested/Shrub Wetland	6.28	36.83
PUBHx	Freshwater Pond	2.05	12.02
PEM1/SS3C	Freshwater Emergent Wetland	1.49	8.76
PSS6F	Freshwater Forested/Shrub Wetland	0.84	4.95
PUBH	Freshwater Pond	0.7	4.1
PF06C	Freshwater Forested/Shrub Wetland	0.6	3.5
PEM1F	Freshwater Emergent Wetland	0.58	3.4
PAB4F	Freshwater Pond	0.28	1.66
PAB4H	Freshwater Pond	0.06	0.36
R4SBC	Riverine	0.02	0.14
TOTAL UPLAND			408.36
TOTAL WETLAND			178.5
TOTAL			586.86

Soils

MUI D	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
23	Plummer sand	Plummer	90	No	A/D	19.99	117.33
30	Ocilla sand, 0 to 5 percent slopes	Ocilla	85	No	B/D	18.57	108.98
38	Goldsboro loamy sand, 2 to 5 percent slopes	Goldsboro	90	No	C	9.72	57.05
65	Lovett sand, 0 to 5 percent slopes	Lovett	90	No	C	9.07	53.25
48	Plummer and Surrency soils, depressional	Plummer	60	Yes	A/D	7.86	46.14
5	Blanton sand, 0 to 5 percent slopes	Blanton	80	No	A	6.49	38.1
74	Dorovan and Pamlico soils, depressional	Dorovan	58	Yes	B/D	5.9	34.61
67	Udorthents, loamy	Udorthents	100	No	A	5.82	34.16
22	Pelham sand	Pelham	60	No	B/D	4.5	26.41
2	Albany sand, 0 to 5 percent slopes	Albany	90	No	A/D	4.22	24.79
77	Surrency, Plummer, and Cantey soils, frequently flooded	Surrency	33	Yes	A/D	3.11	18.23
13	Lucy sand, 2 to 5 percent slopes	Lucy	90	No	B	0.98	5.77
66	Lovett sand, 5 to 8 percent slopes	Lovett	95	No	C	0.96	5.63
56	Nankin loamy sand, 5 to 8 percent slopes	Nankin	90	No	C	0.81	4.73
45	Plummer fine sand, frequently flooded	Plummer	80	Yes	A/D	0.61	3.55
72	Faceville loamy fine sand, 5 to 8 percent slopes	Faceville	90	No	B	0.57	3.35
55	Esto fine sandy loam, 2 to 5 percent slopes	Esto	90	No	C	0.42	2.46
99	Water	Water	100	Unranked	—	0.18	1.05
21	Cantey fine sandy loam	Cantey	90	Yes	C/D	0.16	0.95
99	Water	Water	100	Unranked	—	0.06	0.33

MUI D	Map Unit Name	Component Name	Componen t Pct	Hydric	Hydric Grp	Percent of Total	Acre s
TOTAL							586. 86

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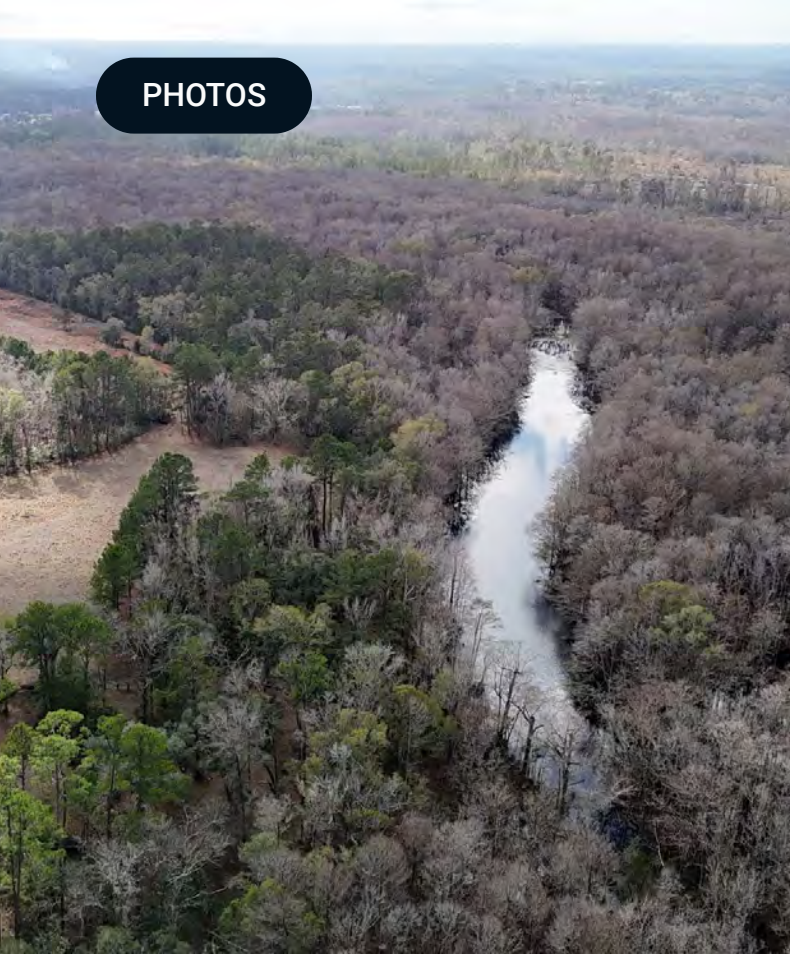


