

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: Oak Creek Flatwoods

Nearest City Zolfo Springs, FL County(ies) Hardee

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

Mailing Address: 925 Garland Ave Nokomis Florida 34275
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 County, Florida.

Property/Project name: Oak Creek Flatwoods

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 13-14, 21-29, 33 Township 35S Range 26E
Lat/Long 27.417490°, -81.682716°; 27.429227°, -81.679508°
Acres 3,218.3

Parcel identification number(s):
13-35-26-0000-03120-0000, 22-35-26-0000-04930-0000 24-35-26-0000-09320-0000, 26-35-26-0000-05010-0000
13-35-26-0000-04940-0000, 23-35-26-0000-09930-0000 24-35-26-0000-09330-0000, 27-35-26-0000-05320-0000
14-35-26-0000-10030-0000, 24-35-26-0000-01810-0000 25-35-26-0000-01220-0000, 28-35-26-0000-01230-0000
21-35-26-0000-07450-0000, 24-35-26-0000-06250-0000 25-35-26-0000-05020-0000, 29-35-26-0000-05000-0000
22-35-26-0000-04920-0000, 24-35-26-0000-06260-0000 25-35-26-0000-05030-0000, 33-35-26-0000-02500-0000
26-35-26-0000-05000-0000

Landowner Information

Mary Jane Matheny 4/8/26
Landowner Signature Date

Mary Jane Matheny
Landowner Name (print)

Mailing Address: 4202 Sweetwater Rd Zolfo Springs FL 33890
Street City State ZIP

Primary Phone: (863) 202-5507 Email: Cwmgroves@aol.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.

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New Project Application**



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14-35-26-0000-10030-0000, 24-35-26-0000-01810-0000
21-35-26-0000-07450-0000, 24-35-26-0000-06250-0000
22-35-26-0000-04920-0000, 24-35-26-0000-06260-0000

24-35-26-0000-09320-0000, 26-35-26-0000-05010-0000
24-35-26-0000-09330-0000, 27-35-26-0000-05320-0000
25-35-26-0000-01220-0000, 28-35-26-0000-01230-0000
25-35-26-0000-05020-0000, 29-35-26-0000-05000-0000
25-35-26-0000-05030-0000, 33-35-26-0000-02500-0000
26-35-26-0000-05000-0000

Landowner Information

Landowner Signature

Date

Landowner Name (print)

Mailing Address: 50 Box 665 Babson Park FL 33827
Street City State ZIP

Primary Phone: 863 555 6454 Email: abigail@ranchcap.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.

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Attachment A

Oak Creek Flatwoods

1) Descriptive Location

The 3,213.7-acre¹ Oak Creek Flatwoods property lies in central Hardee County, roughly four miles southeast of the town of Zolfo Springs. True to its name, an important stretch of Oak Creek winds through the property before flowing west to the Peace River. Beyond its namesake creek, the property's greatest ecological asset is its sheer expanse of well-managed native upland communities — more than 830 acres of mesic pine flatwoods, scrub, and scrubby flatwoods, including 54.9 acres of globally imperiled (G2) scrub, held together in a single, intact working landscape of a size that has become exceedingly rare in central Florida.

Oak Creek Flatwoods lies entirely within the Florida Wildlife Corridor and occupies a pivotal position in the east–west conservation linkage of central Hardee County. The property's eastern boundary abuts an extensive Florida Ecological Greenways Network (FEGN) Priority 1 – Critical Linkage that extends east along Little Charley Bowlegs Creek and the Oak Creek/Charlie Creek headwaters into Highlands County, anchored by Highlands Hammock State Park, Bentley Ranch, and Sandy Gully Rural Lands Protection Easements, and the Lake Wales Ridge Ecosystem Florida Forever project. To the west, Limestone Ranch and Peace River Refuge extend protected lands toward the Peace River and, ultimately, Charlotte Harbor. Several neighboring conservation easements — Sandy Gully, Dark Hammock Legacy Ranch, French Golden Gate Rural Lands Protection Easement, and multiple WRP easements — contribute to the regional conservation mosaic. Without Oak Creek Flatwoods, the corridor between these eastern and western anchors narrows to a bottleneck through central Hardee County; with it, more than 3,200 acres of largely native flatwoods and wetlands fill one of the most consequential remaining gaps in this stretch of the Corridor (see Appendix 1 – Maps).

Oak Creek conveys surface water from the property westward into the Peace River, which flows to the Charlotte Harbor Estuary of National Significance. Over 1,000 acres of natural floodplain and 865 acres of high-priority functional wetlands on the property capture, filter, and slowly release water into Oak Creek before it reaches the Peace River — supplying drinking water to hundreds of thousands of downstream residents and sustaining the estuary that supports Charlotte Harbor's commercial and recreational fisheries (see Appendix 1 – Maps).

¹Total acreage as measured by GIS. Tax Appraiser records differ slightly; the figure listed on page 3 of the application form reflects the Tax Appraiser total.

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

Natural Resources – Biological Characteristics

Oak Creek Flatwoods is a wildlife corridor composed of a mosaic of native plant communities surrounding working ranchlands. The dominant natural community is mesic pine flatwoods (779.5 acres), with 92 acres of mixed hardwood-coniferous forest along creek corridors and hardwood hammock pockets. Wet prairies (46.3 acres) and freshwater marshes (143.7 acres) spread across low-lying areas, supporting wading birds, sandhill cranes, and other wetland-dependent wildlife. The property also includes 54.9 acres of globally imperiled (G2) scrub and scrubby flatwoods, an underrepresented natural community of high conservation value.

Improved pasture (908.1 acres) and related agricultural lands — including row crops (87.5 acres), orchards and groves (85.1 acres), and fallow orchards (39.5 acres) — reflect the property's history as a blended ag operation. These open lands are interspersed with native habitats and provide foraging opportunities for crested caracara, sandhill crane, and raptors while maintaining open landscape permeability for wide-ranging species.

The Florida Fish and Wildlife Conservation Commission's Strategic Habitat Conservation Areas (SHCA) analysis identifies 2,666.2 acres — nearly 83% of the property — as Priority 1 (Highest), with an additional 228.2 acres at Priority 2, for a total of 2,948.3 acres (91.7%) designated as strategic habitat. Biodiversity Resource Priorities (CLIP 4.02) include 119.8 acres at Priority 1 (Highest), 1,262.1 acres at Priority 2, and 525.6 acres at Priority 3. Rare Species Habitat Conservation Priorities cover the majority of the property (see Appendix 1 – Maps).

Notable species documented on or near the property include:

- **Florida Bonneted Bat (Federal Endangered):** Designated critical habitat for this species occurs approximately 0.5 miles from the property boundary. The bonneted bat is the largest bat in North America and one of the rarest mammals on the continent. Oak Creek Flatwoods' extensive flatwoods, wetland edges, and open pastures provide foraging habitat over a large landscape with minimal light pollution, while mature pines and hardwoods along creek corridors offer potential roosting cavities.
- **Sherman's Fox Squirrel (State Species of Special Concern):** Recorded in several locations on the property. The 779.5 acres of mesic flatwoods and 92 acres of mixed hardwood-coniferous forest provide the open-canopy pine habitat with grassy understory and scattered hardwood mast trees, which this subspecies requires for foraging and nesting.
- **Crested Caracara (Federal Threatened):** Documented on the property. The 908 acres of improved pasture interspersed with cabbage palms and scattered trees provide characteristic nesting and foraging habitat for this species, which is closely associated with Florida's working ranchlands.

- **Florida Sandhill Crane (State Threatened):** Documented on the property. The wet prairies, marshes, and improved pastures provide foraging and potential nesting habitat for this species, which requires open landscapes with seasonal wetland mosaics.
- **Bald Eagle:** Active nest territories are recorded approximately 3.9 miles from the property boundary. The combination of mature pines along creek corridors and extensive open water features provides suitable nesting and foraging conditions within a typical eagle home range.
- **Gopher Tortoise (State Threatened):** This keystone species occurs in the dry upland pockets and well-drained edges of the pine flatwoods and scrub across the property. Gopher tortoise burrows provide refuge for a suite of commensal species, including eastern indigo snakes, gopher frogs, and burrowing owls.

The property also supports white-tailed deer, wild turkey, and northern bobwhite quail. The large, unbroken landscape sustains both common and imperiled species and contributes meaningfully to regional wildlife connectivity through the central Hardee County segment of the Florida Wildlife Corridor.

Natural Resources – Hydrological Characteristics

Hydrology is one of Oak Creek Flatwoods' most significant ecological functions. Oak Creek traverses the property and carries surface water westward into the Peace River, joined downstream by neighboring Peace River tributaries including Charlie Creek, Sweetwater Branch, Mercer Branch, and Punch Gully. The Peace River 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, with 806.3 acres at Priority 3 and 1,561.0 acres at Priority 4 — nearly the entire property functioning as a surface water resource for the Peace River system (see Appendix 1 – Maps).

The property's wetlands provide critical floodplain storage and flood-mitigation value. Natural Floodplain priorities include 397.6 acres at Priority 3 and 401.2 acres at Priority 4, totaling over 1,031 acres. Functional Wetland designations include 335.3 acres at Priority 3 and 393.4 acres at Priority 4, totaling 865 acres of priority wetland function. 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 Oak Creek and the Peace River corridor.

The property's upland flatwoods contribute significantly to groundwater recharge. Aquifer Recharge priorities include 601.8 acres at Priority 2 and Priority 3 combined, with 252.9 acres of pinelands within High Priority Aquifer Recharge Areas. Rainfall readily infiltrates the permeable sandy soils, percolating down to replenish the Floridan Aquifer. Conversion of this landscape to

development, mining, or intensive solar installations would eliminate much of its recharge function through soil compaction, altered drainage, and impervious surfaces.

The intact wetlands and forested creek corridors naturally filter surface runoff, removing sediments and excess nutrients before they reach the Peace River. 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 Oak Creek Flatwoods property. However, the creeks, wetlands, and elevated hammock areas on the property are consistent with landscape features that indigenous peoples historically used for fishing, gathering, seasonal encampments, and travel routes. The Oak Creek drainage and the broader Peace River basin were significant waterways for pre-Columbian populations, and the property's largely 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. Property 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

Oak Creek Flatwoods 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 Oak Creek Flatwoods 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 corridor connectivity through central Hardee County, 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 Oak Creek Flatwoods area faces several significant development pressures that could alter the property's ecological and hydrologic values if not addressed through conservation:

Solar Farm Development

Utility-scale solar installations are proliferating across Hardee County, frequently sited on former ranchlands with flat terrain and existing pastures — exactly the conditions present at Oak Creek Flatwoods. While renewable energy generation is an important public goal, large solar arrays permanently remove land from agricultural production and fragment wildlife habitat. Solar installations require perimeter fencing, vegetation clearing, and grading, eliminating habitat for ground-nesting birds, foraging caracaras, and the wide-ranging species that depend on open, connected landscapes.

Residential Development

Inland expansion from coastal Sarasota, Manatee, and Charlotte Counties is driving development pressure into Hardee County in search of more affordable land. The property's proximity to US Highway 17 and the Zolfo Springs–Wauchula corridor makes it accessible for new housing subdivisions or rural estate development. Residential conversion would introduce impervious surfaces, septic 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.

Phosphate Mining

Hardee County lies within Florida's historic phosphate belt, and portions of central Hardee remain within active or proposed mining overlays. 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 Oak Creek Flatwoods' extensive wetlands, aquifer recharge functions, and position in the Peace River headwaters, mining would devastate the environmental integrity of both the property and downstream water resources.

Securing conservation protection for Oak Creek Flatwoods 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 central Hardee County segment of the Florida Wildlife Corridor.

5) Local Resolutions

No local resolutions have been adopted as of this writing.

6) Florida Forever Criteria and Goals

The following describes how Oak Creek Flatwoods 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) Oak Creek Flatwoods meets multiple Florida Forever goals as described below, including Goal A (Biodiversity), Goal B (Forests and Working Lands), Goal C (Water Resources), Goal D (Water Availability), Goal F (Historical), and Goal I (Flood Protection).

(b) Hardee County is experiencing increasing development pressure from utility-scale solar installations, inland residential expansion from coastal counties, and phosphate mining. Oak Creek Flatwoods protects lands and waters in a county 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) Oak Creek Flatwoods provides exceptional water resource protection. Surface Water Resource Priorities cover nearly the entire property, with 806.3 acres at Priority 3 and 1,561.0 acres at Priority 4. Over 1,031 acres of natural floodplain and 865 acres of priority functional wetlands absorb and attenuate floodwaters before they reach Oak Creek and the Peace River. Aquifer Recharge priorities include 601.8 acres at Priority 2–3, with 252.9 acres of pinelands within High Priority Aquifer Recharge Areas. The property's creeks drain directly into the Peace River, which 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 utility-scale solar conversion, residential subdivision driven by inland expansion from coastal counties, and phosphate mining. 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 gopher tortoise, wood stork, crested caracara, Sherman's fox squirrel, bald eagle, and Florida sandhill crane — also occur on publicly managed conservation areas in the region, including Highlands Hammock State Park and Lake Wales Ridge conservation lands.

(b) Not applicable.

(c) Not applicable.

Goals and Performance Measures:

Goal A; Measures 1–2: Acquiring Oak Creek Flatwoods would conserve essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified by the best available scientific analysis. The project lies entirely within the Florida Wildlife Corridor and directly abuts a Florida Ecological Greenways Network (FEGN) Priority 1 – Critical Linkage that runs east through Hardee and Highlands Counties to Highlands Hammock State Park and the Lake Wales Ridge Ecosystem Florida Forever project. The property contains 2,948.3 acres of Strategic Habitat Conservation Areas (91.7% of the property), with 2,666.2 acres at Priority 1. CLIP 4.02 Biodiversity Resource Priorities rate 119.8 acres as Priority 1 (Highest) and 1,262.1 acres as Priority 2. The property supports listed species that include crested caracara and Florida sandhill crane (documented on the property), gopher tortoise, Sherman’s fox squirrel, and bald eagle, and lies adjacent to designated critical habitat for the federally endangered Florida bonneted bat. Acquisition would fill a critical narrowing in the central Hardee County segment of the Corridor and permanently anchor the western terminus of the FEGN Priority 1 linkage to the Peace River.

Goal B; Measures 1–4: Oak Creek Flatwoods is identified as a priority across multiple CLIP 4.02 data layers. The property contains 779.5 acres of mesic pine flatwoods and 54.9 acres of globally imperiled (G2) scrub and scrubby flatwoods — underrepresented natural communities of high conservation value. 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 Oak Creek Flatwoods acquisition would protect, restore, and maintain the quality and natural functions of Oak Creek, a direct tributary of the Peace River. The Peace River discharges into Charlotte Harbor, an Estuary of National Significance. Maintaining water quality and quantity at Oak Creek Flatwoods is essential for downstream restoration objectives. The project includes 2,367.3 acres of Surface Water Resource Priorities (Priority 3 and 4), over 1,031 acres of natural floodplain, 865 acres of priority Functional Wetlands, and 601.8 acres of Priority 2–3 Aquifer Recharge areas (see Appendix 1 – Maps). Protecting upstream water quality enhances the resilience of the Peace River system and the Charlotte Harbor estuary.

Goal D; Measures 1, 3: Oak Creek Flatwoods would help ensure sufficient water availability for current and future needs of natural systems, particularly the Peace River and downstream estuarine ecosystems. The property’s 252.9 acres of pinelands within High Priority Aquifer Recharge Areas and 601.8 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. Oak Creek and the broader Peace River basin possess historical significance as waterways used by pre-Columbian peoples.

Goal I; Measures 1–4: Oak Creek Flatwoods’ hydrological systems significantly influence stormwater attenuation. The property includes 397.6 acres of Priority 3 and 401.2 acres of Priority 4 Natural Floodplains, and 335.3 acres of Priority 3 and 393.4 acres of Priority 4 Functional Wetlands (CLIP 4.02). Oak Creek traverses the property and flows directly to the Peace River. Capturing and attenuating flows here has a substantial effect on downstream flooding, protecting rural communities, farms, and infrastructure along Oak Creek and the lower Peace River.

7) Type of Acquisition and Justification

Oak Creek Flatwoods 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. 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.

Florida Forever Boundary Amendment
Oak Creek Flatwoods

Attachment C

Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID

Parcel ID

Location

Address

Brief Legal

Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15293

26-35-26-0000-05010-0000

0 GEORGE MARSH RD

ZOLFO SPRINGS 33890

138.23 AC S1/2 OF N1/2 LESS RD R/W & LESS BEG SE COR OF NE1/4 THENCE N 00° 13' 14" W ALONG E LINE OF SAID NE1/4 968.70 FT THENCE S 89° 35' 41" W 924.28 FT TO E/LY R/W OF GEORGE MARSH RD THENCE S 01° 57' 54" E ALONG SAID R/W 829.66 FT THENCE S 13° 09' 20" W ALONG SAID R/W 140.99 FT TO S LINE OF SAID NE1/4 THENCE N 89° 44' 06" E ALONG SAID S LINE 931.63 FT TO POB 26 35S 26E 183P301 202025002741(SPLIT 20.26 AC TO 05030 LMP 6-8-20) 202025005026-PRECO EASE

(Note: Not to be used on legal documents.)

PASTURE CLS4 (6300)

26-35-26

UNINC CO (900)

13.3551

138.23

N

[View Map](#)

Owner Information

Primary Owner

[MATHENY MARY JANE MARSH](#)

4202 SWEETWATER RD

ZOLFO SPRINGS, FL 33890

Map



Certified Values

		2025 Final Values
Building Value		\$0
Extra Features Value		\$0
Land Value		\$0
Land Agricultural Value		\$13,815
Agricultural (Market) Value		\$946,655
Just (Market) Value		\$946,655
Assessed Value		\$13,815
Exempt Value		\$0
Taxable Value		\$13,815
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	\$13,815	\$13,815
Agricultural (Market) Value	\$719,175	\$706,930
Just (Market) Value	\$719,175	\$706,930
Assessed Value	\$13,815	\$13,815
Exempt Value	\$0	\$0
Taxable Value	\$13,815	\$13,815
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6101 - IMP-TYP	26	AC	0	0
6300 - NATIVE	87.74	AC	0	0
5900 - WASTE	24.49	AC	0	0

Zoning

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, Sales, 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.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 3/5/2026, 3:01:48 AM](#)

Contact Us



Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID

Parcel ID

Location

Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15399

33-35-26-0000-02500-0000

0 SWEETWATER RD

ZOLFO SPRINGS 33890

280.95 AC W1/2 & NW1/4 OF NE1/4 & SW1/4 SE1/4 & 25 FT SQ IN THE NW1/4 OF SE1/4 OF SE1/4 & BEG AT SW COR OF NE1/4 OF SE1/4 RUN N 00 DEG 03M 53S E 1634.89 FT N 86 DEG 51M 53S E 25.04 FT S 00 DEG 03M 53S W 1636.41 FT N 89 DEG 38M 47S W 25 FT TO POB LESS S1/2 OF SW1/4 & LESS SW1/4 OF SE1/4 SUBJ TO EASEMNT 33 35S 26E 451P320-322 491P521 201225006234(SPLIT OF 120 AC TO 02600 LMP 12/5/2012)

(Note: Not to be used on legal documents.)

PASTURE CLS4 (6300)

33-35-26

UNINC CO (900)

13.3551

280.95

N

[View Map](#)

Owner Information

Primary Owner

[MATHENY MARY JANE MARSH](#)

4202 SWEETWATER RD

ZOLFO SPRINGS, FL 33890

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$46,371
Agricultural (Market) Value	\$2,085,100
Just (Market) Value	\$2,085,100
Assessed Value	\$46,371
Exempt Value	\$0
Taxable Value	\$46,371
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	\$46,371	\$46,371
Agricultural (Market) Value	\$1,573,200	\$1,560,700
Just (Market) Value	\$1,573,200	\$1,560,700
Assessed Value	\$46,371	\$46,371
Exempt Value	\$0	\$0
Taxable Value	\$46,371	\$46,371
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6101 - IMP-TYP	151	AC	0	0
6300 - NATIVE	104.95	AC	0	0
6399 - POND/WATERHOLE	0.75	AC	0	0
5900 - WASTE	24.25	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument	Qualification	Reason	Vacant/Improved	Grantor	Grantee
					Number					
N	7/1/1995	\$0	01	0491/0521		Unqualified	N/A	Vacant		MATHENY MARY JANE MARSH
N	8/1/1993	\$1,500	08	0451/0321		Unqualified	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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Developed by



Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID	15368
Parcel ID	29-35-26-0000-05000-0000
Location Address	0 SWEETWATER RD ZOLFO SPRINGS 33890
Brief Legal Description	75.58 AC THAT PART OF N1/2 OF SEC BEING: ALL S OF CR 634 & E OF GORDAN RD LESS W 341 FT THEREOF 29 35S 26E 383P524 402P739 527P418 610P686 (Note: Not to be used on legal documents.)
Property Use Code	PASTURE CLS2 (6100)
Sec/Twp/Rng	29-35-26
Tax District	UNINC CO (900)
Millage Rate	13.3551
Acreage	75.58
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[MATHENY MARY JANE MARSH](#)
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$18,785
Agricultural (Market) Value	\$638,930
Just (Market) Value	\$638,930
Assessed Value	\$18,785
Exempt Value	\$0
Taxable Value	\$18,785
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	\$18,785	\$18,785
Agricultural (Market) Value	\$601,390	\$601,140
Just (Market) Value	\$601,390	\$601,140
Assessed Value	\$18,785	\$18,785
Exempt Value	\$0	\$0
Taxable Value	\$18,785	\$18,785
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6101 - IMP-TYP	75.08	AC	0	0
6399 - POND/WATERHOLE	0.5	AC	0	0

Zoning

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternatelID

Parcel ID

Location Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15338

28-35-26-0000-01230-0000

0 SWEETWATER RD
ZOLFO SPRINGS 33890

280 AC W1/2 LESS E1/4 OF NW1/4 28 35S 26E 201025007887
(Note: Not to be used on legal documents.)

PASTURE CLS2 (6100)

28-35-26

UNINC CO (900)

13.3551

280

N

[View Map](#)

Owner Information

Primary Owner

[MATHENY MARY JANE MARSH](#)

4202 SWEETWATER RD

ZOLFO SPRINGS, FL 33890

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$46,474
Agricultural (Market) Value	\$2,127,875
Just (Market) Value	\$2,127,875
Assessed Value	\$46,474
Exempt Value	\$0
Taxable Value	\$46,474
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	\$46,474	\$46,474
Agricultural (Market) Value	\$1,602,375	\$1,593,750
Just (Market) Value	\$1,602,375	\$1,593,750
Assessed Value	\$46,474	\$46,474
Exempt Value	\$0	\$0
Taxable Value	\$46,474	\$46,474
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6101 - IMP-TYP	150	AC	0	0
6300 - NATIVE	112.75	AC	0	0
5900 - WASTE	16	AC	0	0
6399 - POND/WATERHOLE	1.25	AC	0	0

Zoning

Permits

Permit Number	Type	Description	Issued	Amount
1000433	0018	ELECTRICAL	6/21/2010	\$500

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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GEO SPATIAL

Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID

Parcel ID

Location Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15323

27-35-26-0000-05320-0000

0 SWEETWATER RD
ZOLFO SPRINGS 33890

49.72 AC NE1/4 OF NW1/4 OF NE1/4 & NE1/4 OF NE1/4 LESS RD R/W 27 35S 26E 172P128 183P301 201225004860 (SPLIT .28 AC TO HCCBOCC 10/12)

PASTURE CLS2 (6100)

27-35-26

UNINC CO (900)

13.3551

49.72

N

(Note: Not to be used on legal documents.)

