

Chamonix

Florida Forever: New Project Application

Leon County, Florida



April 15, 2026

Submitted by:

Tall Timbers Research Station & Land Conservancy
13093 Henry Beadel Drive
Tallahassee, Florida 32312
850-893-4153; www.talltimbers.org

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: Chamonix

Nearest City Tallahassee, FL County(ies) Leon

Sponsor/Affiliation Proposing Project: Tall Timbers Research Station and Land Conservancy

Mailing Address: 13093 Henry Beadel Drive Tallahassee FL 32312
Street City State ZIP

Primary Phone: 850.508.5440 / 850.868.0270 Email: swell@talltimbers.org / csnyder@talltimbers.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 Leon County, Florida.

Property/Project name: Chamonix

Name/Affiliation of Authorized Representative: Shane Wellendorf (850.508.5440, swell@talltimbers.org)
Caitlin Snyder (850.868.0270, csnyder@talltimbers.org)

Mailing Address: 13093 Henry Beadel Drive Tallahassee FL 32312
Street City State ZIP

Primary Phone: See Above Email: See Above

Property information

Section Township Range Sections 24, 25, 36 of Township 2N Range 2E
Lat/Long W 84.07908, N 30.54722 Sections 19, 29, 30, 31, 32 of Township 2N Range 3E
Acres +/- 956

Parcel identification number(s):

<u>1524204020000</u>	<u>1525204010000</u>	<u>1631204050000</u>
<u>1524204030000</u>	<u>1525208510000</u>	<u>1631204070000</u>
<u>1525200010000</u>	<u>1536200010000</u>	

Landowner Information

Landowner Signature

Jim/Bardy

Landowner Name (print)

April 7, 2026
Date

Mailing Address: 11951 Miccosukee Rd Tallahassee FL 32309
Street City State ZIP

Primary Phone: 248.302.1551 Email: Jim.B@greatmarkwestern.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.

Florida Forever Project: Chamonix

Conservation Method: Less-than-fee

Proposed Acreage: ± 956 acres

Introduction

Chamonix Plantation, LLC (hereafter: "Landowner") has an interest in ± 956 acres of their property, Chamonix (hereafter: "Property"), being protected in its entirety through a less-than-fee purchase in the Florida Forever program. The Property consists of eight parcels in northeastern Leon County. The Property is part of the greater Chemonie Plantation, a large historical hunting property also owned by the same Landowner in which nearly 1,500 acres are protected with a conservation easement held by Tall Timbers Research, Inc. (hereafter: "Tall Timbers"). The Property is less than 0.5 mile east of Martha Frances Plantation (710 acres), another large historical hunting tract protected with a Tall Timbers conservation easement. Furthermore, there are several other large tracts nearby being considered for protection through future conservation easements, making this Property a critical linkage of conservation in the Florida Wildlife Corridor between Lake Iamonia and Lake Miccosukee.

The Property is managed for wildlife, hunting, conservation, silviculture, and agriculture, which is similar to surrounding properties in the Red Hills region. Historically, the Property has been managed in agricultural production for cattle, cotton, corn, and timber. For most of the last half century, the current Landowner and their predecessors have conducted land management practices such as the use of frequent prescribed fire and selective timber harvesting. Today the Property is primarily used as a premier hunting property for northern bobwhite quail and waterfowl with areas also being managed for timber and cattle production.

The protection of Chamonix through the Florida Forever program will support the permanent conservation of a critical piece within the Florida Wildlife Corridor. The conservation of the Property will further increase Florida's biodiversity at the species, natural community, and landscape levels through the protection, restoration, and maintenance of the uplands and wetlands within the Red Hills region. Accepting this project will also increase the amount of forestland available for wildlife to move uninterrupted through the landscape, preserve rural working lands, and promote sustainable management practices of natural resources.

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

The Property is located in northeastern Leon County and lies approximately five miles west of Lake Miccosukee. The Property spans the area between Miccosukee Road (Co Rd 146) and Mahan Drive (US Highway 90) near Baum Road. The Property has two miles of frontage directly on Miccosukee Road and approximately 350 feet of frontage on Mahan Drive (Map 3).

The Property includes eight tax parcels totaling approximately ± 956 acres. Five parcels have partial acreage already protected with a conservation easement (these acres are not included in the Chamonix project total acreage). Land, market, and assessed values were estimated proportionally for each parcel by using the percentage of acres in the project out of the total acreage.

Using the Leon County Property Appraiser 2025 tax records, the values of the Property are estimated as the following:

Parcel ID	Location Address	Acres	Prop Use Description	Land Value	Improv Value	Market Value	Assessed Value
1631204050000	0 MAHAN DR	23.27	TIMBERLAND	142,700	0	142,700	92,793
1631204070000	12410 MAHAN DR	65.95	TIMBERLAND	398,600	71,063	469,663	298,227
1536200010000	4440 BAUM RD	586.04	TIMBERLAND	2,129,200	0	2,129,200	1,896,581
1525204010000	11259 MICCOSUKEE RD	527.70	IMPROVED TIMBER	2,151,450	118,142	2,269,592	1,305,233
1524204020000	11904 CHEMONIE PLANTATION RD	1,122.91	IMPROVED TIMBER	5,619,550	663,539	6,283,089	4,249,641
1525208510000	0 MICCOSUKEE RD	1.00	VACANT RESIDENTIAL	26,000	0	26,000	26,000
1525200010000	11989 CHEMONIE PLANTATION RD	51.40	IMPROVED TIMBER	281,995	496,717	778,712	571,308
1524204030000	11951 CHEMONIE PLANTATION RD	12.00	SINGLE FAMILY RESIDEN	120,000	1,298,121	1,418,121	1,418,121
Total Acreage:		2,390.27	Value Totals:	10,869,495	2,647,582	13,517,077	9,857,904
Florida Forever Project Acreage		956 +/-	Proportional Values:	4,565,341	2,647,582	6,745,606	4,971,061

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

a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.

Yes – Master Site File LE06851 describes a Private Residence (House/Cottage), circa 1960 owed by Chamonix Plantation, LLC. Information in the Master Site File is from the Leon County Property Appraiser website. No photographs are publicly available at this time. The structure is located on parcel 1525200010000 and at 11989 Chemonie Plantation Rd, Tallahassee FL.

Parcel 1525204010000 also has a single-family residence circa 1960. This is not listed on the Master Site File.

b. Does the property contain any improvements/facilities? If so, please describe.

Yes, there are total of seven* residences located on the Property.

- Parcel 1524204020000 1 residential single family, 2,204 SqFt (2007)
- Parcel 1524204030000 1 residential single family, 6,561 SqFt (1992);
1 residential single family, 1,595 SqFt (1997)
- Parcel 1525200010000 1 residential single family, 3,802 SqFt (1960**);
1 mobile home, 1,512 SqFt (1989)
- Parcel 1525204010000 1 residential single family, 1,200 SqFt (1960)
- Parcel 1631204070000 1 residential mobile home, 1,560 SqFt (2017)

In addition, there are multiple secondary structures, barns, and outbuildings related to agriculture located primarily on parcels 1525200010000 and 1524204020000.

*Note: The Leon County Property Appraisers tax cards (2025) do not represent all residential buildings on parcels 1524204030000 and 1525200010000. All residential buildings are described on the LCPA website, however.

**Historic structure, see 2(a) above.

Physical

Soils

This Property lies within the Red Hills region of the Southern Coastal Plain physiographic province—an area known for its red clay soils and loamy surface sands. These sands cover an ancient layer of porous limestone which allows sediments and water to permeate through. As the limestone dissolves and caves in, waterways and wetlands are created on the surface in the form of large lakes, sinks, and wet weather depressions, such as seen on Lake Miccosukee which lies to the northeast. Indeed, several solution sinkholes and at least one collapse sinkhole are scattered throughout the Property.

The majority of the Property consists of Orangeburg series soils (42%), followed by Fuquay (19%), Plummer (12%), and Norfolk (8%).

Topography

At its lowest elevations along the east side of the Property, the topography dips to approximately 70 feet above mean sea level (MSL). In the higher portions of the Property, the elevation reaches a maximum of 200 feet above MSL. Wetlands on the Property include Cody Pond, Shemonie Lake, one unnamed impoundment, several small ponds, as well as several small creek drainages.

Natural Resources

Habitats in the Property provide great resources for a variety of wildlife species and span from wetlands to upland pine forests. There is one landowner for the entirety of the Property, and the Landowner actively conducts management activities including prescribed fire, timbering, silviculture, and preservation of wetlands.

Uplands

The upland habitats on the Property ($\pm$ 796 acres, 83% of the Property) spread across rolling hills of 100 to 200 feet above MSL. Overall, they reflect an agricultural history with a mix of old-field mixed pine forests, planted pine, and silvi-pasture (Photo 1). Revenues from cattle, timber, and hunting support the overall management of the Property, which in turn contributes to the long-term sustainable forest practices and ultimately benefits the biodiversity of the plants and wildlife on the Property. According to data from the Florida Natural Area Inventory (FNAI), the uplands on the Property have high ratings for forest sustainability and aquifer recharge.

Approximately 570 acres (60% of the Property) are upland pines and mixed hardwood-pine forests consisting of both planted pine and naturally regenerated old field pine and groundcover. These pinewoods are dominated by longleaf pine (*Pinus palustris*), loblolly pine (*Pinus taeda*), and shortleaf pine (*Pinus echinata*) with scattered hardwoods including red oak (*Quercus rubra*), pignut hickory (*Carya glabra*), and live oak (*Q. virginiana*) (Photo 2). The herbaceous groundcover and understory include bushy bluestem (*Andropogon glomeratus*), little bluestem (*Schizachyrium scoparium*), broomsedge (*Andropogon virginicus*), goldenrod (*Solidago* spp.), beggarticks (*Bidens* spp.), sugarcane plumegrass (*Saccharum giganteum*), switchgrasses (*Panicum* spp.), bracken fern (*Pteridium* spp.), smilax vines (*Smilax* spp.), blackberry (*Rubus* spp.), grape (*Vitis* spp.), common ragweed (*Ambrosia artemisiifolia*), tanglehead (*Heteropogon* spp.), winged sumac (*Rhus copallinum*), yaupon holly (*Ilex vomitoria*), beautyberry (*Callicarpa americana*), and prairie willow (*Salix humilis*).

Mixed hardwood forests communities ($\pm$ 22 acres, 2% of the Property) contain white oak (*Q. alba*), red oak, hickories (*Carya* spp.), Southern magnolia (*Magnolia grandiflora*), black cherry (*Prunus serotina*), winged sumac, and American beautyberry (*Callicarpa americana*) at the drier sites, and American hop-hornbeam (*Ostrya virginiana*), sweetgum (*Liquidambar styraciflua*), American holly (*Ilex opaca*), red maple (*Acer rubrum*), swamp laurel oak (*Q. laurifolia*), sour or black gum (*Nyssa sylvatica*), fetterbush (*Lyonia* spp.), sweet leaf horse sugar (*Symplocos tinctorial*), blueberry (*Vaccinium* spp.) and southern arrowwood (*Viburnum dentatum*) at the wetter sites (Photo 3). The understory of this habitat ranges from vines, blackberries, and shrubs with little groundcover at the ecotone to an open understory within the bottomland forest and along the small creek with groundcover consisting of ferns, herbs, and grasses.

