

Rayonier - 1,928 ± Acres

Hercules Road, Green Cove Springs, Florida 32043



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): Etoniah/Cross Florida Greenway

Property Proposed for Boundary Amendment: Rayonier - 1,928 ± Acres

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

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801

Street	City	State	ZIP
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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 Putnam County, Florida.

Property/project name: Rayonier - 1,928 ± Acres

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 12 Township 8S Range 25E

Lat/Long 29.8221797146, -81.7467449193

Acres 1,928 ±

Parcel identification number(s):

Multiple (See Attached)

Landowner Information

Dean Saunders

2/16/2026

Landowner Signature

Date

Dean Saunders - Owner Representative

Landowner Name (print)

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801

Street

City

State

ZIP

Primary Phone: 863-287-8340

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.



Goals and performance measures (Section [259.105\(4\)](#), Florida Statutes)

It is the intent of the Legislature that projects or acquisitions funded pursuant to paragraphs (3)(a) and (b) contribute to the achievement of the following goals, which shall be evaluated in accordance with specific criteria and numeric performance measures developed pursuant to s. [259.035\(4\)](#):

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

1. The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis;
2. The number of acres protected through the use of alternatives to fee simple acquisition; or
3. The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.

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

1. The number of acres acquired of significant strategic habitat conservation areas;
2. The number of acres acquired of highest priority conservation areas for Florida's rarest species;
3. The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages;
4. The number of acres acquired of underrepresented native ecosystems;
5. The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects; or
6. The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

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

1. The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;
2. The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report;
3. The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. [373.453\(2\)](#), regional or master stormwater management system plans, or other adopted restoration plans;
4. The number of acres acquired that protect natural floodplain functions;
5. The number of acres acquired that protect surface waters of the state;
6. The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired;
7. The number of acres acquired that protect fragile coastal resources;
8. The number of acres of functional wetland systems protected;
9. The percentage of miles of critically eroding beaches contiguous with public lands that are restored or protected from further erosion;
10. The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control; or
11. The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.



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

1. The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans;
2. The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible; or
3. The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

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

1. The number of acres acquired that are available for natural resource-based public recreation or education;
2. The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist in completing the Florida National Scenic Trail; or
3. The number of new resource-based recreation facilities, by type, made available on public land.

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

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

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

1. The number of acres acquired that are available for sustainable forest management;
2. The number of acres of state-owned forestland managed for economic return in accordance with current best management practices;
3. The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions; or
4. The percentage and number of acres identified for restoration actually restored by reforestation.

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

1. The percentage of local governments that participate in land acquisition programs and acquire open space in urban cores; or
2. The percentage and number of acres of purchases of open space within urban service areas.

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

1. The number of acres acquired within a 100-year floodplain or a coastal high hazard area;
2. The number of acres acquired or developed to serve dual functions as:
 - a. Flow ways or temporary water storage areas during flooding or high-water events, not including permanent reservoirs; and
 - b. Greenways or open spaces available to the public for recreation;
3. The number of acres that protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas; and
4. The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood.



Criteria [Section [259.105](#)(9) and (10), F.S.]

(9) The Acquisition and Restoration Council shall recommend rules for adoption by the board of trustees to competitively evaluate, select, and rank projects eligible for Florida Forever funds pursuant to paragraph (3)(b). In developing these proposed rules, the Acquisition and Restoration Council shall give weight to the following criteria:

- (a) The project meets multiple goals described in subsection (4).
- (b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources.
- (c) The project enhances or facilitates management of properties already under public ownership.
- (d) The project has significant archaeological or historic value.
- (e) The project has funding sources that are identified and assured through at least the first 2 years of the project.
- (f) The project contributes to the solution of water resource problems on a regional basis.
- (g) The project has a significant portion of its land area in imminent danger of development, in imminent danger of losing its significant natural attributes or recreational open space, or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.
- (h) The project implements an element from a plan developed by an ecosystem management team.
- (i) The project is one of the components of the Everglades restoration effort.
- (j) The project may be purchased at 80 percent of appraised value.
- (k) The project may be acquired, in whole or in part, using alternatives to fee simple, including but not limited to, tax incentives, mitigation funds, or other revenues; the purchase of development rights, hunting rights, agricultural or silvicultural rights, or mineral rights; or obtaining conservation easements or flowage easements.
- (l) The project is a joint acquisition, either among public agencies, nonprofit organizations, or private entities, or by a public-private partnership.

(10) The Acquisition and Restoration Council shall give increased priority to those projects for which matching funds are available and to project elements previously identified on an acquisition list pursuant to this section that can be acquired at 80 percent or less of appraised value. The council shall also give increased priority to those projects where the state's land conservation plans overlap with the military's need to protect lands, water, and habitat to ensure the sustainability of military missions including:

- (a) Protecting habitat on nonmilitary land for any species found on military land that is designated as threatened or endangered, or is a candidate for such designation under the Endangered Species Act or any Florida statute;
- (b) Protecting areas underlying low-level military air corridors or operating areas; and
- (c) Protecting areas identified as clear zones, accident potential zones, and air installation compatible use buffer zones delineated by our military partners, and for which federal or other funding is available to assist with the project.



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: Rayonier 1,928 ± Acre Proposal – Willing Seller Letter

Dear FDEP Office of Environmental Services,

I am the Owner Representative of the Rayonier - 1,928 ± Acre 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



SECTION 2

Property Description

RAYONIER - FLORIDA FOREVER BOUNDARY AMENDMENT
ETONIAH/CROSS FLORIDA GREENWAY
1,928 ± Acres in Putnam County

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

The proposed boundary amendment consists of approximately 1,928 ± acres in Putnam County, Florida, including 1,459 ± upland acres (76%) and 469 ± wetland acres (24%). The property is located approximately five miles east of State Road 17 and roughly 35 miles south of Jacksonville, positioned between Palatka and Green Cove Springs. It directly borders the Etoniah/Cross Florida Greenway Florida Forever Project, placing it within a significant conservation landscape in Northeast Florida.

The tract is primarily managed for silviculture and recreation and has a long history of active forest management consistent with regional timber production practices in North Florida. The land is predominantly composed of managed pine plantations, with natural hardwood stands and forested wetlands interspersed throughout the property. Timber management activities include periodic harvesting, thinning, site preparation, and replanting, supporting ongoing production of timber and fiber while maintaining long-term forest productivity. Recreational uses, including hunting and wildlife observation, complement the property's forestry operations.

The property remains largely undeveloped and functions as a contiguous working forest landscape. Interior roads and forestry infrastructure support active management and stewardship. Continued use as a working forest sustains the local agricultural economy, preserves traditional land uses in Putnam County, and reduces the risk of fragmentation or conversion to incompatible development within this sensitive greenway corridor.

The property's 2025 certified market (just) value is \$4,962,513.

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:

The proposed 1,928 ± acre Rayonier tract in Putnam County is a large, contiguous working forest landscape adjoining the Etoniah/Cross Florida Greenway Florida Forever Project. Approximately 76% of the property consists of uplands, with the remaining 24% comprised of wetlands interspersed throughout the tract.

The tract reflects the character of North Florida timberlands. Upland areas are dominated by actively managed pine plantations in various stages of rotation, along with areas of natural regeneration and scattered hardwood inclusions. The soils are well suited for commercial timber production and also contribute to groundwater recharge across the site.

Wetland systems include forested wetlands, freshwater marshes, wet prairies, hydric pine flatwoods, and areas of floodplain forest. These natural systems play an important role in regional hydrology by storing surface water, supporting groundwater recharge, reducing stormwater runoff, and maintaining natural floodplain function. Portions of the property fall within FEMA-designated flood zones, further demonstrating its role in regional drainage patterns. The St. Johns River lies approximately 8 ± miles to

the east, and protection of this tract would help maintain water quality and hydrologic function within the broader watershed.

The property lies within the broader Ocala-to-Osceola Wildlife Corridor and serves as an ecological linkage between Etoniah Creek State Forest, Camp Blanding Military Reservation, Raiford Wildlife Management Area, Osceola National Forest, and surrounding conservation easements. According to the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix, the tract provides potential habitat for species of conservation concern, including Florida black bear, red-cockaded woodpecker, eastern indigo snake, gopher tortoise, bald eagle, and osprey. The mix of pine plantation, mesic flatwoods, and forested wetlands provides important travel corridors and foraging habitat while remaining economically productive as a working forest.

The property is located in a region of Putnam County with a long history of timber production and rural land use. While North Florida river corridors are known to contain archaeological resources, there are no recorded archaeological sites within the project boundary at this time.

A. Historic Structures

There are no known historic structures on the property that are fifty years old or older.

B. Improvements/Facilities

Improvements on the property are limited to those typical of active forest management, including interior forestry roads, firelines, and access points that support timber harvesting, stand maintenance, and wildlife management activities. There are no significant residential, commercial, or industrial structures present.

Overall, the tract remains largely undeveloped and functions as an intact, professionally managed working forest with substantial natural resource, hydrologic, and ecological value.

3. Potential Public Recreation opportunities or other uses:

If acquired in fee simple, the 1,928 ± acre Rayonier tract could be incorporated into the larger Etoniah/Cross Florida Greenway landscape and managed as part of the existing conservation network. Its position within the Ocala-to-Osceola Wildlife Corridor and its proximity to surrounding public lands make it a logical addition to a Wildlife Management Area or state forest system.

The property could support managed public hunting, hiking, wildlife observation, and environmental education. Existing interior forestry roads would allow for controlled access and ease of management. The mix of pine flatwoods, mesic uplands, and forested wetlands provides quality habitat for species such as Florida black bear, red-cockaded woodpecker, bald eagle, eastern indigo snake, and gopher tortoise, creating meaningful opportunities for wildlife-based recreation while maintaining the integrity of the landscape.

In addition to public recreation, the tract could continue to function as a working forest under state management. Sustainable timber harvest and potential longleaf pine restoration would improve habitat conditions, support prescribed fire management, and promote long-term forest health. Fee simple acquisition would strengthen landscape connectivity between Etoniah Creek State Forest, Camp Blanding, Raiford Wildlife Management Area, and Osceola National Forest, while ensuring permanent public access and conservation stewardship.

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

The proposed 1,928 ± acre Rayonier tract is currently managed as a working forest and remains largely undeveloped. However, the surrounding region is experiencing increasing growth pressure associated with expansion from Palatka and the greater Jacksonville area. While the property is presently designated for agricultural use, its size, road access, and proximity to existing residential areas create long-term development potential.

Under current zoning and future land use designations, the tract could be subdivided into rural residential parcels or converted to more intensive uses. Incremental fragmentation into homesites would disrupt active timber management, reduce the economic viability of forestry operations, and permanently alter the landscape. In addition, the size and configuration of the property, combined with existing transmission infrastructure in the region, create potential for future utility-scale solar development. Such uses would significantly impact wildlife habitat connectivity, wetland integrity, aquifer recharge areas, and natural floodplain function.

Without protection, conversion to residential or commercial uses would fragment an important linkage within the Ocala-to-Osceola Wildlife Corridor and diminish its role as a buffer to adjacent conservation lands. Placement of a conservation easement on the property would eliminate these development pressures, ensure the long-term continuation of silvicultural operations, and preserve the tract's natural resource values and landscape-scale connectivity.

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 1,928 ± acres Rayonier tract 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 Etoniah/Cross Florida Greenway Florida Forever Project (Measure B3).
- Pine Flatwoods 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, Hydric Pine Flatwoods, and Wetland Forests contribute to priorities for natural floodplain function and surface water resource protection, including natural and managed water storage features (Measures C4 and C5).
- Approximately 24% 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.

The 1,928 ± acre Rayonier tract is proposed as a less-than-fee acquisition through the purchase of a conservation easement. Under this structure, the State would acquire the development rights necessary to prevent subdivision and conversion to non-agricultural or incompatible uses, while the landowner would retain fee title and continue to manage the property.