[View Map](#)

Owner Information

Primary Owner

[MATHENY MARY JANE MARSH](#)

4202 SWEETWATER RD

ZOLFO SPRINGS, FL 33890

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$7,345
Agricultural (Market) Value	\$429,200
Just (Market) Value	\$429,200
Assessed Value	\$7,345
Exempt Value	\$0
Taxable Value	\$7,345
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	\$7,345	\$7,345
Agricultural (Market) Value	\$366,620	\$362,620
Just (Market) Value	\$366,620	\$362,620
Assessed Value	\$7,345	\$7,345
Exempt Value	\$0	\$0
Taxable Value	\$7,345	\$7,345
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6101 - IMP-TYP	22.72	AC	0	0
6300 - NATIVE	19	AC	0	0
5900 - WASTE	8	AC	0	0

Zoning

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID

Parcel ID

Location Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15292

26-35-26-0000-05000-0000

4020 GEORGE MARSH RD
ZOLFO SPRINGS 33890

155.93 AC N1/2 OF N1/2 LESS RD R/W & LESS R/W PER INST 201225004860 26 35S 26E DC495P28 PRO-95-082 PMR9/95 495P779
201225004860(SPLIT OF .07 AC MOL TO HC BOCC FOR R/W) 202025005026-PRECO EASE

(Note: Not to be used on legal documents.)

IMP PASTURE CLS4 SFR (6301)

26-35-26

UNINC CO (900)

13.3551

155.93

N

[View Map](#)

Owner Information

Primary Owner

[MATHENY MARY JANE](#)

4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

Map



Certified Values

2025 Final Values	
Building Value	\$109,679
Extra Features Value	\$5,559
Land Value	\$8,000
Land Agricultural Value	\$29,555
Agricultural (Market) Value	\$1,199,465
Just (Market) Value	\$1,322,703
Assessed Value	\$115,467
Exempt Value	\$0
Taxable Value	\$115,467
Maximum Save Our Homes Portability/Non-Homestead Cap	\$37,326

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$104,867	\$96,216
Extra Features Value	\$5,912	\$4,772
Land Value	\$6,000	\$6,000
Land Agricultural Value	\$33,297	\$33,549
Agricultural (Market) Value	\$901,905	\$898,830
Just (Market) Value	\$1,018,684	\$1,005,818
Assessed Value	\$111,399	\$104,551
Exempt Value	\$0	\$0
Taxable Value	\$111,399	\$104,551
Maximum Save Our Homes Portability/Non-Homestead Cap	\$38,677	\$35,986

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
0100 - RESIDENTIAL	1	AC	0	0
6101 - IMP-TYP	58.93	AC	0	0
6300 - NATIVE	81.85	AC	0	0
66VO - VALENCIA ORANGE	5	AC	0	0
66EM - E/M ORANGE	2	AC	0	0
6399 - POND/WATERHOLE	0.15	AC	0	0
5900 - WASTE	6	AC	0	0
66AA - BASELAND	1	AC	0	0

Zoning

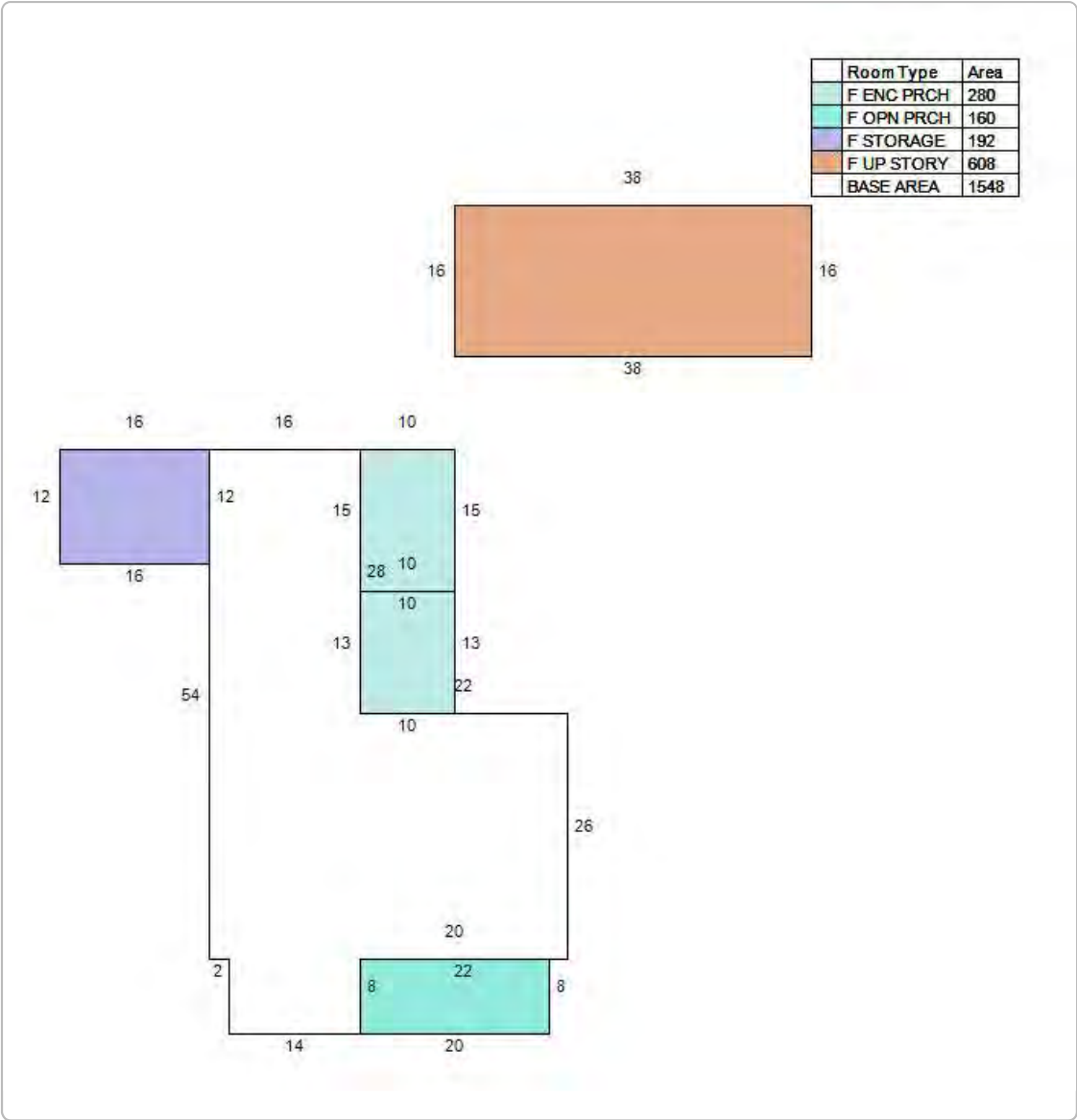
Building Information

Type	SINGLE FAM	Heat	CONVECTION
Total Area	2,788	Air Conditioning	WINDOW
Heated Area	2,156	Bathrooms	1
Exterior Walls	SINGLE SID	Bedrooms	3
Roof Cover	MIN/TIN	Stories	2
Interior Walls	WALL BD/WD	Actual Year Built	1918
Frame Type	WOOD FRAME	Effective Year Built	1918
Floor Cover	CARPET		

Extra Features

Code	Description	Length x Width x Height	Units	Unit Type
IRR 03	IRRIGATION	0 x 0 x 0	8	UT
PBN 03	POLE BARN	60 x 24 x 0	1,440	SF
CLF 01	4' CHAIN LINK	0 x 0 x 0	460	LF
C/S 03	CONC SLB	24 x 24 x 0	576	SF
TLZ 01	STORAGE TR	0 x 0 x 0	1	UT
PBN 03	POLE BARN	24 x 24 x 0	576	SF
PBN 03	POLE BARN	28 x 24 x 0	672	SF
PBN 03	POLE BARN	28 x 8 x 0	224	SF

Sketches



Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID

15287

Parcel ID

25-35-26-0000-05030-0000

Location Address

0 PERRY RD
ZOLFO SPRINGS 33890

Brief Legal Description

120 AC SW1/4 OF NE1/4 & N1/2 OF NE1/4 25-35S-26E 582P2337 397P569P570 580P546 200825000721
(Note: Not to be used on legal documents.)

Property Use Code

PASTURE CLS2 (6100)

Sec/Twp/Rng

25-35-26

Tax District

UNINC CO (900)

Millage Rate

13.3551

Acreage

120

Homestead

N

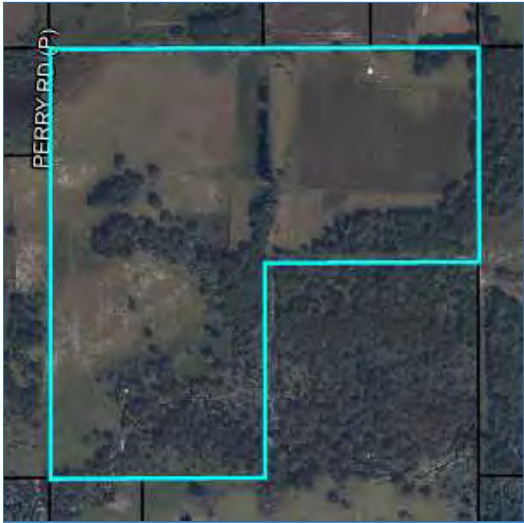
[View Map](#)

Owner Information

Primary Owner

[UPDIKE JOHN C JR FAMILY](#)
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$4,977
Land Value	\$0
Land Agricultural Value	\$40,845
Agricultural (Market) Value	\$917,750
Just (Market) Value	\$922,727
Assessed Value	\$45,822
Exempt Value	\$0
Taxable Value	\$45,822
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$5,338	\$4,432
Land Value	\$0	\$0
Land Agricultural Value	\$40,845	\$35,845
Agricultural (Market) Value	\$690,750	\$687,500
Just (Market) Value	\$696,088	\$691,932
Assessed Value	\$45,720	\$40,277
Exempt Value	\$0	\$0
Taxable Value	\$45,720	\$40,277
Maximum Save Our Homes Portability/Non-Homestead Cap	\$463	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6101 - IMP-TYP	66.5	AC	0	0
6300 - NATIVE	27	AC	0	0
5102 - ROW CROPS	20	AC	0	0
6399 - POND/WATERHOLE	1.5	AC	0	0
5900 - WASTE	5	AC	0	0

Zoning

Extra Features

Code	Description	Length x Width x Height	Units	Unit Type
CMP 02	CMPHSE NOAIR	24 x 12 x 0	288	SF
OPF 02	OPEN PORCH	20 x 6 x 0	120	SF
PBN 02	POLE BARN	20 x 12 x 0	240	SF
PBN 03	POLE BARN	36 x 36 x 0	1,296	SF
DUF 03	METAL UTIL	10 x 8 x	80	SF

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	1/30/2008	\$100	WD	0000/0000	200825000721	Qualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Improved	UPDIKE JOHN C JR	JOHN C UPDIKE JR FAMILY LIMITED PART LLLP
N	12/31/1999	\$100	WD	0582/0337		Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JEAN S	UPDIKE JOHN C JR
N	11/23/1999	\$100	PR	0580/0546		Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JEAN S & JOHN C JR-PR EST OF JOHN C SR	UPDIKE JEAN S
N	9/1/1990	\$133,650	15	0397/0570		Unqualified	N/A	Vacant		UPDIKE JOHN C SR
N	9/1/1990	\$133,650	15	0397/0569		Unqualified	N/A	Vacant		

Permits

Permit Number	Type	Description	Issued	Amount
02.00709	0018	ELECTRICAL	7/24/2002	\$0

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Developed by



Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID

Parcel ID

Location Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15286

25-35-26-0000-05020-0000

4430 PERRY RD
ZOLFO SPRINGS 33890

101 AC S1/2 OF NW1/4 & S1/2 OF NE1/4 OF NW1/4 25 35S 26E 397P562P563 200825000721
(Note: Not to be used on legal documents.)

CROPLAND CLS1 (5100)

25-35-26

UNINC CO (900)

13.3551

101

N

[View Map](#)

Owner Information

Primary Owner

[UPDIKE JOHN C JR FAMILY](#)

LIMITED PARTNERSHIP LLLP

P O BOX 231

LAKE WALES, FL 33859

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$5,567
Land Value	\$0
Land Agricultural Value	\$71,070
Agricultural (Market) Value	\$791,100
Just (Market) Value	\$796,667
Assessed Value	\$76,637
Exempt Value	\$0
Taxable Value	\$76,637
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$5,700	\$4,646
Land Value	\$0	\$0
Land Agricultural Value	\$71,070	\$57,445
Agricultural (Market) Value	\$594,300	\$593,000
Just (Market) Value	\$600,000	\$597,646
Assessed Value	\$76,181	\$62,091
Exempt Value	\$0	\$0
Taxable Value	\$76,181	\$62,091
Maximum Save Our Homes Portability/Non-Homestead Cap	\$589	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6101 - IMP-TYP	22	AC	0	0
6300 - NATIVE	21.9	AC	0	0
6900 - ORNAMENTAL	6	AC	0	0
5102 - ROW CROPS	46	AC	0	0
6399 - POND/WATERHOLE	0.1	AC	0	0
5152 - AG UTIL ROW CROPS	2.5	AC	0	0
5900 - WASTE	2.5	AC	0	0

Zoning

Extra Features

Code	Description	Length x Width x Height	Units	Unit Type
C/S 03	CONC SLB	15 x 12 x 0	180	SF
PBN 03	POLE BARN	0 x 0 x 0	2,310	SF
PBN 03	POLE BARN	12 x 6 x 0	72	SF
PBN 03	POLE BARN	6 x 7 x 0	42	SF
RTN 03	RTN WALL	12 x 6 x 0	72	SF
SHE 03	SHED	30 x 15 x 0	450	SF
C/S 03	CONC SLB	0 x 0 x 0	480	SF
PBN 03	POLE BARN	14 x 15 x 0	210	SF

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	1/30/2008	\$100	WD	0000/0000	200825000721	Qualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Improved	UPDIKE JOHN C JR	JOHN C UPDIKE JR FAMILY LIMITED PART LLLP
N	9/1/1990	\$109,350	15	0397/0563		Unqualified	N/A	Improved		UPDIKE JOJN C JR
N	9/1/1990	\$109,350	15	0397/0562		Unqualified	N/A	Improved		
N	1/1/1976	\$185,000	WD	0193/0337		Qualified	N/A	Improved		
N	1/1/1976	\$185,000	WD	0193/0333		Qualified	N/A	Improved		

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Developed by
 **SCHNEIDER**
GEO SPATIAL

Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternatelID

Parcel ID

Location Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15283

25-35-26-0000-01220-0000

0 PERRY RD
ZOLFO SPRINGS 33890

60 AC N1/2 OF NE1/4 OF NW1/4 & NW1/4 OF NW1/4 25 35S 26E 172P128 183P301
(Note: Not to be used on legal documents.)

PASTURE CLS4 (6300)

25-35-26

UNINC CO (900)

13.3551

60

N

[View Map](#)

Owner Information

Primary Owner

[MATHENY MARY JANE MARSH](#)

4202 SWEETWATER RD

ZOLFO SPRINGS, FL 33890

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$4,275
Agricultural (Market) Value	\$475,000
Just (Market) Value	\$475,000
Assessed Value	\$4,275
Exempt Value	\$0
Taxable Value	\$4,275
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	\$4,275	\$4,275
Agricultural (Market) Value	\$447,500	\$445,000
Just (Market) Value	\$447,500	\$445,000
Assessed Value	\$4,275	\$4,275
Exempt Value	\$0	\$0
Taxable Value	\$4,275	\$4,275
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6300 - NATIVE	55	AC	0	0
5900 - WASTE	5	AC	0	0

Zoning

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, Sales, Permits, Sketches.

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternatelID

Parcel ID

Location Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15282

24-35-26-0000-09330-0000

0 GEORGE MARSH RD
ZOLFO SPRINGS 33890

30 AC N1/2 OF SE1/4 OF SE1/4 & SW1/4 OF SE1/4 OF SE1/4 24-35-26E OR257P486 397P571 580P548 582P337 200825000721

(Note: Not to be used on legal documents.)

CROPLAND CLS1 (5100)

24-35-26

UNINC CO (900)

13.3551

30

N

[View Map](#)

Owner Information

Primary Owner

[UPDIKE JOHN C JR FAMILY](#)

LIMITED PARTNERSHIP LLLP

P O BOX 231

LAKE WALES, FL 33859

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$31,395
Agricultural (Market) Value	\$315,750
Just (Market) Value	\$315,750
Assessed Value	\$31,395
Exempt Value	\$0
Taxable Value	\$31,395
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	\$31,395	\$24,270
Agricultural (Market) Value	\$287,250	\$286,500
Just (Market) Value	\$287,250	\$286,500
Assessed Value	\$31,395	\$24,270
Exempt Value	\$0	\$0
Taxable Value	\$31,395	\$24,270
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
5102 - ROW CROPS	28.5	AC	0	0
6399 - POND/WATERHOLE	0.5	AC	0	0
5900 - WASTE	1	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	1/30/2008	\$100	WD	0000/0000	200825000721	Qualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Vacant	UPDIKE JOHN C JR	JOHN C UPDIKE JR FAMILY LIMITED PART LLLP
N	12/31/1999	\$100	WD	0582/0337		Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JEAN S	UPDIKE JOHN C JR
N	11/23/1999	\$100	PR	0580/0548		Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JEAN S & JOHN C JR-PR EST OF JOHN C SR	UPDIKE JEAN S
N	9/1/1990	\$93,000	00	0397/0571		Qualified	N/A	Vacant		UPDIKE JOHN C SR

Permits

Permit Number	Type	Description	Issued	Amount
0800143	0018	ELECTRICAL	2/14/2008	\$250

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternatelD

15281

Parcel ID

24-35-26-0000-09320-0000

Location Address

0 PERRY RD
ZOLFO SPRINGS 33890

Brief Legal Description

10 AC SE1/4 OF SE1/4 OF SE1/4 24 35S 26E 257P486 397P564 200825000721 201225004388-EASE
(Note: Not to be used on legal documents.)

Property Use Code

CROPLAND CLS1 (5100)

Sec/Twp/Rng

24-35-26

Tax District

UNINC CO (900)

Millage Rate

13.3551

Acreage

10

Homestead

N

[View Map](#)

Owner Information

Primary Owner

[UPDIKE JOHN C JR FAMILY](#)

LIMITED PARTNERSHIP LLLP

P O BOX 231

LAKE WALES, FL 33859

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$11,000
Agricultural (Market) Value	\$160,000
Just (Market) Value	\$160,000
Assessed Value	\$11,000
Exempt Value	\$0
Taxable Value	\$11,000
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	\$11,000	\$8,500
Agricultural (Market) Value	\$140,000	\$140,000
Just (Market) Value	\$140,000	\$140,000
Assessed Value	\$11,000	\$8,500
Exempt Value	\$0	\$0
Taxable Value	\$11,000	\$8,500
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
5102 - ROW CROPS	10	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	1/30/2008	\$100	WD	0000/0000	200825000721	Qualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Vacant	UPDIKE JOHN C JR	JOHN C UPDIKE JR FAMILY LIMITED PART LLLP
N	9/1/1990	\$31,000	00	0397/0564		Qualified	N/A	Improved		UPDIKE JOHN C JR
N	9/1/1979	\$80,000	WD	0248/0524		Qualified	N/A	Improved		

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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 **SCHNEIDER**
GEOSPATIAL

Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternatelID

Parcel ID

Location Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15280

24-35-26-0000-06260-0000

0 SWEETWATER RD
ZOLFO SPRINGS 33890

24 AC THE EAST 24 ACRES OF N1/2 OF NW1/4 24 35S 26E 377P742 377P744 200725009502 200725010353

(Note: Not to be used on legal documents.)

PASTURE CLS4 (6300)

24-35-26

UNINC CO (900)

13.3551

24

N

[View Map](#)

Owner Information

Primary Owner

[UPDIKE JOHN C JR FAMILY](#)

LIMITED PARTNERSHIP LLLP

P O BOX 231

LAKE WALES, FL 33859

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$1,643
Agricultural (Market) Value	\$230,750
Just (Market) Value	\$230,750
Assessed Value	\$1,643
Exempt Value	\$0
Taxable Value	\$1,643
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	\$1,643	\$1,643
Agricultural (Market) Value	\$210,250	\$208,500
Just (Market) Value	\$210,250	\$208,500
Assessed Value	\$1,643	\$1,643
Exempt Value	\$0	\$0
Taxable Value	\$1,643	\$1,643
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6300 - NATIVE	20.5	AC	0	0
5900 - WASTE	3.5	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	11/29/2007	\$100	LD	0000/0000	200725010353	Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JOHN C JR	UPDIKE JOHN C JR FAMILY LIMITED PARTNERSHIP L
N	10/30/2007	\$100	WD	0000/0000	200725009502	Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JOHN C JR	UPDIKE JOHN C JR FAMILY LIMITED PARTNERSHIP L
N	9/1/1989	\$732,845	14	0377/0744		Unqualified	N/A	Vacant		UPDIKE JOHN C JR
N	9/1/1989	\$500,000	11	0377/0742		Unqualified	N/A	Vacant		

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

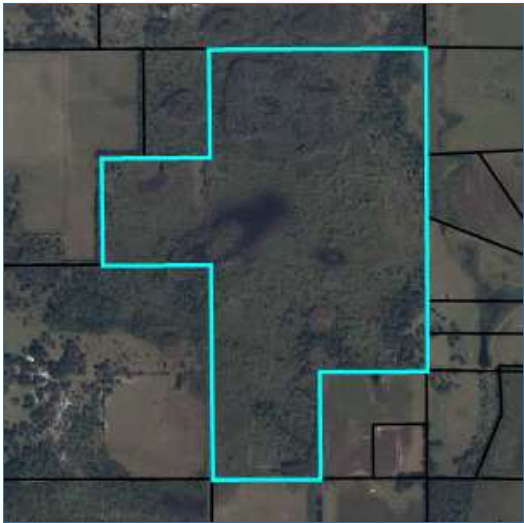
AlternateID	15279
Parcel ID	24-35-26-0000-06250-0000
Location Address	0 PERRY RD ZOLFO SPRINGS 33890
Brief Legal Description	320 AC NE1/4 & N1/2 OF SE1/4 & SE1/4 OF NW1/4 & SW14/ OF SE1/4 255P515 DC-328P75 PRO86-64 PMR 8/86 332P765 334P240 377P742 377P744 200725009502 200725010353 (Note: Not to be used on legal documents.)
Property Use Code	PASTURE CLS4 (6300)
Sec/Twp/Rng	24-35-26
Tax District	UNINC CO (900)
Millage Rate	13.3551
Acreage	320
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[UPDIKE JOHN C JR FAMILY](#)
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$19,300
Agricultural (Market) Value	\$1,780,000
Just (Market) Value	\$1,780,000
Assessed Value	\$19,300
Exempt Value	\$0
Taxable Value	\$19,300
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	\$19,300	\$19,300
Agricultural (Market) Value	\$1,380,000	\$1,320,000
Just (Market) Value	\$1,380,000	\$1,320,000
Assessed Value	\$19,300	\$19,300
Exempt Value	\$0	\$0
Taxable Value	\$19,300	\$19,300
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6300 - NATIVE	196	AC	0	0
6101 - IMP-TYP	4	AC	0	0
5900 - WASTE	120	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	11/29/2007	\$100	LD	0000/0000	200725010353	Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JOHN C JR	UPDIKE JOHN C JR FAMILY LIMITED PARTNERSHIP L
N	10/30/2007	\$100	WD	0000/0000	200725009502	Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JOHN C JR	UPDIKE JOHN C JR FAMILY LIMITED PARTNERSHIP L
N	9/1/1989	\$732,845	14	0377/0744		Unqualified	N/A	Vacant		UPDIKE JOHN C JR
N	9/1/1989	\$500,000	11	0377/0742		Unqualified	N/A	Vacant		
N	1/1/1987	\$0	01	0334/0250		Unqualified	N/A	Vacant		
N	12/1/1986	\$0	11	0332/0765		Unqualified	N/A	Vacant		

