

Florida Forever New Project Application



[Florida Forever](#) is the state's conservation and recreation lands acquisition program. To be considered for acquisition, a project must have a willing seller and be on the Florida Forever Priority List. The Florida Forever Priority List identifies projects that are suitable as a conservation property and meet the [Florida Forever Goals, Performance Measures and Criteria](#).

The Florida Forever Priority List is developed by the Acquisition and Restoration Council (ARC) and is approved by the Board of Trustees (BOT). The BOT must approve a project placed on the Florida Forever Priority List before it can be pursued for acquisition.

Proposed projects are prioritized and ranked in categories by ARC members in December, and the BOT approves the ARC-recommended [Florida Forever Priority List](#) in March, when a project is officially added to the list.

Applications for new Florida Forever projects are accepted by the Florida Department of Environmental Protection (DEP) two times per year, April 15 and Oct. 15. To propose a new project for the Florida Forever Priority List, submit this application along with the supporting documentation specified in Attachments A-C below 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. 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.

General Information

Proposed Florida Forever Project: Buzzard Roost

Nearest City Arcadia, FL County(ies) Hardee and Desoto

Sponsor/Affiliation Proposing Project: Julie Morris/ Florida Conservation Group/ Representative

Mailing Address:	<u>925 Garland Ave</u>	<u>Nokomis</u>	<u>Florida</u>	<u>34275</u>
	Street	City	State	ZIP

Primary Phone: (941) 234-7201 Email: jmorris@floridaconserve.org

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 New Project 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 50 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 the DEP 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 uses 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 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 depict the project boundaries or show the property boundaries on U.S. Geological Survey (USGS) topographic quadrangle map. USGS topographic quadrangle maps can be obtained from DEP'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 [county highway maps](#).

**Florida Forever
New Project 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 Hardee and Desoto County, Florida.

Property/Project name: Buzzard Roost

Name/Affiliation of Authorized Representative: Julie Morris, Florida Conservation Group,
Landowner Representative

Mailing Address: 925 Garland Ave Nokomis Florida 34275
Street City State ZIP

Primary Phone: (941) 234-7201 Email: jmorris@floridaconserve.org

Property information

Section 7-10, 14-20, 29, 32 Township 36S Range 23E

Lat/Long 27.366542°, -82.004170°

Acres 7,064.2

Parcel identification number(s):

19-36-23-0000-0020-0000

20-36-23-0000-0010-0000

29-36-23-0000-0010-0000

32-36-23-0000-0020-0000

07-36-23-0000-10010-0000

08-36-23-0000-05620-0000

09-36-23-0000-05310-0000

10-36-23-0000-02500-0000

14-36-23-0000-02550-0000

15-36-23-0000-10010-0000

16-36-23-0000-10010-0000

17-36-23-0000-10010-0000

18-36-23-0000-10010-0000

Landowner Information

Landowner Signature

Date

Landowner Name (print)

Mailing Address: PO Box 3779 Greenville DE 19807
Street City State ZIP

Primary Phone: 302-652-7729 Email: admin@hrsfo.com or bsouth@hrsfo.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.

Buzzard Roost

New Application to Florida Forever

April 2026



Prepared By



Attachment A

Buzzard Roost

1) Descriptive Location

The 7,058.8-acre¹ Buzzard Roost property spans the border of Hardee and DeSoto Counties in south-central Florida, approximately seven miles west of the Peace River and six miles southwest of the town of Wauchula. This project presents a rare opportunity to protect one of the largest remaining contiguous tracts of native flatwoods, wetlands, and working rangeland in the upper Peace River basin. Nearly all of the property—over 7,030 acres—lies within the Florida Wildlife Corridor and is identified as a priority linkage in the Florida Ecological Greenways Network (FEGN). The entire project area is designated as a Landscape Resource Priority, confirming its significance as a functional landscape-level conservation asset (see Appendix 1 – Maps).

Buzzard Roost occupies a pivotal position between two major conservation areas in southwest Florida. To the northeast, the property adjoins or is proximate to the 16,000-acre Horse Creek Ranch conservation easement and the Horse Creek conservation complex. To the northwest, it connects to the 2,600-acre Quail Creek Farms conservation easement and the Myakka Ranchlands Florida Forever project. Protecting Buzzard Roost would close a critical gap between these conservation areas, creating a continuous corridor of native working lands that links the Peace River Corridor to working conservation lands along the Myakka River. Several additional Florida Forever projects—including the 6,400-acre Limestone Ranch—lie within five miles, meaning that acquisition of Buzzard Roost would bring the region within reach of a comprehensive corridor connecting the Peace River system to the Myakka River landscape.

Buzzard Roost Branch and Brandy Branch traverse the ranch and converge into Horse Creek just south of the property, placing Buzzard Roost at the headwaters of one of the Peace River's most important tributaries. Over 2,100 acres of the property function as natural floodplain and high-priority functional wetlands that capture, filter, and slowly release water into these creeks before it flows on to the Peace River and the Charlotte Harbor Estuary of National Significance, which supplies drinking water to hundreds of thousands of downstream residents.

2) Physical, Natural Resource, Biological, Hydrological, Archaeological and Historical Characteristics

Natural Resources – Biological Characteristics

Buzzard Roost encompasses a wealth of native plant communities surrounding largely-native grazing lands. The majority of the landscape is pine flatwoods (3,718 acres), interwoven with scrubby flatwoods (159.9 acres), scrub (166.2 acres) - classified as Globally Imperiled and underrepresented natural communities - and thousands of acres of diverse wetlands.

¹ Total Acreage as measured by GIS. The Tax Appraisers' websites list 7,064.2 total acres, which is listed on page 3 of the application form.

Expansive freshwater marshes (791.0 acres), wet prairies (601.7 acres), and mixed wetland hardwood forests (637.1 acres) spread across the ranch's low-lying areas. Additional natural communities include mixed hardwood-coniferous forest (180.2 acres), shrub and brushland (93.0 acres), other coniferous wetlands (29.2 acres), mixed hardwood-coniferous swamps (28.2 acres), upland hardwood forest (24.2 acres), mixed scrub-shrub wetland (26.6 acres), and upland coniferous forest (6.6 acres). Improved pasture (666.9 acres) and rural open forested land (18.8 acres) are interspersed with these native communities, maintaining the property's function as a working cattle ranch while sustaining habitat connectivity across the landscape.

The property's 4,152.8 acres are designated as Strategic Habitat Conservation Areas (SHCA), underscoring its importance for wildlife. Biodiversity Resource Priorities (CLIP 4.02) are notably high, with 1,170.0 acres rated Priority 1 (Highest) and 2,927.3 acres rated Priority 2. Rare Species Habitat Conservation Priorities cover the entire property. (See Appendix 1 – Maps).

Notable species documented on or near the property include:

- **Florida Scrub-Jay (Federal Threatened):** Multiple recent occurrences have been documented on the property. Buzzard Roost contains over 160 acres of scrub and scrubby flatwoods that provide suitable nesting and foraging habitat for this species. Scrub-jays have faced significant challenges maintaining stable populations in southwest Florida and depend on habitat patches like those at Buzzard Roost for population connectivity and dispersal.
- **Northern Crested Caracara (Federal Threatened):** Documented on the property. The open pastures and scattered cabbage palms across the ranch provide ideal nesting and foraging habitat for this federally threatened raptor, which is known to nest on working cattle ranches throughout south-central Florida. The property's mix of improved pasture, native flatwoods, and prairie is characteristic of occupied caracara territories.
- **Wood Stork (Federal Threatened):** Documented on the property. The ranch's 791 acres of freshwater marsh and 601.7 acres of wet prairie provide critical foraging habitat, particularly during seasonal drawdowns when prey concentrates in shallow water. Buzzard Roost lies within the foraging range of regional wood stork nesting colonies.
- **Little Blue Heron (State Species of Special Concern):** Recorded on the property. The ranch's extensive marshes, wet prairies, and creek corridors offer excellent foraging habitat for this and other wading bird species.
- **Tricolored Heron (State Species of Special Concern):** Recorded on the property. Common in the ranch's marshes and sloughs, utilizing the 791 acres of freshwater marsh and 601.7 acres of wet prairie for feeding and roosting.

- **Roseate Spoonbill (State Threatened):** Documented on the property. This distinctive wading bird utilizes the ranch's extensive marshes, wet prairies, and shallow water areas for feeding and roosting, particularly during seasonal high-water periods when prey is abundant.
- **Florida Sandhill Crane (State Threatened):** Documented on the property. Pairs of sandhill cranes regularly utilize the improved pastures and wet prairies for foraging and nesting. The ranch's mosaic of open grasslands and shallow wetlands provides the combination of nesting cover and feeding areas that this iconic species requires.
- **Gopher Tortoise (State Threatened):** Documented on the property. This keystone species occupies the dry upland pockets, scrubby flatwoods, and well-drained edges of the pine flatwoods across the ranch. Gopher tortoise burrows provide refuge for a suite of commensal species, including eastern indigo snakes, gopher frogs, and burrowing owls.
- **Bald Eagle:** Recorded 1.4 miles from the property boundary. An active nesting territory is present in the vicinity of the property. Adults and juveniles have been observed on and near the ranch, indicating successful breeding in the area. The property's extensive wetlands and open landscape provide ample foraging opportunities.
- **Florida Panther (Federal Endangered):** Recorded 4.6 miles from the property boundary. The property's inclusion in the Florida Wildlife Corridor means it may serve as a travel route or range expansion area for this wide-ranging species. Buzzard Roost's unbroken expanse of flatwoods and wetlands offers the cover and prey base that panthers require.
- **Eastern Indigo Snake (Federal Threatened):** Recorded 7.7 miles from the property boundary. This wide-ranging species uses pine flatwoods, wetland edges, and gopher tortoise burrows. The property's over 3,700 acres of mesic flatwoods provide extensive suitable habitat.
- **Sherman's Fox Squirrel (State Species of Special Concern):** Recorded 0.7 miles from the property boundary. The ranch's pine flatwoods with open canopy and patchy groundcover provide ideal habitat for this species, which requires large tracts of contiguous pine habitat for home ranges.

The property also provides habitat for white-tailed deer, wild turkey, and northern bobwhite quail. The large, unbroken landscape supports both common and imperiled species and contributes meaningfully to regional wildlife connectivity.

Natural Resources – Hydrological Characteristics

Hydrology is one of Buzzard Roost's most significant ecological functions. The property is situated in the Horse Creek watershed, and two named tributaries—Buzzard Roost Branch and Brandy Branch—flow through the ranch before converging into Horse Creek just south of the property. Horse Creek is a major tributary of the Peace River, which is a critical source of

drinking water for hundreds of thousands of residents in downstream communities and feeds the Charlotte Harbor estuary, designated an Estuary of National Significance by the National Estuary Program.

Surface Water Resource Priorities (CLIP 4.02) are exceptionally high across the property: 578.2 acres are rated Priority 1 (Highest), 1,205.9 acres are Priority 2, and 1,410.1 acres are Priority 3. Significant Surface Waters designations cover virtually the entire property, with 2,259.9 acres at Priority 3, 3,992.1 acres at Priority 5, and additional acreage at Priorities 4, 6, and 7 (see Appendix 1 – Maps).

The property's wetlands provide critical floodplain storage and flood-mitigation value. Natural Floodplain priorities include 627.8 acres at Priority 1 (Highest) and 1,061.4 acres at Priority 2, totaling over 2,100 acres of high-priority natural floodplain. Functional Wetland designations are equally robust, with 640.7 acres at Priority 1 (Highest) and 1,051.4 acres at Priority 2 (see Appendix 1 – Maps). During heavy rains, these expanses of marsh, wet prairie, and swamp forest act as natural sponges—holding and slowing floodwaters, reducing downstream flood peaks, and protecting rural homes, farms, and infrastructure along Horse Creek and the Peace River.

The property's upland areas contribute significantly to groundwater recharge. Aquifer Recharge priorities include 421.4 acres at Priority 2 and 1,765.3 acres at Priority 3 (see Appendix 1 – Maps). The Forestry for Recharge layer identifies 1,251.6 acres of pinelands within High Priority Aquifer Recharge Areas. Rainfall readily infiltrates through the permeable soils of the sandy flatwoods and pasture lands, percolating down to replenish the Floridan Aquifer. Conversion of this landscape to development, mining, or intensive solar installations would eliminate much of this recharge function through soil compaction, drainage alterations, and impervious surfaces.

The property's intact wetlands and forested creek corridors naturally filter surface runoff, removing sediments and excess nutrients before they reach Horse Creek and ultimately the Peace River. This filtration supports healthier downstream fisheries and cleaner drinking water for communities dependent on the Peace River system. Charlotte Harbor, at the terminus of the Peace River, provides habitat for endangered smalltooth sawfish, manatees, and numerous sportfish, and is a regional economic engine driven by tourism and commercial fishing.

Archaeological and Historical Characteristics

No formal archaeological surveys have been conducted on the Buzzard Roost property. However, the creeks, wetlands, and elevated hammock areas on the ranch are consistent with landscape features historically utilized by indigenous peoples for fishing, gathering, seasonal encampments, and travel routes. The Horse Creek basin and its tributaries were significant waterways for pre-Columbian populations, and the property's undisturbed condition suggests that archaeological resources may be present. Further investigation would be needed to determine the extent of any cultural resources.

The property does not contain known historic structures fifty years old or older. Ranch improvements include typical agricultural infrastructure such as fencing, water troughs, and ranch roads associated with ongoing cattle operations.

3) Public Recreation Opportunities and Other Public Uses

Buzzard Roost is proposed for less-than-fee acquisition through a conservation easement. As is typical with less-than-fee acquisitions, public access would not be permitted on the property. However, the ecological benefits of protecting Buzzard Roost serve the broader public interest in significant ways: safeguarding drinking water quality for downstream Peace River communities, maintaining floodplain storage that reduces flood risk to rural residents and infrastructure, preserving wildlife habitat and corridor connectivity, and sustaining aquifer recharge that supports regional groundwater supplies. The property's continued function as a working cattle ranch also contributes to local agricultural economies and food security.

4) Potential Threats or Development Plans

Despite its presently rural setting, the Buzzard Roost area faces several significant development pressures that could alter the property's ecological and hydrologic values if not addressed through conservation:

Phosphate Mining

Large-scale phosphate mining operations are proposed nearby, and much of Buzzard Roost falls within a mining overlay zone. Phosphate extraction involves clearing all vegetation, stripping topsoil, and excavating large open pits—permanently altering topography, destroying habitat, disrupting drainage patterns, and risking contamination of surface waters and groundwater with nutrient-laden runoff. Given the property's extensive wetlands, aquifer recharge functions, and position in the Horse Creek watershed, mining would devastate the environmental integrity of both the property and downstream water resources.

Solar Farm Development

Utility-scale solar installations are proliferating across Hardee and DeSoto Counties, frequently sited on former ranchlands. While renewable energy generation is an important public goal, large solar arrays permanently remove land from agricultural production and fragment wildlife habitat. The flat terrain and existing pastures on Buzzard Roost make it a potential target for such conversion. Solar installations require perimeter fencing, vegetation clearing, and grading—eliminating habitat for ground-nesting birds, foraging caracaras, and wide-ranging species that depend on open, connected landscapes.

Residential Development

Coastal counties, including Sarasota, Manatee, and Charlotte, are expanding inland in search of

more affordable land, and development pressure is increasing in the Buzzard Roost area. The ranch's proximity to State Road 70, a major east–west highway, makes it accessible for new housing subdivisions or rural estate developments. Residential conversion would introduce impervious surfaces, septic system discharges, road construction, fencing, light and noise pollution, and fire suppression—all of which fragment habitat, impair water quality, and diminish the property's capacity to support wildlife movement, floodplain storage, and aquifer recharge.

Securing conservation protection for Buzzard Roost now would prevent these threats from eliminating the property's irreplaceable natural resource values. Delaying action increases the risk that market forces will drive conversion of one of the last large, intact, and ecologically connected landscapes in the upper Peace River basin.

5) Local Resolutions

No local resolutions have been adopted as of this writing.

6) Florida Forever Criteria and Goals

The following describes how Buzzard Roost meets the criteria set forth in Chapter 259.105(9) and (10), Florida Statutes, and furthers the Florida Forever goals and performance measures in Chapter 259.105(4), F.S.

Subsection (9) Criteria:

(a) Buzzard Roost meets multiple Florida Forever goals as described below, including Goal A (Biodiversity), Goal B (Forests and Working Lands), Goal C (Water Resources), Goal F (Historical), and Goal I (Flood Protection).

(b) Hardee and DeSoto Counties are experiencing increasing development pressure from phosphate mining, utility-scale solar installations, and inland residential expansion from coastal communities. Buzzard Roost protects lands and waters in counties where these pressures threaten to convert large tracts of working and natural lands.

(c) Not applicable.

(d) No formal archaeological assessments have been conducted. However, the property's creek corridors, elevated hammocks, and wetland margins are consistent with landscapes historically utilized by indigenous peoples, and cultural resources may be present.

(e) Appraisals have yet to be performed. A less-than-fee conservation easement acquisition will cost significantly less than what a highest-and-best-use appraisal may conclude.

(f) Buzzard Roost provides exceptional water resource protection. Surface Water Resource Priorities include 578.2 acres at Priority 1 (Highest) and 1,205.9 acres at Priority 2. Over 2,100

acres of high-priority natural floodplain (Priority 1 and 2) absorb and attenuate floodwaters before they reach Horse Creek and the Peace River. Aquifer Recharge priorities include 421.4 acres at Priority 2 and 1,765.3 acres at Priority 3. The property's creeks drain directly into Horse Creek, a major Peace River tributary that supplies drinking water to downstream communities and feeds the Charlotte Harbor estuary, an Estuary of National Significance.

(g) As described in Section 4, the property faces credible threats from phosphate mining (located within a mining overlay zone), utility-scale solar conversion, and residential subdivision driven by inland expansion from coastal counties. These threats could permanently eliminate the property's ecological, hydrological, and agricultural values.

Subsection (10) Criteria:

(a) Listed species documented on or near the property—including Florida scrub-jay, crested caracara, bald eagle, little blue heron, tricolored heron, and Florida panther—also occur on publicly managed conservation areas in the region, including Horse Creek conservation lands and Myakka River State Park.

(b) Not applicable.

(c) Not applicable.

Goals and Performance Measures:

Goal A; Measures 1–2: Acquiring Buzzard Roost would conserve essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified by the best available scientific analysis. The project is designated a Priority Linkage in the FEGN, lies within the Florida Wildlife Corridor, and contains 4,166.4 acres of Strategic Habitat Conservation Areas (Priority 2 and 3). CLIP 4.02 Biodiversity Resource Priorities rate 1,170.0 acres as Priority 1 (Highest) and 2,927.3 acres as Priority 2. The property supports at least six documented listed or special-concern species and provides corridor habitat for the Florida panther, eastern indigo snake, and other wide-ranging species. Acquisition would increase the acreage of significant SHCA lands, highest-priority conservation areas for Florida's rarest species, and significant landscape linkages, giving priority to completing the connection between the Horse Creek and Myakka River conservation complexes.

Goal B; Measures 1–4: Buzzard Roost is identified as a priority across multiple CLIP 4.02 data layers. The property contains 3,744.7 acres of G4 underrepresented pine flatwoods and 166.2 acres of G2 underrepresented scrub and scrubby flatwoods natural communities. Protection through a conservation easement would maintain the property's active cattle ranching operation alongside its native ecosystems, demonstrating the compatibility of sustainable agriculture and conservation on Florida's working landscapes.

Goal C; Measures 1, 3–6, 8: The Buzzard Roost acquisition would protect, restore, and maintain the quality and natural functions of Buzzard Roost Branch and Brandy Branch, which are directly connected to Horse Creek, a major Peace River tributary. Horse Creek discharges into the Peace River, which flows to Charlotte Harbor. Consequently, maintaining water quality and quantity at Buzzard Roost is essential for downstream restoration objectives. The project includes 578.2 acres of Priority 1 Surface Water Resource Priorities, over 2,100 acres of high-priority natural floodplain, 2,118.4 acres of Priority 1 and 2 Functional Wetlands, and 2,186.7 acres of Priority 2 and 3 Aquifer Recharge areas (see Appendix 1 – Maps). Protecting upstream water quality enhances the resilience of Horse Creek and contributes to the health of the Peace River system and Charlotte Harbor estuary.

Goal D; Measures 1, 3: Buzzard Roost would help ensure sufficient water availability for current and future needs of natural systems, particularly Horse Creek, the Peace River, and downstream estuarine ecosystems. The property's 1,251.6 acres of pinelands within high-priority aquifer recharge areas and its 2,186.7 acres of Priority 2–3 recharge areas contribute significantly to Floridan Aquifer replenishment.

Goal F; Measure 2: No formal archaeological assessments have been conducted on the property. The Horse Creek basin and its tributaries possess historical significance as waterways used by pre-Columbian peoples.

Goal I; Measures 1–4: Buzzard Roost's hydrological systems significantly influence stormwater attenuation. The property includes 627.8 acres of Priority 1 (Highest) and 1,061.4 acres of Priority 2 Natural Floodplains, and 640.7 acres of Priority 1 (Highest) and 1,051.4 acres of Priority 2 Functional Wetlands (CLIP 4.02). The creeks and wetlands on the property are directly connected to Horse Creek and the Peace River. Capturing and attenuating flows here has a substantial effect on downstream flooding, protecting rural communities, farms, and infrastructure along Horse Creek and the lower Peace River.

