

Florida Forever Boundary Amendment Application

Pinhook Swamp/Bullard Tract

Submitted to
Florida Department of Environmental Protection

Submitted by
Keith Fountain, Managing Attorney



Keith Fountain
Law, PLLC

June 15, 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): Pinhook Swamp

Property Proposed for Boundary Amendment: Bullard Tract

Name/Affiliation Proposing Amendment: Keith Fountain (Keith Fountain Law PLLC)

Mailing Address: PO Box 845, DeLand, FL 32721

Street	City	State	ZIP
PO Box 845	DeLand	FL	32721

Primary Phone: (407) 402-7091 Email: keith@keithfountainlaw.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**



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 Hamilton County, Florida.

Property/project name: Jerry Bullard

Name/Affiliation of Authorized Representative: Keith Fountain, Keith Fountain Law, PLLC

Mailing Address: PO Box 845, DeLand, FL 32721

Street	City	State	ZIP
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Primary Phone: 407-402-7091 Email: keith@keithfountainlaw.com

Property information

Section 24 Township 1S Range 16E
Lat/Long 30.391615, -82.668431
Acres 294.5

Parcel identification number(s):
1203-000

Landowner Information

Jerry Bullard
Landowner Signature

Jerry Bullard

Landowner Name (print)

6/11/2026
Date

Mailing Address: 8762 SE 191st Ave, White Springs, FL 32096

Street	City	State	ZIP
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Primary Phone: 386-397-3575 Email: jerrybullard3@gmail.com

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

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

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

Attachment A – General Description

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

This application proposes approximately 295 acres in Hamilton County, Florida, owned by Jerry Lawrence Bullard (the “Bullard Tract” or “Project”) to the Florida Department of Environmental Protection to be evaluated as a boundary amendment to the Pinhook Swamp Florida Forever project. The remainder interest in the Project was conveyed to Mr. Bullard in 2009 by his mother, Mary Lou Bullard, who retained a life estate interest (deed attached). She subsequently passed away in February 2026.

The Bullard Tract is generally located about 1 mile east of County Road 135 on SE 191st Avenue in Hamilton County. The east boundary of the Project is adjacent to the Big Shoals Conservation Area managed by the Suwannee River Water Management District, and it is located as close as 0.1 mile to the Suwannee River. The Deep Creek Plantation Conservation Easement acquired by the Suwannee River Water Management District protects the east side of the river. The Project is accessed by SE 191st Avenue.

The Bullard Tract has a total assessed just (market) value of \$1,220,805 based on the 2025 certified value available through the Hamilton County Property Appraisers’ office (see attached tax parcel spreadsheet).

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

The Bullard Tract is a 295-acre boundary amendment proposal to the Florida Department of Environmental Protection to protect from development well-situated natural and agricultural property in close proximity to the Suwannee River and located in the Florida Wildlife Corridor. The Project is in Section 24, Township 1 South, Range 16 East, Hamilton County.

The Bullard Tract is a mosaic of natural communities and agricultural activities, both historically and currently. The project has approximately 80 acres managed as irrigated cropland and another 130 acres managed as pine plantation for harvesting pine straw. The balance of the property is primarily natural habitats, with most of that area being upland hardwood forest (~55 acres) and mixed hardwood coniferous (~16 acres). Improvements are limited to a barn, fences, gates, drainage structures, and trailers for hunters. The Florida Natural Areas Inventory Biodiversity Matrix query for the units encompassing the Project is attached to this application.

From a regional perspective, the Bullard Tract is located within the Florida Wildlife Corridor and shares over one mile of common boundary with the Big Shoals Conservation Area. Additionally, the Project is adjacent at its southwest corner to the Nayfield conservation easement held by Conservation Florida. Protection of the property with a conservation easement will buffer the Suwannee River from the increased nutrients that would likely occur with an increase in intensive agriculture or rural residential development on the Project.

3. Potential public recreation opportunities or other public uses.

The Bullard Tract is identified for Less-than-Fee acquisition, so recreational opportunities are anticipated to be limited to ecotourism, agritourism, or hunting leases managed by the landowner.

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

The Bullard Tract is primarily bounded by agricultural lands and is not in an area immediately threatened by intensive development. However, without protection by a conservation easement, the Project is likely to transition to rural residential development in the future, increasing nutrient and other stormwater related impacts to the Suwannee River.

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 and furthers the Florida Forever goals and performance measures.

