



Boundary Amendment Proposal: Sprengel Addition to the Mill Creek Florida Forever Project Area



Sprengel Addition: 395 +/- acres in Marion County FL
Application made by the Putnam Land Conservancy
Susan Carr, February 16 2026



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): Mill Creek Florida Forever project

Property Proposed for Boundary Amendment: Sprengel Addition

Name/Affiliation Proposing Amendment: Susan Carr, Putnam Land Conservancy

Mailing Address: P.O. Box 667 Interlachen FL 32148
Street City State Zip

Primary Phone: (803) 295 2229 Email: susan@putnamlandconservancy.org

Please note: Applications for boundary amendments must be submitted at least 30 working days prior to a scheduled meeting of the ARC. 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 preferred) to the email address below. Alternate formats such as a CD or USB drive may also be sent via mail.

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

SUBMIT COMPLETE APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

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



**Florida Forever
Boundary Amendment Application**



Authorized Representative

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

Property/project name: Sprengel Addition

Name/Affiliation of Authorized Representative: Putnam Land Conservancy

Mailing Address: PO Box 667, Interlachen, FL 32148
Street City State ZIP

Primary Phone: 386-336-5400 Email: PLC@PutnamLandConservancy.org

Property information

Section 1, 6, 26 Township 12, 13 Range 22, 23
Lat/Long 29.39587445628885, -82.06692143373303
Acres 381.6

Parcel identification number(s):

08554-000-00
07481-000-00
03334-001-00

Landowner Information

James H. Sprengel
Landowner Signature

2/5/2026
Date

JAMES H. SPRENGEL
Landowner Name (print)

Mailing Address: 20171 Kinder Zs Bruce Twp 111.48065
Street City State ZIP

Primary Phone: 586 4511002 Email: _____

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

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

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



Supporting documentation

Attachment A

Project Description

The 395-acre Sprengel Addition is in northern Marion County, located approximately two miles east of the Town of Citra and six miles northwest of the town of Fort McCoy. This project is comprised of three tracts, which with common ownership. Ninety-five percent of this proposed addition is in the O2O Wildlife Corridor, a critical linkage of the Florida Wildlife Corridor. Mr. Sprengel is stewarding the property for conservation and low intensity agriculture, and is very interested in long term conservation protections offered by a Florida Forever conservation easement.

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

The Sprengel Addition is 392 acres in northern Marion County, located approximately two miles east of the Town of Citra and six miles northwest of the town of Fort McCoy. This project is comprised of three separate tracts, which are all owned by the same individual and located within approximately a 1.25-mile radius. Two of these tracts abut the Mill Creek Florida Forever project boundary and the third tract is located only 0.6 miles south of this boundary. The Sprengel Addition is located within the Ocala to Osceola portion of the Florida Wildlife Corridor and is part of the Florida Ecological Greenways Network.

Protection of the Sprengel Addition will contribute to one of the largest conservation landscapes in north Central Florida – an area that includes Mill Creek, the Ocklawaha River basin, the Ocala National Forest and many State owner conservation areas. The amendment builds on new conservation lands protected in the Mill Creek Florida Forever project.

Parcel Number	Property Owner	Acres*
08554-000-00	LOON LAKE LODGE LTD	161.94
07481-000-00	SPRENGEL JAMES H TR	139.12
03334-001-00	SPRENGEL JAMES H REV LVG TRUST	80.6
* Acres reported by property appraiser records		

List of Marion County tax parcels included in Sprengel Addition



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

CLC Cover Type	Acres
MIXED_HARDWOOD_CONIFEROUS	162
IMPROVED_PASTURE	41
SUCCESSIONAL_HARDWOOD_FOREST	36
MIXED_WETLAND_HARDWOODS	36
FIELD_CROPS	24
MIXED_HARDWOOD_CONIFEROUS_SWAMPS	23
UNIMPROVED_WOODLAND_PASTURE	19
CYPRESS	17
CONIFEROUS_PLANTATIONS	11
MARSHES	5
RURAL_OPEN_FORESTED	5
MESIC_FLATWOODS	5
SHRUB_AND_BRUSHLAND	4
MIXED_SCRUB_SHRUB_WETLAND	3
WET_PRAIRIE	2

Sprengel Addition Cooperative Land Cover (CLC) types and acres

Over half of the Sprengel Addition property is identified as “Mixed Hardwood-Coniferous” by the Cooperative Land Cover data (CLC: FNAI, 2023). These areas include pine-hardwood forests in various hydrological environments.

The property houses a variety of wetland types, including herbaceous and forested wetlands, totaling 85 acres. Importantly, some of the wetlands are connected to the larger swamps that feed Mill Creek, a major tributary of the Ocklawaha River.

About a third of the property is open pasture (improved and unimproved). The landowner maintains a very small herd of cattle.

The Sprengel addition is composed of three parcels: Northern Tract, Middle Tract, and Southern Tract. These three tracts are all owned by the same individual and located within approximately a 1.25-mile radius.

- **North Tract** (Parcel ID: 03334-001-00): This tract is approximately 80 acres, most of which is mixed pine-hardwood forest. This tract abuts NE 45th Avenue Road to the west and contains one poll barn.
- **Middle Tract** (Parcel ID: 07481-000-00): This tract is approximately 139 acres and is located 0.75 miles south of the North Tract. The majority of this parcel is successional hardwood forest mixed with forested wetlands. This tract abuts NE 175th Street Road and contains no significant structures.
- **South Tract** (Parcel ID: 08554-000-00): This tract is approximately 162 acres and is located southeast of the Middle Tract. The majority of this parcel is mixed hardwood coniferous, with small areas of improved and unimproved pasture, and 5 acres of cypress swamp. This tract abuts both NE 175th Street Road to the north and NE 58th Ave to the west. This parcel contains a one cabin, a corral, and two poll barns.

Biological and Natural Resources: According to FNAI’s Florida Forever Needs Assessment Layers: 95% of this amendment is listed as Priority 3 of the Florida Ecological Greenways lands (B3), 99% is listed as Priority 5 or higher for Strategic Habitat Conservation Areas (B1) and 100% is listed as Priority 6 or higher for Rare Species FNAI Habitat Conservation Priorities (B2). This property provides habitat for many notable species including gopher tortoises, turkey, sandhill cranes, rattlesnakes, water moccasins, black bears, bobcats, quail, woodcocks, and various other bird species. Additionally, this entire project is within the Ocala to Osceola portion of the Florida Wildlife Corridor.



Hydrological: This property has significant water resource value and benefits, as the majority of the project drains into Black Sink Prairie. The entire project benefits both Aquifer Recharge (D3) and Significant Surface Water Protection (C5). Approximately 33% of the project is listed as Priority 4 or higher for Natural Floodplain Function and 22% is Priority 4 or higher for Functional Wetlands.

2.a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location. No

2. b. Does the property contain any improvements/facilities? If so, please describe. This project contains several structures, which include three pole barns, one corral, and a cabin.

3. Potential public recreation opportunities or other public uses.

No. This is a proposed conservation easement, which would remain in private ownership

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

The property is subject to rural and suburban development, sand mining, and conversion to more intensive agriculture. Sprengel Addition is located in a developing area of north Marion county. If unprotected, it is likely that the property will be subject to residential and/or commercial development in the near future. The property has plenty of paved road frontage, attractive for development.

5. Local resolutions related to the potential public acquisition of the project (if applicable). None

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](#).