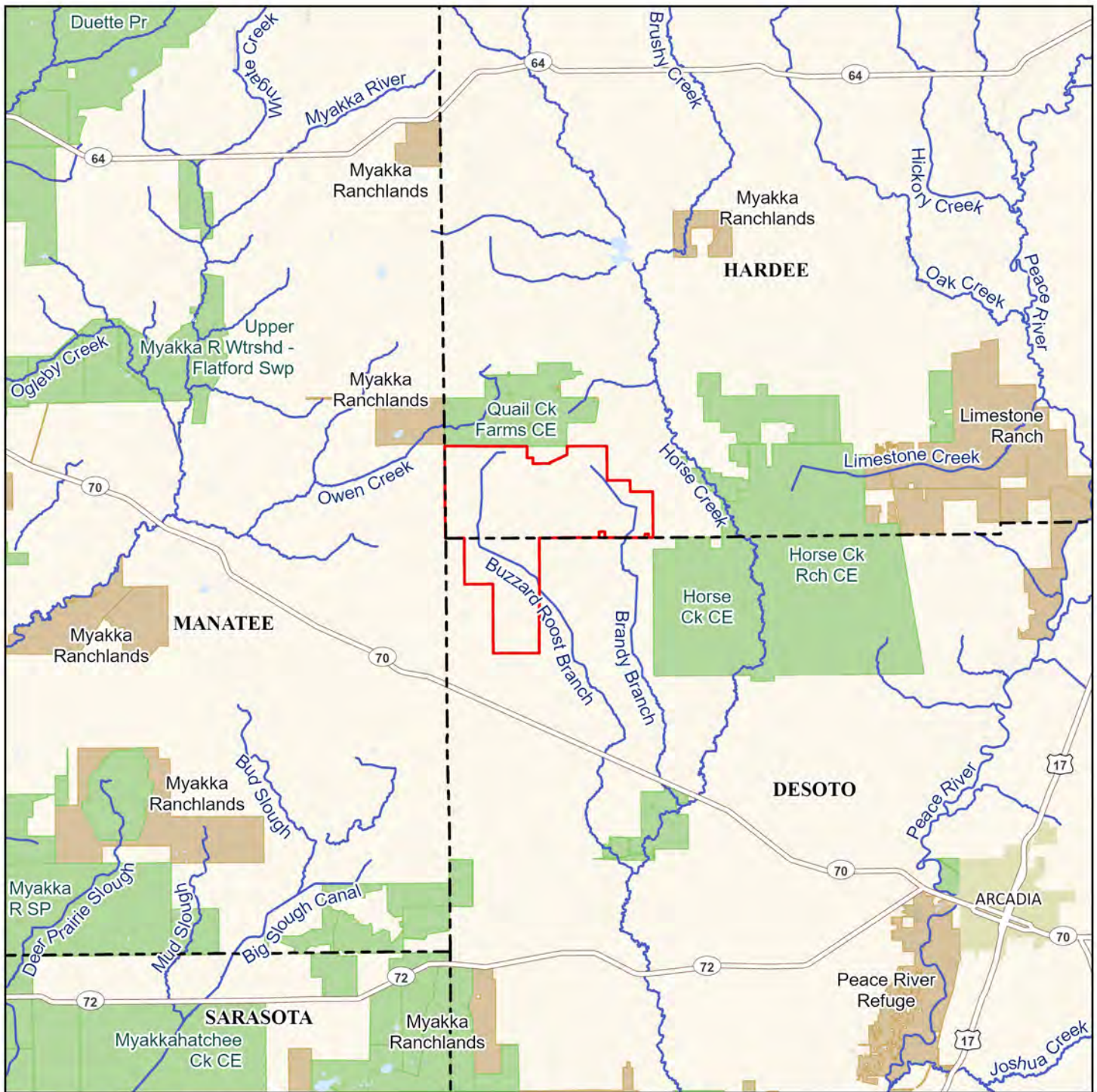
7) Type of Acquisition and Justification

Buzzard Roost is proposed for less-than-fee acquisition through a conservation easement. The landowners have operated this property as a working cattle ranch and wish to continue their agricultural operations while permanently protecting the property's natural resource values. A conservation easement would acquire the development rights—preventing conversion to mining, solar, residential, or other intensive land uses—while allowing the landowners to retain ownership and continue ranching. This approach achieves long-term conservation outcomes at a fraction of the cost of fee-simple acquisition, preserves the rural working landscape, and sustains the property's ecological functions through continued compatible land management.

8) Other Acquisition Lists

The property is not on another state acquisition list as of this writing.

Attachment A; Appendix 1 - Maps



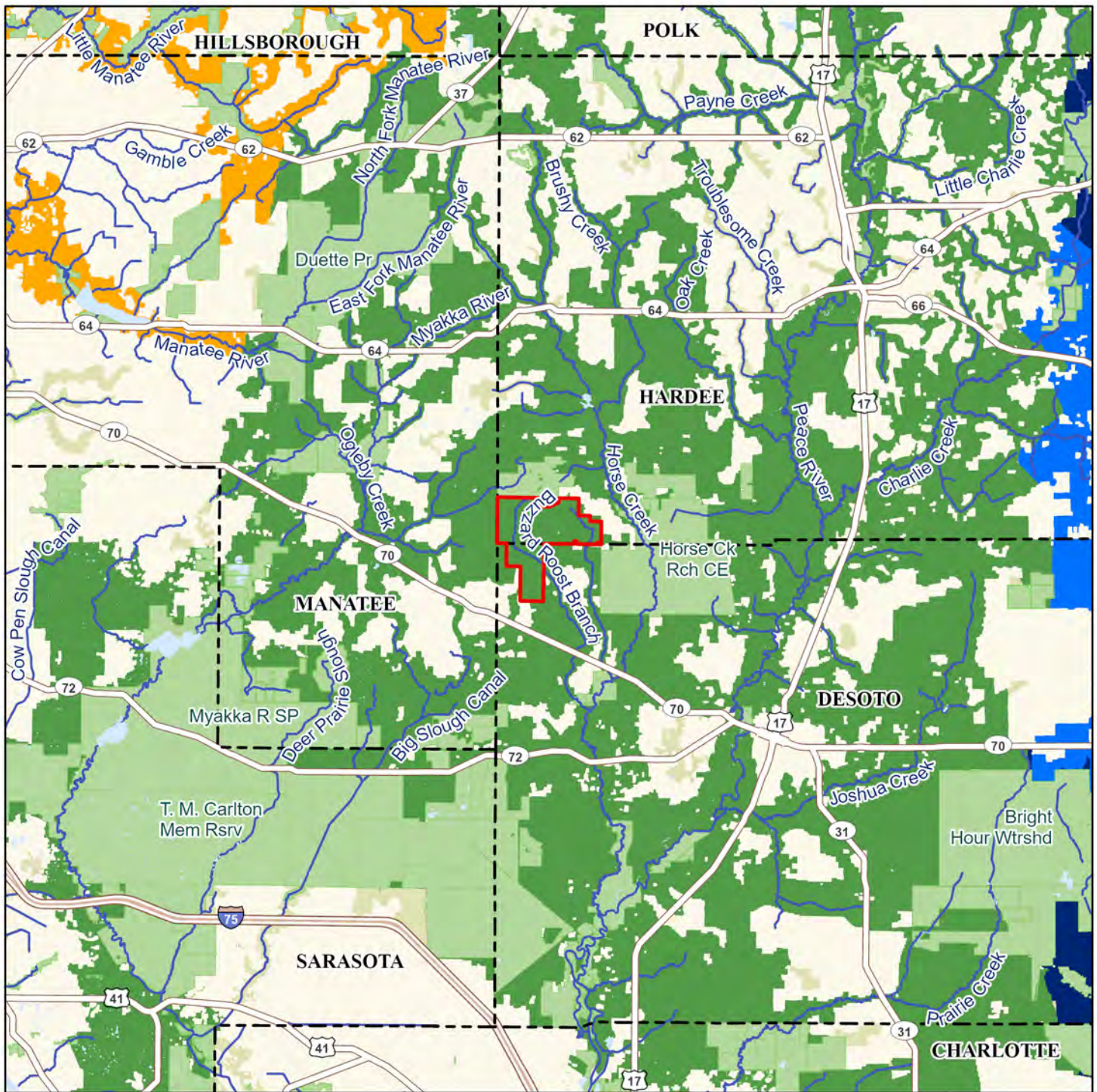
Buzzard Roost

Hardee & DeSoto Counties

0 2 4 Miles



- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- City limits
- Open Water
- Named Watercourse (NHD)



HRS Buzzard Roost DeSoto County

- HRS Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Named Watercourse (NHD)
- Open Water

Florida Ecological Greenways Network (Florida Wildlife Corridor FEGN Priorities 1 - 3)

- Priority 1 - Critical Linkages
- Priority 2
- Priority 3
- Priority 4
- Priority 5

0 5 10 Miles

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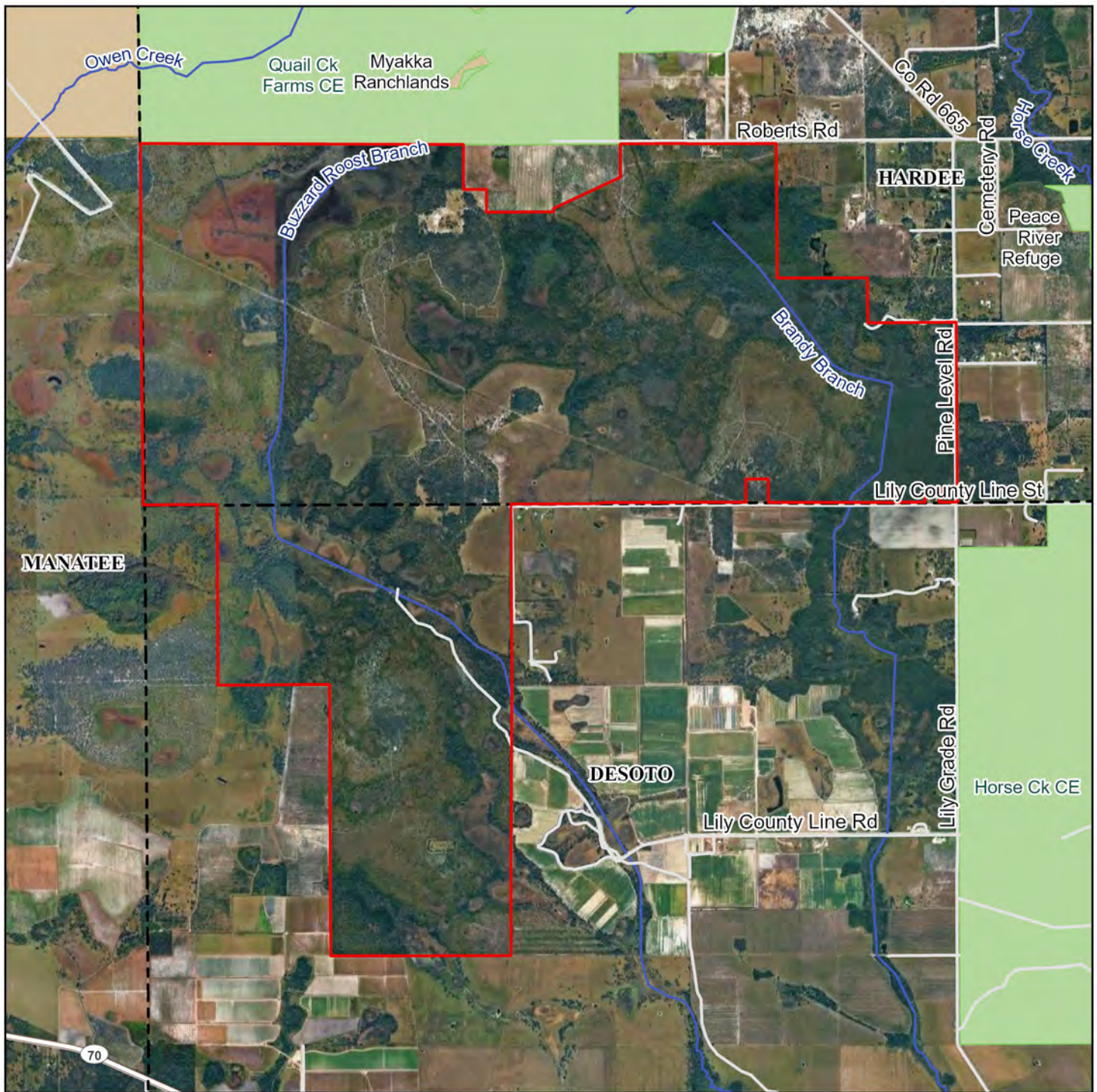
HRS Buzzard Roost

DeSoto County

A horizontal scale bar representing distance in miles. The bar is divided into two equal segments by a vertical line at the 10-mile mark. The left segment is solid black, and the right segment is white with a black outline. Below the bar, the numbers 0, 10, and 20 are placed at the corresponding positions. The word "Miles" is written at the right end of the bar.



- | | | | |
|--|--|---|---------------------------------------|
|  | HRS Buzzard Roost (7,058.8 ac) |  | Proposed DeSoto Mine |
|  | Existing Conservation Areas |  | Historically Mined Lands |
|  | BOMR Conceptual Minable Area |  | Mining Company Owned: Expansion Areas |
|  | Lands Currently Under Mining Permit |  | Named Watercourse (NHD) |
|  | Application or Future Mine Tracts (9/2011) |  | Open Water |
|  | Foreseeable Future Mine Project Areas | | |



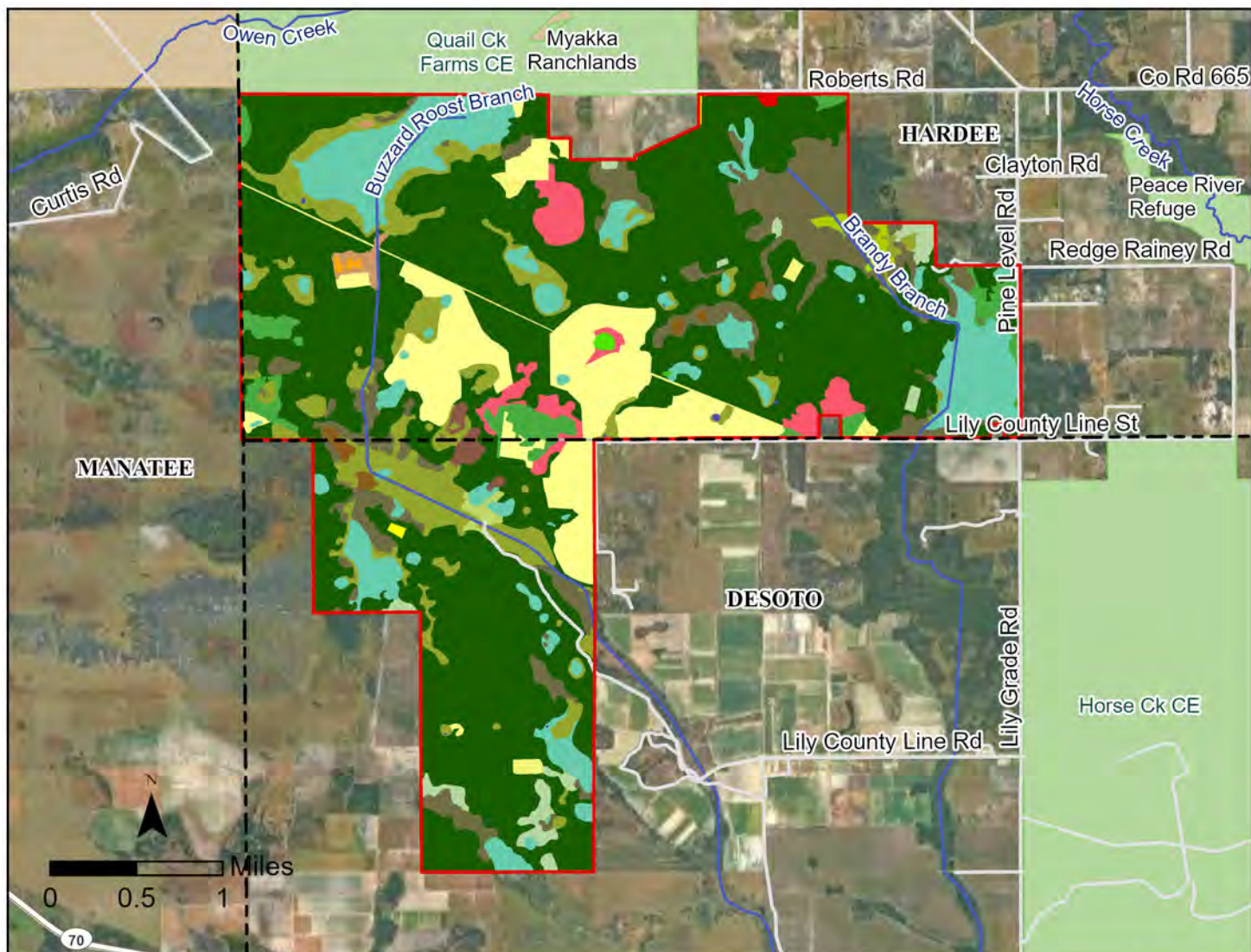
Buzzard Roost

Hardee & DeSoto Counties

- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- Named Watercourse (NHD)

0 0.5 1 Miles





Buzzard Roost Hardee & DeSoto Counties



Buzzard Roost (7,058.8 ac)

Existing Conservation Areas

Florida Forever Projects

Named Watercourse (NHD)

Land Cover (CLC v. 4.0)

1110 - Upland Hardwood Forest (24.2 ac)

1210 - Scrub (4.9 ac)

1230 - Upland Coniferous (6.6 ac)

1311 - Mesic Flatwoods (3,718.7 ac)

1312 - Scrubby Flatwoods (159.9 ac)

1400 - Mixed Hardwood-Coniferous (180.2 ac)

1500 - Shrub and Brushland (93.0 ac)

1831 - Rural Open (46.4 ac)

1840 - Transportation (9.2 ac)

2111 - Wet Prairie (601.7 ac)

2112 - Mixed Scrub-Shrub Wetland (26.6 ac)

2120 - Marshes (791.0 ac)

2140 - Floating/Emergent Aquatic Vegetation (0.9 ac)

2220 - Other Coniferous Wetlands (29.2 ac)

2221 - Wet Flatwoods (1.0 ac)

2233 - Mixed Wetland Hardwoods (637.1 ac)

2240 - Mixed Hardwood-Coniferous Swamps (28.2 ac)

3220 - Artificial Impoundment/Reservoir (2.4 ac)

18212 - Residential, Low Density (0.3 ac)

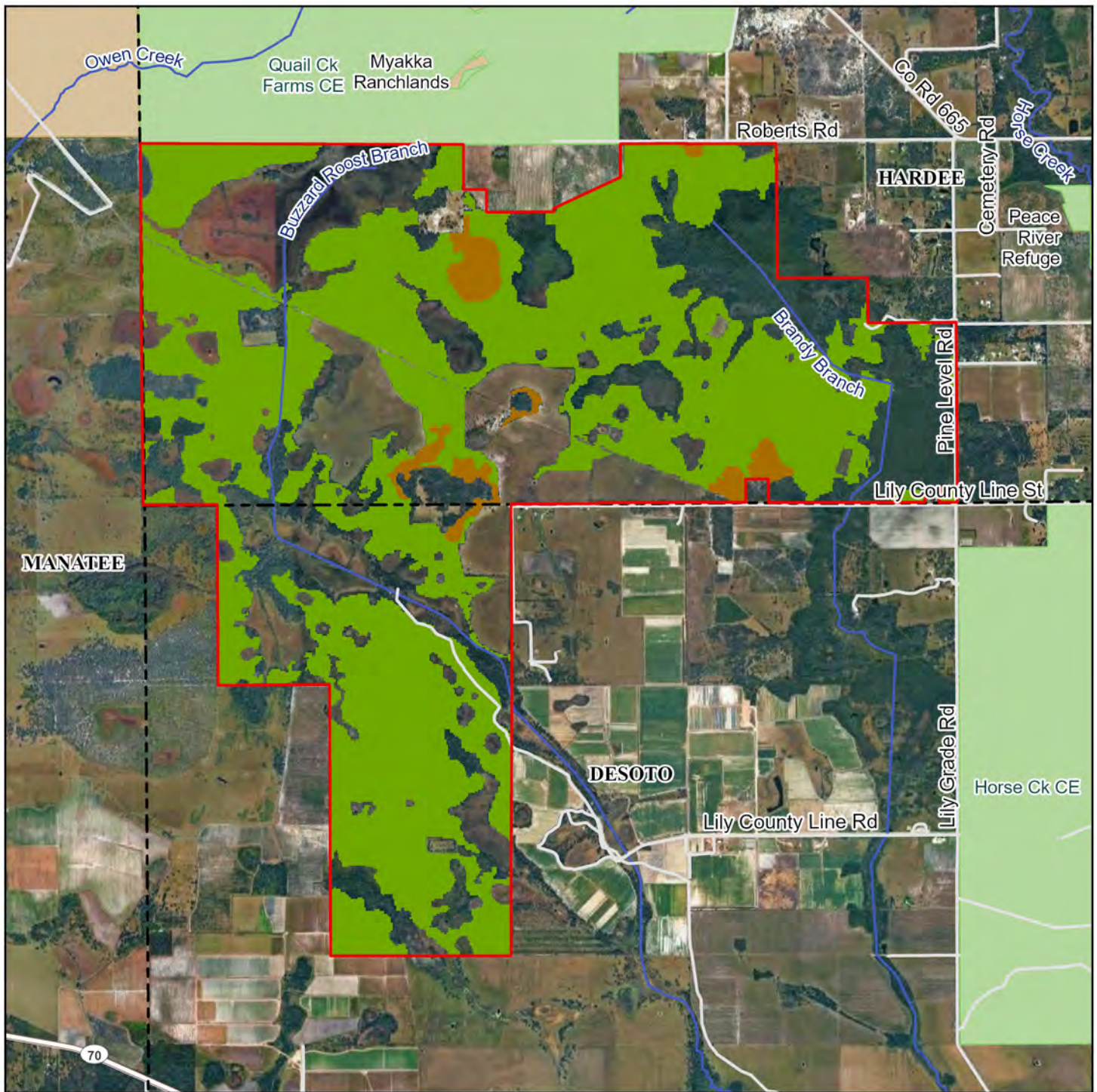
18311 - Rural Open Forested (18.8 ac)

18332 - Orchards/Groves (2.9 ac)

183312 - Field Crops (3.4 ac)

183313 - Improved Pasture (666.9 ac)

183314 - Unimproved/Woodland Pasture (5.3 ac)