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternatelID

Parcel ID

Location Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15278

24-35-26-0000-01810-0000

4202 SWEETWATER RD
ZOLFO SPRINGS 33890

160 AC SW1/4 24 35S 26E 172P128 183P301 255P516
(Note: Not to be used on legal documents.)

IMP PASTURE CLS4 SFR (6301)

24-35-26

UNINC CO (900)

13.3551

160

Y

[View Map](#)

Owner Information

Primary Owner

[MATHENY MARY JANE MARSH](#)

4202 SWEETWATER RD

ZOLFO SPRINGS, FL 33890

Map



Certified Values

	2025 Final Values
Building Value	\$402,949
Extra Features Value	\$29,675
Land Value	\$8,000
Land Agricultural Value	\$23,380
Agricultural (Market) Value	\$1,233,000
Just (Market) Value	\$1,673,624
Assessed Value	\$248,228
Exempt Value	\$50,722
Taxable Value	\$197,506
Maximum Save Our Homes Portability/Non-Homestead Cap	\$215,776

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$379,946	\$331,570
Extra Features Value	\$31,417	\$27,614
Land Value	\$6,000	\$6,000
Land Agricultural Value	\$23,380	\$23,380
Agricultural (Market) Value	\$927,000	\$924,000
Just (Market) Value	\$1,344,363	\$1,289,184
Assessed Value	\$241,891	\$235,527
Exempt Value	\$50,000	\$50,000
Taxable Value	\$191,891	\$185,527
Maximum Save Our Homes Portability/Non-Homestead Cap	\$198,852	\$153,037

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
0100 - RESIDENTIAL	1	AC	0	0
6101 - IMP-TYP	65	AC	0	0
6300 - NATIVE	86	AC	0	0
6151 - AG UTIL IMP-TYP	2	AC	0	0
6399 - POND/WATERHOLE	1	AC	0	0
5900 - WASTE	5	AC	0	0

Zoning

Building Information

Type	SINGLE FAM	Heat	AIR DUCTED
Total Area	4,676	Air Conditioning	CENTRAL
Heated Area	3,385	Bathrooms	2
Exterior Walls	CB STUCCO	Bedrooms	3
Roof Cover	TIN/METAL	Stories	1
Interior Walls	DRYWALL; PNL/CUSTOM	Actual Year Built	1979
Frame Type	MASONRY	Effective Year Built	1979
Floor Cover	HARDWOOD; CARPET		

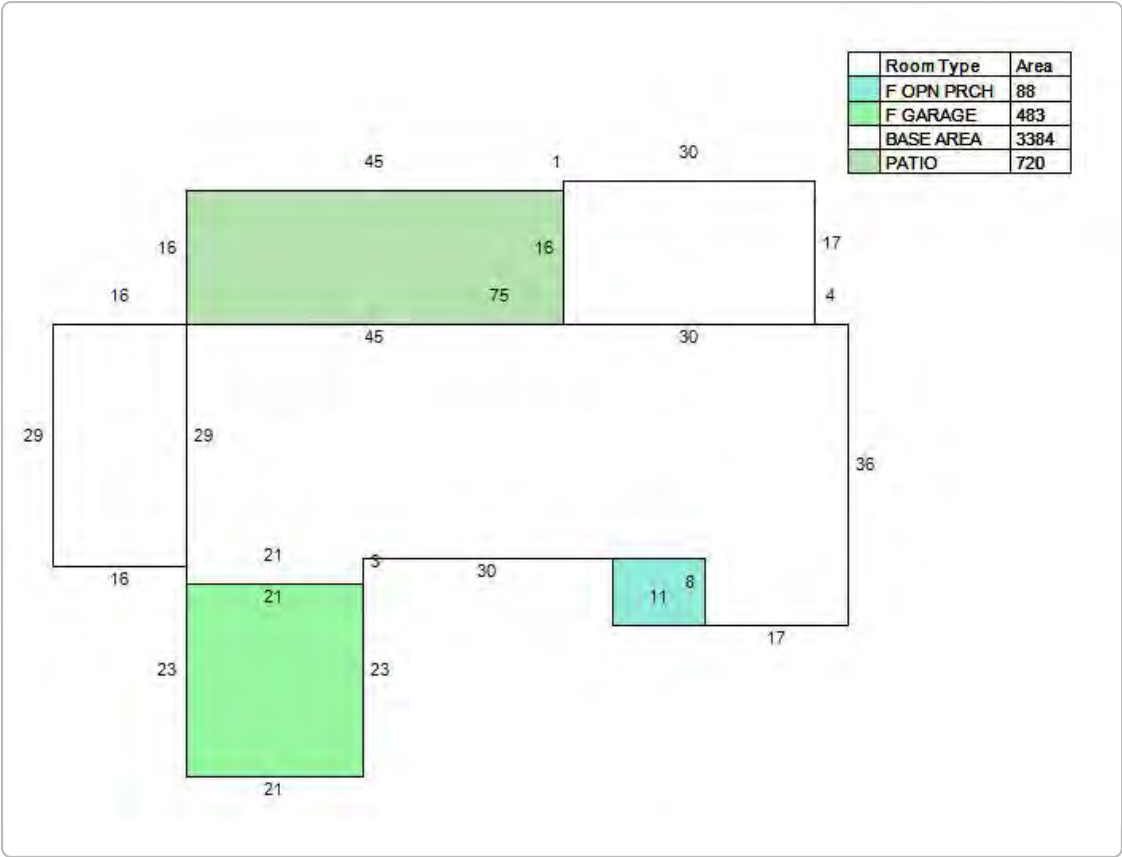
Extra Features

Code	Description	Length x Width x Height	Units	Unit Type
SHE 03	SHED	18 x 12 x 0	216	SF
SHE 03	SHED	24 x 15 x 0	360	SF
SHE 03	SHED	24 x 12 x 0	288	SF
PBN 03	POLE BARN	48 x 24 x 0	1,152	SF
PBN 03	POLE BARN	36 x 22 x 0	792	SF
PBN 03	POLE BARN	40 x 20 x 0	800	SF
TED 03	UTL SHED	7 x 6 x 0	42	SF
PAV 01	PAVING	0 x 0 x 0	21,120	SF
C/S 03	CONC SLB	20 x 40 x 0	800	SF
PBN 03	POLE BARN	28 x 58 x 0	1,624	SF
PBN 03	POLE BARN	16 x 24 x 0	384	SF
PBN 03	POLE BARN	7 x 22 x 0	154	SF
RTN 03	RTN WALL	7 x 22 x 0	154	SF
C/S 03	CONC SLB	8 x 16 x 0	128	SF
PBN 03	POLE BARN	40 x 18 x 0	720	SF
PBN 03	POLE BARN	12 x 12 x 0	144	SF
STL 03	STEEL BLD	40 x 60 x 0	2,400	SF
DUF 03	METAL UTIL	8 x 6 x 0	48	SF

Permits

Permit Number	Type	Description	Issued	Amount
04 00833	0018	ELECTRICAL	10/27/2004	\$0
00 01211	0014	REROOF	10/4/2000	\$23,365
00 00857	0003	ADD SFR	6/30/2000	\$55,000

Sketches



Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternatelID

Parcel ID

Location Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15275

23-35-26-0000-09930-0000

4088 SWEETWATER RD
ZOLFO SPRINGS 33890

480 AC SE1/4 & W1/2 OF SEC 23 35S 26E 172P128 183P301
(Note: Not to be used on legal documents.)

IMP PASTURE CLS2 SFR (6101)

23-35-26

UNINC CO (900)

13.3551

480

N

[View Map](#)

Owner Information

Primary Owner

[MATHENY MARY JANE MARSH](#)

4202 SWEETWATER RD

ZOLFO SPRINGS, FL 33890

Map



Certified Values

	2025 Final Values
Building Value	\$27,562
Extra Features Value	\$883
Land Value	\$8,000
Land Agricultural Value	\$108,570
Agricultural (Market) Value	\$3,773,500
Just (Market) Value	\$3,809,945
Assessed Value	\$145,015
Exempt Value	\$0
Taxable Value	\$145,015
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$26,348	\$62,154
Extra Features Value	\$940	\$774
Land Value	\$6,000	\$6,000
Land Agricultural Value	\$117,280	\$118,540
Agricultural (Market) Value	\$2,833,500	\$2,829,000
Just (Market) Value	\$2,866,788	\$2,897,928
Assessed Value	\$150,568	\$160,854
Exempt Value	\$0	\$0
Taxable Value	\$150,568	\$160,854
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$26,614

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
0100 - RESIDENTIAL	1	AC	0	0
6101 - IMP-TYP	346	AC	0	0
6300 - NATIVE	124	AC	0	0
6399 - POND/WATERHOLE	2	AC	0	0
5900 - WASTE	7	AC	0	0

Zoning

Extra Features

Code	Description	Length x Width x Height	Units	Unit Type
PBN 03	POLE BARN	20 x 12 x 0	240	SF
UCP 03	UN CARPORT	20 x 18 x 0	360	SF
HOZ 01	HOZ	x x	1	UT

Permits

Permit Number	Type	Description	Issued	Amount
2501513	CUO	CHANGE OF USE/ OCCUPANCY	11/21/2025	\$0
2203034	IAN	IAN DAMAGE ASSESSMENT	11/10/2022	\$0

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, Sales, Sketches.

Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID

22-35-26-0000-04930-0000

Parcel ID

0 HARN RD

Location Address

ZOLFO SPRINGS 33890

Brief Legal Description

20 AC N1/2 OF NE1/4 OF SE1/4 22 35S 26E 263P414 270P626(RMDR) 284P550(RMDR) 725P998(DC-CWM,JR) 691P1085(DC-JM)
(Note: Not to be used on legal documents.)

Property Use Code

GROVES,ORCHRD (6600)

Sec/Twp/Rng

22-35-26

Tax District

UNINC CO (900)

Millage Rate

13.3551

Acreage

20

Homestead

N

[View Map](#)

Owner Information

Primary Owner
MATHENY CHARLES W III
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$653
Land Value	\$0
Land Agricultural Value	\$21,125
Agricultural (Market) Value	\$220,000
Just (Market) Value	\$220,653
Assessed Value	\$21,750
Exempt Value	\$0
Taxable Value	\$21,750
Maximum Save Our Homes Portability/Non-Homestead Cap	\$28

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$653	\$516
Land Value	\$0	\$0
Land Agricultural Value	\$30,723	\$30,723
Agricultural (Market) Value	\$200,000	\$200,000
Just (Market) Value	\$200,653	\$200,516
Assessed Value	\$31,291	\$31,239
Exempt Value	\$0	\$0
Taxable Value	\$31,291	\$31,239
Maximum Save Our Homes Portability/Non-Homestead Cap	\$85	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
66EM - E/M ORANGE	2	AC	0	0
66EM - E/M ORANGE	7	AC	0	0
66EM - E/M ORANGE	1.5	AC	0	0
66EM - E/M ORANGE	0.5	AC	0	0
66EM - E/M ORANGE	2.25	AC	0	0
66EM - E/M ORANGE	3	AC	0	0
66AA - BASELAND	1.25	AC	0	0
6650 - AG UTIL CITRUS	1	AC	0	0
66EM - E/M ORANGE	1.5	AC	0	0

Zoning

Extra Features

Code	Description	Length x Width x Height	Units	Unit Type
IRR 03	IRRIGATION	0 x 0 x 0	19	UT
PBN 03	POLE BARN	26 x 10 x 0	260	SF
C/S 03	CONC SLB	33 x 10 x 0	330	SF

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, Sales, Permits, Sketches.

Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

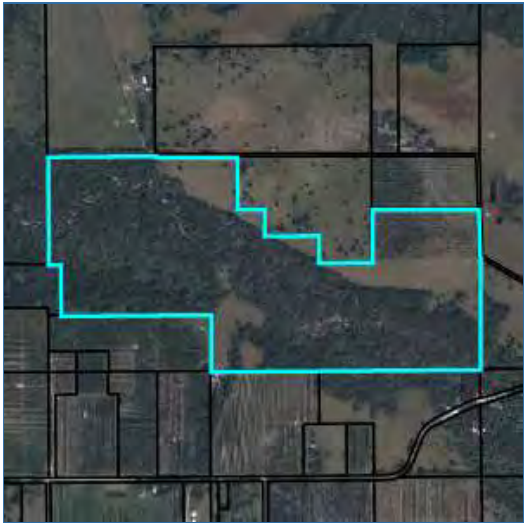
AlternateID	15266
Parcel ID	22-35-26-0000-04920-0000
Location	0 HARN RD
Address	ZOLFO SPRINGS 33890
Brief Legal	226.78 AC S1/2 OF SW1/4 OF NW1/4 OF SE1/4 & S3/4 E/2 SE1/4 & SW1/4 OF SE1/4 & E1/2 OF SW1/4 LESS SW1/4 OF SE1/4 OF SW1/4 & LESS E1/2 OF
Description	NE1/4 OF NE1/4 OF SW1/4 & NW1/4 OF SW1/4 & BEG AT PT 147 FT E OF NW COR OF SW1/4 OF SW1/4 & RUN E 1173 FT S 623 FT W 1173 FT N 623 FT TO BEG 22 35S 26E 145P9P11 183P300 263P414 (Note: Not to be used on legal documents.)
Property Use	PASTURE CLS4 (6300)
Code	
Sec/Twp/Rng	22-35-26
Tax District	UNINC CO (900)
Millage Rate	13.3551
Acreage	226.78
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[MATHENY MARY JANE MARSH](#)
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$557
Land Value	\$0
Land Agricultural Value	\$39,805
Agricultural (Market) Value	\$1,502,240
Just (Market) Value	\$1,502,797
Assessed Value	\$40,362
Exempt Value	\$0
Taxable Value	\$40,362
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$614	\$482
Land Value	\$0	\$0
Land Agricultural Value	\$48,716	\$48,716
Agricultural (Market) Value	\$1,144,680	\$1,120,680
Just (Market) Value	\$1,145,294	\$1,121,162
Assessed Value	\$49,246	\$49,198
Exempt Value	\$0	\$0
Taxable Value	\$49,246	\$49,198
Maximum Save Our Homes Portability/Non-Homestead Cap	\$84	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6101 - IMP-TYP	67.25	AC	0	0
6300 - NATIVE	111.53	AC	0	0
5900 - WASTE	48	AC	0	0

Zoning

Extra Features

Code	Description	Length x Width x Height	Units	Unit Type
PBN 03	POLE BARN	16 x 15 x 0	240	SF

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID	15257
Parcel ID	21-35-26-0000-07450-0000
Location Address	5636 OLLIFF RD ZOLFO SPRINGS 33890
Brief Legal Description	360 AC E1/2 OF NE1/4 & SW1/4 OF NE1/4 & N1/2 OF SE1/4 & SW1/4 OF SE1/4 & E1/2 OF SW1/4 & NW1/4 OF SW1/4 21 35S 26E OR145 P10P11 OR 183 P300 201725005642-EASE (Note: Not to be used on legal documents.)
Property Use Code	IMP PASTURE CLS4 SFR (6301)
Sec/Twp/Rng	21-35-26
Tax District	UNINC CO (900)
Millage Rate	13.3551
Acreage	360
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[MATHENY MARY JANE MARSH](#)
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$7,362
Land Value	\$40,000
Land Agricultural Value	\$33,775
Agricultural (Market) Value	\$2,710,000
Just (Market) Value	\$2,757,362
Assessed Value	\$75,957
Exempt Value	\$0
Taxable Value	\$75,957
Maximum Save Our Homes Portability/Non-Homestead Cap	\$5,180

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$8,368	\$7,781
Land Value	\$30,000	\$30,000
Land Agricultural Value	\$33,775	\$33,775
Agricultural (Market) Value	\$2,040,000	\$2,030,000
Just (Market) Value	\$2,078,368	\$2,067,781
Assessed Value	\$72,122	\$68,636
Exempt Value	\$0	\$0
Taxable Value	\$72,122	\$68,636
Maximum Save Our Homes Portability/Non-Homestead Cap	\$21	\$2,920

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
5010 - HUNT CAMP	5	AC	0	0
6101 - IMP-TYP	46	AC	0	0
6300 - NATIVE	289	AC	0	0
5900 - WASTE	20	AC	0	0

Zoning

Building Information

Type	MOBILE HME	Heat	AIR DUCTED
Total Area	1,198	Air Conditioning	CENTRAL
Heated Area	0	Bathrooms	1.5
Exterior Walls	MOD METAL	Bedrooms	3
Roof Cover	MIN/TIN	Stories	
Interior Walls	PLY/PANEL	Actual Year Built	1993
Frame Type		Effective Year Built	1993
Floor Cover	SHT VINYL; CARPET		
Type	MOBILE HME	Heat	AIR DUCTED
Total Area	1,212	Air Conditioning	CENTRAL
Heated Area	0	Bathrooms	1.5
Exterior Walls	MOD METAL	Bedrooms	3
Roof Cover	MIN/TIN	Stories	
Interior Walls	PLY/PANEL	Actual Year Built	1993
Frame Type		Effective Year Built	1993
Floor Cover	SHT VINYL; CARPET		
Type	SFR STILTS	Heat	FORCED AIR
Total Area	520	Air Conditioning	WINDOW
Heated Area	0	Bathrooms	1
Exterior Walls	WOOD/PLYW	Bedrooms	1
Roof Cover	MIN/TIN	Stories	1
Interior Walls	PLY/PANEL	Actual Year Built	1999
Frame Type	WOOD FRAME	Effective Year Built	1999
Floor Cover	SHT VINYL		

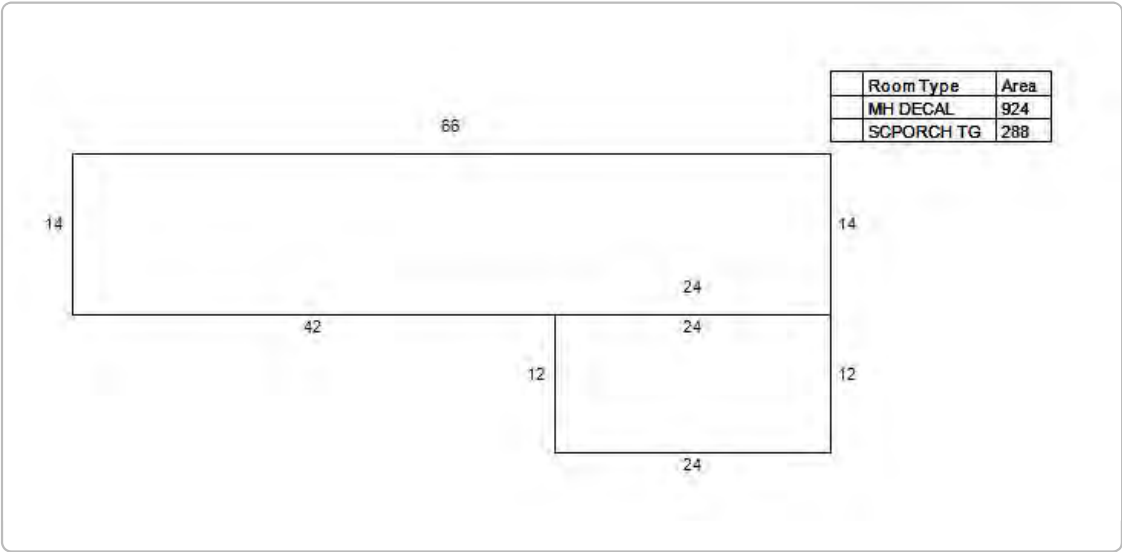
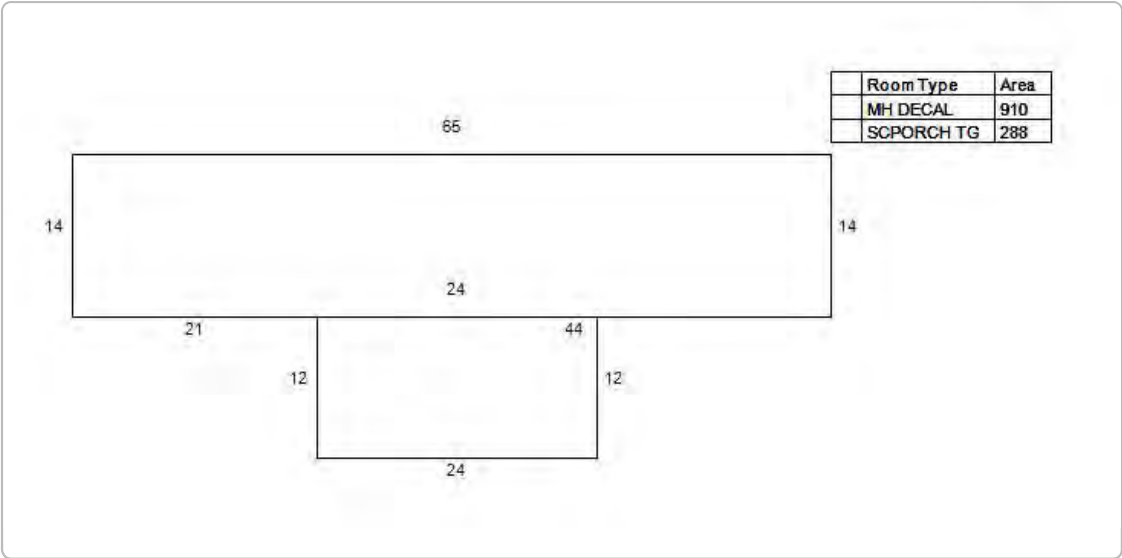
Extra Features

