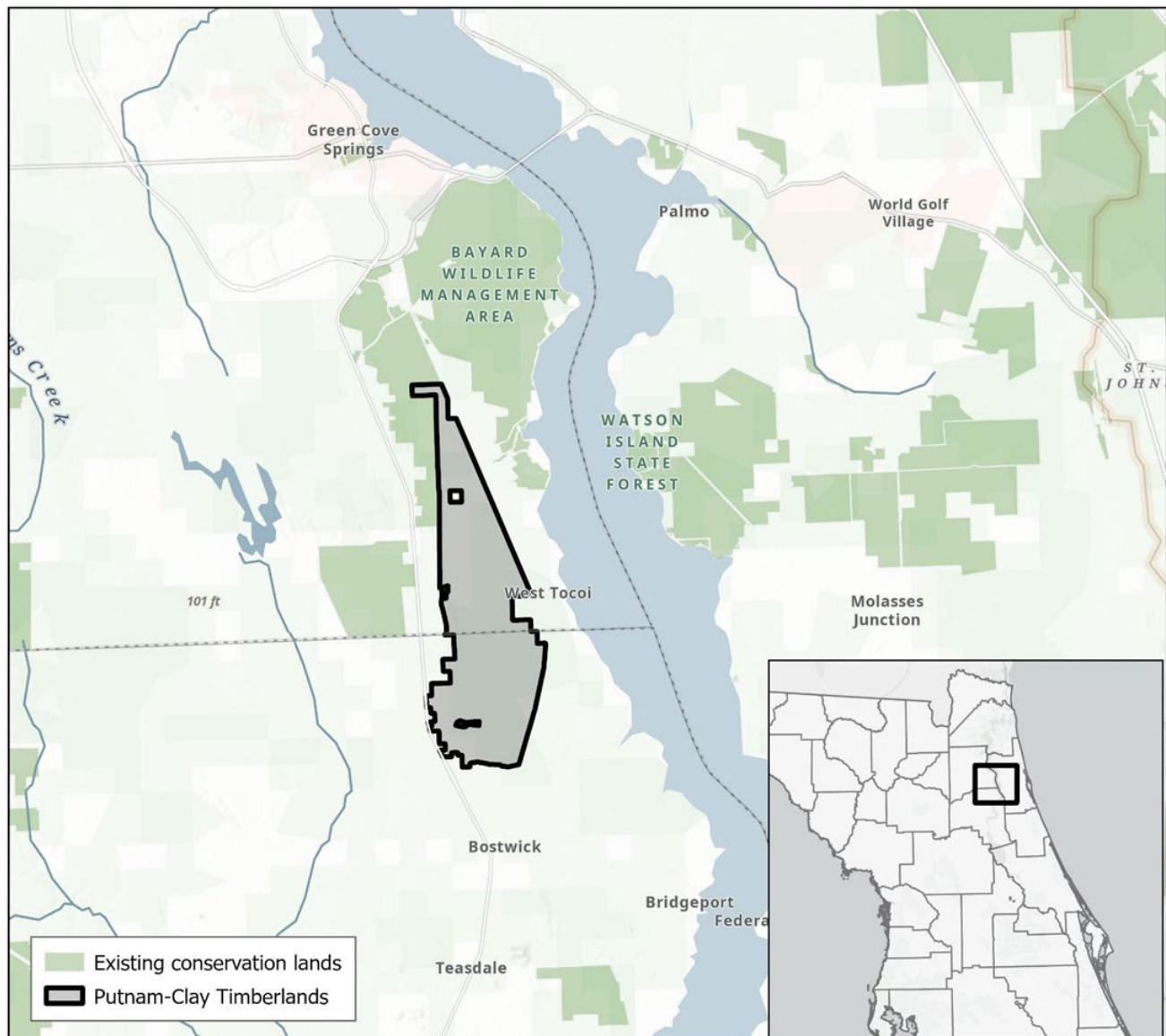




## Putnam-Clay Timberlands Proposal for a New Florida Forever Project



**7,001 +/- acres in Putnam and Clay Counties FL**  
Application made by the Putnam Land Conservancy Inc.  
April 15, 2026



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## 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:** Putnam-Clay Timberlands

**Nearest City** Green Cove Springs FL

**County(ies)** Putnam and Clay

**Sponsor/Affiliation Proposing Project** Putnam Land Conservancy Inc.

**Mailing Address:** P.O. Box 667, Interlachen FL 32148

**Primary Phone:** 386 336 5400

**Email:** susan@putnamlandconservancy.org

### SUBMIT COMPLETED APPLICATIONS TO:

[FloridaForever@FloridaDEP.gov](mailto: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.*

| County | Parcel ID                     | Owner               | Acres  |
|--------|-------------------------------|---------------------|--------|
| Putnam | 01-08-26-0000-0010-0000       | Three Steps Forest  | 226.1  |
| Putnam | 05-08-27-0000-0030-0000       | Three Steps Forest  | 386.74 |
| Putnam | 06-08-27-0000-0010-0000       | Three Steps Forest  | 630.02 |
| Putnam | 07-08-27-0000-0020-0000       | Three Steps Forest  | 469.4  |
| Putnam | 07-08-27-0000-0010-0000       | Three Steps Forest  | 159.7  |
| Putnam | 08-08-27-0000-0020-0000       | Three Steps Forest  | 252.81 |
| Putnam | 12-08-26-0000-0010-0000       | Three Steps Forest  | 478.81 |
| Putnam | 13-08-26-0000-0040-0040       | Three Steps Forest  | 26.46  |
| Putnam | 17-08-27-0000-0020-0000       | Three Steps Forest  | 75.5   |
| Putnam | 18-08-27-0000-0020-0000       | Three Steps Forest  | 479.45 |
| Clay   | 01-07-26-015735-000-00        | Three Steps Forest  | 108.81 |
| Clay   | 07-07-27-016079-000-00        | Three Steps Forest  | 15.25  |
| Clay   | 12-07-26-015872-000-00        | Three Steps Forest  | 234.51 |
| Clay   | 13-07-26-015876-000-00        | Three Steps Forest  | 318    |
| Clay   | 18-07-27-016085-000-00        | Three Steps Forest  | 199    |
| Clay   | 19-07-27-016090-000-00        | Three Steps Forest  | 453.08 |
| Clay   | 24-07-26-015965-000-00        | Three Steps Forest  | 268    |
| Clay   | 25-07-26-015970-000-00        | Three Steps Forest  | 314    |
| Clay   | 29-07-27-016100-000-00        | Three Steps Forest  | 87     |
| Clay   | 30-07-27-016431-000-00        | Three Steps Forest  | 624    |
| Clay   | 31-07-27-016434-000-00        | Three Steps Forest  | 638    |
| Clay   | 32-07-27-016437-000-00        | Three Steps Forest  | 107    |
| Clay   | 36-07-26-016021-000-00        | Three Steps Forest  | 254.98 |
| Putnam | 13-08-26-0000-0010-0000       | Wetland Preserve 17 | 159.02 |
| Putnam | 13-08-26-0000-0020-0000       | Wetland Preserve 17 | 10     |
| Putnam | 13-08-26-0000-0052-0000       | Wetland Preserve 17 | 15.3   |
|        | <b>Total Three Steps</b>      | <b>6806 Acres</b>   |        |
|        | <b>Total Wetland Preserve</b> | <b>184 Acres</b>    |        |

Table 1 List of Putnam and Clay County tax parcels included in this proposal, and total acreage by ownership

We (Putnam Land Conservancy) propose the Putnam-Clay Timberlands for consideration as a new Florida Forever project. It contains 7,001 GIS acres (6,991 total acres according to tax records) in southern Clay and northern Putnam Counties. Putnam-Clay Timberlands is located about 1.5 miles west of the St. John's River. The property is located about midway between Palatka and Green Cove Springs, straddling Putnam and Clay counties.

The Putnam-Clay Timberlands consists of only two landowners: Three Steps Forest LLC (6,806 acres), and Wetland Preserve LLC (184 acres). We refer to these two as "Three Steps" and "Wetland Preserve 17" in this proposal.

Three Steps Forest LLC is an institutional timberland ownership entity affiliated with a national conservation forestry investment firm. Three Steps manages several large tracts of working forestland in Florida, including the proposed project.

The Putnam-Clay Timberlands is proposed for mixed acquisition: The Three Steps property is proposed as a fee acquisition, and the Wetland Preserve property is proposed for less-than-fee acquisition. The landowner of the latter parcel wishes to conserve their land while retaining it in family ownership.

The total 2025 "Just Value" of the Putnam-Clay Timberlands is \$30,431,440.

# Florida Forever New Project Application



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

| CLC Cover type                   | Acres  |
|----------------------------------|--------|
| Coniferous Plantations           | 3778.6 |
| Hydric Pine Flatwoods            | 883.2  |
| Mixed Hardwood-Coniferous Swamps | 685.9  |
| Mixed Scrub-Shrub Wetland        | 537.7  |
| Mixed Wetland Hardwoods          | 403    |
| Wet Prairie                      | 324.3  |
| Transportation                   | 129    |
| Shrub and Brushland              | 83     |
| Bay Swamp                        | 63     |
| Cypress                          | 44.2   |
| Mixed Hardwood-Coniferous        | 24     |
| Mesic Flatwoods                  | 23     |
| Bare Soil/Clear Cut              | 5.2    |
| Wet Flatwoods                    | 3.8    |
| Rural Structures                 | 3.5    |
| Residential, Low Density         | 2.8    |
| Artificial Impoundment/Reservoir | 2.6    |

Table 2. Cooperative Land Cover (CLC) data for Putnam-Clay Timberlands. Cover types listed in descending order of acreage (GIS acres for types > 2 ac.)

Putnam-Clay Timberlands is one of the largest undeveloped properties in NE Florida. The Three Steps parcel is a large managed timberland owned by a single corporate entity. It is professionally managed for timber production.

Putnam-Clay Timberlands is a large landscape of managed pinelands and wetlands. Nearly half of the project area is pine plantation, reflecting the past and current land uses. There is a large expanse of (883 acres) of "Hydric Pine Flatwoods" – low, seasonally wet pine forests that drain into the St. Johns River. Significantly, over a third of the property (2,941 acres) is wetlands, including a variety of swamp types and wet prairie. These wetlands are critical for wading birds and wildlife in the St. John's River watershed.

Protection of the Putnam-Clay Timberlands will expand a large conservation landscapes in northeast Florida along the St. John's River. The Bayard Conservation Area is an adjacent publically owned managed area north of Putnam-

Clay timberlands. It is managed by the St. Johns River Water Management District (SJRWMD), with FWC as a Wildlife Management Area (WMA) partner. Bayard is ~9,700 acres fronting nearly seven miles along the St. Johns River. As an expansion to this conservation landscape, Putnam-Clay timberlands will provide additional floodwater storage and protections for water quality, and buffer the river corridor.

*Does the property contain historic structures 50 years old or older? If so, provide a brief description, photograph(s) and location.*

None

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

Three Steps LLC: None

Wetland Preserve 17: There is a cell phone tower in the center of the parcel, which the landowners would intend to omit from a conservation easement. There are no other structures on the property.

## 3) *Potential public recreation opportunities or other public uses.*

Yes, the **majority of the property is proposed for fee acquisition** by the State. Thus, this would add about 6,800 acres of State owned land, variously managed by the SJRWMD and FWC. The

## Florida Forever New Project Application



property would be available for public recreation. The FWC managed portion would likely be open for public hunting and fishing, in addition to hiking, biking and other forms of outdoor recreation. The **Wetland Preserve 17 parcel is proposed for less-than-fee acquisition** and would remain in private ownership.

PLC engaged with State agencies to evaluate long-term management of the property. The SJRWMD provides to managed the 2,635-acre parcel (see Appendix B), as an addition to the Bayard conservation area. Furthermore, the FWC indicates its willingness to manage approximately 4,245 acres as a WMA. The Wetland Preserve 17 parcel requires no willing managing agency (as a proposed conservation easement). This coordination provides assurance that appropriate management capacity is available should the property be acquired via Florida Forever.

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

Clay and Putnam counties are experiencing rapid growth pressures driven by migration to northeast Florida and the Jacksonville area. Large transportation additions, including the First Coast Expressway and improvements to the SR 16/Shands Bridge corridor, are opening large rural landscapes to suburban development. Lands south of the Bayard Conservation Area, including the proposed project, are increasingly attractive for conversion to residential subdivisions and development, in light of their proximity to Green Cove Springs and expanding development along US 17. Without timely conservation action, these remaining large, contiguous tracts are at high risk of fragmentation, resulting in loss of wildlife habitat connectivity, degradation of water quality in the St. Johns River, and diminished floodplain protection. Acquisition of approximately 7,000 acres is a strategic opportunity to secure a critical stretch of the river corridor, buffer the existing Bayard Conservation Area, and ensure that the ecological and hydrological integrity of this landscape is not permanently compromised by near-term development.

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

None

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

See Appendix A

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

*a. If a less-than-fee acquisition is proposed, include a brief description of the current 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.*

Three Steps: This landowner wishes to sell their land holdings in fee.