This project meets the following Florida Forever Goals: B1, B2, B3, B4, C4, C5, C8, D3, G1, G3, and I1. Table A6 on page 20 lists the number of acres and the percentage of the property for each Florida Forever Goal that this amendment meets. See APPENDIX A

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.*

Current Property Uses: This project is comprised of a mix of agricultural areas and natural areas. The current agricultural practices on all three of the tracts include timber and cattle. The natural areas are maintained for both wildlife and hunting.

Rights to be Acquired: Future development rights, rights for intensive land uses such as mining, irrigated agriculture

Rights to be Retained: The owner wishes to protect his land from development while still enjoying and the land. He would like to retain the right to continue the current agricultural practices, which includes timber and cattle, while also managing the land to protect and improve natural habitat for both wildlife and hunting.

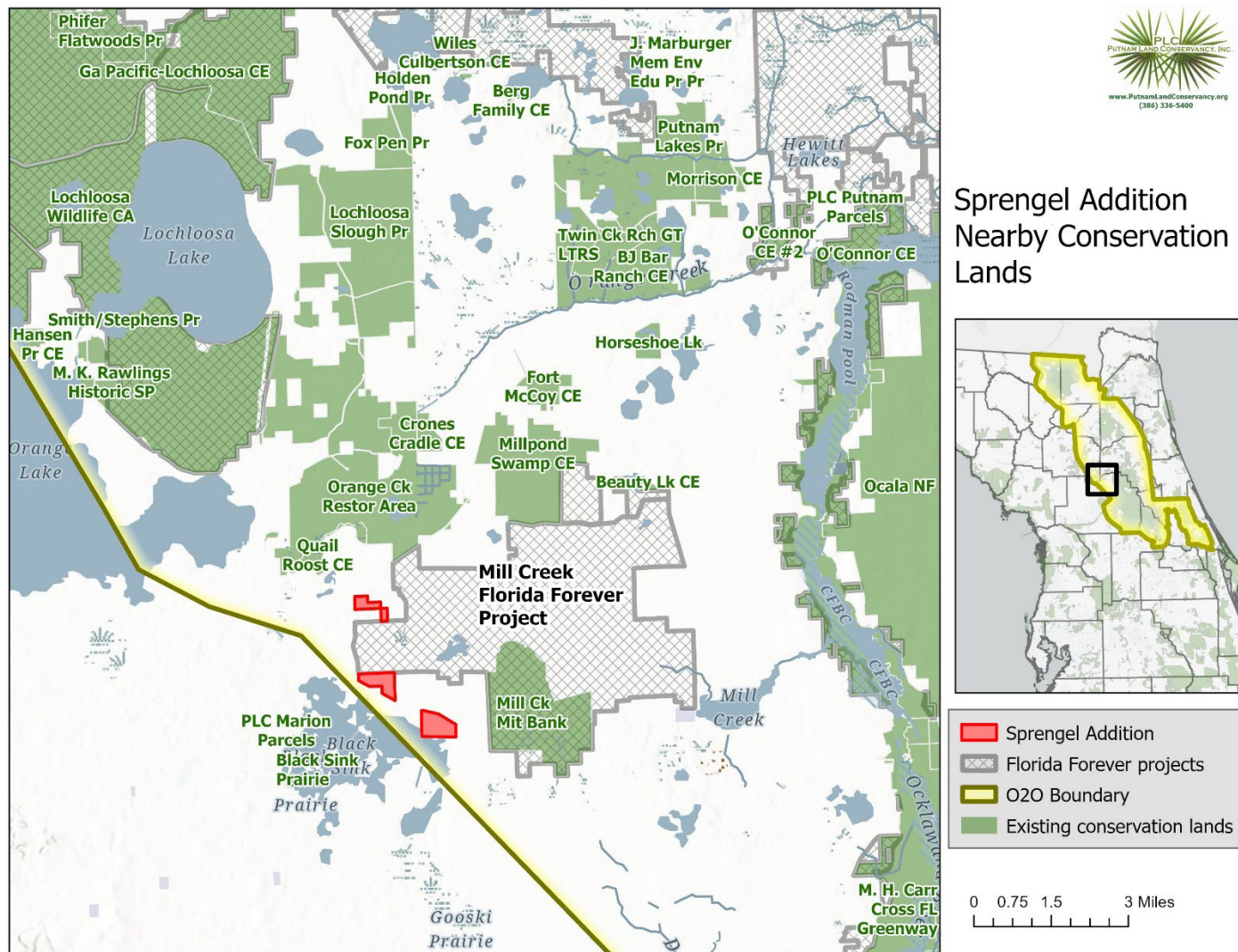


Appendix A: Metrics in support of Question 6

Sprengel Addition								
Florida Forever Measures Evaluation								
			Upland:	309.1	acres			
GIS Acres:	394.48		Wetland:	85.4	acres			
MEASURES								
B1: Strategic Habitat Conservation Areas ¹		Acres	% of Project		D3: Aquifer Recharge ¹		Acres	% of Project
PRIORITY_2		156.7	40		PRIORITY_2		15.5	4
PRIORITY_3		140.8	36		PRIORITY_3		32.6	8
PRIORITY_5		91.6	23		PRIORITY_4		42.3	11
Totals:		389.0	99		PRIORITY_5		302.6	77
					Totals:		393.0	100
B2: Rare Species FNAI habitat Conservation Priorities ¹		Acres	% of Project					
PRIORITY_4		8.3	2		G1: Sustainable Forestry ¹		Acres	% of Project
PRIORITY_5		79.4	20		PRIORITY_3		21.6	5
PRIORITY_6		304.8	77		PRIORITY_5		98.4	25
Totals:		392.5	100		Totals:		119.9	30
B3: Ecological Greenways ¹		Acres	% of Project		G3: Forestland for Recharge ¹		Acres	% of Project
PRIORITY_3		373.1	95		PRIORITY_1		7.7	2
Totals:		373.1	95		Totals:		7.7	2
B4: Under-represented Natural Communities ¹		Acres	% of Project		C5: Significant Surface Water Protection ¹		Acres	% of Project
PINE_FLATWOODS__G4__		4.8	1		PRIORITY_5		78.0	20
Totals:		4.8	1		PRIORITY_6		268.5	68
					PRIORITY_7		46.1	12
C4: Natural Floodplain Function ¹		Acres	% of Project		Totals:		392.6	100
PRIORITY_2		13.0	3					
PRIORITY_3		93.4	24		C8: Functional Wetlands ¹		Acres	% of Project
PRIORITY_4		24.4	6		PRIORITY_2		3.9	1
Totals:		130.8	33		PRIORITY_3		75.0	19
					PRIORITY_4		6.4	2
					Totals:		85.4	22
Note: Acres 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.								
¹ Florida Forever Measures Evaluation (FFME) calculated from the Florida Forever Conservation Needs Assessment (FFCNA) gis data layers developed by FNAI								
² Florida Fish and Wildlife Conservation Commission and Florida Natural Areas Inventory. 2024. Cooperative Land Cover version 3.8 Vector. Tallahassee, FL.								
³ https://services1.arcgis.com/CY1LXxl9zIJeBuRZ/arcgis/rest/services/Florida_Region_3_FEMA_Flood_Zones/FeatureServer								