SECTION 4

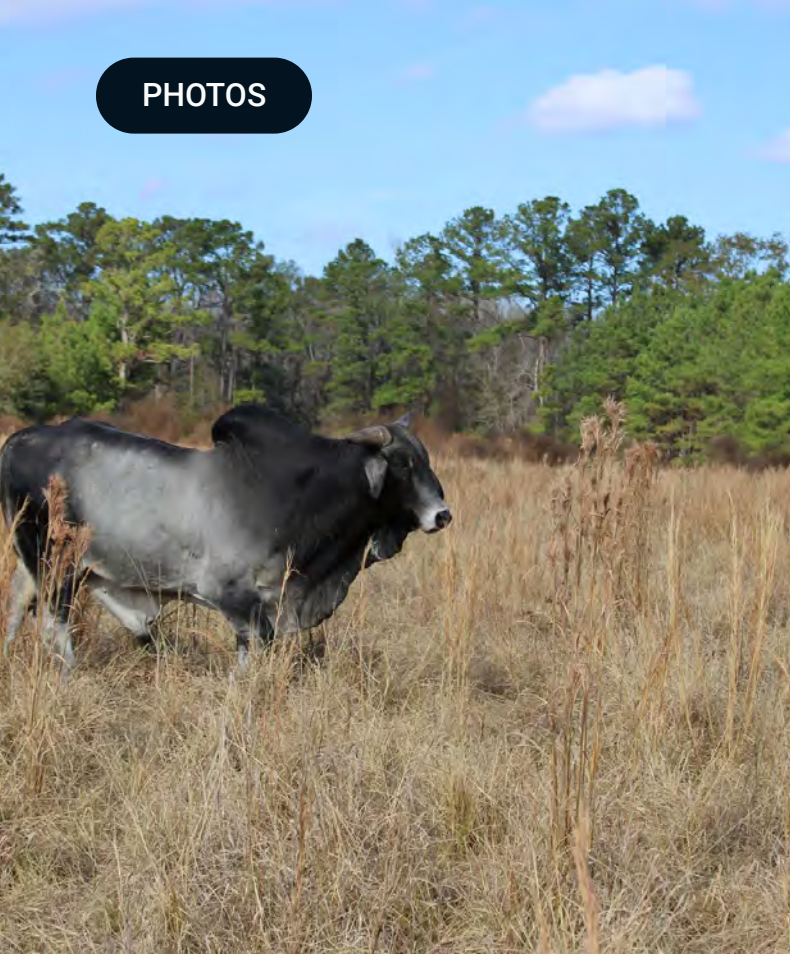
Photos



PHOTOS



PHOTOS







SECTION 5

Property Records

##	PIN	Acres
1	28-1N-06-1744-000-000	158.58
2	27-1N-06-1741-000-000	241.00
3	34-1N-06-1748-000-000	191.00
4	27-1N-06-1744-001-000	0.82
Total (4):		591.40

County: Madison
Landowner: Randy Lee Wright
Mailing Address: 3321 Westshore Dr, St
Cloud, FL 34772

Madison County, FL

Address Change

Mailing Address Change

Owner Information

Primary Owner
[WRIGHT RANDY LEE](#)
WRIGHT REBECCA ADDISON
3321 WESTSHORE DR
ST CLOUD FL 34772

Additional Owner
[WRIGHT REBECCA ADDISON](#)

Homestead Application

Apply for Homestead Exemption

2025 TRIM Notices

[2025 TRIM Notice \(PDF\)](#)

Parcel Summary

Parcel ID	27-1N-06-1741-000-000
Location Address	SW PETTIS SPRINGS CIR GREENVILLE 32331
Brief Tax Description	SW 1/4, & W 1/2 OF SE 1/4 OR 1372/315 OR 1408/281 OR 1625/247 <i>(Note: Not to be used on legal documents.)</i>
Property Use Code	TIMBERLAND PLANTED (5520)
Sec/Twp/Rng	27-1N-06
Tax District	COUNTY (10)
Millage Rate	14.2928
Acreage	241
Homestead	N

[View Map](#)

Map



Valuation

Working Values are Subject to Change

	2026 Working Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$65,229	\$65,229	\$65,229	\$64,934	\$64,934
Land Agricultural Value	\$65,229	\$65,229	\$65,229	\$64,934	\$64,934
Agricultural (Market) Value	\$480,500	\$480,500	\$480,500	\$480,500	\$390,500
Just (Market) Value	\$480,500	\$480,500	\$480,500	\$480,500	\$390,500
Assessed Value	\$65,229	\$65,229	\$65,229	\$64,934	\$64,934
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$65,229	\$65,229	\$65,229	\$64,934	\$64,934
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Price/Unit	Frontage
5910 - SWAMP (PRODUCTIVE)	59	AC	\$40	0
5530 - MIXED PINE-HARDWOOD	83	AC	\$286	0
5996 - WASTE NON-PRODUCTIVE	2	AC	\$20	0
5520 - PLANTED	97	AC	\$403	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	12/29/2025	\$3,700,000	WD	1625/247		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Improved	BEMBRY LENORD BEMBRY SUSAN R	WRIGHT RANDY LEE WRIGHT REBECCA ADDISON
N	7/6/2021	\$0	EA	1408/281		Unqualified	UNQUAL/UTILITY COMPANY	Vacant	BEMBRY LENORD BEMBRY SUSAN R	GULF POWER COMPANY
N	2/1/1978	\$10	WD	0098/0275		Unqualified	N/A	Vacant		

No data available for the following modules: Building Information, Extra Features, Permits, Photos, Sketches.

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Madison County, FL

Address Change

Mailing Address Change

Owner Information

Primary Owner

[WRIGHT RANDY LEE](#)
WRIGHT REBECCA ADDISON
3321 WESTSHORE DR
ST CLOUD FL 34772

Additional Owner

[WRIGHT REBECCA ADDISON](#)

Homestead Application

Apply for Homestead Exemption

2025 TRIM Notices

[2025 TRIM Notice \(PDF\)](#)

Parcel Summary

Parcel ID

27-1N-06-1744-001-000

Location Address

2360 SW PETTIS SPRINGS CIR
GREENVILLE 32331

Brief Tax Description

THAT PART OF NW1/4 OF NW1/4 LYING W OF PETTIS SPRINGS PUB RD, RECD OR 184/449 OR 1625/247
(Note: Not to be used on legal documents.)