Wetlands

The Property harbors several natural lakes and impoundments ($\pm$ 84 acres, 9% of the Property) as well as a few small creek drainages and associated freshwater forested wetlands ($\pm$ 77 acres, 8% of the Property) (Photos 4, 5). Herbaceous riparian species include common rush (*Juncus effuses*), spike grasses (*Chasmanthium* spp.), maidencane (*Panicum hemitomon*), buttonbush (*Cephalanthus occidentalis*), St. John's wort (*Hypericum* spp.), fetterbush (*Lyonia lucida*), meadowbeauties (*Rhexia* spp.), ferns, and mallows (*Hibiscus* spp.). Bottomland hardwood forests consist of sweetgum, Southern magnolia, oaks, black gum, hickories, swamp titi (*Cyrilla racemiflora*), wax myrtle (*Myrica cerifera*), red maple, American white-water lily (*Nymphaea odorata*), and native azalea (*Rhodendron* spp.) (Photos 6, 7).

Biological

The upland pines, mixed hardwood forests, and wetland habitats of the Property support a larger diversity of plant and wildlife species identified in the Florida State Wildlife Action Plan (FL SWAP) as Species of Greatest Conservation Need. The Property is located in a region that was historically a longleaf-pine wiregrass savanna community. Increased development, habitat fragmentation, and conversion to agriculture has reduced this once common natural community to less than 3% of its original area. Much of the uplands are managed towards open pine savanna, similar to the historic longleaf pine-wiregrass savanna that was once present on the Property. Longleaf pine remain dominant in the upland pine areas of the Property and recruitment is naturally occurring

due in part to management practices including frequent prescribed fire and hardwood control (Photo 8).

During site visits, Tall Timbers staff observed numerous FL SWAP species on the Property including Bachman's sparrow (*Peucaea aestivalis*), brown-headed nuthatch (*Sitta pusilla*), Northern bobwhite quail (*Colinus virginianus*), common ground dove (*Columbina passerina*), Southeastern pocket gopher (*Geomys pinetis pinetis*), Sherman's fox squirrel (*Sciurus niger shermani*), little blue heron (*Egretta caerulea*), white ibis (*Eudocimus albus*), gopher tortoise (*Gopherus polyphemus*), and bald eagle (*Haliaeetus leucocephalus*) (Photo 9, 10).

Other wildlife species observed included great blue heron (*Ardea herodias*), white-tailed deer (*Odocoileus virginianus*), red-bellied woodpecker (*Melanerpes carolinus*), downy woodpecker (*Picoides pubescens*), broad-winged hawk (*Buteo platypterus*), red-shouldered hawk (*Buteo lineatus*), American kestrel (*Falco sparverius*), palm warbler (*Setophaga palmarum*), Northern parula (*Setophaga americana*), tree swallow (*Tachycineta bicolor*), double-crested cormorant (*Phalacrocorax auratus*), great egret (*Ardea alba*), beaver (*Castor canadensis*), and several freshwater turtle species.

Staff site visits did not include a complete inventory of species. Therefore, there is potential for many other rare or FL SWAP listed species to occur on the Property. Species observed on adjacent conservation easements lands are also likely to occur on the Property such as Eastern wild turkey (*Meleagris gallopavo*), red-headed woodpecker (*Melanerpes erythrocephalus*), Northern flicker (*Colaptes auratus*), white-breasted nuthatch (*Sitta carolinensis*), Eastern diamondback rattlesnake (*Crotalus adamanteus*), hairy fever tree (*Pinckneya pubens*), and yellow fringed orchid (*Platanthera ciliaris*). The wetlands on the Property could support tricolored bat (*Perimyotis subflavus*), wood stork (*Mycteria americana*), prothonotary warbler (*Protonotaria citrea*), snowy egret (*Egretta thula*), tricolored heron (*Egretta tricolor*), wood duck (*Aix sponsa*), and many other reptiles and amphibian species.

Hydrological

The Property is located within the Apalachee Bay-St. Marks watershed. Several small, unnamed creeks run through the Property. These drainages eventually flow into Still and Black Creeks, eventually making its way towards the St. Marks River and Gulf.

The entirety of the Property is located within the Upper Wakulla River and Wakulla Spring Basin Management Action Plan (BMAP) area. This BMAP was established in 2018 to identify ways to understand the nutrient, landuse, and hydrologic connections to Wakulla Springs and the Wakulla River, which have been experiencing issues with water quality in recent decades. The plan identifies permanent protection of land in known springsheds as one of the best ways to improve and restore the water quality of the springs.

According to the U.S. Geological Survey, the Property lies above an area of the Floridan aquifer with a high recharge rate of 15 to 20 inches per year. Over 10 million people in Florida and the southeastern United States depend on the Floridan aquifer for their drinking water. Over 90% of the upland habitats contain well drained soils that contribute to the high recharge rate to the Floridan aquifer.

Archaeological & Historical

Historically, the Property has been managed primarily for agriculture production including corn, cotton, and timber. Today, the Property has a mosaic of selective timber harvest, cattle, and uplands managed for hunting (Photos 11, 12). The purpose of conserving the Property is similar to the adjacent 1,461-acre conservation easement known as Chemonie Plantation: to preserve and protect the conservation and recreation values of the property as an historic quail-hunting plantation. Several parcels of the Chemonie Plantation are protected with a conservation easement held by Tall Timbers. The majority of Chemonie Plantation was protected in several phases over the last three decades and conservation easements were first initiated by the previous landowner, T. Wayne Davis. The current landowner is continuing to protect additional pieces of the original Chemonie Plantation in several additional phases to close the gap of unprotected lands in the area.

Although there have been no professional archaeological surveys conducted on the Property, Chamonix encompasses one structure identified within DHR's Florida Master Site File (LE006851, Cottage/House). This site is described as a private residence ca. 1960 and is located at 11989 Chemonie Plantation Road. DHR obtained information about this site from the Leon County Property Appraiser website. One other site listed in the Master Site File is located within a half mile of the Property (LE01898, "Peck Cemetery"). The cemetery is located on the east side of Baum Road at the intersection with Miccosukee Road.

Native American sites and artifacts from the Early Apalachee Fort Walton and Archaic periods have been found across public and private properties in the region. Considering the widespread archaeological discoveries and historical importance of this region through the 19th and 20th centuries, there are likely additional significant cultural resources existing within and adjacent to the Property.

3. Potential public recreation opportunities or other public uses.

This project will not have any direct public use or access to the property.

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

Chamonix is adjacent to established residential subdivisions located to the south and east along Mahan Drive (US Highway 90). The Property has key frontage on Miccosukee Road, an important artery to the City of Tallahassee. The Property is also located just three miles east of the Urban Services Area (USA) boundary. According to the City of Tallahassee, the USA is designated, boundary-driven growth management strategy established in 1990 to direct development to areas with existing infrastructure, such as roads, sewer, and water. Within the USA boundary, higher density urban and suburban development and associated infrastructure can be permitted. The goal for areas outside of the USA boundary is to retain the character of existing landuses, such

as rural and agriculture. The USA boundary can change with a Tallahassee-Leon County Comprehensive Plan amendment. Tallahassee, like many smaller cities in Florida, is experiencing growing pressure to expand in urban sprawl, sacrificing rural and agricultural lands, especially to the east. However, there are currently no direct development plans or threats that could impact the conservation values of this Property. All parcels in this Property have land-use classifications as rural or agriculture/silviculture/conservation in Leon County.

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

There are no known local or other resolutions affecting the public acquisition of these properties. The addition of this Property would be consistent with and supportive of many policies in the Tallahassee-Leon County Comprehensive Plan, both in terms of land use and conservation.

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

The proposed Property meets the majority of the goals and performance measures as outlined in the Florida Forever Program statutes:

Goal A: Enhance the coordination and completion of land acquisition projects

Measure A1: *The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis.*

The entire Property, 956 acres (100%), contributes to the enhancement of natural resources, connects easement lands, and protects waterway corridors according to FNAI's Conservation Needs Assessment and Florida Managed Areas layers.

Measure A2/A3: *The number of acres protected through the use of alternatives to fee simple acquisition; or The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.*

All 956 acres (100% of the Property) will be acquired through a less-than-fee acquisition.

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

Measure B1: *The number of acres acquired of significant strategic habitat conservation areas.*

According to FWC data layers, approximately 629 acres (66%) of the proposed Property is located within Strategic Habitat Conservation Areas, with a ranking of Priority Level 3.

Measure B2: *The number of acres acquired of highest priority conservation areas for Florida's rarest species.*

There are approximately 30 acres (3% of the Property) of this Property that are in Rare Species Habitat Conservation Priority areas for based on data from FNAI, with a ranking of Priority 6.

Measure B3: *The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages.*

The entire proposed Property, 956 acres (100%), creates significant landscape linkages and conservation corridors with other conservation easements and neighboring conservation lands with the Red Hill Conservation project and beyond. 95% of the Property is part of the Florida Wildlife Corridor.

Measure B4: *The number of acres acquired of underrepresented native ecosystems.*

This Property contains 489 acres (51%) of Upland Pine (G3) which is listed by FNAI as an underrepresented natural community.

Measure B5/B6: *The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects; or The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.*

This Property will be privately managed. Within the Red Hills region, the Property is connected to over 50,000 acres (Florida) and 114,000 acres (Georgia) of protected or intact conservation lands.

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

Measure C1: *The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;*

NA – This Property will be privately managed. The Property, however, provides additional habitat for wildlife species identified as Species of Greatest Conservation Need such as the Bachman's sparrow, brown-

headed nuthatch, Northern bobwhite, common ground dove, Southeastern pocket gopher, Sherman's fox squirrel, little blue heron, white ibis, gopher tortoise, and bald eagle.

Measure C2: *The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report.*

NA

Measure C3: *The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. 373.453(2), regional or master stormwater management system plans, or other adopted restoration plans;*

NA

Measure C4: *The number of acres acquired that protect natural floodplain functions.*

A significant portion of the proposed Property (245 acres, 26% of the Property) will protect natural floodplain functions. FNAI ranks this area between Priority Levels 2-4 for floodplain function protection. Due to the topography, the Property contributes to two different floodplains – the eastern region of the Property flows into Lake Miccosukee and southern region flows into Black Creek and eventually the St. Marks River.

Measure C5: *The number of acres acquired that protect surface waters of the state.*

According to FNAI data, 871 acres (91% of the Property) of the proposed Property protects significant surface waters in the state. The Property is ranked within Priority Levels 4-5.

Measure C6: *The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired.*

Approximately 152 acres (16% of the Property) are functional wetlands that have the potential to serve as flood control. The functional wetlands are Priorities 2-4. Approximately 128 acres (29% of the Property) of the Property are within the 100-year floodplain.

Measure C7: *The number of acres acquired that protect fragile coastal resources;*

NA

Measure C8: *The number of acres of functional wetland systems protected.*

Approximately 152 acres (16% of the Property) are functional wetlands of Priorities 2-4 according to FNAI data.

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

Measure D1: *The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans.*

This Property encompasses a small creek, several natural lakes and impoundments, and bottomland floodplain forests of approximately 152 acres (16% of the Property) that serve as functional wetlands. This Property is located within the jurisdiction of the Northwest Florida Water Management District and lies with the Upper Wakulla River and Wakulla Spring Basin Management Action Plan.

Measure D2: *The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible.*

This Property is located within the jurisdiction of the Northwest Florida Water Management District.