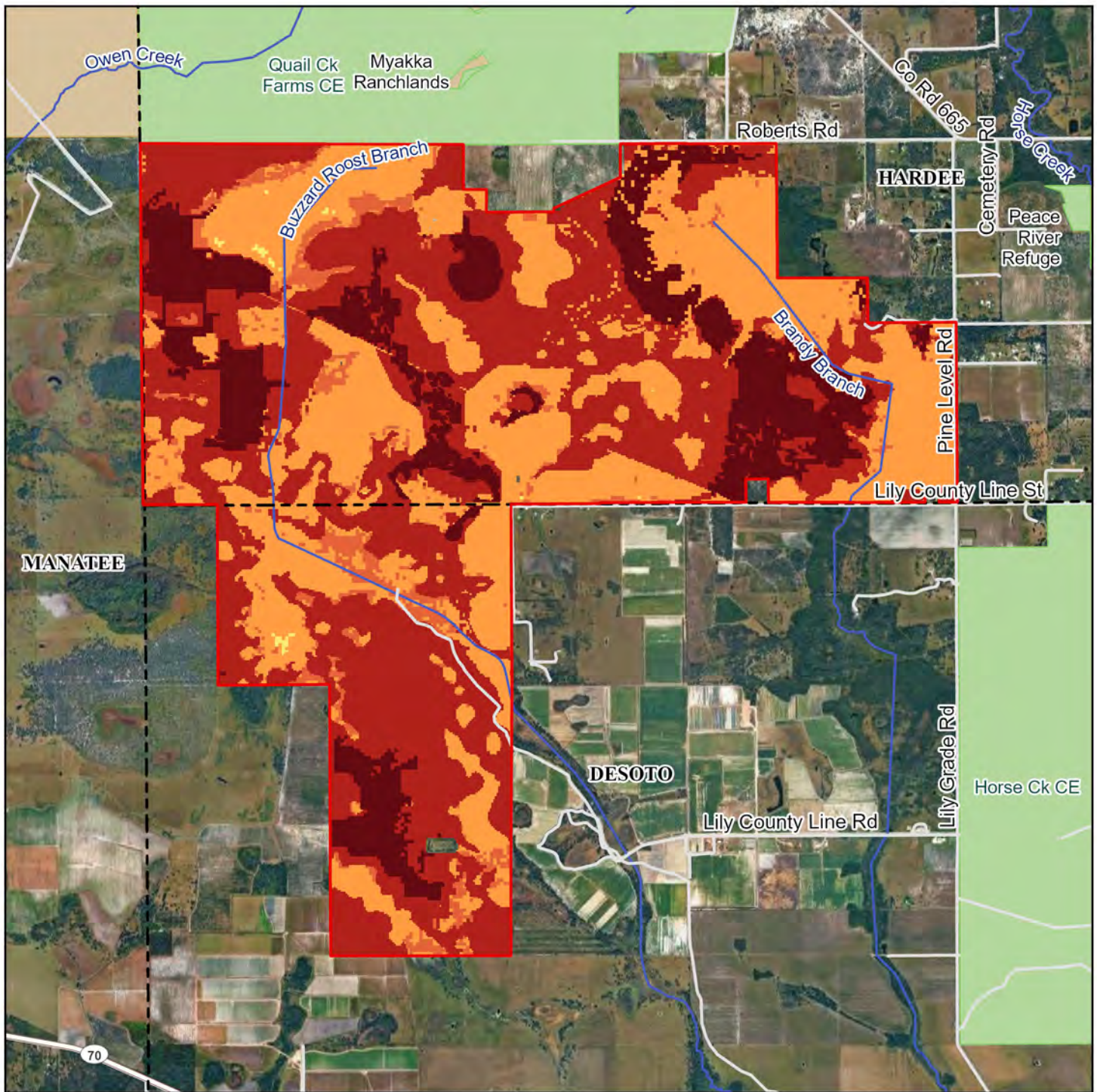
Buzzard Roost

Hardee & DeSoto Counties

- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- Named Watercourse (NHD)
- Underrepresented Natural Communities (2024)**
 - Scrub and Scrubby Flatwoods - G2 (166.2 ac)
 - Pine Flatwoods - G4 (3,744.7 ac)

0 0.5 1 Miles





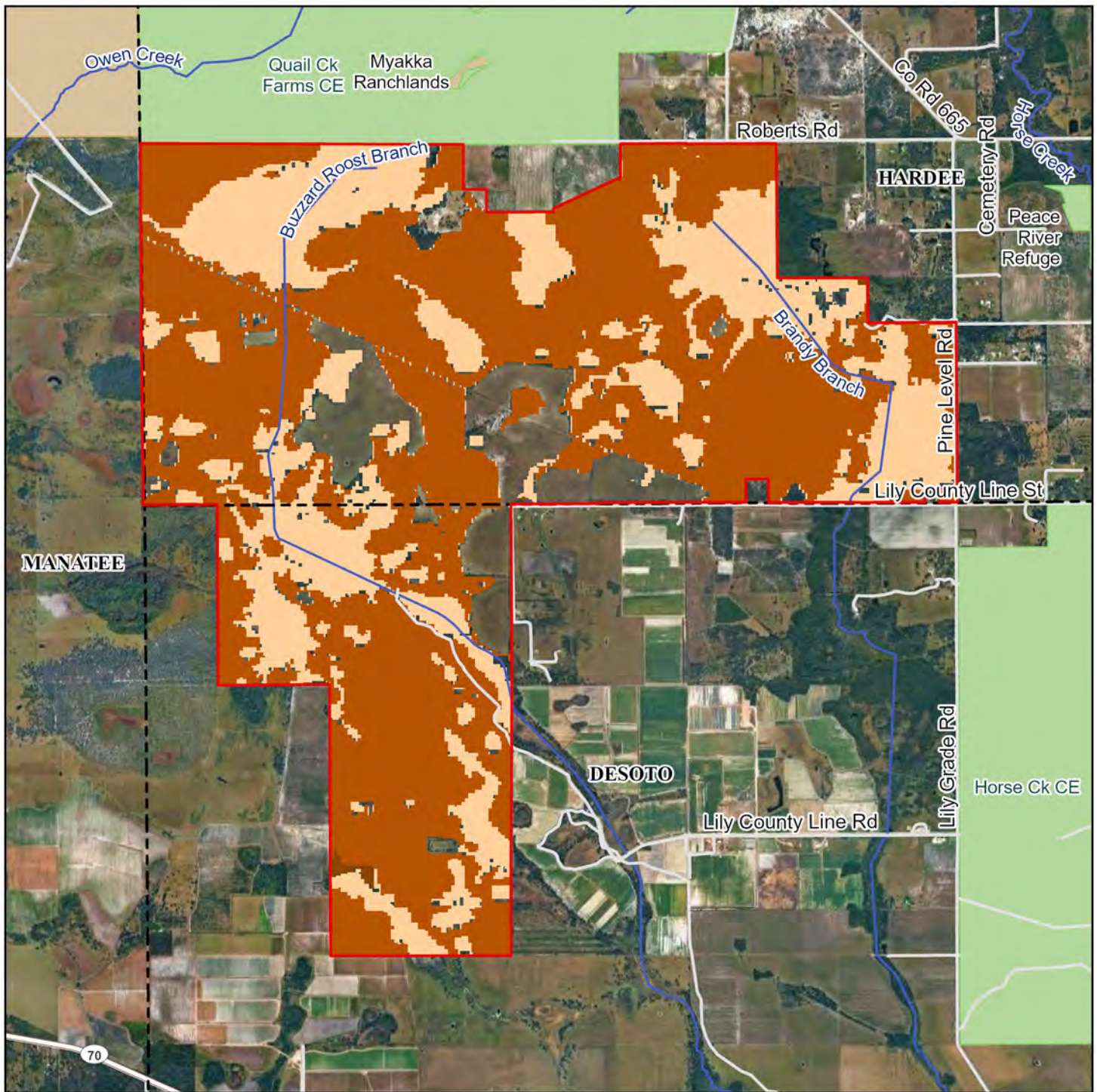
Buzzard Roost

Hardee & DeSoto Counties

- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- Named Watercourse (NHD)

Biodiversity Resource Priorities (CLIP 4.02)

- Priority 1 - Highest (1,170.0 ac)
- Priority 2 (2,927.3 ac)
- Priority 3 (335.0 ac)
- Priority 4 (2,600.0 ac)
- Priority 5 (9.7 ac)



Buzzard Roost

Hardee & DeSoto Counties

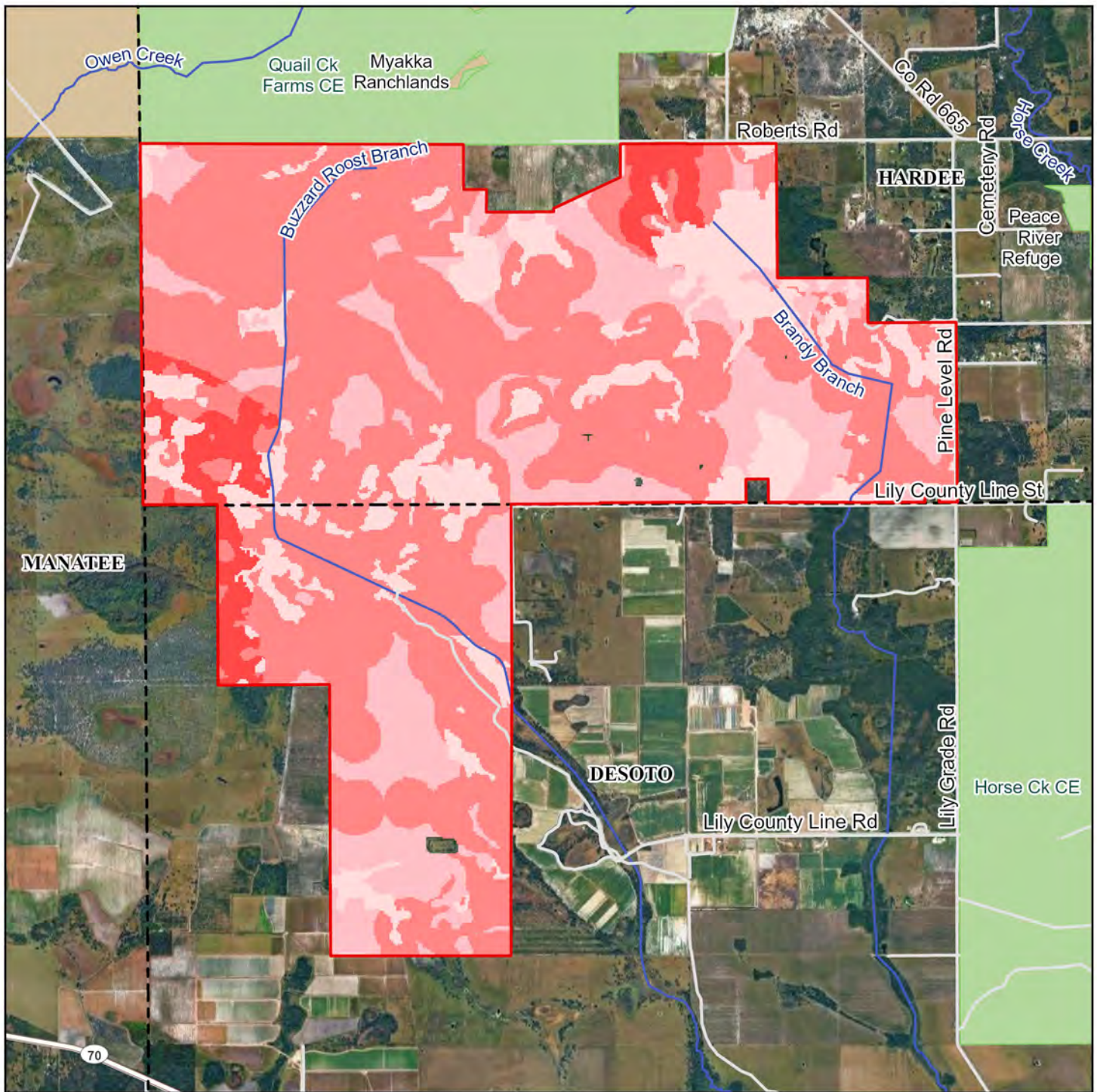
0 0.5 1 Miles



- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- Named Watercourse (NHD)

SHCA (Strategic Habitat Conservation Areas 2023)

- Priority 2 (13.6 ac)
- Priority 3 (4,152.8 ac)
- Priority 5 (2,080.2 ac)



Buzzard Roost

Hardee & DeSoto Counties

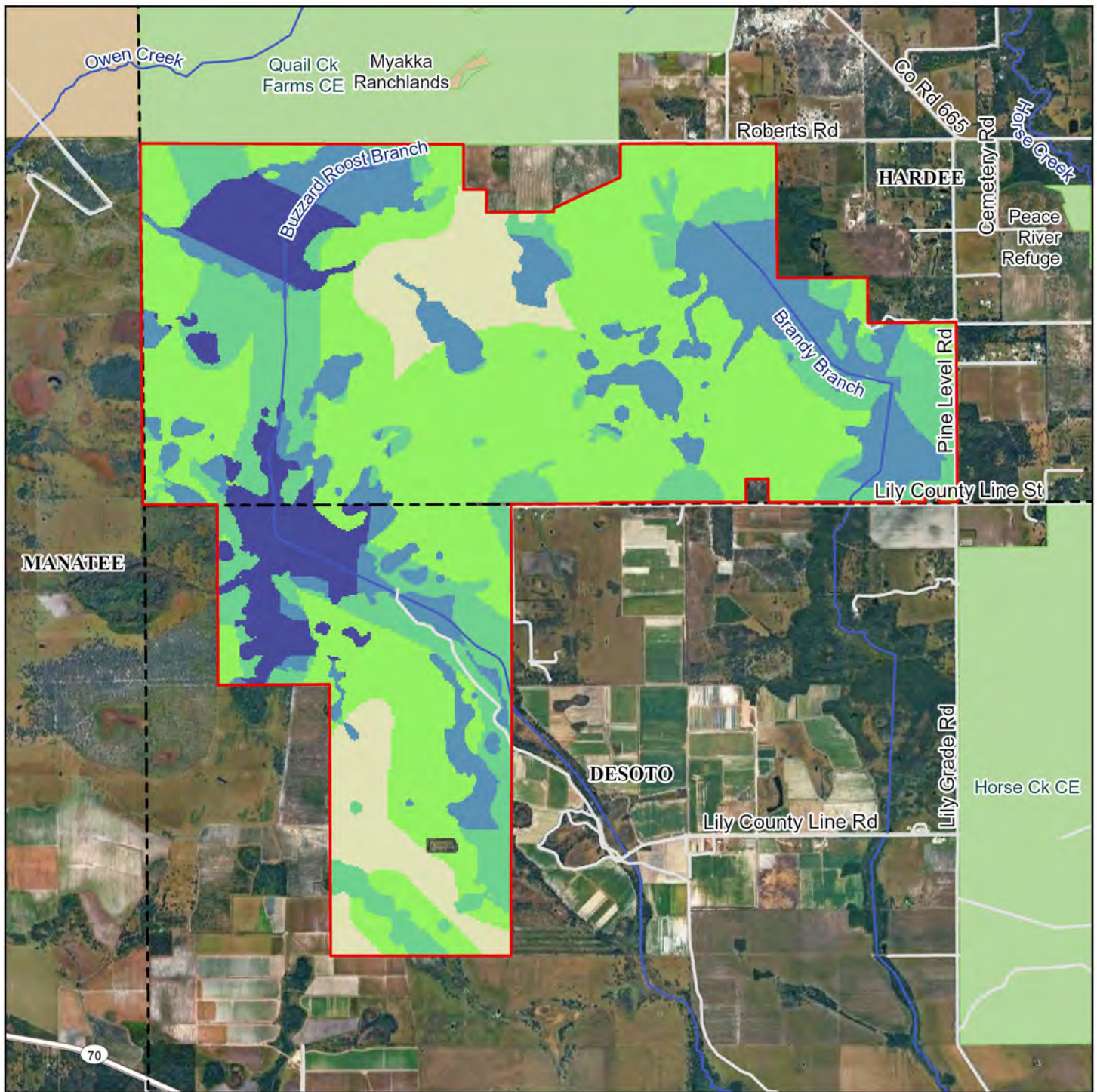
0 0.5 1 Miles



- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- Named Watercourse (NHD)

Rare Species Habitat Conservation Priorities (FNAI 2024)

- Priority 3 (350.6 ac)
- Priority 4 (4,158.7 ac)
- Priority 5 (1,384.5 ac)
- Priority 6 (1,152.3 ac)



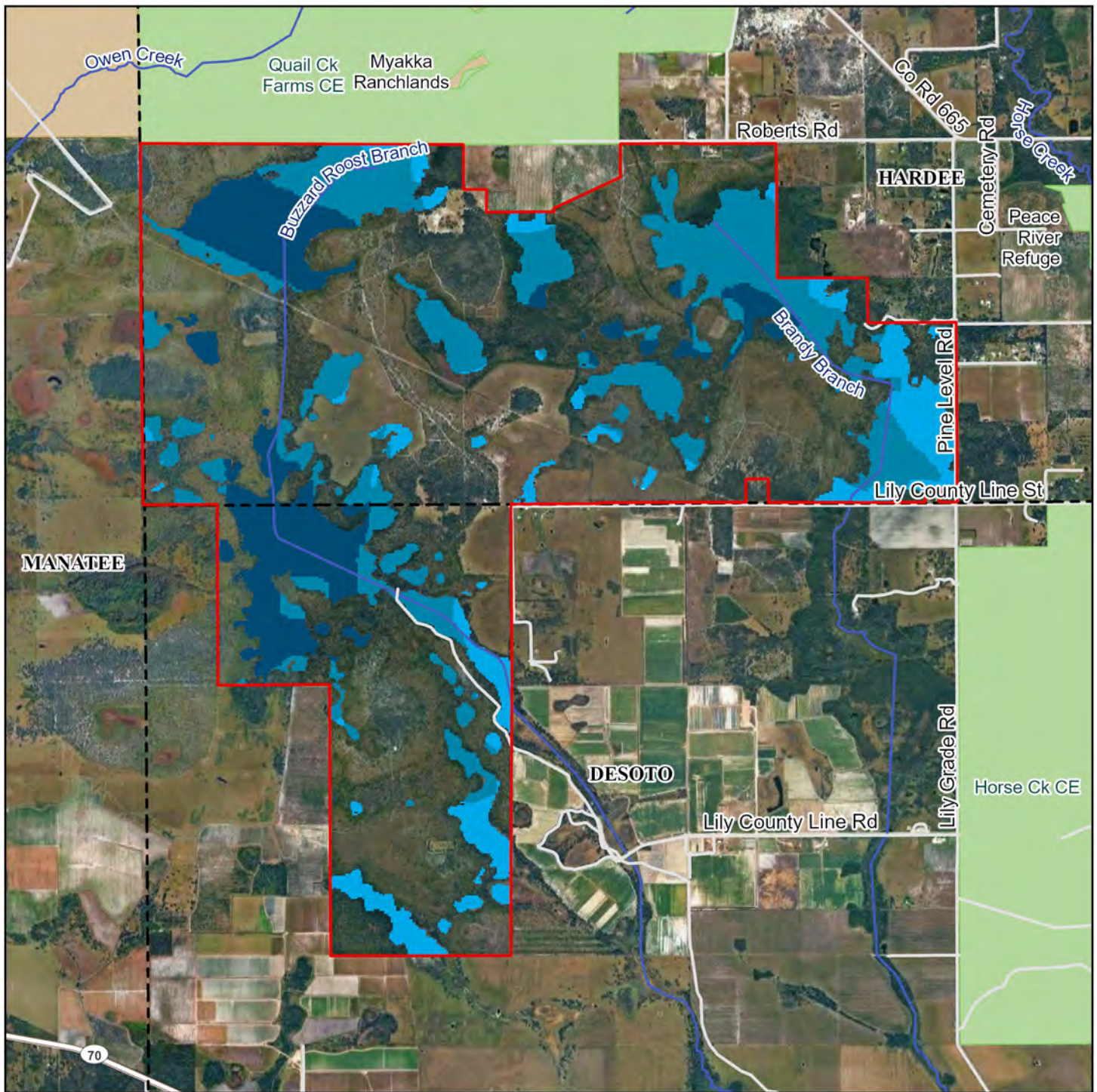
Buzzard Roost

Hardee & DeSoto Counties

- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- Named Watercourse (NHD)

Surface Water Resource Priorities (CLIP 4.02)

- Priority 1 - Highest (578.2 ac)
- Priority 2 (1,205.9 ac)
- Priority 3 (1,410.1 ac)
- Priority 4 (3,193.5 ac)
- Priority 5 (654.4 ac)



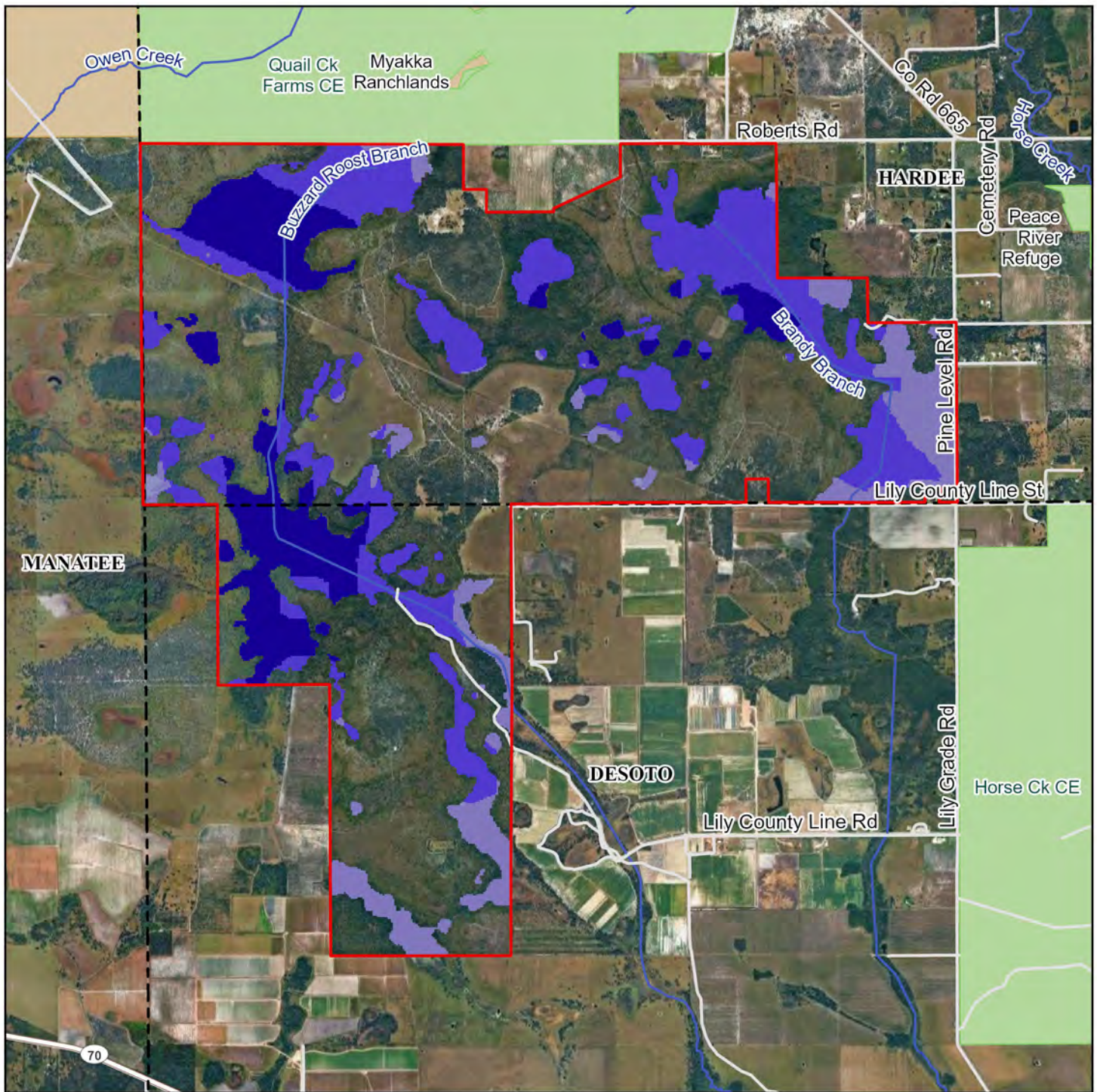
Buzzard Roost

Hardee & DeSoto Counties

- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- Named Watercourse (NHD)