Property Use Code

SINGLE FAMILY (0100)

Sec/Twp/Rng

27-1N-06

Tax District

COUNTY (10)

Millage Rate

14.2928

Acreage

0.82

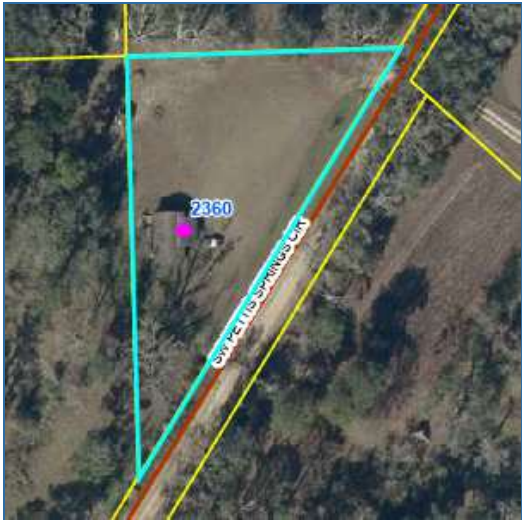
Homestead

N

[View Map](#)



Map



Valuation

Working Values are Subject to Change

	2026 Working Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$71,627	\$72,729	\$75,377	\$74,936	\$59,948
Extra Features Value	\$2,120	\$2,205	\$940	\$1,069	\$1,198
Land Value	\$6,560	\$6,560	\$7,216	\$6,560	\$5,084
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$80,307	\$81,494	\$83,533	\$82,565	\$66,230
Assessed Value	\$69,620	\$63,291	\$57,537	\$52,306	\$47,551
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$69,620	\$63,291	\$57,537	\$52,306	\$47,551
Maximum Save Our Homes Portability	(\$10,687)	\$18,203	\$25,996	\$30,259	\$18,679

Land Information

Land Use	Number of Units	Unit Type	Price/Unit	Frontage
0000 - VACANT RES	0.82	AC	\$8,000	0

Building Information

Type	SINGLE FAM	Heat	F AIR-DUCT
Total Area	1,324	Air Conditioning	CENTRAL
Heated Area	984	Bathrooms	2
Exterior Walls	CE/RED SID	Bedrooms	2
Roof Cover	COMP SHNGL	Stories	1
Interior Walls	DRYWALL	Actual Year Built	1958
Frame Type		Effective Year Built	1958
Floor Cover	CLAY TILE; CARPET	Value	\$71,627

Extra Features

Code	Description	Length x Width	Area	Year Built
1806	WELL/SEPTIC	0 x 0 x	1	2000
1683	F-3-A GEN PRP BLDG	8 x 8 x	64	2000

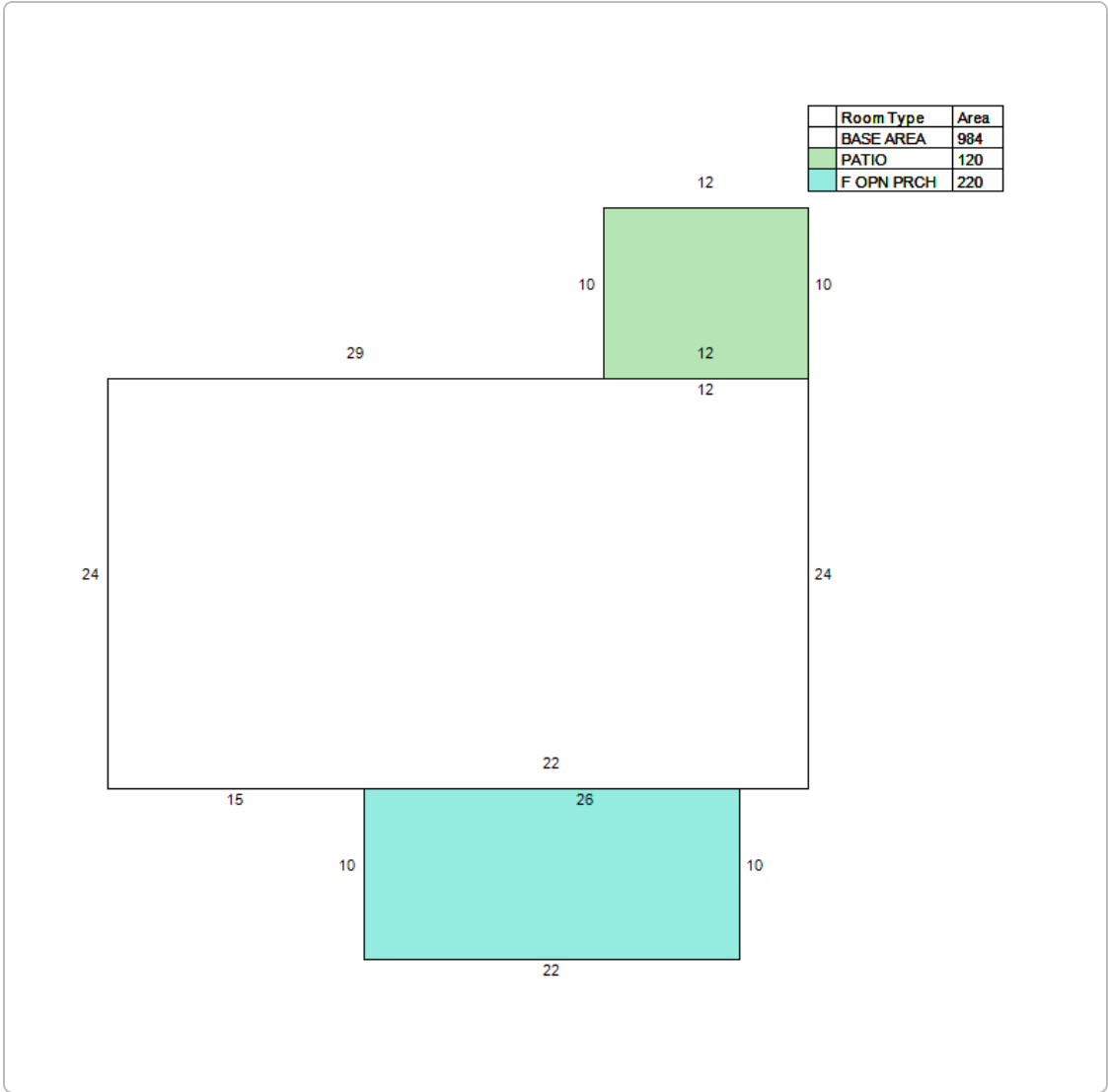
Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	12/29/2025	\$3,700,000	WD	1625/247		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Improved	BEMBRY LORI L ET AL BEMBRY LEONARD	WRIGHT RANDY LEE WRIGHT REBECCA ADDISON
N	5/1/1987	\$250,000	WD	0184/0449		Unqualified	N/A	Vacant		