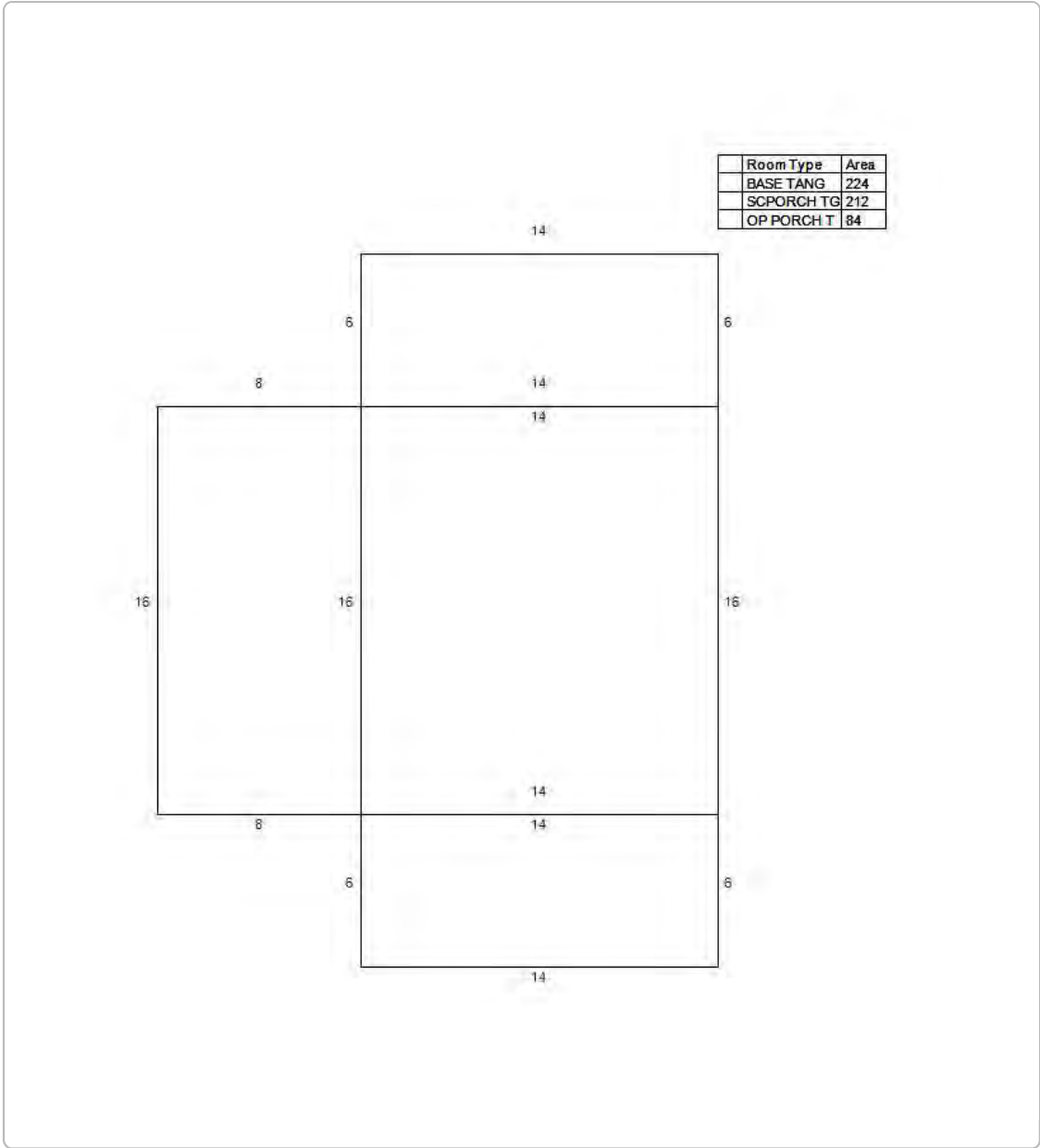
Code	Description	Length x Width x Height	Units	Unit Type
DUF 03	METAL UTIL	16 x 12 x 0	192	SF
PBN 03	POLE BARN	47 x 20 x 0	940	SF
PBN 03	POLE BARN	20 x 10 x 0	200	SF
C/S 03	CONC SLB	0 x 0 x 0	260	SF
CMP 03	CMPHSE W/AIR	39 x 12 x 0	468	SF
SPF 03	SCRN PORCH	24 x 12 x 0	288	SF

Permits

Permit Number	Type	Description	Issued	Amount
12841	0002	MOBILEHOME	10/1/1992	\$1
12842	0002	MOBILEHOME	10/1/1992	\$1

Sketches





Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID	15197
Parcel ID	14-35-26-0000-10030-0000
Location Address	0 SWEETWATER RD ZOLFO SPRINGS 33890
Brief Legal Description	10.78 AC THAT PART OF S1/2 OF SE1/4 LYING E OF CECIL LANGFORD RD 14-35S-26E 238P440P444 614P1100(SPC EXC) 662P993 672P885 200825000721
	(Note: Not to be used on legal documents.)
Property Use Code	PASTURE CLS2 (6100)
Sec/Twp/Rng	14-35-26
Tax District	UNINC CO (900)
Millage Rate	13.3551
Acreage	10.78
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[UPDIKE JOHN C JR FAMILY](#)
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$1,820
Agricultural (Market) Value	\$161,700
Just (Market) Value	\$161,700
Assessed Value	\$1,820
Exempt Value	\$0
Taxable Value	\$1,820
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	\$1,820	\$1,820
Agricultural (Market) Value	\$140,140	\$140,140
Just (Market) Value	\$140,140	\$140,140
Assessed Value	\$1,820	\$1,820
Exempt Value	\$0	\$0
Taxable Value	\$1,820	\$1,820
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6101 - IMP-TYP	5.78	AC	0	0
6300 - NATIVE	5	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	1/30/2008	\$100	WD	0000/0000	200825000721	Qualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Vacant	UPDIKE JOHN C JR	JOHN C UPDIKE JR FAMILY LIMITED PART LLLP
N	11/12/2004	\$27,000	WD	0672/0885		Qualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant	PEACE RIVER CITRUS GROVES INC	JOHN C UPDIKE JR

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID

Parcel ID

Location

Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15184

13-35-26-0000-04940-0000

5276 JOHNSTON RD

ZOLFO SPRINGS 33890

275.31 AC E1/2 OF SW1/4 & SE1/4 & E1/2 OF SE1/4 OF NE1/4 & BEG AT SW COR OF NE1/4 & RUN N 208.71 FT E 1996.45 FT S 208.71 FT W 1996.45 FT TO POB & BEG AT SE COR OF SE1/4 OF NE1/4 OF NE1/4 RUN W 874.51 FT N 663.14 FT THEN SE/LY ALONG N SIDE OF RD TO POB LESS PARCEL 04950 & LESS BEG SW COR NE1/4 OF SW1/4 N 1328.10 FT E 15 FT S 0 DEG 36M 37S W 1328.20 FT TO POB 13 35S 26E 216P261 308P594 DC-328P75 PRO-86-64 PMR8/86 332P765 334P250 367P484 377P742P744 492P289P290 681P98 681P98 200725009502 200725010353 201025003335-EASE

IMP PASTURE CLS4 SFR (6301)

13-35-26

UNINC CO (900)

13.3551

275.31

N

(Note: Not to be used on legal documents.)

[View Map](#)

Owner Information

Primary Owner

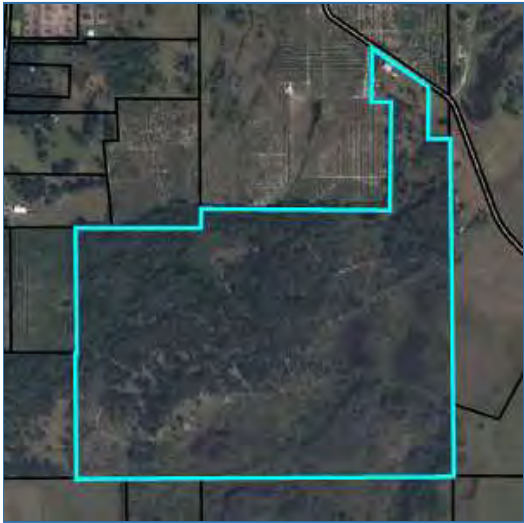
[UPDIKE JOHN C JR FAMILY](#)

LIMITED PARTNERSHIP LLLP

P O BOX 231

LAKE WALES, FL 33859

Map



Certified Values

	2025 Final Values
Building Value	\$141,815
Extra Features Value	\$32,418
Land Value	\$8,000
Land Agricultural Value	\$24,223
Agricultural (Market) Value	\$2,064,480
Just (Market) Value	\$2,246,713
Assessed Value	\$203,453
Exempt Value	\$0
Taxable Value	\$203,453
Maximum Save Our Homes Portability/Non-Homestead Cap	\$3,003

Historical Values

	2024 Certified Values	2023 Certified Values
Building Value	\$135,594	\$115,966
Extra Features Value	\$36,019	\$33,708
Land Value	\$6,000	\$6,000
Land Agricultural Value	\$24,223	\$24,223
Agricultural (Market) Value	\$1,555,860	\$1,545,860
Just (Market) Value	\$1,733,473	\$1,701,534
Assessed Value	\$187,159	\$172,347
Exempt Value	\$0	\$0
Taxable Value	\$187,159	\$172,347
Maximum Save Our Homes Portability/Non-Homestead Cap	\$14,677	\$7,550

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
0100 - RESIDENTIAL	1	AC	0	0
6101 - IMP-TYP	26	AC	0	0
6300 - NATIVE	226.31	AC	0	0
6350 - AG UTIL NATIVE	2	AC	0	0
5900 - WASTE	20	AC	0	0

Zoning

Building Information

Type	SINGLE FAM	Heat	AIR DUCTED
Total Area	1,814	Air Conditioning	CENTRAL
Heated Area	1,769	Bathrooms	1
Exterior Walls	BD/BATTEN	Bedrooms	2
Roof Cover	MIN/TIN	Stories	1
Interior Walls	DRYWALL	Actual Year Built	1963
Frame Type	MASONRY	Effective Year Built	1963
Floor Cover	SHT VINYL		

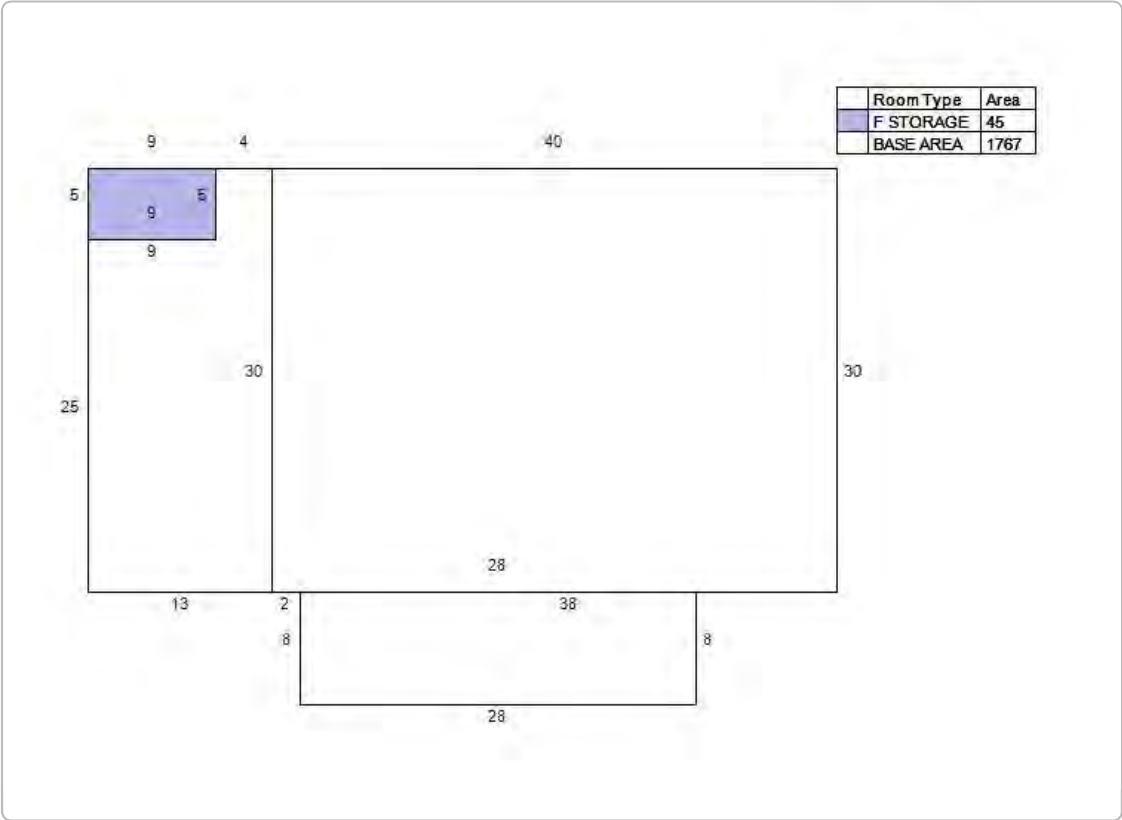
Extra Features

Code	Description	Length x Width x Height	Units	Unit Type
DEC 03	WOOD DECK	20 x 16 x 0	320	SF
BTH 03	BATH RM	16 x 8 x 0	1	UT
C/S 03	CONC SLB	20 x 14 x 0	280	SF
C/S 03	CONC SLB	18 x 16 x 0	288	SF
PBN 03	POLE BARN	18 x 16 x 0	288	SF
PBN 03	POLE BARN	24 x 14 x 0	336	SF
DEC 03	WOOD DECK	12 x 12 x 0	144	SF
CMP 02	CMPHSE NOAIR	0 x 0 x 0	284	SF
CMP 03	CMPHSE W/AIR	0 x 0 x 0	744	SF
DOG 03	DOG PEN	14 x 8 x 0	112	SF
DOG 03	DOG PEN	20 x 12 x 0	240	SF
SHE 03	SHED	8 x 16 x 0	128	SF
STL 03	STEEL BLD	80 x 50 x 0	4,000	SF
C/S 03	CONC SLB	18 x 12 x 0	216	SF
C/S 03	CONC SLB	36 x 12 x 0	432	SF
PBN 03	POLE BARN	30 x 24 x 0	720	SF
CMP 03	CMPHSE W/AIR	36 x 12 x 0	432	SF
OPF 03	OPEN PORCH	10 x 8 x 0	80	SF

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	11/29/2007	\$100	LD	0000/0000	200725010353	Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JOHN C JR	UPDIKE JOHN C JR FAMILY LIMITED PARTNERSHIP L
N	10/30/2007	\$100	WD	0000/0000	200725009502	Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JOHN C JR	UPDIKE JOHN C JR FAMILY LIMITED PARTNERSHIP L
N	8/1/1995	\$100	08	0492/0290		Unqualified	N/A	Vacant		UPDIKE JOHN C JR
N	9/1/1989	\$732,845	14	0377/0744		Unqualified	N/A	Improved		
N	9/1/1989	\$500,000	11	0377/0742		Unqualified	N/A	Improved		
N	1/1/1987	\$0	01	0334/0250		Unqualified	N/A	Improved		
N	12/1/1986	\$0	11	0332/0765		Unqualified	N/A	Improved		

Sketches



Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

[Sales Questionnaire Form](#)

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Hardee County Property Appraiser

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternatelID

Parcel ID

Location Address

Brief Legal Description

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

15183

13-35-26-0000-03120-0000

0 SWEETWATER RD
ZOLFO SPRINGS 33890

40 AC SW1/4 OF SW1/4 13 35S 26E 379P691 377P746 200725009502 200725010353

(Note: Not to be used on legal documents.)

PASTURE CLS4 (6300)

13-35-26

UNINC CO (900)

13.3551

40

N

[View Map](#)

Owner Information

Primary Owner

[UPDIKE JOHN C JR FAMILY](#)

LIMITED PARTNERSHIP LLLP

P O BOX 231

LAKE WALES, FL 33859

Map



Certified Values

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$4,400
Agricultural (Market) Value	\$400,000
Just (Market) Value	\$400,000
Assessed Value	\$4,400
Exempt Value	\$0
Taxable Value	\$4,400
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	\$4,400	\$4,400
Agricultural (Market) Value	\$340,000	\$340,000
Just (Market) Value	\$340,000	\$340,000
Assessed Value	\$4,400	\$4,400
Exempt Value	\$0	\$0
Taxable Value	\$4,400	\$4,400
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6300 - NATIVE	32	AC	0	0
6101 - IMP-TYP	8	AC	0	0

Zoning

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	11/29/2007	\$100	LD	0000/0000	200725010353	Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JOHN C JR	UPDIKE JOHN C JR FAMILY LIMITED PARTNERSHIP L
N	10/30/2007	\$100	WD	0000/0000	200725009502	Qualified	QUAL/DEED EXAMINATION	Vacant	UPDIKE JOHN C JR	UPDIKE JOHN C JR FAMILY LIMITED PARTNERSHIP L
N	9/1/1989	\$47,500	00	0377/0746		Qualified	N/A	Vacant		UPDIKE JOHN C JR
N	6/1/1989	\$28,412	00	0372/0691		Qualified	N/A	Vacant		

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

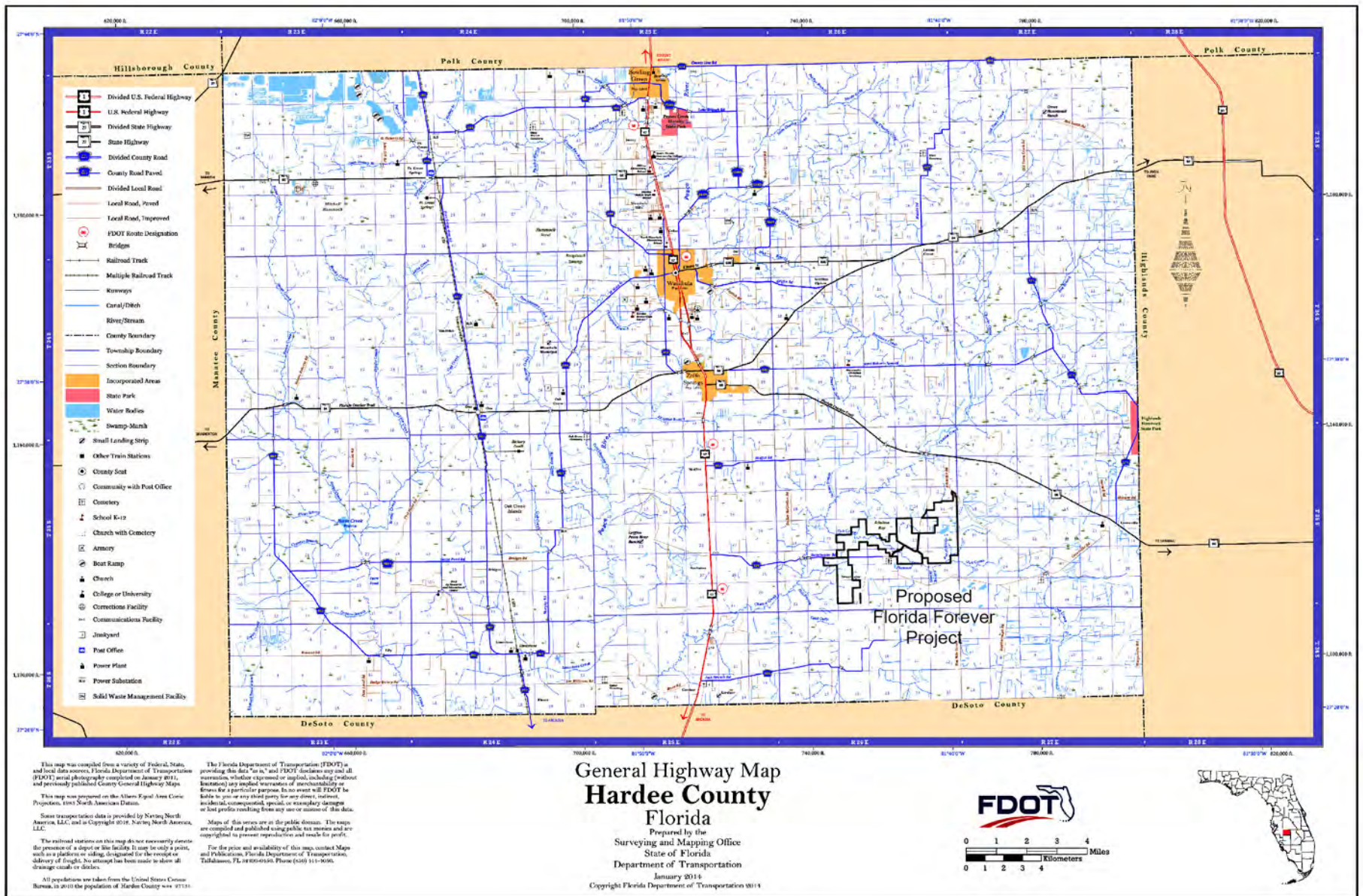
Sales Questionnaire Form

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

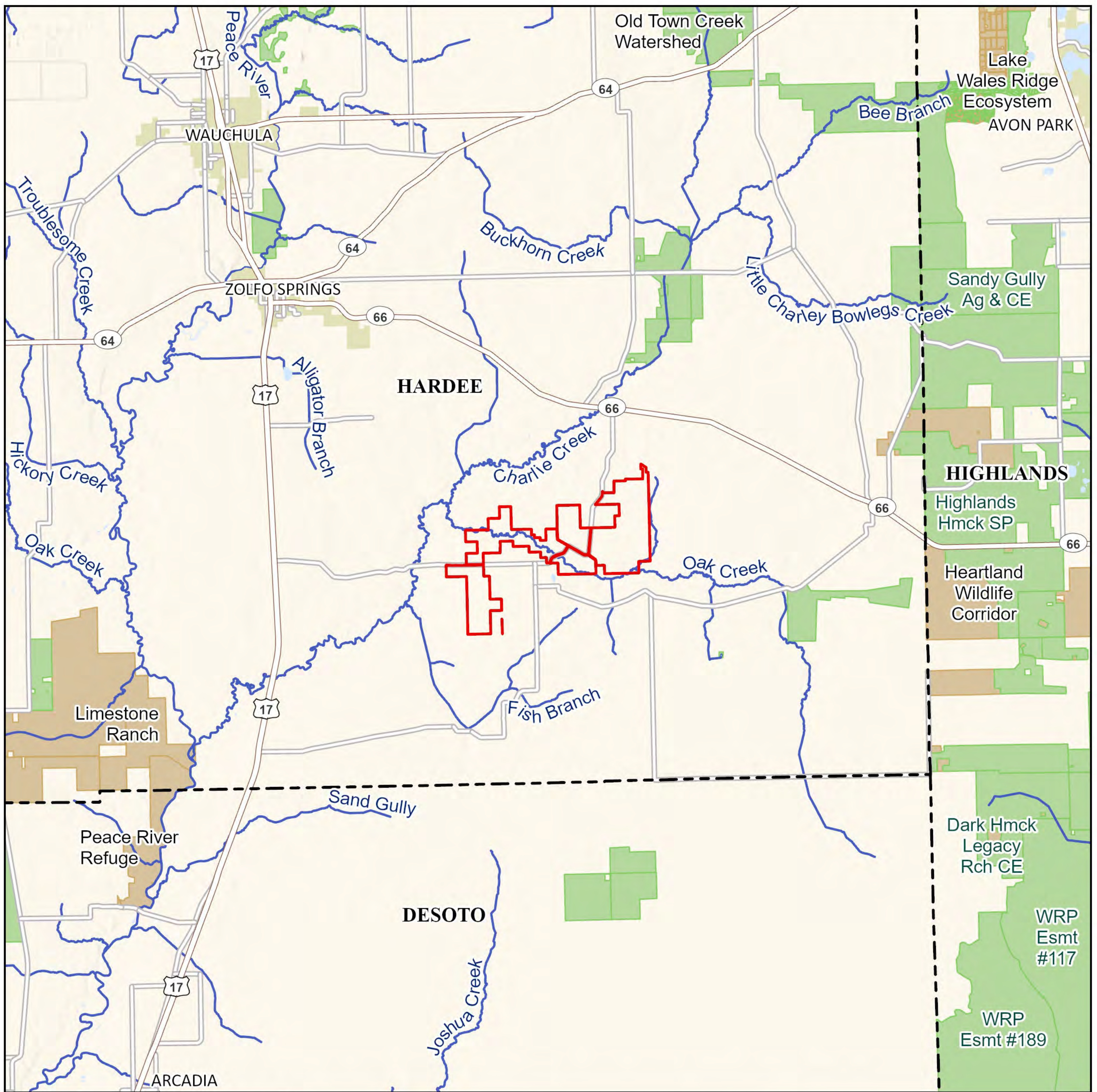
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Attachment A; Appendix 1 - Maps