The Bullard Tract satisfies the following Florida Forever program criteria outlined in Section 259.105(9), Florida Statutes, for weighted consideration by the Acquisition and Restoration Council:

- The Project meets multiple Florida Forever goals and measures as outlined below.
- The Project is part of an ongoing governmental effort to protect the Florida Wildlife Corridor.
- The Project enhances or facilitates management of the Big Shoals Conservation Area.
- The Project contributes to the solution of water resource problems on a regional basis by buffering the Suwannee River.
- 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 as outlined in this application.
- The Project may be acquired, in whole or in part, using alternatives to fee simple, including conservation easements.

Acquisition of the Project will further the following goals and performance measures of the Florida Forever program established in Section 259.105(4), Florida Statutes:

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

- Measure A1: 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.
- Measure A2: The number of acres protected through the use of alternatives to fee simple acquisition.
- Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:
 - Measure B3: The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages.
 - Measure B5: 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.
- Goal C: Protect, restore, and maintain the quality and natural functions of land, water, and wetland systems of the state, as measured by:
 - Measure C4: The number of acres acquired that protect natural floodplain functions.
 - Measure C5: The number of acres acquired that protect surface waters of the state.
 - Measure C8: The number of acres of functional wetland systems protected.
- 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:
 - Measure D1: 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.

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

The Bullard Tract is proposed to Florida Forever as a Less-than-Fee acquisition project. The current uses of the property include row crop cultivation on 80 irrigated acres, 130 acres of planted pine that is utilized to harvest pine straw, and leased hunting. It is proposed that the state would acquire, through the purchase of a perpetual conservation easement, all residential, industrial, and commercial rights associated with the Project that are not specifically retained by the landowner in the conservation easements. The landowner will most likely seek to retain rights related to a residence, existing agricultural uses, compatible recreation, and the right to develop ecosystem services projects compatible with the conservation easement. Current improvements include fences, gates, a barn, trailers for hunting tenants, and infrastructure for water management. The area for a future residence may be cut out of the conservation easement.

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

The project is not on another state acquisition list.

SAP:br
7670.03-08-261
4/27/08

Recording 2700
Doc stamps 70
2770

Inst:200924000391 Date:5/21/2009 Time:11:58 AM
Doc Stamp:Deed:0.70
DC,W. Greg Godwin,Hamilton County Page 1 of 3 8:579 P:82

This Instrument Prepared By
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN & PAYNE
Attorneys at Law
285 N.E. Hernando Avenue
Lake City, Florida 32055

Tax Parcel Nos. R1179-000 and R1203-000

WARRANTY DEED
WITH RESERVATION OF LIFE ESTATE

THIS WARRANTY DEED made this 5th day of May, 2009, by
MARY LOU BULLARD, an unmarried widow, whose mailing address is 8237 SE CR 135
Jasper, Florida 32052 (herein "Grantor") to JERRY LAWRENCE BULLARD, whose
mailing address is 7466 SE 191st Avenue, White Springs, Florida 32096 (herein
"Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged,
hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the
Grantee, subject to the life estate reserved hereinafter, all that certain land situate in
Hamilton County, Florida, viz:

See Exhibit "A" attached hereto and incorporated herein.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same as a vested remainder to Grantee; SUBJECT,
HOWEVER, AND RESERVING unto Grantor a life estate in and to the above described
property for the period of her natural life, with full right to the use and enjoyment of said
property, including the power to consume and use any of the property or any growing
crops, timber or other resources thereon, without being liable to any remainderman named
herein for waste, unless such waste is a result of wanton or malicious acts of Grantor.

EXHIBIT "A" TO WARRANTY DEED WITH RESERVATION OF LIFE ESTATE
FROM MARY LOU BULLARD TO JERRY LAWRENCE BULLARD
DATED May 5, 2009

TOWNSHIP 1 SOUTH - RANGE 16 EAST

SECTION 11: Beginning at a point on the West right of way line of State Road Number 135 which is 22.57 chains North 15°15' West of the SW corner of the SE 1/4 of the SE 1/4 of Section 11, Township 1 South, Range 16 East; thence run South 85° W, 5.81 chains; thence North 4° W, 3.6 chains and to the South ditch line of the graded road; thence North 83° E, 5.36 chains to intersection of south ditch line of graded road with the West right of way line of State Road Number 135; thence South 9° E, 3.04 chains along said road right of way to the point of beginning and being in the W 1/2 of the SE 1/4 of Section 11, Township 1 South, Range 16 East, and containing 1.86 acres, more or less.