Photos



Sketches



No data available for the following modules: Permits.

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Owner Information

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WRIGHT REBECCA ADDISON
3321 WESTSHORE DR
ST CLOUD FL 34772

Additional Owner

[WRIGHT REBECCA ADDISON](#)

Homestead Application

Apply for Homestead Exemption

2025 TRIM Notices

[2025 TRIM Notice \(PDF\)](#)

Parcel Summary

Parcel ID	28-1N-06-1744-000-000
Location Address	2510 SW PETTIS SPRINGS CIR GREENVILLE 32331
Brief Tax Description	E2 OF E2 LESS 50 X 100' OR 46/70 & LESS AMT SOLD OR 66/296 & 460 OR 205/701 OR 205/789 ALSO 1744-B OR 1625/247 <i>(Note: Not to be used on legal documents.)</i>
Property Use Code	TIMBERLAND MIXED (5530)
Sec/Twp/Rng	28-1N-06
Tax District	COUNTY (10)
Millage Rate	14.2928
Acreage	158.575
Homestead	N

[View Map](#)



Map



Valuation

Working Values are Subject to Change

	2026 Working Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$429,463	\$289,616	\$300,144	\$298,398	\$244,844
Extra Features Value	\$17,747	\$17,912	\$11,470	\$11,635	\$11,800
Land Value	\$35,597	\$35,597	\$37,329	\$36,937	\$35,920
Land Agricultural Value	\$32,447	\$32,447	\$32,447	\$32,212	\$31,982
Agricultural (Market) Value	\$277,000	\$277,000	\$277,000	\$277,000	\$224,500
Just (Market) Value	\$727,360	\$587,678	\$593,496	\$591,758	\$485,082
Assessed Value	\$482,807	\$194,467	\$189,901	\$185,080	\$180,398
Exempt Value	\$0	\$50,722	\$50,000	\$50,000	\$50,000
Taxable Value	\$482,807	\$143,745	\$139,901	\$135,080	\$130,398
Maximum Save Our Homes Portability	\$0	\$148,658	\$159,042	\$161,890	\$112,166

Land Information

Land Use	Number of Units	Unit Type	Price/Unit	Frontage
5910 - SWAMP (PRODUCTIVE)	47	AC	\$40	0
0000 - VACANT RES	0.23	AC	\$2,000	0
0000 - VACANT RES	0.11	AC	\$2,000	0
0000 - VACANT RES	0.23	AC	\$2,000	0
5997 - NATURAL RIVER & POND	3	AC	\$20	0
5996 - WASTE NON-PRODUCTIVE	2	AC	\$20	0
5530 - MIXED PINE-HARDWOOD	82	AC	\$286	0
5300 - CROPLAND 3	23	AC	\$305	0
0100 - SINGLE FAM	1	AC	\$2,000	0

Building Information

Type	SINGLE FAM	Heat	F AIR-DUCT
Total Area	4,002	Air Conditioning	CENTRAL
Heated Area	2,744	Bathrooms	3
Exterior Walls	BRICK	Bedrooms	4
Roof Cover	ARCHITECT	Stories	2
Interior Walls	DRYWALL; WOOD PANEL	Actual Year Built	1985
Frame Type		Effective Year Built	1985
Floor Cover	HARDWOOD; CARPET	Value	\$429,463

Extra Features

Code	Description	Length x Width	Area	Year Built
1629	DU-1-C	9 x 13 x	117	1987
1670	PATIO-W-A	12 x 20 x	240	1987
1658	POOL-B	16 x 32 x	512	1987
1660	FIREPL-A	0 x 0 x	1	1987
1632	DU-2-C	30 x 14 x	420	1970
1632	DU-2-C	40 x 14 x	560	1970
1682	F-2-C OPEN SHED CON	50 x 65 x	3,250	1970
1806	WELL/SEPTIC	0 x 0 x	1	1985
1664	DRIVEWAY-B	0 x 0 x	5,330	2007

Permits

Permit Number	Type	Description	Issued	Amount
23-0139	006	Service	3/13/2023	\$0
230139	006	ELE		\$0