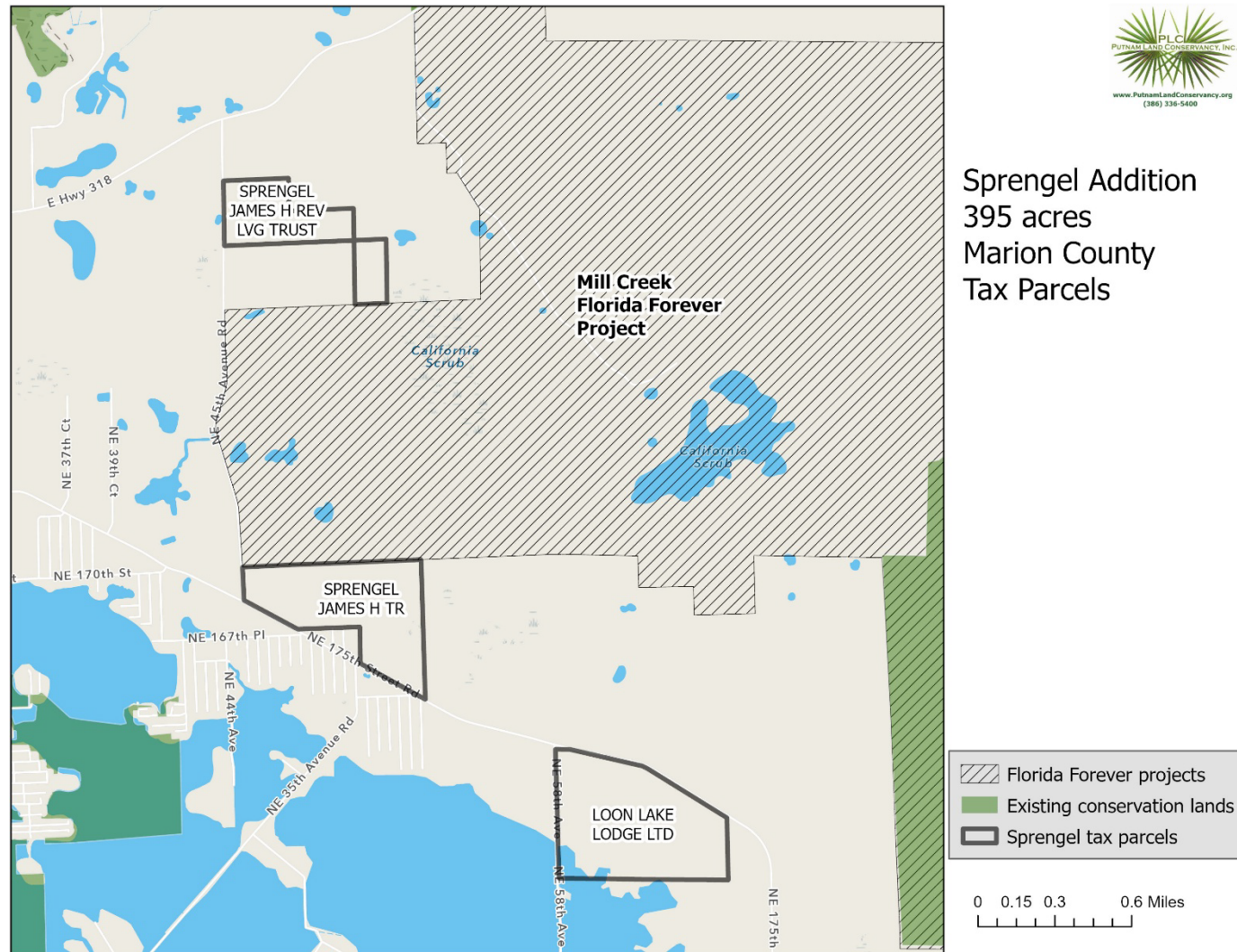


Appendix B: Maps and photos of Sprengel Addition



Map 1. Landscape context of proposed boundary area, including Mill Creek FF project and conservation lands

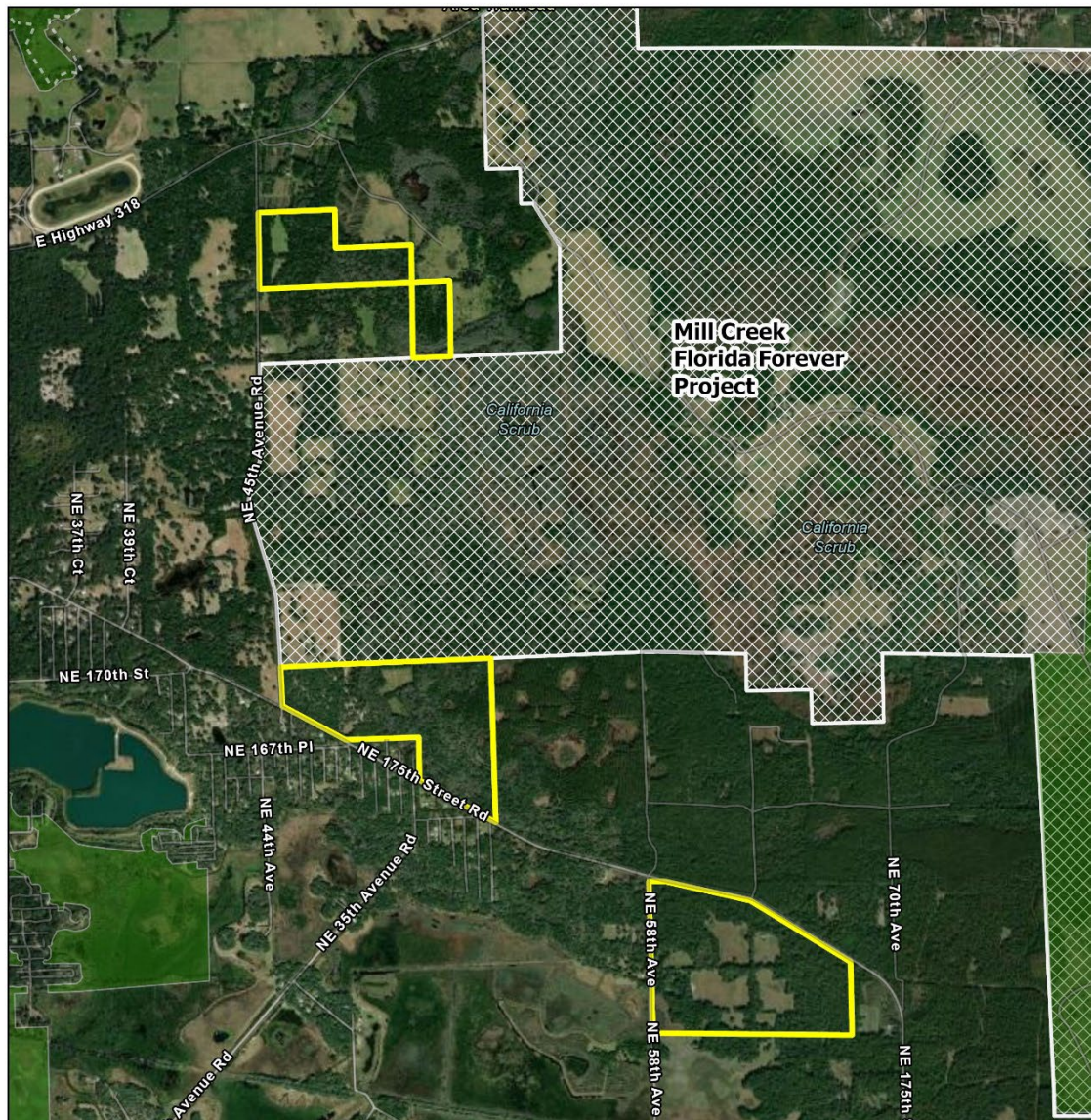
Florida Forever
Boundary Amendment Proposal: Sprengel Addition