AND

BEGIN at the Northeast corner of Section 24, Township 1 South, Range 16 East, Hamilton County, Florida and run S.00°50'E. along the East line of said Section 24 a distance of 1318.66 feet; thence S.16°23'W. 750.60 feet; thence S.01°43'E. 541.86 feet; thence S.78°48'W. 859.42 feet; thence S.19°33'W. 2364.76 feet; thence N.42°37'W. 1132.43 feet to a point on the East line of the South 1/2 of the Southwest 1/4 of said Section 24; thence N.00°35'W. along said East line 750.20 feet to the Northeast corner of said South 1/2 of the Southwest 1/4; thence S.08°46'W. along the North line of said South 1/2 of the Southwest 1/4 a distance of 719.3 feet, more or less, to a point on a creek; thence Northerly and Northeasterly along and with the meander of said creek for the following courses:

N.19°54'E.	124.6 feet, more or less
N.42°32'E.	307.1 feet, more or less
N.05°02'W.	195.6 feet, more or less
N.45°45'W.	417.6 feet, more or less
N.12°10'E.	323.7 feet, more or less
N.14°36'W.	218.8 feet, more or less
N.19°50'W.	352.4 feet, more or less
N.45°33'W.	512.9 feet, more or less
N.45°45'E.	178.5 feet, more or less
N.15°41'E.	167.4 feet, more or less
N.60°48'E.	461.1 feet, more or less
N.90°39'E.	94.2 feet, more or less

to a point in the centerline of a County maintained graded road; thence S.43°51'E. along the centerline of said County maintained road, 550.2 feet, more or less, to its intersection with the centerline of a County maintained graded road; thence N.07°04'E. along said centerline 359.17 feet; thence N.05°16'W. still along said centerline 754.69 feet; thence N.26°09'E. still along said centerline 412.10 feet to a point on the North line of said Section 24, Township 1 South, Range 16 East; thence N.88°38'E. along said North line 2650.56 feet to the POINT OF BEGINNING. Containing 292 acres, more or less.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances; SUBJECT however to the life estate reserved herein.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of

Witness

(Print or Type Name)

Witness

PATRICIA D. WILDERS

(Print or Type Name)

Mary Lou Bullard (SEAL)
MARY LOU BULLARD

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 5th day of May, 2009, by MARY LOU BULLARD, an unmarried widow, personally known to me, or who produced _____ as identification.

(NOTARIAL
SEAL)



Patricia D. Wilders
Notary Public, State of Florida
PATRICIA D. WILDERS

(Print or Type Name)

My Commission Expires:



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

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

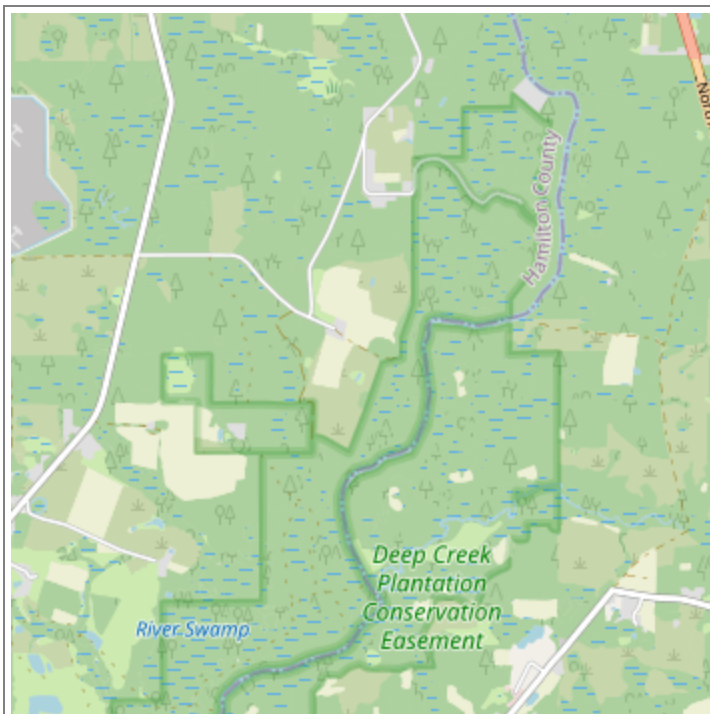
UNOFFICIAL REPORT

Created 6/15/2026

(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 2 Matrix Units: 22144 , 22145



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 22144

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Pseudemys concinna suwanniensis</i> Suwannee Cooter	G5T3	S3	N	N

0 Documented-Historic Elements Found

6 Likely Elements Found

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

Scrub	G2	S2	N	N
Upland hardwood forest	G5	S3	N	N
Ursus americanus floridanus				
Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 22145

1 **Documented** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Pseudemys concinna suwanniensis Suwannee Cooter	G5T3	S3	N	N

0 **Documented-Historic** Elements Found

6 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Sandhill	G3	S2	N	N
Scrub	G2	S2	N	N
Upland hardwood forest	G5	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 22144 , 22145