Sales

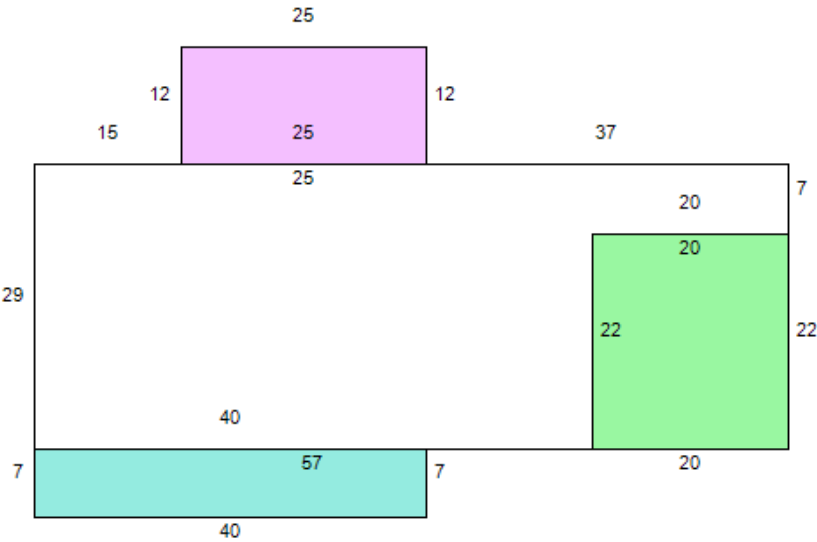
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	12/29/2025	\$3,700,000	WD	1625/247		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Improved	BEMBRY LENORD BEMBRY SUSAN R	WRIGHT RANDY LEE WRIGHT REBECCA ADDISON
N	8/25/2011	\$100	QC	1033/0249		Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	LEGGETT ROSELLA P	BEMBRY LENORD & SUSAN
N	10/1/1989	\$16,800	WD	0205/0789		Unqualified	N/A	Vacant		
N	10/1/1989	\$27,200	WD	0205/0701		Unqualified	N/A	Improved		
N	3/1/1977	\$190,000	WD	0091/0258		Unqualified	N/A	Improved		
N	11/12/1946	\$0	WD	0066/0296		Unqualified	N/A	Vacant	BIRD F C	LEGGETT ALBERT LEE JR

Photos



Sketches

Room Type	Area
BASE AREA	1793
F SCR N PCH	300
F UP STORY	1189
F GARAGE	440
F OPN PRCH	280



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Owner Information

Primary Owner

[WRIGHT RANDY LEE](#)
WRIGHT REBECCA ADDISON
3321 WESTSHORE DR
ST CLOUD FL 34772

Additional Owner

[WRIGHT REBECCA ADDISON](#)

Homestead Application

Apply for Homestead Exemption

2025 TRIM Notices

[2025 TRIM Notice \(PDF\)](#)

Parcel Summary

Parcel ID	34-1N-06-1748-000-000
Location Address	SW PETTIS SPRINGS CIR GREENVILLE 32331
Brief Tax Description	ALL OF SEC N OF I-10 OR 108/275 LESS 5.5 AC OR 196/806 OR 1372/315 ALSO 1748-1 OR 1408/281 OR 1625/247 <i>(Note: Not to be used on legal documents.)</i>
Property Use Code	TIMBERLAND MIXED (5530)
Sec/Twp/Rng	34-1N-06
Tax District	COUNTY (10)
Millage Rate	14.2928
Acreage	191
Homestead	N

[View Map](#)

Map



Valuation

Working Values are Subject to Change

	2026 Working Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$55,875	\$55,875	\$58,597	\$58,168	\$56,931
Land Agricultural Value	\$50,925	\$50,925	\$50,925	\$50,743	\$50,743
Agricultural (Market) Value	\$390,750	\$390,750	\$390,750	\$390,750	\$316,250
Just (Market) Value	\$395,700	\$395,700	\$398,422	\$398,175	\$322,438
Assessed Value	\$55,875	\$55,875	\$58,413	\$57,550	\$56,931
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$55,875	\$55,875	\$58,413	\$57,550	\$56,931
Maximum Save Our Homes Portability	\$0	\$0	\$184	\$618	\$0

Land Information

Land Use	Number of Units	Unit Type	Price/Unit	Frontage
5530 - MIXED PINE-HARDWOOD	90.45	AC	\$286	0
0000 - VACANT RES	5.5	AC	\$2,000	0
5910 - SWAMP (PRODUCTIVE)	36.5	AC	\$40	0
5520 - PLANTED	58.55	AC	\$403	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	12/29/2025	\$3,700,000	WD	1625/247		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Improved	BEMBRY LENORD BEMBRY SUSAN	WRIGHT RANDY LEE WRIGHT REBECCA ADDISON
N	7/6/2021	\$0	EA	1408/281		Unqualified	UNQUAL/UTILITY COMPANY	Vacant	BEMBRY LENORD BEMBRY SUSAN	GULF POWER COMPANY
N	5/1/1979	\$2,000	WD	0108/0275		Qualified	N/A	Vacant		

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Inst: 202640000026 Date: 01/05/2026 Time: 1:08PM
Page 1 of 3 B: 1625 P: 247, WM D. Washington, Clerk of Court
Madison, County, By: AP
Deputy ClerkDoc Stamp-Deed: 25900.00

This instrument Prepared by and return to:

Name: W.Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, FL 32309
2025-3024ANH

Parcel I.D. No.: 27-1N-06-1744-001-000 and 000-000,
27-1N-06-1741-000-000; 34-1N-06-1748-000-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 29th day of December, 2025, by Lenord Bembry, a/k/a Lenord L. Bembry, a/k/a Leonard Lee Bembry, a/k/a Lenord Lee Bembry and Susan R. Bembry, a/k/a Susan E. Bembry, a/k/a Susan Elaine Bembry, husband and wife, as to Parcels 2, 3 and 4 and Lori L. Bembry, n/k/a Lori L. Weldon as to Parcel 1, hereinafter called the grantor(s), to Randy Lee Wright and Rebecca Addison Wright, husband and wife, whose post office address is 3321 Westshore Dr., Saint Cloud, FL 34772 hereinafter called the grantee(s):

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **MADISON County, State of Florida**, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Lori L. Bembry, n/k/a Lori L. Weldon does herein affirm that the above described property is not her homestead.