The tract is currently managed as a working forest with low-intensity recreational use. Ongoing activities include timber production, forest stand management, road and fireline maintenance, hunting, and general land stewardship consistent with established best management practices. Under the proposed easement, the landowner would retain the right to conduct sustainable silviculture, maintain and improve forestry infrastructure, and continue compatible agricultural and recreational uses.

By acquiring the development rights, the State would permanently limit residential, commercial, and other intensive development that could fragment the landscape. This structure ensures long-term protection of a priority area within the Florida Wildlife Corridor, safeguards habitat connectivity and water resources, and allows the property to remain economically productive under private ownership.

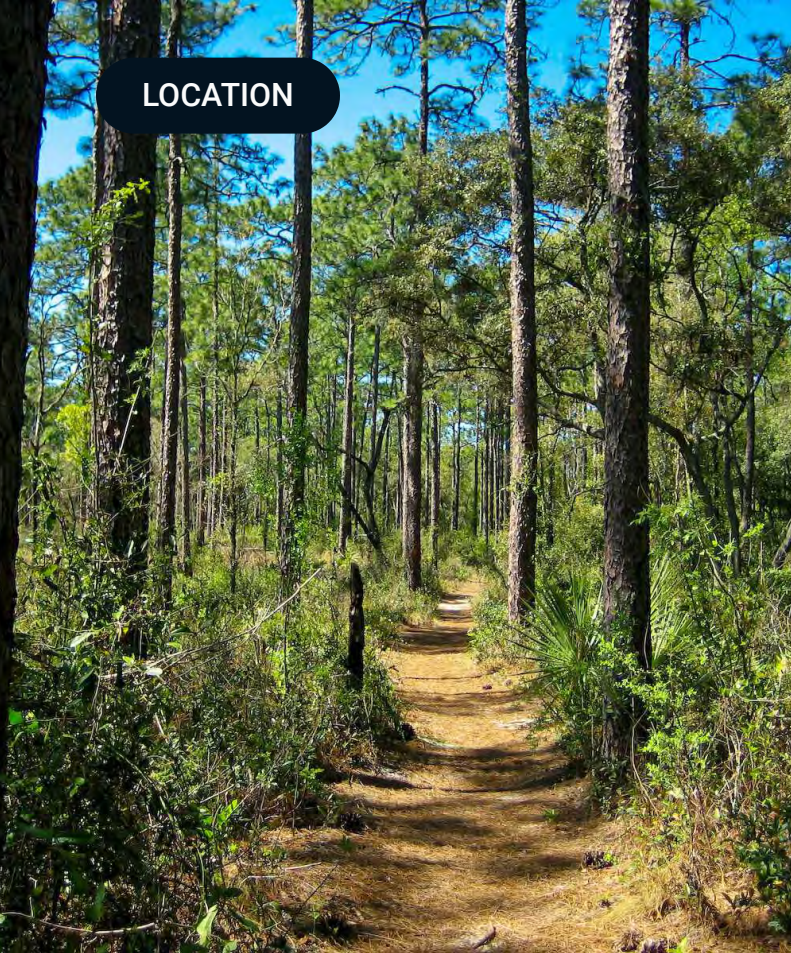
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	1459 ± Upland Acres (76%) / 469 ± Wetland Acres (24%)
Soil Types:	Myakka; Zolfo; Ona; Placid; Samsula; Malabar; St. Johns; Apopka; Pomona; Centernary; Leon; Lynn Haven; Rutlege
Zoning / FLU:	Agriculture
Road Frontage:	2900 ± Feet on Sun Garden Road
Nearest Point of Interest:	Green Cove Springs (9 ± Miles) Palatka (9 ± Miles) Jacksonville (35 ± Miles)
Current Use:	Silviculture & Recreation
Potential Recreational / Alt Uses:	Residential, Commercial, or Solar
Land Cover:	Pine Plantation (1039 ± Acres); Forest Regeneration (375 ± Acres); Mixed Scrub-Shrub Wetland (152 ± Acres); Wetland Forested Mixed (131 ± Acres); Freshwater Marshes (82 ± Acres); Mixed Wetland Hardwoods (43 ± Acres); Hydric Pine Flatwoods (28 ± Acres); Wet Prairies (26 ± Acres); Upland Mixed Coniferous/Hardwood (9 ± Acres); Cypress (7 ± Acres);

LOCATION



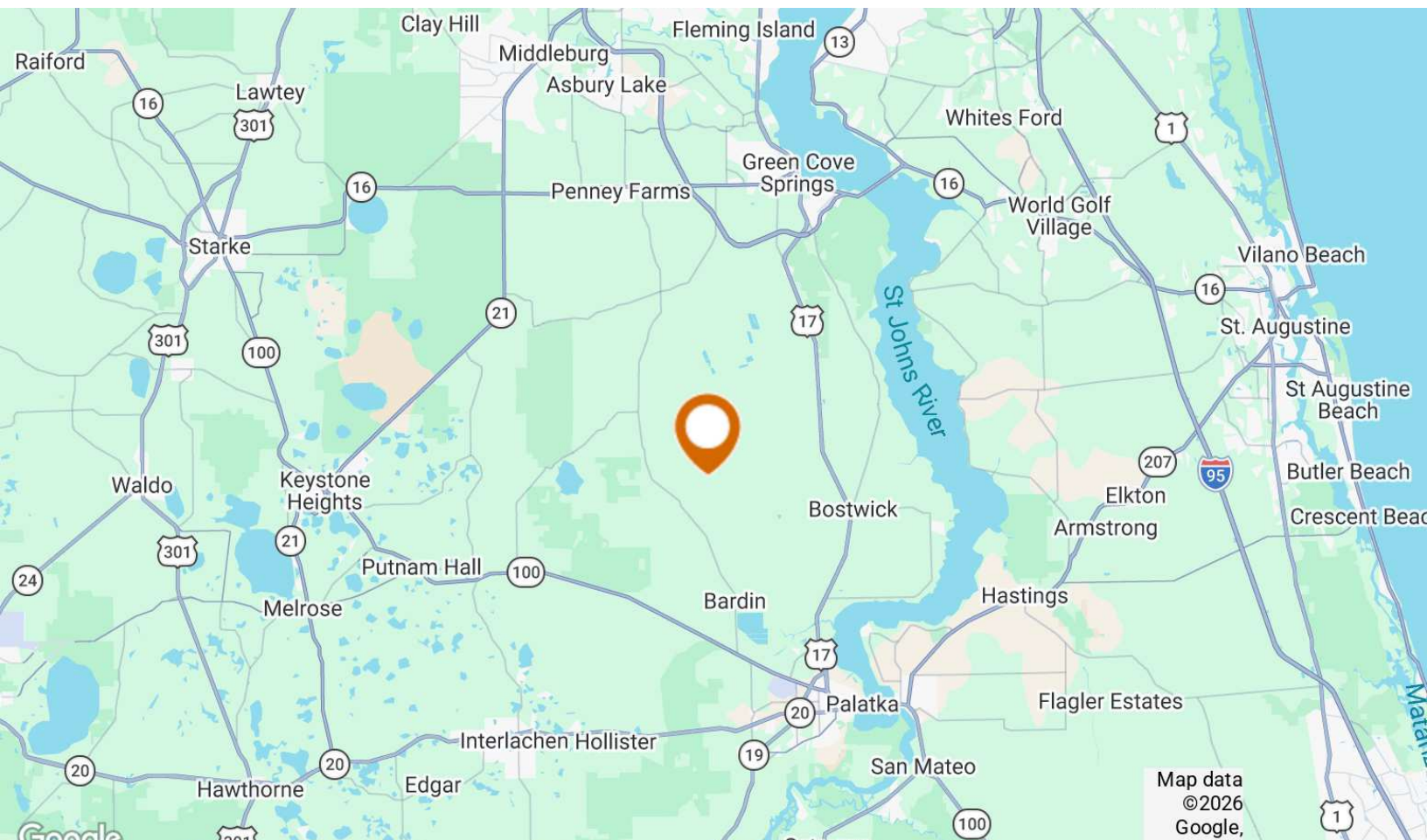
Location & Driving Directions

Parcel: Multiple

GPS: 29.8226066311, -81.746430365

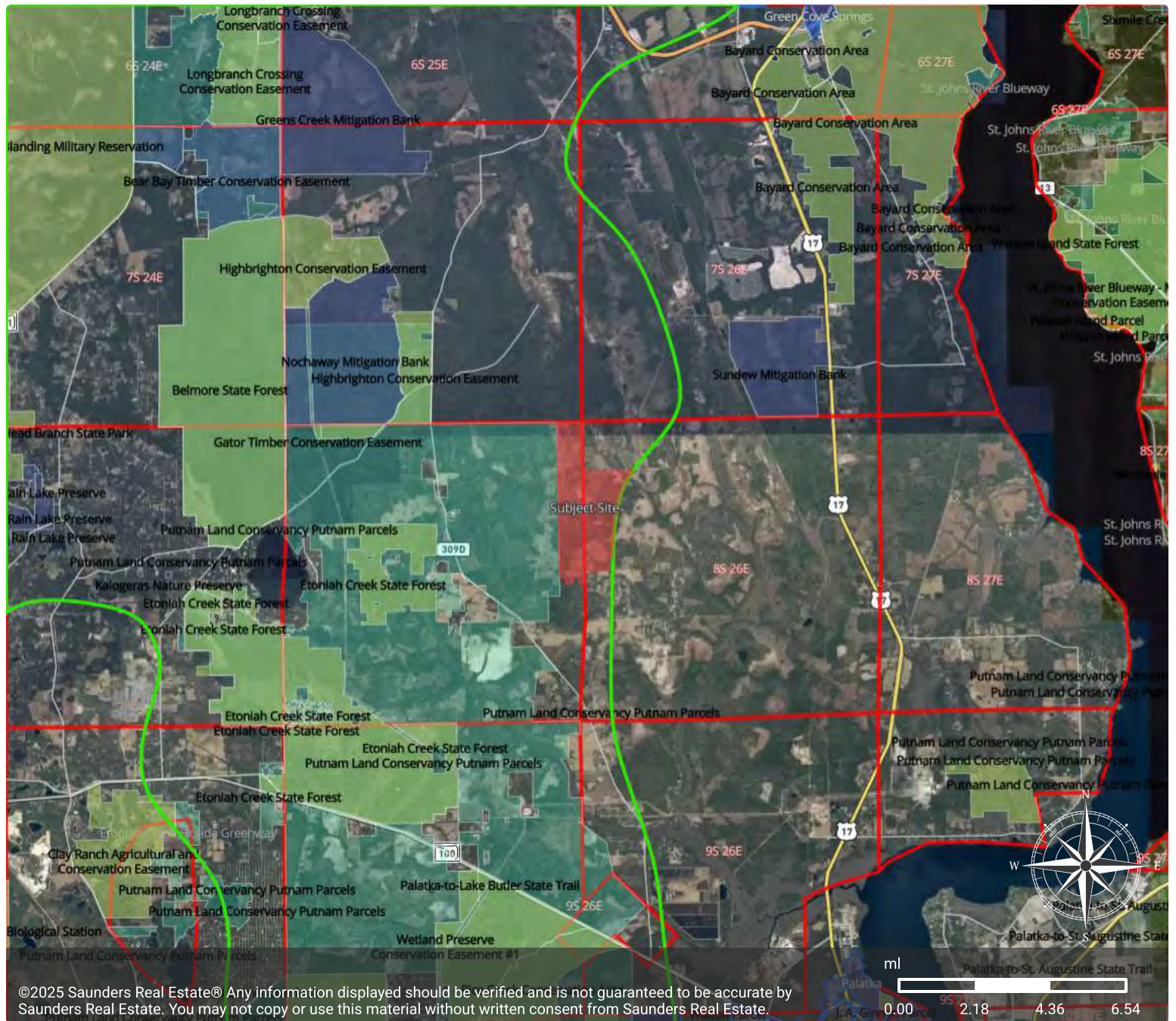
Driving Directions: Contact Dean Saunders