Wetland Preserve 17: The landowners want to maintain the land in its current condition for wildlife habitat and timber production, with reserve rights for hunting, fishing, and family recreation.

The landowners want to protect their family lands from future land use conversion, including residential and commercial development, mining, and other intensive non-agricultural uses. They wish to retain the rights to continue agricultural land uses, maintain private property rights, and to

## Florida Forever New Project Application



use and enjoy the land. The landowners are aware of increasing development pressure. The sale of an easement would protect the integrity of the family lands.

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

None

Attachment B. Ownership and tax information must include: **SEE APPENDIX C**

- 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 **SEE APPENDIX B**

- 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](#).

**SEE APPENDIX C for Landowner authorization forms and Property records**



## APPENDIX A: How this project address Florida Forever Goals (answer to # 6 above)

The proposed project addresses the Florida Forever criteria, as specified for Goals A, B, C, and D below:

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

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

Putnam-Clay Timberlands is a large undeveloped landscape with only two “willing seller” landowners – a rarity in this part of the State. The project encompasses thousands of acres of pine woodlands and forests. Furthermore, over a third of the property contains a variety of wetlands, including hardwood and cypress swamps, and freshwater marshes. These wetlands are important for water and floodplain protection along the Upper St. Johns River.

*A2. The number of acres protected through the use of alternatives to fee simple acquisition:*  
The Wetland Preserve 17 parcel is proposed for less-than-fee acquisition. The landowners are interested in selling conservation easements, as an alternative to fee simple acquisition. This would contribute about 184 acres protected through less than fee acquisition.

### Goal B: Increase the protection of Florida’s biodiversity at the species, natural community, and landscape levels, as measured by:

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

Nearly all of the Putnam-Clay Timberlands is designated as priority “Strategic Habitat Conservation Areas”, according to the Strategic Habitat Conservation Areas priority data<sup>1</sup>:

| Strategic Habitat Conservation Areas <sup>1</sup> |  | Acres          | % of Project |
|---------------------------------------------------|--|----------------|--------------|
| PRIORITY_3                                        |  | 314.0          | 4            |
| PRIORITY_5                                        |  | 6,504.0        | 93           |
| <b>Totals:</b>                                    |  | <b>6,818.1</b> | <b>97</b>    |

<sup>1</sup> Florida Forever Conservation Needs Assessment (FFCNA) GIS data layers, Florida Natural Areas Inventory Areas Inventory (FNAI)

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

About a quarter of the Putnam-Clay Timberlands is designated as conservation priority areas for rare species habitat:

| Rare Species FNAI habitat Conservation Priorities <sup>1</sup> |  | Acres          | % of Project |
|----------------------------------------------------------------|--|----------------|--------------|
| PRIORITY_4                                                     |  | 1.9            | 0            |
| PRIORITY_5                                                     |  | 79.3           | 1            |
| PRIORITY_6                                                     |  | 1,767.0        | 25           |
| <b>Totals:</b>                                                 |  | <b>1,848.3</b> | <b>26</b>    |

<sup>1</sup> Florida Forever Conservation Needs Assessment (FFCNA) GIS data layers, Florida Natural Areas Inventory Areas Inventory (FNAI)

## Florida Forever New Project Application



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

The entire project area occupies Priority 5 Florida Ecological Greenways Network lands in the Ocala to Osceola Wildlife Corridor. However, as a large undeveloped matrix of forests and wetlands, protection of Putnam-Clay Timberlands offers an opportunity to bolster protection of important wildlife and corridor lands on the west side of the St. Johns River.

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

About 13% of the project area is recognized as “Under-represented Natural Communities” by FNAI:

| <b>Under-represented Natural Communities<sup>1</sup></b> | <b>Acres</b> | <b>% of Project</b> |
|----------------------------------------------------------|--------------|---------------------|
| Pine Flatwoods                                           | 922.5        | 13                  |
| <b>Totals:</b>                                           | <b>922.5</b> | <b>13</b>           |

<sup>1</sup> Florida Forever Conservation Needs Assessment (FFCNA) GIS data layers, Florida Natural Areas Inventory Areas Inventory (FNAI)

**B5.** The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects:

As mentioned above, the 7,000 acre Putnam-Clay Timberlands contributes to the nearly 10,000 acres already protected by the SJRWMD Bayard tract. If acquired, it would nearly double this conservation area. In addition, there is a similarly sized collection of conservation lands (and conservation easements) across the St. Johns River.

**Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:**

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

Much of the property contains forest, woodlands and swamps, including planted pine, mixed pine-hardwoods, swamps and freshwater herbaceous wetlands. These provide habitat for wildlife and imperiled species. All in, there would be nearly 7,000 acres of new publicly owned land if acquired by Florida Forever, providing opportunity for habitat restoration and enhancement.

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

Nearly half of the project area contains priority lands for floodplain protection:

| <b>Natural Floodplain Function<sup>1</sup></b> | <b>Acres</b>   | <b>% of Project</b> |
|------------------------------------------------|----------------|---------------------|
| PRIORITY_2                                     | 768.4          | 11                  |
| PRIORITY_3                                     | 1,978.6        | 28                  |
| PRIORITY_4                                     | 94.0           | 1                   |
| <b>Totals:</b>                                 | <b>2,841.0</b> | <b>41</b>           |

# Florida Forever New Project Application



<sup>1</sup> Florida Forever Conservation Needs Assessment (FFCNA) GIS data layers, Florida Natural Areas Inventory Areas Inventory (FNAI)

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

The entire project area is identified as priority area for surface water conservation:

| <b>C5: Significant Surface Water Protection<sup>1</sup></b> | <b>Acres</b>   | <b>% of Project</b> |
|-------------------------------------------------------------|----------------|---------------------|
| PRIORITY_2                                                  | 566.9          | 8                   |
| PRIORITY_3                                                  | 2,041.4        | 29                  |
| PRIORITY_4                                                  | 2,374.8        | 34                  |
| PRIORITY_5                                                  | 1,949.2        | 28                  |
| PRIORITY_7                                                  | 42.9           | 1                   |
| <b>Totals:</b>                                              | <b>6,975.2</b> | <b>100</b>          |

<sup>1</sup> Florida Forever Conservation Needs Assessment (FFCNA) GIS data layers, Florida Natural Areas Inventory Areas Inventory (FNAI)

## C8. The number of acres of functional wetland systems protected

Nearly half of the property is recognized as “Functional wetlands”, reflecting the considerable expanse of forested and herbaceous wetlands.

| <b>Functional Wetlands<sup>1</sup></b> | <b>Acres</b>   | <b>% of Project</b> |
|----------------------------------------|----------------|---------------------|
| PRIORITY_2                             | 1,174.6        | 17                  |
| PRIORITY_3                             | 1,678.5        | 24                  |
| PRIORITY_4                             | 92.7           | 1                   |
| <b>Totals:</b>                         | <b>2,945.8</b> | <b>42</b>           |

<sup>1</sup> Florida Forever Conservation Needs Assessment (FFCNA) GIS data layers, Florida Natural Areas Inventory Areas

## Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:

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

The entire project area is priority for aquifer recharge protection.

| <b>Aquifer Recharge<sup>1</sup></b> | <b>Acres</b>   | <b>% of Project</b> |
|-------------------------------------|----------------|---------------------|
| PRIORITY_2                          | 44.5           | 1                   |
| PRIORITY_3                          | 149.0          | 2                   |
| PRIORITY_4                          | 1,163.8        | 17                  |
| PRIORITY_5                          | 3,095.8        | 44                  |
| PRIORITY_6                          | 2,524.3        | 36                  |
| <b>Totals:</b>                      | <b>6,977.5</b> | <b>100</b>          |

<sup>1</sup> Florida Forever Conservation Needs Assessment (FFCNA) GIS data layers, Florida Natural Areas Inventory Areas Inventory (FNAI)

## Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:

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

Nearly three-quarters of the project area contains priority areas for sustainable forestry:

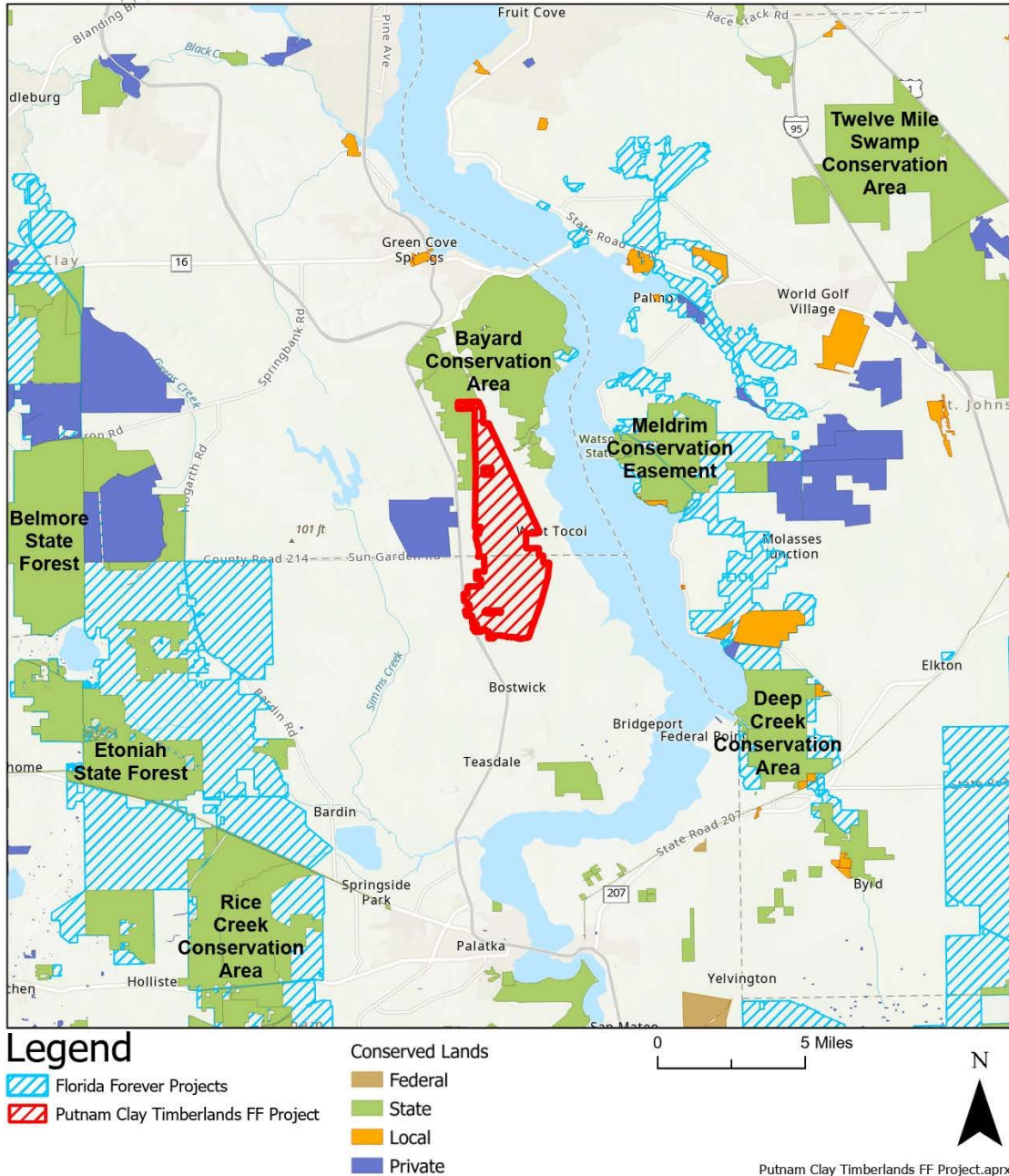
| <b>Sustainable Forestry<sup>1</sup></b> | <b>Acres</b>   | <b>% of Project</b> |
|-----------------------------------------|----------------|---------------------|
| PRIORITY_3                              | 4,893.8        | 70                  |
| PRIORITY_5                              | 173.5          | 2                   |
| <b>Totals:</b>                          | <b>5,067.3</b> | <b>72</b>           |

<sup>1</sup> Florida Forever Conservation Needs Assessment (FFCNA) GIS data layers, Florida Natural Areas Inventory Areas Inventory (FNAI)