Subject to taxes for the year 2025 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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

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

And the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

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

Signed, sealed and delivered in presence of:

Susan S Thompson
First Witness Signature

Susan S Thompson
Printed Name of First Witness

3520 Thomasville Rd
Address of First Witness

Tallahassee, FL 32309
Address of First Witness

Brenda A. Marshall
Second Witness Signature

Brenda A. Marshall
Printed Name of Second Witness

3520 Thomasville Rd
Address of Second Witness

Tallahassee FL 32309
Address of Second Witness

Lenord Bembry by Susan Elaine Bembry
Lenord Bembry by Susan Elaine Bembry as his attorney in fact

Susan Elaine Bembry
Susan Elaine Bembry

2510 SW Pettis Springs Cir
Address: 2510 SW Pettis Springs Cir
Greenville, FL 32331

Lori L. Weldon
Lori L. Weldon

1922 Sunset Ln
Address: 1922 Sunset Ln
Tallahassee, FL 32303



EXHIBIT "A"

Parcel 1

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 1 North, Range 6 East, Madison County, Florida, that lies West of Pettis Springs Public Road.

Parcel 2

The East Half (E 1/2) of the East Half (E 1/2) of Section 28, Township 1 North, Range 6 East, Madison County, Florida, LESS AND EXCEPT that portion lying within SW Pettis Springs Circle.

Parcel 3

The Southwest Quarter (SW 1/4) and the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 27, Township 1 North, Range 6 East, Madison County, Florida.

Parcel 4

The North Half (N 1/2) of the North Half (N 1/2) and the South Half (S 1/2) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 34, Township 1 North, Range 6 East, Madison County, Florida. LESS AND EXCEPT that portion of the above described property lying South of the North right-of-way line of Interstate Highway 10 (S.R. 8).

AND

All that part of the Southwest Quarter of the Northwest Quarter of Section 34, Township 1 North, Range 6 East, Madison County, Florida, that lies North of the North right-of-way line of State Road No. 8 (I-10).



SECTION 6

Fnai Biodiversity Matrix



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

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 1/16/2026

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

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

Report for 4 Matrix Units: 14658 , 14659 , 14718 , 14719

	Descriptions DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit. DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years. LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because: 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.
--	--

Matrix Unit ID: 14658

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 14659

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT
<i>Upland hardwood forest</i>	G5	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 14718

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 14719

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT
<i>Upland hardwood forest</i>	G5	S3	N	N

Matrix Unit IDs: 14658 , 14659 , 14718 , 14719

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

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa incised groove-bur	G3	S2	N	T
Brickellia cordifolia Flyr's brickell-bush	G3	S2	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
Litsea aestivalis pondspice	G3?	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Myotis austroriparius Southeastern Myotis	G4	S3	N	N

<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Platanthera integra</i> yellow fringeless orchid	G3G4	S3	N	E
<i>Pseudemys concinna suwanniensis</i> Suwannee Cooter	G5T3	S3	N	N
<i>Rhexia parviflora</i> small-flowered meadowbeauty	G2G3	S2	N	E
<i>Rhododendron austrinum</i> Florida flame azalea	G3	S3	N	E
<i>Ruellia noctiflora</i> nightflowering wild petunia	G3?	S2	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N
<i>Xyris longisepala</i> karst pond xyris	G2G3	S2	N	E
<i>Xyris scabrifolia</i> Harper's yellow-eyed grass	G3	S3	N	T

Disclaimer

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.



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Florida Natural Areas Inventory

To: Sine Murray, DEP/OES
From: Dale R. Jackson, Ph.D., FNAI
Date: March 16, 2026
Subject: Proposed Boundary Modification to Florida Forever BOT Project: Aucilla/Wacissa Watershed– Pettis Springs Farm (Madison County)

The major goals of the Aucilla/Wacissa Watershed Florida Forever BOT Project are to protect the hydrological integrity of critical waterbodies by connecting a series of public and private conservation lands extending from the Georgia border to the Gulf Coast. The ca. 586-acre Pettis Springs Farm property is proposed as an addition to the project. The property is proposed for less-than-fee acquisition.

The proposal is situated in extreme western Madison County, ca. 4 miles west of Greenville. The property lies mostly on the eastern side of the Aucilla River (the county line with Jefferson County), which cuts across its extreme northwestern corner. The tract is bordered on both east and west by conservation lands: on the east by Keith Whaley Agricultural and Conservation Easement, and on the west by both Upper Aucilla Conservation Area and Robert Feagin Conservation Easement. Immediately to the south, though separated by Interstate 10, is a tract of the Aucilla/Wacissa Watershed project.

The property is about equally split between semi-natural landscape (lower, wetter elevations) and cleared fields. The largest field is situated at the highest elevations onsite (ca. 95–115 ft) across the site's center. Elevations drop away from this in all directions to as low as 70 ft. These lower elevations support residual stands of forest (probably remnant mixed pine/hardwood and mixed forested wetlands) interspersed with cleared (timbered) lands, some of which are disked and replanted in pine. A cypress dome extends into the northern part of the tract, and two ponds are managed for native ducks. The uncategorized Pettis Spring (status unknown) lies along the northeastern property boundary. The Aucilla River, a blackwater stream, cuts across the northwestern corner. A homestead with swimming pool is visible in the northern extension of the property. Most of the property supports a cow-calf operation and silviculture.