Showing Instructions: Contact Dean Saunders





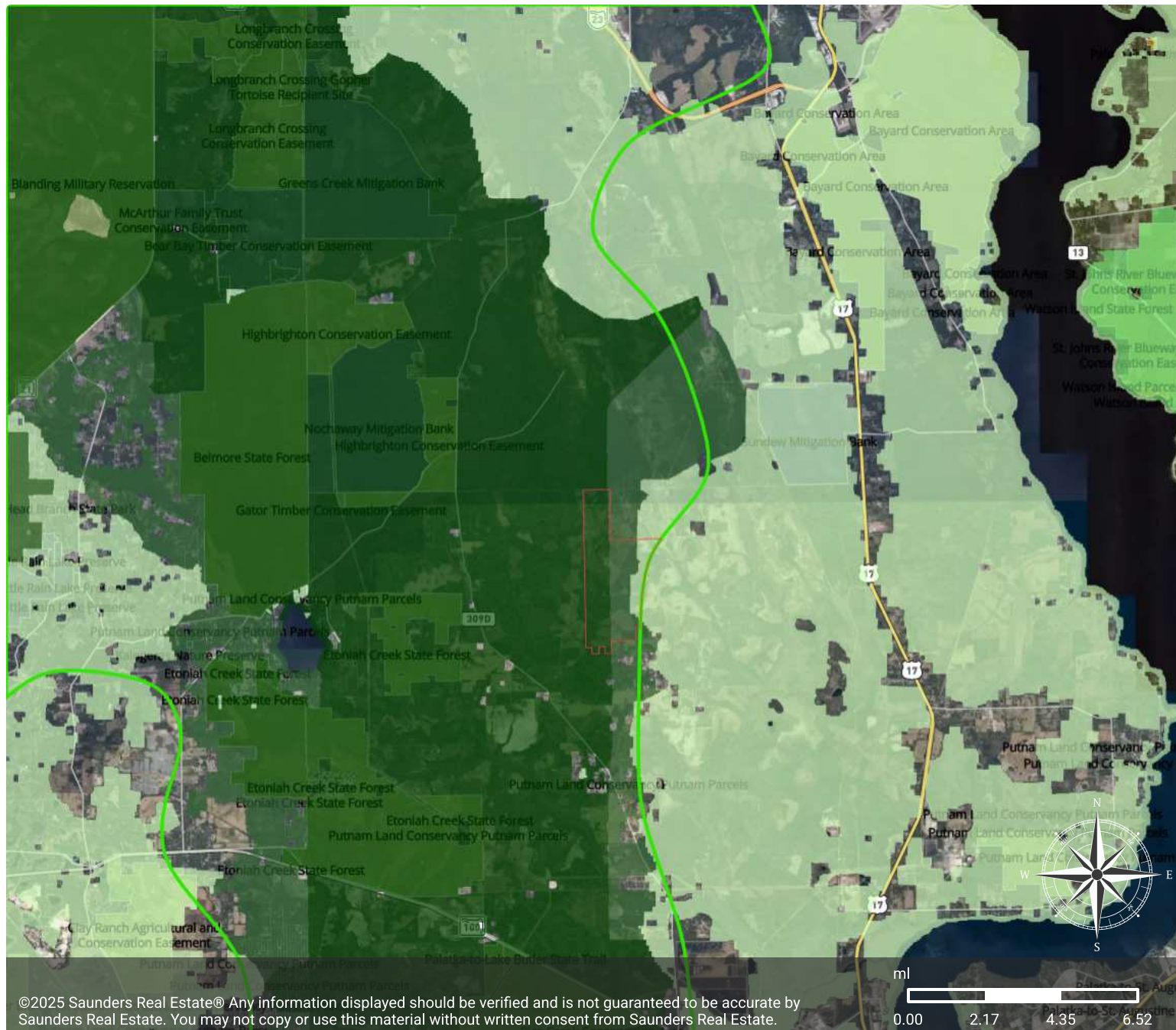
SECTION 3
Maps



Vicinity



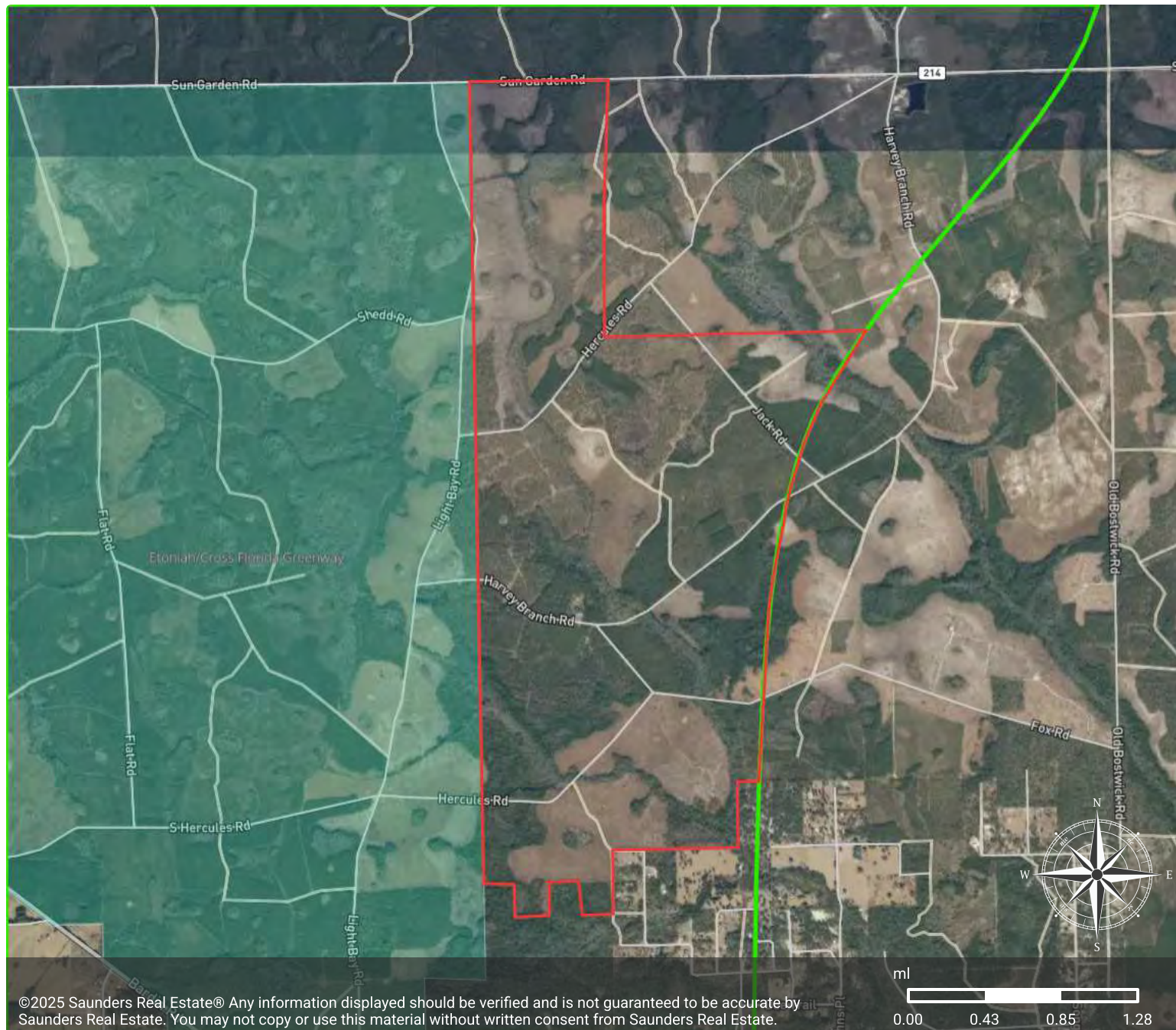
- City
- Subject Site
- Forever Board of Trustees (FFBOT)
- Conservation Lands (FLMA): Private
- Conservation Lands (FLMA): State
- Conservation Lands (FLMA): Local
- Ocala-to-Osceola Wildlife Corridor
- Township/Range



Florida Ecological Greenway Network



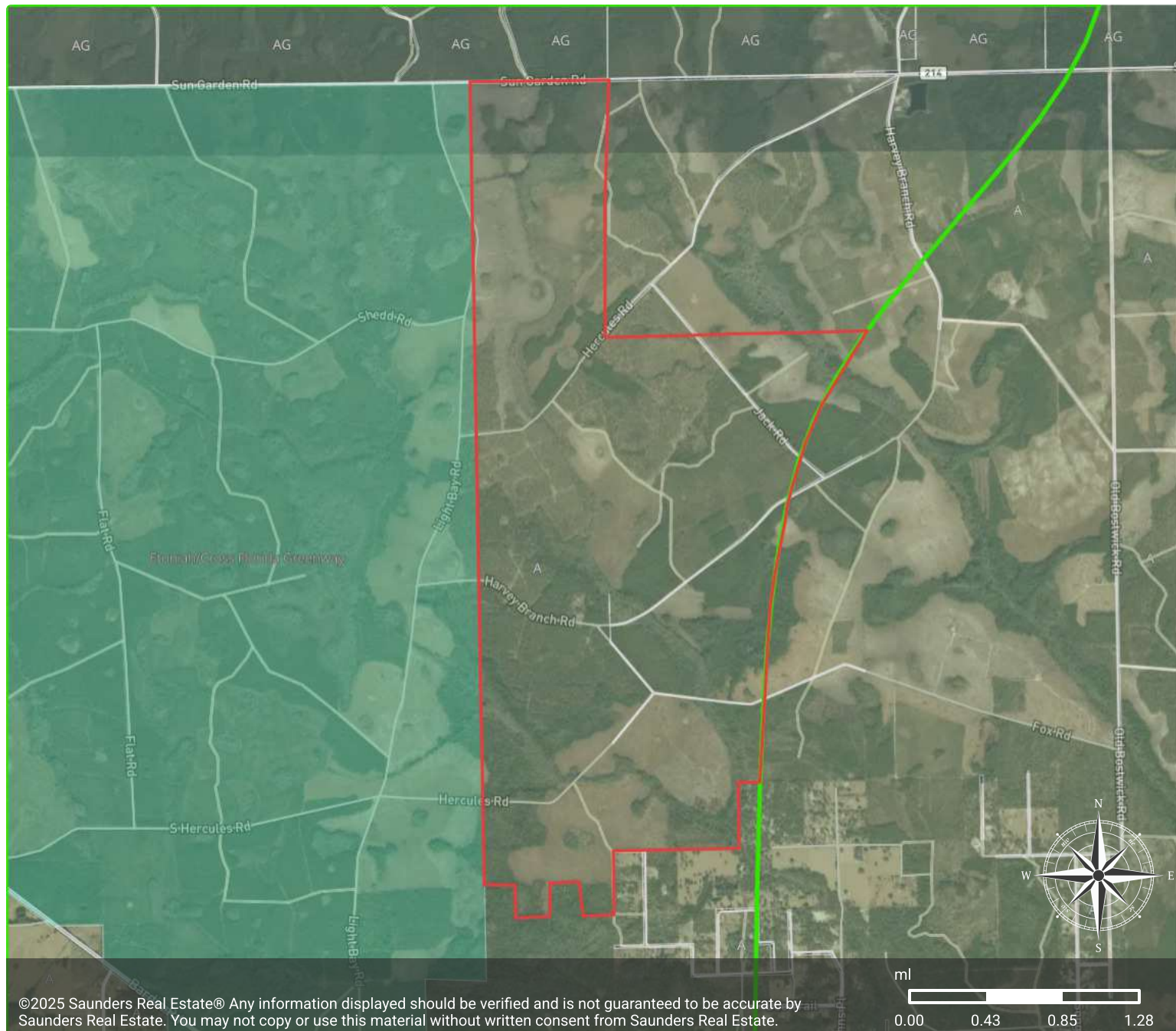
- ECFGW 1928 Ac CE
- Ecological Greenways: Priority 1 (Highest)
- Ecological Greenways: Priority 2
- Ecological Greenways: Priority 4
- Ecological Greenways: Priority 5
- Conservation Lands (FLMA): Private
- Conservation Lands (FLMA): State
- Conservation Lands (FLMA): Local
- Ocala-to-Osceola Wildlife Corridor