## APPENDIX B: Maps of Putnam-Clay Timberlands



### Nearby Conserved Lands Putnam-Clay Timberlands



**Map 1:** Regional location of Putnam-Clay Timberlands and surrounding conservation lands



## Aerial Map Putnam-Clay Timberlands



### Legend

 Putnam Clay Timberlands FF Project

0 2 Miles

N

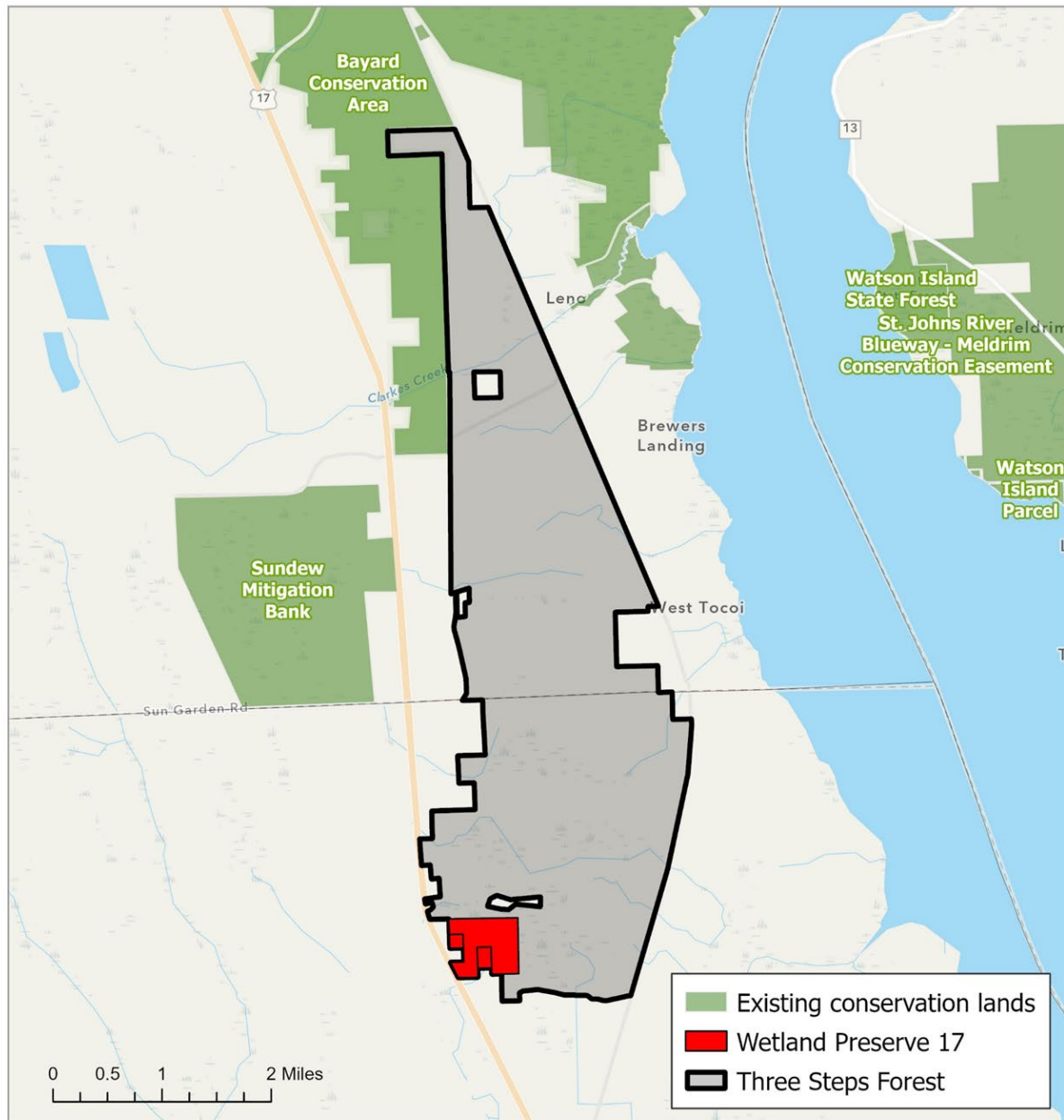


Putnam Clay Timberlands FF Project.aprx

**Map 2:** Aerial map of Putnam-Clay Timberlands



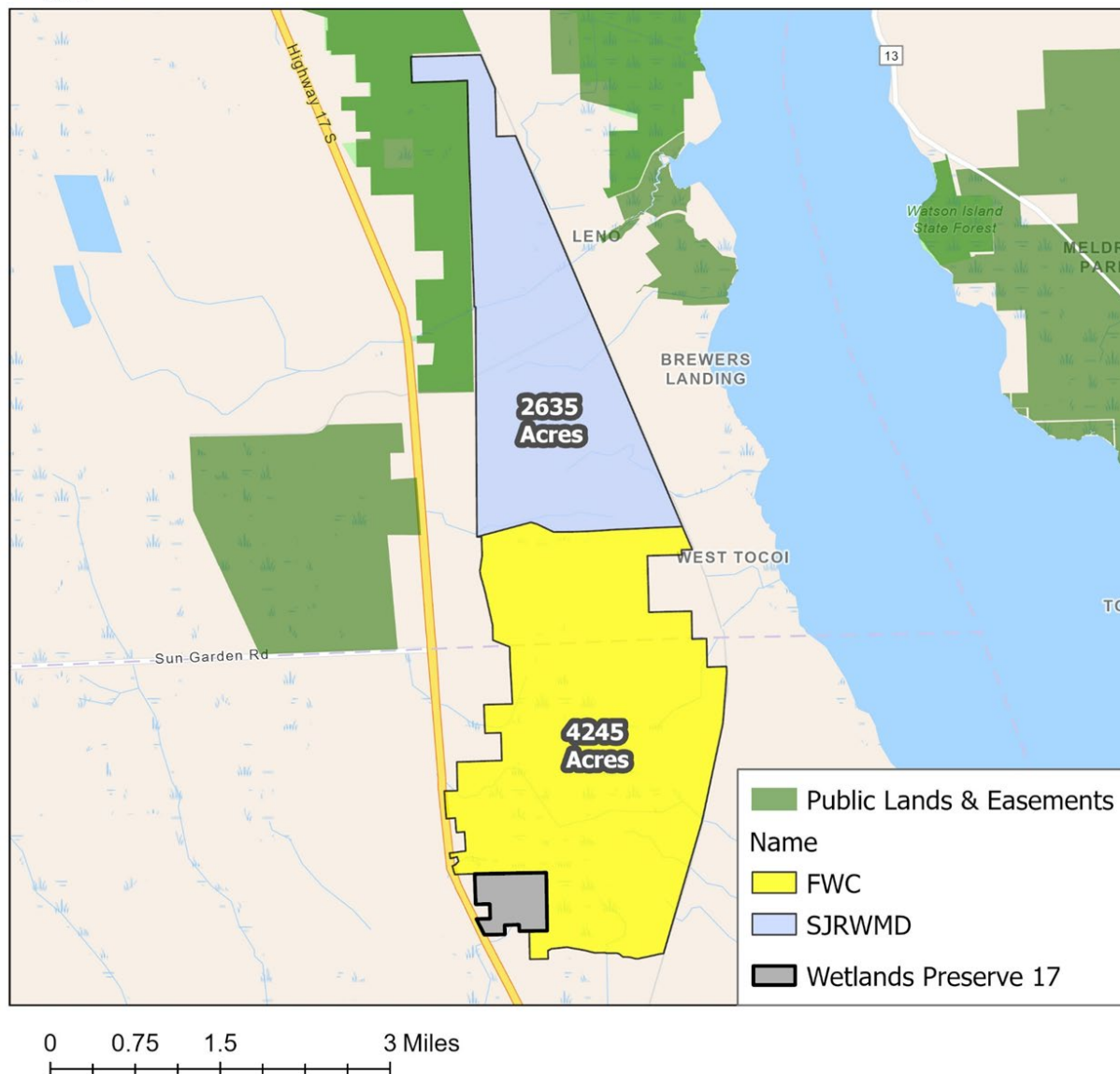
## Putnam-Clay Timberlands: Two landowners



**Map 3:** Putnam-Clay Timberlands: Two landowners  
Three Steps Forest LLC – 6806 acres  
Wetland Preserve LLC 17 parcel – 184 acres



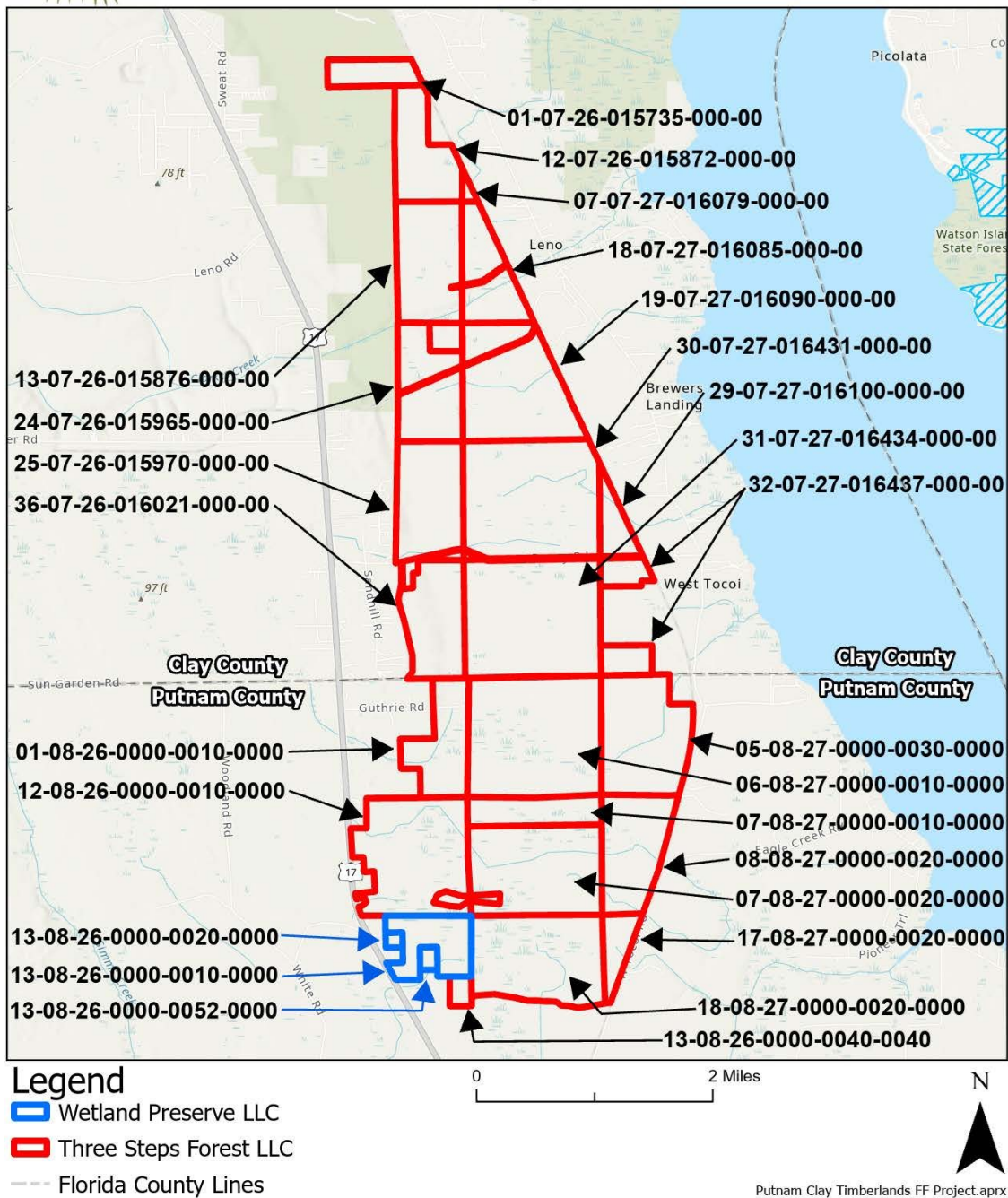
## Putnam-Clay Timberlands: Proposed State Managing Agency



**Map 4:** Putnam-Clay Timberlands recommended managing agencies for the Three Steps property: St. Johns River Water Management District (SJRWMD) and Florida Fish and Wildlife Conservation Commission (FWC). Wetlands Preserve 17 is proposed for less than fee acquisition.