Functional Wetlands (2024)

- Priority 1 - Highest (640.7 ac)
- Priority 2 (1,051.4 ac)
- Priority 3 (426.2 ac)
- Priority 4 (0.1 ac)



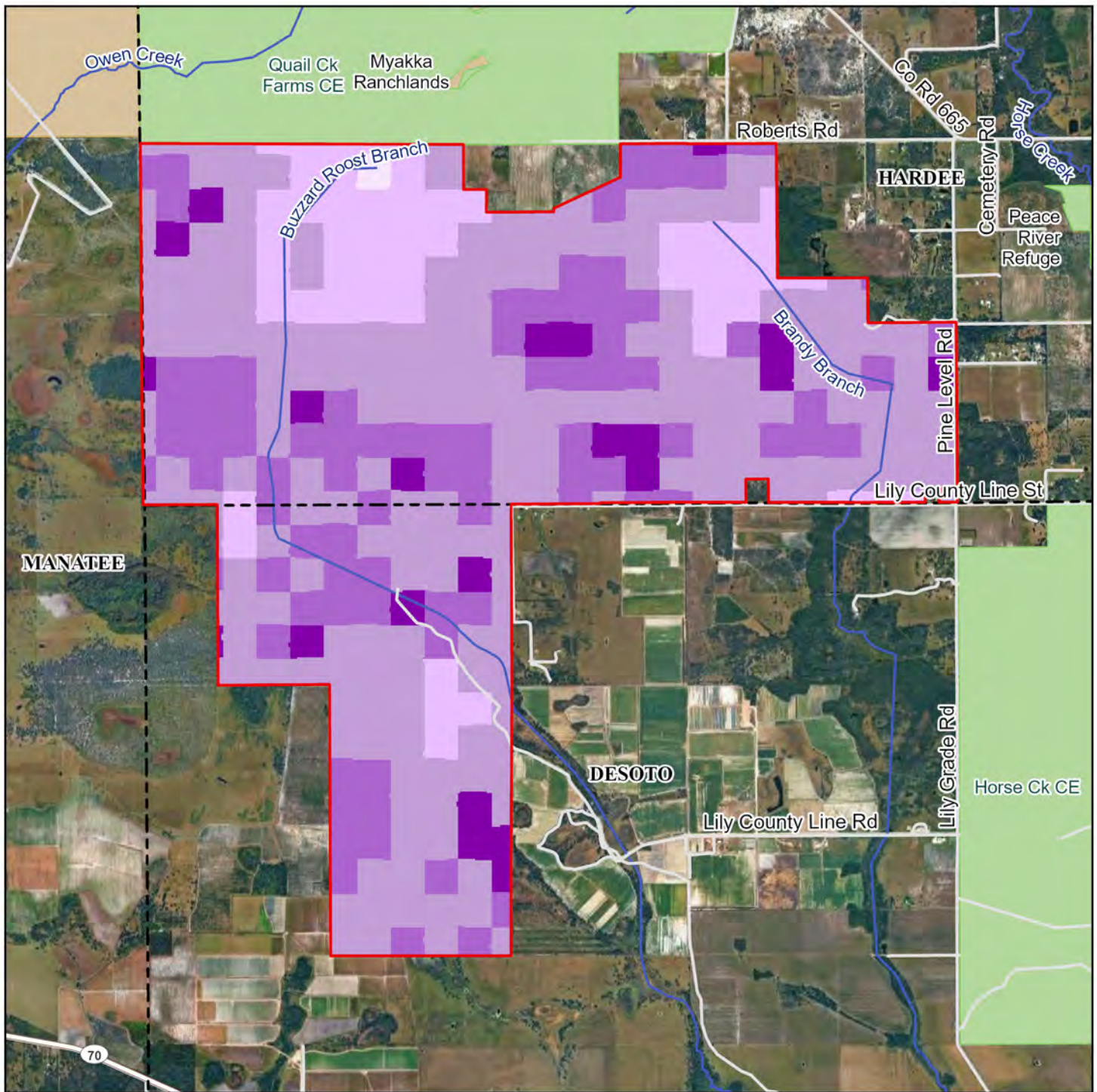
Buzzard Roost

Hardee & DeSoto Counties

- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- Named Watercourse (NHD)

Natural Floodplains (2024)

- Priority 1 - Highest (627.8 ac)
- Priority 2 (1,061.4 ac)
- Priority 3 (441.0 ac)
- Priority 4 (8.8 ac)



Buzzard Roost Hardee & DeSoto Counties

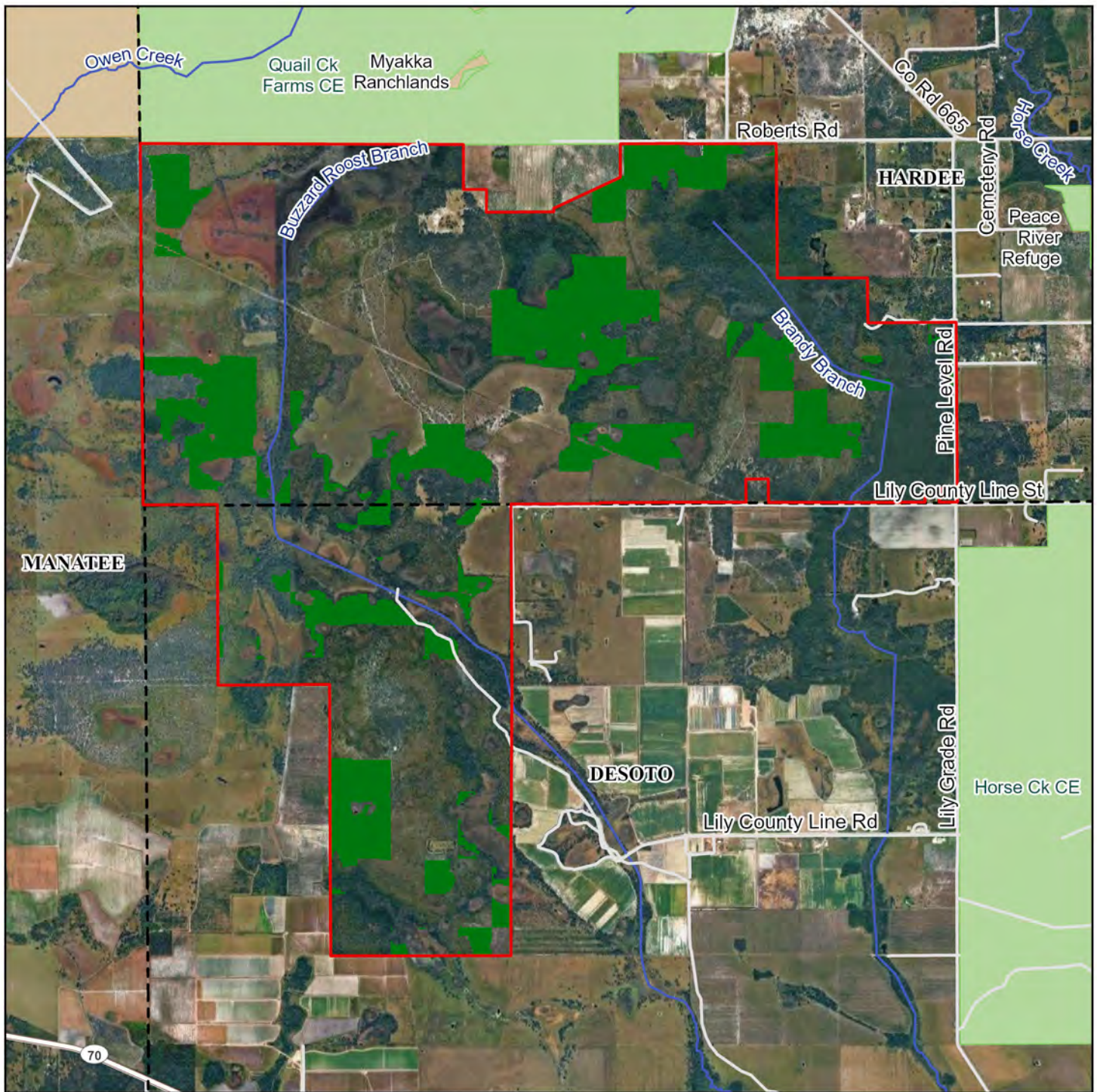
0 0.5 1 Miles



- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- Named Watercourse (NHD)

Aquifer Recharge

- Priority 2 (421.4 ac)
- Priority 3 (1,765.3 ac)
- Priority 4 (3,881.8 ac)
- Priority 5 (967.9 ac)
- Priority 6 (22.9 ac)



Buzzard Roost

Hardee & DeSoto Counties

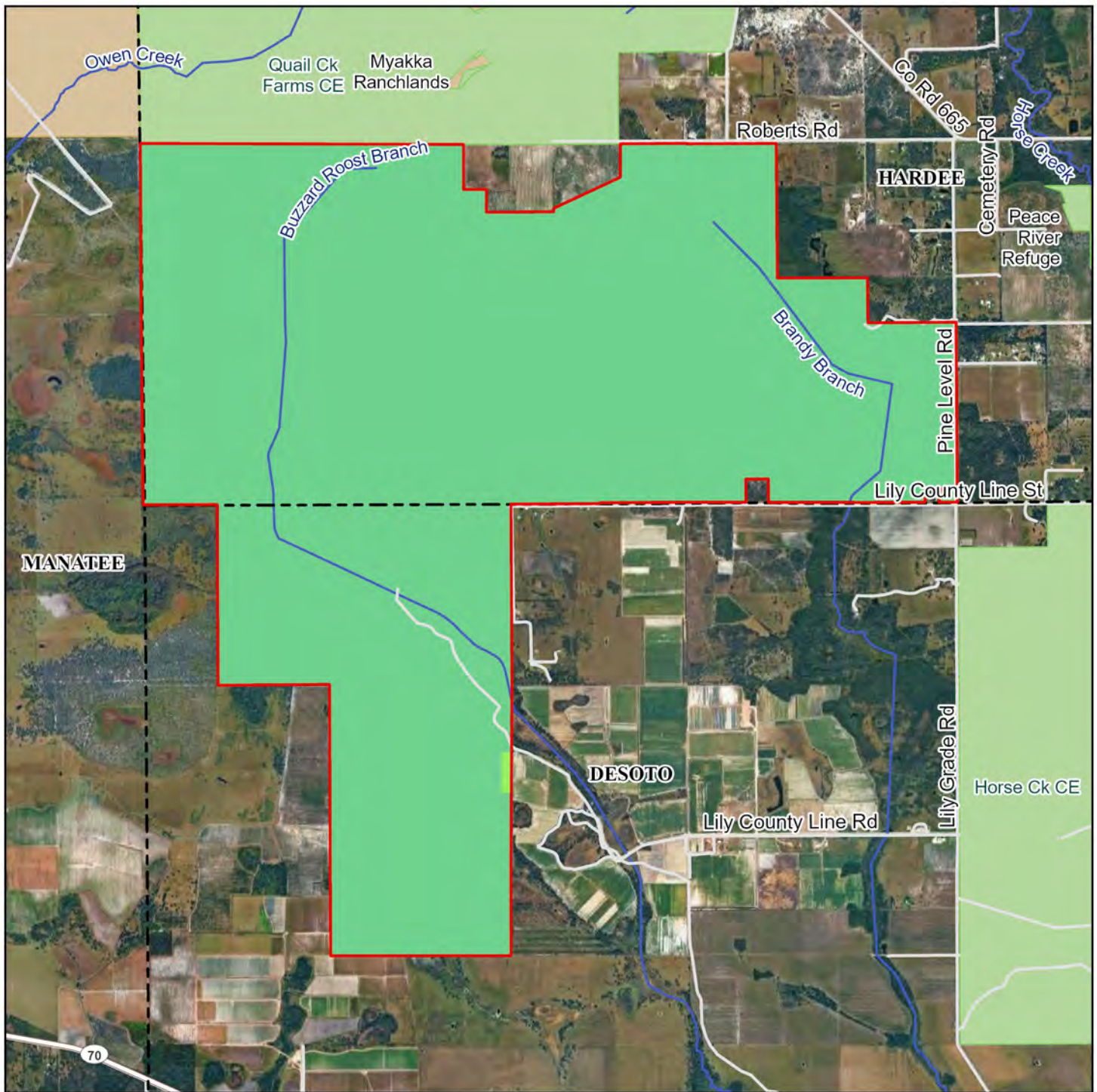
- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- Named Watercourse (NHD)

Forestry for Recharge (2023)

- Pinelands within High Priority Aquifer Recharge Areas (1,251.6 ac)

0 0.5 1 Miles





Buzzard Roost

Hardee & DeSoto Counties

0 0.5 1 Miles



Buzzard Roost (7,058.8 ac)

Existing Conservation Areas

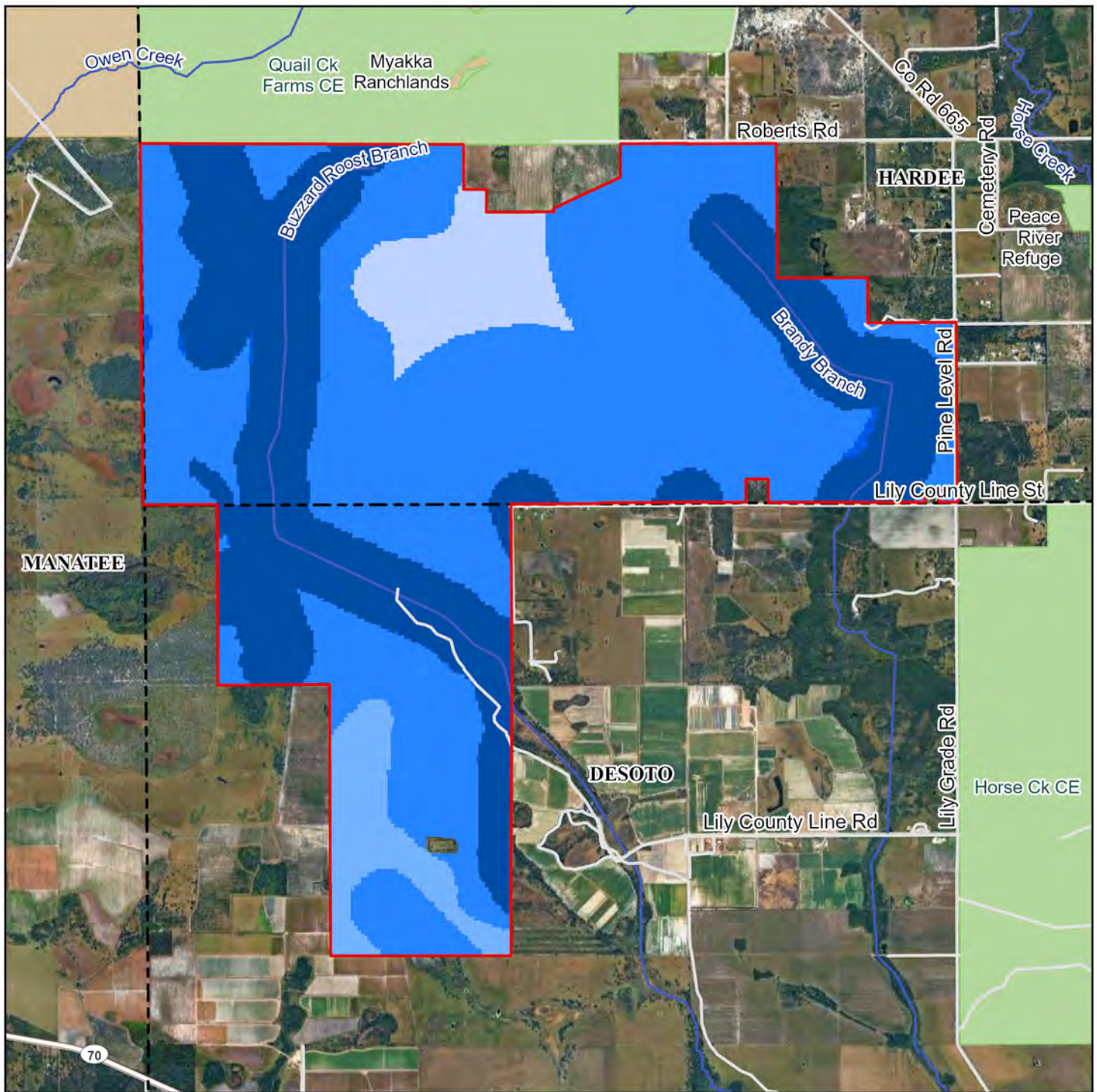
Florida Forever Projects

Named Watercourse (NHD)

Landscape Resource Priorities (CLIP 4.02)

Priority 3 (7,051.5 ac)

Priority 4 (9.6 ac)



Buzzard Roost

Hardee & DeSoto Counties

- Buzzard Roost (7,058.8 ac)
- Existing Conservation Areas
- Florida Forever Projects
- Named Watercourse (NHD)

Significant Surface Waters (2023)

- Priority 3 (2,259.9 ac)
- Priority 4 (28.8 ac)
- Priority 5 (3,992.1 ac)
- Priority 6 (328.9 ac)
- Priority 7 (439.3 ac)

Attachment A; Appendix 2 – Wildlife



Florida Natural Areas Inventory
Biodiversity Matrix Query Results
UNOFFICIAL REPORT
Created 4/14/2026

([Contact FNAI Data Services Coordinator](#)
for an official **Standard Data Report**)

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

Report for 8 Matrix Units: 33029 , 33030 , 33351 , 33352 , 33674 , 33675 , 33997 , 33998

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:

- 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*
- 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: 33029

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

5 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Aphelocoma coerulescens Florida Scrub-Jay	G2?	S1S2	T	FT
Caracara cheriway Crested Caracara	G5	S2	T	FT
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Scrub</i>	G2	S2	N	N

Matrix Unit ID: 33030

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
Caracara cheriway Crested Caracara	G5	S2	T	FT
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N

Matrix Unit ID: 33351

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
<i>Scrub</i>	G2	S2	N	N

Matrix Unit ID: 33352

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
<i>Scrub</i>	G2	S2	N	N

Matrix Unit ID: 33674

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
<i>Scrub</i>	G2	S2	N	N

Matrix Unit ID: 33675

0 Documented Elements Found

0 Documented-Historic Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Aphelocoma coerulescens Florida Scrub-Jay	G2?	S1S2	T	FT
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Scrub	G2	S2	N	N

Matrix Unit ID: 33997

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
Scrub	G2	S2	N	N

Matrix Unit ID: 33998

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
Aphelocoma coerulescens Florida Scrub-Jay	G2?	S1S2	T	FT
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N

Matrix Unit IDs: 33029 , 33030 , 33351 , 33352 , 33674 , 33675 , 33997 , 33998

25 **Potential** Elements Common to Any of the 8 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Aphelocoma coerulescens Florida Scrub-Jay	G2?	S1S2	T	FT
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
<i>Bird Rookery</i>	G5	SNRB	N	N
Bonamia grandiflora Florida bonamia	G3	S3	T	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
<i>Coleataenia abscissa</i> cutthroatgrass	G3	S3	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Egretta caerulea Little Blue Heron	G5	S4	N	ST
Egretta thula				

Snowy Egret	G5	S3	N	N
Egretta tricolor Tricolored Heron	G5	S4	N	ST
Eudocimus albus White Ibis	G5	S4	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Gymnopogon chapmanianus Chapman's skeletongrass	G3	S3	N	N
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
Lithobates capito Gopher Frog	G2G3	S3	N	N
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Nycticorax nycticorax Black-crowned Night-heron	G5	S3	N	N
Plegadis falcinellus Glossy Ibis	G5	S3	N	N
Rhynchospora megaplumosa large-plumed beaksedge	G2	S2	N	E
Schizachyrium niveum scrub bluestem	G1G2	S1S2	N	E
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N

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.

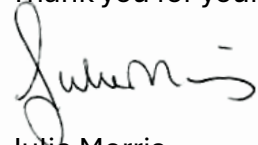
Attachment B

April 14, 2026

To Whom It May Concern,

The purpose of this letter is to acknowledge that Benjamin South, the owner and representative of the HRS Buzzard Roost LLC and parcels in Desoto and Hardee County identified in the Florida Forever application (listed below), have been contacted by me, Julie Morris, authorized representative for this application. He is a willing seller, provided that any sale is based on terms and conditions that he determines acceptable at the time they are offered. We appreciate the opportunity to preserve this beautiful part of Florida and look forward to being included in the Florida Forever Program.