Aerial



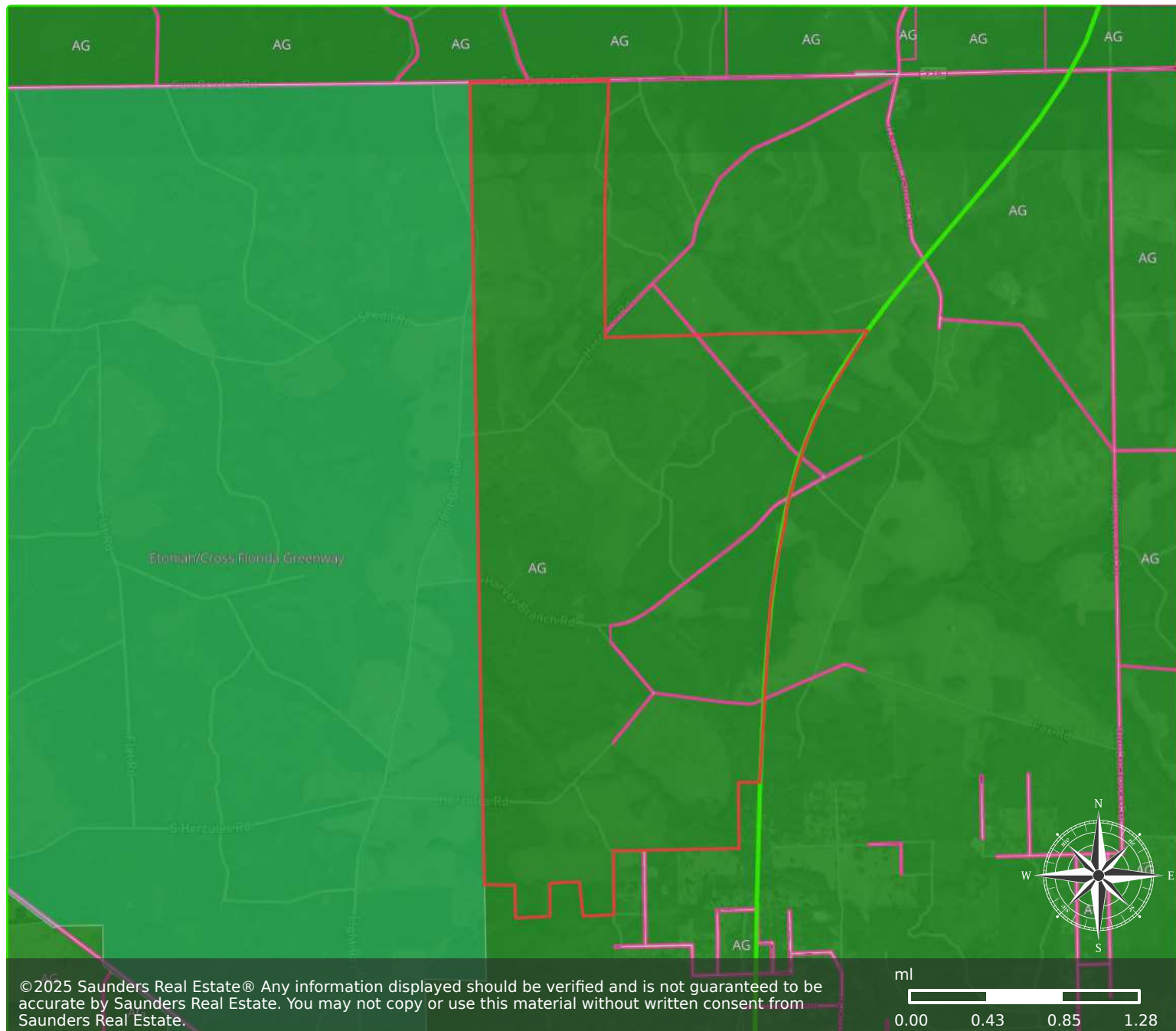
- ECFGW 1928 Ac CE
- Forever Board of Trustees (FFBOT)
- Ocala-to-Osceola Wildlife Corridor



Future Land Use



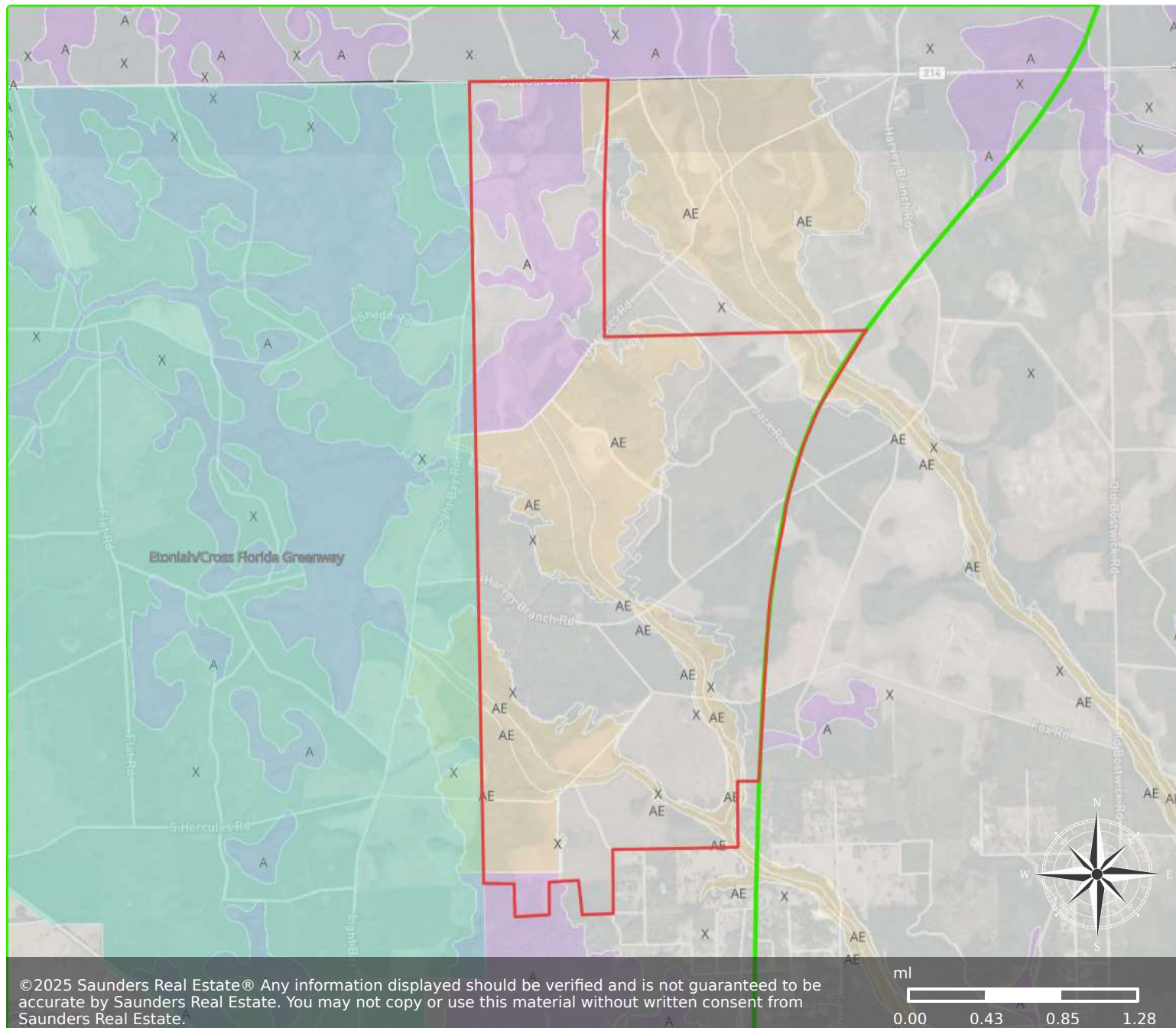
- ECFGW 1928 Ac CE
- Forever Board of Trustees (FFBOT)
- Ocala-to-Osceola Wildlife Corridor
- Future Land Use: Agricultural



Zoning



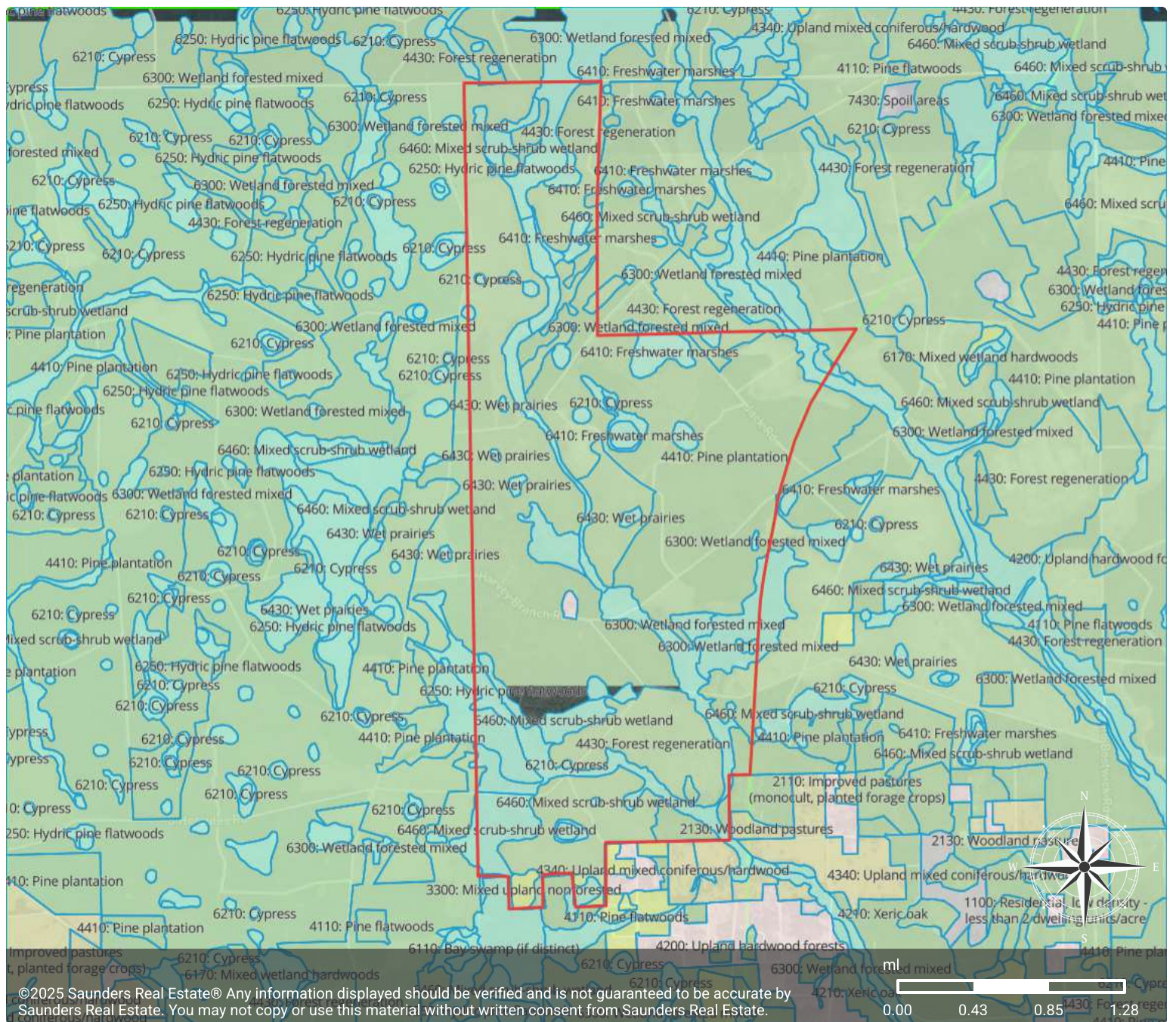
- ECFGW 1928 Ac CE
- Forever Board of Trustees (FFBOT)
- Ocala-to-Osceola Wildlife Corridor
- Zoning: Agricultural