The entire site is within a region in which the Florida Fish and Wildlife Conservation Commission considers the Florida black bear's (*Ursus americanus floridanus*; G5T4/S4, N, N) occurrence to be common. Although FNAI has no records of other rare species verified from the site, its database contains records from within 0.25 mile for Workman's jumping spider (*Phidippus workmani*; G4/S4, N, N) and little brown jug (*Hexastylis arifolia*, G5/S3, N, T).

The Florida Forever Measures Evaluation (FFME) below is based on the Florida Forever Conservation Needs Assessment developed by FNAI. The data used in that analysis represent a standardized, statewide perspective of natural resources. The entire property contributes to Aquifer Recharge (mostly priorities 3 and 4), Surface Water Protection (priorities 2-4), and Ecological Greenways (priority 2). Substantial contributions are also made to Strategic Habitat Conservation Areas (79%;

priorities 3 and 5), Natural Floodplain Function (41%; mostly priorities 3 and 4), and Sustainable Forestry (40%; priorities 3 and 4). One-fourth or less of the property contributes to other measures.

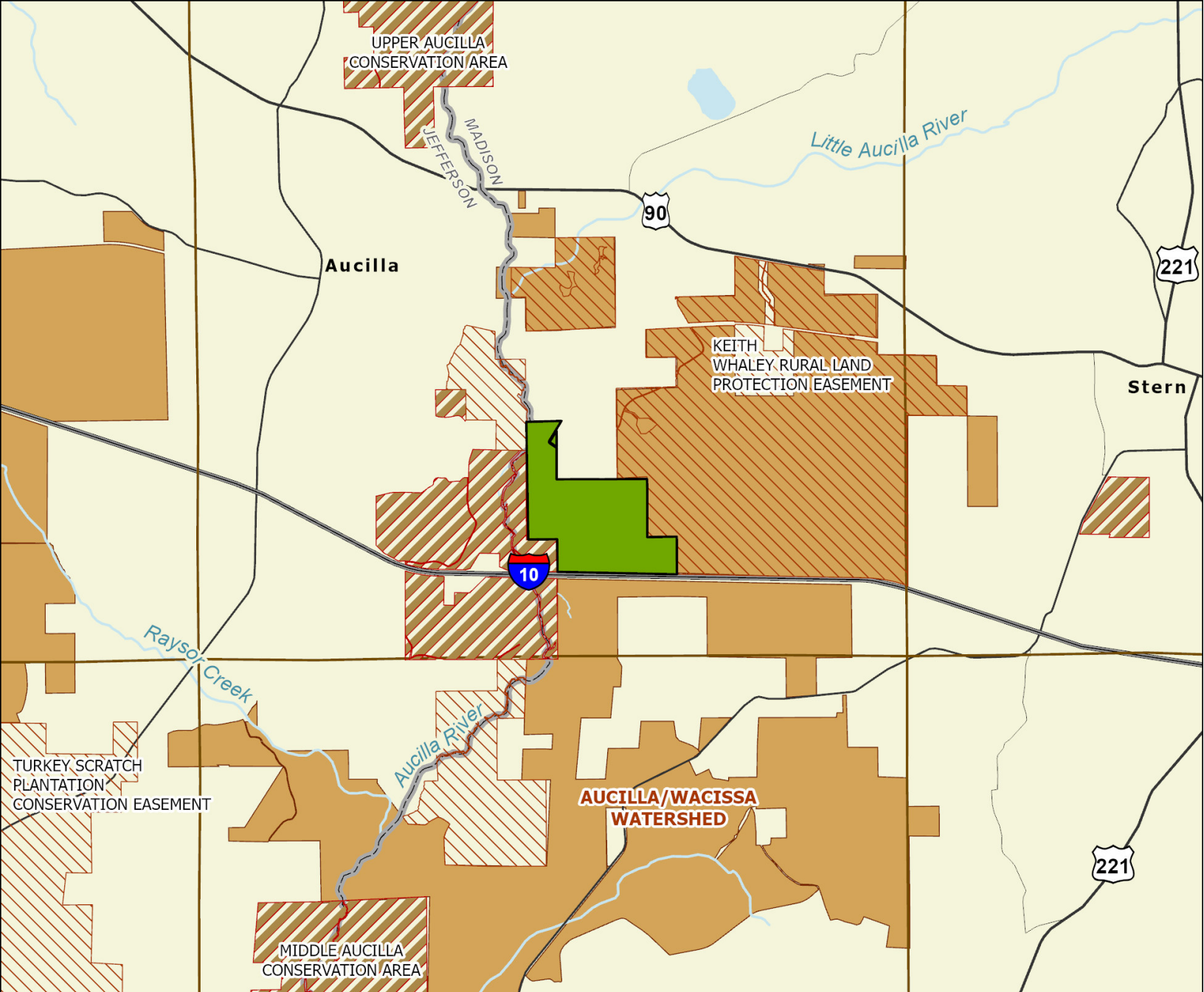
Aucilla/Wacissa Watershed (Pettis Springs Farm) : Florida Forever Measures Evaluation 20260223

GIS ACRES = 586

MEASURES	Resource Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	319	55%
Priority 4	0	0%
Priority 5	146	25%
Total Acres	465	79%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	124	21%
Total Acres	124	21%
B3: Ecological Greenways		
Priority 1	0	0%
Priority 2	585	100%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Total Acres	585	100%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	0	0%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	0	0%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	0	0%
Upland Hardwood Forest (G5)	0	0%
Total Acres	0	0%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	0	
G4	1	
G5	0	
Total	1	
C4: Natural Floodplain Function		
Priority 1	0	0%
Priority 2	17	3%
Priority 3	119	20%
Priority 4	103	18%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	238	41%