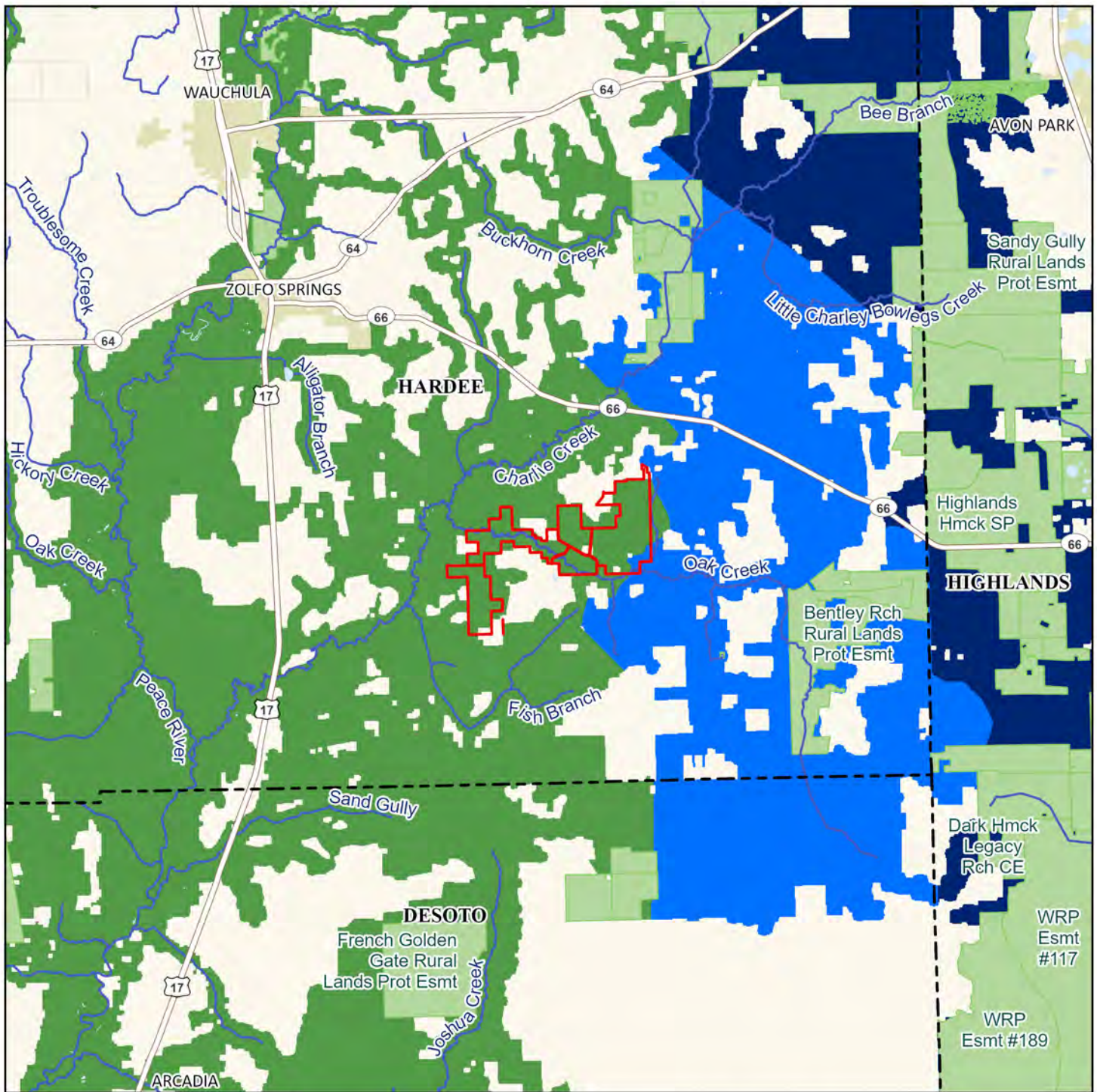
Oak Creek Flatwoods

Hardee County

0 2 4 Miles



- Oak Creek Flatwoods (3,213.7 ac)
- Existing Conservation Areas
- Florida Forever Projects
- City limits
- Open Water
- Named Watercourse (NHD)



Oak Creek Flatwoods Hardee County

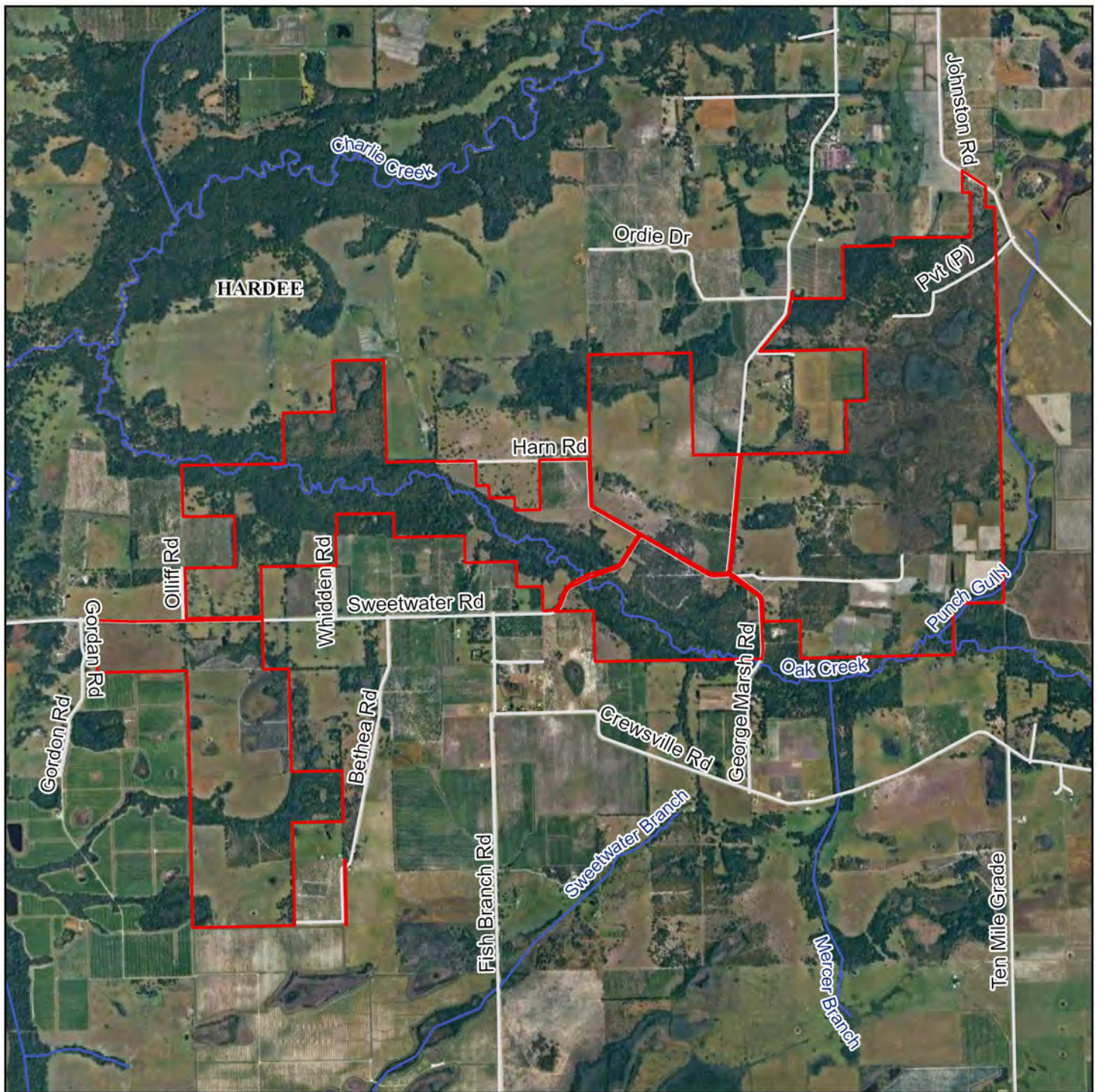
0 2 4 Miles



- Oak Creek Flatwoods (3,213.7 ac)
- Existing Conservation Areas
- City limits
- Open Water
- Named Watercourse (NHD)

Florida Wildlife Corridor (FEGN Priorities 1-3)

- Priority 1 - Critical Linkages
- Priority 2
- Priority 3

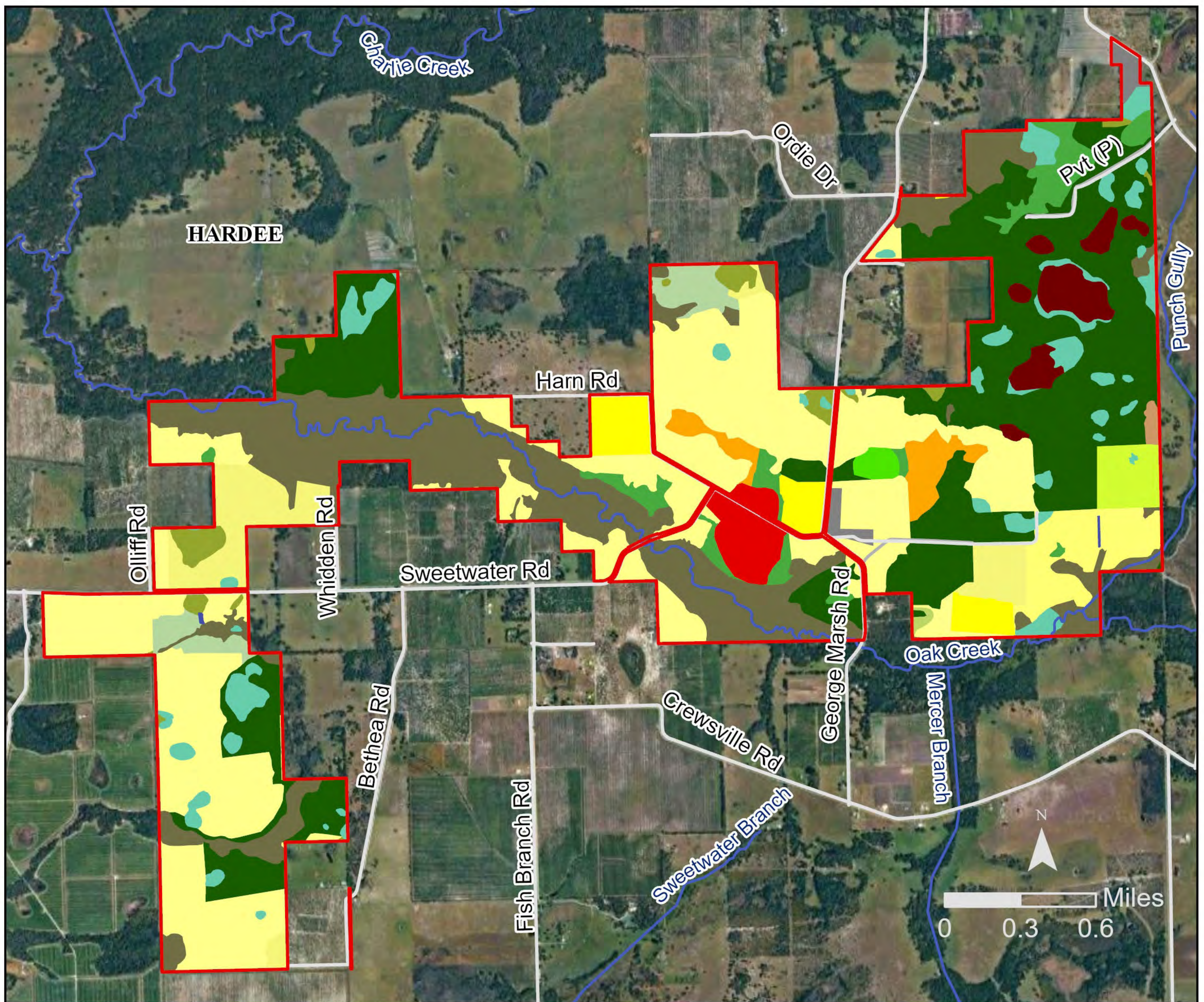


Oak Creek Flatwoods Hardee County

0 0.5 1 Miles



- Oak Creek Flatwoods (3,213.7 ac)
- Named Watercourse (NHD)



Oak Creek Flatwoods Hardee County



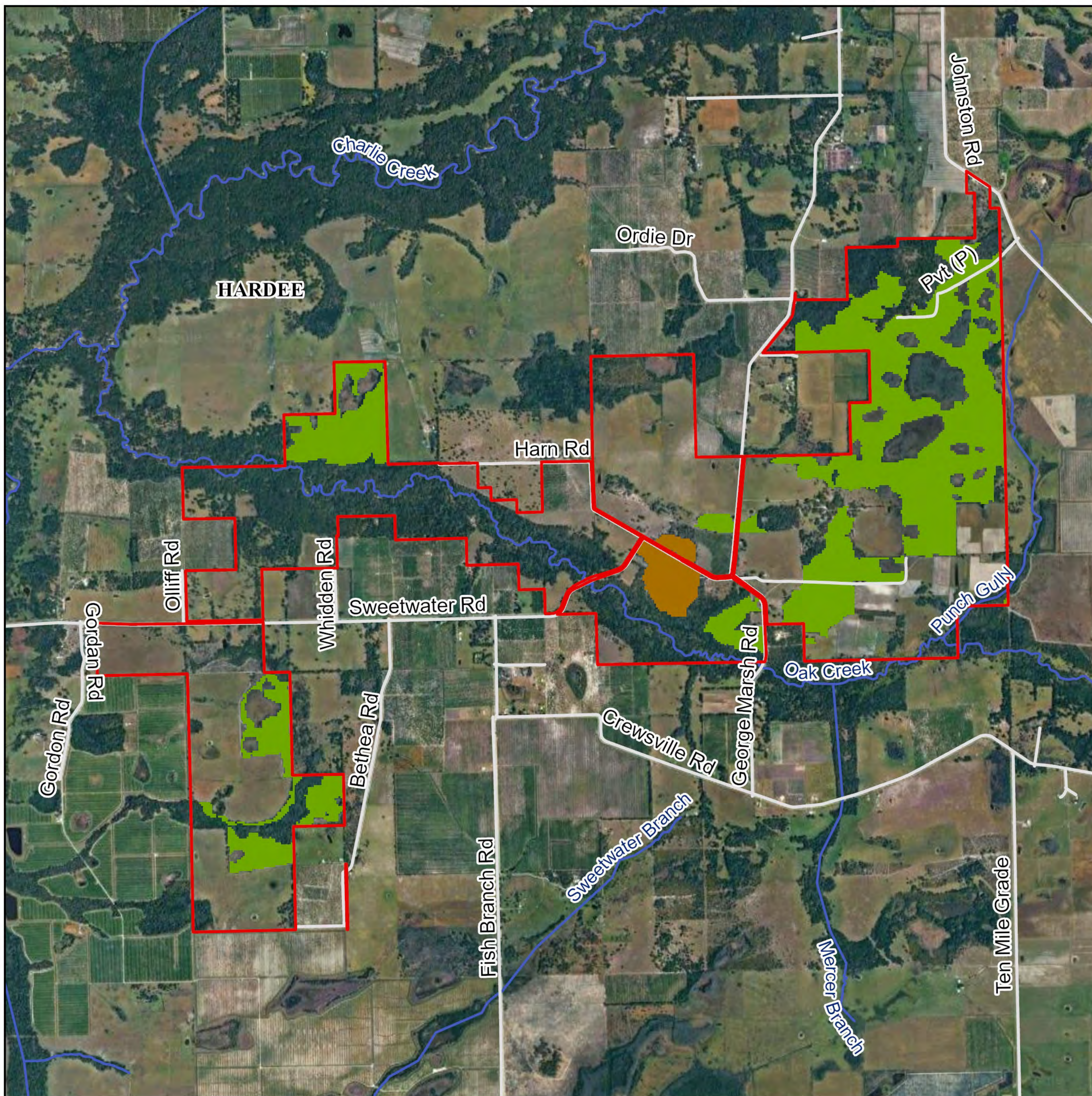
Oak Creek Flatwoods (3,213.7 ac)

— Named Watercourse (NHD)

Land Cover (CLC v. 4.0)

- 1110 - Upland Hardwood Forest (5.8 ac)
- 1210 - Scrub (55.0 ac)
- 1230 - Upland Coniferous (12.4 ac)
- 1311 - Mesic Flatwoods (779.5 ac)
- 1400 - Mixed Hardwood-Coniferous (92.0 ac)
- 1500 - Shrub and Brushland (54.4 ac)
- 1831 - Rural Open (134.5 ac)
- 1840 - Transportation (15.7 ac)
- 2111 - Wet Prairie (46.3 ac)

- 2120 - Marshes (143.7 ac)
- 2211 - Cypress (71.1 ac)
- 2233 - Mixed Wetland Hardwoods (606.0 ac)
- 3220 - Artificial Impoundment/Reservoir (1.4 ac)
- 18212 - Residential, Low Density (22.0 ac)
- 18311 - Rural Open Forested (3.3 ac)
- 18332 - Orchards/Groves (85.1 ac)
- 183311 - Row Crops (87.5 ac)
- 183313 - Improved Pasture (908.1 ac)
- 183314 - Unimproved/Woodland Pasture (50.4 ac)
- 183324 - Fallow Orchards (39.5 ac)



Oak Creek Flatwoods

Hardee County

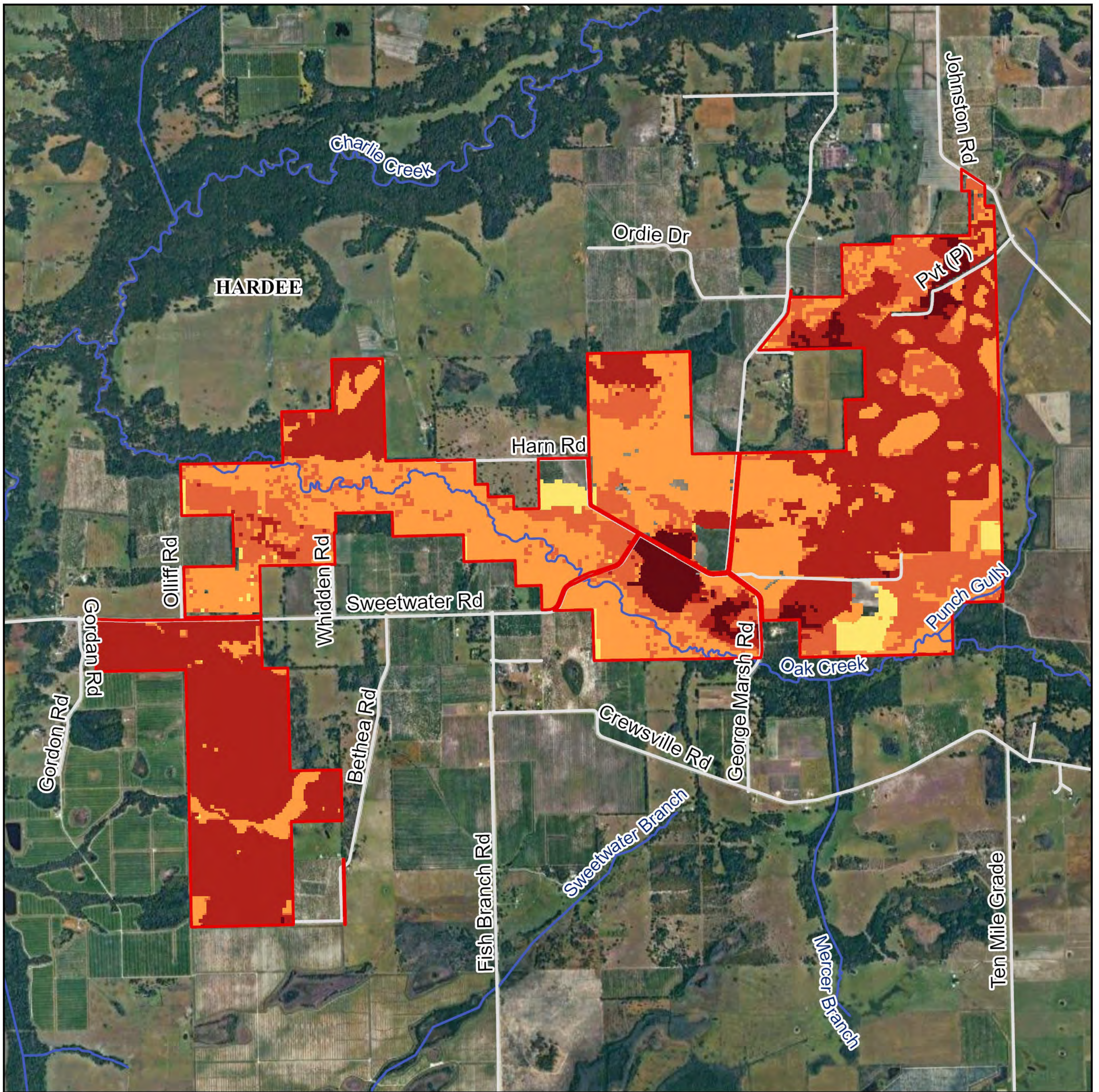
0 0.5 1 Miles



- Oak Creek Flatwoods (3,213.7 ac)
- Named Watercourse (NHD)

Underrepresented Natural Communities (2024)

- Scrub and Scrubby Flatwoods - G2 (54.9 ac)
- Pine Flatwoods - G4 (786.1 ac)



Oak Creek Flatwoods

Hardee County

0 0.5 1 Miles



Oak Creek Flatwoods (3,213.7 ac)

— Named Watercourse (NHD)

Biodiversity Resource Priorities (CLIP 4.02)

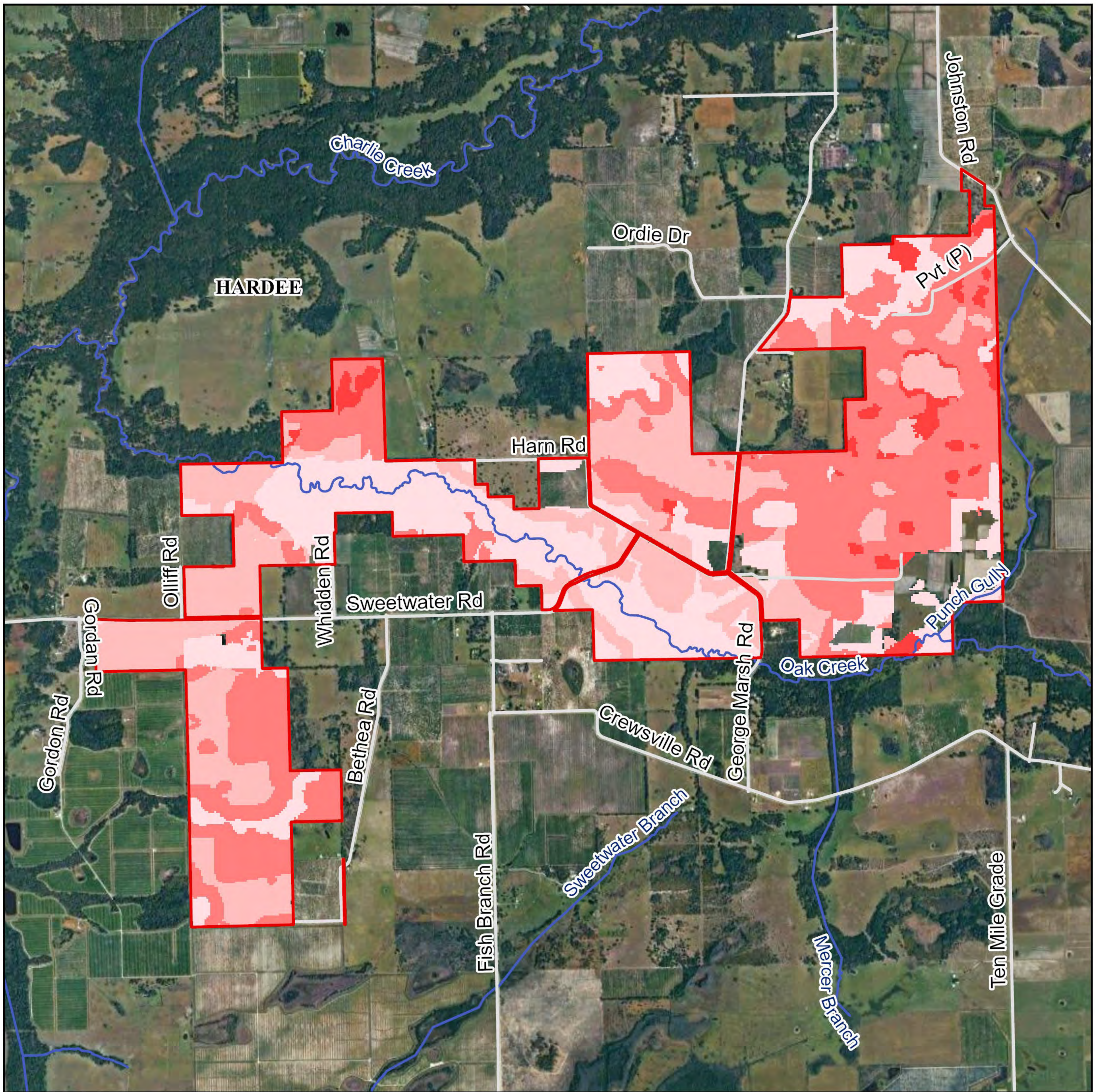
Priority 1 - Highest (119.8 ac)