Measure D3: *The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.*

All 956 acres (100%) of the proposed Property has recharge value to the Floridan Aquifer. The Property is ranked within priority levels 2 (highest, 2% of the Property), 3 (36% of the Property), 4 (10% of the Property), and 5 (50% of the Property) for groundwater recharge protection. The location of the Property is within a recharge area that contributes 15-20 inches per year to the Floridan Aquifer.

Goal E: Increase natural resource-based public recreational and educational opportunities.

Not applicable as the conservation easement is on private property.

Goal F: Preserve significant archaeological or historic sites

Measure F1: *The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use.*

The Property encompasses one structure identified within DHR's Florida Master Site File (LE006851, Cottage/House). This describes the private residence (circa 1960) located at 11989 Chemonie Plantation Road. One

other site listed in the Master Site File is located within a half mile of the Property (LE01898, "Peck Cemetery"). The cemetery is located on the east side of Baum Road at the intersection with Miccosukee Road.

Acquiring this Property will directly protect or provide buffer for these identified archaeological sites. Considering the widespread and important archaeological discoveries and known historical importance in this region during the 19th and 20th centuries, there are likely additional significant cultural resource sites existing within and adjacent to the Property that will be protected.

Cultural resource sites within the proposed Property will be protected through private management.

Measure F2: *The increase in the number and percentage of historic and archaeological properties that are in state ownership.*

The described historic and archaeological sites will be in a conservation easement held by the State upon acquisition of this Property.

Goal G: Increase the amount of forestland available for sustainable management of natural resources

Measure G1: *The number of acres acquired that are available for sustainable forest management.*

Approximately 302 acres (31%) of this Property are available for sustainable forest management. The forest areas fall into Priority Levels 3 and 5.

Measure G2: *The number of acres of state-owned forestland managed for economic return in accordance with current best management practices;*

NA

Measure G3: *The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions.*

This Property has about 20 acres (2% of the Property) of pinelands within High Priority Aquifer Recharge Areas.

Goal H: Increase the amount of open space available in urban areas:

Not applicable as this Property is in rural lands.

Goal I: Mitigate the effects of natural disasters and floods in developed areas

Measure I1: *The number of acres acquired within a 100-year floodplain or a coastal high hazard area.*

Approximately 156 acres (16%) of this Property are within the 100-year floodplain.

Measure I2: *The number of acres acquired or developed to serve dual functions as: a) Flow ways or temporary water storage areas during flooding or high-water events, not including permanent reservoirs; and b) Greenways or open spaces available to the public for recreation.*

This Property will not be available to the public for recreation, however, the public has the opportunity to view approximately 2 miles of scenic and rural working lands along Miccosukee Road.

Measure I3: *The number of acres that protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas.*

All 956 acres (100%) of this Property will protect natural floodplain functions. The parts that are not wetlands or surface waters will create natural buffer areas and greenways within the floodplain and contribute to the filtering of groundwater into the Floridan aquifer.

Measure I4: *The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood.*

All 956 acres (100%) of this Property will protect natural floodplain functions. The parts that are not wetlands or surface waters will create natural buffer areas and greenways within the floodplain.

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

- a. If a less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.**

The Property is proposed as a less-than-fee acquisition. The current uses of the Property are improved timberland and single-family residences. Silvi-pasture, timbering, and hunting activities occur on the Property.

- 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.**

Not applicable

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

The Property is not on any other state acquisition list at this time.

Photos:



Photo 1. Upland habitats reflect an agricultural history with a mosaic of old-field mixed pine forest, planted pine, silvi-pasture, and field.



Photo 2. Pinewoods are dominated by longleaf pine, loblolly pine, and shortleaf pine with scattered hardwoods including red oak, pignut hickory, and live oak.



Photo 3. Mixed pine-hardwood stands and bottomland hardwoods make up a minority of the habitats but they add to the diversity found on the Property.



Photo 4. Chamonix harbors several large impoundments and ponds managed for waterfowl and recreation.



Photo 5. Small creek drainages and associated freshwater forested wetlands are present on the Property.



Photos 6-7. A beaver pond at the south end of the Property is lined with flowering native azaleas, buttonbush, black gum, and wetland rushes and grasses.



Photo 8. A firebreak along the edge of a mixed hardwood stand allows for frequent prescribed fire.



Photo 9-10. Southeastern pocket gopher mounds (left) and fox squirrels (right) are frequently observed around the Property among other FL SWAP species.



Photo 11. Mature longleaf pine uplands alongside working agricultural lands.



Photo 12. Charolais cattle roam discrete areas of the Property while the majority of the acreage is utilized timber management and hunting.

**Leon County Property Appraiser - Parcel Details**

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Parcel Summary

Parcel Number 1524204020000	Location 11904 CHEMONIE PLANTATION RD	Additional Locations Not Listed
Owner(s) CHAMONIX PLANTATION LLC	Property Use 5002 - IMPROVED TIMBER	
Mailing Address 2956 S ROCHESTER RD STE 322 ROCHESTER MI 48307	Parcel Description 24 25 36 2N 2E & 19 29 30 31 32 OF 2N 3E OR 1393/1812 1422/2327 OR 1826/1725 1731/1750 1971/117 OR 1971/130 1971/151	
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY	
Acreage 1122.9100	Parent Parcel 1525200010000	

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/14/2016	\$100	4951/1971	Quit Claim	Improved
7/14/2016	\$11,279,100	4951/1959	Warranty Deed	Improved
3/30/2006	\$100	3480/1511	Quit Claim	Improved

Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$5,619,550	\$663,539	\$6,283,089	\$0	\$4,249,641
2024	\$5,619,550	\$645,936	\$6,265,486	\$0	\$4,236,132
2023	\$5,619,550	\$637,862	\$6,257,412	\$0	\$4,203,948

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$6,283,089	\$4,249,641	\$3,664,670	\$584,971
Leon County - Emergency Medical Service	0.75000	\$6,283,089	\$4,249,641	\$3,664,670	\$584,971
Children Services Council	0.34770	\$6,283,089	\$4,249,641	\$3,664,670	\$584,971
School - State Law	3.11800	\$6,283,089	\$4,249,641	\$3,664,670	\$584,971
School - Local Board	2.24800	\$6,283,089	\$4,249,641	\$3,664,670	\$584,971
NW FL Water Management	0.02070	\$6,283,089	\$4,249,641	\$3,664,670	\$584,971

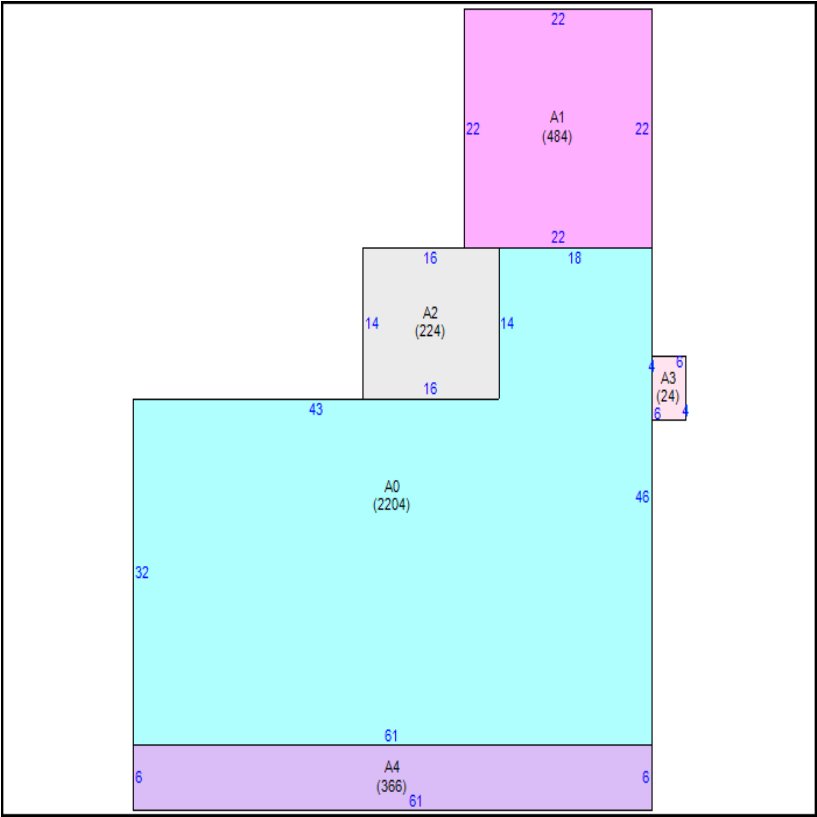
Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2007	2,204	1,098

Characteristics	
Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Standing Seam/Pf Metal
Bed/Bath/Half	3/2/1
Pool	No

Measurements		
Area	Description	SqFt
A0	Main Building	2204
A1	Carport Finished	484
A2	Screen Porch Fin	224
A3	Open Porch Unfin	24
A4	Open Porch Finish	366

Sketch



HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

Header1							
ACCOUNT NUMBER: 1524204020000		2025		TAX DISTRICT: 0002			
ASSESSED VALUE: 4,249,641		EXEMPTIONS: * SEE BELOW *		TAXABLE VALUE:		584,971	
TAXING AUTHORITY		MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES		
COUNTY	COUNTY GENERAL FUND	8.3144		4,249,641	3,664,670	584,971	4,863.68
	LEON COUNTY HEALTH MSTU	.0000		4,249,641	3,664,670	584,971	0.00
SCHOOL	EMERGENCY MEDICAL SERVICE	.7500		4,249,641	3,664,670	584,971	438.73
	SCHOOL- LOCAL REQUIREMENT	3.1180		4,249,641	3,664,670	584,971	1,823.94
	SCHOOL CAPITAL OUTLAY	1.5000		4,249,641	3,664,670	584,971	877.46
	SCHOOL DISCRETIONARY	.7480		4,249,641	3,664,670	584,971	437.56
CSC	CHILDREN'S SERVICES COUN	.3477		4,249,641	3,664,670	584,971	203.39
NWFWM	NW FLORIDA WATER MANAGEMT	.0207		4,249,641	3,664,670	584,971	12.11
EXEMPTION: EXEM. 3,664,670 AG PROP							
EXEM. 3,664,670							
		14.79880					
							8,656.87

Header2			
LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
SOLID WASTE FEE	WASTE FEE	PER ASMT UNIT	40.00
COUNTY FIRE SERVICE	FIRE SERVICE	PER ASMT UNIT	227.00
NON AD VALOREM ASSESSMENTS:			267.00
COMBINED TAXES & ASSESSMENTS TOTAL:			8,923.87

PROPERTY:					
ADDR:11904 CHEMONIE PLANTATION RD TAL					
DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON	
8,656.15	8,745.39	8,834.63	8,923.87	APRIL 1	
HONORABLE DORIS MALOY			LEON COUNTY		
REAL ESTATE					

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON	
8,656.15	8,745.39	8,834.63	8,923.87	APRIL 1	
EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:	
AG PROP		0002			

VALUES AND EXEMPTIONS		TAXES	8,656.87	HONORABLE DORIS MALOY									
ASSESSMENT	4,249,641	WASTEFEE	40.00	P.O. Box 1835									
TAXABLE	584,971	FIRE SER	227.00	Tallahassee,FL 32302-1835									
EXEM.	3,664,670	TOTAL	8,923.87										
EXEM.	3,664,670			24 2N 2E									
				24 25 36 2N 2E & 19 29 30 31 32									
				OF 2N 3E OR 1393/1812 1422/2327									
				OR 1826/1725 1731/1750 1971/117									
				OR 1971/130 1971/151									
1524204020000	2025			*** PAID *** PAID *** PAID ***									
CHAMONIX PLANTATION LLC				12/22/25 PERIOD 02									
2956 S ROCHESTER RD STE 322				995-2025-0014918.0001									
ROCHESTER,MI 48307				\$8,656.15 CH									