24 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser oxyrinchus desotoi Gulf Sturgeon	G3T2T3	S2?	T	FT
Agrimonia incisa incised groove-bur	G3	S2	N	T
<i>Ameiurus serracanthus</i> Spotted Bullhead	G3	S3	N	N
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Asplenium x plenum</i> ruffled spleenwort	G1Q	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Brickellia cordifolia Flyr's brickell-bush	G3	S2	N	E
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Ctenium floridanum Florida toothache grass	G2	S2	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Hartwrightia floridana hartwrightia	G2	S2	N	T

<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Macrochelys suwanniensis</i> Suwannee Alligator Snapping Turtle	G2	S2	PT	ST
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Micropterus notius</i> Suwannee Bass	G3	S3	N	N
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T

Disclaimer

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

Unofficial Report

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

Attachment B

The single landowner included in this application has been contacted and has confirmed his willingness to sell a conservation easement. An authorized representative form is attached to this application.

A tax parcel number for the Project is 1203-000, with the property tax card being included in this application.

Hamilton County, FL

Property Damage Reporting Form

Start

Parcel Summary

Parcel ID	1203-000
Location Address	8762 SE 191ST AVE WHITE SPRINGS 32096
Brief Tax Description	24 1S 16E E/2 & NW/4 & N/2 OF SW/4 EXC 265 1/2 ACRES LEASED TO OWENS ORB 318-32 ORB 431-222 ORB 432-151 ORB 679-79(JOHN W BULLARD DEEDED UND INT TO JERRY L BULLARD) ORB 679-82 ORB 959-179 ORB 978-299(DC) (Note: Not to be used on legal documents.)
Property Use Code	IMPROVED AG (5000)
Sec/Twp/Rng	24-1S-16E
Tax District	Hamilton County (4)
Millage Rate	14.4118
Acreage	294.5
Homestead	N

[View Map](#)

Map



Owner Information

Primary Owner
[BULLARD JERRY L](#)
P O BOX 405
WHITE SPRINGS, FL 32096

Property Record Cards

2025 (PDF)

TRIM Notices

2025 TRIM Notice (PDF)

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000110 - SFR RURAL	1	AC	0	0
005200 - CROPLAND 2	10.4	AC	0	0
005300 - CROPLAND 3	67.2	AC	0	0
005500 - TIMBER 2	73.7	AC	0	0
005515 - TIMB2/NATURAL	57.3	AC	0	0
005600 - TIMBER 3	47.2	AC	0	0
005615 - TIMB3/NATURAL	35.6	AC	0	0
005910 - NP WETLANDS	2.1	AC	0	0
009910 - MKT.VAL.AG	293.5	UT	0	0

Extra Features

Code	Description	Length x Width	Area	Year Built
0195	U-5 AVG F	20 x 12 x	240	0
0105	U-1AVGUNF	30 x 60 x	1,800	0
0190	U-5 AVG	20 x 10 x	200	0
0300	ENCL REC	8 x 13 x	104	0
1420	SEPTIC	0 x 0 x	1	0
1110	CONCRETE	15 x 22 x	330	0
0160	U-4 AVG	12 x 8 x	96	0
0300	ENCL REC	8 x 8 x	64	0
0195	U-5 AVG F	34 x 12 x	408	0
0130	U-3 AVGUNF	30 x 10 x	300	0
0190	U-5 AVG	30 x 11 x	330	0
0180	U-5 LC	22 x 11 x	242	2022
0130	U-3 AVGUNF	20 x 12 x	240	2022
0130	U-3 AVGUNF	10 x 10 x	100	2022
0190	U-5 AVG	25 x 18 x	450	2022

Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified	2021 Certified
Building Value	\$0	\$0	\$0	\$12,004	\$8,898
Extra Features Value	\$37,805	\$34,547	\$34,847	\$25,231	\$20,193
Land Value	\$130,718	\$130,929	\$135,973	\$134,473	\$113,429
Land Agricultural Value	\$121,718	\$121,929	\$127,473	\$127,473	\$107,929
Agricultural (Market) Value	\$1,174,000	\$1,174,000	\$821,800	\$631,025	\$498,950
Just (Market) Value	\$1,220,805	\$1,217,547	\$865,147	\$675,260	\$533,541
Assessed Value	\$168,523	\$164,738	\$166,390	\$165,523	\$142,520
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$168,523	\$164,738	\$166,390	\$165,523	\$142,520
Maximum Save Our Homes Portability	\$0	\$738	\$4,430	\$6,185	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	5/5/2009	\$100	WD	0679/0082	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Improved	BULLARD MARY LOU	BULLARD JERRY LAWENCE W/LFE EST
N	5/5/2009	\$40,000	WD	0679/0079	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Improved	BULLARD JOHN W JR	BULLARD JERRY L

Tax Collector

[Click here to view the Tax Collector website.](#)

No data available for the following modules: Building Information, Photos, Sketches, Sketches (APEX).