## Parcel ID and Ownership Map Putnam-Clay Timberlands

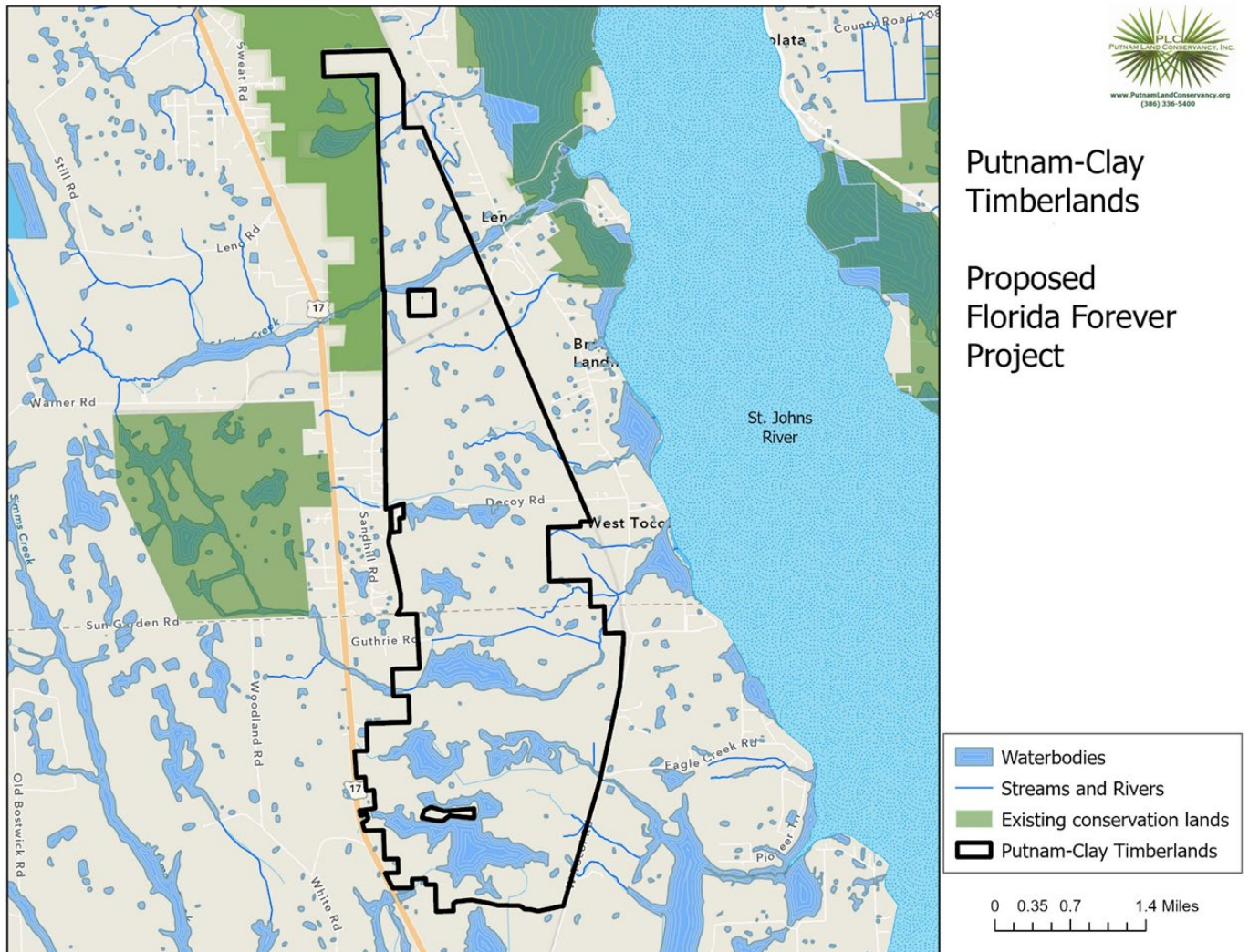


Map 5. Putnam-Clay Timberlands tax parcels



## Putnam-Clay Timberlands

## Proposed Florida Forever Project



**Map 6. Putnam-Clay Timberlands waterways**





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This map was compiled from a variety of Public, Private, and other data sources. Florida Department of Transportation (FDOT) is not responsible for errors or omissions. This map is for informational purposes only and should not be used for navigation. The user assumes all responsibility for the use of this map. For the most current and accurate information, please refer to the official FDOT maps and data.

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Putnam County, Florida

Prepared by the  
Surveying and Mapping Office  
State of Florida  
Department of Transportation  
February 2017

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## **APPENDIX C:**

Landowner Authorization Forms,  
Willing Manager letters, and Property Tax Records  
(see following pages)

# Florida Forever New Project Application



## 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 Putnam and Clay County, Florida.

Property/Project name: Putnam-Clay Timberlands

Name/Affiliation of Authorized Representative: Putnam Land Conservancy Inc

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

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

### Property information

Section        Township 7,8 Range 26,27 Sections: 7,12,18,13,24,19,  
Lat/Long 29.831776474241394, -81.63645592835539 25,30,36,31,32,5,6,1,12,7,8,  
Acres +/- 6,786 18,17

Parcel identification number(s): See p. 2  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Landowner Information

Slade Gleaton 3-12-2024  
Landowner Signature Date

Slade Gleaton - Three Steps Forest, LLC  
Landowner Name (print)

Mailing Address: 8 Center Street, Exeter NH 03833  
Street City State ZIP

Primary Phone: 603-815-2602 Email: sgleaton@conservationresources.net

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

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

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

Florida Forever  
New Project Application



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 Putnam County, Florida.

Property/Project name: Clay-Putnam Timberlands

Name/Affiliation of Authorized Representative: Susan Carr, Putnam Land Conservancy

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

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

Property information

Section 13 Township 8 Range 26  
Lat/Long 29.482078N 81.390259W  
Acres 185

Parcel identification number(s):

13-08-26-0000-0010-0000  
13-08-26-0000-0020-0000  
13-08-26-0000-0052-0000

Landowner Information

BSW

Landowner Signature

4-7-2026

Date

BEN S. WILLIAMS

Landowner Name (print)

Mailing Address: 1096 Oak Vale Rd Saint Johns, FL 32259  
Street City State ZIP

Primary Phone: (904) 414-0628 Email: BSWWIV@gmail.com

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

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

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



## St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

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4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • [www.sjrwmd.com](http://www.sjrwmd.com)

May 11, 2026

Bradley Perry, Division Director  
Florida Department of Environmental Protection  
Division of State Lands  
3900 Commonwealth Blvd., Ste 100  
Tallahassee, Florida 32399  
(via email to [Bradley.Perry@FloridaDEP.gov](mailto:Bradley.Perry@FloridaDEP.gov))

Re: Letter of Acceptance to manage a portion of the Putnam Clay Timberlands Florida Forever Project  
Located in Sections 1, 12, 13, 24, 25 Township 7 South, Range 26 East, and Sections 7, 18, 19, 29, and 30, Township 7 East, Range 27 South, Clay County, Florida  
Parcel Numbers: 01-07-26-015735-000-00, 12-07-26-015872-000-00, 13-07-26-015876-000-00, 24-07-26-015965-000-00, 25-07-26-015970-000-00, 07-07-27-016079-000-00, 18-07-27-016085-000-00, 19-07-27-016090-000-00, 29-07-27-016100-000-00, and 30-07-27-016431-000-00

Dear Mr. Perry:

The St. Johns River Water Management District (District) is pleased to accept the Division of State Lands request to manage the above referenced property should it be acquired by the Board of Trustees of the Internal Improvement Trust Fund (Trustees) as part of the proposed Putnam Clay Timberlands Florida Forever Project.

It is our understanding, upon completion of the fee simple acquisition of the referenced parcels, the Division of State Lands will issue a new lease agreement for management as part of the District's J.P. Hall Bayard Point Conservation Area in accordance with the Land Management Plan approved on October 10, 2017. A copy of the J.P. Hall Bayard Point Conservation Area Land Management Plan can be found at [https://aws.sjrwmd.com/SJRWMD/lands/management/plans/2017\\_Bayard\\_Conservation\\_Area.pdf](https://aws.sjrwmd.com/SJRWMD/lands/management/plans/2017_Bayard_Conservation_Area.pdf).

Sincerely,

  
Mary Ellen Winkler  
Assistant Executive Director

Enclosure: Map 1

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### GOVERNING BOARD

Rob Bradley, CHAIR  
FLEMING ISLAND

Maryam H. Ghyabi-White, VICE CHAIR  
ORMOND BEACH

J. Chris Peterson, SECRETARY  
WINTER PARK

Cole Oliver, TREASURER  
MERRITT ISLAND

Ryan Atwood  
MOUNT DORA

Doug Bournique  
VERO BEACH

Douglas Burnett  
ST. AUGUSTINE

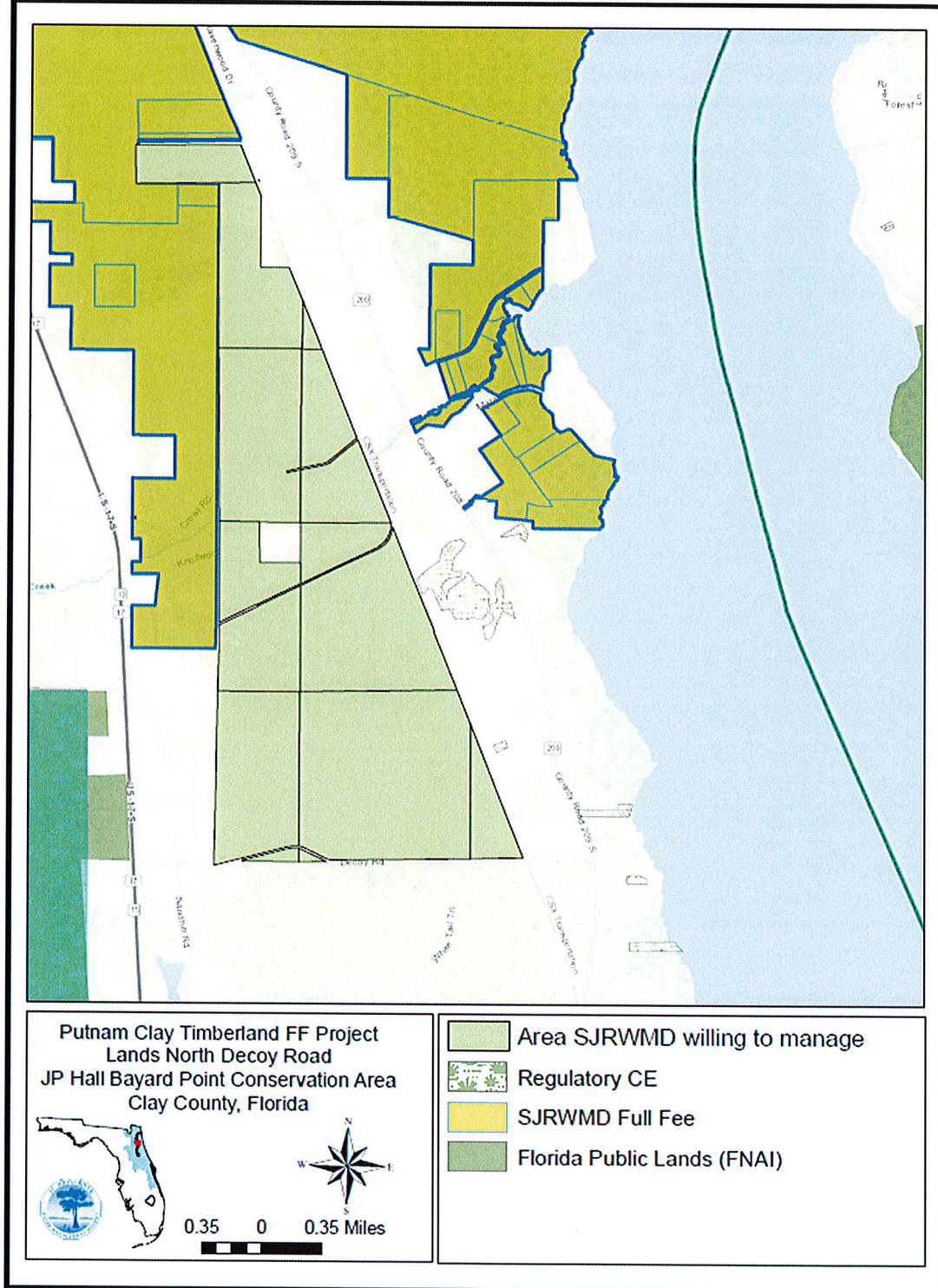
Ron Howse  
COCOA

Janet Price  
FERNANDINA BEACH

Bradley Perry, Division Director  
Florida Department of Environmental Protection  
Division of State Lands  
May 11, 2026  
Page 2

Cc: Robbie Parrish ([robbie.parrish@floridadep.gov](mailto:robbie.parrish@floridadep.gov))  
Brad Richardson ([brad.richardson@floridadep.gov](mailto:brad.richardson@floridadep.gov))  
Dale Jenkins, Division Director, Division of Infrastructure and Land Resources  
Brian Emanuel, Bureau Chef, Bureau of Land Resources  
Sheila Theus, Director, Real Estate Services

**Map 1**



# Florida Forever New Project Application



## Florida Fish and Wildlife Conservation Commission

### Commissioners

Rodney Barreto  
Chairman  
*Coral Gables*

Steven Hudson  
Vice Chairman  
*Fort Lauderdale*

Preston Farrior  
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Joshua Kellam  
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Sonya Rood  
*St. Augustine*

Office of the  
Executive Director  
Roger A. Young  
Executive Director

Charles "Rett" Boyd  
Assistant Executive Director

George Warthen  
Chief Conservation Officer

Jessica Crawford  
Chief of Staff

Division of Habitat and  
Species Conservation  
Melissa Tucker  
Director

850-488-3831

*Managing fish and wildlife  
resources for their long-term  
well-being and the benefit  
of people.*

620 South Meridian Street  
Tallahassee, Florida  
32399-1600  
Voice: 850-488-4676

Hearing/speech-impaired:  
800-955-8771 (T)  
800 955-8770 (V)

MyFWC.com

May 13, 2026

Sine Murray  
Program Administrator  
Office of Environmental Services  
Division of State Lands  
3800 Commonwealth Boulevard  
Tallahassee, FL 32399

RE: Putnam-Clay Timberlands Florida Forever Project proposed by Putnam Land  
Conservancy

Dear Ms. Murray,

The Florida Fish and Wildlife Conservation Commission (FWC) is willing to manage the approximately 4,245-acre southern portion of the subject Project (lying south of Decoy Road).