**Leon County Property Appraiser - Parcel Details**

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Parcel Summary

Parcel Number 1524204030000	Location 11951 CHEMONIE PLANTATION RD
Owner(s) CHAMONIX PLANTATION LLC	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2956 S ROCHESTER RD STE 322 ROCHESTER MI 48307	Parcel Description 24 & 25 2N 2E 12 AC IN SE 1/4 OF 24 & NE 1/4 OF 25 OR 1590/795 1826/1725 1731 1971/125 OR 1971/146 1971/151
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 12.0000	Parent Parcel 1525200010000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/14/2016	\$100	4951/1971	Quit Claim	Improved
7/14/2016	\$11,279,100	4951/1959	Warranty Deed	Improved
3/30/2006	\$100	3480/1511	Quit Claim	Improved

Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$120,000	\$1,298,121	\$1,418,121	\$0	\$0
2024	\$120,000	\$1,157,035	\$1,277,035	\$0	\$0
2023	\$120,000	\$1,127,366	\$1,247,366	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$1,418,121	\$1,418,121	\$0	\$1,418,121
Leon County - Emergency Medical Service	0.75000	\$1,418,121	\$1,418,121	\$0	\$1,418,121
Children Services Council	0.34770	\$1,418,121	\$1,418,121	\$0	\$1,418,121
School - State Law	3.11800	\$1,418,121	\$1,418,121	\$0	\$1,418,121
School - Local Board	2.24800	\$1,418,121	\$1,418,121	\$0	\$1,418,121
NW FL Water Management	0.02070	\$1,418,121	\$1,418,121	\$0	\$1,418,121

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1992	6,561	2,724

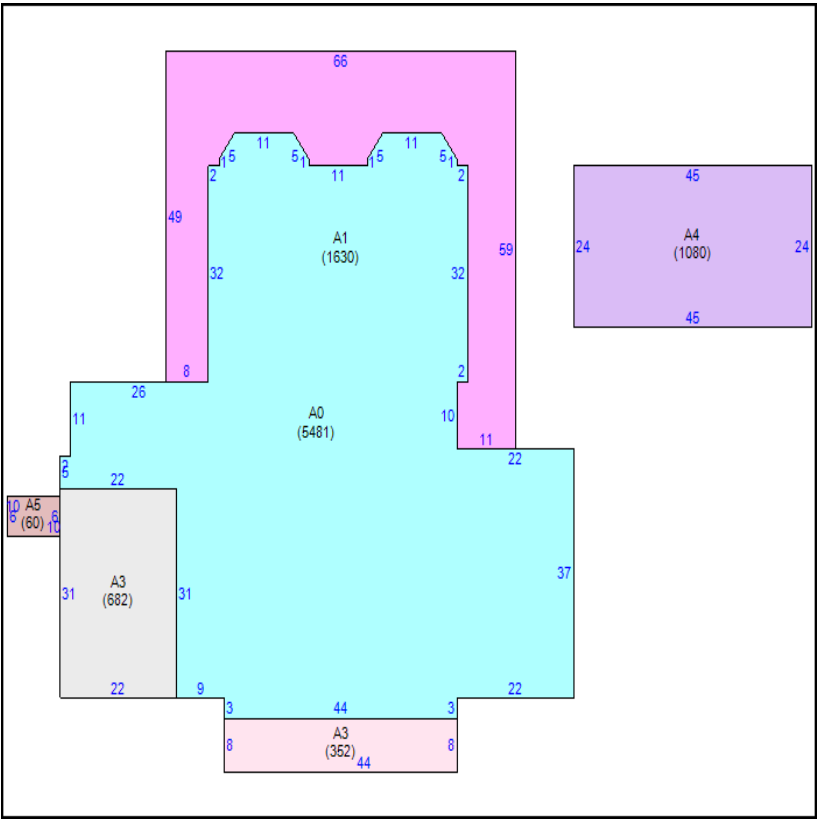
Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Standing Seam/Pf Metal
Bed/Bath/Half	4/3/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	5481
A1	Screen Porch Fin	1630
A3	Garage Finished	682
A3	Open Porch Finish	352
A4	Upper Story Finished	1080

Sketch



HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

Header1						
ACCOUNT NUMBER: 1524204030000		2025		TAX DISTRICT: 0002		
ASSESSED VALUE: 1,418,121		EXEMPTIONS: * NONE *		TAXABLE VALUE: 1,418,121		
TAXING AUTHORITY		MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES	
COUNTY	COUNTY GENERAL FUND	8.3144		1,418,121	0	1,418,121 11,790.83
	LEON COUNTY HEALTH MSTU	.0000		1,418,121	0	1,418,121 0.00
	EMERGENCY MEDICAL SERVICE	.7500		1,418,121	0	1,418,121 1,063.59
SCHOOL	SCHOOL- LOCAL REQUIREMENT	3.1180		1,418,121	0	1,418,121 4,421.70
	SCHOOL CAPITAL OUTLAY	1.5000		1,418,121	0	1,418,121 2,127.18
	SCHOOL DISCRETIONARY	.7480		1,418,121	0	1,418,121 1,060.75
CSC	CHILDREN'S SERVICES COUN	.3477		1,418,121	0	1,418,121 493.08
NWFWM	NW FLORIDA WATER MANAGEMT	.0207		1,418,121	0	1,418,121 29.36
EXEMPTION:NONE						
		14.79880				20,986.49

Header2			
LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
STORM WATER	STORM WATER	PER ASMT UNIT	85.00
SOLID WASTE FEE	WASTE FEE	PER ASMT UNIT	40.00
COUNTY FIRE SERVICE	FIRE SERVICE	PER ASMT UNIT	446.00
NON AD VALOREM ASSESSMENTS:			571.00
COMBINED TAXES & ASSESSMENTS TOTAL:			21,557.49

PROPERTY:					
ADDR:11951 CHEMONIE PLANTATION RD TAL					
DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON	
20,910.77	21,126.34	21,341.92	21,557.49	APRIL 1	
HONORABLE DORIS MALOY			LEON COUNTY		
REAL ESTATE					

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON	
20,910.77	21,126.34	21,341.92	21,557.49	APRIL 1	
EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:	
		0002			

VALUES AND EXEMPTIONS	TAXES	20,986.49	HONORABLE DORIS MALOY
ASSESSMENT 1,418,121	STRM WTR	85.00	P.O. Box 1835
TAXABLE 1,418,121	WASTEFEE	40.00	Tallahassee, FL 32302-1835
	FIRE SER	446.00	
	TOTAL	21,557.49	
1524204030000 2025			
CHAMONIX PLANTATION LLC			
2956 S ROCHESTER RD STE 322			
ROCHESTER, MI 48307			
24 2N 2E			
24 & 25 2N 2E 12 AC IN SE 1/4			
OF 24 & NE 1/4 OF 25 OR 1590/795			
1826/1725 1731 1971/125 OR			
1971/146 1971/151			
*** PAID *** PAID *** PAID ***			
12/22/25 PERIOD 02			
995-2025-0014918.0002			
\$20,910.77 CH			

**Leon County Property Appraiser - Parcel Details**

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Parcel Summary

Parcel Number 1525200010000	Location 11989 CHEMONIE PLANTATION RD
Owner(s) CHAMONIX PLANTATION LLC	Property Use 5002 - IMPROVED TIMBER
Mailing Address 2956 S ROCHESTER RD STE 322 ROCHESTER MI 48307	Parcel Description 24 25 2N 2E & 19 30 OF 2N 3E 51.399 A OR 1393/1812 1422/2320 1670/1486 OR 1826/1746 1750 1971/117 1971/130 OR 1971/138 1971/151 CHEMONIE PLANTATION
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 51.3990	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/14/2016	\$100	4951/1971	Quit Claim	Improved
7/14/2016	\$11,279,100	4951/1959	Warranty Deed	Improved
3/30/2006	\$100	3480/1511	Quit Claim	Improved

Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$281,995	\$496,717	\$778,712	\$0	\$571,308
2024	\$281,995	\$478,214	\$760,209	\$0	\$553,223
2023	\$281,995	\$463,719	\$745,714	\$0	\$536,269

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$778,712	\$571,308	\$0	\$571,308
Leon County - Emergency Medical Service	0.75000	\$778,712	\$571,308	\$0	\$571,308
Children Services Council	0.34770	\$778,712	\$571,308	\$0	\$571,308
School - State Law	3.11800	\$778,712	\$571,308	\$0	\$571,308
School - Local Board	2.24800	\$778,712	\$571,308	\$0	\$571,308
NW FL Water Management	0.02070	\$778,712	\$571,308	\$0	\$571,308

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1960	3,802	1,090

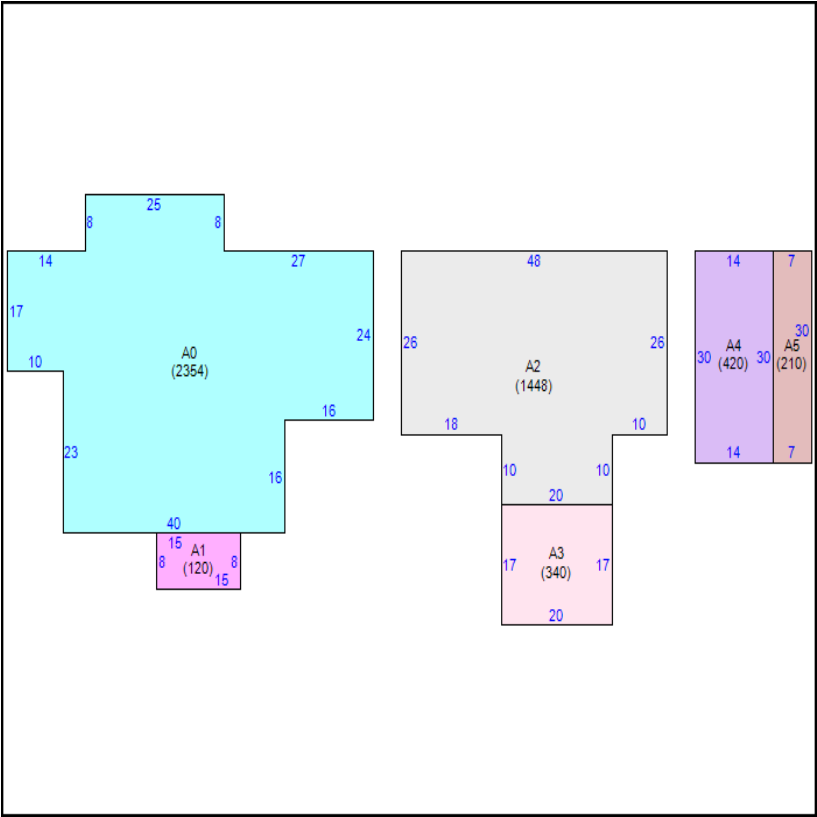
Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	2354
A1	Utility Unfinished	120
A2	Base Semi-Finished	1448
A3	Carport Finished	340
A4	Det Utility Finished	420