FEMA Flood Zones DFIRM



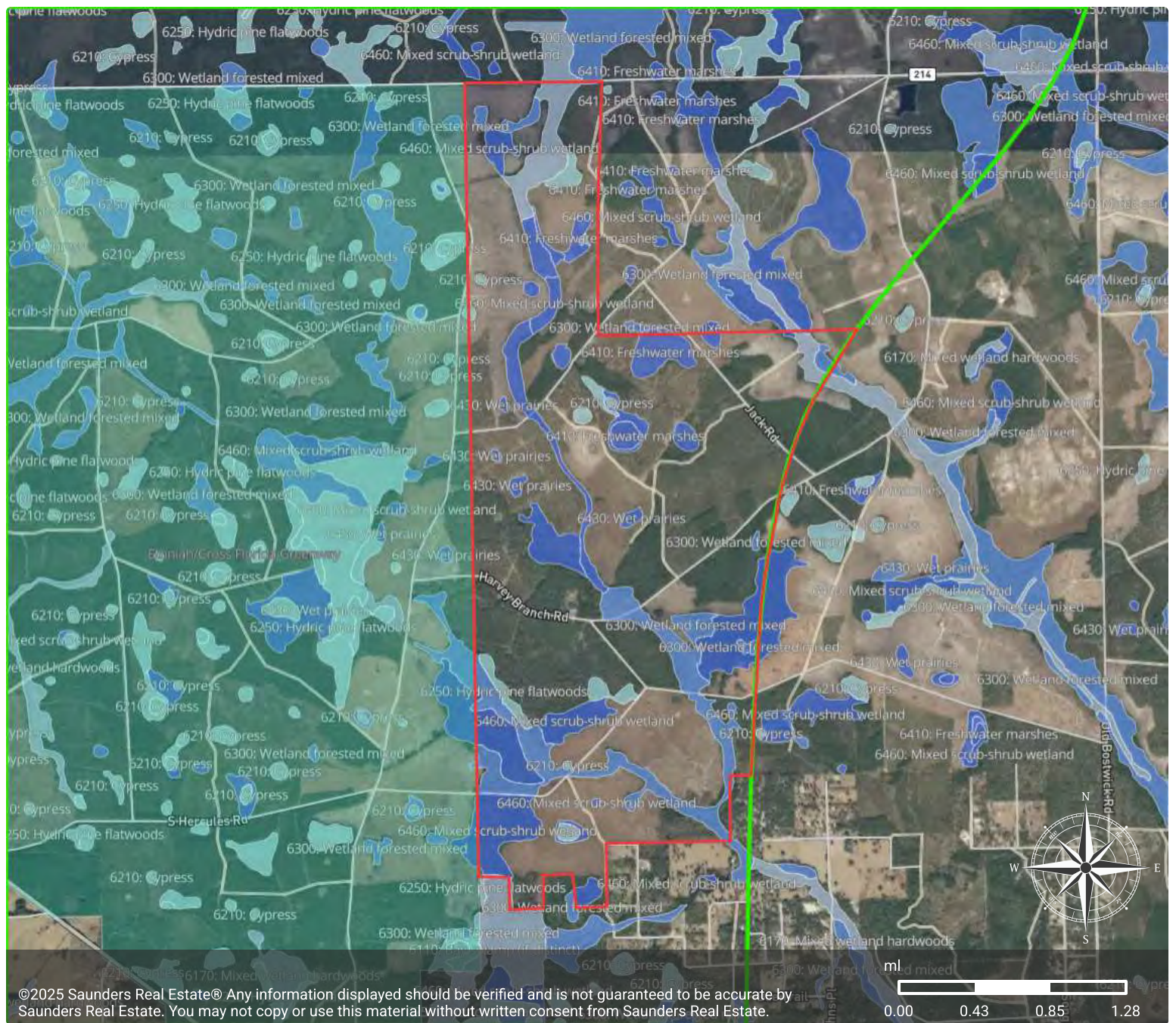
- ECFGW 1928 Ac CE
- Forever Board of Trustees (FFBOT)
- Ocala-to-Osceola Wildlife Corridor
- FEMA Flood Zones DFIRM: Outside any floodplains
- FEMA Flood Zones DFIRM: 100 year, BFE no
- FEMA Flood Zones DFIRM: 100 year, BFE yes



Land Cover 2023



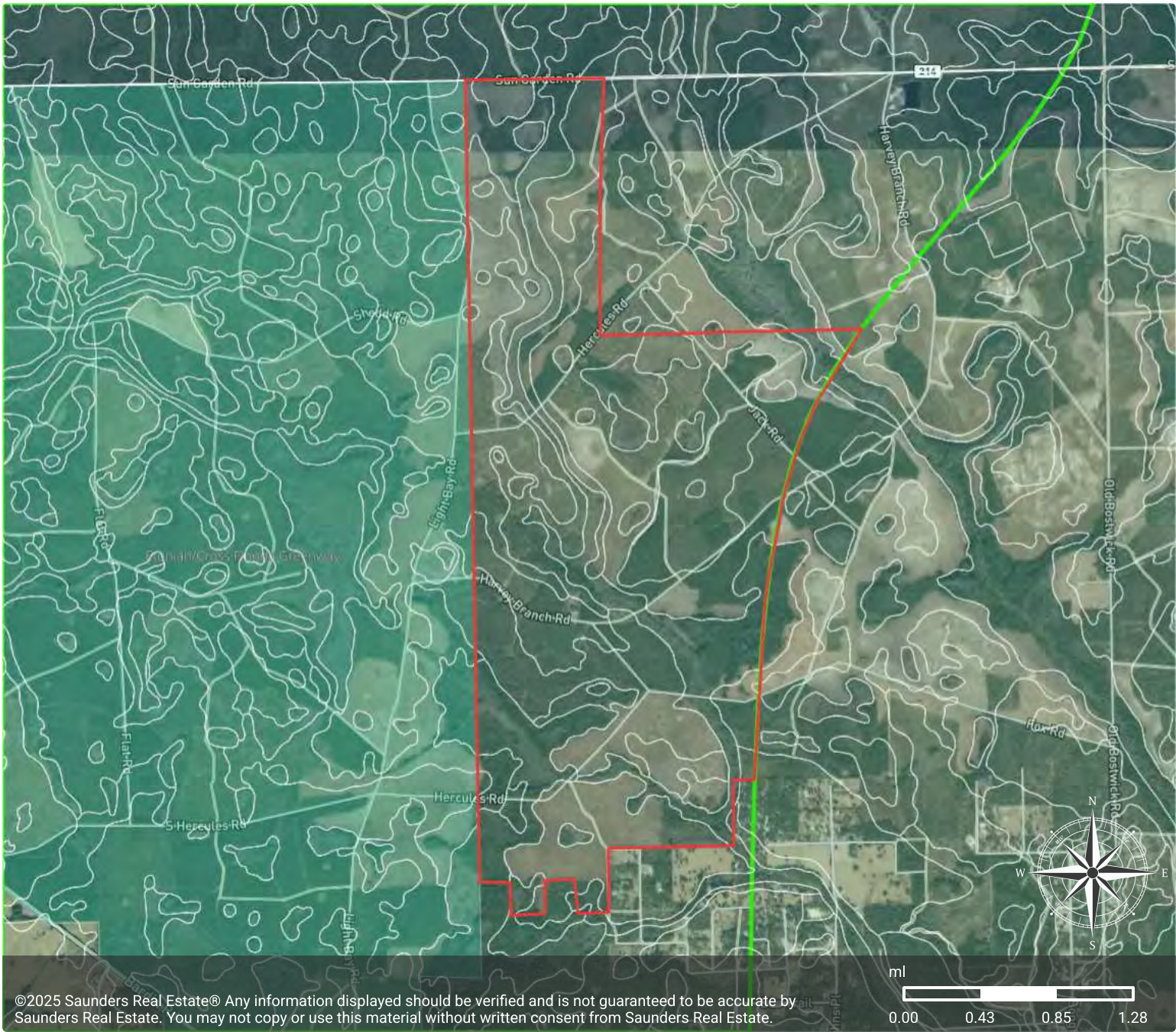
- ECFGW 1928 Ac CE
- Forever Board of Trustees (FFBOT)
- Ocala-to-Osceola Wildlife Corridor
- Land Cover 2023: WETLANDS
- Land Cover 2023: UPLAND FOREST
- Land Cover 2023: AGRICULTURE
- Land Cover 2023: RANGELAND
- Land Cover 2023: URBAN AND BUILT-UP



Wetlands 2023



- ECFGW 1928 Ac CE
- Forever Board of Trustees (FFBOT)
- Ocala-to-Osceola Wildlife Corridor
- Wetlands 2023: Vegetated Non-Forested Wetlands
- Wetlands 2023: Wetland Forested Mixed
- Wetlands 2023: Wetland Hardwood Forests
- Wetlands 2023: Wetland Coniferous Forests



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Soils



- ECFGW 1928 Ac CE
- Forever Board of Trustees (FFBOT)
- Ocala-to-Osceola Wildlife Corridor
- Soils



SECTION 4

Property Records

##	PIN	Acres	Just Value	Just Value Per Acre	Outside Project	Adjusted Acres	Adjusted Just Value
1	01-08-25-0000-0010-0000	378.76	\$960,940	\$2,537.07	35	343.76	\$872,142.61
2	12-08-25-0000-0010-0000	410.40	\$1,121,200	\$2,731.97	76	334.40	\$913,570.37
3	13-08-25-0000-0010-0000	559.37	\$1,232,610	\$2,203.57	220	339.37	\$747,824.97
4	24-08-25-0000-0011-0000	205.00	\$555,090	\$2,707.76	148	57.00	\$154,342.10
5	07-08-26-0000-0010-0000	637.99	\$1,699,720	\$2,664.18	137	500.99	\$1,334,727.38
6	18-08-26-0000-0020-0000	530.00	\$1,383,750	\$2,610.85	170	360.00	\$939,905.66
Total (6)						1,935.52	\$4,962,513.09

Parcel Owner Mailing				01-08-25-0000-0010-0000 RAYONIER FOREST RESOURCES LP C/O PROPERTY TAX COORDINATOR 1 RAYONIER WAY WILDLIGHT FL 32097				(VID 69086)					
911 Description				ALL OF SEC LYING ELY OF THE, CENTER LINE OF LIGHT BAY RD, TOGETHER WITH EASEMENT OR634, P1353									
Parent Parcel													
Exemption		Amount		Remainder		Owner %		Applied To					
Improvement Value				0		Use Code		05600					
OBXF Value				0		Improvements		0					
Land Value				960,940		Location		Putnam County					
Market Value				960,940		Total Acres		378.76					
Just Value CU				960,940		Zoning		AG					
Just Value CU				84,970		FLUM		A2					
Market Adjusted				84,970									
Taxing District				Assessed Limited		Minus(-) Exemptions		Taxable Value					
County General				84,970		0		84,970					
Fire MSTU				84,970		0		84,970					
St Johns River WMD				84,970		0		84,970					
School				84,970		0		84,970					
Visits		JKH		2024-12-20		GWK		2020-03-17					
Changes		khar15		2026-01-06		jedw01		2025-11-05					
Primary Improvement													
Description				Title Year									
Class				Dep Rate									
Type				Year Built									
Adj Base Rate				Eff Yr Built									
Base Sq Ft				Obs Cond									
0				Replace Cost									
0				Dep Rep Cost									
Quality				Functional Obs									
				Economic Obs									
				Account									
				Bed / Bath									
				Cabinet & Mill									
				Floor Finish									
				Interior Finish									
				Paint & Decor									
				Plumbing Fixt									
				Bath Tile									
				Heating & Air									
				Electrical									
				Corners									
				Notes									