Adjoining the Bayard Wildlife Management Area, this proposed Project would extend existing conservation lands southward. It would establish a corridor roughly two miles wide and eight miles long, situated a mile west of and parallel to the St. Johns River. The southern portion could provide public recreation (hunting, hiking, riding), and it contains FWC Strategic Habitat Conservation Area (SHCA). Approximately 60% contains SHCA for the Florida black bear and approximately 20% contains SHCA for the state Threatened wood stork.

Please contact Larame Ferry at (850) 487-9185 or at [Larame.Ferry@MyFWC.com](mailto:Larame.Ferry@MyFWC.com) if you would like to discuss this matter.

With regards,

*James C Conner III*

James C. Conner III, Leader  
Wildlife and Habitat Management Section  
Florida Fish and Wildlife Conservation Commission



Property Tax records for Putnam-Clay Timberlands:  
Three Steps Forest LLC and Wetlands Preserve LLC

| County | Parcel ID               | Owner               | Acres  |
|--------|-------------------------|---------------------|--------|
| Putnam | 01-08-26-0000-0010-0000 | Three Steps Forest  | 226.1  |
| Putnam | 05-08-27-0000-0030-0000 | Three Steps Forest  | 386.74 |
| Putnam | 06-08-27-0000-0010-0000 | Three Steps Forest  | 630.02 |
| Putnam | 07-08-27-0000-0020-0000 | Three Steps Forest  | 469.4  |
| Putnam | 07-08-27-0000-0010-0000 | Three Steps Forest  | 159.7  |
| Putnam | 08-08-27-0000-0020-0000 | Three Steps Forest  | 252.81 |
| Putnam | 12-08-26-0000-0010-0000 | Three Steps Forest  | 478.81 |
| Putnam | 13-08-26-0000-0040-0040 | Three Steps Forest  | 26.46  |
| Putnam | 17-08-27-0000-0020-0000 | Three Steps Forest  | 75.5   |
| Putnam | 18-08-27-0000-0020-0000 | Three Steps Forest  | 479.45 |
| Clay   | 01-07-26-015735-000-00  | Three Steps Forest  | 108.81 |
| Clay   | 07-07-27-016079-000-00  | Three Steps Forest  | 15.25  |
| Clay   | 12-07-26-015872-000-00  | Three Steps Forest  | 234.51 |
| Clay   | 13-07-26-015876-000-00  | Three Steps Forest  | 318    |
| Clay   | 18-07-27-016085-000-00  | Three Steps Forest  | 199    |
| Clay   | 19-07-27-016090-000-00  | Three Steps Forest  | 453.08 |
| Clay   | 24-07-26-015965-000-00  | Three Steps Forest  | 268    |
| Clay   | 25-07-26-015970-000-00  | Three Steps Forest  | 314    |
| Clay   | 29-07-27-016100-000-00  | Three Steps Forest  | 87     |
| Clay   | 30-07-27-016431-000-00  | Three Steps Forest  | 624    |
| Clay   | 31-07-27-016434-000-00  | Three Steps Forest  | 638    |
| Clay   | 32-07-27-016437-000-00  | Three Steps Forest  | 107    |
| Clay   | 36-07-26-016021-000-00  | Three Steps Forest  | 254.98 |
| Putnam | 13-08-26-0000-0010-0000 | Wetland Preserve 17 | 159.02 |
| Putnam | 13-08-26-0000-0020-0000 | Wetland Preserve 17 | 10     |
| Putnam | 13-08-26-0000-0052-0000 | Wetland Preserve 17 | 15.3   |

|                                 |                                                                                                                                   |                                |               |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------|---------------|-------------------|--------------|------------|----------------|----------------|-------|------------------------------|-----------------|----------|---------------|---------------|-------|--------|------|-------|------|
| Parcel Owner Mailing            | 13-08-26-0000-0020-0000 (VID 69463)<br>WETLAND PRESERVE LLC<br>C/O BEN WILLIAMS<br>1096 OAKVALE RD<br>FRUIT COVE FL 32259<br>None |                                |               |               | Parcel Sales Data |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                |               |               | Book              | Page         | Instrument | Sale Date      |                | QSCD  |                              |                 |          |               |               | Price |        |      |       |      |
| 911 Description                 | SE 1/4 OF NE 1/4 OF NW 1/4, 13-08-26                                                                                              |                                |               |               | 1574              | 1183         | RREC       | 2020-04-10     |                | 01 V  |                              | 30,000          |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                |               |               | 1574              | 0922         | WD         | 2020-04-10     |                | 00 V  |                              |                 |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                |               |               | 1574              | 0921         | AFFD       | 2020-04-10     |                | V     |                              | 10,300          |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                |               |               | 0                 | 0            | UDCT       | 2018-02-15     |                | I     |                              |                 |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                |               |               | 0672              | 1378         | WD         | 1995-05-01     |                | 00 V  |                              |                 |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                |               |               | 0603              | 1269         | QCD        | 1992-05-01     |                | 01 V  |                              |                 |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                |               |               | 100               |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Outbuildings and Extra Features |                                                                                                                                   |                                |               |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Parent Parcel                   |                                                                                                                                   |                                |               |               | Line              | Code         | Units      | Length         | Width          | Sq Ft | Rate                         | Value           | Total: 0 |               |               |       |        |      |       |      |
| Exemption                       | Amount                                                                                                                            | Remainder                      | Owner %       | Applied To    |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                |               |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                |               |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                |               |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Improvement Value               | 0                                                                                                                                 | Use Code                       | 05600         |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| OBXF Value                      | 0                                                                                                                                 | Improvements                   | 0             |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Land Value                      | 120,000                                                                                                                           | Location                       | Putnam County |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Market Value                    | 120,000                                                                                                                           | Total Acres                    | 10.00         |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Just Value CU                   | 120,000                                                                                                                           | Zoning                         | AG            |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Just Value CU                   | 2,270                                                                                                                             | FLUM                           | IN            |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Market Adjusted                 | 2,270                                                                                                                             |                                |               |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Parcel Value Breakdown          |                                                                                                                                   |                                |               |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Taxing District                 | Assessed Limited                                                                                                                  | Minus(-) Exemptions            |               | Taxable Value |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| County General                  | 2,270                                                                                                                             | 0                              |               | 2,270         |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Fire MSTU                       | 2,270                                                                                                                             | 0                              |               | 2,270         |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| St Johns River WMD              | 2,270                                                                                                                             | 0                              |               | 2,270         |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| School                          | 2,270                                                                                                                             | 0                              |               | 2,270         |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Visits                          | GWK                                                                                                                               | 2021-04-06                     | FWG           | 2018-01-29    |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Changes                         | khar15                                                                                                                            | 2025-12-19                     | jedw01        | 2025-08-19    |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Primary Improvement             |                                                                                                                                   |                                |               |               |                   |              |            |                |                |       | Improvement Area & Additions |                 |          |               |               |       |        |      |       |      |
| Description                     |                                                                                                                                   |                                |               | Title Year    |                   |              |            | Substructure   |                |       |                              | Cabinet & Mill  |          |               |               | Desc  | % Rate | Rate | Sq Ft | Cost |
| Class                           |                                                                                                                                   |                                |               | Title No.     |                   |              |            | Floor System   |                |       |                              | Floor Finish    |          |               |               |       |        |      |       |      |
| Type                            |                                                                                                                                   |                                |               | Model         |                   |              |            | Exterior Walls |                |       |                              | Interior Finish |          |               |               |       |        |      |       |      |
| Adj Base Rate                   |                                                                                                                                   |                                |               | RP No or Tag  |                   |              |            | Height (Feet)  |                |       |                              | Paint & Decor   |          |               |               |       |        |      |       |      |
| Base Sq Ft                      | 0                                                                                                                                 |                                |               | Length        |                   |              |            | Party Wall %   |                |       |                              | Plumbing Fixt   |          |               |               |       |        |      |       |      |
| % Good                          |                                                                                                                                   |                                |               | Width         |                   |              |            | Sub Frame      |                |       |                              | Bath Tile       |          |               |               |       |        |      |       |      |
| Quality                         |                                                                                                                                   |                                |               | Lot #         |                   |              |            | Roof Framing   |                |       |                              | Heating & Air   |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                | Attachments   |               |                   |              | Roof Cover |                |                |       | Electrical                   |                 |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                | Economic Obs  |               |                   |              | Bed / Bath |                |                |       | Corners                      |                 |          |               |               |       |        |      |       |      |
|                                 |                                                                                                                                   |                                |               |               |                   |              |            |                |                |       | Total Replacement Cost:      |                 |          |               |               | 0     |        |      |       |      |
| Land                            |                                                                                                                                   |                                |               |               |                   |              |            |                |                |       |                              |                 |          |               |               |       |        |      |       |      |
| Line                            | Code                                                                                                                              | Description                    | Depth Chart   | Depth In Feet | Corner Factor     | Depth Factor | Cond       | Unit Price     | Adj Unit Price | Units | Just Value                   | CU Unit Price   | CU Value | Just Value CU | Taxable Value |       |        |      |       |      |
| 1                               | 065                                                                                                                               | Pine3 Plt 50yr Site 70-79 75av |               | 0             | 1                 |              |            | 12,000         | 12,000         | 10.00 | 120,000                      | 227             | 2,270    | 120,000       | 2,270         |       |        |      |       |      |
| Total:                          |                                                                                                                                   |                                |               |               |                   |              |            |                |                |       | 120,000                      | 2,270           | 120,000  | 2,270         |               |       |        |      |       |      |