Sketch



HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

Header1						
ACCOUNT NUMBER: 1525200010000		2025		TAX DISTRICT: 0002		
ASSESSED VALUE: 571,308		EXEMPTIONS: * NONE *		TAXABLE VALUE: 571,308		
TAXING AUTHORITY		MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES	
COUNTY	COUNTY GENERAL FUND	8.3144		571,308	0	571,308 4,750.08
	LEON COUNTY HEALTH MSTU	.0000		571,308	0	571,308 0.00
SCHOOL	EMERGENCY MEDICAL SERVICE	.7500		571,308	0	571,308 428.48
	SCHOOL- LOCAL REQUIREMENT	3.1180		571,308	0	571,308 1,781.34
	SCHOOL CAPITAL OUTLAY	1.5000		571,308	0	571,308 856.96
	SCHOOL DISCRETIONARY	.7480		571,308	0	571,308 427.34
CSC	CHILDREN'S SERVICES COUN	.3477		571,308	0	571,308 198.64
NWFWM	NW FLORIDA WATER MANAGEMT	.0207		571,308	0	571,308 11.83
EXEMPTION:AG PROP						
		14.79880				8,454.67

Header2			
LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
SOLID WASTE FEE	WASTE FEE	PER ASMT UNIT	80.00
COUNTY FIRE SERVICE	FIRE SERVICE	PER ASMT UNIT	568.00
NON AD VALOREM ASSESSMENTS:			648.00
COMBINED TAXES & ASSESSMENTS TOTAL:			9,102.67

PROPERTY:					
ADDR:11989 CHEMONIE PLANTATION RD TAL					
DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON	
8,829.59	8,920.62	9,011.64	9,102.67	APRIL 1	
HONORABLE DORIS MALOY			LEON COUNTY		
REAL ESTATE					

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON	
8,829.59	8,920.62	9,011.64	9,102.67	APRIL 1	
EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED		REMIT PAYMENT IN U.S. FUNDS TO:
AG PROP		0002			
VALUES AND EXEMPTIONS		TAXES	8,454.67	HONORABLE DORIS MALOY	
ASSESSMENT	571,308	WASTEFEE	80.00	P.O. Box 1835	
TAXABLE	571,308	FIRE SER	568.00	Tallahassee,FL 32302-1835	
		TOTAL	9,102.67		

15252000100002025
CHAMONIX PLANTATION LLC
2956 S ROCHESTER RD STE 322
ROCHESTER,MI 48307

25 2N 2E
24 25 2N 2E & 19 30 OF 2N 3E
51.399 A OR 1393/1812 1422/2320
1670/1486 OR 1826/1746 1750
1971/117 1971/130 OR 1971/138
1971/151 CHEMONIE PLANTATION
*** PAID *** PAID *** PAID ***
12/22/25 PERIOD 02
995-2025-0014918.0003
\$8,829.59 CH

**Leon County Property Appraiser - Parcel Details**

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Parcel Summary

Parcel Number 1525204010000	Location 11259 MICCOSUKEE RD
Owner(s) CHAMONIX PLANTATION LLC	Property Use 5002 - IMPROVED TIMBER
Mailing Address 2956 S ROCHESTER RD STE 322 ROCHESTER MI 48307	Parcel Description SECTION 30 T2N R 3E OR 1393/1812 1422/2321 1670/1470 1971/117 1971/130
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 527.7000	Parent Parcel 1525200010000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/14/2016	\$100	4951/1971	Quit Claim	Improved
7/14/2016	\$11,279,100	4951/1959	Warranty Deed	Improved
3/30/2006	\$100	3480/1511	Quit Claim	Vacant

Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$2,151,450	\$118,142	\$2,269,592	\$0	\$1,305,233
2024	\$2,151,450	\$112,517	\$2,263,967	\$0	\$1,302,530
2023	\$2,151,450	\$108,189	\$2,259,639	\$0	\$1,280,993

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$2,269,592	\$1,305,233	\$1,133,142	\$172,091
Leon County - Emergency Medical Service	0.75000	\$2,269,592	\$1,305,233	\$1,133,142	\$172,091
Children Services Council	0.34770	\$2,269,592	\$1,305,233	\$1,133,142	\$172,091
School - State Law	3.11800	\$2,269,592	\$1,305,233	\$1,133,142	\$172,091
School - Local Board	2.24800	\$2,269,592	\$1,305,233	\$1,133,142	\$172,091
NW FL Water Management	0.02070	\$2,269,592	\$1,305,233	\$1,133,142	\$172,091

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1960	1,200	160

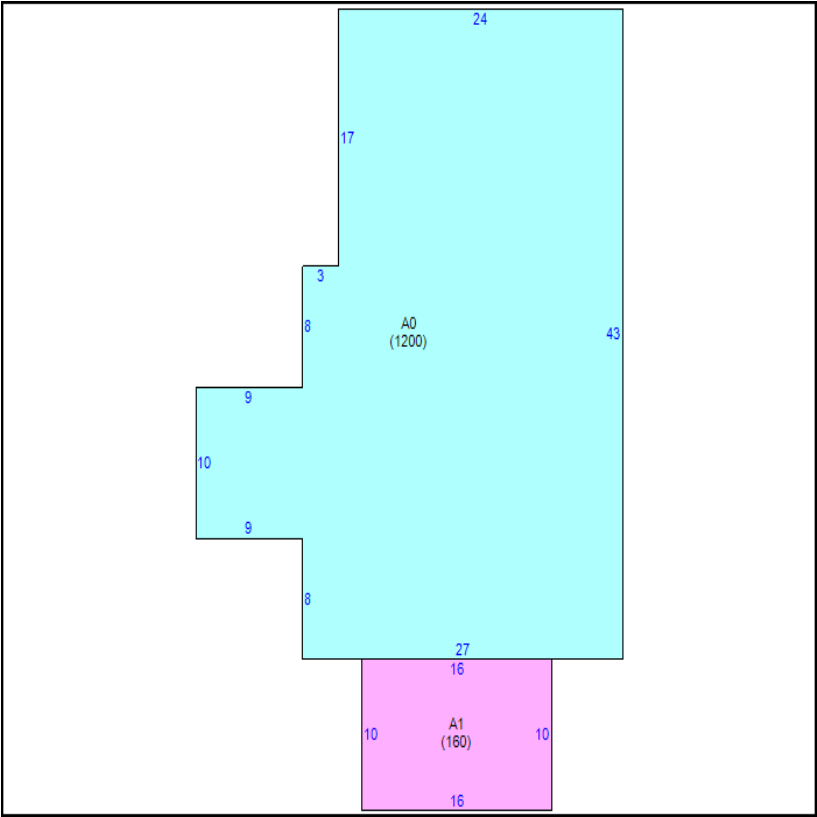
Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Corrugated Metal
Bed/Bath/Half	3/2/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1200
A1	Open Porch Finish	160

Sketch



HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

Header1						
ACCOUNT NUMBER: 1525204010000			2025		TAX DISTRICT: 0002	
ASSESSED VALUE: 1,305,233		EXEMPTIONS: * SEE BELOW *			TAXABLE VALUE: 172,091	
TAXING AUTHORITY		MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES	
COUNTY	COUNTY GENERAL FUND		8.3144	1,305,233	1,133,142	172,091
	LEON COUNTY HEALTH MSTU		.0000	1,305,233	1,133,142	172,091
	EMERGENCY MEDICAL SERVICE		.7500	1,305,233	1,133,142	172,091
SCHOOL	SCHOOL- LOCAL REQUIREMENT		3.1180	1,305,233	1,133,142	172,091
	SCHOOL CAPITAL OUTLAY		1.5000	1,305,233	1,133,142	172,091
	SCHOOL DISCRETIONARY		.7480	1,305,233	1,133,142	172,091
CSC	CHILDREN'S SERVICES COUN		.3477	1,305,233	1,133,142	172,091
NWFWM	NW FLORIDA WATER MANAGEMT		.0207	1,305,233	1,133,142	172,091
EXEMPTION: EXEM. 1,133,142 AG PROP						
EXEM. 1,133,142						
			14.79880			
			2,546.74			

Header2			
LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
SOLID WASTE FEE	WASTE FEE	PER ASMT UNIT	40.00
NON AD VALOREM ASSESSMENTS:			40.00
COMBINED TAXES & ASSESSMENTS TOTAL:			2,586.74

PROPERTY:					
ADDR:11259 MICCOSUKEE RD TAL					
DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON	
2,509.14	2,535.01	2,560.87	2,586.74	APRIL 1	
HONORABLE DORIS MALOY			LEON COUNTY		
REAL ESTATE					

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON	
2,509.14	2,535.01	2,560.87	2,586.74	APRIL 1	
EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED		REMIT PAYMENT IN U.S. FUNDS TO:
AG PROP		0002			

VALUES AND EXEMPTIONS	TAXES	2,546.74	HONORABLE DORIS MALOY
ASSESSMENT 1,305,233	WASTEFEE	40.00	P.O. Box 1835
TAXABLE 172,091	TOTAL	2,586.74	Tallahassee, FL 32302-1835
EXEM. 1,133,142			
EXEM. 1,133,142			
			25 2N 2E
			SECTION 30 T2N R 3E OR
			1393/18121422/2321 1670/1470
			1971/117 1971/130
			*** PAID *** PAID *** PAID ***
			12/22/25 PERIOD 02
			995-2025-0014918.0004
			\$2,509.14 CH
1525204010000 2025			
CHAMONIX PLANTATION LLC			
2956 S ROCHESTER RD STE 322			
ROCHESTER, MI 48307			

**Leon County Property Appraiser - Parcel Details**

Disclaimer: The parcel description is a reference to descriptions recorded in the official records of the Leon County Clerk of Court. Neither parcel descriptions nor location addresses should be used in the preparation of deeds or other property conveyances.