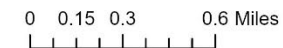
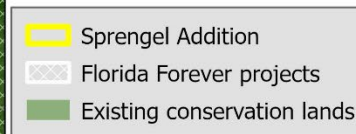
Sprengel Addition
395 acres
Marion County
Tax Parcels

Map 2: Proposed boundary amendment tax parcels

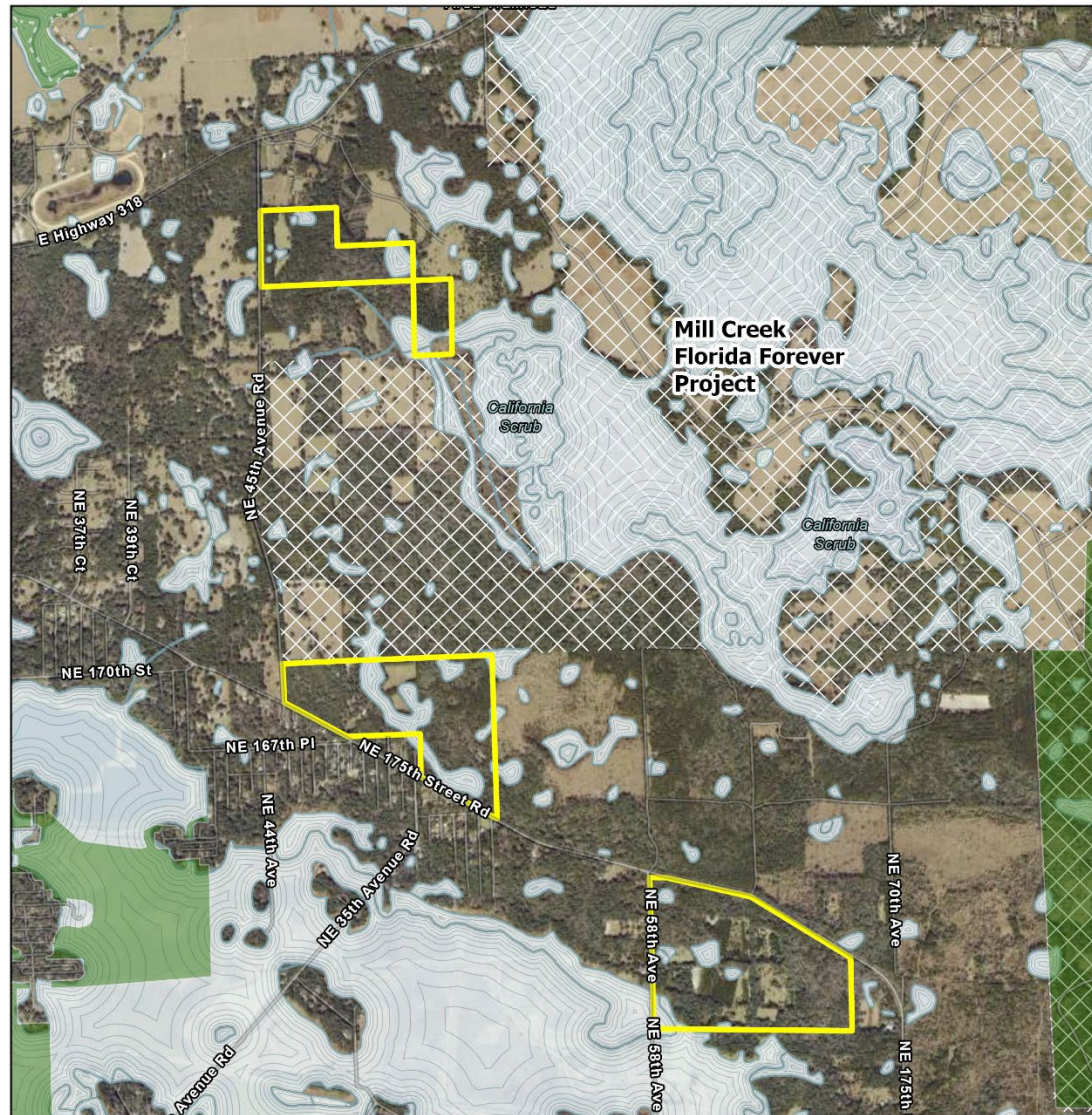
Florida Forever
Boundary Amendment Proposal: Sprengel Addition



Sprengel Addition
395 acres
Marion County

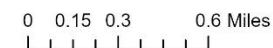


Map 3. Sprengel Addition aerial map



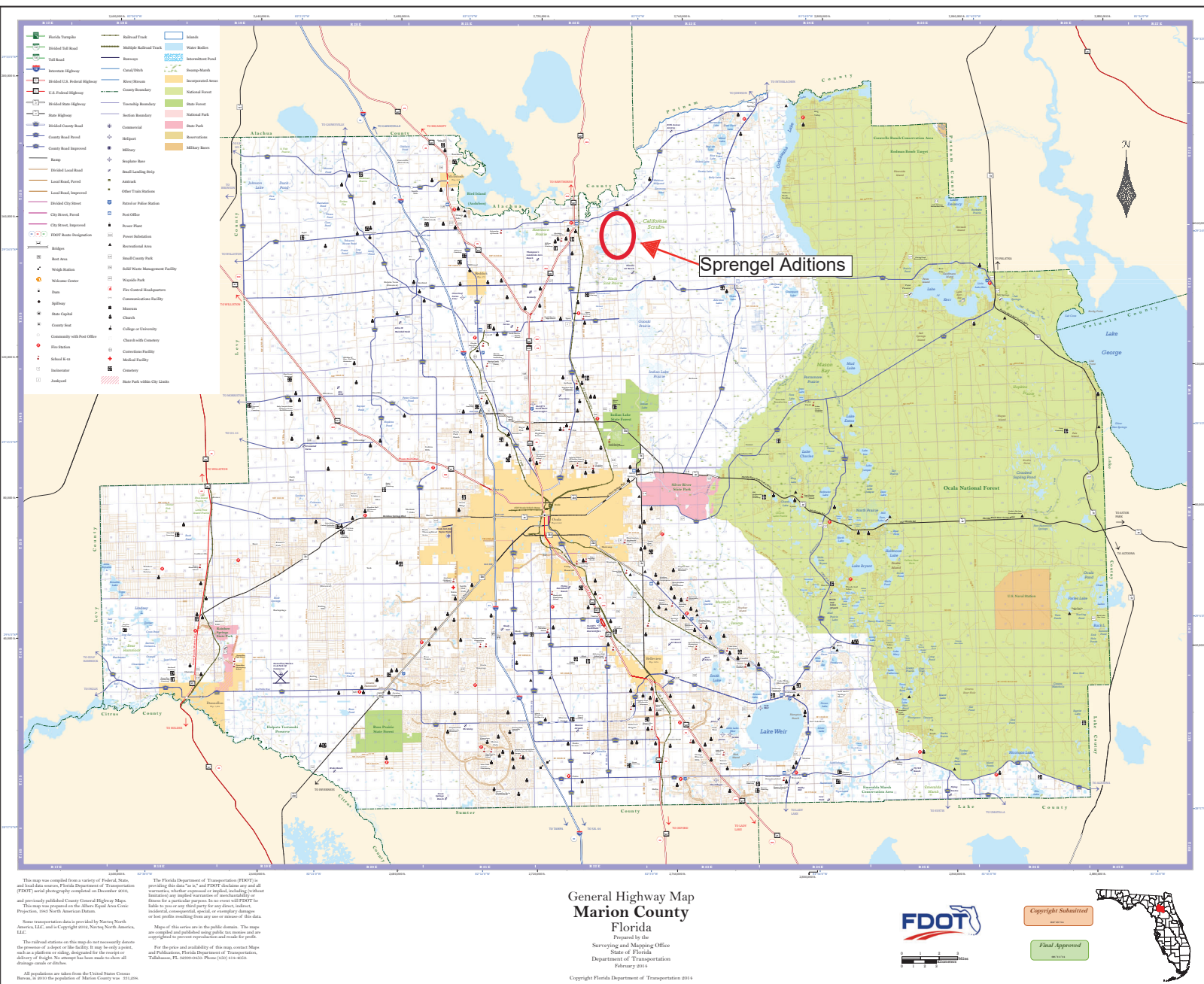
Sprengel Addition
395 acres
Marion County