MEASURES (continued)	Resource Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	0	0%
Priority 2	112	19%
Priority 3	350	60%
Priority 4	123	21%
Priority 5	0	0%
Priority 6	0	0%
Priority 7	0	0%
Total Acres	585	100%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	0	0%
Total Acres	0	0%
C8: Functional Wetlands		
Priority 1	0	0%
Priority 2	14	2%
Priority 3	49	8%
Priority 4	82	14%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	145	25%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	225	38%
Priority 4	327	56%
Priority 5	34	6%
Priority 6	0	0%
Total Acres	585	100%
E2: Recreational Trails (miles)		
(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)		
Land Trail Priorities	0.0	
Land Trail Opportunities	0.0	
Total Miles	0.0	
F2: Arch. & Historical Sites (number)		
	0 sites	
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	188	32%
Priority 4	49	8%
Priority 5	0	0%
Total Acres	237	40%
G3: Forestland for Recharge		
	41	7%

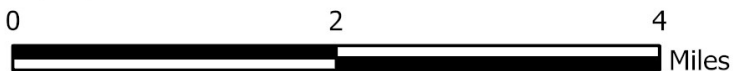
^aAcres of each resource in the project and percentage of project represented by each resource are listed except where noted. This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is most noticeable on small sites.



AUCILLA/WACISSA WATERSHED FLORIDA FOREVER PROJECT PETTIS SPRINGS FARM BOUNDARY AMENDMENT

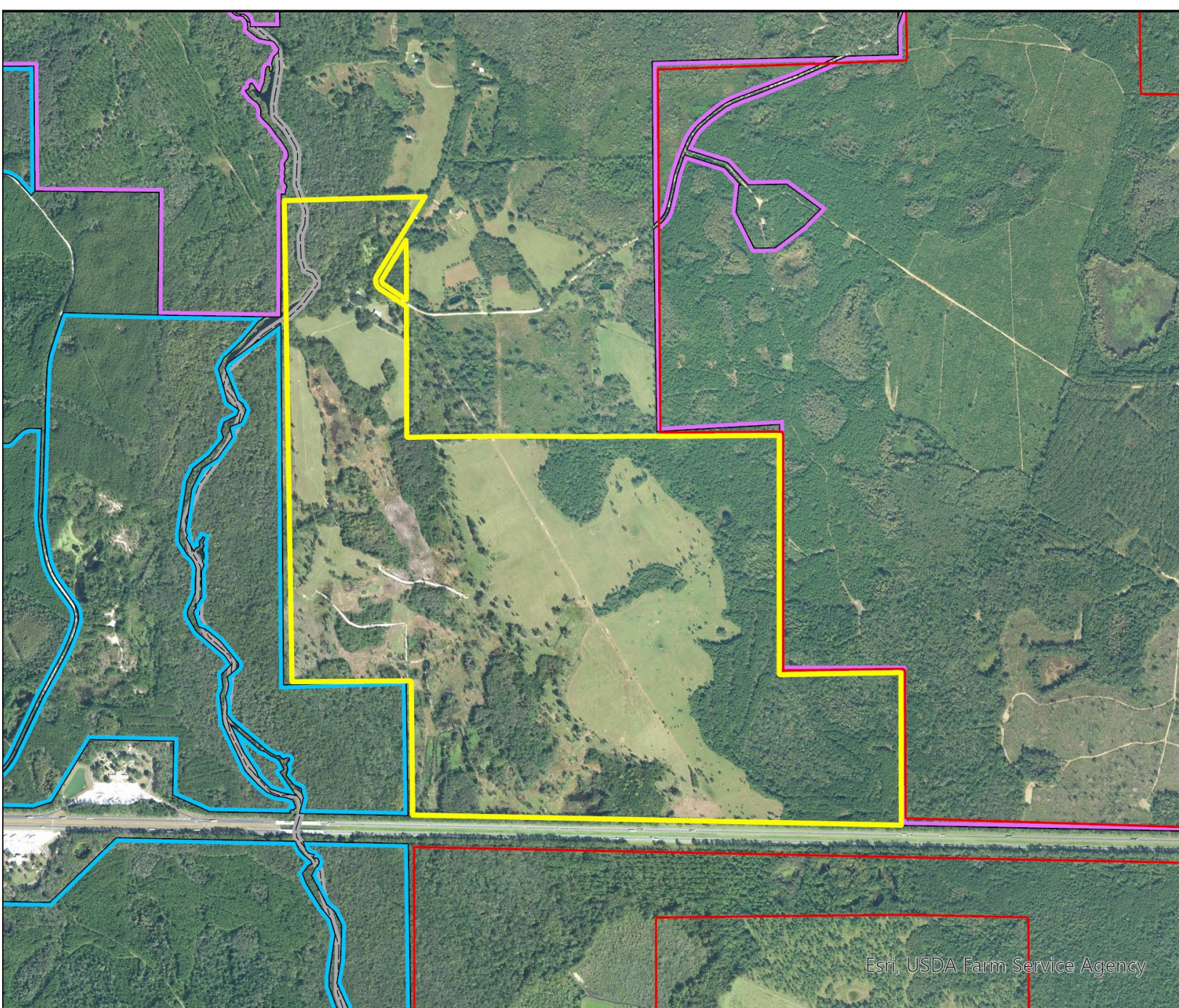
MADISON COUNTY

-  Florida Forever Proposed Addition
-  Florida Forever BOT Projects
-  State Conservation Lands
-  Other Conservation Lands



AUCILLA/WACISSA WATERSHED FLORIDA FOREVER PROJECT PETTIS SPRINGS FARM BOUNDARY AMENDMENT

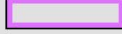
FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSED ADDITION AS OF FEBRUARY 2026



Map Produced by: FL Natural Areas Inventory, N. Pasco, February 2026

Background: USA NAIP Aerial Imagery Resolution = 0.3 meter



-  Florida Forever Proposed Addition
-  Florida Forever BOT Projects
-  Existing Water Management District Conservation Lands
-  Existing Private Conservation Lands