Primary Improvement										Improvement Area & Additions					
Description		Title Year		Substructure		Cabinet & Mill		Desc		% Rate	Rate	Sq Ft	Cost		
Class	Dep Rate	Title No.	Model	Floor System	Exterior Walls	Floor Finish	Interior Finish	<td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td>							
Type	Year Built	RP No or Tag	Height (feet)	Party Wall %	Sub Frame	Paint & Decor	Plumbing Fixt	<td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td>							
Base Sq Ft	Obs Cond	Length	Width	Roof Framing	Bath Tile	Heating & Air	Electrical	<td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td>							
Quality	0	0	0	Roof Cover											
	Replace Cost	0		Bed / Bath											
	Dep Rep Cost	0													
	Functional Obs														
Economic Obs								Total Replacement Cost:							
								0							
Land															
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	058	Agricultural Hardwood Swamp Ac		0	1			250	250	63.76	15,940	72	4,620	15,940	4,620
2	063	Pine2 PIt 50yr Site 80-89 85av		0	1			3,000	3,000	72.00	216,000	368	26,520	216,000	26,520
3	065	Pine3 PIt 50yr Site 70-79 75av		0	1			3,000	3,000	205.00	615,000	227	46,460	615,000	46,460
4	067	Pine4 PIt 50yr Site 60-69 65av		0	1			3,000	3,000	38.00	114,000	194	7,370	114,000	7,370
Total:											960,940			960,940	84,970

Parcel Owner Mailing	13-08-25-0000-0010-0000 RAYONIER FOREST RESOURCES LP C/O PROPERTY TAX COORDINATOR 1 RAYONIER WAY WILDLIGHT FL 32097			(VID 69119)		
911	ALL OF SEC LYING ELY OF THE, CENTER LINE OF LIGHT BAY RD, TOGETHER WITH EASEMENT OR634, P1353 13-08-25					
Description						
Parent Parcel						
Exemption	Amount	Remainder	Owner %	Applied To		
Improvement Value	0	Use Code	05600			
OBFX Value	0	Improvements	0			
Land Value	1,232,610	Location	Putnam County			
Market Value	1,232,610	Total Acres	559.37			
Just Value CU	1,232,610	Zoning	AG			
Just Value CU	84,580	FLUM	A2			
Market Adjusted	84,580					
Taxing District	Parcel Value Breakdown		Minus(-)		Taxable Value	
County General	Assessed Limited	Exemptions				
Fire MSTU	84,580	0			84,580	
St Johns River WMD	84,580	0			84,580	
School	84,580	0			84,580	
Visits	JKH	2024-12-20	GWK	2020-03-17		
Changes	jedw01	2025-11-05	jedw01	2025-08-19		

Book	Page	Instrument	Parcel Sales Data			QSCD	Price
1546	0477	MERG	2019-05-31			V	
1374	1562	AFFD	2014-03-11			V	
1355	1525	SWD	2013-08-04			01 V	
1355	1516	AFFD	2013-08-02			V	
0807	1045	QCD	1999-11-05			02 V	100
0658	0920	SWD	1994-10-01			02 V	7,793,800
Line	Code	Units	Outbuildings and Extra Features			Rate	Value
Total: 0							

Notes	
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Primary Improvement									
Description		Title Year		Substructure		Cabinet & Mill		Desc	
Class	Dep Rate	Title No.		Floor System		Floor Finish		% Rate	Cost
Type	Year Built	Model		Exterior Walls		Interior Finish			
Adj Base Rate	Eff Yr Built	RP No or Tag		Height (feet)		Paint & Decor			
Base Sq Ft	Obs Cond	Length		Party Wall %		Plumbing Fixt			
% Good	Replace Cost	Width		Sub Frame		Bath Tile			
Quality	Dep Rep Cost	Lot #		Roof Framing		Heating & Air			
	Functional Obs	Attachments		Roof Cover		Electrical			
	Economic Obs	Account		Bed / Bath		Corners		Total Replacement Cost:	
									0

Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Land		Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	058	Agricultural Hardwood Swamp Ac		0	1			Unit Price	Adj Unit Price						
								250	250	162.00	40,500	72	11,730	40,500	11,730
2	059	Pine-Hardwood Comm Import Ac		0	1			3,000	3,000	40.00	120,000	142	5,680	120,000	5,680
3	065	Pine3 PIt 50Yr Site 70-79 75av		0	1			3,000	3,000	196.87	590,610	227	44,620	590,610	44,620
4	066	Pine4 Nat 50Yr Site 60-69 65av		0	1			3,000	3,000	47.50	142,500	194	9,220	142,500	9,220
5	069	Pine5 PIt 50Yr Site 50-59 55av		0	1			3,000	3,000	113.00	339,000	118	13,330	339,000	13,330
Total:											1,232,610		84,580		84,580

Parcel Owner Mailing 911 Description	24-08-25-0000-0011-0000 RAYONIER FOREST RESOURCES LP C/O PROPERTY TAX COORDINATOR 1 RAYONIER WAY WILDLIGHT FL 32097			(VID 69217)		
	SE1/4 OF NE1/4 OF NE1/4, SE1/4, OF NW1/4 OF NE1/4, N1/2 OF, NE1/4, N1/2 OF NW1/4, SE1/4 OF, NW1/4 OF SW1/4 OF, NW1/4, SE1/4 OF SW1/4 OF NW1/4, SW1/4 OF SW1/4 OF NW1/4, (SUBJECT TO EASEMENT OR584, P138) TOGETHER WITH EASEMENT, OR634 P1353 24-08-25					
	Parent Parcel					
	Exemption	Amount	Remainder	Owner %	Applied To	
	Improvement Value	0	Use Code	05700		
	OBFX Value	0	Improvements	0		
	Land Value	555,090	Location	Putnam County		
	Market Value	555,090	Total Acres	205.00		
	Just Value CU	554,550	Zoning	AG		
	Just Value CU	39,910	FLUM	A1		
Market Adjusted	40,450	Parcel Value Breakdown				
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value		
County General	40,410	0		40,410		
Fire MSTU	40,410	0		40,410		
St Johns River WMD	40,410	0		40,410		
School	40,450	0		40,450		
Visits	JKH	2024-12-20	GWK	2020-03-17		
Changes	jedw01	2025-11-05	wwa121	2025-08-19		
Primary Improvement						
Description		Title Year				
Class	Dep Rate	Title No.				
Type	Year Built	Model				
Adj Base Rate	Eff Yr Built	RP No or Tag				
Base Sq Ft	0	Obs Cond	Length			
% Good	Replace Cost	0	Width			
Quality	Dep Rep Cost	0	Lot #			
	Functional Obs	Attachments				
	Economic Obs	Account				
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Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Land		Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	058	Agricultural Hardwood Swamp Ac		0	1			Unit Price	Adj Unit Price		250	72	1,520	5,250	1,520
2	065	Pine3 PIt 50yr Site 70-79 75av		0	1			3,000	3,000	21.00	5,250	227	19,920	263,700	19,920
3	066	Pine4 Nat 50yr Site 60-69 65av		0	1			3,000	3,000	87.90	263,700	194	5,820	90,000	5,820
4	091	Easement lngr/Egr/Utl/Drain AC		0	1		C020	3,000	600	0.90	540	0	0	0	540
5	067	Pine4 PIt 50yr Site 60-69 65av		0	1			3,000	3,000	65.20	195,600	194	12,650	195,600	12,650
Total:											555,090		39,910	554,550	40,450

Parcel Owner Mailing 911 Description	07-08-26-0000-0010-0000 RAYONIER FOREST RESOURCES LP C/O PROPERTY TAX COORDINATOR 1 RAYONIER WAY WILDLIGHT FL 32097 None ALL OF SECTION 07-08-26			(VID 69433)		
Parent Parcel Exemption	Amount	Remainder	Owner %	Applied To		
Improvement Value	0	Use Code	05600			
OBXF Value	0	Improvements	0			
Land Value	1,699,720	Location	Putnam County			
Market Value	1,699,720	Total Acres	637.99			
Just Value CU	1,699,720	Zoning	AG			
Just Value CU	142,420	FLUM	A1			
Market Adjusted	142,420					
Taxing District	Parcel Value Breakdown			Minus(-) Exemptions		Taxable Value
County General	142,420	Assessed Limited	0			142,420
Fire MSTU	142,420		0			142,420
St Johns River WMD	142,420		0			142,420
School	142,420		0			142,420
Visits	JKH	2024-12-20	FWG	2019-12-12		
Changes	jedw01	2025-11-05	jedw01	2025-08-19		

Book	Page	Instrument	Parcel Sales Data			QSCD	Price
1546	0477	MERG	2019-05-31			V	
1374	1562	AFFD	2014-03-11			V	
1355	1525	SWD	2013-08-04			01 V	
1355	1516	AFFD	2013-08-02			V	
0807	1045	QCD	1999-11-05			02 V	100
0658	0920	SWD	1994-10-01			02 V	7,793,800
Line	Code	Units	Outbuildings and Extra Features			Rate	Value
Total: 0							

Notes

Primary Improvement										Improvement Area & Additions				
Description		Title Year		Substructure		Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost
Class	Dep Rate		Title No.		Floor System		Floor Finish							
Type	Year Built		Model		Exterior Walls		Interior Finish							
Adj Base Rate	Eff Yr Built		RP No or Tag		Height (feet)		Paint & Decor							
Base Sq Ft	Obs Cond		Length		Party Wall %		Plumbing Fixt							
% Good	Replace Cost	0	Width		Sub Frame		Bath Tile							
	Dep Rep Cost	0	Lot #		Roof Framing		Heating & Air							
	Functional Obs		Attachments		Roof Cover		Electrical							
	Economic Obs		Account		Bed / Bath		Corners							
Quality										Total Replacement Cost:				0

Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Land		Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
								Unit Price	Adj Unit Price						
1	058	Agricultural Hardwood Swamp Ac		0	1			250	250	77.91	19,480	72	5,640	19,480	5,640
2	065	Pine3 PIt 50yr Site 70-79 75av		0	1			3,000	3,000	490.54	1,471,620	227	111,170	1,471,620	111,170
3	063	Pine2 PIt 50yr Site 80-89 85av		0	1			3,000	3,000	69.54	208,620	368	25,610	208,620	25,610
Total:								1,699,720					142,420	1,699,720	142,420

Parcel Owner Mailing		18-08-26-0000-0020-0000 RAYONIER FOREST RESOURCES LP C/O PROPERTY TAX COORDINATOR 1 RAYONIER WAY WILDLIGHT FL 32097		(VID 69518)		
911 Description		ALL OF SEC (EX SE1/4 OF NE1/4, OF NE1/4, NW1/4 OF NW1/4 OF, NW1/4, NE1/4 OF NW1/4 OF SE1/4, NE1/4 OF SE1/4 OF SE1/4, SE1/4, OF SE1/4 OF SE1/4, W1/2 OF, SE1/4 OF SE1/4, SW1/4 OF, SE1/4)				
Parent Parcel Exemption		Amount	Remainder	Owner %	Applied To	
Improvement Value		0	Use Code	05600		
OBXF Value		0	Improvements	0		
Land Value		1,383,750	Location	Putnam County		
Market Value		1,383,750	Total Acres	530.00		
Just Value CU		1,383,750	Zoning	AG		
Just Value CU		108,550	FLUM	A2		
Market Adjusted		108,550				
Taxing District		Parcel Value Breakdown			Taxable Value	
Assessed Limited		Minus(-) Exemptions				
County General		108,550	0			108,550
Fire MSTU		108,550	0			108,550
St Johns River WMD		108,550	0			108,550
School		108,550	0			108,550
Visits		JKH	2024-12-20	GWK	2020-03-17	
Changes		jedw01	2025-11-05	wwa121	2025-08-19	

Book	Page	Instrument	Parcel Sales Data		QSCD	Price
1546	0477	MERG	2019-05-31		V	
1374	1562	AFFD	2014-03-11		V	
1355	1525	SWD	2013-08-04		01 V	
1355	1516	AFFD	2013-08-02		V	
0807	1045	QCD	1999-11-05		02 V	100
0658	0920	SWD	1994-10-01		02 V	7,793,800
Line	Code	Units	Outbuildings and Extra Features		Rate	Value
						Total: 0