|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|-------|-------------------|------|------------|-----------|------------|-------|--|
| Parcel Owner Mailing            | 13-08-26-0000-0052-0000 (VID 69484)<br>WETLAND PRESERVE LLC<br>C/O BEN WILLIAMS<br>1096 OAKVALE RD<br>FRUIT COVE FL 32259<br>None<br>NE1/4 OF SW1/4 OF NE1/4 + N1/2, OF SE1/4 OF SW1/4 OF NE1/4 |       |        |       | Parcel Sales Data |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       | Book              | Page | Instrument | Sale Date | QSCD       | Price |  |
| 1574                            |                                                                                                                                                                                                 |       |        |       | 0925              | WD   | 2020-04-10 | 02 V      | 493,000    |       |  |
| 1574                            |                                                                                                                                                                                                 |       |        |       | 0923              | AFFD | 2020-04-10 | V         |            |       |  |
| 0840                            |                                                                                                                                                                                                 |       |        |       | 0191              | LWD  | 2000-11-15 | 00 V      | 28,000     |       |  |
| 0816                            |                                                                                                                                                                                                 |       |        |       | 0320              | QCD  | 2000-02-14 | 02 I      | 18,130,300 |       |  |
| 0518                            |                                                                                                                                                                                                 |       |        |       | 0278              | QCD  | 1987-12-01 | 02 V      | 100        |       |  |
| 0392                            |                                                                                                                                                                                                 |       |        |       | 1072              | WD   | 1980-07-01 | V         | 950,000    |       |  |
| Outbuildings and Extra Features |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
| Line                            | Code                                                                                                                                                                                            | Units | Length | Width | Sq Ft             | Rate | Value      |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      | Total: 0   |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
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|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
|                                 |                                                                                                                                                                                                 |       |        |       |                   |      |            |           |            |       |  |
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|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------|---------------|---------------------------------|--------------|------------|----------------|----------------|---------|------------------------------|-------------------------|----------|---------------|---------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Parcel Owner Mailing   | 13-08-26-0000-0010-0000 (VID 69456)                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                |               |               | Parcel Sales Data               |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               | Book                            | Page         | Instrument | Sale Date      | QSCD           | Price   |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 911 Description        | WETLAND PRESERVE LLC<br>C/O BEN WILLIAMS<br>1096 OAKVALE RD<br>FRUIT COVE FL 32259<br>1330 N HIGHWAY 17 PALATKA 32043<br>W1/2 OF NW1/4, NE1/4 OF NE1/4, OF NW1/4, NW1/4 OF SE1/4 OF, NW1/4, NE1/4 (EX E1/2 OF SW1/4, OF NE1/4) W1/2 OF NW1/4 OF, SW1/4, SE1/4 OF NW1/4 OF SW1/4, & N3/4 OF E1/2 OF SW1/4 (EX, OR365 P328), SW1/4 OF, SE1/4 OF SW1/4 (EX OR51 P106, OR234 P30, HWAY 17) SE1/4 OF, SE1/4 OF NW1/4, NE1/4 OF NW1/4, OF SW1/4, SW1/4 OF SW1/4 OR355, P543 (EX OR596 P327 OR665 P ... |                                |               |               | 1574                            | 0925         | WD         | 2020-04-10     | 02 V           | 493,000 |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               | 1574                            | 0923         | AFFD       | 2020-04-10     | V              |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               | 0769                            | 1101         | SWD        | 1998-09-01     | 02 V           | 308,800 |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               | 0584                            | 2007         | ROE        | 1991-07-01     | 01 V           |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               | 0453                            | 1408         | EASE       | 1984-07-01     | 02 V           |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               | 0355                            | 0543         | WD         | 1978-06-01     | V              | 13,700  |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               | Outbuildings and Extra Features |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Parent Parcel          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               | Line                            | Code         | Units      | Length         | Width          | Sq Ft   | Rate                         | Value                   |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Exemption              | Amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Remainder                      | Owner %       | Applied To    | Total: 0                        |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Improvement Value      | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Use Code                       | 05600         |               |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| OBXF Value             | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Improvements                   | 0             |               |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Land Value             | 546,060                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Location                       | Putnam County |               |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Market Value           | 546,060                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Total Acres                    | 159.02        |               |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Just Value CU          | 471,060                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Zoning                         | AG            |               |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Just Value CU          | 31,100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FLUM                           | IN            |               |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Market Adjusted        | 106,100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                |               |               |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Parcel Value Breakdown |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Taxing District        | Assessed Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Minus(-) Exemptions            |               | Taxable Value |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| County General         | 106,100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0                              |               | 106,100       |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Fire MSTU              | 106,100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0                              |               | 106,100       |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| St Johns River WMD     | 106,100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0                              |               | 106,100       |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| School                 | 106,100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0                              |               | 106,100       |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Visits                 | GWK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2021-04-06                     | FWG           | 2016-03-07    |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Changes                | khar15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2025-12-19                     | jedw01        | 2025-08-19    |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Primary Improvement    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               |                                 |              |            |                |                |         | Improvement Area & Additions |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Description            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               | Title Year    |                                 |              |            | Substructure   |                |         |                              | Cabinet & Mill          |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Class                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               | Title No.     |                                 |              |            | Floor System   |                |         |                              | Floor Finish            |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Type                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               | Model         |                                 |              |            | Exterior Walls |                |         |                              | Interior Finish         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Adj Base Rate          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               | RP No or Tag  |                                 |              |            | Height (Feet)  |                |         |                              | Paint & Decor           |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Base Sq Ft             | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                |               | Length        |                                 |              |            | Party Wall %   |                |         |                              | Plumbing Fixt           |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| % Good                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               | Width         |                                 |              |            | Sub Frame      |                |         |                              | Bath Tile               |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               | Lot #         |                                 |              |            | Roof Framing   |                |         |                              | Heating & Air           |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               | Attachments   |                                 |              |            | Roof Cover     |                |         |                              | Electrical              |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               | Economic Obs  |                                 |              |            | Bed / Bath     |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               |                                 |              |            |                |                |         |                              | Total Replacement Cost: |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               |                                 |              |            |                |                |         |                              | 0                       |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Land                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               |                                 |              |            |                |                |         |                              |                         |          |               |               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Line                   | Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Description                    | Depth Chart   | Depth In Feet | Corner Factor                   | Depth Factor | Cond       | Unit Price     | Adj Unit Price | Units   | Just Value                   | CU Unit Price           | CU Value | Just Value CU | Taxable Value |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                      | 065                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Pine3 Plt 50yr Site 70-79 75av |               | 0             | 1                               |              |            | 3,000          | 3,000          | 104.02  | 312,060                      | 227                     | 23,570   | 312,060       | 23,570        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                      | 059                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Pine-Hardwood Comm Import Ac   |               | 0             | 1                               |              |            | 3,000          | 3,000          | 53.00   | 159,000                      | 142                     | 7,530    | 159,000       | 7,530         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                      | 094                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Cell Tower Unit Lots           |               | 0             | 1                               |              |            | 75,000         | 75,000         | 1.00    | 75,000                       | 0                       | 0        | 0             | 75,000        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Total:                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |               |               |                                 |              |            |                |                |         | 546,060                      |                         | 31,100   | 471,060       | 106,100       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                                                                                                                                                            |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 36-07-26-016021-000-00                                                                                                                                                                                                                                                                                     |
| Location Address       | S US HIGHWAY 17<br>Green Cove Springs 32043                                                                                                                                                                                                                                                                |
| Brief Tax Description* | ALL E OF HWY S36T7R26 AS REC O R 530 PG 306;1115 PG 318; 1838 PG 1767 & 3583 PG 1129 EX PT DB 75 PG 122;O R 105 PG 453 197 PG 773;779 PG 725;1378 PG 2224;1745 PG 1742;1944 PG 666; 2003 PG 1173;2149 PGS 551 & 556 & 2193 PG 1765<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TMBR 80/89 (5500)                                                                                                                                                                                                                                                                                          |
| Sec/Twp/Rng            | 36/7/26                                                                                                                                                                                                                                                                                                    |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                                                                                                                                                         |
| Millage Rate           | 15.2523                                                                                                                                                                                                                                                                                                    |
| Acreage                | 254.97998                                                                                                                                                                                                                                                                                                  |
| Homestead              | No                                                                                                                                                                                                                                                                                                         |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| TMBR 80/89 (5500) | 101.92          | Timber 80/89      | Ag Use    | 0        | 0     |
| NA/MX80/89 (5501) | 12.00           | Natural Mix 80/89 | Ag Use    | 0        | 0     |
| NA/MX60/69 (5701) | 4.09            | Natural Mix 60/69 | Ag Use    | 0        | 0     |
| TIMB 60/69 (5700) | 1.10            | Timber 60/69      | Ag Use    | 0        | 0     |
| TIMB 70/79 (5600) | 18.41           | Timber 70/79      | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 117.46          | Wet/Hardwood - AG | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

For detailed information on applying the transfer codes, click [HERE](#)

Recent Sales in Area

Sale date range:

From:

04 / 08 / 20

To:

04 / 08 / 20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$1,524,909    | \$1,524,909    | \$1,797,273    | \$826,513      |
| Land Agricultural Value                               | \$86,908       | \$82,589       | \$82,589       | \$76,694       |
| Agricultural (Market) Value                           | \$1,524,909    | \$1,524,909    | \$1,797,273    | \$826,513      |
| = Just Market Value                                   | \$1,524,909    | \$1,524,909    | \$1,797,273    | \$826,513      |
| = Total Assessed Value                                | \$86,908       | \$82,589       | \$82,589       | \$76,694       |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$86,908       | \$82,589       | \$82,589       | \$76,694       |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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

Property Record Card

[2025 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

The Property Appraiser makes every effort to produce the most accurate information possible. However, the data herein is exclusively intended for the purpose of producing an annual assessment roll, and is subject to change. No warranties, either express or implied, are made regarding the accuracy, use, or interpretation of the data or maps. The Property Appraiser and employees of the CCPAO are not responsible for any unintended use of this information, nor for any errors or omissions.  
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# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                                                                                                         |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 32-07-27-016437-000-00                                                                                                                                                                                                                                  |
| Location Address       | COUNTY ROAD 214<br>Green Cove Springs 32043                                                                                                                                                                                                             |
| Brief Tax Description* | N1/2 OF NW1/4 W OF RR; SW1/4 OF SW1/4 & W1/2 OF SE1/4 OF SW 1/4 EX PT A.C.L. RR AS REC O R 17 PG 455;105 PG 391;530 PG 306;1115 PG 318;1838 PG 1767; 1985 PG 495 & 3583 PG 1129<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TIMB 70/79 (5600)                                                                                                                                                                                                                                       |
| Sec/Twp/Rng            | 32/7/27                                                                                                                                                                                                                                                 |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                                                                                                      |
| Millage Rate           | 15.2523                                                                                                                                                                                                                                                 |
| Acreage                | 107                                                                                                                                                                                                                                                     |
| Homestead              | No                                                                                                                                                                                                                                                      |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| TIMB 70/79 (5600) | 34.03           | Timber 70/79      | Ag Use    | 0        | 0     |
| NA/MX70/79 (5601) | 20.00           | Natural Mix 70/79 | Ag Use    | 0        | 0     |
| NA/MX80/89 (5501) | 5.00            | Natural Mix 80/89 | Ag Use    | 0        | 0     |
| TIMB 60/69 (5700) | 4.40            | Timber 60/69      | Ag Use    | 0        | 0     |
| TMBR 80/89 (5500) | 26.08           | Timber 80/89      | Ag Use    | 0        | 0     |
| NA/MX60/69 (5701) | 3.00            | Natural Mix 60/69 | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 14.49           | Wet/Hardwood - AG | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

For detailed information on applying the transfer codes, click [HERE](#)

Recent Sales in Area

Sale date range:

From:

04 / 08 / 20

To:

04 / 08 / 20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

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Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$809,536      | \$809,536      | \$809,536      | \$778,414      |
| Land Agricultural Value                               | \$39,782       | \$38,021       | \$38,021       | \$34,555       |
| Agricultural (Market) Value                           | \$809,536      | \$809,536      | \$809,536      | \$778,414      |
| = Just Market Value                                   | \$809,536      | \$809,536      | \$809,536      | \$778,414      |
| = Total Assessed Value                                | \$39,782       | \$38,021       | \$38,021       | \$34,555       |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$39,782       | \$38,021       | \$38,021       | \$34,555       |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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

Property Record Card

[2025 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

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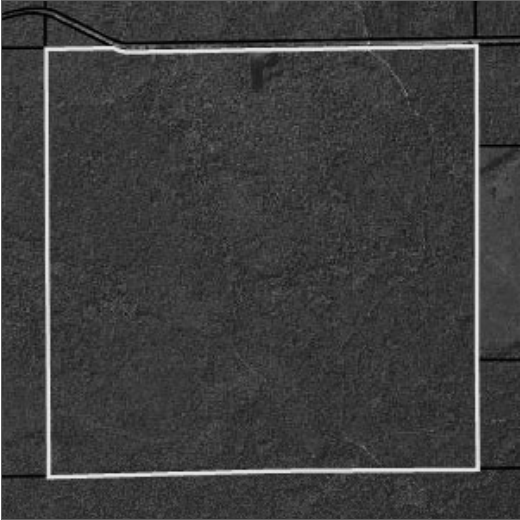


# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 31-07-27-016434-000-00                                                                                                                                                                                   |
| Location Address       | COUNTY ROAD 214<br>Green Cove Springs 32043                                                                                                                                                              |
| Brief Tax Description* | ALL EX S1/2 OF SW1/4 OF SE1/4 AS REC O R 105 PG 391 530 PG 306; 834 PG 14; 1115 PG 318; 1838 PG 1767; 1985 PG 495 & 3583 PG 1129<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TMBR 80/89 (5500)                                                                                                                                                                                        |
| Sec/Twp/Rng            | 31/7/27                                                                                                                                                                                                  |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                                                       |
| Millage Rate           | 15.2523                                                                                                                                                                                                  |
| Acreage                | 638                                                                                                                                                                                                      |
| Homestead              | No                                                                                                                                                                                                       |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| NA/MX80/89 (5501) | 246.04          | Natural Mix 80/89 | Ag Use    | 0        | 0     |
| NA/MX70/79 (5601) | 18.96           | Natural Mix 70/79 | Ag Use    | 0        | 0     |
| NA/MX60/69 (5701) | 8.46            | Natural Mix 60/69 | Ag Use    | 0        | 0     |
| TMBR 80/89 (5500) | 46.30           | Timber 80/89      | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 315.58          | Wet/Hardwood - AG | Ag Use    | 0        | 0     |
| N-PRODUCT (5930)  | 2.66            | Non-Productive    | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

For detailed information on applying the transfer codes, click [HERE](#)

## Recent Sales in Area

Sale date range:

From:

04 / 08 / 20

To:

04 / 08 / 20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$2,781,598    | \$2,781,598    | \$2,781,598    | \$1,577,740    |
| Land Agricultural Value                               | \$219,449      | \$207,276      | \$207,276      | \$191,879      |
| Agricultural (Market) Value                           | \$2,781,598    | \$2,781,598    | \$2,781,598    | \$1,577,740    |
| = Just Market Value                                   | \$2,781,598    | \$2,781,598    | \$2,781,598    | \$1,577,740    |
| = Total Assessed Value                                | \$219,449      | \$207,276      | \$207,276      | \$191,879      |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$219,449      | \$207,276      | \$207,276      | \$191,879      |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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

Property Record Card

[2025 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

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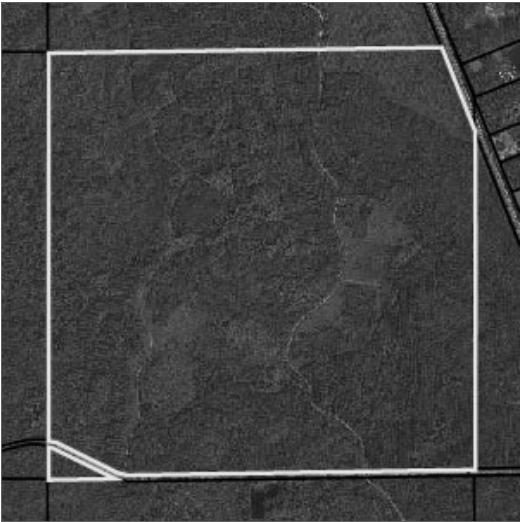


# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                                                         |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 30-07-27-016431-000-00                                                                                                                                                                                  |
| Location Address       | COUNTY ROAD 214<br>Green Cove Springs 32043                                                                                                                                                             |
| Brief Tax Description* | ALL W OF RR AS REC O R 105 PG 391; 530 PG 306; 1115 PG 318; 1838 PG 1767; 1985 PG 495 & 3583 PG 1129 EX PT DB 85 PG 44 & RD R/W<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TMBR 80/89 (5500)                                                                                                                                                                                       |
| Sec/Twp/Rng            | 30/7/27                                                                                                                                                                                                 |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                                                      |
| Millage Rate           | 15.2523                                                                                                                                                                                                 |
| Acreage                | 624                                                                                                                                                                                                     |
| Homestead              | No                                                                                                                                                                                                      |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| TMBR 80/89 (5500) | 450.33          | Timber 80/89      | Ag Use    | 0        | 0     |
| NA/MX80/89 (5501) | 12.45           | Natural Mix 80/89 | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 150.44          | Wet/Hardwood - AG | Ag Use    | 0        | 0     |
| NA/MX60/69 (5701) | 10.78           | Natural Mix 60/69 | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

For detailed information on applying the transfer codes, click [HERE](#)

## Recent Sales in Area

### Sale date range:

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To:

04 / 08 / 20📅

Search Sales by Neighborhood

Distance:

1500

Units:

Feet▼

Search Sales by Distance

## TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$3,000,992    | \$3,000,992    | \$3,384,239    | \$2,280,252    |
| Land Agricultural Value                               | \$267,811      | \$254,567      | \$254,567      | \$233,356      |
| Agricultural (Market) Value                           | \$3,000,992    | \$3,000,992    | \$3,384,239    | \$2,280,252    |
| = Just Market Value                                   | \$3,000,992    | \$3,000,992    | \$3,384,239    | \$2,280,252    |
| = Total Assessed Value                                | \$267,811      | \$254,567      | \$254,567      | \$233,356      |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$267,811      | \$254,567      | \$254,567      | \$233,356      |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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

Property Record Card

[2025 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

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# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 29-07-27-016100-000-00                                                                                                                                               |
| Location Address       | COUNTY ROAD 214<br>Green Cove Springs 32043                                                                                                                          |
| Brief Tax Description* | ALL SEC W OF RR AS REC O R 530 PG 306; 1115 PG 318; 1838 PG 1767; 1985 PG 495 & 3583 PG 1129<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TIMB 70/79 (5600)                                                                                                                                                    |
| Sec/Twp/Rng            | 29/7/27                                                                                                                                                              |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                   |
| Millage Rate           | 15.2523                                                                                                                                                              |
| Acreage                | 87                                                                                                                                                                   |
| Homestead              | No                                                                                                                                                                   |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| TIMB 70/79 (5600) | 69.16           | Timber 70/79      | Ag Use    | 0        | 0     |
| NA/MX70/79 (5601) | 10.00           | Natural Mix 70/79 | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 7.84            | Wet/Hardwood - AG | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

For detailed information on applying the transfer codes, click [HERE](#)

## Recent Sales in Area

### Sale date range:

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To: 

04 / 08 / 20📅

Search Sales by Neighborhood

Distance: 

1500

Units: 

Feet

▼

Search Sales by Distance

## TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$800,990      | \$800,990      | \$861,407      | \$697,623      |
| Land Agricultural Value                               | \$28,145       | \$27,175       | \$27,175       | \$24,700       |
| Agricultural (Market) Value                           | \$800,990      | \$800,990      | \$861,407      | \$697,623      |
| = Just Market Value                                   | \$800,990      | \$800,990      | \$861,407      | \$697,623      |
| = Total Assessed Value                                | \$28,145       | \$27,175       | \$27,175       | \$24,700       |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$28,145       | \$27,175       | \$27,175       | \$24,700       |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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

Property Record Card

[2025 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

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# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 25-07-26-015970-000-00                                                                                                                                                                      |
| Location Address       | COUNTY ROAD 214<br>Green Cove Springs 32043                                                                                                                                                 |
| Brief Tax Description* | E1/2 AS REC O R 105 PG 391; 344 PG 613; 530 PG 306; 1115 PG 318; 1838 PG 1767; 1985 PG 495 & 3583 PG 1129 EX PT R/W<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TMBR 80/89 (5500)                                                                                                                                                                           |
| Sec/Twp/Rng            | 25/7/26                                                                                                                                                                                     |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                                          |
| Millage Rate           | 15.2523                                                                                                                                                                                     |
| Acreage                | 314                                                                                                                                                                                         |
| Homestead              | No                                                                                                                                                                                          |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| TMBR 80/89 (5500) | 42.59           | Timber 80/89      | Ag Use    | 0        | 0     |
| NA/MX60/69 (5701) | 26.00           | Natural Mix 60/69 | Ag Use    | 0        | 0     |
| TIMB 60/69 (5700) | 36.77           | Timber 60/69      | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 186.64          | Wet/Hardwood - AG | Ag Use    | 0        | 0     |
| NA/MX80/89 (5501) | 22.00           | Natural Mix 80/89 | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

For detailed information on applying the transfer codes, click [HERE](#)

## Recent Sales in Area

Sale date range:

From:

04 / 08 / 20

To:

04 / 08 / 20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$1,760,984    | \$1,760,984    | \$1,965,816    | \$736,990      |
| Land Agricultural Value                               | \$83,518       | \$79,299       | \$79,299       | \$74,400       |
| Agricultural (Market) Value                           | \$1,760,984    | \$1,760,984    | \$1,965,816    | \$736,990      |
| = Just Market Value                                   | \$1,760,984    | \$1,760,984    | \$1,965,816    | \$736,990      |
| = Total Assessed Value                                | \$83,518       | \$79,299       | \$79,299       | \$74,400       |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$83,518       | \$79,299       | \$79,299       | \$74,400       |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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

Property Record Card

[2025 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

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# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                                                       |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 24-07-26-015965-000-00                                                                                                                                                                                |
| Location Address       | S OFF US HIGHWAY 17<br>Green Cove Springs 32043                                                                                                                                                       |
| Brief Tax Description* | E1/2 EX NE1/4 OF NE1/4 O R 105 PG 391; 530 PG 306; 1115 PG 318; 1838 PG 1767; 1985 PG 495 & 3583 PG 1129 EX PT O R 209 PG 604<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TIMB 60/69 (5700)                                                                                                                                                                                     |
| Sec/Twp/Rng            | 24/7/26                                                                                                                                                                                               |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                                                    |
| Millage Rate           | 15.2523                                                                                                                                                                                               |
| Acreage                | 268                                                                                                                                                                                                   |
| Homestead              | No                                                                                                                                                                                                    |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| NA/MX60/69 (5701) | 67.49           | Natural Mix 60/69 | Ag Use    | 0        | 0     |
| TMBR 80/89 (5500) | 14.27           | Timber 80/89      | Ag Use    | 0        | 0     |
| TIMB 60/69 (5700) | 36.00           | Timber 60/69      | Ag Use    | 0        | 0     |
| TIMB 70/79 (5600) | 14.04           | Timber 70/79      | Ag Use    | 0        | 0     |
| NA/MX70/79 (5601) | 7.00            | Natural Mix 70/79 | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 129.20          | Wet/Hardwood - AG | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

For detailed information on applying the transfer codes, click [HERE](#)

## Recent Sales in Area

Sale date range:

From:

04 / 08 / 20

To:

04 / 08 / 20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$1,576,988    | \$1,576,988    | \$1,838,532    | \$823,928      |
| Land Agricultural Value                               | \$65,817       | \$62,853       | \$62,853       | \$58,405       |
| Agricultural (Market) Value                           | \$1,576,988    | \$1,576,988    | \$1,838,532    | \$823,928      |
| = Just Market Value                                   | \$1,576,988    | \$1,576,988    | \$1,838,532    | \$823,928      |
| = Total Assessed Value                                | \$65,817       | \$62,853       | \$62,853       | \$58,405       |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$65,817       | \$62,853       | \$62,853       | \$58,405       |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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

Property Record Card

[2025 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

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# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 19-07-27-016090-000-00                                                                                                                                                                         |
| Location Address       | S OFF COUNTY ROAD 209<br>Green Cove Springs 32043                                                                                                                                              |
| Brief Tax Description* | ALL SEC W OF RR O R 530 PG 306 1115 PG 318; 1838 PG 1767; 1985 PG 495 & 3583 PG 1129 EX PT O R 209 PG 604 & 260 PG 303<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TMBR 80/89 (5500)                                                                                                                                                                              |
| Sec/Twp/Rng            | 19/7/27                                                                                                                                                                                        |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                                             |
| Millage Rate           | 15.2523                                                                                                                                                                                        |
| Acreage                | 453.07998                                                                                                                                                                                      |
| Homestead              | No                                                                                                                                                                                             |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| TMBR 80/89 (5500) | 242.90          | Timber 80/89      | Ag Use    | 0        | 0     |
| TIMB 70/79 (5600) | 70.54           | Timber 70/79      | Ag Use    | 0        | 0     |
| NA/MX60/69 (5701) | 30.00           | Natural Mix 60/69 | Ag Use    | 0        | 0     |
| TIMB 60/69 (5700) | 41.01           | Timber 60/69      | Ag Use    | 0        | 0     |
| NA/MX80/89 (5501) | 10.00           | Natural Mix 80/89 | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 58.13           | Wet/Hardwood - AG | Ag Use    | 0        | 0     |
| N-PRODUCT (5930)  | 0.50            | Non-Productive    | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

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## Recent Sales in Area

Sale date range:

From:04 / 08 / 20

To:04 / 08 / 20

Search Sales by Neighborhood

Distance:1500

Units:Feet

Search Sales by Distance

TRIM Notice

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Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$2,030,314    | \$2,030,314    | \$2,588,724    | \$1,998,974    |
| Land Agricultural Value                               | \$183,403      | \$175,031      | \$175,031      | \$159,354      |
| Agricultural (Market) Value                           | \$2,030,314    | \$2,030,314    | \$2,588,724    | \$1,998,974    |
| = Just Market Value                                   | \$2,030,314    | \$2,030,314    | \$2,588,724    | \$1,998,974    |
| = Total Assessed Value                                | \$183,403      | \$175,031      | \$175,031      | \$159,354      |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$183,403      | \$175,031      | \$175,031      | \$159,354      |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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

Property Record Card

[2025 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

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# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                                      |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 18-07-27-016085-000-00                                                                                                                                                               |
| Location Address       | OFF COUNTY ROAD 209<br>Green Cove Springs 32043                                                                                                                                      |
| Brief Tax Description* | ALL W OF RR AS REC O R 1115 PG 318; 1838 PG 1767; 1985 PG 495 & 3583 PG 1129 EX PT O R 31 PG 72 & 530 PG 306<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TIMB 70/79 (5600)                                                                                                                                                                    |
| Sec/Twp/Rng            | 18/7/27                                                                                                                                                                              |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                                   |
| Millage Rate           | 15.2523                                                                                                                                                                              |
| Acreage                | 199                                                                                                                                                                                  |
| Homestead              | No                                                                                                                                                                                   |

## Map



## Owner Information

THREE STEPS FOREST LLC  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| TIMB 70/79 (5600) | 122.46          | Timber 70/79      | Ag Use    | 0        | 0     |
| TIMB 60/69 (5700) | 2.10            | Timber 60/69      | Ag Use    | 0        | 0     |
| TMBR 80/89 (5500) | 14.15           | Timber 80/89      | Ag Use    | 0        | 0     |
| NA/MX60/69 (5701) | 2.10            | Natural Mix 60/69 | Ag Use    | 0        | 0     |
| NA/MX70/79 (5601) | 4.20            | Natural Mix 70/79 | Ag Use    | 0        | 0     |
| NA/MX80/89 (5501) | 0.50            | Natural Mix 80/89 | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 53.50           | Wet/Hardwood - AG | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book   | Deed Page   | Sale Qualification | Transfer Code | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|-------------|-------------|--------------------|---------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <u>3583</u> | <u>1129</u> | Qualified          | <u>05</u>     | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <u>1985</u> | <u>495</u>  | Qualified          | <u>02</u>     | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <u>1838</u> | <u>1767</u> | Qualified          | <u>02</u>     | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

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## Recent Sales in Area

Sale date range:

From:04 / 08 / 20

To:04 / 08 / 20

Search Sales by Neighborhood

Distance:1500

Units:Feet

Search Sales by Distance

TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$1,300,986    | \$1,300,986    | \$1,484,219    | \$935,605      |
| Land Agricultural Value                               | \$60,138       | \$57,884       | \$57,884       | \$53,254       |
| Agricultural (Market) Value                           | \$1,300,986    | \$1,300,986    | \$1,484,219    | \$935,605      |
| = Just Market Value                                   | \$1,300,986    | \$1,300,986    | \$1,484,219    | \$935,605      |
| = Total Assessed Value                                | \$60,138       | \$57,884       | \$57,884       | \$53,254       |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$60,138       | \$57,884       | \$57,884       | \$53,254       |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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

Property Record Card

[2025 Property Record Card \(PDF\)](#)