Hamilton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 4/23/2026, 11:48:07 AM

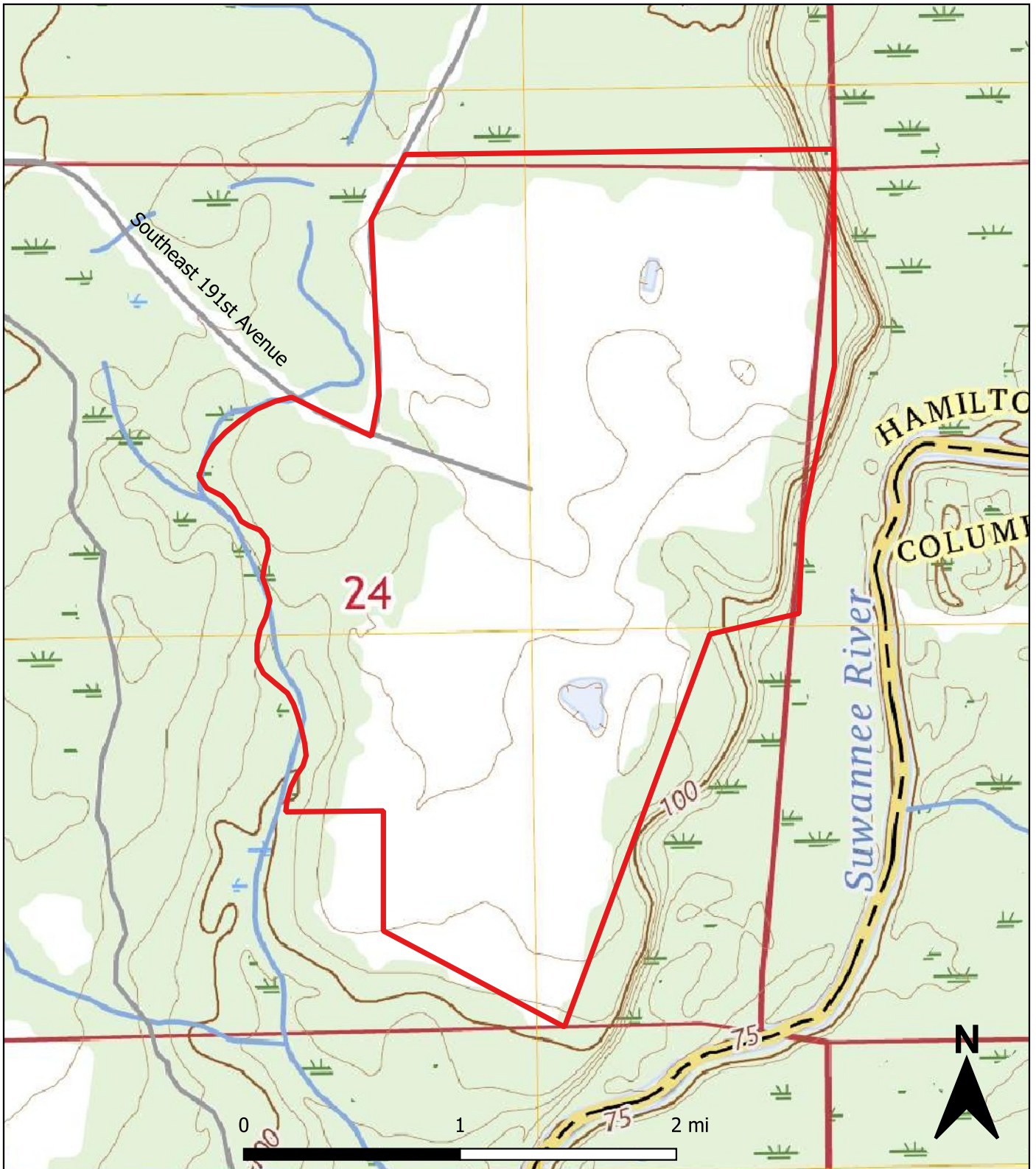
Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

Attachment C

- C.1 Bullard Tract on USGS Topographic Map
- C.2 Bullard Tract on Aerial Photograph
- C.3 Bullard Tract Boundary on FDOT County General Highway Map
- C.4 Bullard Tract Land Use Map
- C.5 Florida Conservation Lands

Project Boundary on USGS Topographic Map



USGS Topographic Survey Subject Property Hamilton County, Florida

Legend

 Subject Property



Keith Fountain Law PLLC
Data: Parcel: Hamilton
County Property Appraiser
Basemap: USGS Topo Viewer
Fort Benton, scale 1:24000