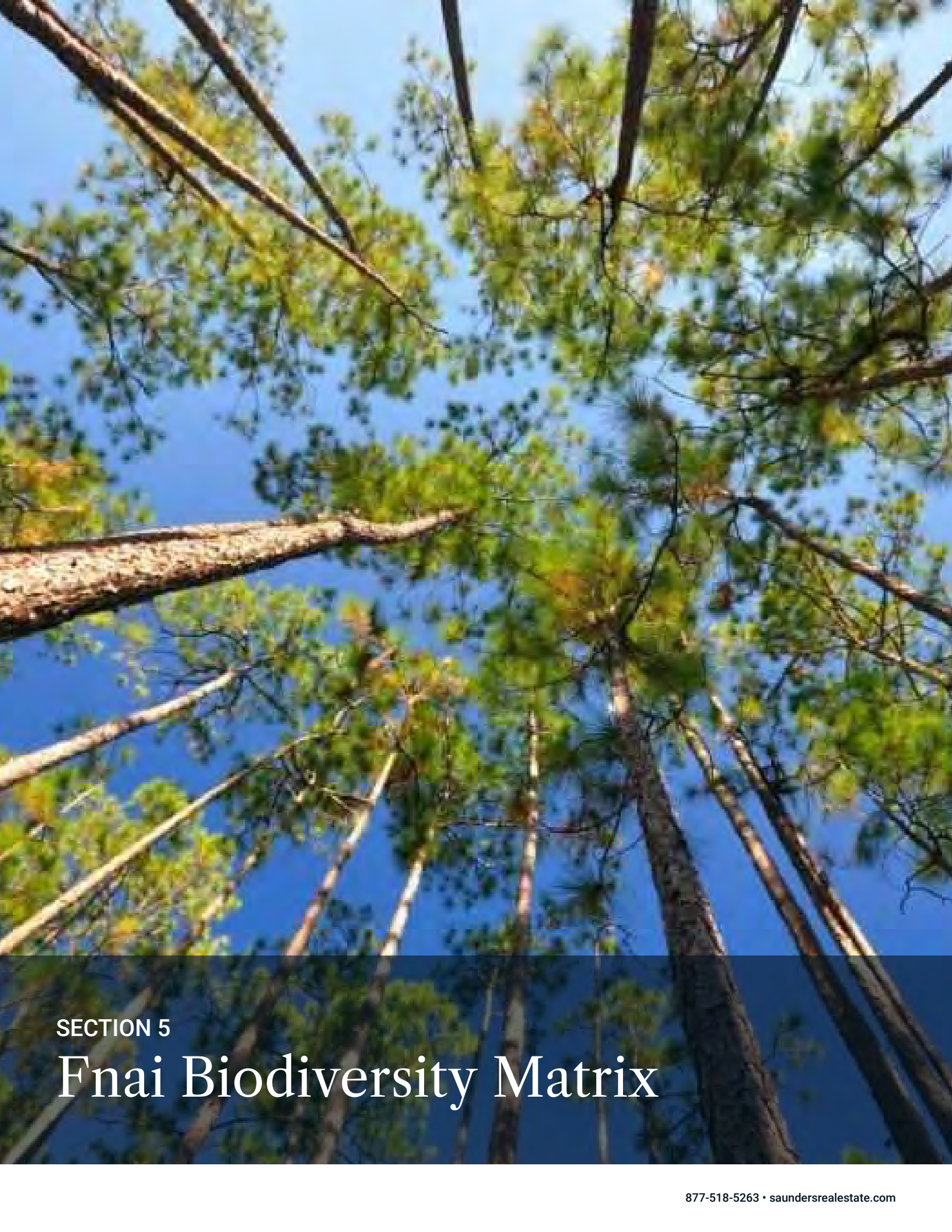
Notes					

Primary Improvement										Desc		Improvement Area & Additions				Cost
Description		Title Year		Substructure		Cabinet & Mill										Total Replacement Cost:
Class	Dep Rate	Title No.		Floor System		Floor Finish										0
Type	Year Built	Model		Exterior Walls		Interior Finish										
Adj Base Rate	Eff Yr Built	RP No or Tag		Height (feet)		Paint & Decor										
Base Sq Ft	Obs Cond	Length		Party Wall %		Plumbing Fixt										
% Good	Replace Cost	Width		Sub Frame		Bath Tile										
Quality	Dep Rep Cost	Lot #		Roof Framing		Heating & Air										
	Functional Obs	Attachments		Roof Cover		Electrical										
	Economic Obs	Account		Bed / Bath		Corners										

Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Land		CU Unit Price	CU Value	Just		Taxable Value
								Unit Price	Adj Unit Price			Units	Just Value	
1	058	Agricultural Hardwood Swamp Ac		0	1			250		72	5,430	18,750		5,430
2	065	Pine3 PIt 50yr Site 70-79 75av		0	1			3,000	3,000	227	103,120	1,365,000		103,120
Total:											108,550	1,383,750		108,550

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A low-angle, upward-looking photograph of several tall, slender pine trees. The trunks are light brown and textured, reaching towards a clear blue sky. The green needles of the trees are visible at the top, creating a dense canopy. The perspective makes the trees appear to converge towards the top center of the frame.

SECTION 5

Fnai Biodiversity Matrix



Florida Natural Areas Inventory

Biodiversity Matrix Query Results

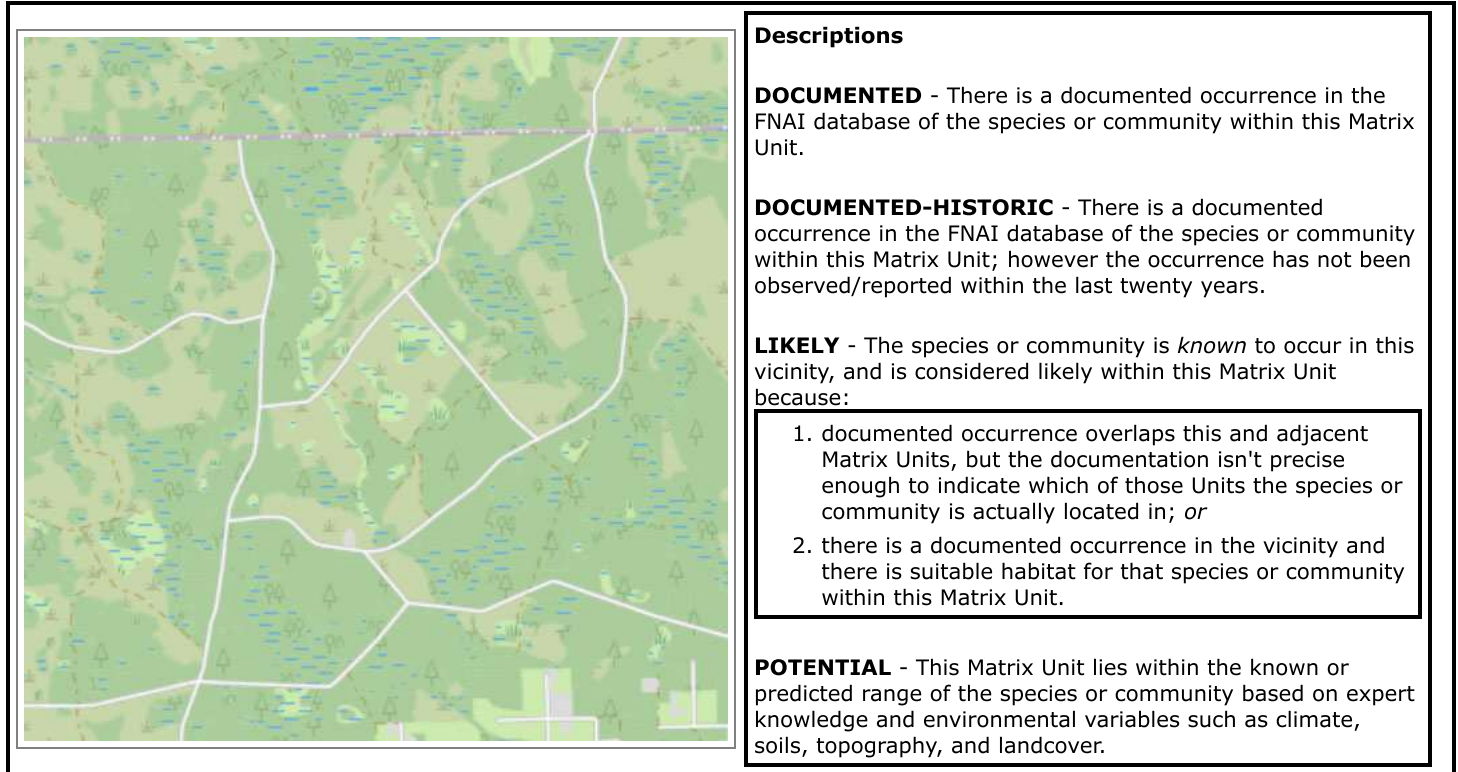
UNOFFICIAL REPORT

Created 2/16/2026

(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 6 Matrix Units: 38232 , 38233 , 38234 , 38593 , 38594 , 38595



Matrix Unit ID: 38232

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
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 38233

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
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 38234

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
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 38593

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
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 38594

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
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 38595

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found3 **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
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 38232, 38233, 38234, 38593, 38594, 3859535 **Potential** Elements Common to Any of the 6 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa incised groove-bur	G3	S2	N	T
Andropogon arctatus pinewoods bluestem	G3	S3	N	T
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
Asclepias viridula southern milkweed	G2	S2	N	T
<i>Asplenium x curtissii</i> Curtiss' spleenwort	GNA	S1	N	N
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
Balduina atropurpurea purple honeycomb-head	G2	S1	N	E
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Ctenium floridanum Florida toothache grass	G2	S2	N	E
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Gymnopogon chapmanianus Chapman's skeletongrass	G3	S3	N	N
Hartwrightia floridana hartwrightia	G2	S2	N	T
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
Linum westii West's flax	G1	S1	N	E
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
Litsea aestivalis pondspice	G3?	S2	N	E
Lythrum curtissii Curtiss' loosestrife	G1	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Monotropsis reynoldsiae pygmy pipes	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N

<u>Notophthalmus perstriatus</u> Striped Newt	G2G3	S2	N	C
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<u>Podomys floridanus</u> Florida Mouse	G3	S3	N	N
<u>Pteroglossaspis ecristata</u> giant orchid	G2G3	S2	N	T
<u>Pycnanthemum floridanum</u> Florida mountain-mint	G3	S3	N	T
<u>Rhododendron chapmanii</u> Chapman's rhododendron	G1	S1	E	E
<i>Rhynchospora thornei</i> Thorne's beaksedge	G3	S1S2	N	N
<u>Rudbeckia nitida</u> St. John's blackeyed susan	G3	S2	N	E
<u>Salix floridana</u> Florida willow	G2G3	S2S3	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<u>Sideroxylon alachuense</u> silver buckthorn	G1	S1	N	E

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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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: Etoniah/Cross Florida Greenway– Rayonier 1928 (Putnam County)

The primary goal of the Etoniah/Cross Florida Greenway Florida Forever Project (ECFG) is to protect a corridor of forested land and water to provide recreational opportunities and natural resource protection in northern peninsular Florida. The ca. 1,896-acre Rayonier property (after boundary adjustment to reduce project overlap from 1,928 in original application) is proposed as an addition to the project. The property is proposed for less-than-fee acquisition.

The site lies 5 miles east of Georges Lake, 6 miles west-northwest of Bostwick, 8 miles west of the St. Johns River, and 10 miles north-northwest of Palatka. The property is contiguous with the ECFG project along its entire western boundary. Substantial portions of the project, though none closer than 2.5 miles, have been acquired. These include Etoniah Creek State Forest, Highbrighton Conservation Easement, Gator Timber Conservation Easement, Nochaway Mitigation Bank, Belmore State Forest, Rice Creek Conservation Area, and Wetland Preserve Conservation Easement #1. The nearest conservation land to the east (3.5 miles) is Sundew Mitigation Bank.