Wetlands



Map 4. Sprengel Addition wetlands

FDOT Map



Florida Forever
Boundary Amendment Proposal: Sprengel Addition



Photos of Sprengel property: mixed pine-hardwood forests and pastures



Appendix C: Property Tax Records (following pages)

Marion County Property Appraiser
2025 Assessment Roll

08554-000-00

LWHIPPLE

LOON LAKE LODGE LTD	Taxes/Assessments:	525.46	Prime Key:	152218
80171 KIDDER RD	Map ID:	225	PC:	64
BRUCE TOWNSHIP MI 48065-1323	Millage	9001	Acres:	161.94
	Situs	6236 NE 175TH STREET RD, CITRA,		

Working Values				
Land Just Value	965,075	Land Class Val	30,640	
Buildings	0		4/29/2020	183
Miscellaneous	2,035		04/22/2009	10
Total Just	967,110	Total Class Val	32,675	
Total Assessed	32,675	Impact	934,435	
Exemptions	0	Ag	934,435	
Total Taxable	32,675			
School Taxable	32,675			

10% Cap Base Year 2010

History of Assessed Value								
Year		Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	1	965,075	0	2,035	967,110	32,675	0	32,675
2023	1	827,232	0	2,035	829,267	33,214	0	33,214
2022	1	758,311	0	2,035	760,346	25,987	0	25,987
2021	1	620,467	0	2,035	622,502	25,195	0	25,195
2020	1	565,331	0	2,035	567,366	25,045	0	25,045
2019	1	551,547	0	2,035	553,582	22,345	0	22,345
2018	1	551,547	0	2,035	553,582	21,418	0	21,418
2017	1	689,390	0	2,035	691,425	21,418	0	21,418
2016	1	744,526	0	2,035	746,561	21,148	0	21,148
2015	1	551,547	0	2,035	553,582	20,748	0	20,748
2014	1	579,115	0	2,035	581,150	20,748	0	20,748
2013	1	551,547	0	2,035	553,582	20,241	0	20,241
2012	1	455,058	0	2,391	457,449	20,598	0	20,598
2011	1	716,958	0	2,697	719,655	20,904	0	20,904
2010	1	965,075	0	3,053	968,128	21,260	0	21,260
2009	1	689,391	0	3,409	692,800	692,800	671,184	21,616
2008	1	62,679	0	3,765	66,444	66,444	61,411	5,033
2007	1	62,679	0	4,070	66,749	66,749	61,411	5,338
2006	1	62,679	0	4,427	67,106	67,106	61,411	5,695
2005	1	26,404	0	0	26,404	26,404	24,528	1,876
2004	1	26,404	0	0	26,404	26,404	24,428	1,976
2003	1	26,404	0	0	26,404	26,404	24,428	1,976
2002	1	26,404	0	0	26,404	26,404	24,428	1,976
2001	1	25,083	0	0	25,083	25,083	23,007	2,076
2000	1	25,083	0	0	25,083	25,083	22,957	2,126
1999	1	25,139	0	0	25,139	25,139	23,059	2,080
1998	1	25,139	0	0	25,139	25,139	23,059	2,080
1997	1	25,139	0	0	25,139	25,139	23,059	2,080
1996	1	25,139	0	0	25,139	25,139	23,039	2,100
1995	1	25,139	0	0	25,139	25,139	23,039	2,100
1994	1	25,139	0	0	25,139	*****	23,039	2,100
1993	1	25,139	0	0	25,139	*****	23,039	2,100
1992	1	25,139	0	0	25,139	*****	23,039	2,100
1991	1	25,139	0	0	25,139	*****	23,039	2,100
1990	1	25,139	0	0	25,139	*****	23,039	2,100
1989	1	21,172	0	0	21,172	*****	19,072	2,100
1988	1	21,172	0	0	21,172	*****	19,072	0
1987	1	21,172	0	0	21,172	*****	19,072	0
1986	1	21,172	0	0	21,172	*****	19,072	0

**Marion County Property Appraiser
2025 Assessment Roll**

08554-000-00

LWHIPPLE

1985	1	15,563	0	0	15,563	*****	13,463	0
1984	1	15,563	0	0	15,563	*****	13,463	0
1983	1	11,540	0	0	11,540	*****	10,100	0
1982	1	11,540	0	0	11,540	*****	10,100	0
1981	1	11,540	0	0	11,540	*****	10,100	0

Property Transfer History

Book	Page	Date	Instrument	Code	Qualified	Improved	Price
5152	0815	2/2009	26 TRUSTEE	7 PORTIONUND INT	Q Qualified	V Vacant	8,700
5135	1786	12/2008	07 WARRANTY	8 ALLOCATED	U Unqualified	V Vacant	842,600
5135	1784	12/2008	26 TRUSTEE	7 PORTIONUND INT	U Unqualified	V Vacant	141,100
4141	1148	8/2005	05 QUIT CLAI	9 UNVERIFIED	U Unqualified	I Improved	100
4141	1141	8/2005	74 PROBATE	7 PORTIONUND INT	U Unqualified	I Improved	100
3866	0704	9/2000	74 PROBATE	0	U Unqualified	V Vacant	100
2762	1804	3/2000	43 R-O-W	0	U Unqualified	V Vacant	100

Property Description

SEC 06 TWP 13 RGE 23
W 1/2 OF LOT 23 EX THAT PART LYING N OF GRADED RD
& EXC ROW TAKING BEING MORE PARTICULARLY DESC AS:
COM AT THE SE COR OF GOV LOT 23 TH N 01-26-36 W 330.91 FT TH
N 57-04-28 W 1187.21 FT TO THE POB TH S 33-09-28 W 3.71 FT
TO THE INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE
CONCAVE SWLY HAVING A RADIUS OF 820 FT A CENTRAL ANGLE OF
18-20-34 TH NWLY ALONG THE ARC OF CURVE 262.52 FT A CHORD
BEARING & DISTANCE OF N 66-32-30 W 261.40 FT TH S 79-31-07 E
110.51 FT TH S 59-24-14 E 155.12 FT TO THE POB
& GOVT LOT 22 LYING S OF CO RD 1/4
& S 795 FT OF E 660 FT OF GOVT LOT 23 S & W OF RD
& THAT PART OF LOT 24 LYING S OF HWY
& SEC 07 TWP 13 RGE 23
W 850 FT OF GOV LOT 7 EX COM 684
FT S OF NW COR THENCE E 86 YDS N 86 YDS W 86 YDS S 86
YDS
& GOV LOT 7 EX W 850 FT
& COM NW COR OF LOT 6 TH E 14 CHS TH S 20 CHS TH W 14 CHS
TH N 20 CHS TO POB
& W 7 1/2 CHS OF LOT 5 & E 6 CHS OF LOT 6
& COM 684 FT S OF NW COR LOT 7 THENCE
E 86 YDS N 86 YDS W 86 YDS S 86 YDS