Thank you for your consideration,



Julie Morris

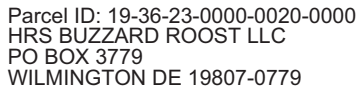
Florida Conservation Group

County	Parcel ID	Owner	Acres	Tax Assessed Value	Just Value
Desoto	19-36-23-0000-0020-0000	HRS BUZZARD ROOST LLC	400	\$16,739	\$1,800,000
Desoto	20-36-23-0000-0010-0000	HRS BUZZARD ROOST LLC	650	\$54,516	\$2,925,000
Desoto	29-36-23-0000-0010-0000	HRS BUZZARD ROOST LLC	640	\$20,587	\$2,880,000
Desoto	32-36-23-0000-0020-0000	HRS BUZZARD ROOST LLC	320	\$8,744	\$1,440,000
Hardee	07-36-23-0000-10010-0000	HRS BUZZARD ROOST LLC	671	\$45,490	\$4,568,500
Hardee	08-36-23-0000-05620-0000	HRS BUZZARD ROOST LLC	587	\$48,150	\$4,306,000
Hardee	09-36-23-0000-05310-0000	HRS BUZZARD ROOST LLC	513.45	\$37,727	\$3,958,100
Hardee	10-36-23-0000-02500-0000	HRS BUZZARD ROOST LLC	399.3	\$293,072	\$3,145,083
Hardee	14-36-23-0000-02550-0000	HRS BUZZARD ROOST LLC	315.85	\$17,569	\$1,642,800
Hardee	15-36-23-0000-10010-0000	HRS BUZZARD ROOST LLC	627.6	\$47,765	\$4,767,300
Hardee	16-36-23-0000-10010-0000	HRS BUZZARD ROOST LLC	638	\$82,050	\$5,039,000
Hardee	17-36-23-0000-10010-0000	HRS BUZZARD ROOST LLC	638	\$155,823	\$5,033,916
Hardee	18-36-23-0000-10010-0000	HRS BUZZARD ROOST LLC	664	\$55,275	\$5,117,000
			7,064.2	\$883,507	\$46,622,699

2025 REAL ESTATE PROPERTY

The purpose of these public hearings is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

E 400 AC INST: 201814000349



If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed on or before: **September 15, 2025**

Assessment Reductions	Applies To	Amount	Exemptions	Applies To	Amount
Agricultural Classification	All Taxes	1,783,261			

REAL ESTATE	Column 1		Column 2		Column 3	
	Last Year's Actual Tax Rate	Your Property Taxes Last Year	Your Tax Rate This Year IF NO Budget Change is Adopted	Your Taxes This Year IF NO Budget Change Is Adopted	This Year's PROPOSED Tax Rate	Your Taxes This Year If PROPOSED Budget Is Adopted
Taxing District: 7						
COUNTY	7.6153	168.51	7.3879	123.67	7.6153	127.47
COUNTY EMS	0.0000	0.00	0.0000	0.00	0.0000	0.00
COUNTY LAW ENF	2.4399	53.99	2.3768	39.79	2.9406	49.22
SCHOOL - STATE	3.0960	68.51	3.0487	51.03	3.0330	50.77
SCHOOL - LOCAL	2.2480	49.74	2.2136	37.05	2.2480	37.63
SWFWMD	0.1909	4.22	0.1831	3.06	0.1831	3.06
Total PROPERTY Taxes *See Reverse Side for Explanation		344.97		254.60		268.15

Levying Authority	Purpose of Assessment	Units	Rate	Assessment
Total Non-Ad Valorem Assessment				0.00

2025 Proposed Tax Recap				Please Note: Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessment for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.
	Column 1	Column 2	Column 3	
Ad Valorem Tax	344.97	254.60	268.15	
Non-Ad Valorem Tax	See previous years Tax Bill	0.00	0.00	
Total Tax		254.60	268.15	

For questions concerning your Non-Ad Valorem Assessments, please call (863) 993-4800.

DeSoto County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
COUNTY	September 8, 2025 6:30 PM DeSoto Co. Admin Bldg Boardroom 103, 201 E Oak Street, Arcadia, FL 34266
COUNTY EMS	September 8, 2025 6:30 PM DeSoto Co. Admin Bldg Boardroom 103, 201 E Oak Street, Arcadia, FL 34266
COUNTY LAW ENF	September 8, 2025 6:30 PM DeSoto Co. Admin Bldg Boardroom 103, 201 E Oak Street, Arcadia, FL 34266
SCHOOL - STATE	September 9, 2025 5:01 PM DeSoto Co. School Boardroom, 530 LaSolona Avenue, Arcadia, FL 34266
SCHOOL - LOCAL	September 9, 2025 5:01 PM DeSoto Co. School Boardroom, 530 LaSolona Avenue, Arcadia, FL 34266
SWFWMD	September 9, 2025 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-advalorem assessments, contact the levying local governing board.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

Explanation of “Notice of Proposed Ad Valorem Assessments” Section
*Column 1 - "Last Year's Actual Tax Rate" and "Your Property Taxes Last Year." These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.
*Column 2 - "Your Tax Rate This Year IF NO Budget Change is Adopted" and "Your Taxes This Year IF NO Budget Change is Adopted." These columns show what your tax rate and taxes will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year’s budgets and your current assessment.
*Column 3 - "This Year's PROPOSED Tax Rate" and "Your Taxes This Year if PROPOSED Budget is Adopted." These columns show what your tax rate and taxes will be this year under the budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is not the result of higher assessments.
Ad Valorem - According to Value

EXPLANATION OF ‘PROPERTY APPRAISER VALUE INFORMATION’ SECTION
MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller. ASSESSED VALUE - The value of your property after any “assessment reductions” have been applied. This value may also reflect an agricultural classification. If “assessment reductions” are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies. TAXABLE VALUE: - Taxable value is the current assessed value less all applicable exemptions used in calculation of taxes for taxing authorities. APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461. EXEMPTIONS - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).

For more information concerning this Notice of Proposed Property Taxes please visit our website at www.desotopa.com

If you have questions concerning your **Non-Ad Valorem Assessments**, please contact the DeSoto County MSBU Department at (863) 993-4800.

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 2/26/2026

Parcel: 20-36-23-0000-0010-0000 (8)

Owner & Property Info

Result: 1 of 1

Owner	HRS BUZZARD ROOST LLC PO BOX 3779 WILMINGTON, DE 19807		
Site	NW LILY CO LINE RD, ARCADIA		
Description*	ALL INST: 201814000349		
Area	650 AC	S/T/R	20-36-23
Use Code**	PASTURELAND 4 (6300)	Tax District	7
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

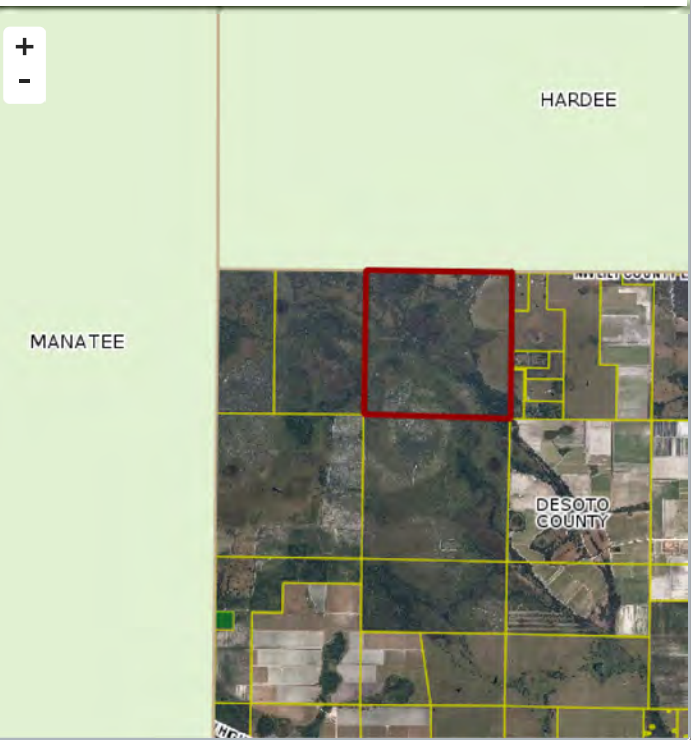
Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$60,359	Ag Land	\$54,516
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,925,000	Just	\$2,925,000
Class	\$60,359	Class	\$54,516
Appraised	\$60,359	Appraised	\$54,516
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$60,359	Assessed	\$54,516
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$60,359 other:\$60,359 school:\$60,359	Total Taxable	county:\$54,516 other:\$54,516 school:\$54,516

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial View# Google Maps

2024 2023 2020 2017 Sales



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/9/2018	\$100	201814000349	WD	V	U	11
4/18/2001	\$100	477 / 772	WD	V	U	
6/23/1992	\$0	300 / 1030	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6314	NP-14AC (AG)	309.340 AC	1.0000/1.0000 1.0000/ /	\$30 /AC	\$9,280	A-10
6314	NP-14AC (AG)	91.550 AC	1.0000/1.0000 1.0000/ /	\$30 /AC	\$2,746	
6325	NP-25AC (AG)	92.830 AC	1.0000/1.0000 1.0000/ /	\$20 /AC	\$1,857	
6100	IMP/PAST (AG)	114.340 AC	1.0000/1.0000 1.0000/ /	\$260 /AC	\$29,728	
9910	MKT.VAL.AG (MKT)	650.000 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$2,925,000	
6100	IMP/PAST (AG)	27.680 AC	1.0000/1.0000 1.0000/ /	\$260 /AC	\$7,197	
6100	IMP/PAST (AG)	14.260 AC	1.0000/1.0000 1.0000/ /	\$260 /AC	\$3,708	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4866

Search Result: 1 of 1

© DeSoto County Property Appraiser | David A. Williams, CFA, CCE | Arcadia, Florida | 863-993-4866

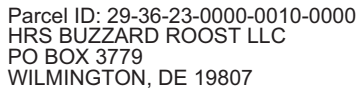
GrizzlyLogic

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 2/26/2026 and may not reflect the data currently on file at our office.

2025 REAL ESTATE PROPERTY

The purpose of these public hearings is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

ALL INST: 201814000349



If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed on or before: **September 15, 2025**

Assessment Reductions	Applies To	Amount	Exemptions	Applies To	Amount
Agricultural Classification	All Taxes	2,859,413			

REAL ESTATE	Column 1		Column 2		Column 3	
	Last Year's Actual Tax Rate	Your Property Taxes Last Year	Your Tax Rate This Year IF NO Budget Change is Adopted	Your Taxes This Year IF NO Budget Change Is Adopted	This Year's PROPOSED Tax Rate	Your Taxes This Year If PROPOSED Budget Is Adopted
Taxing District: 7						
COUNTY	7.6153	227.19	7.3879	152.09	7.6153	156.78
COUNTY EMS	0.0000	0.00	0.0000	0.00	0.0000	0.00
COUNTY LAW ENF	2.4399	72.79	2.3768	48.93	2.9406	60.54
SCHOOL - STATE	3.0960	92.37	3.0487	62.76	3.0330	62.44
SCHOOL - LOCAL	2.2480	67.07	2.2136	45.57	2.2480	46.28
SWFWMD	0.1909	5.70	0.1831	3.77	0.1831	3.77
Total PROPERTY Taxes *See Reverse Side for Explanation		465.12		313.12		329.81

Levying Authority	Purpose of Assessment	Units	Rate	Assessment
Total Non-Ad Valorem Assessment				0.00

2025 Proposed Tax Recap				Please Note: Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessment for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.
	Column 1	Column 2	Column 3	
Ad Valorem Tax	465.12	313.12	329.81	
Non-Ad Valorem Tax	See previous years Tax Bill	0.00	0.00	
Total Tax		313.12	329.81	

For questions concerning your Non-Ad Valorem Assessments, please call (863) 993-4800.

DeSoto County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
COUNTY	September 8, 2025 6:30 PM DeSoto Co. Admin Bldg Boardroom 103, 201 E Oak Street, Arcadia, FL 34266
COUNTY EMS	September 8, 2025 6:30 PM DeSoto Co. Admin Bldg Boardroom 103, 201 E Oak Street, Arcadia, FL 34266
COUNTY LAW ENF	September 8, 2025 6:30 PM DeSoto Co. Admin Bldg Boardroom 103, 201 E Oak Street, Arcadia, FL 34266
SCHOOL - STATE	September 9, 2025 5:01 PM DeSoto Co. School Boardroom, 530 LaSolona Avenue, Arcadia, FL 34266
SCHOOL - LOCAL	September 9, 2025 5:01 PM DeSoto Co. School Boardroom, 530 LaSolona Avenue, Arcadia, FL 34266
SWFWMD	September 9, 2025 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-advalorem assessments, contact the levying local governing board.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

Explanation of “Notice of Proposed Ad Valorem Assessments” Section
*Column 1 - "Last Year's Actual Tax Rate" and "Your Property Taxes Last Year." These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.
*Column 2 - "Your Tax Rate This Year IF NO Budget Change is Adopted" and "Your Taxes This Year IF NO Budget Change is Adopted." These columns show what your tax rate and taxes will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year’s budgets and your current assessment.
*Column 3 - "This Year's PROPOSED Tax Rate" and "Your Taxes This Year if PROPOSED Budget is Adopted." These columns show what your tax rate and taxes will be this year under the budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is not the result of higher assessments.
Ad Valorem - According to Value

EXPLANATION OF ‘PROPERTY APPRAISER VALUE INFORMATION’ SECTION
MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller. ASSESSED VALUE - The value of your property after any “assessment reductions” have been applied. This value may also reflect an agricultural classification. If “assessment reductions” are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies. TAXABLE VALUE: - Taxable value is the current assessed value less all applicable exemptions used in calculation of taxes for taxing authorities. APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461. EXEMPTIONS - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).

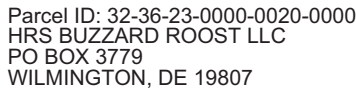
For more information concerning this Notice of Proposed Property Taxes please visit our website at www.desotopa.com

If you have questions concerning your **Non-Ad Valorem Assessments**, please contact the DeSoto County MSBU Department at (863) 993-4800.

2025 REAL ESTATE PROPERTY

The purpose of these public hearings is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

N1/2 INST: 201814000349



If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed on or before: **September 15, 2025**

Assessment Reductions	Applies To	Amount	Exemptions	Applies To	Amount
Agricultural Classification	All Taxes	1,431,256			

REAL ESTATE	Column 1		Column 2		Column 3	
	Last Year's Actual Tax Rate	Your Property Taxes Last Year	Your Tax Rate This Year IF NO Budget Change is Adopted	Your Taxes This Year IF NO Budget Change Is Adopted	This Year's PROPOSED Tax Rate	Your Taxes This Year If PROPOSED Budget Is Adopted
Taxing District: 7						
COUNTY	7.6153	103.14	7.3879	64.60	7.6153	66.59
COUNTY EMS	0.0000	0.00	0.0000	0.00	0.0000	0.00
COUNTY LAW ENF	2.4399	33.05	2.3768	20.78	2.9406	25.71
SCHOOL - STATE	3.0960	41.93	3.0487	26.66	3.0330	26.52
SCHOOL - LOCAL	2.2480	30.45	2.2136	19.36	2.2480	19.66
SWFWMD	0.1909	2.59	0.1831	1.60	0.1831	1.60
Total PROPERTY Taxes *See Reverse Side for Explanation		211.16		133.00		140.08

Levying Authority	Purpose of Assessment	Units	Rate	Assessment
Total Non-Ad Valorem Assessment				0.00

2025 Proposed Tax Recap				Please Note: Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessment for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.
	Column 1	Column 2	Column 3	
Ad Valorem Tax	211.16	133.00	140.08	
Non-Ad Valorem Tax	See previous years Tax Bill	0.00	0.00	
Total Tax		133.00	140.08	

For questions concerning your Non-Ad Valorem Assessments, please call (863) 993-4800.

DeSoto County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
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COUNTY EMS	September 8, 2025 6:30 PM DeSoto Co. Admin Bldg Boardroom 103, 201 E Oak Street, Arcadia, FL 34266
COUNTY LAW ENF	September 8, 2025 6:30 PM DeSoto Co. Admin Bldg Boardroom 103, 201 E Oak Street, Arcadia, FL 34266
SCHOOL - STATE	September 9, 2025 5:01 PM DeSoto Co. School Boardroom, 530 LaSolona Avenue, Arcadia, FL 34266
SCHOOL - LOCAL	September 9, 2025 5:01 PM DeSoto Co. School Boardroom, 530 LaSolona Avenue, Arcadia, FL 34266
SWFWMD	September 9, 2025 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-advalorem assessments, contact the levying local governing board.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

Explanation of “Notice of Proposed Ad Valorem Assessments” Section
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*Column 2 - "Your Tax Rate This Year IF NO Budget Change is Adopted" and "Your Taxes This Year IF NO Budget Change is Adopted." These columns show what your tax rate and taxes will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year’s budgets and your current assessment.
*Column 3 - "This Year's PROPOSED Tax Rate" and "Your Taxes This Year if PROPOSED Budget is Adopted." These columns show what your tax rate and taxes will be this year under the budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is not the result of higher assessments.
Ad Valorem - According to Value

EXPLANATION OF ‘PROPERTY APPRAISER VALUE INFORMATION’ SECTION
MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller. ASSESSED VALUE - The value of your property after any “assessment reductions” have been applied. This value may also reflect an agricultural classification. If “assessment reductions” are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies. TAXABLE VALUE: - Taxable value is the current assessed value less all applicable exemptions used in calculation of taxes for taxing authorities. APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461. EXEMPTIONS - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).

For more information concerning this Notice of Proposed Property Taxes please visit our website at www.desotopa.com

If you have questions concerning your **Non-Ad Valorem Assessments**, please contact the DeSoto County MSBU Department at (863) 993-4800.



NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



07-36-23-0000-10010-0000

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

ROBERTS RD

LEGAL DESCRIPTION:

671 AC ALL SEC 7

431P337 441P692(PRO-HRS JR)

611P103 615P1444 201825000269

HRS BUZZARD ROOST LLC

P O BOX 3779

WILMINGTON, DE 19807



SCAN HERE FOR
PROPERTY
INFORMATION!

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY 900	PRIOR 2024 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2024		CURRENT 2025 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	45,490	8.3950	381.89	45,490	7.6433	347.69	8.3950	381.89
SCHOOL - STATE	45,490	3.0360	138.11	45,490	2.5941	118.01	3.0040	136.65
SCHOOL - LOCAL	45,490	2.2480	102.26	45,490	1.9208	87.38	2.2480	102.26
SWFWMD	45,490	0.1909	8.68	45,490	0.1831	8.33	0.1831	8.33
TOTAL AD VALOREM PROPERTY TAXES			\$630.94			\$561.41		\$629.13

Please Note: Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessment for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district. **Please see reverse side for a summary of Non-Ad Valorem Assessments.**

Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$561.41	\$629.13
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$561.41	\$629.13

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	3,472,500	4,568,500	45,490	45,490	0	0
School	3,472,500	4,568,500	45,490	45,490	0	0
Other	3,472,500	4,568,500	45,490	45,490	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	0
Agricultural Classification	All Taxes	4,523,010
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	0
Additional Homestead	Non-School Taxes	0
Senior Exemption (County)	County Taxes	0
Senior Exemption (City)	City Taxes	0
Other	All Taxes	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please contact the Hardee County Property Appraiser's Office at:

**110 W Oak St Rm 103
Wauchula, FL 33873
(863) 773-2196**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board.

Petition forms are available online at www.hardeepa.com.

**Petitions must be filed on or before
September 9, 2025**

SEE REVERSE SIDE FOR NON-ADVALOREM AND EXPLANATIONS OF THE COLUMNS ABOVE AND PUBLIC HEARING DATE, LOCATION AND TIME.

Hardee County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING INFORMATION AND TIME
COUNTY	September 9, 2025 at 5:05 PM Board Chambers, 412 West Orange St., Wauchula, FL 33873
SCHOOL - STATE	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SCHOOL - LOCAL	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SWFWMD	September 9, 2025 at 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	UNIT OF MEASURE	RATE	ASSESSMENT
TOTAL ASSESSMENTS					\$0.00

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION	
COLUMN 1 - "PRIOR TAXABLE VALUE" This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.	
COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR" These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.	
COLUMN 4 - "CURRENT TAXABLE VALUE" This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.	
COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.	
COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.	

EXPLANATION OF 'PROPERTY APPAISER VALUE INFORMATION' SECTION	
MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.	
ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.	
TAXABLE VALUE: - Taxable value is the current assessed value less all applicable exemptions used in calculation of taxes for taxing authorities.	
APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.	
EXEMPTIONS - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).	

For more information concerning this Notice of Proposed Property Taxes please visit our website at www.hardeepa.com



NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



08-36-23-0000-05620-0000

HRS BUZZARD ROOST LLC
P O BOX 3779
WILMINGTON, DE 19807

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

ROBERTS RD

LEGAL DESCRIPTION:

**587 AC S1/2 & NW1/4 & W1/2
OF NE1/4 & SE1/4 OF NE1/4
LESS NE1/4 OF SE1/4 OF NE1/4
431P337 441P685(PRO-HRS-JR)**



SCAN HERE FOR
PROPERTY
INFORMATION!

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY 900	PRIOR 2024 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2024		CURRENT 2025 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	48,150	8.3950	404.22	48,150	7.6433	368.02	8.3950	404.22
SCHOOL - STATE	48,150	3.0360	146.18	48,150	2.5941	124.91	3.0040	144.64
SCHOOL - LOCAL	48,150	2.2480	108.24	48,150	1.9208	92.49	2.2480	108.24
SWFWMD	48,150	0.1909	9.19	48,150	0.1831	8.82	0.1831	8.82
TOTAL AD VALOREM PROPERTY TAXES			\$667.83			\$594.24		\$665.92

Please Note: Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessment for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district. **Please see reverse side for a summary of Non-Ad Valorem Assessments.**

Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$594.24	\$665.92
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$594.24	\$665.92

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	3,252,000	4,306,000	48,150	48,150	0	0
School	3,252,000	4,306,000	48,150	48,150	0	0
Other	3,252,000	4,306,000	48,150	48,150	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	0
Agricultural Classification	All Taxes	4,257,850
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	0
Additional Homestead	Non-School Taxes	0
Senior Exemption (County)	County Taxes	0
Senior Exemption (City)	City Taxes	0
Other	All Taxes	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please contact the Hardee County Property Appraiser's Office at:

**110 W Oak St Rm 103
Wauchula, FL 33873
(863) 773-2196**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board.

Petition forms are available online at www.hardeepa.com.

**Petitions must be filed on or before
September 9, 2025**

SEE REVERSE SIDE FOR NON-ADVALOREM AND EXPLANATIONS OF THE COLUMNS ABOVE AND PUBLIC HEARING DATE, LOCATION AND TIME.

Hardee County Notice of Proposed Property Taxes

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TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING INFORMATION AND TIME
COUNTY	September 9, 2025 at 5:05 PM Board Chambers, 412 West Orange St., Wauchula, FL 33873
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SWFWMD	September 9, 2025 at 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	UNIT OF MEASURE	RATE	ASSESSMENT
TOTAL ASSESSMENTS					\$0.00

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION	
COLUMN 1 - "PRIOR TAXABLE VALUE" This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.	
COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR" These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.	
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COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.	
COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.	

EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION	
MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.	
ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.	
TAXABLE VALUE: - Taxable value is the current assessed value less all applicable exemptions used in calculation of taxes for taxing authorities.	
APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.	
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NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



09-36-23-0000-05310-0000

HRS BUZZARD ROOST LLC
P O BOX 3779
WILMINGTON, DE 19807

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

ROBERTS RD

LEGAL DESCRIPTION:

513.45 AC

**E3/4 OF NE1/4 & S1/4 OF NW1/4 & SW1/4 OF
SW1/4 OF NE1/4 & S1/2 & BEG AT NW COR OF
SECTION S 1970.86 FT TO SW COR OF N1/2
OF**



SCAN HERE FOR
PROPERTY
INFORMATION!

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY 900	PRIOR 2024 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2024		CURRENT 2025 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	37,727	8.3950	316.72	37,727	7.6433	288.36	8.3950	316.72
SCHOOL - STATE	37,727	3.0360	114.54	37,727	2.5941	97.87	3.0040	113.33
SCHOOL - LOCAL	37,727	2.2480	84.81	37,727	1.9208	72.47	2.2480	84.81
SWFWMD	37,727	0.1909	7.20	37,727	0.1831	6.91	0.1831	6.91
TOTAL AD VALOREM PROPERTY TAXES			\$523.27			\$465.61		\$521.77

Please Note: Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessment for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district. **Please see reverse side for a summary of Non-Ad Valorem Assessments.**

Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$465.61	\$521.77
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$465.61	\$521.77

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	2,977,200	3,958,100	37,727	37,727	0	0
School	2,977,200	3,958,100	37,727	37,727	0	0
Other	2,977,200	3,958,100	37,727	37,727	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	0
Agricultural Classification	All Taxes	3,920,373
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	0
Additional Homestead	Non-School Taxes	0
Senior Exemption (County)	County Taxes	0
Senior Exemption (City)	City Taxes	0
Other	All Taxes	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please contact the Hardee County Property Appraiser's Office at:

**110 W Oak St Rm 103
Wauchula, FL 33873
(863) 773-2196**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board.

Petition forms are available online at www.hardeepa.com.

**Petitions must be filed on or before
September 9, 2025**

SEE REVERSE SIDE FOR NON-ADVALOREM AND EXPLANATIONS OF THE COLUMNS ABOVE AND PUBLIC HEARING DATE, LOCATION AND TIME.

Hardee County Notice of Proposed Property Taxes

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TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING INFORMATION AND TIME
COUNTY	September 9, 2025 at 5:05 PM Board Chambers, 412 West Orange St., Wauchula, FL 33873
SCHOOL - STATE	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SCHOOL - LOCAL	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SWFWMD	September 9, 2025 at 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	UNIT OF MEASURE	RATE	ASSESSMENT
TOTAL ASSESSMENTS					\$0.00

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION	
COLUMN 1 - "PRIOR TAXABLE VALUE" This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.	
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NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



10-36-23-0000-02500-0000

HRS BUZZARD ROOST LLC
P O BOX 3779
WILMINGTON, DE 19807

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

8031 ROBERTS RD

LEGAL DESCRIPTION:

399.30 AC W1/2 & S1/2 OF SE1/4

431P337 441P685(PRO-HRS JR)

462P750(EASE) 611P103 615P1444

201725002282-PRECO EASE/2283-



SCAN HERE FOR
PROPERTY
INFORMATION!

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY 900	PRIOR 2024 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2024		CURRENT 2025 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	267,381	8.3950	2,244.66	291,326	7.6433	2,226.69	8.3950	2,445.68
SCHOOL - STATE	287,223	3.0360	872.01	296,868	2.5941	770.11	3.0040	891.79
SCHOOL - LOCAL	287,223	2.2480	645.68	296,868	1.9208	570.22	2.2480	667.36
SWFWMD	267,381	0.1909	51.04	291,326	0.1831	53.34	0.1831	53.34
TOTAL AD VALOREM PROPERTY TAXES			\$3,813.39			\$3,620.36		\$4,058.17

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$3,620.36	\$4,058.17
Non-Ad Valorem Tax	\$502.92	\$502.92
Total Tax	\$4,123.28	\$4,561.09

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	2,433,092	3,143,337	267,381	291,326	0	0
School	2,433,092	3,143,337	287,223	296,868	0	0
Other	2,433,092	3,143,337	267,381	291,326	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	5,542
Agricultural Classification	All Taxes	2,846,469
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	0
Additional Homestead	Non-School Taxes	0
Senior Exemption (County)	County Taxes	0
Senior Exemption (City)	City Taxes	0
Other	All Taxes	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please contact the Hardee County Property Appraiser's Office at:

**110 W Oak St Rm 103
Wauchula, FL 33873
(863) 773-2196**

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**Petitions must be filed on or before
September 9, 2025**

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TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING INFORMATION AND TIME
COUNTY	September 9, 2025 at 5:05 PM Board Chambers, 412 West Orange St., Wauchula, FL 33873
SCHOOL - STATE	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SCHOOL - LOCAL	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SWFWMD	September 9, 2025 at 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	UNIT OF MEASURE	RATE	ASSESSMENT
FIRE	RESIDENTIAL	1.000000	RESIDENTIAL DWELLING UNITS	234.31	234.31
WASTE	COLLECTION	1.000000	RESIDENTIAL DWELLING UNITS	153.59	153.59
WASTE	DISPOSAL	1.000000	RESIDENTIAL DWELLING UNITS	115.02	115.02
TOTAL ASSESSMENTS					\$502.92

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION	
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NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



14-36-23-0000-02550-0000

HRS BUZZARD ROOST LLC
P O BOX 3779
WILMINGTON, DE 19807

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

LILY COUNTY LINE RD

LEGAL DESCRIPTION:

315.85 AC W1/2 LESS COM SW

COR OF SEC E 1626.45 FT TO POB

E 418.69 FT N 06 DEG 18M 20S E

431.69 FT W 418.69 FT S 06 DEG



SCAN HERE FOR
PROPERTY
INFORMATION!

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY 900	PRIOR 2024 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2024		CURRENT 2025 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	17,569	8.3950	147.49	17,569	7.6433	134.29	8.3950	147.49
SCHOOL - STATE	17,569	3.0360	53.34	17,569	2.5941	45.58	3.0040	52.78
SCHOOL - LOCAL	17,569	2.2480	39.50	17,569	1.9208	33.75	2.2480	39.50
SWFWMD	17,569	0.1909	3.35	17,569	0.1831	3.22	0.1831	3.22
TOTAL AD VALOREM PROPERTY TAXES			\$243.68			\$216.84		\$242.99

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$216.84	\$242.99
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$216.84	\$242.99

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	1,283,100	1,642,800	17,569	17,569	0	0
School	1,283,100	1,642,800	17,569	17,569	0	0
Other	1,283,100	1,642,800	17,569	17,569	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	0
Agricultural Classification	All Taxes	1,625,231
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	0
Additional Homestead	Non-School Taxes	0
Senior Exemption (County)	County Taxes	0
Senior Exemption (City)	City Taxes	0
Other	All Taxes	0

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110 W Oak St Rm 103
Wauchula, FL 33873
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TAXING AUTHORITY	PUBLIC HEARING INFORMATION AND TIME
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NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	UNIT OF MEASURE	RATE	ASSESSMENT
TOTAL ASSESSMENTS					\$0.00

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION	
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PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



15-36-23-0000-10010-0000

HRS BUZZARD ROOST LLC
P O BOX 3779
WILMINGTON, DE 19807

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

LILY COUNTY LINE RD

LEGAL DESCRIPTION:

627.60 AC ALL LESS RD R/W

& LESS COM SE COR OF SW1/4

RUN N 89 DEG 59M 25S W 297.02

FT N 00 DEG 38M 35S W 48.43 FT



SCAN HERE FOR
PROPERTY
INFORMATION!

TAXING AUTHORITY TAX INFORMATION

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	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	47,765	8.3950	400.99	47,765	7.6433	365.08	8.3950	400.99
SCHOOL - STATE	47,765	3.0360	145.01	47,765	2.5941	123.91	3.0040	143.49
SCHOOL - LOCAL	47,765	2.2480	107.38	47,765	1.9208	91.75	2.2480	107.38
SWFWMD	47,765	0.1909	9.12	47,765	0.1831	8.75	0.1831	8.75
TOTAL AD VALOREM PROPERTY TAXES			\$662.50			\$589.49		\$660.61

Please Note: Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessment for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district. **Please see reverse side for a summary of Non-Ad Valorem Assessments.**

Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$589.49	\$660.61
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$589.49	\$660.61

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	3,590,100	4,767,300	47,765	47,765	0	0
School	3,590,100	4,767,300	47,765	47,765	0	0
Other	3,590,100	4,767,300	47,765	47,765	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	0
Agricultural Classification	All Taxes	4,719,535
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	0
Additional Homestead	Non-School Taxes	0
Senior Exemption (County)	County Taxes	0
Senior Exemption (City)	City Taxes	0
Other	All Taxes	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please contact the Hardee County Property Appraiser's Office at:

**110 W Oak St Rm 103
Wauchula, FL 33873
(863) 773-2196**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board.

Petition forms are available online at www.hardeepa.com.

**Petitions must be filed on or before
September 9, 2025**

SEE REVERSE SIDE FOR NON-ADVALOREM AND EXPLANATIONS OF THE COLUMNS ABOVE AND PUBLIC HEARING DATE, LOCATION AND TIME.

Hardee County Notice of Proposed Property Taxes

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TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING INFORMATION AND TIME
COUNTY	September 9, 2025 at 5:05 PM Board Chambers, 412 West Orange St., Wauchula, FL 33873
SCHOOL - STATE	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SCHOOL - LOCAL	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SWFWMD	September 9, 2025 at 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	UNIT OF MEASURE	RATE	ASSESSMENT
TOTAL ASSESSMENTS					\$0.00

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION	
COLUMN 1 - "PRIOR TAXABLE VALUE" This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.	
COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR" These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.	
COLUMN 4 - "CURRENT TAXABLE VALUE" This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.	
COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.	
COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.	

EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION	
MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.	
ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.	
TAXABLE VALUE: - Taxable value is the current assessed value less all applicable exemptions used in calculation of taxes for taxing authorities.	
APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.	
EXEMPTIONS - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).	

For more information concerning this Notice of Proposed Property Taxes please visit our website at www.hardeepa.com



NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



16-36-23-0000-10010-0000

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

LILY COUNTY LINE RD

LEGAL DESCRIPTION:

638 AC ALL SEC 16 36S 23E

431P337 441P685(PRO-HRS-JR)

611P103 615P1444 201825000269

HRS BUZZARD ROOST LLC

P O BOX 3779

WILMINGTON, DE 19807



SCAN HERE FOR
PROPERTY
INFORMATION!

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY 900	PRIOR 2024 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2024		CURRENT 2025 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	82,050	8.3950	688.81	82,050	7.6433	627.13	8.3950	688.81
SCHOOL - STATE	82,050	3.0360	249.10	82,050	2.5941	212.85	3.0040	246.48
SCHOOL - LOCAL	82,050	2.2480	184.45	82,050	1.9208	157.60	2.2480	184.45
SWFWMD	82,050	0.1909	15.66	82,050	0.1831	15.02	0.1831	15.02
TOTAL AD VALOREM PROPERTY TAXES			\$1,138.02			\$1,012.60		\$1,134.76

Please Note: Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessment for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district. **Please see reverse side for a summary of Non-Ad Valorem Assessments.**

Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$1,012.60	\$1,134.76
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$1,012.60	\$1,134.76

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	3,783,000	5,039,000	82,050	82,050	0	0
School	3,783,000	5,039,000	82,050	82,050	0	0
Other	3,783,000	5,039,000	82,050	82,050	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	0
Agricultural Classification	All Taxes	4,956,950
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	0
Additional Homestead	Non-School Taxes	0
Senior Exemption (County)	County Taxes	0
Senior Exemption (City)	City Taxes	0
Other	All Taxes	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please contact the Hardee County Property Appraiser's Office at:

110 W Oak St Rm 103
Wauchula, FL 33873
(863) 773-2196

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board.

Petition forms are available online at www.hardeepa.com.

Petitions must be filed on or before
September 9, 2025

SEE REVERSE SIDE FOR NON-ADVALOREM AND EXPLANATIONS OF THE COLUMNS ABOVE AND PUBLIC HEARING DATE, LOCATION AND TIME.

Hardee County Notice of Proposed Property Taxes

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TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING INFORMATION AND TIME
COUNTY	September 9, 2025 at 5:05 PM Board Chambers, 412 West Orange St., Wauchula, FL 33873
SCHOOL - STATE	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SCHOOL - LOCAL	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SWFWMD	September 9, 2025 at 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	UNIT OF MEASURE	RATE	ASSESSMENT
TOTAL ASSESSMENTS					\$0.00

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION	
COLUMN 1 - "PRIOR TAXABLE VALUE" This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.	
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COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.	

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TAXABLE VALUE: - Taxable value is the current assessed value less all applicable exemptions used in calculation of taxes for taxing authorities.	
APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.	
EXEMPTIONS - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).	

For more information concerning this Notice of Proposed Property Taxes please visit our website at www.hardeepa.com



NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



17-36-23-0000-10010-0000

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

LILY COUNTY LINE RD

LEGAL DESCRIPTION:

638 AC ALL SEC 17 36S 23E

431P337 441P685(PRO-HRS-JR)

611P103 615P1444 201825000269

HRS BUZZARD ROOST LLC

P O BOX 3779

WILMINGTON, DE 19807



SCAN HERE FOR
PROPERTY
INFORMATION!

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY 900	PRIOR 2024 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2024		CURRENT 2025 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	148,973	8.3950	1,250.63	155,823	7.6433	1,191.00	8.3950	1,308.13
SCHOOL - STATE	166,375	3.0360	505.11	174,386	2.5941	452.37	3.0040	523.86
SCHOOL - LOCAL	166,375	2.2480	374.01	174,386	1.9208	334.96	2.2480	392.02
SWFWMD	148,973	0.1909	28.44	155,823	0.1831	28.53	0.1831	28.53
TOTAL AD VALOREM PROPERTY TAXES			\$2,158.19			\$2,006.86		\$2,252.54

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$2,006.86	\$2,252.54
Non-Ad Valorem Tax	\$502.92	\$502.92
Total Tax	\$2,509.78	\$2,755.46

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	3,799,905	5,033,916	148,973	155,823	0	0
School	3,799,905	5,033,916	166,375	174,386	0	0
Other	3,799,905	5,033,916	148,973	155,823	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	18,563
Agricultural Classification	All Taxes	4,859,530
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	0
Additional Homestead	Non-School Taxes	0
Senior Exemption (County)	County Taxes	0
Senior Exemption (City)	City Taxes	0
Other	All Taxes	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please contact the Hardee County Property Appraiser's Office at:

110 W Oak St Rm 103
Wauchula, FL 33873
(863) 773-2196

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September 9, 2025

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TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING INFORMATION AND TIME
COUNTY	September 9, 2025 at 5:05 PM Board Chambers, 412 West Orange St., Wauchula, FL 33873
SCHOOL - STATE	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SCHOOL - LOCAL	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SWFWMD	September 9, 2025 at 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	UNIT OF MEASURE	RATE	ASSESSMENT
FIRE	RESIDENTIAL	1.000000	RESIDENTIAL DWELLING UNITS	234.31	234.31
WASTE	COLLECTION	1.000000	RESIDENTIAL DWELLING UNITS	153.59	153.59
WASTE	DISPOSAL	1.000000	RESIDENTIAL DWELLING UNITS	115.02	115.02
TOTAL ASSESSMENTS					\$502.92

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION	
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COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.	

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EXEMPTIONS - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).	

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NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



18-36-23-0000-10010-0000

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

ROBERTS RD

LEGAL DESCRIPTION:

664 AC ALL SEC 18

431P337 441P685(PRO-HRS JR)

611P103 615P1444 201825000269

HRS BUZZARD ROOST LLC

P O BOX 3779

WILMINGTON, DE 19807



SCAN HERE FOR
PROPERTY
INFORMATION!

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY 900	PRIOR 2024 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2024		CURRENT 2025 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	55,275	8.3950	464.03	55,275	7.6433	422.48	8.3950	464.03
SCHOOL - STATE	55,275	3.0360	167.81	55,275	2.5941	143.39	3.0040	166.05
SCHOOL - LOCAL	55,275	2.2480	124.26	55,275	1.9208	106.17	2.2480	124.26
SWFWMD	55,275	0.1909	10.55	55,275	0.1831	10.12	0.1831	10.12
TOTAL AD VALOREM PROPERTY TAXES			\$766.65			\$682.16		\$764.46

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$682.16	\$764.46
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$682.16	\$764.46

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	3,849,000	5,117,000	55,275	55,275	0	0
School	3,849,000	5,117,000	55,275	55,275	0	0
Other	3,849,000	5,117,000	55,275	55,275	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	0
Agricultural Classification	All Taxes	5,061,725
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	0
Additional Homestead	Non-School Taxes	0
Senior Exemption (County)	County Taxes	0
Senior Exemption (City)	City Taxes	0
Other	All Taxes	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please contact the Hardee County Property Appraiser's Office at:

110 W Oak St Rm 103
Wauchula, FL 33873
(863) 773-2196

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September 9, 2025

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Hardee County Notice of Proposed Property Taxes

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TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING INFORMATION AND TIME
COUNTY	September 9, 2025 at 5:05 PM Board Chambers, 412 West Orange St., Wauchula, FL 33873
SCHOOL - STATE	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SCHOOL - LOCAL	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SWFWMD	September 9, 2025 at 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	UNIT OF MEASURE	RATE	ASSESSMENT
TOTAL ASSESSMENTS					\$0.00

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION	
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COLUMN 4 - "CURRENT TAXABLE VALUE" This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.	
COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.	
COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.	

EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION	
MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.	
ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.	
TAXABLE VALUE: - Taxable value is the current assessed value less all applicable exemptions used in calculation of taxes for taxing authorities.	
APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.	
EXEMPTIONS - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).	

For more information concerning this Notice of Proposed Property Taxes please visit our website at www.hardeepa.com

Attachment C

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 2/26/2026

Parcel: << 19-36-23-0000-0020-0000 (6) >>

Owner & Property Info

Result: 1 of 4

Owner	HRS BUZZARD ROOST LLC PO BOX 3779 WILMINGTON, DE 19807		
Site	NW LILY CO LINE RD, ARCADIA		
Description*	E 400 AC INST: 201814000349		
Area	400 AC	S/T/R	19-36-23
Use Code**	PASTURELAND 4 (6300)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

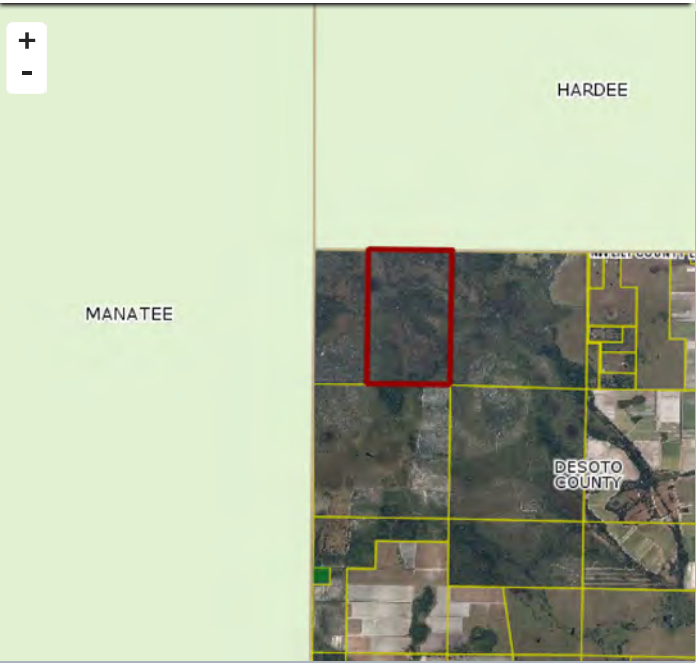
Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$22,128	Ag Land	\$16,739
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,800,000	Just	\$1,800,000
Class	\$22,128	Class	\$16,739
Appraised	\$22,128	Appraised	\$16,739
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$22,128	Assessed	\$16,739
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$22,128 other:\$22,128 school:\$22,128	Total Taxable	county:\$16,739 other:\$16,739 school:\$16,739

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial View# Google Maps

2024 2023 2020 2017 Sales



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/9/2018	\$100	201814000349	WD	V	U	11
4/18/2001	\$100	477 / 772	WD	V	U	
6/23/1992	\$0	300 / 1030	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6314	NP-14AC (AG)	75.180 AC	1.0000/1.0000 1.0000/ /	\$30 /AC	\$2,255	A-10
6314	NP-14AC (AG)	211.510 AC	1.0000/1.0000 1.0000/ /	\$30 /AC	\$6,345	
6325	NP-25AC (AG)	88.840 AC	1.0000/1.0000 1.0000/ /	\$20 /AC	\$1,777	
6100	IMP/PAST (AG)	24.470 AC	1.0000/1.0000 1.0000/ /	\$260 /AC	\$6,362	
9910	MKT.VAL.AG (MKT)	400.000 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$1,800,000	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 1 of 4

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GrizzlyLogic

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DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 2/26/2026

Parcel: 20-36-23-0000-0010-0000 (8)

Owner & Property Info

Result: 1 of 1

Owner	HRS BUZZARD ROOST LLC PO BOX 3779 WILMINGTON, DE 19807		
Site	NW LILY CO LINE RD, ARCADIA		
Description*	ALL INST: 201814000349		
Area	650 AC	S/T/R	20-36-23
Use Code**	PASTURELAND 4 (6300)	Tax District	7
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$60,359	Ag Land	\$54,516
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,925,000	Just	\$2,925,000
Class	\$60,359	Class	\$54,516
Appraised	\$60,359	Appraised	\$54,516
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$60,359	Assessed	\$54,516
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$60,359 other:\$60,359 school:\$60,359	Total Taxable	county:\$54,516 other:\$54,516 school:\$54,516