Priority 2 (1,262.1 ac)

Priority 3 (525.6 ac)

Priority 4 (1,147.4 ac)

Priority 5 (77.1 ac)



Oak Creek Flatwoods

Hardee County

0 0.5 1 Miles



Oak Creek Flatwoods (3,213.7 ac)

— Named Watercourse (NHD)

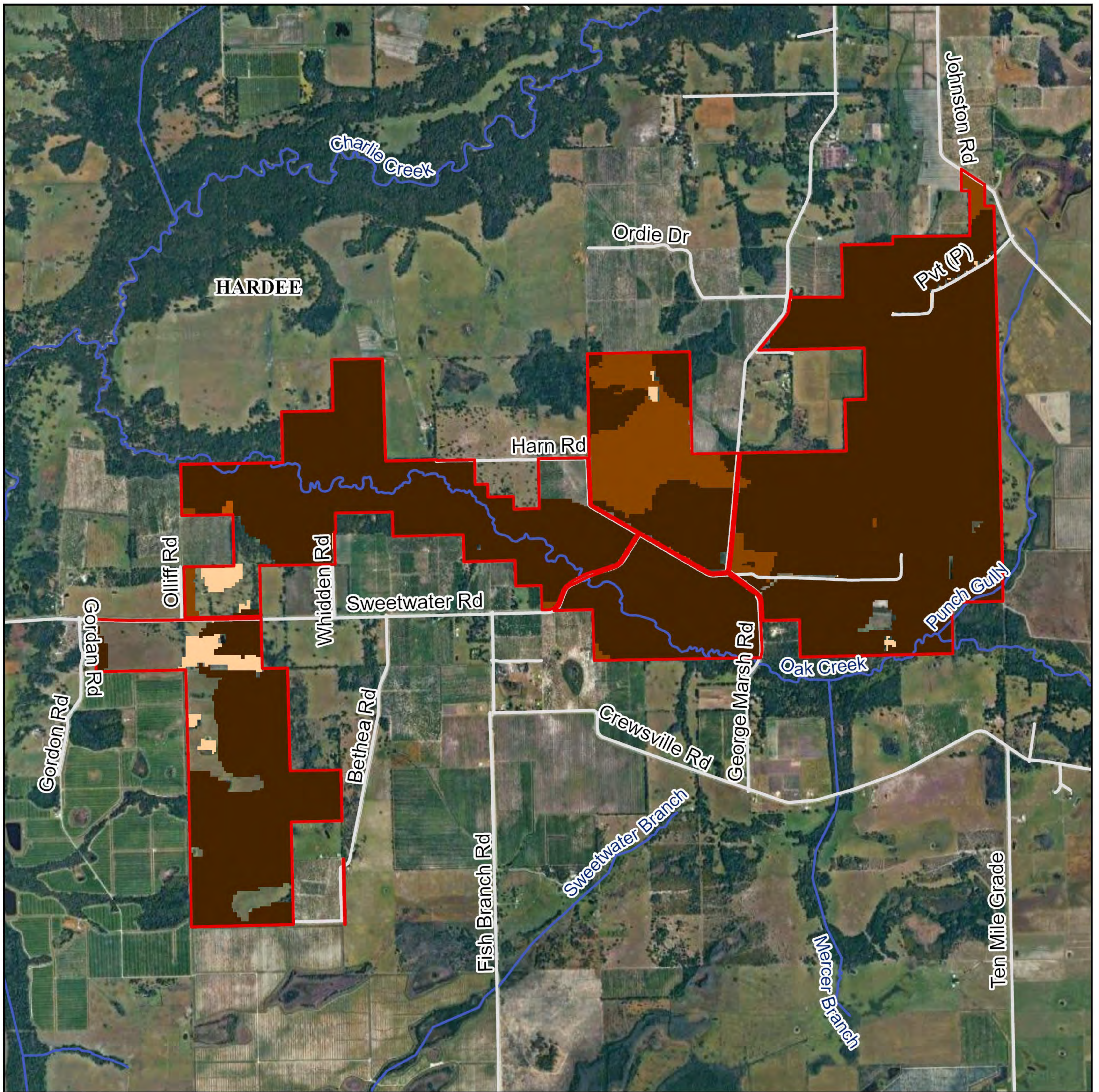
Rare Species Habitat Conservation Priorities (FNAI 2024)

Priority 3 (106.5 ac)

Priority 4 (1,154.5 ac)

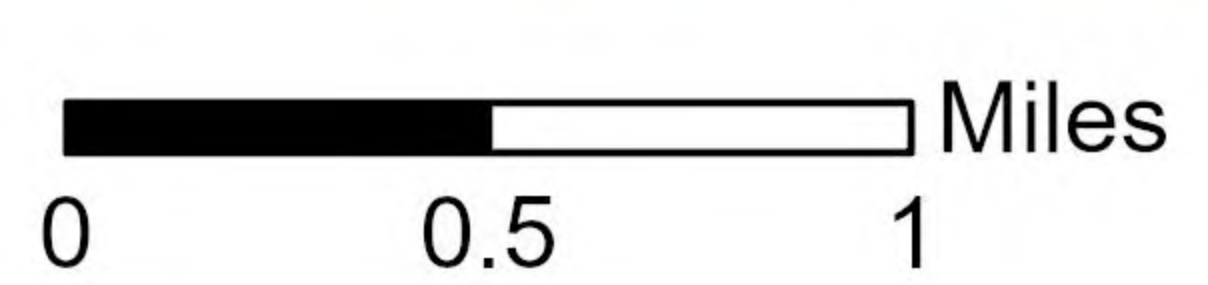
Priority 5 (877.5 ac)

Priority 6 (891.1 ac)



Oak Creek Flatwoods

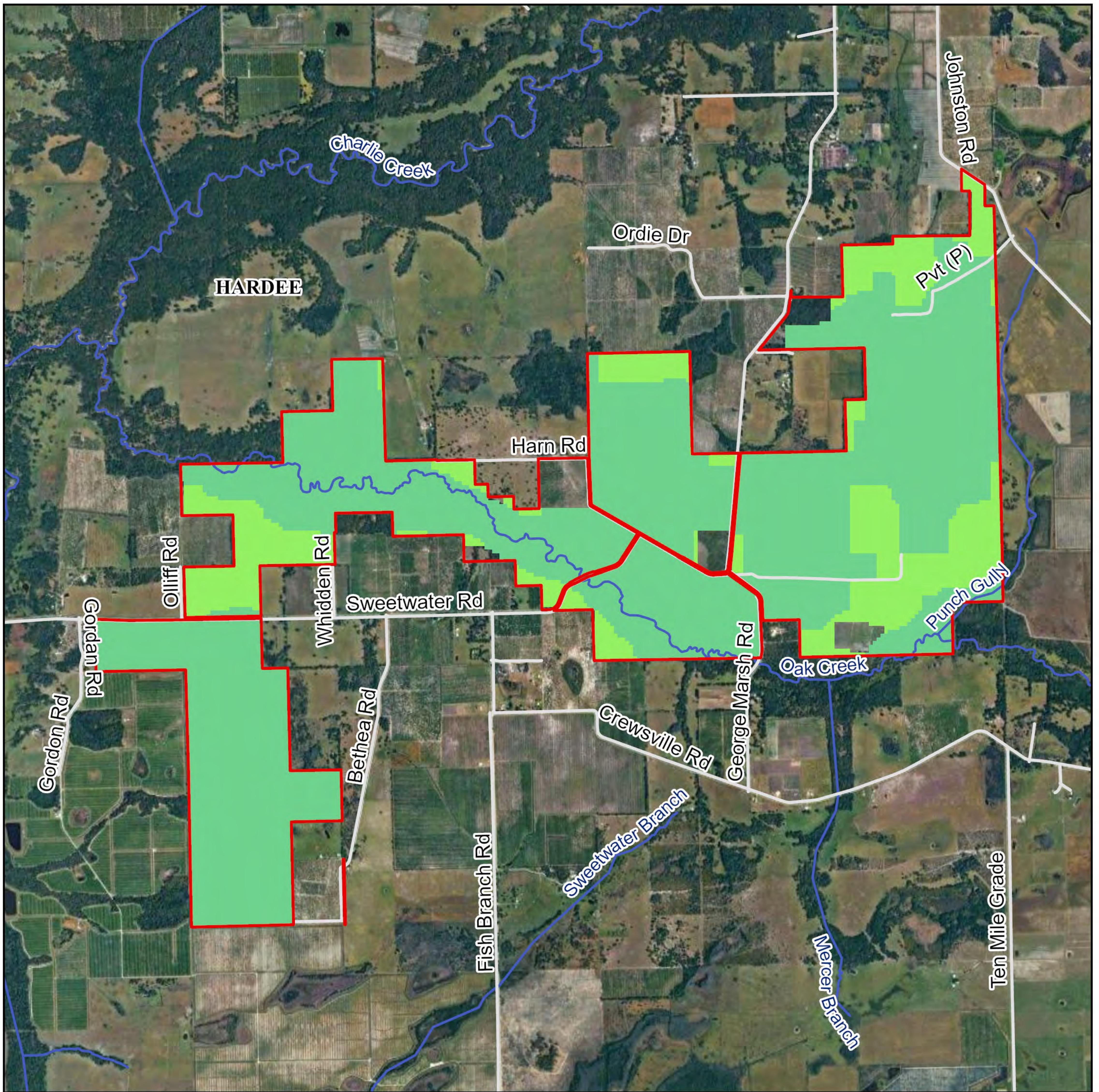
Hardee County



- Oak Creek Flatwoods (3,213.7 ac)
- Named Watercourse (NHD)

SHCA (Strategic Habitat Conservation Areas 2023)

- Priority 1 - Highest (2,666.2 ac)
- Priority 2 (228.2 ac)
- Priority 3 (2.7 ac)
- Priority 5 (51.2 ac)



Oak Creek Flatwoods

Hardee County

0 0.5 1 Miles



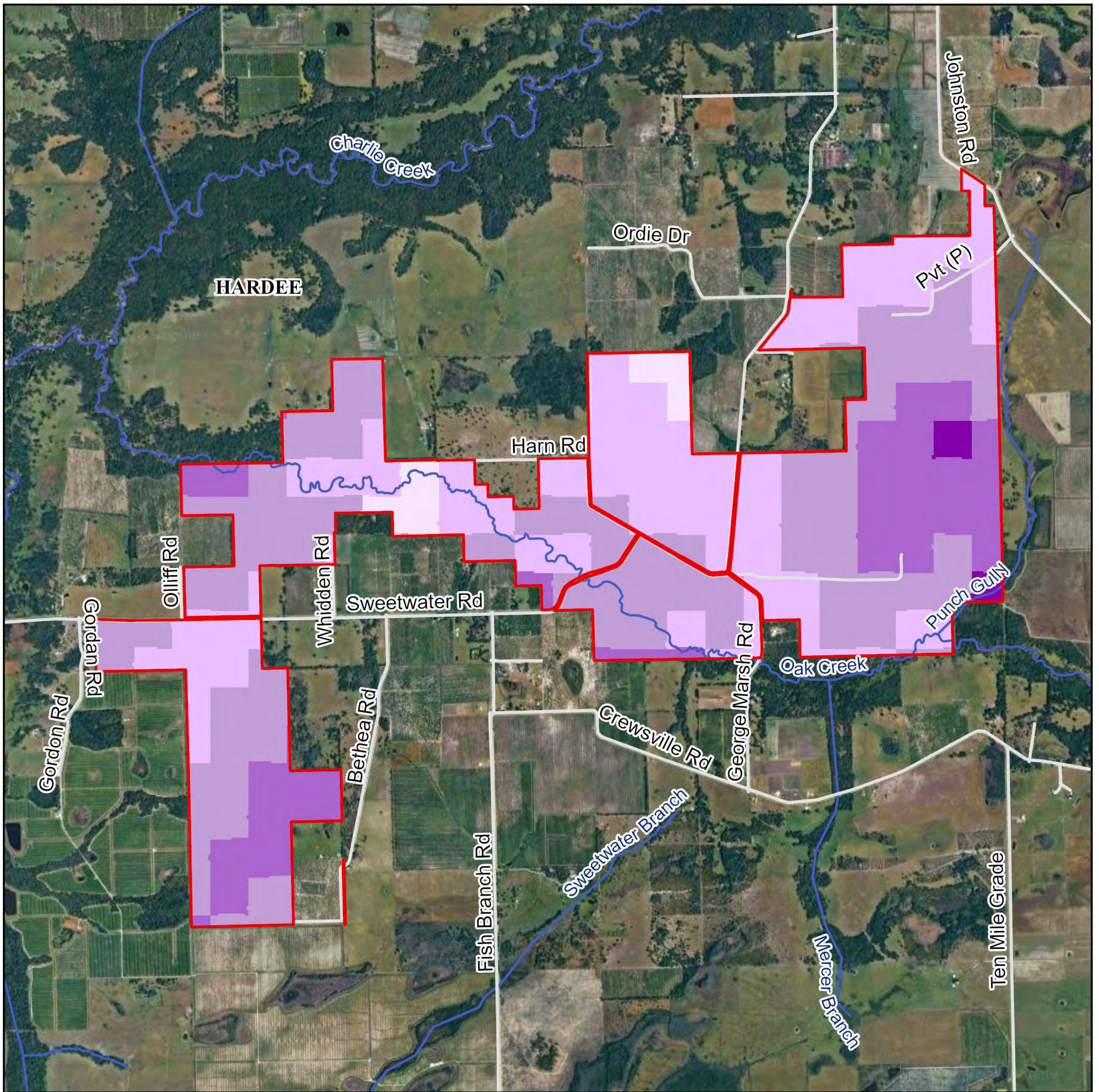
Oak Creek Flatwoods (3,213.7 ac)

Named Watercourse (NHD)

Landscape Resource Priorities (CLIP 4.02)

Priority 3 (2,496.0 ac)

Priority 4 (601.0 ac)



Oak Creek Flatwoods

Hardee County

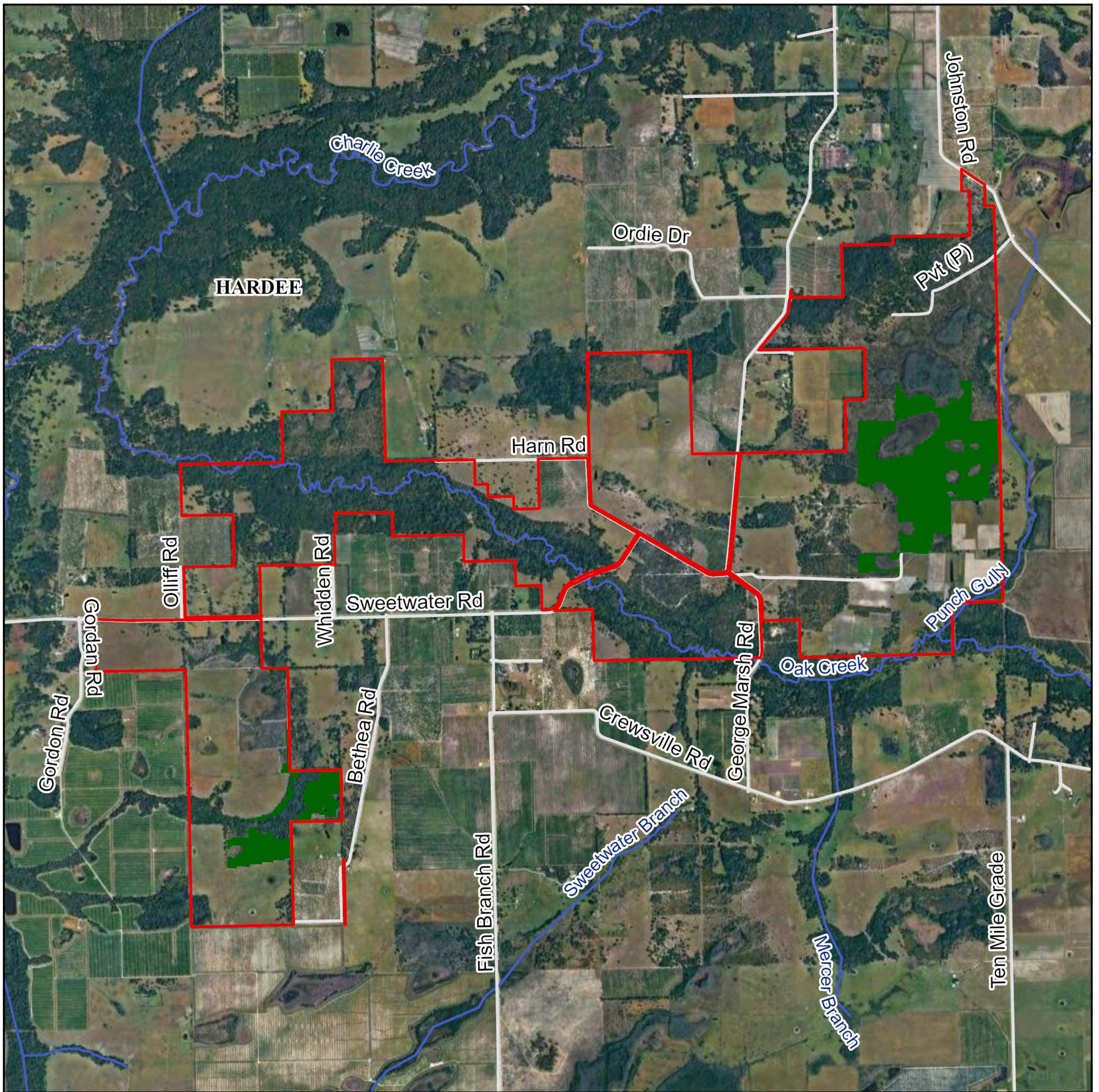
0 0.5 1 Miles



- Oak Creek Flatwoods (3,213.7 ac)
- Named Watercourse (NHD)

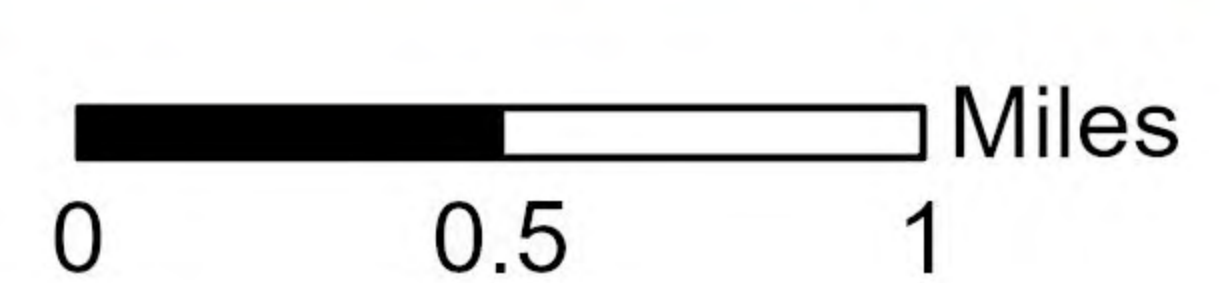
Aquifer Recharge

- Priority 2 (35.4 ac)
- Priority 3 (566.4 ac)
- Priority 4 (1,406.3 ac)
- Priority 5 (1,104.9 ac)
- Priority 6 (100.5 ac)



Oak Creek Flatwoods

Hardee County

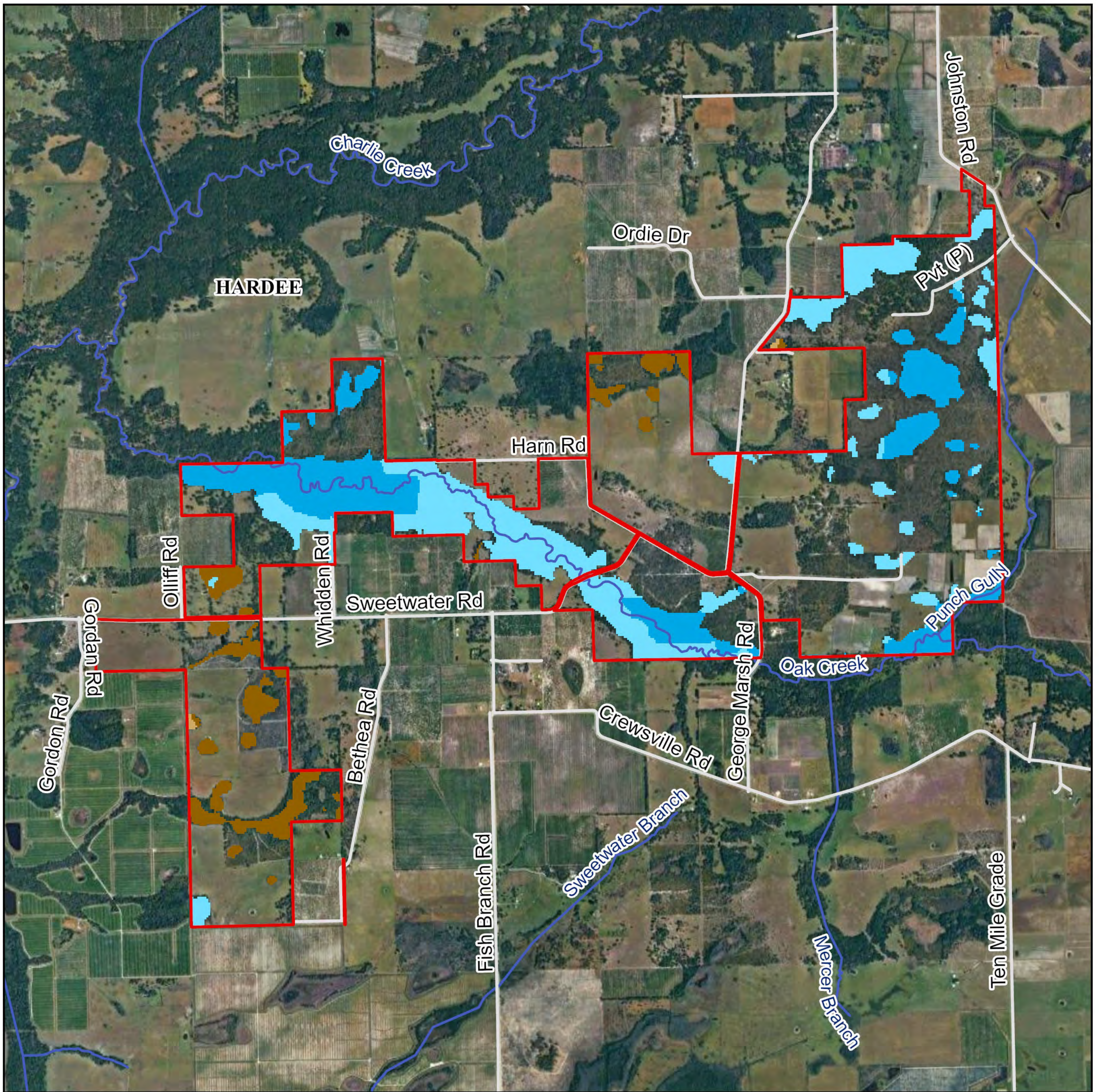


Oak Creek Flatwoods (3,213.7 ac)