Land Data

LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just
1	6218		0.0	0.0	A1	20.00	AC	7,000.00	100	87	100	3,720	121,800
3	6418		0.0	0.0	A1	80.70	AC	7,000.00	100	87	100	10,894	491,463
6	5662		0.0	0.0	A1	42.74	AC	7,000.00	100	87	100	10,856	260,287
7	5512		0.0	0.0	A1	15.00	AC	7,000.00	100	87	100	4,995	91,350
9	9600		0.0	0.0	A1	3.50	AC	50.00	100	100	100	175	175
10	9994		0.0	0.0	A1	1.00	UT	0.00	100	100	100	0	0
Neighborhood:			1111 AC W OF 315/N OF 316					Total Land Classified Value:					30,640
Market Area:			3 70					Total Land Just Value:					965,075

Miscellaneous Improvements

Type	C	Nbr	Units	Type	Life	Year In	Grade	Length	Width	Depr	Value
048 SHED OPEN	N	3200.00	SF	15	2004	1		80.0	40.0		2,035
Total											2035

Public Notes

Marion County Property Appraiser
2025 Assessment Roll

08554-000-00

LWHIPPLE

Cost Summary

Buildings RCN	0	1/1/1800	Bldg	Reproduction		RCN Less
Bldg - Just Value	0		Nbr	Cost New	Depr.	Depreciation
Misc - Just Value	2035	3/11/2011				
Land - Just Value	965075	5/30/2024				
Total - Just Value	967110					

Marion County Property Appraiser
2025 Assessment Roll

07481-000-00

LWHIPPLE

SPRENGEL JAMES H TR	Taxes/Assessments:	455.32	Prime Key:	129518
80171 KIDDER RD	Map ID:	206	PC:	58
BRUCE TOWNSHIP MI 48065-1323	Millage Situs	9001	Acres:	139.12

Working Values

Land Just Value	827,345	Land Class Val	19,008		
Buildings	0			5/30/2024	183
Miscellaneous	9,178			04/22/2014	8
Total Just	836,523	Total Class Val	28,186		
Total Assessed	28,186	Impact	808,337		
Exemptions	0	Ag	808,337		
Total Taxable	28,186				
School Taxable	28,186				

10% Cap Base Year 2008

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024 1	827,345	0	9,178	836,523	28,186	0	28,186
2023 1	709,188	0	9,178	718,366	28,670	0	28,670
2022 1	650,109	0	9,178	659,287	25,109	0	25,109
2021 1	531,951	0	9,178	541,129	24,438	0	24,438
2020 1	472,872	0	9,178	482,050	23,867	0	23,867
2019 1	591,030	0	9,178	600,208	23,867	0	23,867
2018 1	591,030	0	9,178	600,208	23,665	0	23,665
2017 1	591,030	0	9,178	600,208	23,665	0	23,665
2016 1	638,293	0	9,178	647,471	22,893	0	22,893
2015 1	472,872	0	9,178	482,050	22,641	0	22,641
2014 1	496,504	0	9,178	505,682	22,641	0	22,641
2013 1	472,872	0	9,178	482,050	22,641	0	22,641
2012 1	390,164	0	9,178	399,342	22,643	0	22,643
2011 1	721,005	0	9,178	730,183	22,643	0	22,643
2010 1	1,224,258	0	9,178	1,233,436	23,274	0	23,274
2009 1	979,407	0	9,177	988,584	988,584	965,311	23,273
2008 1	564,119	0	9,177	573,296	573,296	550,025	23,271
2007 1	564,119	0	9,177	573,296	573,296	550,025	23,271
2006 1	564,119	0	9,177	573,296	573,296	550,025	23,271
2005 1	361,023	0	9,177	370,200	370,200	346,929	23,271
2004 1	198,047	0	1,302	199,349	199,349	177,315	22,034
2003 1	198,047	0	1,302	199,349	199,349	177,315	22,034
2002 1	198,047	0	1,302	199,349	199,349	177,315	22,034
2001 1	198,047	0	1,302	199,349	199,349	174,655	24,694
2000 1	198,047	0	1,302	199,349	199,349	173,757	25,592
1999 1	200,265	0	1,302	201,567	201,567	176,595	24,972
1998 1	200,265	0	1,465	201,730	201,730	176,595	25,135
1997 1	210,270	0	1,628	211,898	211,898	186,600	25,298
1996 1	228,377	0	1,791	230,168	230,168	199,543	30,625
1995 1	228,377	0	1,954	230,331	230,331	199,543	30,788
1994 1	228,377	0	2,116	230,493	*****	199,543	30,950
1993 1	228,377	0	1,964	230,341	*****	205,982	24,359
1992 1	228,377	0	2,104	230,481	*****	205,982	24,499
1991 1	229,655	0	2,244	231,899	*****	207,260	24,639
1990 1	229,655	0	2,384	232,039	*****	207,260	24,779
1989 1	197,830	0	2,525	200,355	*****	174,381	25,974
1988 1	123,410	0	2,665	126,075	*****	108,720	0
1987 1	123,410	0	0	123,410	*****	0	0
1986 1	123,410	0	0	123,410	*****	108,720	0

Marion County Property Appraiser
2025 Assessment Roll

07481-000-00

LWHIPPLE

1985	1	93,379	0	0	93,379	*****	78,689	0
1984	1	97,544	0	0	97,544	*****	82,214	0
1983	1	61,000	0	0	61,000	*****	52,240	0
1982	1	61,000	0	0	61,000	*****	52,240	0
1981	1	61,000	0	0	61,000	*****	52,240	0

Property Transfer History

Book	Page	Date	Instrument	Code	Qualified	Improved	Price
5844	1998	4/2013	09 EASEMNT	0	U Unqualified	V Vacant	100
3850	0434	10/2004	07 WARRANTY 2	V-SALES VERIFICATI	Q Qualified	V Vacant	335,000
3819	1341	9/2004	05 QUIT CLAI	0	U Unqualified	V Vacant	100
3773	1431	7/2004	06 SPECIAL W	2 V-SALES VERIFICATI	Q Qualified	V Vacant	335,000
2749	1547	1/2000	05 QUIT CLAI	7 PORTIONUND INT	U Unqualified	V Vacant	121,600
AG87	0739	2/1988	EI E I	0	U Unqualified	V Vacant	14,690
1379	0160	9/1986	07 WARRANTY	0	U Unqualified	V Vacant	55,120
O647	0176	7/1974	07 WARRANTY	0	U Unqualified	V Vacant	100

Property Description

SEC 01 TWP 13 RGE 22
NW 1/4 OF NW 1/4 & E 1/2 OF NW 1/4 &
NE 1/2 OF SW 1/4 LYING N OF CTY RD &
NE 1/4 OF NE 1/4 N OF CTY RD & E OF NE 45TH VE RD

Land Data

LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just
1	5871		0.0	0.0	A1	28.95	AC	7,000.00	100	88	100	3,300	178,332
3	5771		0.0	0.0	A1	10.30	AC	7,000.00	100	88	100	1,813	63,448
4	5861		0.0	0.0	A1	74.87	AC	7,000.00	100	88	100	8,535	461,199
5	5662		0.0	0.0	A1	20.15	AC	7,000.00	100	88	100	5,118	124,124
7	9600		0.0	0.0	R4	4.85	AC	50.00	100	100	100	242	242
8	9994		0.0	0.0	A1	1.00	UT	0.00	100	100	100	0	0
Neighborhood:			1111 AC W OF 315/N OF 316					Total Land Classified Value:					19,008
Market Area:			3 70					Total Land Just Value:					827,345