Parcel Summary

Parcel Number 1525208510000	Location 0 MICCOSUKEE RD
Owner(s) CHAMONIX PLANTATION LLC	Property Use 0000 - VACANT RESIDENTIAL
Mailing Address 2956 S ROCHESTER RD STE 322 ROCHESTER MI 48307	Parcel Description 25 2N 2E 1 A IN SW 1/4 OF NW 1/4 OF SW 1/4 DB QQ/453 BILLINGSLEY SITE
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 1.0000	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/15/2019	\$3,600	5303/1359	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$26,000	\$0	\$26,000	\$0	\$0
2024	\$26,000	\$0	\$26,000	\$0	\$0
2023	\$24,000	\$0	\$24,000	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$26,000	\$26,000	\$0	\$26,000
Leon County - Emergency Medical Service	0.75000	\$26,000	\$26,000	\$0	\$26,000
Children Services Council	0.34770	\$26,000	\$26,000	\$0	\$26,000
School - State Law	3.11800	\$26,000	\$26,000	\$0	\$26,000
School - Local Board	2.24800	\$26,000	\$26,000	\$0	\$26,000
NW FL Water Management	0.02070	\$26,000	\$26,000	\$0	\$26,000

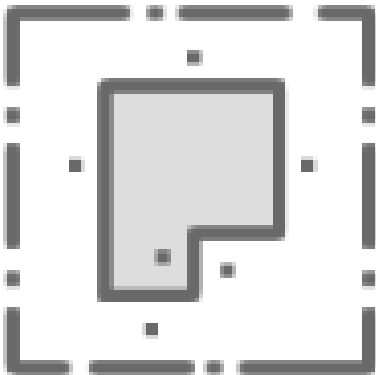
Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt

Characteristics	

Measurements		
Area	Description	SqFt

Sketch



Sorry, no sketch available
for this record

HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

Header1

ACCOUNT NUMBER:	1525208510000	2025				TAX DISTRICT:	0002
ASSESSED VALUE:	26,000		EXEMPTIONS: *	NONE	*	TAXABLE VALUE:	26,000
TAXING AUTHORITY		MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES		
COUNTY	COUNTY GENERAL FUND		8.3144	26,000	0	26,000	216.17
	LEON COUNTY HEALTH MSTU		.0000	26,000	0	26,000	0.00
	EMERGENCY MEDICAL SERVICE		.7500	26,000	0	26,000	19.50
SCHOOL	SCHOOL- LOCAL REQUIREMENT		3.1180	26,000	0	26,000	81.07
	SCHOOL CAPITAL OUTLAY		1.5000	26,000	0	26,000	39.00
	SCHOOL DISCRETIONARY		.7480	26,000	0	26,000	19.45
CSC	CHILDREN'S SERVICES COUN		.3477	26,000	0	26,000	9.04
NWFWM	NW FLORIDA WATER MANAGEMT		.0207	26,000	0	26,000	0.54
EXEMPTION:NONE							
							14.79880
							384.77

Header2

LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
		NON AD VALOREM ASSESSMENTS:	0.00
		COMBINED TAXES & ASSESSMENTS TOTAL:	384.77

PROPERTY:

ADDR:0 MICCOSUKEE RD TAL

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON
373.23	377.07	380.92	384.77	APRIL 1

HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON
373.23	377.07	380.92	384.77	APRIL 1
EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		0002		

VALUES AND EXEMPTIONS	TAXES	384.77	HONORABLE DORIS MALOY
ASSESSMENT	26,000	TOTAL	384.77
TAXABLE	26,000		

1525208510000 2025
CHAMONIX PLANTATION LLC
2956 S ROCHESTER RD STE 322
ROCHESTER,MI 48307

HONORABLE DORIS MALOY
P.O. Box 1835
Tallahassee,FL 32302-1835
25 2N 2E 1 A IN SW 1/4 OF NW 1/4
OF SW 1/4 DB QQ/453 BILLINGSLEY
SITE
*** PAID *** PAID *** PAID ***
12/22/25 PERIOD 02
995-2025-0014918.0005
\$373.23 CH

**Leon County Property Appraiser - Parcel Details**

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Parcel Summary

Parcel Number 1536200010000	Location 4440 BAUM RD
Owner(s) CHAMONIX PLANTATION LLC	Property Use 5400 - TIMBERLAND, INDEX 90+
Mailing Address 2956 S ROCHESTER RD STE 322 ROCHESTER MI 48307	Parcel Description 36 2N 2E & 31 2N 3E MOST OF 36 & PART OF W 1/2 31 OR 1349/1118 1356/1993 2041/2322 OR 2231/0782 THE GATES TRACT
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 586.0400	Parent Parcel 1521200080000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/14/2016	\$100	4951/1971	Quit Claim	Vacant
7/14/2016	\$11,279,100	4951/1959	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$2,129,200	\$0	\$2,129,200	\$0	\$1,896,581
2024	\$2,129,200	\$0	\$2,129,200	\$0	\$1,897,050
2023	\$2,129,200	\$0	\$2,129,200	\$0	\$1,894,291

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$2,129,200	\$1,896,581	\$1,869,000	\$27,581
Leon County - Emergency Medical Service	0.75000	\$2,129,200	\$1,896,581	\$1,869,000	\$27,581
Children Services Council	0.34770	\$2,129,200	\$1,896,581	\$1,869,000	\$27,581
School - State Law	3.11800	\$2,129,200	\$1,896,581	\$1,869,000	\$27,581
School - Local Board	2.24800	\$2,129,200	\$1,896,581	\$1,869,000	\$27,581
NW FL Water Management	0.02070	\$2,129,200	\$1,896,581	\$1,869,000	\$27,581

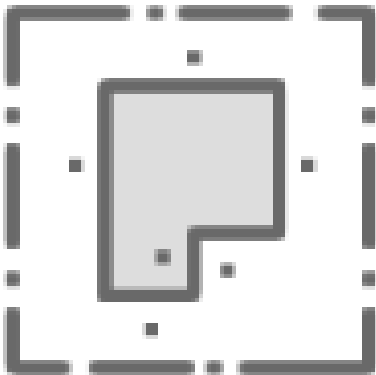
Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt

Characteristics	

Measurements		
Area	Description	SqFt

Sketch



Sorry, no sketch available
for this record

HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

Header1						
ACCOUNT NUMBER: 1536200010000			2025		TAX DISTRICT: 0002	
ASSESSED VALUE: 1,896,581		EXEMPTIONS: * SEE BELOW *			TAXABLE VALUE: 27,581	
TAXING AUTHORITY		MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES	
COUNTY	COUNTY GENERAL FUND		8.3144	1,896,581	1,869,000	27,581
	LEON COUNTY HEALTH MSTU		.0000	1,896,581	1,869,000	27,581
	EMERGENCY MEDICAL SERVICE		.7500	1,896,581	1,869,000	27,581
SCHOOL	SCHOOL- LOCAL REQUIREMENT		3.1180	1,896,581	1,869,000	27,581
	SCHOOL CAPITAL OUTLAY		1.5000	1,896,581	1,869,000	27,581
	SCHOOL DISCRETIONARY		.7480	1,896,581	1,869,000	27,581
CSC	CHILDREN'S SERVICES COUN		.3477	1,896,581	1,869,000	27,581
NWFWM	NW FLORIDA WATER MANAGMT		.0207	1,896,581	1,869,000	27,581
EXEMPTION: EXEM. 1,869,000 AG PROP						
EXEM. 1,869,000						
		14.79880			408.17	

Header2			
LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
NON AD VALOREM ASSESSMENTS:			0.00
COMBINED TAXES & ASSESSMENTS TOTAL:			408.17

PROPERTY:

ADDR:4440 BAUM RD TAL

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON
395.92	400.01	404.09	408.17	APRIL 1

HONORABLE DORIS MALOY
REAL ESTATE
LEON COUNTY

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON
395.92	400.01	404.09	408.17	APRIL 1

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
AG PROP		0002		

VALUES AND EXEMPTIONS	TAXES	408.17	HONORABLE DORIS MALOY
ASSESSMENT 1,896,581	TOTAL	408.17	P.O. Box 1835
TAXABLE 27,581			Tallahassee, FL 32302-1835
EXEM. 1,869,000			
EXEM. 1,869,000			
36 2N 2E & 31 2N 3E MOST OF 36			
&PART OF W 1/2 31 OR 1349/1118			
1356/1993 2041/2322 OR			
2231/0782THE GATES TRACT			
*** PAID *** PAID *** PAID ***			
12/22/25 PERIOD 02			
995-2025-0014918.0006			
\$395.92 CH			
1536200010000 2025			
CHAMONIX PLANTATION LLC			
2956 S ROCHESTER RD STE 322			
ROCHESTER, MI 48307			



Leon County Property Appraiser - Parcel Details

Printed on: 12/30/2025

Disclaimer: The parcel description is a reference to descriptions recorded in the official records of the Leon County Clerk of Court. Neither parcel descriptions nor location addresses should be used in the preparation of deeds or other property conveyances.

Parcel Summary

Parcel Number 1631204050000	Location 0 MAHAN DR
Owner(s) CHAMONIX PLANTATION LLC	Property Use 5400 - TIMBERLAND, INDEX 90+
Mailing Address 2956 S ROCHESTER RD STE 322 ROCHESTER MI 48307	Parcel Description 31 2N 3E IN W 1/2 OF SECT 31 OR 2000/438 2231/782
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 23.2700	Parent Parcel 1631204040000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/14/2016	\$100	4951/1971	Quit Claim	Vacant
7/14/2016	\$11,279,100	4951/1959	Warranty Deed	Vacant
4/1/1997	\$75,700	2000/0438	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$142,700	\$0	\$142,700	\$0	\$92,793
2024	\$142,700	\$0	\$142,700	\$0	\$92,841
2023	\$142,700	\$0	\$142,700	\$0	\$92,561

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$142,700	\$92,793	\$90,000	\$2,793
Leon County - Emergency Medical Service	0.75000	\$142,700	\$92,793	\$90,000	\$2,793
Children Services Council	0.34770	\$142,700	\$92,793	\$90,000	\$2,793
School - State Law	3.11800	\$142,700	\$92,793	\$90,000	\$2,793
School - Local Board	2.24800	\$142,700	\$92,793	\$90,000	\$2,793
NW FL Water Management	0.02070	\$142,700	\$92,793	\$90,000	\$2,793

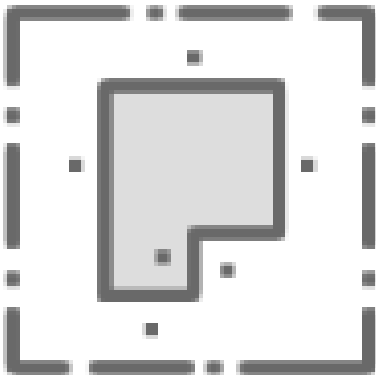
Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt

Characteristics	

Measurements		
Area	Description	SqFt

Sketch



Sorry, no sketch available
for this record

HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

Header1

ACCOUNT NUMBER: 1631204050000 2025 TAX DISTRICT: 0002
 ASSESSED VALUE: 92,793 EXEMPTIONS: * SEE BELOW * TAXABLE VALUE: 2,793
 TAXING AUTHORITY MILLAGE RATE EXEMPTIONS TAXABLE VALUE TAXES
 COUNTY COUNTY GENERAL FUND 8.3144 92,793 90,000 2,793 23.22
 LEON COUNTY HEALTH MSTU .0000 92,793 90,000 2,793 0.00
 EMERGENCY MEDICAL SERVICE .7500 92,793 90,000 2,793 2.09
 SCHOOL SCHOOL- LOCAL REQUIREMENT 3.1180 92,793 90,000 2,793 8.71
 SCHOOL CAPITAL OUTLAY 1.5000 92,793 90,000 2,793 4.19
 SCHOOL DISCRETIONARY .7480 92,793 90,000 2,793 2.09
 CSC CHILDREN'S SERVICES COUN .3477 92,793 90,000 2,793 0.97
 NWFWM NW FLORIDA WATER MANAGMT .0207 92,793 90,000 2,793 0.06
 EXEMPTION: EXEM. 90,000 AG PROP
 EXEM. 90,000
 14.79880 41.33

Header2

LEVYING AUTHORITY PURPOSE RATES/BASIS AMOUNT
 NON AD VALOREM ASSESSMENTS: 0.00
 COMBINED TAXES & ASSESSMENTS TOTAL: 41.33

PROPERTY:

ADDR: 0 MAHAN DR TAL

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON
40.09	40.50	40.92	41.33	APRIL 1

HONORABLE DORIS MALOY LEON COUNTY
 REAL ESTATE

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON
40.09	40.50	40.92	41.33	APRIL 1

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
AG PROP		0002		

VALUES AND EXEMPTIONS TAXES 41.33 HONORABLE DORIS MALOY
 ASSESSMENT 92,793 TOTAL 41.33 P.O. Box 1835
 TAXABLE 2,793 Tallahassee, FL 32302-1835
 EXEM. 90,000
 EXEM. 90,000