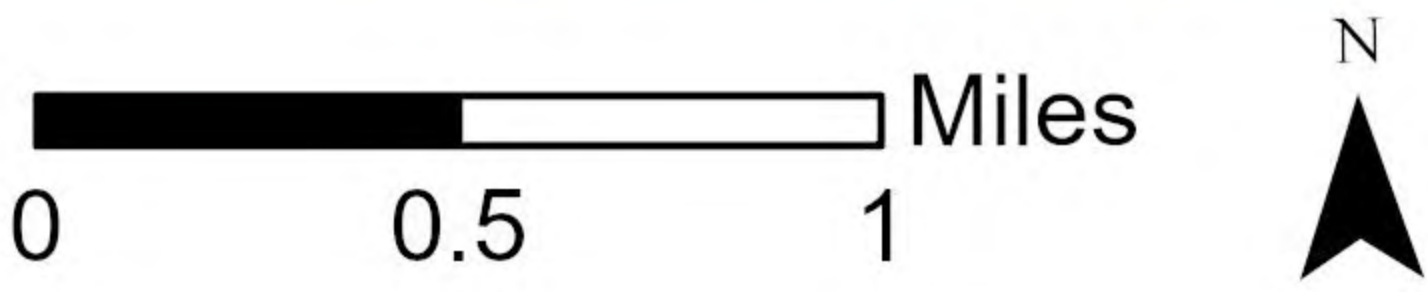
— Named Watercourse (NHD)

Forestry for Recharge (2023)

Pinelands within High Priority Aquifer Recharge Areas (252.9 ac)



Oak Creek Flatwoods **Hardee County**

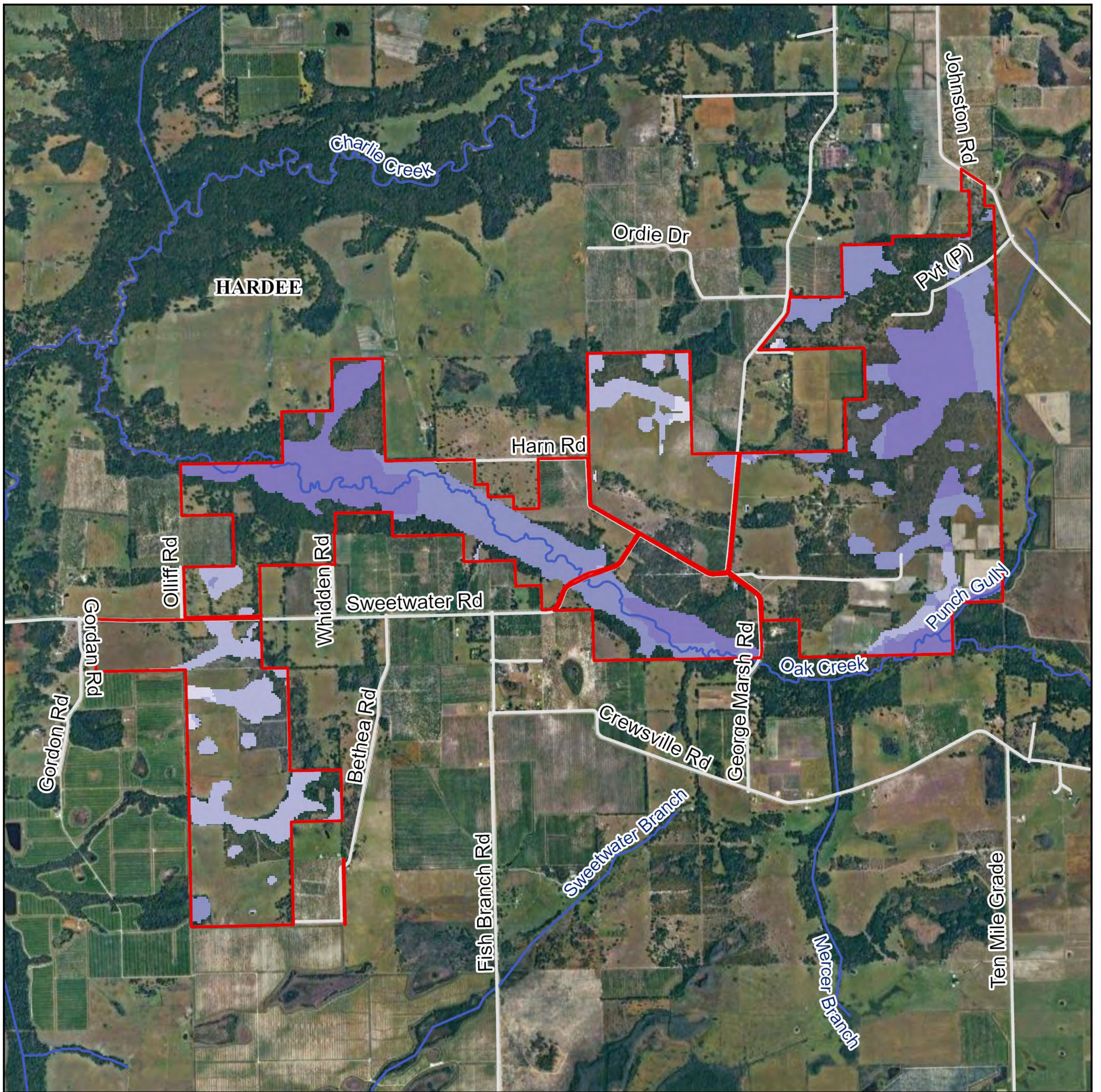


- Oak Creek Flatwoods (3,213.7 ac)
- Named Watercourse (NHD)

Functional Wetlands (2024)

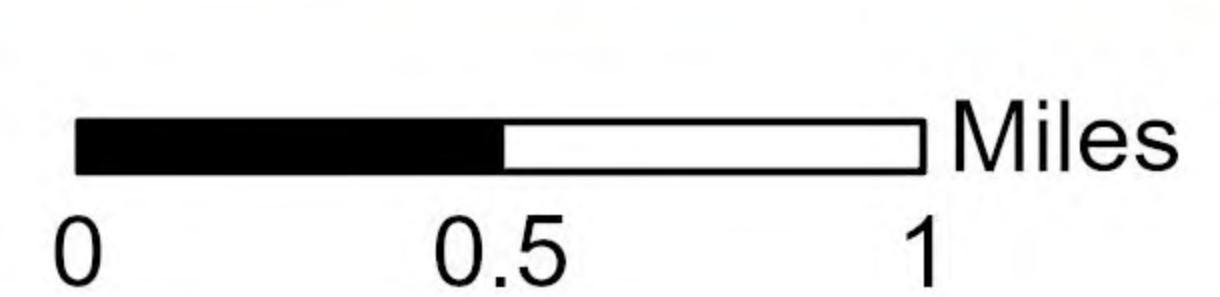
- Priority 3 (335.3 ac)
- Priority 4 (393.4 ac)
- Priority 5 (134.3 ac)
- Priority 6 (2.3 ac)





Oak Creek Flatwoods

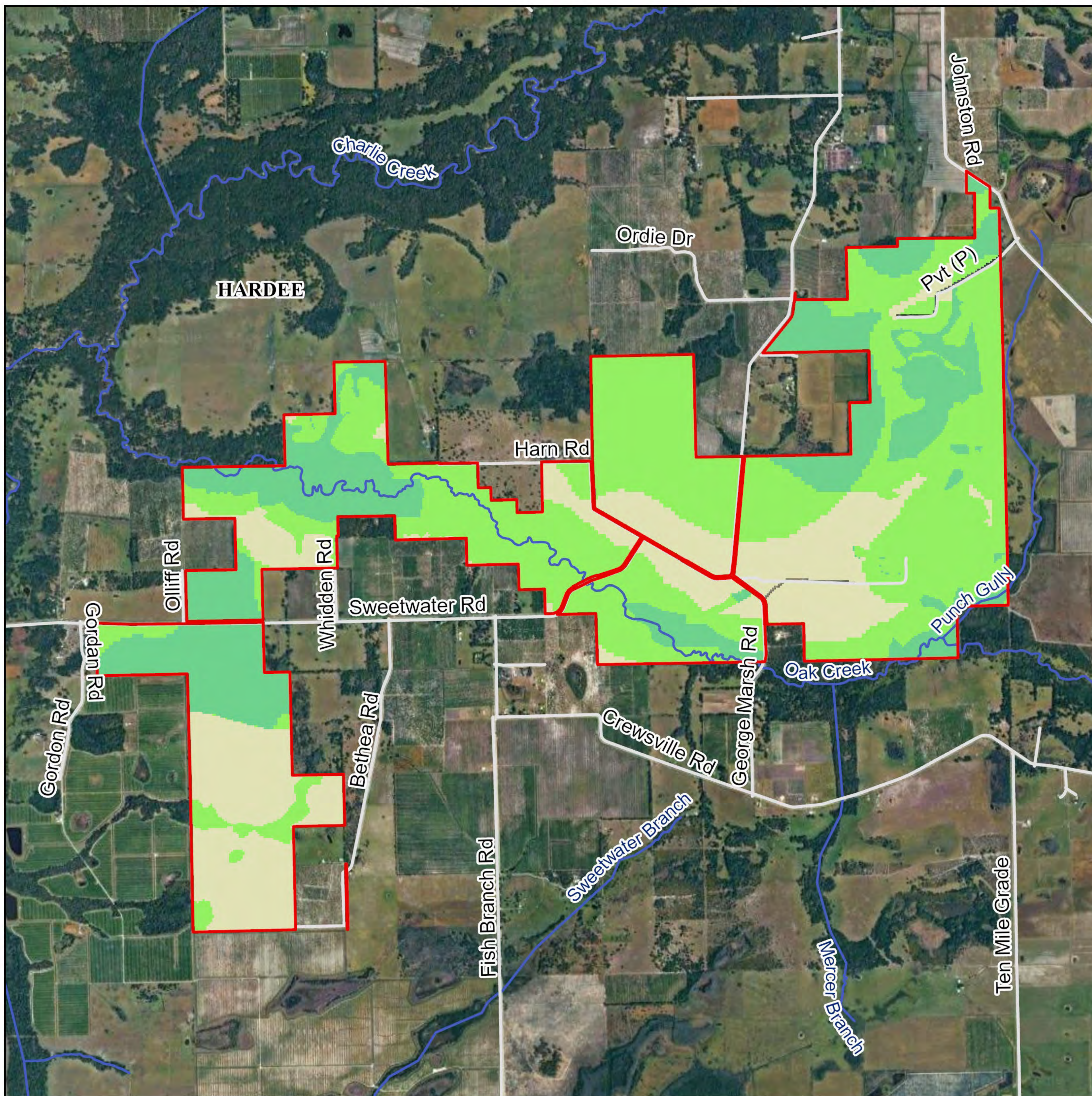
Hardee County



- Oak Creek Flatwoods (3,213.7 ac)
- Named Watercourse (NHD)

Natural Floodplains (2024)

- Priority 3 (397.6 ac)
- Priority 4 (401.2 ac)
- Priority 5 (217.4 ac)
- Priority 6 (15.0 ac)



Oak Creek Flatwoods

Hardee County

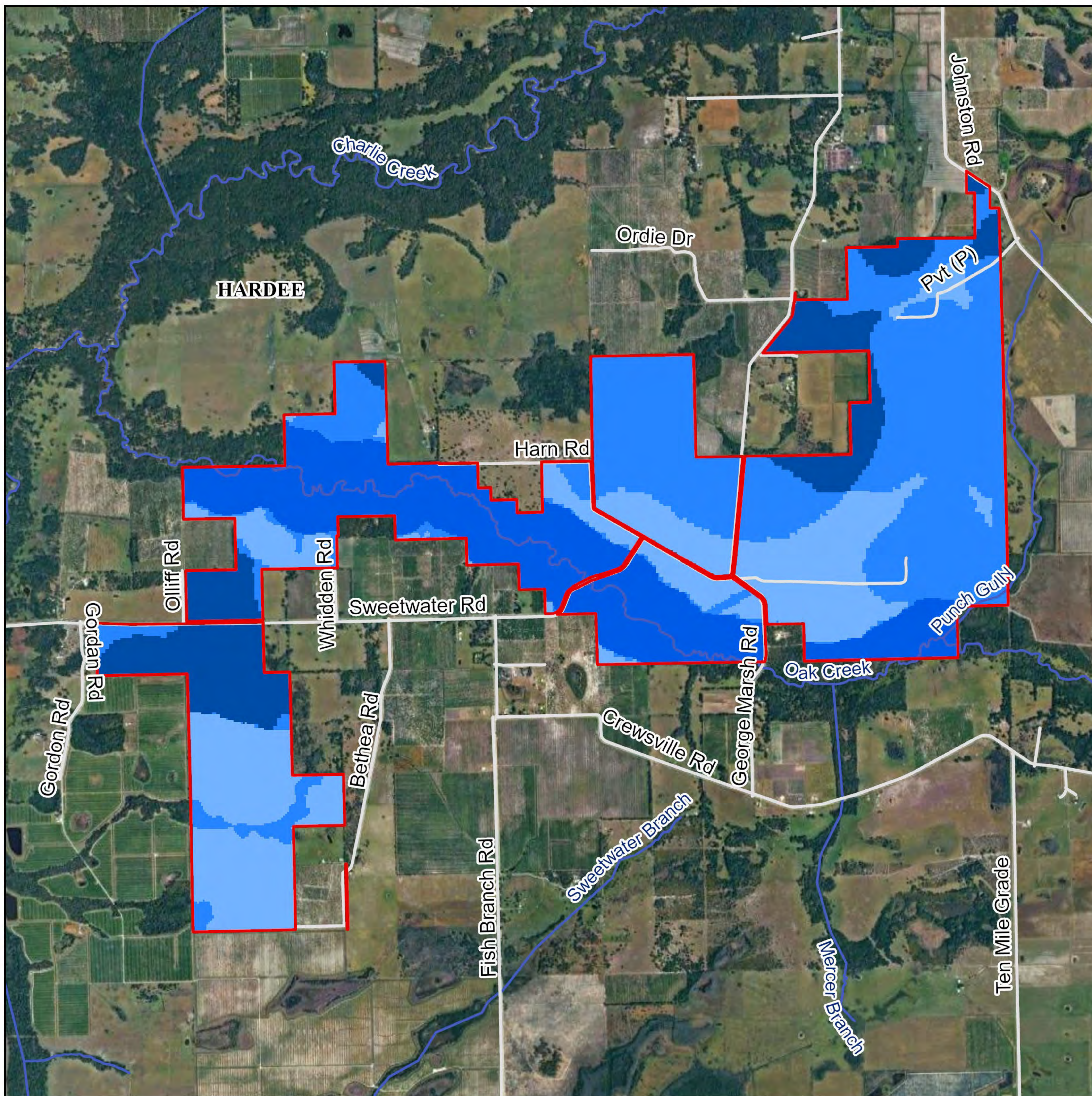
0 0.5 1 Miles



- Oak Creek Flatwoods (3,213.7 ac)
- Named Watercourse (NHD)

Surface Water Resource Priorities (CLIP 4.02)

- Priority 3 (806.3 ac)
- Priority 4 (1,561.0 ac)
- Priority 5 (830.8 ac)



Oak Creek Flatwoods

Hardee County

0 0.5 1 Miles



Oak Creek Flatwoods (3,213.7 ac)

Named Watercourse (NHD)

Significant Surface Waters (2023)

Priority 3 (433.9 ac)

Priority 4 (726.6 ac)

Priority 5 (1,213.9 ac)

Priority 6 (833.0 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 10 Matrix Units: 39886 , 39887 , 40254 , 40255 , 40624 , 40625 , 40994 , 40995 , 41364 , 41365

Descriptions

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

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

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

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

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

Matrix Unit ID: 39886

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 39887

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 40254

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 40255

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
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 40624

2 **Documented** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Chrysopsis floridana Florida goldenaster	G3	S3	E, PDL	E
Hetaerina americana American Rubyspot	G5	S2	N	N

0 **Documented-Historic** Elements Found

4 **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
Mycteria americana Wood Stork	G4	S2	T	FT
Scrub	G2	S2	N	N

Matrix Unit ID: 40625

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 40994

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
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
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 40995

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
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 41364

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
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
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 41365

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 Likely Elements Found

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

Matrix Unit IDs: 39886 , 39887 , 40254 , 40255 , 40624 , 40625 , 40994 , 40995 , 41364 , 41365

40 Potential Elements Common to Any of the 10 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Andropogon arctatus pinewoods bluestem	G3	S3	N	T
<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
Bonamia grandiflora Florida bonamia	G3	S3	T	E
<i>Calamintha ashei</i> Ashe's savory	G3	S3	N	T
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Chionanthus pygmaeus pygmy fringe tree	G2G3	S2S3	E	E
Chrysopsis floridana Florida goldenaster	G3	S3	E, PDL	E
<i>Coleataenia abscissa</i> cutthroatgrass	G3	S3	N	E
<i>Conradina brevifolia</i> short-leaved rosemary	G2Q	S2	E	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Eriogonum longifolium var. gnaphalifolium scrub buckwheat	G4T3	S3	T	E
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
Liatris ohlingerae Florida blazing star	G2	S2	E	E
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
Litsea aestivalis pondspice	G3?	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N

Nolina atopocarpa Florida beargrass	G3	S3	N	T
Nolina brittoniana Britton's beargrass	G3	S3	E	E
<i>Paronychia chartacea</i> var. <i>chartacea</i> paper-like nailwort	G3T3	S3	T	E
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
Platanthera integra yellow fringeless orchid	G3G4	S3	N	E
Podomys floridanus Florida Mouse	G3	S3	N	N
Polygala lewtonii Lewton's polygala	G2	S2	E	E
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Puma concolor coryi Florida Panther	G5T1	S1	E	FE
Rhynchospora megaplumosa large-plumed beaksedge	G2	S2	N	E
Schizachyrium niveum scrub bluestem	G1G2	S1S2	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N
Warea carteri Carter's warea	G1	S1	E	E

Disclaimer

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

Unofficial Report

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

Florida Forever Boundary Amendment
Oak Creek Flatwoods

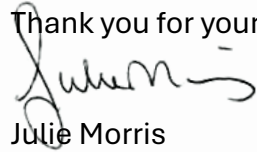
Attachment B

April 14, 2026

To Whom It May Concern,

The purpose of this letter is to acknowledge that Mary Matheny and Abigail Sloppe, the owners and representatives of the Oak Creek Flatwoods parcels in Hardee County identified in the Florida Forever application (listed below), have been contacted by me, Julie Morris, authorized representative for this application. They are willing sellers, provided that any sale is based on terms and conditions that the seller 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
Hardee	13-35-26-0000-03120-0000	Updike John C Jr Family Limited Partnership LLLP	40	\$4,400	\$400,000
Hardee	13-35-26-0000-04940-0000	Updike John C Jr Family Limited Partnership LLLP	275.31	\$203,453	\$2,246,713
Hardee	14-35-26-0000-10030-0000	Updike John C Jr Family Limited Partnership LLLP	10.78	\$1,820	\$161,700
Hardee	21-35-26-0000-07450-0000	Matheny Mary Jane Marsh	360	\$75,957	\$2,757,362
Hardee	22-35-26-0000-04920-0000	Matheny Mary Jane Marsh	226.78	\$40,362	\$1,502,797
Hardee	22-35-26-0000-04930-0000	Matheny Charles W III	20	\$21,750	\$220,653
Hardee	23-35-26-0000-09930-0000	Matheny Mary Jane Marsh	480	\$145,015	\$3,809,945
Hardee	24-35-26-0000-01810-0000	Matheny Mary Jane Marsh	160	\$248,228	\$1,673,624
Hardee	24-35-26-0000-06250-0000	Updike John C Jr Family Limited Partnership LLLP	320	\$19,300	\$1,780,000
Hardee	24-35-26-0000-06260-0000	Updike John C Jr Family Limited Partnership LLLP	24	\$1,643	\$230,750
Hardee	24-35-26-0000-09320-0000	Updike John C Jr Family Limited Partnership LLLP	10	\$11,000	\$160,000
Hardee	24-35-26-0000-09330-0000	Updike John C Jr Family Limited Partnership LLLP	30	\$31,395	\$315,750
Hardee	25-35-26-0000-01220-0000	Matheny Mary Jane Marsh	60	\$4,275	\$475,000
Hardee	25-35-26-0000-05020-0000	Updike John C Jr Family Limited Partnership LLLP	101	\$76,637	\$796,667
Hardee	25-35-26-0000-05030-0000	Updike John C Jr Family Limited Partnership LLLP	120	\$45,822	\$922,727
Hardee	26-35-26-0000-05000-0000	Matheny Mary Jane Marsh	155.93	\$115,467	\$1,322,703
Hardee	26-35-26-0000-05010-0000	Matheny Mary Jane Marsh	138.23	\$13,815	\$946,655
Hardee	27-35-26-0000-05320-0000	Matheny Mary Jane Marsh	49.72	\$7,345	\$429,200
Hardee	28-35-26-0000-01230-0000	Matheny Mary Jane Marsh	280	\$46,474	\$2,127,875
Hardee	29-35-26-0000-05000-0000	Matheny Mary Jane Marsh	75.58	\$18,785	\$638,930
Hardee	33-35-26-0000-02500-0000	Matheny Mary Jane Marsh	280.95	\$46,371	\$2,085,100
			3,218.3	\$1,179,314	\$25,004,151



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

2025 REAL ESTATE PROPERTY



13-35-26-0000-03120-0000

UPDIKE JOHN C JR FAMILY
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859-0231

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

SWEETWATER RD

LEGAL DESCRIPTION:

40 AC SW1/4 OF SW1/4

13 35S 26E

379P691 377P746 200725009502

200725010353



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	4,400	8.3950	36.94	4,400	7.6433	33.63	8.3950	36.94
SCHOOL - STATE	4,400	3.0360	13.36	4,400	2.5941	11.41	3.0040	13.22
SCHOOL - LOCAL	4,400	2.2480	9.89	4,400	1.9208	8.45	2.2480	9.89
SWFWMD	4,400	0.1909	0.84	4,400	0.1831	0.81	0.1831	0.81
TOTAL AD VALOREM PROPERTY TAXES			\$61.03			\$54.30		\$60.86

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	\$54.30	\$60.86
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$54.30	\$60.86

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	340,000	400,000	4,400	4,400	0	0
School	340,000	400,000	4,400	4,400	0	0
Other	340,000	400,000	4,400	4,400	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	395,600
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 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



13-35-26-0000-04940-0000

UPDIKE JOHN C JR FAMILY
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

5276 JOHNSTON RD

LEGAL DESCRIPTION:

**275.31 AC E1/2 OF SW1/4 &
SE1/4 & E1/2 OF SE1/4 OF NE1/4
& BEG AT SW COR OF NE1/4 & RUN
N 208.71 FT E 1996.45 FT S**



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	187,159	8.3950	1,571.20	203,453	7.6433	1,555.05	8.3950	1,707.99
SCHOOL - STATE	201,836	3.0360	612.77	206,456	2.5941	535.57	3.0040	620.19
SCHOOL - LOCAL	201,836	2.2480	453.73	206,456	1.9208	396.56	2.2480	464.11
SWFWMD	187,159	0.1909	35.73	203,453	0.1831	37.25	0.1831	37.25
TOTAL AD VALOREM PROPERTY TAXES			\$2,673.43			\$2,524.43		\$2,829.54

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	\$2,524.43	\$2,829.54
Non-Ad Valorem Tax	\$502.92	\$502.92
Total Tax	\$3,027.35	\$3,332.46

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	1,733,473	2,246,713	187,159	203,453	0	0
School	1,733,473	2,246,713	201,836	206,456	0	0
Other	1,733,473	2,246,713	187,159	203,453	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	3,003
Agricultural Classification	All Taxes	2,040,257
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
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	
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



14-35-26-0000-10030-0000

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

SWEETWATER RD

LEGAL DESCRIPTION:

10.78 AC THAT PART OF S1/2 OF

SE1/4 LYING E OF CECIL

LANGFORD RD

14-35S-26E

UPDIKE JOHN C JR FAMILY
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859



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	1,820	8.3950	15.28	1,820	7.6433	13.91	8.3950	15.28
SCHOOL - STATE	1,820	3.0360	5.53	1,820	2.5941	4.72	3.0040	5.47
SCHOOL - LOCAL	1,820	2.2480	4.09	1,820	1.9208	3.50	2.2480	4.09
SWFWMD	1,820	0.1909	0.35	1,820	0.1831	0.33	0.1831	0.33
TOTAL AD VALOREM PROPERTY TAXES			\$25.25			\$22.46		\$25.17

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	\$22.46	\$25.17
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$22.46	\$25.17

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	140,140	161,700	1,820	1,820	0	0
School	140,140	161,700	1,820	1,820	0	0
Other	140,140	161,700	1,820	1,820	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	159,880
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.