Miscellaneous Improvements

Type	C	Nbr	Units	Type	Life	Year In	Grade	Length	Width	Depr	Value
105 FENCE CHAIN LK	Y	5542.00	LF	20	1987	3		0.0	0.0		9,178
Total											9178

Public Notes

Cost Summary

Buildings RCN			Bldg	Reproduction		RCN Less
Bldg - Just Value	0	1/1/1800	Nbr	Cost New	Depr.	Depreciation
Misc - Just Value	9178	3/11/2011				
Land - Just Value	827345	5/30/2024				
Total - Just Value	836523					



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2026 Property Record Card

03334-001-00

Prime Key: 1933731

[MAP IT+](#)

Current as of 2/16/2026

[Property Information](#)

SPRENGEL JAMES H REV LVG
TRUST
80171 KIDDER RD
BRUCE TOWNSHIP MI 48065-1323

[Taxes / Assessments:](#)

Map ID: 205

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 55

Acres: 80.60

[2025 Certified Value](#)

Land Just Value	\$377,504		
Buildings	\$0		
Miscellaneous	\$1,462	Impact	
Total Just Value	\$378,966	Land Class Value	(\$356,783)
Total Assessed Value	\$22,183	Total Class Value	\$20,721
Exemptions	\$0	Ex Codes: 08	\$22,183
Total Taxable	\$22,183		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$377,504	\$0	\$1,462	\$378,966	\$22,183	\$0	\$22,183
2024	\$440,338	\$0	\$1,462	\$441,800	\$22,183	\$0	\$22,183
2023	\$377,014	\$0	\$1,462	\$378,476	\$22,607	\$0	\$22,607

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6973/0875	05/2019	05 QUIT CLAIM	0	U	V	\$100
6250/0877	05/2015	08 CORRECTIVE	0	U	V	\$100
6213/1095	05/2015	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$310,000
3048/0150	10/2001	05 QUIT CLAIM	0	U	V	\$100
2907/1233	02/2001	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$2,000
2694/0286	09/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$160,000
2583/0368	12/1998	07 WARRANTY	0	U	V	\$100
2391/1345	07/1996	74 PROBATE	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 12 RGE 22
S 1/2 OF NW 1/4 OF SW 1/4 &
W 1/2 OF SE 1/4 OF SW 1/4 &
SEC 26 TWP 12 RGE 22
NE 1/4 OF SE 1/4

& THAT PORTION OF NW 1/4 OF SE 1/4
LYING E OF NE 45TH AVE RD

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5512		.0	.0	A1	35.00	AC						
5662		.0	.0	A1	28.60	AC						
6203		.0	.0	A1	7.00	AC						
9600		.0	.0	A1	10.00	AC						
9994		.0	.0	A1	1.00	UT						
Neighborhood 1111												
Mkt: 3 70												

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	80.00		LF	10	2007	3	8.0	10.0
048 SHED OPEN	1,800.00		SF	15	2011	2	30.0	60.0

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description



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: Mill Creek – Sprengel Addition (Marion County)

The major goals of the Mill Creek Florida Forever Project are to prevent the conversion of natural areas to alternative uses, increase the amount of forestland available for natural resource management, enhance existing wetlands through the prohibition of future timber harvesting, and benefit water quality and quantity by protecting property adjacent to the Orange Creek Restoration Area, which flows to Orange Creek. The ca. 395-acre Sprengel property is proposed as an addition to the project. The property is proposed for less-than-free acquisition.

The proposed addition, situated in northern Marion County ca. 1 mile south of Alachua County and ca. 2.5–3 miles southeast of Orange Lake (the lake) and the town of Citra, consists of three disjunct tracts on the western side of the Mill Creek project. Two of the tracts are contiguous with the project, and the third lies 0.75 mile to the south. Several conservation units are contiguous with the project (but not the proposal); these include Orange Creek Restoration Area, Millpond Swamp Conservation Easement, Mill Creek Mitigation Bank, and Quail Roost Conservation Easement. These in turn are contiguous with additional conservation lands.

The bulk of the three tracts supports forested lands, although some land has been cleared for cattle pasture in each tract. Small stands of pine plantation exist near the center of the southern tract, which also contains a cabin and two pole barns; no other buildings are conspicuous, nor are there visible road networks. The central and southern tracts lie just east of and drain into Black Sink Prairie (highly disturbed basin marsh) on low relief land (ca. 55–70 ft). The northern tract, which includes elevations to 75 ft in the northwest, lies on the western edge of an unnamed basin swamp/marsh. Forest types appear to include second-growth mixed hardwoods, mesic flatwoods, and some cypress/hydrophytic hardwoods.

The tract lies within a region in which the Florida Fish and Wildlife Conservation Commission considers the Florida black bear (*Ursus americanus floridanus*; G5T4/S4, N, N) to be frequent. The FNAI database has no additional records of rare/listed species on site, although this may reflect lack of on-site field surveys, as a few rare reptiles, birds, and plants have been recorded within 3 miles.

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 proposal contributes to Aquifer Recharge (mostly priorities 3, 4 and 5), Surface Water Protection (priorities 5-7), and FNAI Habitat Conservation Priorities (priorities 5 and 6). Most also contributes to Ecological Greenways (95%; priority 3) and Strategic Habitat Conservation Areas (87%; priorities 2, 3, and 5). At least 20% of the proposal contributes to Natural Floodplain Function (33%; chiefly priority 3) and Functional Wetlands (21%; priority 3).