1631204050000 2025
 CHAMONIX PLANTATION LLC
 2956 S ROCHESTER RD STE 322
 ROCHESTER, MI 48307

31 2N 3E IN W 1/2 OF SECT 31 OR
 2000/438 2231/782
 *** PAID *** PAID *** PAID ***
 12/22/25 PERIOD 02
 995-2025-0014918.0008
 \$40.09 CH

**Leon County Property Appraiser - Parcel Details**

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Parcel Summary

Parcel Number 1631204070000	Location 12410 MAHAN DR
Owner(s) CHAMONIX PLANTATION LLC	Property Use 5400 - TIMBERLAND, INDEX 90+
Mailing Address 2956 S ROCHESTER RD STE 322 ROCHESTER MI 48307	Parcel Description 31 2N 3E & 6 1N 3E IN W 1/2 OF 31 & NW 1/4 OF 6 OR 822/309 1157/628 1194/1661 OR 1582/2267 1976/1848 2231/0782
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 65.9500	Parent Parcel 1631204040000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/14/2016	\$100	4951/1971	Quit Claim	Vacant
7/14/2016	\$11,279,100	4951/1959	Warranty Deed	Vacant
1/1/1997	\$230,900	1976/1848	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$398,600	\$71,063	\$469,663	\$0	\$298,227
2024	\$398,600	\$66,159	\$464,759	\$0	\$293,529
2023	\$398,600	\$61,559	\$460,159	\$0	\$287,713

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$469,663	\$298,227	\$215,000	\$83,227
Leon County - Emergency Medical Service	0.75000	\$469,663	\$298,227	\$215,000	\$83,227
Children Services Council	0.34770	\$469,663	\$298,227	\$215,000	\$83,227
School - State Law	3.11800	\$469,663	\$298,227	\$215,000	\$83,227
School - Local Board	2.24800	\$469,663	\$298,227	\$215,000	\$83,227
NW FL Water Management	0.02070	\$469,663	\$298,227	\$215,000	\$83,227

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Mobile Home	2017	1,560	0

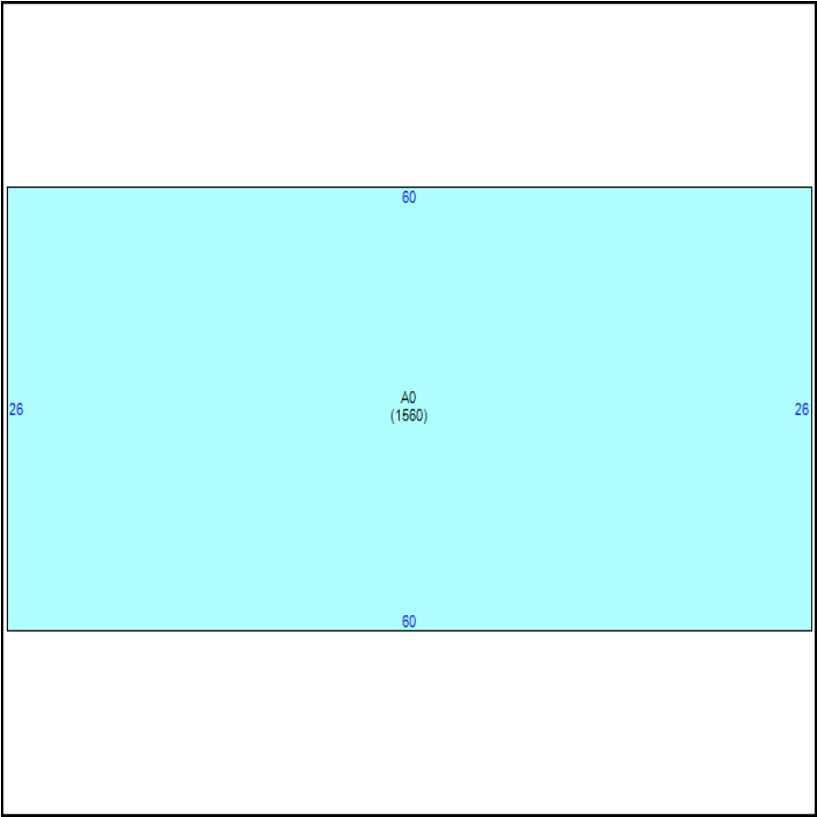
Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1560

Sketch



HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

Header1						
ACCOUNT NUMBER: 1631204070000 2025			TAX DISTRICT: 0002			
ASSESSED VALUE: 298,227			EXEMPTIONS: * SEE BELOW *		TAXABLE VALUE: 83,227	
TAXING AUTHORITY		MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES	
COUNTY	COUNTY GENERAL FUND	8.3144		298,227	215,000	83,227 691.98
	LEON COUNTY HEALTH MSTU	.0000		298,227	215,000	83,227 0.00
SCHOOL	EMERGENCY MEDICAL SERVICE	.7500		298,227	215,000	83,227 62.42
	SCHOOL- LOCAL REQUIREMENT	3.1180		298,227	215,000	83,227 259.50
	SCHOOL CAPITAL OUTLAY	1.5000		298,227	215,000	83,227 124.84
	SCHOOL DISCRETIONARY	.7480		298,227	215,000	83,227 62.25
CSC	CHILDREN'S SERVICES COUN	.3477		298,227	215,000	83,227 28.94
NWFWM	NW FLORIDA WATER MANAGEMT	.0207		298,227	215,000	83,227 1.72
EXEMPTION: EXEM. 215,000 AG PROP						
EXEM. 215,000						
			14.79880			1,231.65

Header2			
LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
SOLID WASTE FEE	WASTE FEE	PER ASMT UNIT	40.00
COUNTY FIRE SERVICE	FIRE SERVICE	PER ASMT UNIT	356.00
NON AD VALOREM ASSESSMENTS:			396.00
COMBINED TAXES & ASSESSMENTS TOTAL:			1,627.65

PROPERTY:
ADDR:12410 MAHAN DR TAL

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON
1,578.82	1,595.10	1,611.37	1,627.65	APRIL 1

HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

DEC 2-DEC 31	JAN 1-FEB 02	FEB 3-MAR 02	MAR 3-MAR 31	DELINQUENT ON
1,578.82	1,595.10	1,611.37	1,627.65	APRIL 1

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
AG PROP		0002		

VALUES AND EXEMPTIONS	TAXES	1,231.65	HONORABLE DORIS MALOY
ASSESSMENT 298,227	WASTEFEE	40.00	P.O. Box 1835
TAXABLE 83,227	FIRE SER	356.00	Tallahassee, FL 32302-1835
EXEM. 215,000	TOTAL	1,627.65	
EXEM. 215,000			

1631204070000 2025
CHAMONIX PLANTATION LLC
2956 S ROCHESTER RD STE 322
ROCHESTER, MI 48307

31 2N 3E & 6 1N 3E IN W 1/2 OF
31 & NW 1/4 OF 6 OR 822/309
1157/628 1194/1661 OR 1582/2267
1976/1848 2231/0782
*** PAID *** PAID *** PAID ***
12/22/25 PERIOD 02
995-2025-0014918.0009
\$1,578.82 CH

Shane Wellendorf, Conservancy Director
Tall Timbers Research Station and Land Conservancy
13093 Henry Beadel Drive
Tallahassee, FL 32312

April 15, 2026

Re: Chamonix – Florida Forever Project, Leon County, Florida

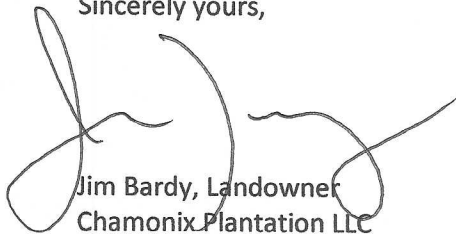
Dear Shane:

I represent the owner and manage 956 ± acres of natural, silvicultural, and agricultural land in Leon County, Florida identified on attached Exhibit "A". We appreciate the opportunity for this land to be included with the Florida Forever application being proposed by Tall Timbers Research, Inc. ("Tall Timbers").

As landowners, we are willing for our land to be included in the project proposal. We understand Florida Forever is a voluntary program of the Florida Department of Environmental Protection, Division of State Lands ("DSL") that only acquires interests in land from willing participants. Furthermore, we understand that we are under no obligation unless and until we have voluntarily entered into a contract for the sale of a conservation easement to the state at a price and terms acceptable to both parties.

Finally, we understand that you and Caitlin Snyder in your respective capacities at Tall Timbers will be designated as authorized representatives under our Florida Forever application for the above-referenced land. By submitting the application on our behalf, you agree that, notwithstanding this designation, neither you, Ms. Snyder, nor any other representative of Tall Timbers shall communicate with or provide any information to DSL or any other department or agency of the State of Florida related to the application without our prior written consent in each instance.