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**Petitions must be filed on or before
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	
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 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.	
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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



21-35-26-0000-07450-0000

MATHENY MARY JANE MARSH
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

5636 OLLIFF RD

LEGAL DESCRIPTION:

360 AC

E1/2 OF NE1/4 &

SW1/4 OF NE1/4 & N1/2 OF

SE1/4 & SW1/4 OF SE1/4 &



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	72,122	8.3950	605.46	75,957	7.6433	580.56	8.3950	637.66
SCHOOL - STATE	72,143	3.0360	219.03	81,137	2.5941	210.48	3.0040	243.74
SCHOOL - LOCAL	72,143	2.2480	162.18	81,137	1.9208	155.85	2.2480	182.40
SWFWMD	72,122	0.1909	13.77	75,957	0.1831	13.91	0.1831	13.91
TOTAL AD VALOREM PROPERTY TAXES			\$1,000.44			\$960.80		\$1,077.71

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$960.80	\$1,077.71
Non-Ad Valorem Tax	\$1,047.99	\$1,047.99
Total Tax	\$2,008.79	\$2,125.70

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	2,078,368	2,757,362	72,122	75,957	0	0
School	2,078,368	2,757,362	72,143	81,137	0	0
Other	2,078,368	2,757,362	72,122	75,957	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	5,180
Agricultural Classification	All Taxes	2,676,225
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	3.000000	RESIDENTIAL	234.31	702.93
WASTE	DISPOSAL	3.000000	DWELLING UNITS RESIDENTIAL DWELLING UNITS	115.02	345.06
TOTAL ASSESSMENTS					\$1,047.99

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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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



22-35-26-0000-04920-0000

MATHENY MARY JANE MARSH
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

HARN RD

LEGAL DESCRIPTION:

**226.78 AC S1/2 OF SW1/4 OF
NW1/4 OF SE1/4 & S3/4 E/2
SE1/4 & SW1/4 OF SE1/4 &
E1/2 OF SW1/4 LESS SW1/4 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	49,246	8.3950	413.42	40,362	7.6433	308.50	8.3950	338.84
SCHOOL - STATE	49,330	3.0360	149.77	40,362	2.5941	104.70	3.0040	121.25
SCHOOL - LOCAL	49,330	2.2480	110.89	40,362	1.9208	77.53	2.2480	90.73
SWFWMD	49,246	0.1909	9.40	40,362	0.1831	7.39	0.1831	7.39
TOTAL AD VALOREM PROPERTY TAXES			\$683.48			\$498.12		\$558.21

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$498.12	\$558.21
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$498.12	\$558.21

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	1,145,294	1,502,797	49,246	40,362	0	0
School	1,145,294	1,502,797	49,330	40,362	0	0
Other	1,145,294	1,502,797	49,246	40,362	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	1,462,435
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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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.	
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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



22-35-26-0000-04930-0000

MATHENY CHARLES W III
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

HARN RD

LEGAL DESCRIPTION:

20 AC N1/2 OF NE1/4 OF SE1/4

22 35S 26E

263P414 270P626(RMDR)

284P550(RMDR)



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	31,291	8.3950	262.69	21,750	7.6433	166.24	8.3950	182.59
SCHOOL - STATE	31,376	3.0360	95.26	21,778	2.5941	56.49	3.0040	65.42
SCHOOL - LOCAL	31,376	2.2480	70.53	21,778	1.9208	41.83	2.2480	48.96
SWFWMD	31,291	0.1909	5.97	21,750	0.1831	3.98	0.1831	3.98
TOTAL AD VALOREM PROPERTY TAXES			\$434.45			\$268.54		\$300.95

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	\$268.54	\$300.95
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$268.54	\$300.95

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	200,653	220,653	31,291	21,750	0	0
School	200,653	220,653	31,376	21,778	0	0
Other	200,653	220,653	31,291	21,750	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	28
Agricultural Classification	All Taxes	198,875
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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SCHOOL - LOCAL	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
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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	
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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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



23-35-26-0000-09930-0000

MATHENY MARY JANE MARSH
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:
4088 SWEETWATER RD
LEGAL DESCRIPTION:
480 AC
SE1/4 & W1/2 OF SEC
23 35S 26E
172P128 183P301



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	150,568	8.3950	1,264.02	145,015	7.6433	1,108.39	8.3950	1,217.40
SCHOOL - STATE	150,568	3.0360	457.12	145,015	2.5941	376.18	3.0040	435.63
SCHOOL - LOCAL	150,568	2.2480	338.48	145,015	1.9208	278.54	2.2480	325.99
SWFWMD	150,568	0.1909	28.74	145,015	0.1831	26.55	0.1831	26.55
TOTAL AD VALOREM PROPERTY TAXES			\$2,088.36			\$1,789.66		\$2,005.57

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	\$1,789.66	\$2,005.57
Non-Ad Valorem Tax	\$502.92	\$502.92
Total Tax	\$2,292.58	\$2,508.49

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	2,866,788	3,809,945	150,568	145,015	0	0
School	2,866,788	3,809,945	150,568	145,015	0	0
Other	2,866,788	3,809,945	150,568	145,015	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	3,664,930
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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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
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	
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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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



24-35-26-0000-01810-0000

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

4202 SWEETWATER RD

LEGAL DESCRIPTION:

160 AC SW1/4 24 35S 26E

172P128 183P301 255P516

HX

MATHENY MARY JANE MARSH
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890



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	191,891	8.3950	1,610.92	197,506	7.6433	1,509.60	8.3950	1,658.06
SCHOOL - STATE	216,891	3.0360	658.48	223,228	2.5941	579.08	3.0040	670.58
SCHOOL - LOCAL	216,891	2.2480	487.57	223,228	1.9208	428.78	2.2480	501.82
SWFWMD	191,891	0.1909	36.63	197,506	0.1831	36.16	0.1831	36.16
TOTAL AD VALOREM PROPERTY TAXES			\$2,793.60			\$2,553.62		\$2,866.62

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$2,553.62	\$2,866.62
Non-Ad Valorem Tax	\$502.92	\$502.92
Total Tax	\$3,056.54	\$3,369.54

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	1,344,363	1,673,624	241,891	248,228	50,000	50,722
School	1,344,363	1,673,624	241,891	248,228	25,000	25,000
Other	1,344,363	1,673,624	241,891	248,228	50,000	50,722

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	215,776
Non-Homestead 10% cap Benefit	Non-School Taxes	0
Agricultural Classification	All Taxes	1,209,620
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	25,000
Additional Homestead	Non-School Taxes	25,722
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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NON-AD VALOREM ASSESSMENTS					
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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



24-35-26-0000-06250-0000

UPDIKE JOHN C JR FAMILY
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

PERRY RD

LEGAL DESCRIPTION:

**320 AC NE1/4 & N1/2 OF SE1/4
& SE1/4 OF NW1/4 & SW14/ OF
SE1/4**

255P515 DC-328P75 PRO86-64



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	19,300	8.3950	162.02	19,300	7.6433	147.52	8.3950	162.02
SCHOOL - STATE	19,300	3.0360	58.59	19,300	2.5941	50.07	3.0040	57.98
SCHOOL - LOCAL	19,300	2.2480	43.39	19,300	1.9208	37.07	2.2480	43.39
SWFWMD	19,300	0.1909	3.68	19,300	0.1831	3.53	0.1831	3.53
TOTAL AD VALOREM PROPERTY TAXES			\$267.68			\$238.19		\$266.92

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	\$238.19	\$266.92
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$238.19	\$266.92

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	1,380,000	1,780,000	19,300	19,300	0	0
School	1,380,000	1,780,000	19,300	19,300	0	0
Other	1,380,000	1,780,000	19,300	19,300	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	1,760,700
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



24-35-26-0000-06260-0000

UPDIKE JOHN C JR FAMILY
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

SWEETWATER RD

LEGAL DESCRIPTION:

24 AC THE EAST 24 ACRES OF

N1/2 OF NW1/4

24 35S 26E

377P742 377P744 200725009502



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	1,643	8.3950	13.79	1,643	7.6433	12.56	8.3950	13.79
SCHOOL - STATE	1,643	3.0360	4.99	1,643	2.5941	4.26	3.0040	4.94
SCHOOL - LOCAL	1,643	2.2480	3.69	1,643	1.9208	3.16	2.2480	3.69
SWFWMD	1,643	0.1909	0.31	1,643	0.1831	0.30	0.1831	0.30
TOTAL AD VALOREM PROPERTY TAXES			\$22.78			\$20.28		\$22.72

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	\$20.28	\$22.72
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$20.28	\$22.72

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	210,250	230,750	1,643	1,643	0	0
School	210,250	230,750	1,643	1,643	0	0
Other	210,250	230,750	1,643	1,643	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	229,107
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**

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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	
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.	
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



24-35-26-0000-09320-0000

UPDIKE JOHN C JR FAMILY
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

PERRY RD

LEGAL DESCRIPTION:

10 AC SE1/4 OF SE1/4 OF SE1/4

24 35S 26E

257P486 397P564 200825000721

201225004388-EASE



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	11,000	8.3950	92.35	11,000	7.6433	84.08	8.3950	92.35
SCHOOL - STATE	11,000	3.0360	33.40	11,000	2.5941	28.54	3.0040	33.04
SCHOOL - LOCAL	11,000	2.2480	24.73	11,000	1.9208	21.13	2.2480	24.73
SWFWMD	11,000	0.1909	2.10	11,000	0.1831	2.01	0.1831	2.01
TOTAL AD VALOREM PROPERTY TAXES			\$152.58			\$135.76		\$152.13

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$135.76	\$152.13
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$135.76	\$152.13

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	140,000	160,000	11,000	11,000	0	0
School	140,000	160,000	11,000	11,000	0	0
Other	140,000	160,000	11,000	11,000	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	149,000
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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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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NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



24-35-26-0000-09330-0000

UPDIKE JOHN C JR FAMILY
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

GEORGE MARSH RD
LEGAL DESCRIPTION:
30 AC N1/2 OF SE1/4 OF SE1/4
& SW1/4 OF SE1/4 OF SE1/4
24-35S-26E OR257P486
397P571 580P548 582P337



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	31,395	8.3950	263.56	31,395	7.6433	239.96	8.3950	263.56
SCHOOL - STATE	31,395	3.0360	95.32	31,395	2.5941	81.44	3.0040	94.31
SCHOOL - LOCAL	31,395	2.2480	70.58	31,395	1.9208	60.30	2.2480	70.58
SWFWMD	31,395	0.1909	5.99	31,395	0.1831	5.75	0.1831	5.75
TOTAL AD VALOREM PROPERTY TAXES			\$435.45			\$387.45		\$434.20

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$387.45	\$434.20
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$387.45	\$434.20

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	287,250	315,750	31,395	31,395	0	0
School	287,250	315,750	31,395	31,395	0	0
Other	287,250	315,750	31,395	31,395	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	284,355
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:

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Wauchula, FL 33873
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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
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.	
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



25-35-26-0000-01220-0000

MATHENY MARY JANE MARSH
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

PERRY RD

LEGAL DESCRIPTION:

60 AC N1/2 OF NE1/4 OF NW1/4

& NW1/4 OF NW1/4

25 35S 26E

172P128 183P301



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	4,275	8.3950	35.89	4,275	7.6433	32.68	8.3950	35.89
SCHOOL - STATE	4,275	3.0360	12.98	4,275	2.5941	11.09	3.0040	12.84
SCHOOL - LOCAL	4,275	2.2480	9.61	4,275	1.9208	8.21	2.2480	9.61
SWFWMD	4,275	0.1909	0.82	4,275	0.1831	0.78	0.1831	0.78
TOTAL AD VALOREM PROPERTY TAXES			\$59.30			\$52.76		\$59.12

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	\$52.76	\$59.12
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$52.76	\$59.12

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	447,500	475,000	4,275	4,275	0	0
School	447,500	475,000	4,275	4,275	0	0
Other	447,500	475,000	4,275	4,275	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	470,725
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**

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



25-35-26-0000-05020-0000

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

4430 PERRY RD

LEGAL DESCRIPTION:

101 AC S1/2 OF NW1/4 & S1/2 OF

NE1/4 OF NW1/4

25 35S 26E

397P562P563 200825000721

UPDIKE JOHN C JR FAMILY
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859



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	76,181	8.3950	639.54	76,637	7.6433	585.76	8.3950	643.37
SCHOOL - STATE	76,770	3.0360	233.07	76,637	2.5941	198.80	3.0040	230.22
SCHOOL - LOCAL	76,770	2.2480	172.58	76,637	1.9208	147.20	2.2480	172.28
SWFWMD	76,181	0.1909	14.54	76,637	0.1831	14.03	0.1831	14.03
TOTAL AD VALOREM PROPERTY TAXES			\$1,059.73			\$945.79		\$1,059.90

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	\$945.79	\$1,059.90
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$945.79	\$1,059.90

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	600,000	796,667	76,181	76,637	0	0
School	600,000	796,667	76,770	76,637	0	0
Other	600,000	796,667	76,181	76,637	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	720,030
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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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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SCHOOL - LOCAL	September 8, 2025 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
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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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NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



25-35-26-0000-05030-0000

UPDIKE JOHN C JR FAMILY
LIMITED PARTNERSHIP LLLP
P O BOX 231
LAKE WALES, FL 33859

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

PERRY RD

LEGAL DESCRIPTION:

120 AC SW1/4 OF NE1/4 & N1/2

OF NE1/4

25-35S-26E

582P2337 397P569P570 580P546



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	45,720	8.3950	383.82	45,822	7.6433	350.23	8.3950	384.68
SCHOOL - STATE	46,183	3.0360	140.21	45,822	2.5941	118.87	3.0040	137.65
SCHOOL - LOCAL	46,183	2.2480	103.82	45,822	1.9208	88.01	2.2480	103.01
SWFWMD	45,720	0.1909	8.73	45,822	0.1831	8.39	0.1831	8.39
TOTAL AD VALOREM PROPERTY TAXES			\$636.58			\$565.50		\$633.73

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$565.50	\$633.73
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$565.50	\$633.73

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	696,088	922,727	45,720	45,822	0	0
School	696,088	922,727	46,183	45,822	0	0
Other	696,088	922,727	45,720	45,822	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	876,905
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
(863) 773-2196**

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September 9, 2025**

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

2025 REAL ESTATE PROPERTY



26-35-26-0000-05000-0000

MATHENY MARY JANE
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

4020 GEORGE MARSH RD

LEGAL DESCRIPTION:

155.93 AC

N1/2 OF N1/2 LESS RD R/W &

LESS R/W PER INST 201225004860

26 35S 26E



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	111,399	8.3950	935.19	115,467	7.6433	882.55	8.3950	969.35
SCHOOL - STATE	150,076	3.0360	455.63	152,793	2.5941	396.36	3.0040	458.99
SCHOOL - LOCAL	150,076	2.2480	337.37	152,793	1.9208	293.48	2.2480	343.48
SWFWMD	111,399	0.1909	21.27	115,467	0.1831	21.14	0.1831	21.14
TOTAL AD VALOREM PROPERTY TAXES			\$1,749.46			\$1,593.53		\$1,792.96

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$1,593.53	\$1,792.96
Non-Ad Valorem Tax	\$502.92	\$502.92
Total Tax	\$2,096.45	\$2,295.88

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	1,018,684	1,322,703	111,399	115,467	0	0
School	1,018,684	1,322,703	150,076	152,793	0	0
Other	1,018,684	1,322,703	111,399	115,467	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	37,326
Agricultural Classification	All Taxes	1,169,910
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
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	
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



26-35-26-0000-05010-0000

MATHENY MARY JANE MARSH
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:
GEORGE MARSH RD
LEGAL DESCRIPTION:
138.23 AC
S1/2 OF N1/2 LESS RD R/W &
LESS BEG SE COR OF NE1/4
THENCE N 00° 1/2 13' 14" W ALONG



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	13,815	8.3950	115.98	13,815	7.6433	105.59	8.3950	115.98
SCHOOL - STATE	13,815	3.0360	41.94	13,815	2.5941	35.84	3.0040	41.50
SCHOOL - LOCAL	13,815	2.2480	31.06	13,815	1.9208	26.54	2.2480	31.06
SWFWMD	13,815	0.1909	2.64	13,815	0.1831	2.53	0.1831	2.53
TOTAL AD VALOREM PROPERTY TAXES			\$191.62			\$170.50		\$191.07

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	\$170.50	\$191.07
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$170.50	\$191.07

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	719,175	946,655	13,815	13,815	0	0
School	719,175	946,655	13,815	13,815	0	0
Other	719,175	946,655	13,815	13,815	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	932,840
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	
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).	

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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



27-35-26-0000-05320-0000

MATHENY MARY JANE MARSH
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:
SWEETWATER RD
LEGAL DESCRIPTION:
49.72 AC
NE1/4 OF NW1/4 OF NE1/4 &
NE1/4 OF NE1/4 LESS RD R/W
27 35S 26E



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	7,345	8.3950	61.66	7,345	7.6433	56.14	8.3950	61.66
SCHOOL - STATE	7,345	3.0360	22.30	7,345	2.5941	19.05	3.0040	22.06
SCHOOL - LOCAL	7,345	2.2480	16.51	7,345	1.9208	14.11	2.2480	16.51
SWFWMD	7,345	0.1909	1.40	7,345	0.1831	1.34	0.1831	1.34
TOTAL AD VALOREM PROPERTY TAXES			\$101.87			\$90.64		\$101.57

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	\$90.64	\$101.57
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$90.64	\$101.57

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	366,620	429,200	7,345	7,345	0	0
School	366,620	429,200	7,345	7,345	0	0
Other	366,620	429,200	7,345	7,345	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	421,855
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	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
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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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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



28-35-26-0000-01230-0000

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

SWEETWATER RD

LEGAL DESCRIPTION:

280 AC W1/2 LESS E1/4 OF NW1/4

28 35S 26E

201025007887

MATHENY MARY JANE MARSH
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890



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	46,474	8.3950	390.15	46,474	7.6433	355.21	8.3950	390.15
SCHOOL - STATE	46,474	3.0360	141.10	46,474	2.5941	120.56	3.0040	139.61
SCHOOL - LOCAL	46,474	2.2480	104.47	46,474	1.9208	89.27	2.2480	104.47
SWFWMD	46,474	0.1909	8.87	46,474	0.1831	8.51	0.1831	8.51
TOTAL AD VALOREM PROPERTY TAXES			\$644.59			\$573.55		\$642.74

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$573.55	\$642.74
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$573.55	\$642.74

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	1,602,375	2,127,875	46,474	46,474	0	0
School	1,602,375	2,127,875	46,474	46,474	0	0
Other	1,602,375	2,127,875	46,474	46,474	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	2,081,401
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:

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Wauchula, FL 33873
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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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EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION	
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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



29-35-26-0000-05000-0000

MATHENY MARY JANE MARSH
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

SWEETWATER RD

LEGAL DESCRIPTION:

**75.58 AC THAT PART OF N1/2 OF
SEC BEING: ALL S OF CR 634 &
E OF GORDAN RD LESS W 341 FT
THEREOF 29 35S 26E**



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	18,785	8.3950	157.70	18,785	7.6433	143.58	8.3950	157.70
SCHOOL - STATE	18,785	3.0360	57.03	18,785	2.5941	48.73	3.0040	56.43
SCHOOL - LOCAL	18,785	2.2480	42.23	18,785	1.9208	36.08	2.2480	42.23
SWFWMD	18,785	0.1909	3.59	18,785	0.1831	3.44	0.1831	3.44
TOTAL AD VALOREM PROPERTY TAXES			\$260.55			\$231.83		\$259.80

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	\$231.83	\$259.80
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$231.83	\$259.80

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	601,390	638,930	18,785	18,785	0	0
School	601,390	638,930	18,785	18,785	0	0
Other	601,390	638,930	18,785	18,785	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	620,145
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.	

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MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.	
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PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2025 REAL ESTATE PROPERTY



33-35-26-0000-02500-0000

MATHENY MARY JANE MARSH
4202 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:
SWEETWATER RD
LEGAL DESCRIPTION:
280.95 AC
W1/2 & NW1/4 OF NE1/4 & SW1/4
SE1/4 & 25 FT SQ IN THE NW1/4
OF SE1/4 OF SE1/4 & BEG AT SW



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	46,371	8.3950	389.28	46,371	7.6433	354.43	8.3950	389.28
SCHOOL - STATE	46,371	3.0360	140.78	46,371	2.5941	120.29	3.0040	139.30
SCHOOL - LOCAL	46,371	2.2480	104.24	46,371	1.9208	89.07	2.2480	104.24
SWFWMD	46,371	0.1909	8.85	46,371	0.1831	8.49	0.1831	8.49
TOTAL AD VALOREM PROPERTY TAXES			\$643.15			\$572.28		\$641.31

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Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$572.28	\$641.31
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$572.28	\$641.31

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2024	2025	2024	2025	2024	2025
County	1,573,200	2,085,100	46,371	46,371	0	0
School	1,573,200	2,085,100	46,371	46,371	0	0
Other	1,573,200	2,085,100	46,371	46,371	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	2,038,729
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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