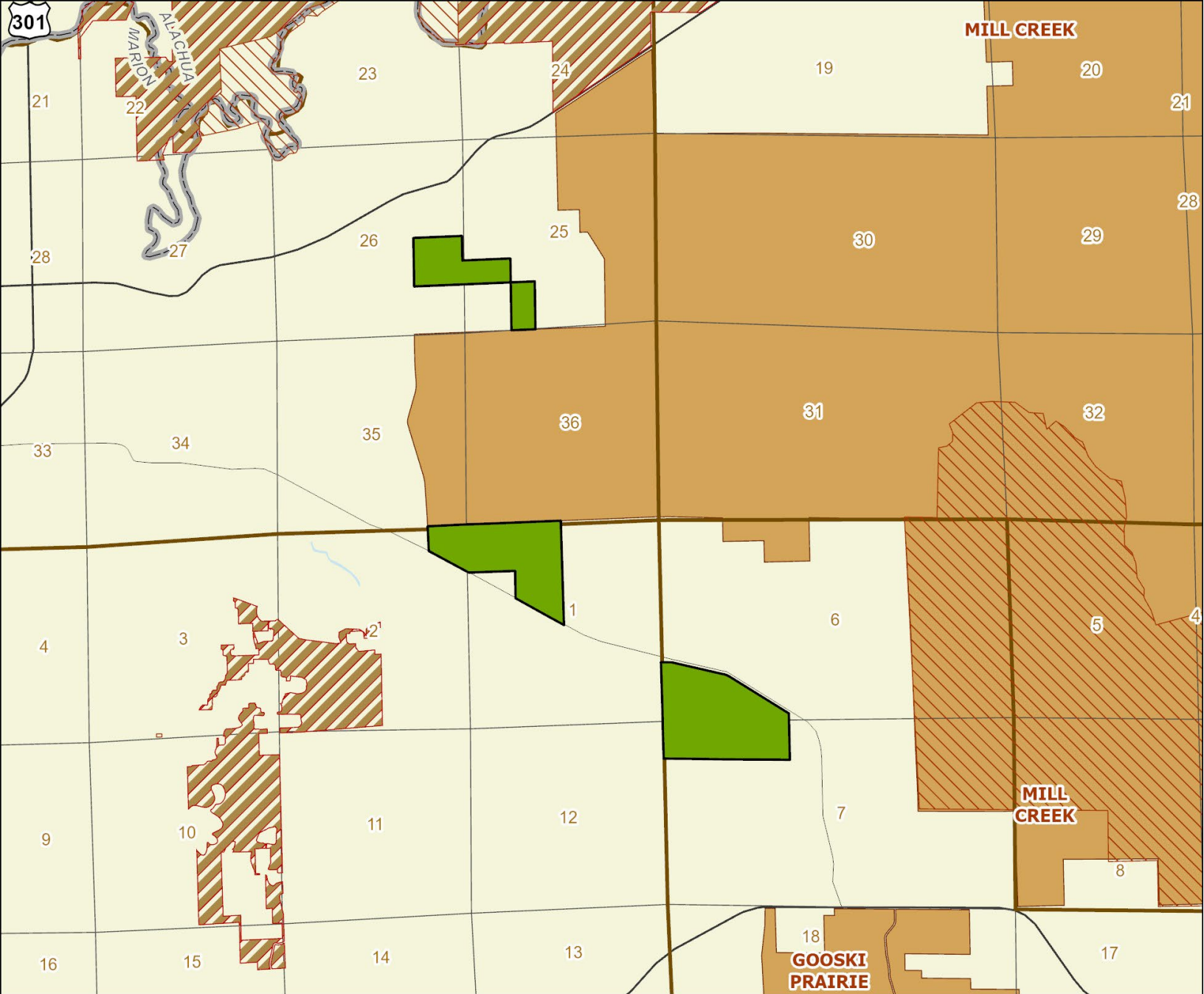
Mill Creek (Sprengel Addition): Florida Forever Measures Evaluation 20260304

GIS ACRES = 395

MEASURES	Resource Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	157	40%
Priority 3	141	36%
Priority 4	0	0%
Priority 5	45	11%
Total Acres	343	87%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	8	2%
Priority 5	79	20%
Priority 6	305	78%
Total Acres	393	100%
B3: Ecological Greenways		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	373	95%
Priority 4	0	0%
Priority 5	0	0%
Total Acres	373	95%
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)	5	1%
Upland Hardwood Forest (G5)	0	0%
Total Acres	5	1%
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	14	3%
Priority 3	117	30%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	130	33%

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	0	0%
Priority 5	78	20%
Priority 6	268	68%
Priority 7	46	12%
Total Acres	393	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	4	1%
Priority 3	78	20%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	83	21%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	16	4%
Priority 3	33	8%
Priority 4	42	11%
Priority 5	302	77%
Priority 6	0	0%
Total Acres	393	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	1	< 1%
Priority 3	6	1%
Priority 4	9	2%
Priority 5	0	0%
Total Acres	16	4%
G3: Forestland for Recharge		
	0	0%

^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.



MILL CREEK FLORIDA FOREVER PROJECT SPRENGLE ADDITION BOUNDARY AMENDMENT

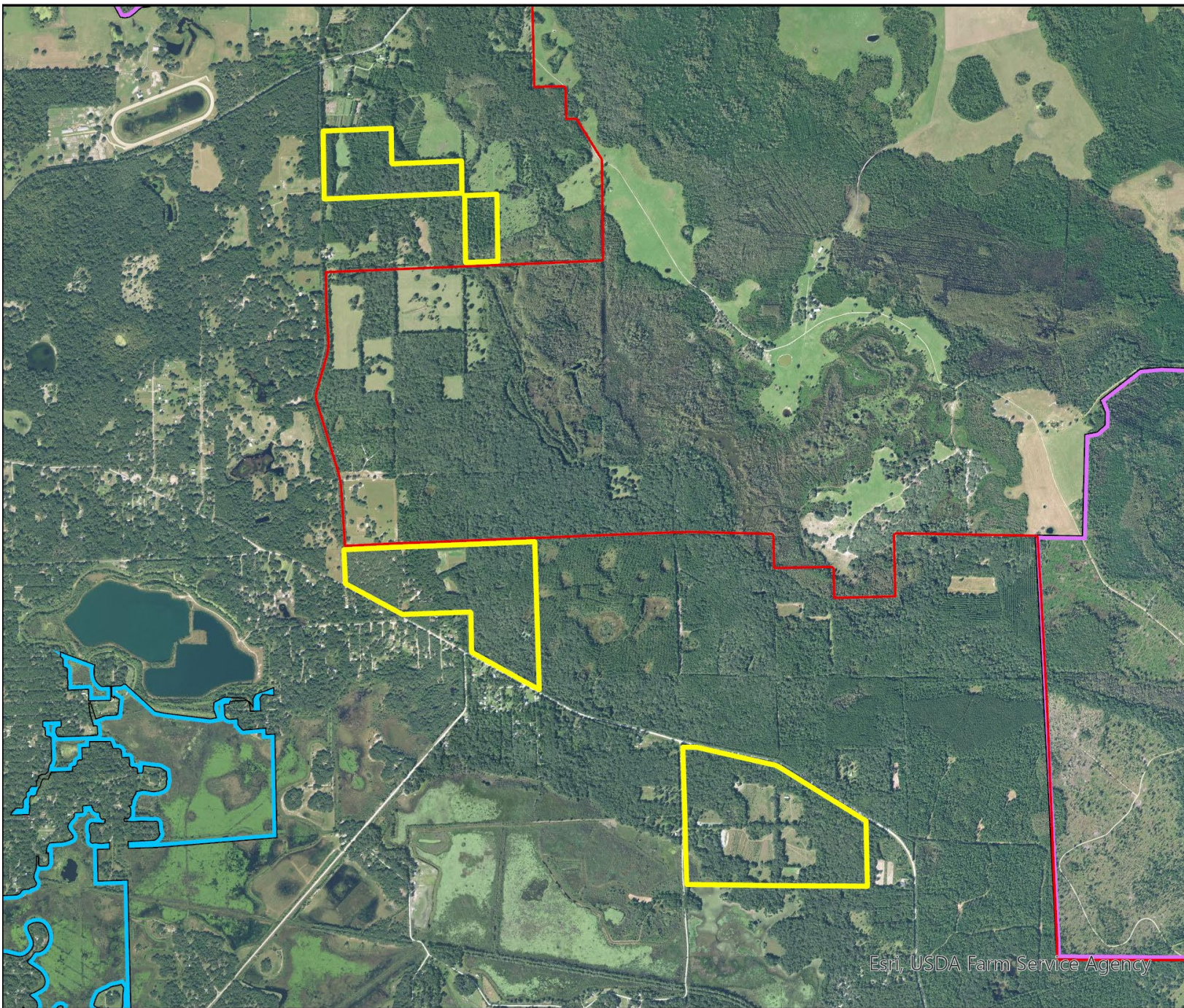
MARION COUNTY

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



MILL CREEK FLORIDA FOREVER PROJECT SPRENGEL ADDITION BOUNDARY AMENDMENT

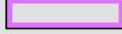
FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSED ADDITION AS OF MARCH 2026



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

Background: USA NAIP Aerial Imagery Resolution = 0.3 meter



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