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial View# Google Maps

2024 2023 2020 2017 Sales



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/9/2018	\$100	201814000349	WD	V	U	11
4/18/2001	\$100	477 / 772	WD	V	U	
6/23/1992	\$0	300 / 1030	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6314	NP-14AC (AG)	309.340 AC	1.0000/1.0000 1.0000/ /	\$30 /AC	\$9,280	A-10
6314	NP-14AC (AG)	91.550 AC	1.0000/1.0000 1.0000/ /	\$30 /AC	\$2,746	
6325	NP-25AC (AG)	92.830 AC	1.0000/1.0000 1.0000/ /	\$20 /AC	\$1,857	
6100	IMP/PAST (AG)	114.340 AC	1.0000/1.0000 1.0000/ /	\$260 /AC	\$29,728	
9910	MKT.VAL.AG (MKT)	650.000 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$2,925,000	
6100	IMP/PAST (AG)	27.680 AC	1.0000/1.0000 1.0000/ /	\$260 /AC	\$7,197	
6100	IMP/PAST (AG)	14.260 AC	1.0000/1.0000 1.0000/ /	\$260 /AC	\$3,708	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4866

Search Result: 1 of 1

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DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 2/26/2026

Parcel: << 29-36-23-0000-0010-0000 (49) >>

Owner & Property Info

Result: 1 of 1

Owner	HRS BUZZARD ROOST LLC PO BOX 3779 WILMINGTON, DE 19807		
Site	NW LILY CO LINE RD, ARCADIA		
Description*	ALL INST: 201814000349		
Area	640 AC	S/T/R	29-36-23
Use Code**	PASTURELAND 4 (6300)	Tax District	7
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$29,834	Ag Land	\$20,587
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,880,000	Just	\$2,880,000
Class	\$29,834	Class	\$20,587
Appraised	\$29,834	Appraised	\$20,587
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$29,834	Assessed	\$20,587
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$29,834 other:\$29,834 school:\$29,834	Total Taxable	county:\$20,587 other:\$20,587 school:\$20,587

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial View#

Google Maps

2024 2023 2020 2017 Sales



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/9/2018	\$100	201814000349	WD	V	U	11
4/18/2001	\$100	477 / 772	WD	V	U	
6/23/1992	\$0	300 / 1030	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6100	IMP/PAST (AG)	5.350 AC	1.0000/1.0000 1.0000/ /	\$260 /AC	\$1,391	A-10
6225	SI-2.5AC (AG)	8.740 AC	1.0000/1.0000 1.0000/ /	\$175 /AC	\$1,530	
6314	NP-14AC (AG)	49.060 AC	1.0000/1.0000 1.0000/ /	\$30 /AC	\$1,472	
6325	NP-25AC (AG)	111.150 AC	1.0000/1.0000 1.0000/ /	\$20 /AC	\$2,223	
9910	MKT.VAL.AG (MKT)	640.000 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$2,880,000	
6314	NP-14AC (AG)	465.700 AC	1.0000/1.0000 1.0000/ /	\$30 /AC	\$13,971	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 1 of 1

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DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values
updated: 2/26/2026

Parcel: << 32-36-23-0000-0020-0000 (59) >>

Owner & Property Info

Result: 1 of 1

Owner	HRS BUZZARD ROOST LLC PO BOX 3779 WILMINGTON, DE 19807		
Site	NW HWY 70, ARCADIA		
Description*	N1/2 INST: 201814000349		
Area	320 AC	S/T/R	32-36-23
Use Code**	PASTURELAND 4 (6300)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

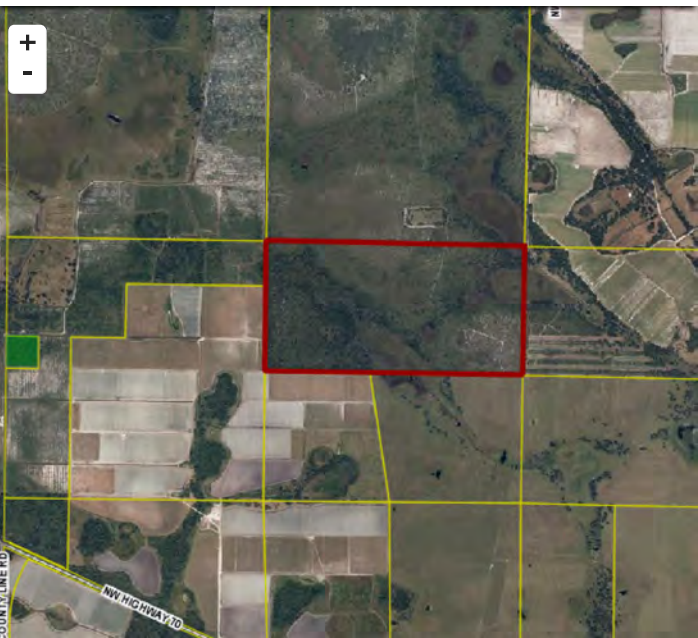
Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$13,544	Ag Land	\$8,744
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,440,000	Just	\$1,440,000
Class	\$13,544	Class	\$8,744
Appraised	\$13,544	Appraised	\$8,744
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$13,544	Assessed	\$8,744
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$13,544 other:\$13,544 school:\$13,544	Total Taxable	county:\$8,744 other:\$8,744 school:\$8,744

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Google Maps

2024 2023 2020 2017 Sales



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/9/2018	\$100	201814000349	WD	V	U	11
4/18/2001	\$100	477 / 772	WD	V	U	
6/23/1992	\$0	300 / 1030	01	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
6314	NP-14AC (AG)	12.010 AC	1.0000/1.0000 1.0000/ /	\$30 /AC	\$360	A-10
6314	NP-14AC (AG)	222.420 AC	1.0000/1.0000 1.0000/ /	\$30 /AC	\$6,673	
6325	NP-25AC (AG)	85.570 AC	1.0000/1.0000 1.0000/ /	\$20 /AC	\$1,711	
9910	MKT.VAL.AG (MKT)	320.000 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$1,440,000	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 1 of 1

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Hardee County Property Appraiser

Parcel Summary

AlternatelD806

Parcel ID07-36-23-0000-10010-0000

Location Address0 ROBERTS RD
ONA 33865

Brief Legal Description671 AC ALL SEC 7 431P337 441P692(PRO-HRS JR) 611P103 615P1444 201825000269
(Note: Not to be used on legal documents.)

Property Use CodePASTURE CLS4 (6300)

Sec/Twp/Rng7-36-23

Tax DistrictUNINC CO (900)

Millage Rate13.3551

Acreage671

HomesteadN

[View Map](#)

Owner Information

Primary Owner

[HRS BUZZARD ROOST LLC](#)

P O BOX 3779

WILMINGTON, DE 19807

Map



Certified Values

2025 Final Values	
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$45,490
Agricultural (Market) Value	\$4,568,500
Just (Market) Value	\$4,568,500
Assessed Value	\$45,490
Exempt Value	\$0
Taxable Value	\$45,490
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$0	\$0
Land Agricultural Value	\$45,490	\$45,490
Agricultural (Market) Value	\$3,472,500	\$3,411,000
Just (Market) Value	\$3,472,500	\$3,411,000
Assessed Value	\$45,490	\$45,490
Exempt Value	\$0	\$0
Taxable Value	\$45,490	\$45,490
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6300 - NATIVE	544	AC	0	0
6101 - IMP-TYP	4	AC	0	0
5900 - WASTE	123	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	1/9/2018	\$100	WD	0000/0000	201825000269	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	HRS REAL ESTATE LLC	HRS BUZZARD ROOST LLC
N	8/28/2001	\$100	WD	0615/1444		Qualified	QUAL/DEED EXAMINATION	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC CORRECTIVE DEED
N	5/29/2001	\$100	WD	0611/0103		Qualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC
N	7/1/1992	\$0	11	0431/0337		Unqualified	N/A	Vacant		SHARP H RODNEY III & OTHERS
N	3/1/1971	\$855,007	WD	0110/0100		Qualified	N/A	Vacant		
N	3/1/1971	\$245,003	WD	0110/0098		Qualified	N/A	Vacant		

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

No data available for the following modules: Online Ag Classification Filing, Building Information, Extra Features, Permits, Sketches.

Hardee County Property Appraiser

Parcel Summary

AlternatelD807

Parcel ID08-36-23-0000-05620-0000

Location Address0 ROBERTS RD
ONA 33865

Brief Legal Description587 AC S1/2 & NW1/4 & W1/2 OF NE1/4 & SE1/4 OF NE1/4 LESS NE1/4 OF SE1/4 OF NE1/4 431P337 441P685(PRO-HRS-JR) 611P103 615P1444
(Note: Not to be used on legal documents.)

Property Use CodePASTURE CLS4 (6300)

Sec/Twp/Rng8-36-23

Tax DistrictUNINC CO (900)

Millage Rate13.3551

Acreage587

HomesteadN

[View Map](#)

Owner Information

Primary Owner
[HRS BUZZARD ROOST LLC](#)
P O BOX 3779
WILMINGTON, DE 19807

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$48,150
Agricultural (Market) Value	\$4,306,000
Just (Market) Value	\$4,306,000
Assessed Value	\$48,150
Exempt Value	\$0
Taxable Value	\$48,150
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$0	\$0
Land Agricultural Value	\$48,150	\$48,150
Agricultural (Market) Value	\$3,252,000	\$3,222,000
Just (Market) Value	\$3,252,000	\$3,222,000
Assessed Value	\$48,150	\$48,150
Exempt Value	\$0	\$0
Taxable Value	\$48,150	\$48,150
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6300 - NATIVE	488	AC	0	0
6101 - IMP-TYP	39	AC	0	0
5900 - WASTE	60	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	1/9/2018	\$100	WD	0000/0000	201825000269	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	HRS REAL ESTATE LLC	HRS BUZZARD ROOST LLC
N	8/28/2001	\$100	WD	0615/1444		Qualified	QUAL/DEED EXAMINATION	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC CORRECTIVE DEED
N	5/29/2001	\$100	WD	0611/0103		Qualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC
N	7/1/1992	\$0	11	0431/0337		Unqualified	N/A	Vacant		SHARP H RODNEY III & OTHERS
N	12/1/1971	\$7,000	AD	0120/0246		Qualified	N/A	Improved		

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

No data available for the following modules: Online Ag Classification Filing, Building Information, Extra Features, Permits, Sketches.

The Hardee County Property Appraiser's Office 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. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. Working values are subject to change.

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[Last Data Upload: 3/4/2026, 3:02:30 AM](#)

Contact Us

Developed by



Hardee County Property Appraiser

Parcel Summary

AlternatelD	813
Parcel ID	09-36-23-0000-05310-0000
Location	0 ROBERTS RD
Address	ONA 33865
Brief Legal Description	513.45 AC E3/4 OF NE1/4 & S1/4 OF NW1/4 & SW1/4 OF SW1/4 OF NE1/4 & S1/2 & BEG AT NW COR OF SECTION 5 1970.86 FT TO SW COR OF N1/2 OF SW1/4 OF NW1/4 N 89° 48' 27" E 1312 FT TO PT ON SE COR OF N1/2 OF SW1/4 OF NW1/4 BEING THE POB RUN N 98 FT THENCE N 65° 22' 43" E 2164.33 FT TO PT BEING THE E LINE OF W1/2 OF NW1/4 OF NE1/4 THENCE RUN S 933.09 FT TO SE COR OF NW1/4 OF SW1/4 OF NE1/4 S 89° 48' 27" W 1968 FT TO SE COR OF N1/2 OF SW1/4 OF NW1/4 & ALSO POB 09 36S 23E 135P141 431P337 441P685(PRO-HRS-JR) 462P750(EASE) 611P103 615P1444 201825000269
	(Note: Not to be used on legal documents.)
Property Use Code	PASTURE CLS4 (6300)
Sec/Twp/Rng	9-36-23
Tax District	UNINC CO (900)
Millage Rate	13.3551
Acreage	513.45
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[HRS BUZZARD ROOST LLC](#)
P O BOX 3779
WILMINGTON, DE 19807

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$37,727
Agricultural (Market) Value	\$3,958,100
Just (Market) Value	\$3,958,100
Assessed Value	\$37,727
Exempt Value	\$0
Taxable Value	\$37,727
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$0	\$0
Land Agricultural Value	\$37,727	\$37,727
Agricultural (Market) Value	\$2,977,200	\$2,965,700
Just (Market) Value	\$2,977,200	\$2,965,700
Assessed Value	\$37,727	\$37,727
Exempt Value	\$0	\$0
Taxable Value	\$37,727	\$37,727
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6300 - NATIVE	489	AC	0	0
6101 - IMP-TYP	1.45	AC	0	0
5900 - WASTE	23	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	1/9/2018	\$100	WD	0000/0000	201825000269	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	HRS REAL ESTATE LLC	HRS BUZZARD ROOST LLC
N	8/28/2001	\$100	WD	0615/1444		Qualified	QUAL/DEED EXAMINATION	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC CORRECTIVE DEED
N	5/29/2001	\$100	WD	0611/0103		Qualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC
N	7/1/1992	\$0	11	0431/0337		Unqualified	N/A	Vacant		SHARP H RODNEY III & OTHERS

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Parcel Summary

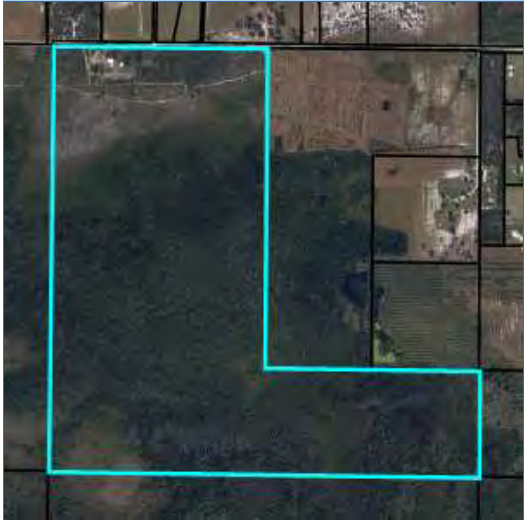
AlternatelD	814
Parcel ID	10-36-23-0000-02500-0000
Location Address	8031 ROBERTS RD ONA 33865
Brief Legal Description	399.30 AC W1/2 & S1/2 OF SE1/4 431P337 441P685(PRO-HRS JR) 462P750(EASE) 611P103 615P1444 201725002282-PRECO EASE/2283-PRECO EASE 201825000269 (Note: Not to be used on legal documents.)
Property Use Code	IMP PASTURE CLS4 SFR (6301)
Sec/Twp/Rng	10-36-23
Tax District	UNINC CO (900)
Millage Rate	13.3551
Acreage	399.3
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[HRS BUZZARD ROOST LLC](#)
P O BOX 3779
WILMINGTON, DE 19807

Map



Certified Values

	2025 Final Values
Building Value	\$229,636
Extra Features Value	\$33,047
Land Value	\$8,000
Land Agricultural Value	\$27,931
Agricultural (Market) Value	\$2,874,400
Just (Market) Value	\$3,145,083
Assessed Value	\$293,072
Exempt Value	\$0
Taxable Value	\$293,072
Maximum Save Our Homes Portability/Non-Homestead Cap	\$5,542

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$219,558	\$192,106
Extra Features Value	\$33,734	\$31,481
Land Value	\$6,000	\$6,000
Land Agricultural Value	\$27,931	\$27,931
Agricultural (Market) Value	\$2,173,800	\$2,149,800
Just (Market) Value	\$2,433,092	\$2,379,387
Assessed Value	\$267,381	\$245,613
Exempt Value	\$0	\$0
Taxable Value	\$267,381	\$245,613
Maximum Save Our Homes Portability/Non-Homestead Cap	\$19,842	\$11,905

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
0100 - RESIDENTIAL	1	AC	0	0
6300 - NATIVE	349.05	AC	0	0
6101 - IMP-TYP	1.25	AC	0	0
5900 - WASTE	48	AC	0	0

Zoning

Building Information

Type	SINGLE FAM	Heat	AIR DUCTED
Total Area	1,880	Air Conditioning	CENTRAL
Heated Area	1,406	Bathrooms	2.5
Exterior Walls	CB STUCCO	Bedrooms	2
Roof Cover	TIN/METAL	Stories	1
Interior Walls	DRYWALL	Actual Year Built	2017
Frame Type	MASONRY	Effective Year Built	2017
Floor Cover	TILE; WOOD LAMN		

Extra Features

Code	Description	Length x Width x Height	Units	Unit Type
DOG 03	DOG PEN	24 x 15 x 0	360	SF
C/S 03	CONC SLB	12 x 8 x 0	96	SF
C/S 03	CONC SLB	13 x 12 x 0	156	SF
PBN 02	POLE BARN	36 x 30 x 0	1,080	SF
STL 03	STEEL BLD	75 x 50 x 0	3,750	SF
C/S 04	CONC SLB	30 x 12 x 0	360	SF
C/S 03	CONC SLB	10 x 12 x 0	120	SF
C/S 03	CONC SLB	6 x 6 x 0	36	SF
SLZ 02	SILO AVG	x x	1	UT

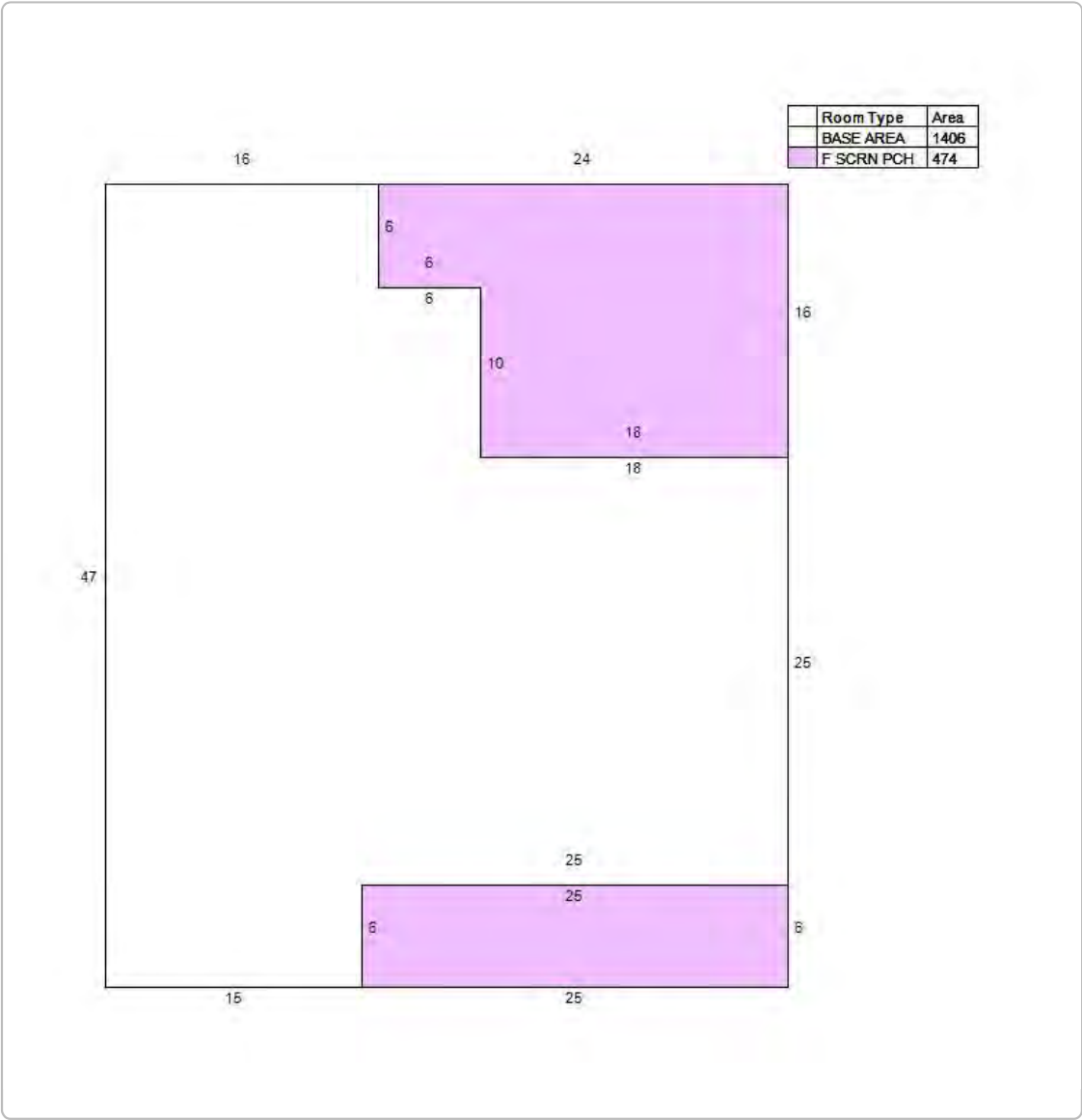
Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	1/9/2018	\$100	WD	0000/0000	201825000269	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Improved	HRS REAL ESTATE LLC	HRS BUZZARD ROOST LLC
N	8/28/2001	\$100	WD	0615/1444		Qualified	QUAL/DEED EXAMINATION	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC CORRECTIVE DEED
N	5/29/2001	\$100	WD	0611/0103		Qualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC
N	7/1/1992	\$0	11	0431/0337		Unqualified	N/A	Improved		SHARP H RODNEY III & OTHERS

Permits

Permit Number	Type	Description	Issued	Amount
1600928	AEE	AGRICULTURAL EXEMPT ELEC		\$0
1600881	AEB	AG EXEMPT BUILDINGS		\$65,000
1600848	RR	RESIDENTIAL ROOFING		\$3,600
1600672	0016	DEMOLITION	7/13/2016	\$0
1600660	NRB	NEW RESIDENTIAL BUILDING	7/21/2016	\$150,000
0300774	0002	MOBILEHOME	10/7/2003	\$15,000
0300214	0018	ELECTRICAL	3/7/2003	\$0

Sketches



Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

[Sales Questionnaire Form](#)

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Hardee County Property Appraiser

Parcel Summary

AlternatelD	893
Parcel ID	14-36-23-0000-02550-0000
Location Address	0 LILY COUNTY LINE RD ONA 33865
Brief Legal Description	315.85 AC W1/2 LESS COM SW COR OF SEC E 1626.45 FT TO POB E 418.69 FT N 06 DEG 18M 20S E 431.69 FT W 418.69 FT S 06 DEG 18M 20S W 431.69 FT TO POB 14 36S 23E 426P811 431P337 441P685(PRO- HRS JR) 611P103 615P1444 201825000269 (Note: Not to be used on legal documents.)
Property Use Code	PASTURE CLS4 (6300)
Sec/Twp/Rng	14-36-23
Tax District	UNINC CO (900)
Millage Rate	13.3551
Acreage	315.85
Homestead	N