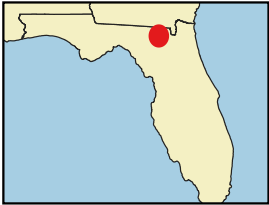
Tax Parcel on Aerial Photograph



Legend

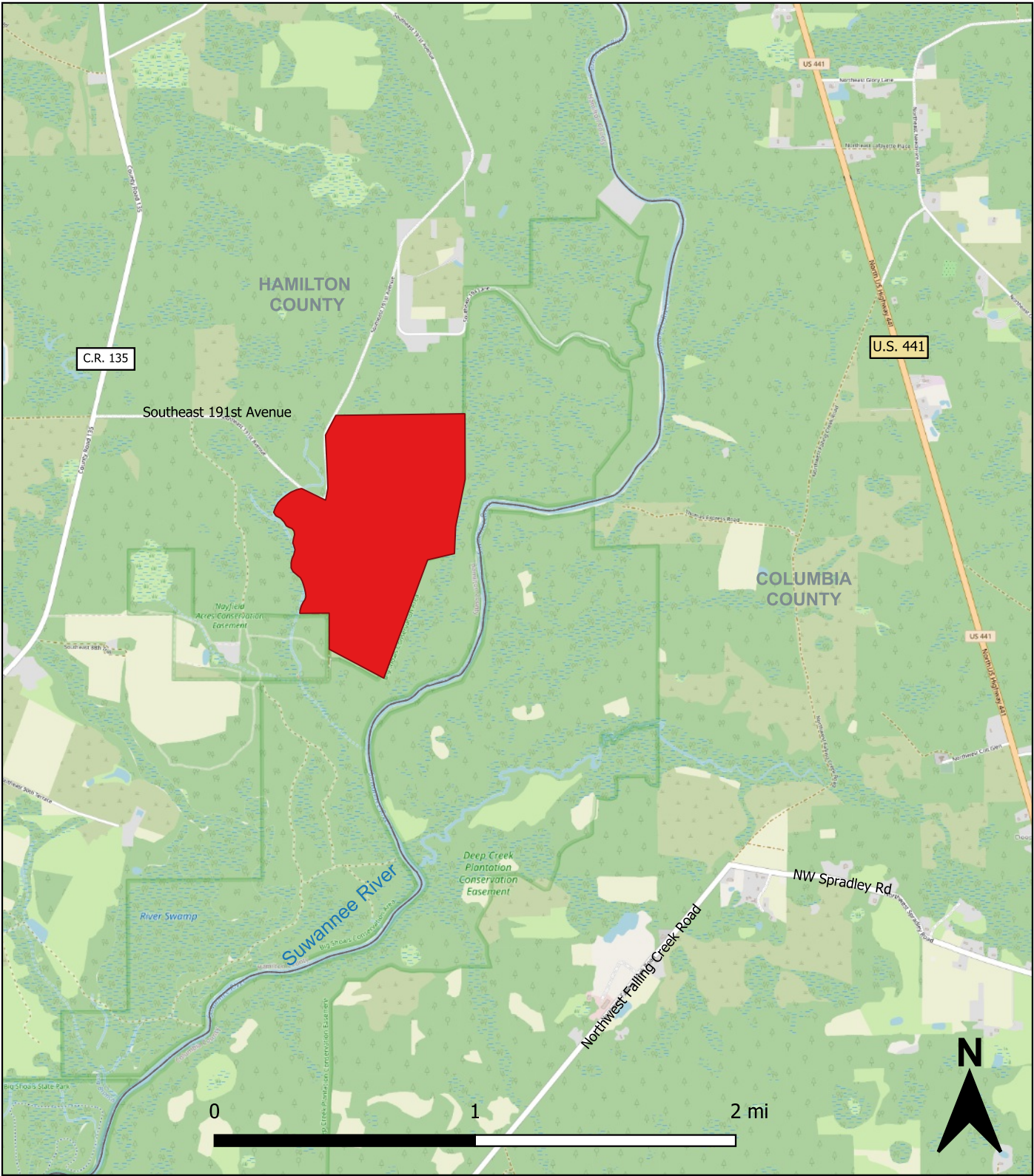
 Subject Property

Aerial Photograph
Subject Property
Hamilton County, Florida



Keith Fountain Law PLLC
Data: Parcel: Hamilton
County Property Appraiser
Basemap: Arc GIS online

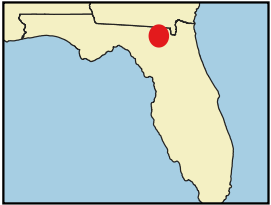
Project Boundary on FDOT County Highway Map