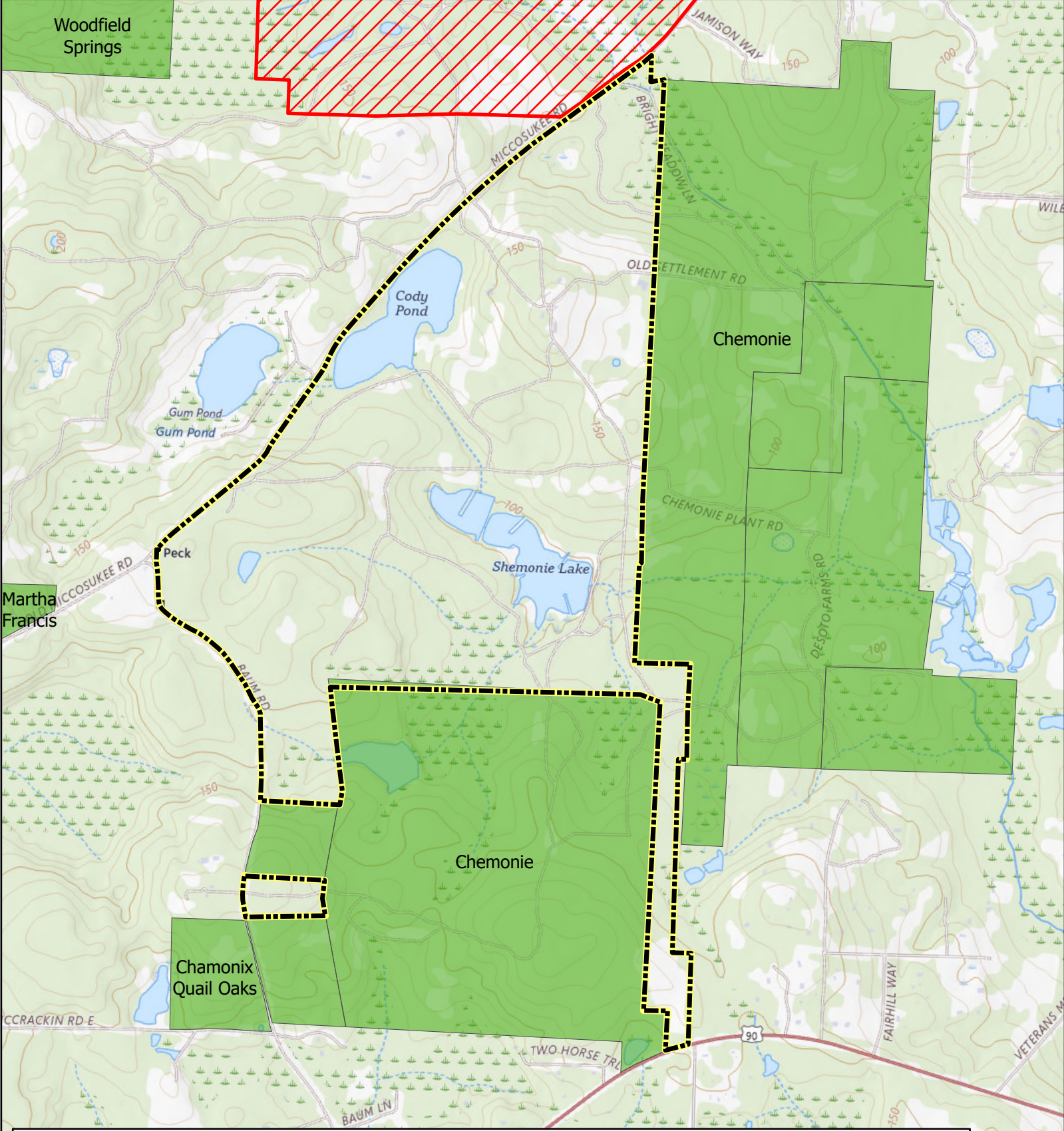
Sincerely yours,



Jim Bardy, Landowner
Chamonix Plantation LLC

Exhibit A

Parcel ID	Location	Owner
1631204050000	0 MAHAN DR	CHAMONIX PLANTATION LLC
1631204070000	12410 MAHAN DR	CHAMONIX PLANTATION LLC
1536200010000	4440 BAUM RD	CHAMONIX PLANTATION LLC
1525204010000	11259 MICCOSUKEE RD	CHAMONIX PLANTATION LLC
1524204020000	11904 CHEMONIE PLANTATION RD	CHAMONIX PLANTATION LLC
1525208510000	0 MICCOSUKEE RD	CHAMONIX PLANTATION LLC
1525200010000	11989 CHEMONIE PLANTATION RD	CHAMONIX PLANTATION LLC
1524204030000	11951 CHEMONIE PLANTATION RD	CHAMONIX PLANTATION LLC



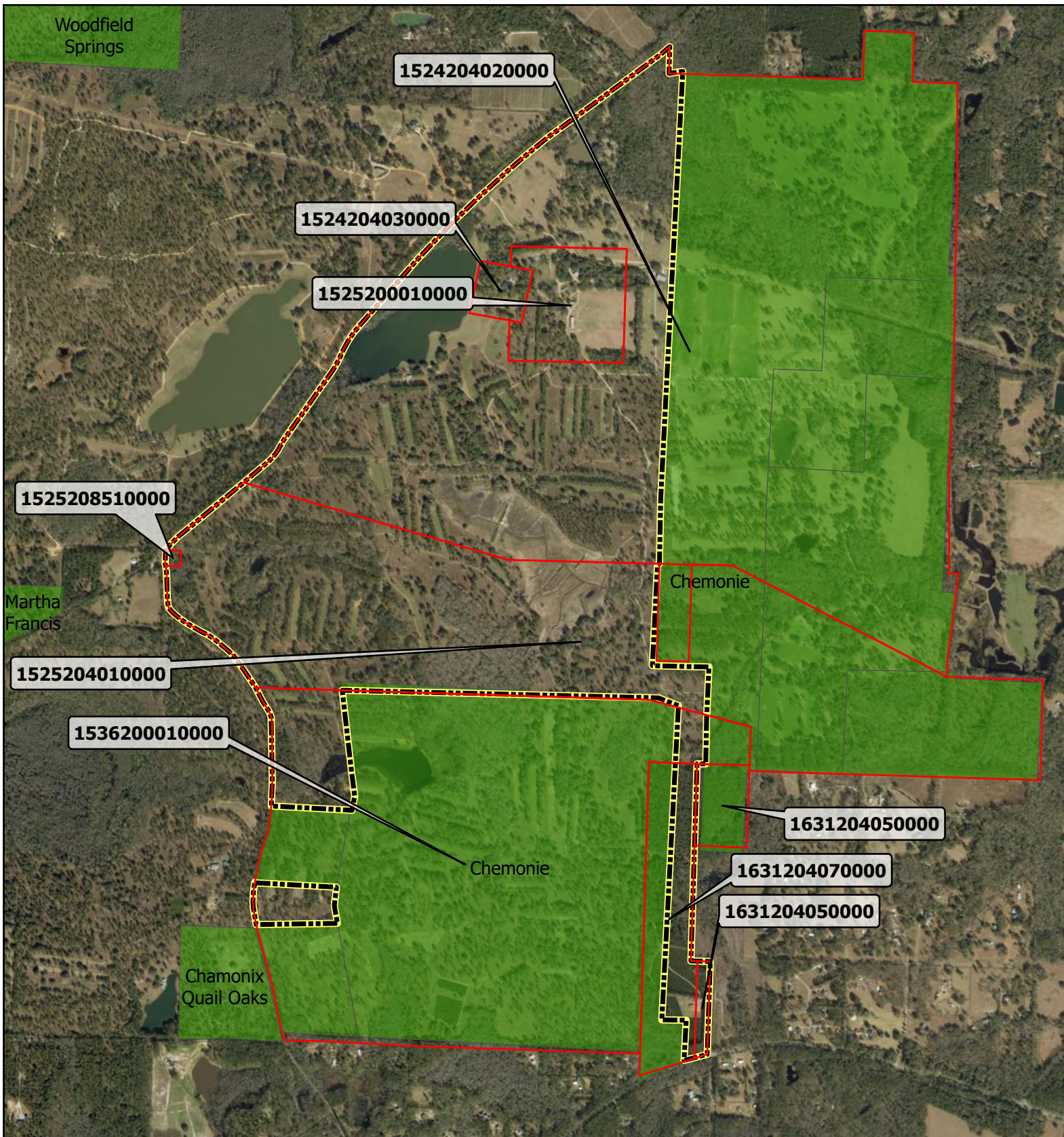
Attachment C, Map 1 - USGS Topo
Project: Chamonix ±956 acres
New Florida Forever Project
Northeastern Leon County, FL

-  Chamonix Florida Forever Boundary
-  Tall Timbers Conservation Easement Property
-  Red Hills Conservation Project, Florida Forever



The depicted property boundary is an approximation and does not represent a legal survey, legal description, or subdivision plat. The depicted property boundary is intended solely for use by the intended parties for purposes of administration and interpretation. Created on 4/15/2026 by Tall Timbers Research Inc.

Program,
National
transportation
data; USFS
A National
27, 2025.



Attachment C, Map 2 - Aerial and Tax
Project: Chamonix ±956 acres
New Florida Forever Project
Northeastern Leon County, FL

Tax Parcels

Chamonix Florida Forever Boundary

Tall Timbers Conservation Easement Property

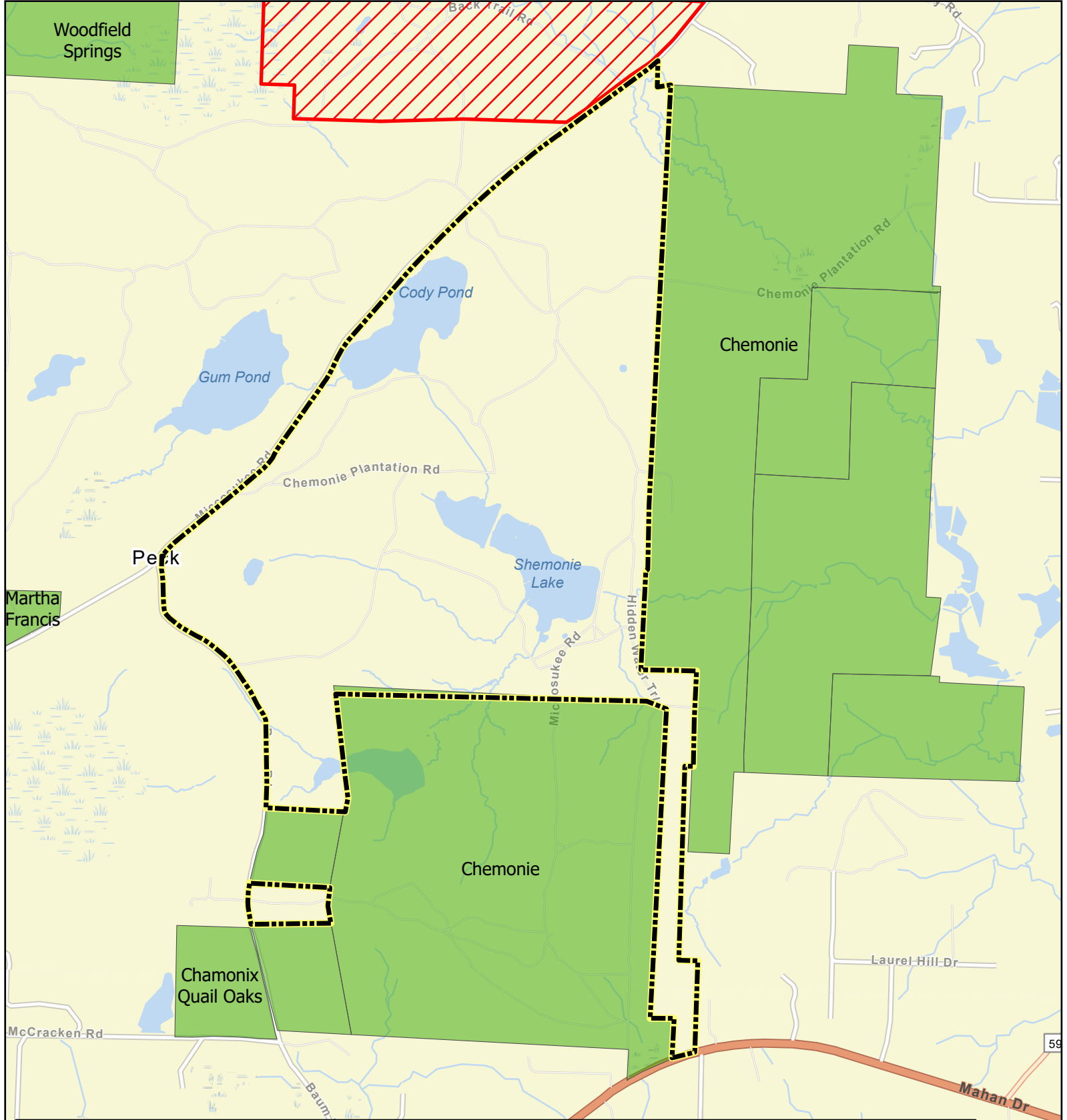


TALL TIMBERS



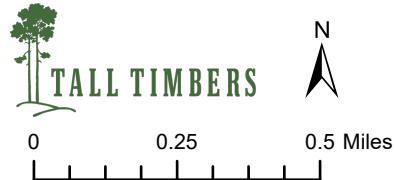
0 0.25 0.5 Miles

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Attachment C, Map 3 - FDOT Roads
Project: Chamonix ±956 acres
New Florida Forever Project
Northeastern Leon County, FL

-  Chamonix Florida Forever Boundary
-  Tall Timbers Conservation Easement Property
-  Red Hills Conservation Project, Florida Forever



The depicted property boundary is an approximation and does not represent a legal survey, legal description, or subdivision plat. The depicted property boundary is intended solely for use by the intended parties for purposes of administration and interpretation. Created on 4/15/2026 by Tall Timbers Research Inc.