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Owner Information

Primary Owner
[HRS BUZZARD ROOST LLC](#)
P O BOX 3779
WILMINGTON, DE 19807

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$17,569
Agricultural (Market) Value	\$1,642,800
Just (Market) Value	\$1,642,800
Assessed Value	\$17,569
Exempt Value	\$0
Taxable Value	\$17,569
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$0	\$0
Land Agricultural Value	\$17,569	\$17,569
Agricultural (Market) Value	\$1,283,100	\$1,215,100
Just (Market) Value	\$1,283,100	\$1,215,100
Assessed Value	\$17,569	\$17,569
Exempt Value	\$0	\$0
Taxable Value	\$17,569	\$17,569
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6300 - NATIVE	179.85	AC	0	0
5900 - WASTE	136	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	1/9/2018	\$100	WD	0000/0000	201825000269	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	HRS REAL ESTATE LLC	HRS BUZZARD ROOST LLC
N	8/28/2001	\$100	WD	0615/1444		Qualified	QUAL/DEED EXAMINATION	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC CORRECTIVE DEED
N	5/29/2001	\$100	WD	0611/0103		Qualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC
N	7/1/1992	\$0	11	0431/0337		Unqualified	N/A	Vacant		SHARP H RODNEY III & OTHERS

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Parcel Summary

AlternatelD	916
Parcel ID	15-36-23-0000-10010-0000
Location	0 LILY COUNTY LINE RD
Address	ONA 33865
Brief Legal Description	627.60 AC ALL LESS RD R/W & LESS COM SE COR OF SW1/4 RUN N 89 DEG 59M 25S W 297.02 FT N 00 DEG 38M 35S W 48.43 FT TO N R/W LINE OF COUNTY RD FOR POB N 00 DEG 38M 35S W 660.01 FT S 89 DEG 21M 25S W 660 FT S 00 DEG 38M 35S E 660.01 FT TO SAID R/W LINE N 89 DEG 21M 25S E ALONG SAID R/W LINE 660 FT TO POB 15 36S 23E 333P523 431P337 441P685 (PRO-HRS JR) 504P384 611P103 615P1444 201825000269
	(Note: Not to be used on legal documents.)
Property Use Code	PASTURE CLS4 (6300)
Sec/Twp/Rng	15-36-23
Tax District	UNINC CO (900)
Millage Rate	13.3551
Acreage	627.6
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[HRS BUZZARD ROOST LLC](#)
P O BOX 3779
WILMINGTON, DE 19807

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$47,765
Agricultural (Market) Value	\$4,767,300
Just (Market) Value	\$4,767,300
Assessed Value	\$47,765
Exempt Value	\$0
Taxable Value	\$47,765
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$0	\$0
Land Agricultural Value	\$47,765	\$47,765
Agricultural (Market) Value	\$3,590,100	\$3,570,600
Just (Market) Value	\$3,590,100	\$3,570,600
Assessed Value	\$47,765	\$47,765
Exempt Value	\$0	\$0
Taxable Value	\$47,765	\$47,765
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6300 - NATIVE	574.6	AC	0	0
6101 - IMP-TYP	14	AC	0	0
5900 - WASTE	39	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	1/9/2018	\$100	WD	0000/0000	201825000269	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	HRS REAL ESTATE LLC	HRS BUZZARD ROOST LLC
N	8/28/2001	\$100	WD	0615/1444		Qualified	QUAL/DEED EXAMINATION	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC CORRECTIVE DEED
N	5/29/2001	\$100	WD	0611/0103		Qualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC
N	7/1/1992	\$0	11	0431/0337		Unqualified	N/A	Vacant		SHARP H RODNEY III & OTHERS
N	3/1/1971	\$855,007	WD	0110/0100		Qualified	N/A	Vacant		

Permits

Permit Number	Type	Description	Issued	Amount
13647	0001	S/F RES	12/1/1993	\$114,000

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

No data available for the following modules: Online Ag Classification Filing, Building Information, Extra Features, Sketches.

Hardee County Property Appraiser

Parcel Summary

AlternatelD917

Parcel ID16-36-23-0000-10010-0000

Location Address0 LILY COUNTY LINE RD
ONA 33865

Brief Legal Description638 AC ALL SEC 16 36S 23E 431P337 441P685(PRO-HRS-JR) 611P103 615P1444 201825000269
(Note: Not to be used on legal documents.)

Property Use CodePASTURE CLS4 (6300)

Sec/Twp/Rng16-36-23

Tax DistrictUNINC CO (900)

Millage Rate13.3551

Acreage638

HomesteadN

[View Map](#)

Owner Information

Primary Owner

[HRS BUZZARD ROOST LLC](#)

P O BOX 3779

WILMINGTON, DE 19807

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$82,050
Agricultural (Market) Value	\$5,039,000
Just (Market) Value	\$5,039,000
Assessed Value	\$82,050
Exempt Value	\$0
Taxable Value	\$82,050
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$0	\$0
Land Agricultural Value	\$82,050	\$82,050
Agricultural (Market) Value	\$3,783,000	\$3,778,000
Just (Market) Value	\$3,783,000	\$3,778,000
Assessed Value	\$82,050	\$82,050
Exempt Value	\$0	\$0
Taxable Value	\$82,050	\$82,050
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6300 - NATIVE	430	AC	0	0
6101 - IMP-TYP	198	AC	0	0
5900 - WASTE	10	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	1/9/2018	\$100	WD	0000/0000	201825000269	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	HRS REAL ESTATE LLC	HRS BUZZARD ROOST LLC
N	8/28/2001	\$85	WD	0615/1444		Qualified	QUAL/DEED EXAMINATION	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC CORRECTIVE DEED
N	5/29/2001	\$85	WD	0611/0103		Qualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC
N	7/1/1992	\$0	11	0431/0337		Unqualified	N/A	Vacant		SHARP H RODNEY III & OTHERS
N	3/1/1971	\$855,007	WD	0110/0100		Qualified	N/A	Vacant		

Sales Questionnaire Form

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Sales Questionnaire Form

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Hardee County Property Appraiser

Parcel Summary

AlternatelD918

Parcel ID17-36-23-0000-10010-0000

Location Address0 LILY COUNTY LINE RD
ONA 33865

Brief Legal Description638 AC ALL SEC 17 36S 23E 431P337 441P685(PRO-HRS-JR) 611P103 615P1444 201825000269
(Note: Not to be used on legal documents.)

Property Use CodeIMP PASTURE CLS4 SFR (6301)

Sec/Twp/Rng17-36-23

Tax DistrictUNINC CO (900)

Millage Rate13.3551

Acreage638

HomesteadN

[View Map](#)

Owner Information

Primary Owner

[HRS BUZZARD ROOST LLC](#)

P O BOX 3779

WILMINGTON, DE 19807

Map



Certified Values

	2025 Final Values
Building Value	\$85,356
Extra Features Value	\$560
Land Value	\$8,000
Land Agricultural Value	\$80,470
Agricultural (Market) Value	\$4,940,000
Just (Market) Value	\$5,033,916
Assessed Value	\$155,823
Exempt Value	\$0
Taxable Value	\$155,823
Maximum Save Our Homes Portability/Non-Homestead Cap	\$18,563

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$79,345	\$68,468
Extra Features Value	\$560	\$420
Land Value	\$6,000	\$6,000
Land Agricultural Value	\$80,470	\$80,470
Agricultural (Market) Value	\$3,714,000	\$3,702,000
Just (Market) Value	\$3,799,905	\$3,776,888
Assessed Value	\$148,973	\$142,745
Exempt Value	\$0	\$0
Taxable Value	\$148,973	\$142,745
Maximum Save Our Homes Portability/Non-Homestead Cap	\$17,402	\$12,613

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
0100 - RESIDENTIAL	1	AC	0	0
6300 - NATIVE	420	AC	0	0
6101 - IMP-TYP	193	AC	0	0
5900 - WASTE	24	AC	0	0

Zoning

Building Information

Type	SINGLE FAM	Heat	CONVECTION
Total Area	1,034	Air Conditioning	
Heated Area	682	Bathrooms	1
Exterior Walls	CONC BLOCK	Bedrooms	1
Roof Cover	MIN/TIN	Stories	1
Interior Walls	PLY/PANEL	Actual Year Built	1972
Frame Type	MASONRY	Effective Year Built	1972
Floor Cover	SHT VINYL; CARPET		

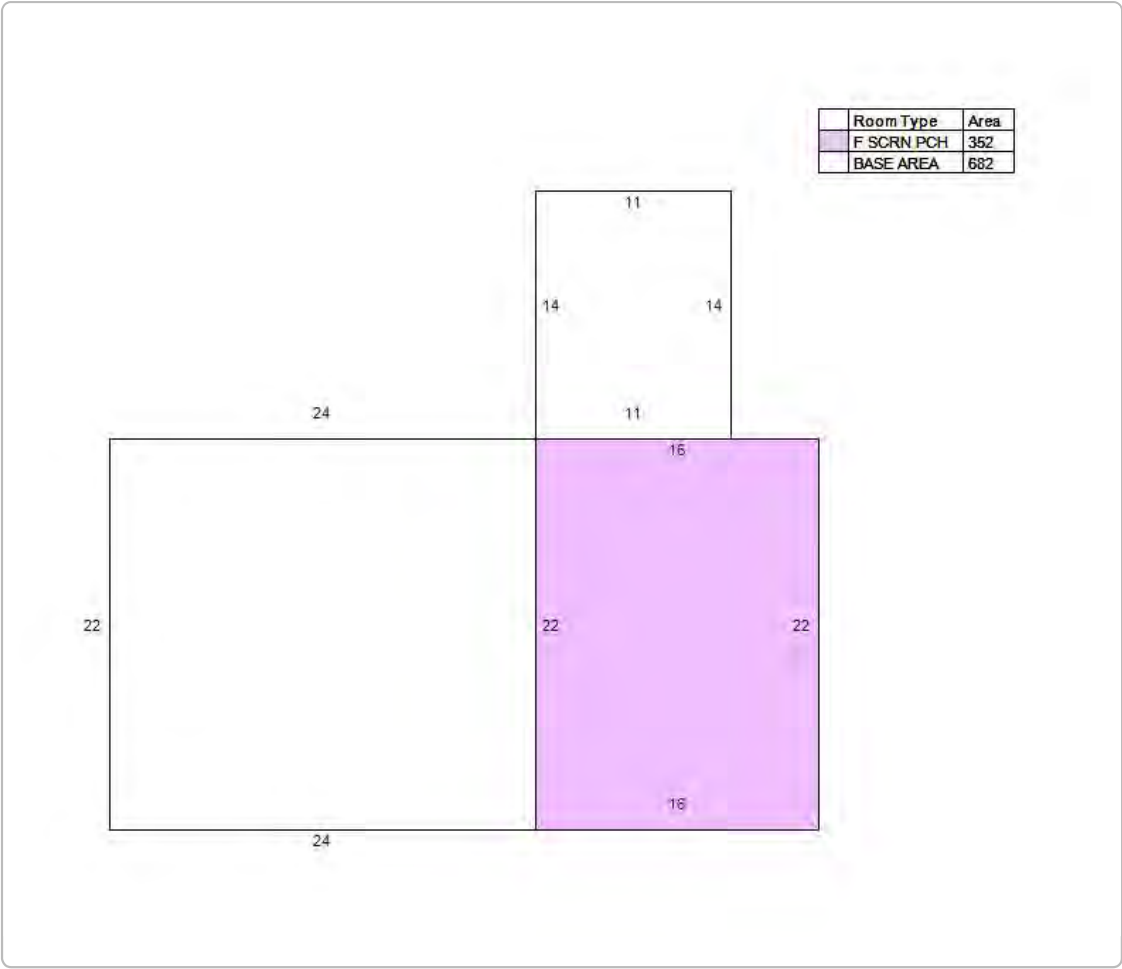
Extra Features

Code	Description	Length x Width x Height	Units	Unit Type
PBN 03	POLE BARN	20 x 20 x 0	400	SF

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	1/9/2018	\$100	WD	0000/0000	201825000269	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Improved	HRS REAL ESTATE LLC	HRS BUZZARD ROOST LLC
N	8/28/2001	\$100	WD	0615/1444		Qualified	QUAL/DEED EXAMINATION	Improved	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC CORRECTIVE DEED
N	5/29/2001	\$100	WD	0611/0103		Qualified	QUAL/PHY PROP CHGD AFTER SALE	Improved	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC
N	7/1/1992	\$0	11	0431/0337		Unqualified	N/A	Improved		SHARP H RODNEY III & OTHERS
N	3/1/1971	\$245,003	WD	0110/0098		Qualified	N/A	Vacant		

Sketches



Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Parcel Summary

AlternatelD919

Parcel ID18-36-23-0000-10010-0000

Location Address0 ROBERTS RD
ONA 33865

Brief Legal Description664 AC ALL SEC 18 431P337 441P685(PRO-HRS JR) 611P103 615P1444 201825000269
(Note: Not to be used on legal documents.)

Property Use CodePASTURE CLS4 (6300)

Sec/Twp/Rng18-36-23

Tax DistrictUNINC CO (900)

Millage Rate13.3551

Acreage664

HomesteadN

[View Map](#)

Owner Information

Primary Owner

[HRS BUZZARD ROOST LLC](#)

P O BOX 3779

WILMINGTON, DE 19807

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$55,275
Agricultural (Market) Value	\$5,117,000
Just (Market) Value	\$5,117,000
Assessed Value	\$55,275
Exempt Value	\$0
Taxable Value	\$55,275
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$0	\$0
Land Agricultural Value	\$55,275	\$55,275
Agricultural (Market) Value	\$3,849,000	\$3,834,000
Just (Market) Value	\$3,849,000	\$3,834,000
Assessed Value	\$55,275	\$55,275
Exempt Value	\$0	\$0
Taxable Value	\$55,275	\$55,275
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6300 - NATIVE	595	AC	0	0
6101 - IMP-TYP	39	AC	0	0
5900 - WASTE	30	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	1/9/2018	\$100	WD	0000/0000	201825000269	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	HRS REAL ESTATE LLC	HRS BUZZARD ROOST LLC
N	8/28/2001	\$100	WD	0615/1444		Qualified	QUAL/DEED EXAMINATION	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC CORRECTIVE DEED
N	5/29/2001	\$100	WD	0611/0103		Qualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant	SHARP H RODNEY III & OTHERS	HRS REAL ESTATE LLC
N	7/1/1992	\$0	11	0431/0337		Unqualified	N/A	Vacant		SHARP H RODNEY III & OTHERS
N	3/1/1971	\$245,000	WD	0110/0098		Qualified	N/A	Vacant		

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

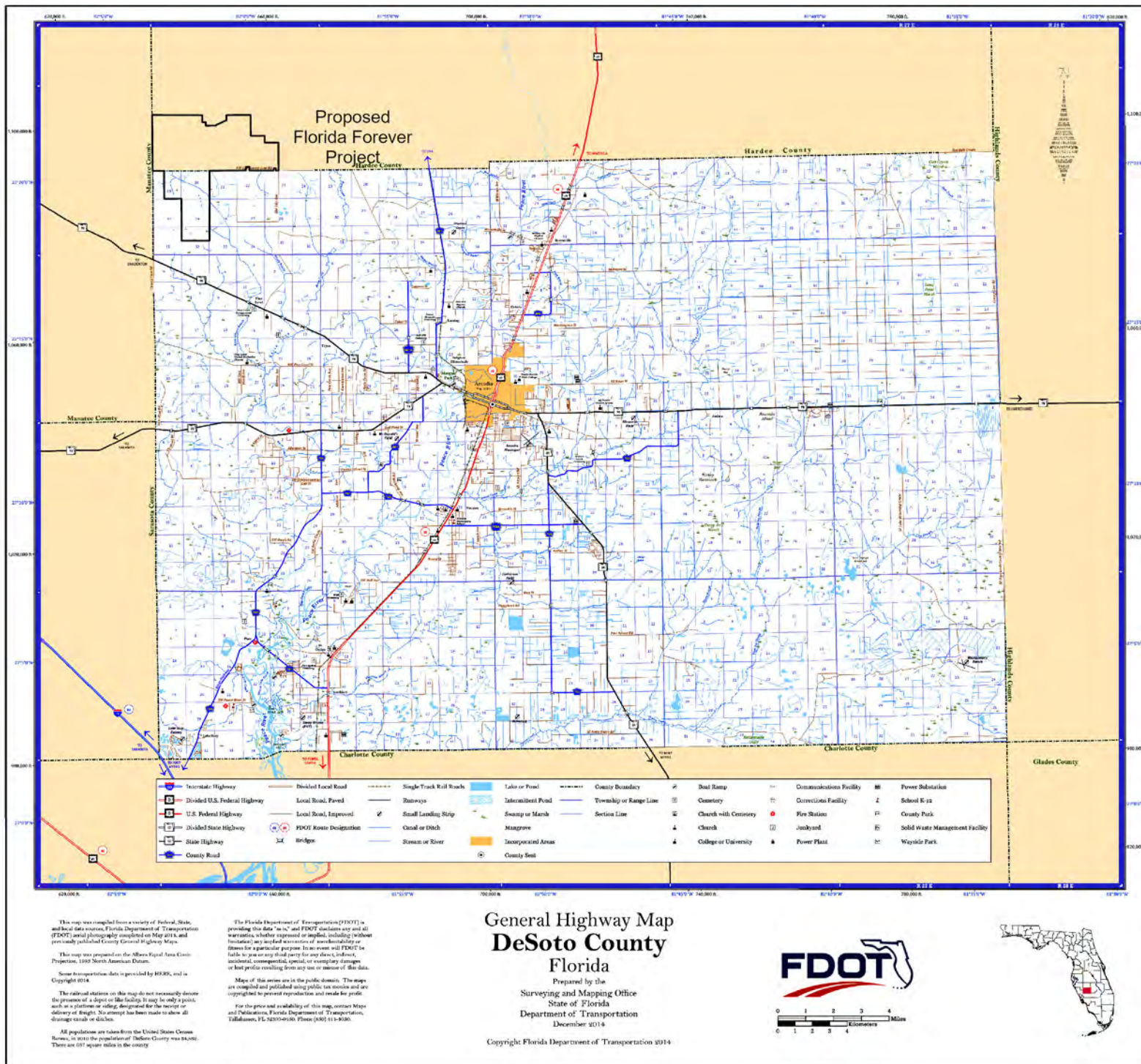
Sales Questionnaire Form

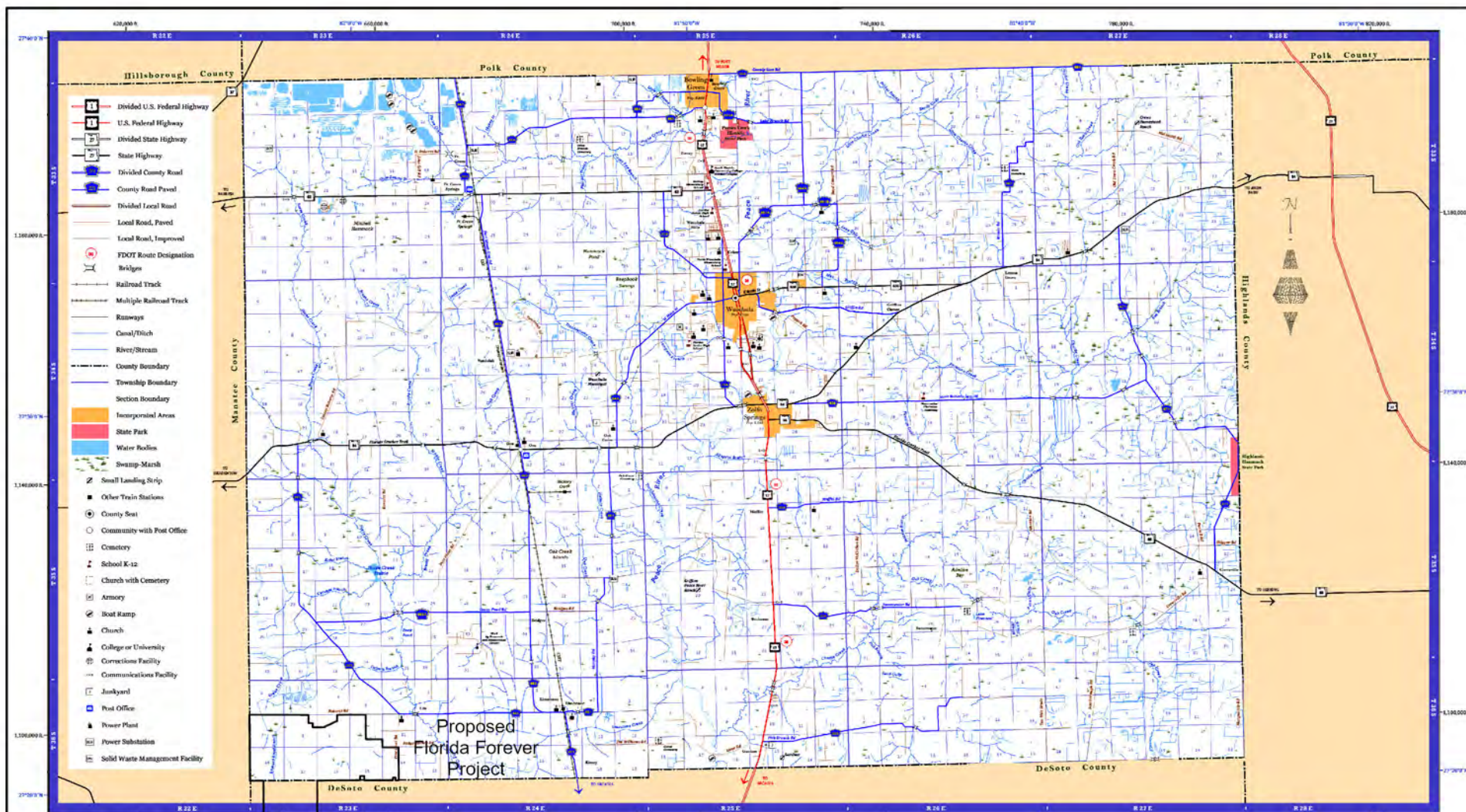
No data available for the following modules: Online Ag Classification Filing, Building Information, Extra Features, Permits, Sketches.

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This map was compiled from a variety of Federal, State, and local data sources. Florida Department of Transportation (FDOT) aerial photography compiled on January 2011, and previously published County General Highway Maps. This map was prepared for the Alford's Equal Area Civic Project, 1993 North American Datum.

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The railroad stations on this map do not necessarily denote the presence of a depot or the facility. It may be only a point, such as a platform or siding, designed for the receipt or delivery of freight. No attempt has been made to show all drainage canals or ditches.

All populations are taken from the United States Census Bureau, in 2010 the population of Hardee County was 27,734.

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General Highway Map Hardee County Florida

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Department of Transportation

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