Legend

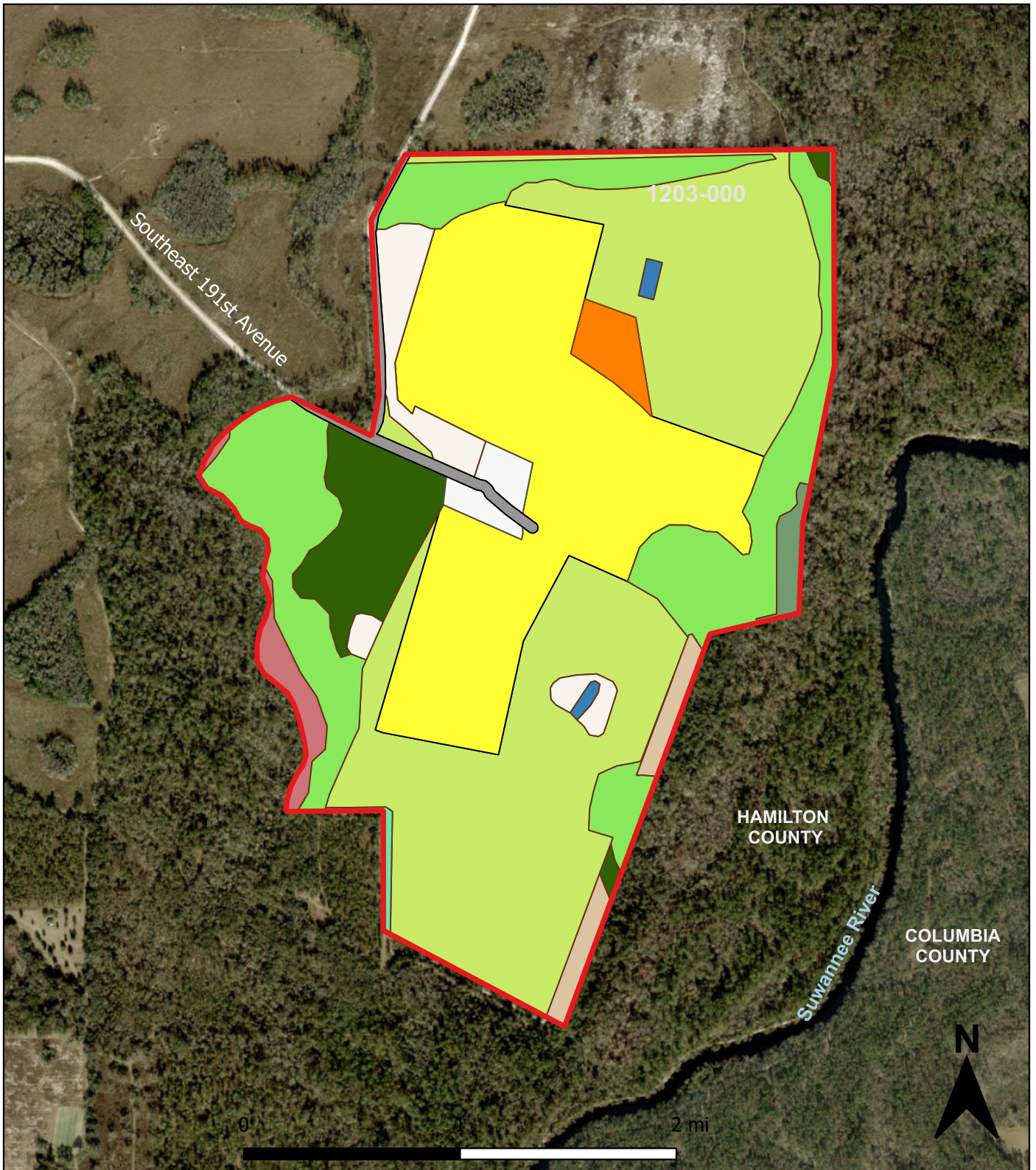
- Subject Property
- County Boundary

County Highway Map Subject Property Hamilton County, Florida



Keith Fountain Law PLLC
Data: Parcel: Hamilton
County Property Appraiser
Basemap: Open Street Map