There is relatively little topographic relief on the site, with elevations ranging mostly between 85 and 105 ft. Only in the southeastern corner along the headwaters of a tributary of Simms Creek (tributary to Etonia Creek and subsequently the St. Johns River) does elevation drop to 70 ft. Two small branches of this creek, both lined by a fringing band of floodplain swamp, drain southeastward across the site. A somewhat similar small drainage flows northward through the northern end of the site before entering a highly disturbed (timbered) basin swamp just north of the proposal. Most of the remainder of the site consists of heavily disturbed uplands (likely mesic flatwoods and/or sandhill at one time) in various stages of silviculture. Small cypress domes and disturbed depression marshes are scattered throughout. Some remnant flatwoods and even a piece of sandhill survive in the southern end of the proposal. The application describes the tract as approximately 76% uplands and 24% wetlands. The site is undeveloped but for a network of unpaved roads that support forestry operations and provide hunting access.

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 frequent. The FNAI database contains no other documented records of rare species on site. The aforementioned tributary to Simms Creek and an adjacent small remnant of sandhill in the site's southeastern corner merit biological investigation for potential rare species.

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. Most (> 90%) of the property contributes to Aquifer Recharge (priorities 3-5), Surface Water Protection (mostly priorities 4 and 5), Ecological Greenways

(priorities 1, 2, and 5), and Strategic Habitat Conservation Areas (priority 5). Other substantial contributions are made by Sustainable Forestry (75%; chiefly priority 3), Natural Floodplain Function (44%; priorities 3 and 4), FNAI Habitat Conservation Priorities (37%, priorities 5 and 6) and Functional Wetlands (24%; mostly priority 3).

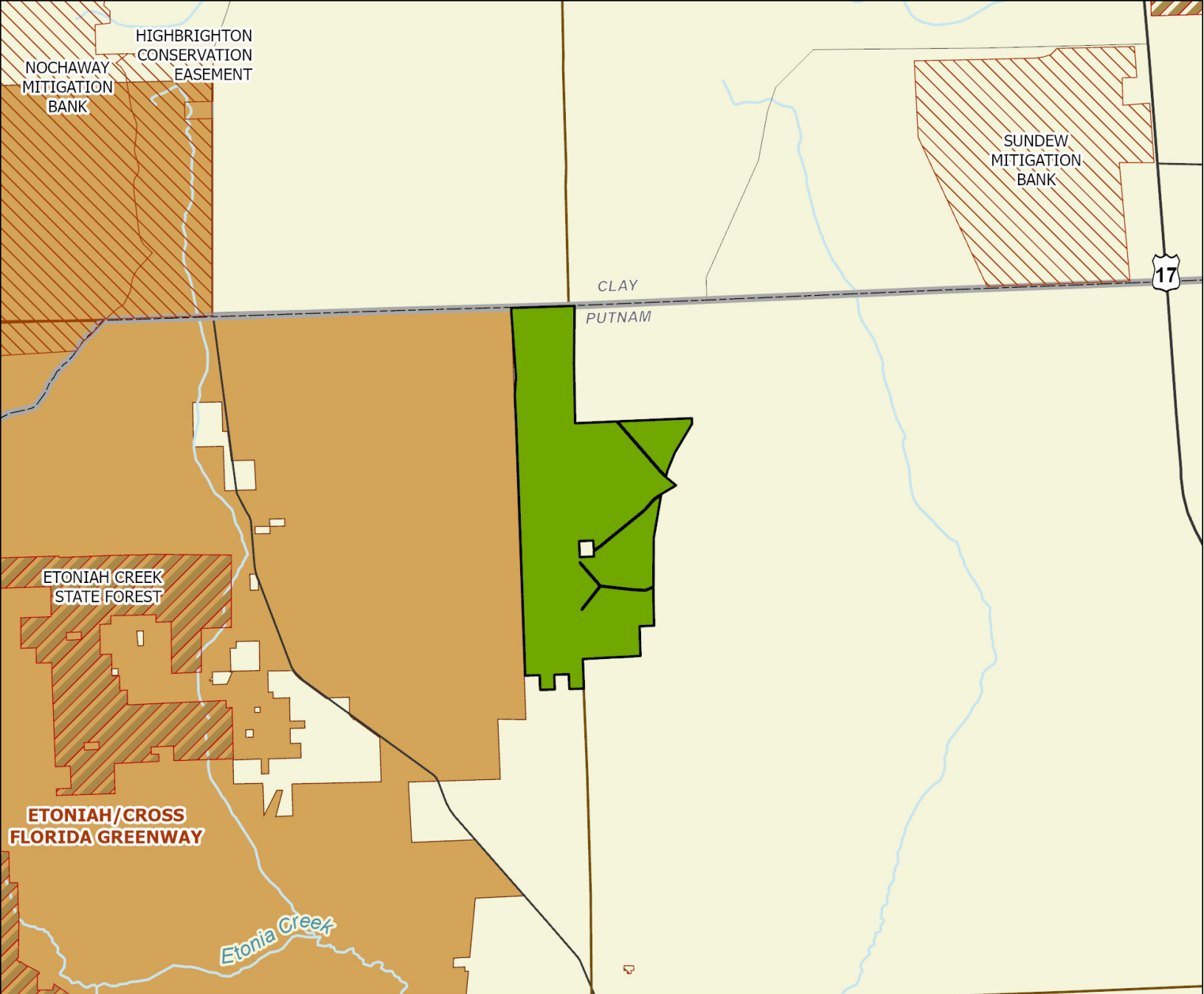
Etoniah/Cross Florida Greenway (Rayonier 1928 Acres) : Florida Forever Measures Evaluation 20260223

GIS ACRES = 1,896

MEASURES	Resource Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	7	< 1%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	1,744	92%
Total Acres	1,751	92%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	23	1%
Priority 5	439	23%
Priority 6	243	13%
Total Acres	705	37%
B3: Ecological Greenways		
Priority 1	1,001	53%
Priority 2	630	33%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	265	14%
Total Acres	1,896	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)	39	2%
Upland Hardwood Forest (G5)	0	0%
Total Acres	39	2%
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	23	1%
Priority 3	332	18%
Priority 4	470	25%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	825	44%

MEASURES (continued)	Resource Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	776	41%
Priority 5	1,019	54%
Priority 6	0	0%
Priority 7	101	5%
Total Acres	1,896	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	< 1%
Priority 3	377	20%
Priority 4	66	3%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	456	24%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	125	7%
Priority 4	1,047	55%
Priority 5	725	38%
Priority 6	0	0%
Total Acres	1,896	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	28	1%
Priority 2	86	5%
Priority 3	1,167	62%
Priority 4	142	8%
Priority 5	4	< 1%
Total Acres	1,427	75%
G3: Forestland for Recharge		
	53	3%

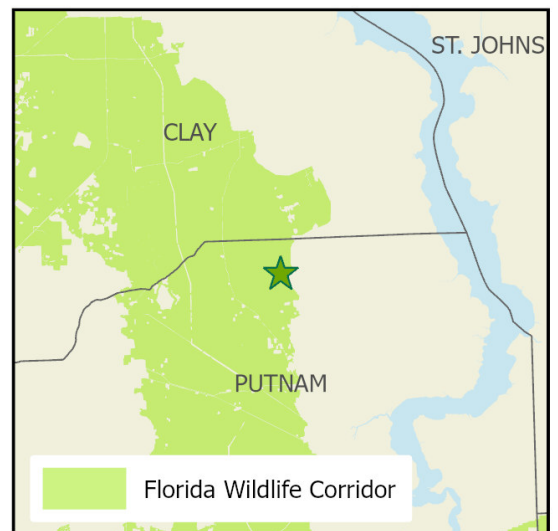
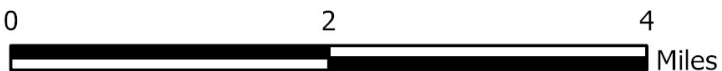
^aAcres of each resource in the project and percentage of project represented by each resource are listed except where noted. This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is most noticeable on small sites.



ETONIAH/CROSS FLORIDA GREENWAY FLORIDA FOREVER PROJECT RAYONIER 1928 ACRES BOUNDARY AMENDMENT

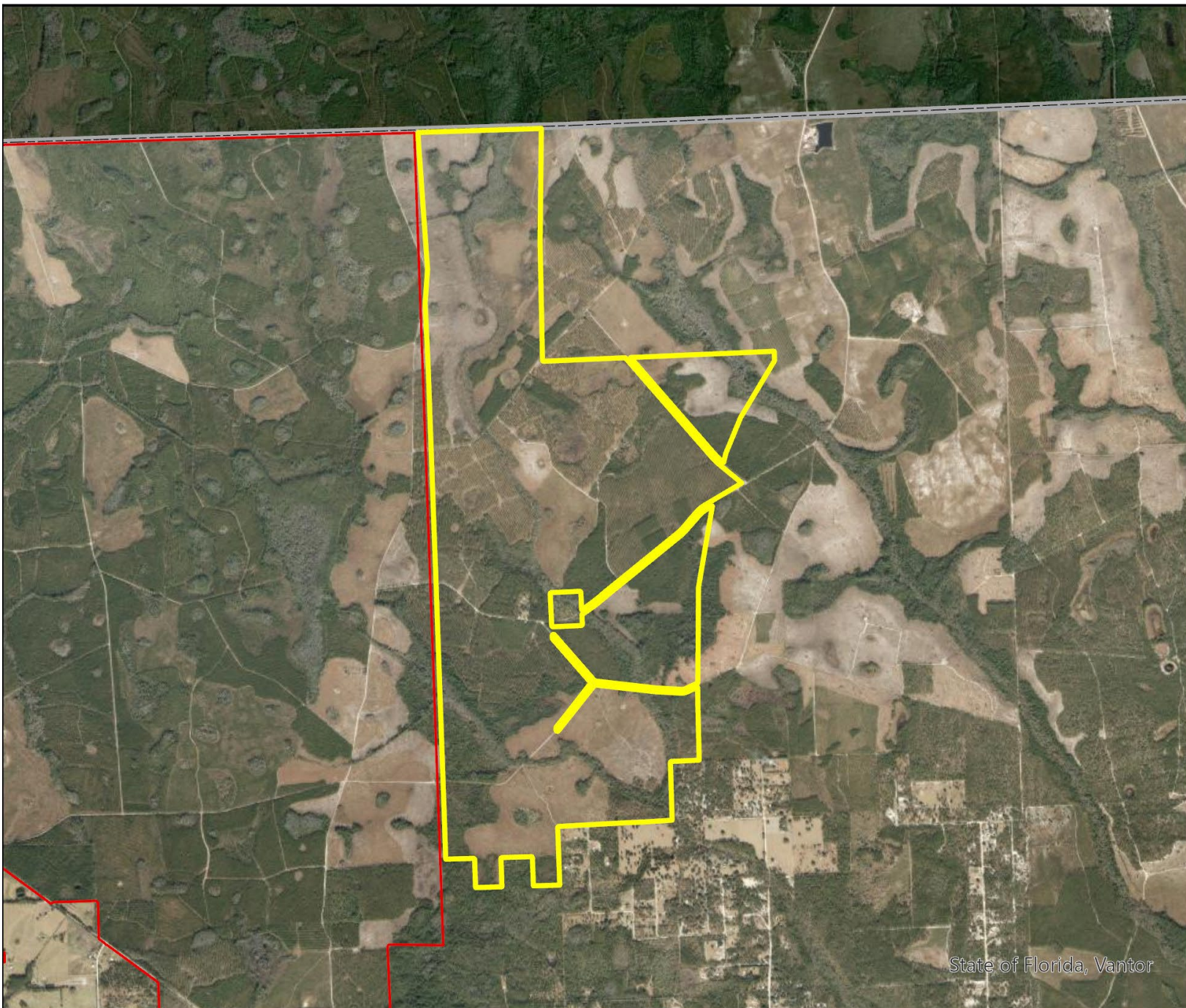
PUTNAM COUNTY

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



ETONIAH/CROSS FLORIDA GREENWAY FLORIDA FOREVER PROJECT RAYONIER 1928 ACRES BOUNDARY AMENDMENT

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

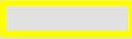


State of Florida, Vantow

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

Background: World Aerial Imagery Resolution = 0.3 meter



-  Florida Forever Proposed Addition
-  Florida Forever BOT Projects