Project Boundary on FNAI Land Cover Map



FNAI Cooperative Land Cover Map Subject Property Hamilton County, Florida

Legend

 Subject Property

Cooperative Land Cover

Artificial Impoundment/Reservoir

Coniferous Plantations

Floodplain Swamp

Irrigated Row Crops

Mesic Flatwoods

Mixed Hardwood-Coniferous

Mixed Hardwood-Coniferous Swamps

Residential, Low Density

Row Crops

Rural Open

Sandhill

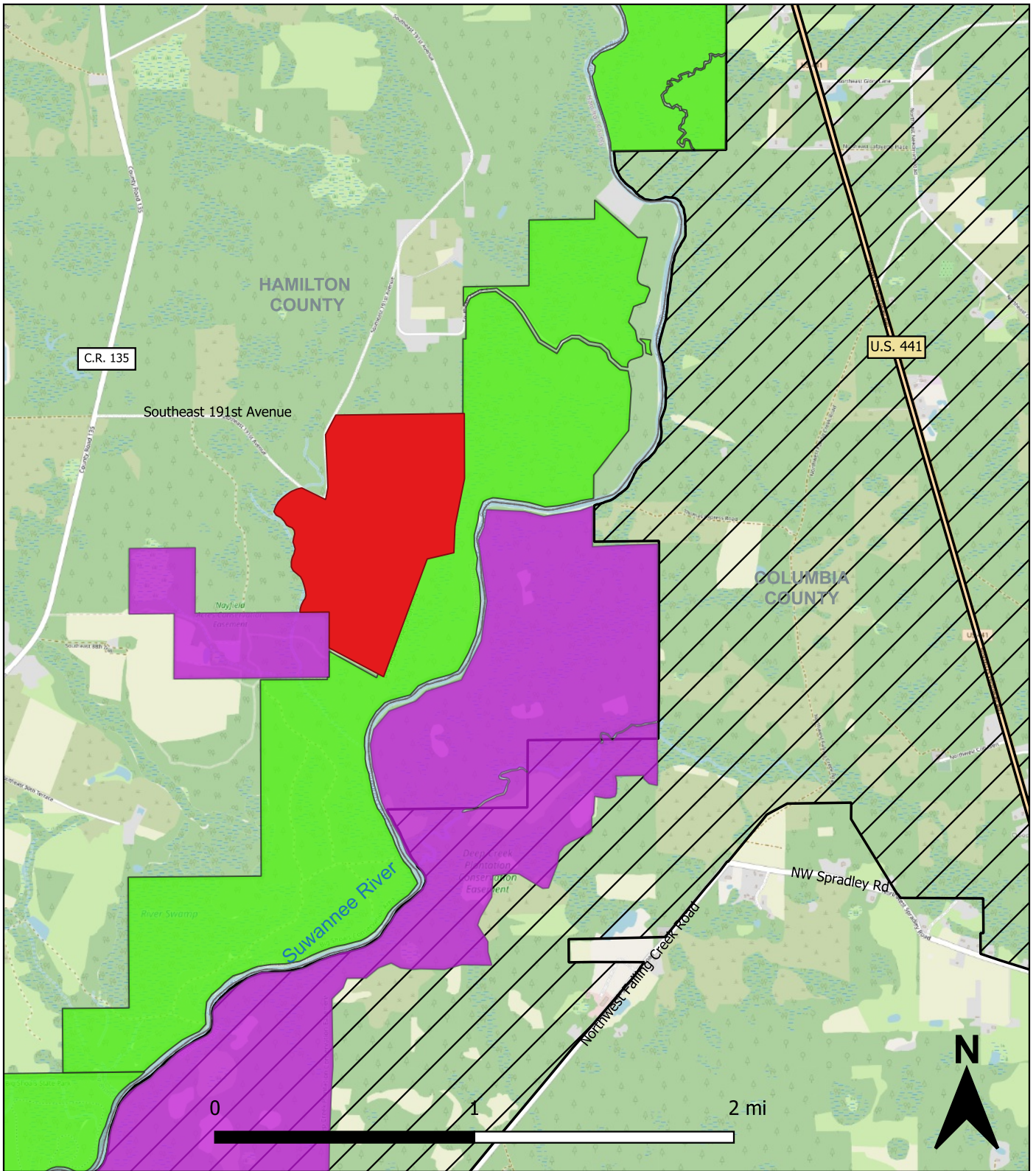
Transportation

Upland Hardwood Forest



Keith Fountain Law PLLC
Data: Parcel: Hamilton
County Property Appraiser
Basemap: Arc GIS online
Land Cover: FL FWCC
and Florida Natural
Areas Inventory, 2025, Ver. 4

Project Boundary on Florida Conservation Lands Map



Legend

- Subject Property
- Florida Conservation Lands
 - State
 - Conservation Easements
 - Florida Forever Board of Trustees Projects
 - County Boundary

Florida Conservation Lands Map Subject Property Hamilton County, Florida



Keith Fountain Law PLLC
 Data: Parcel: Hamilton
 County Property Appraiser
 Basemap: Open Street Map
 FL Conservation Lands: Florida
 Natural Areas Inventory, March 2026
 Florida Forever Board of Trustees
 Projects: Florida Natural Areas
 Inventory, April 2026