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# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 13-07-26-015876-000-00                                                                                                                                                |
| Location Address       | S OFF US HIGHWAY 17<br>Green Cove Springs 32043                                                                                                                       |
| Brief Tax Description* | E1/2 AS REC O R 105 PG 391; 530 PG 306; 1115 PG 318; 1838 PG 1767; 1985 PG 495 & 3583 PG 1129<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TIMB 70/79 (5600)                                                                                                                                                     |
| Sec/Twp/Rng            | 13/7/26                                                                                                                                                               |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                    |
| Millage Rate           | 15.2523                                                                                                                                                               |
| Acreage                | 317.99899                                                                                                                                                             |
| Homestead              | No                                                                                                                                                                    |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| TIMB 70/79 (5600) | 114.61          | Timber 70/79      | Ag Use    | 0        | 0     |
| NA/MX80/89 (5501) | 11.31           | Natural Mix 80/89 | Ag Use    | 0        | 0     |
| TIMB 60/69 (5700) | 32.69           | Timber 60/69      | Ag Use    | 0        | 0     |
| TMBR 80/89 (5500) | 10.00           | Timber 80/89      | Ag Use    | 0        | 0     |
| NA/MX70/79 (5601) | 5.00            | Natural Mix 70/79 | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 144.39          | Wet/Hardwood - AG | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

For detailed information on applying the transfer codes, click [HERE](#)

## Recent Sales in Area

Sale date range:

From: 04 / 08 / 20

To: 04 / 08 / 20

Search Sales by Neighborhood

Distance: 1500

Units: Feet

Search Sales by Distance

TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$1,776,987    | \$1,776,987    | \$2,052,686    | \$979,352      |
| Land Agricultural Value                               | \$85,198       | \$81,592       | \$81,592       | \$75,958       |
| Agricultural (Market) Value                           | \$1,776,987    | \$1,776,987    | \$2,052,686    | \$979,352      |
| = Just Market Value                                   | \$1,776,987    | \$1,776,987    | \$2,052,686    | \$979,352      |
| = Total Assessed Value                                | \$85,198       | \$81,592       | \$81,592       | \$75,958       |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$85,198       | \$81,592       | \$81,592       | \$75,958       |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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

Property Record Card

[2025 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

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# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                                                                         |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 12-07-26-015872-000-00                                                                                                                                                                                                  |
| Location Address       | S OFF US HIGHWAY 17<br>Green Cove Springs 32043                                                                                                                                                                         |
| Brief Tax Description* | W1/2 OF NE1/4 & SE1/4 W & E OF RR AS REC O R 105 PG 391;530 PG 306; 1115 PG 318; 1838 PG 1767;1985 PG 495 & 3583 PG 1129 EX PT O R 1566 PG 1939<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TMBR 80/89 (5500)                                                                                                                                                                                                       |
| Sec/Twp/Rng            | 12/7/26                                                                                                                                                                                                                 |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                                                                      |
| Millage Rate           | 15.2523                                                                                                                                                                                                                 |
| Acreage                | 234.50999                                                                                                                                                                                                               |
| Homestead              | No                                                                                                                                                                                                                      |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| TMBR 80/89 (5500) | 147.21          | Timber 80/89      | Ag Use    | 0        | 0     |
| NA/MX60/69 (5701) | 15.11           | Natural Mix 60/69 | Ag Use    | 0        | 0     |
| NA/MX80/89 (5501) | 12.50           | Natural Mix 80/89 | Ag Use    | 0        | 0     |
| TIMB 60/69 (5700) | 35.25           | Timber 60/69      | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 24.44           | Wet/Hardwood - AG | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

For detailed information on applying the transfer codes, click [HERE](#)

## Recent Sales in Area

Sale date range:

From:

04 / 08 / 20

To:

04 / 08 / 20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$1,443,026    | \$1,443,026    | \$1,593,155    | \$1,265,279    |
| Land Agricultural Value                               | \$100,564      | \$95,762       | \$95,762       | \$87,000       |
| Agricultural (Market) Value                           | \$1,443,026    | \$1,443,026    | \$1,593,155    | \$1,265,279    |
| = Just Market Value                                   | \$1,443,026    | \$1,443,026    | \$1,593,155    | \$1,265,279    |
| = Total Assessed Value                                | \$100,564      | \$95,762       | \$95,762       | \$87,000       |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$100,564      | \$95,762       | \$95,762       | \$87,000       |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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

Property Record Card

[2025 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

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# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                                   |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 07-07-27-016079-000-00                                                                                                                                                            |
| Location Address       | OFF COUNTY ROAD 209<br>Green Cove Springs 32043                                                                                                                                   |
| Brief Tax Description* | SW1/4 OF SW1/4 EX PT E OF RR AS REC O R 530 PG 306; 1115 PG 318; 1838 PG 1767; 1985 PG 495 & 3583 PG 1129<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TMBR 80/89 (5500)                                                                                                                                                                 |
| Sec/Twp/Rng            | 7/7/27                                                                                                                                                                            |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                                |
| Millage Rate           | 15.2523                                                                                                                                                                           |
| Acreage                | 13                                                                                                                                                                                |
| Homestead              | No                                                                                                                                                                                |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type    | Land Type | Frontage | Depth |
|-------------------|-----------------|--------------|-----------|----------|-------|
| TMBR 80/89 (5500) | 9.66            | Timber 80/89 | Ag Use    | 0        | 0     |
| TIMB 60/69 (5700) | 3.34            | Timber 60/69 | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

For detailed information on applying the transfer codes, click [HERE](#)

## Recent Sales in Area

### Sale date range:

From: 04 / 08 / 20

To: 04 / 08 / 20

Search Sales by Neighborhood

Distance: 1500

Units: Feet

Search Sales by Distance

## TRIM Notice

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Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$194,994      | \$194,994      | \$194,994      | \$158,994      |
| Land Agricultural Value                               | \$5,894        | \$5,618        | \$5,618        | \$5,084        |
| Agricultural (Market) Value                           | \$194,994      | \$194,994      | \$194,994      | \$158,994      |
| = Just Market Value                                   | \$194,994      | \$194,994      | \$194,994      | \$158,994      |
| = Total Assessed Value                                | \$5,894        | \$5,618        | \$5,618        | \$5,084        |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$5,894        | \$5,618        | \$5,618        | \$5,084        |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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Property Record Card

[2025 Property Record Card \(PDF\)](#)

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# Clay County Property Appraiser's Office

## Parcel Summary

|                        |                                                                                                                                                                                                                                          |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID              | 01-07-26-015735-000-00                                                                                                                                                                                                                   |
| Location Address       | S OFF COUNTY ROAD 209<br>Green Cove Springs 32043                                                                                                                                                                                        |
| Brief Tax Description* | ALL SEC EX GOV LOT 3;4;5;6;10 & 11 AS REC O R 105 PG 395; 530 PG 306; 1115 PG 318; 1838 PG 1767; 1985 PG 495 & 3583 PG 1129 EX PT O R 2016 PG 1404 & 2032 PG 406<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code      | TMBR 80/89 (5500)                                                                                                                                                                                                                        |
| Sec/Twp/Rng            | 1/7/26                                                                                                                                                                                                                                   |
| Tax District           | Tax Dist 001 - BCC                                                                                                                                                                                                                       |
| Millage Rate           | 15.2523                                                                                                                                                                                                                                  |
| Acreage                | 108.80999                                                                                                                                                                                                                                |
| Homestead              | No                                                                                                                                                                                                                                       |

## Map



## Owner Information

[THREE STEPS FOREST LLC](#)  
8 Center St  
Exeter NH 03833

## Land Information

| Land Use          | Number of Units | Unit Type         | Land Type | Frontage | Depth |
|-------------------|-----------------|-------------------|-----------|----------|-------|
| TMBR 80/89 (5500) | 43.37           | Timber 80/89      | Ag Use    | 0        | 0     |
| NA/MX80/89 (5501) | 10.84           | Natural Mix 80/89 | Ag Use    | 0        | 0     |
| NA/MX60/69 (5701) | 5.00            | Natural Mix 60/69 | Ag Use    | 0        | 0     |
| TIMB 60/69 (5700) | 17.34           | Timber 60/69      | Ag Use    | 0        | 0     |
| WET/HARDWD (5900) | 32.26           | Wet/Hardwood - AG | Ag Use    | 0        | 0     |

## Sales

| Sale Date | Sale Price  | Instrument      | Deed Book            | Deed Page            | Sale Qualification | Transfer Code      | Multi-Parcel Sale | Vacant or Improved | Grantor                   | Grantee                    |
|-----------|-------------|-----------------|----------------------|----------------------|--------------------|--------------------|-------------------|--------------------|---------------------------|----------------------------|
| 9/24/2013 | \$4,969,600 | Warranty Deed   | <a href="#">3583</a> | <a href="#">1129</a> | Qualified          | <a href="#">05</a> | Yes               | Vacant             | PLUM CREEK TIMBERLANDS LP | THREE STEPS FOREST LLC     |
| 10/6/2001 | \$1,840,714 | Quit Claim Deed | <a href="#">1985</a> | <a href="#">495</a>  | Qualified          | <a href="#">02</a> | No                | Vacant             | PLUM CREEK TIMBER CO INC  | PLUM CREEK TIMBERLANDS LP  |
| 4/16/1999 | \$1,745,300 | Quit Claim Deed | <a href="#">1838</a> | <a href="#">1767</a> | Qualified          | <a href="#">02</a> | No                | Vacant             | GEORGIA-PACIFIC CORP      | NORTH AMERICAN TIMBER CORP |

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Sale date range:

From:

04 / 08 / 20

To:

04 / 08 / 20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

Valuation

|                                                       | 2025 Certified | 2024 Certified | 2023 Certified | 2022 Certified |
|-------------------------------------------------------|----------------|----------------|----------------|----------------|
| + Building Value                                      | \$0            | \$0            | \$0            | \$0            |
| + Extra Features Value                                | \$0            | \$0            | \$0            | \$0            |
| + Land Value                                          | \$940,226      | \$940,226      | \$1,024,543    | \$642,593      |
| Land Agricultural Value                               | \$39,871       | \$37,914       | \$37,914       | \$34,751       |
| Agricultural (Market) Value                           | \$940,226      | \$940,226      | \$1,024,543    | \$642,593      |
| = Just Market Value                                   | \$940,226      | \$940,226      | \$1,024,543    | \$642,593      |
| = Total Assessed Value                                | \$39,871       | \$37,914       | \$37,914       | \$34,751       |
| - Exempt Value                                        | \$0            | \$0            | \$0            | \$0            |
| = Total Taxable Value                                 | \$39,871       | \$37,914       | \$37,914       | \$34,751       |
| Maximum Save Our Homes Portability / AGL Differential | \$0            | \$0            | \$0            | \$0            |

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Property Record Card

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|------------------------|-----------------------------------------------------------------------------------------|--------------------------------|---------------|---------------|---------------|--------------|------------|----------------|-------------------|------------------------------|-----------------|---------------|-----------|---------------------------|---------------|--------|------|-------|------|--|
| Parcel Owner Mailing   | 18-08-27-0000-0020-0000<br>THREE STEPS FOREST LLC<br>8 CENTER STREET<br>EXETER NH 03833 |                                |               |               | (VID 70080)   |              |            |                | Parcel Sales Data |                              |                 |               |           |                           |               |        |      |       |      |  |
|                        | Book                                                                                    | Page                           | Instrument    | Sale Date     | QSCD          | Price        |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| 911 Description        | 1360                                                                                    | 1449                           | SWD           | 2013-09-27    | 02 V          | 4,066,000    |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
|                        | 0889                                                                                    | 0412                           | EASE          | 2002-03-25    | 02 V          |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
|                        | 0889                                                                                    | 0386                           | AFFD          | 2002-03-25    | V             |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
|                        | 0872                                                                                    | 0816                           | MERG          | 2001-10-18    | V             |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
|                        | 0872                                                                                    | 0841                           | QCD           | 2001-10-18    | 02 I          | 23,525,500   |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
|                        | 0871                                                                                    | 0102                           | CQCD          | 2001-10-05    | 02 I          | 100          |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
|                        | Outbuildings and Extra Features                                                         |                                |               |               |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Parent Parcel          | Line                                                                                    | Code                           | Units         | Length        | Width         | Sq Ft        | Rate       | Value          |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Exemption              | Amount                                                                                  | Remainder                      | Owner %       | Applied To    |               |              |            |                | Total: 0          |                              |                 |               |           |                           |               |        |      |       |      |  |
|                        |                                                                                         |                                |               |               |               |              |            |                | Notes             |                              |                 |               |           |                           |               |        |      |       |      |  |
| Improvement Value      | 0                                                                                       | Use Code                       | 05700         |               |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| OBXF Value             | 0                                                                                       | Improvements                   | 0             |               |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Land Value             | 1,422,150                                                                               | Location                       | Putnam County |               |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Market Value           | 1,422,150                                                                               | Total Acres                    | 479.45        |               |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Just Value CU          | 1,422,150                                                                               | Zoning                         | AG            |               |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Just Value CU          | 96,050                                                                                  | FLUM                           | A2            |               |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Market Adjusted        | 96,050                                                                                  |                                |               |               |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Parcel Value Breakdown |                                                                                         |                                |               |               |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Taxing District        | Assessed Limited                                                                        | Minus(-) Exemptions            |               |               | Taxable Value |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| County General         | 96,050                                                                                  | 0                              |               |               | 96,050        |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Fire MSTU              | 96,050                                                                                  | 0                              |               |               | 96,050        |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| St Johns River WMD     | 96,050                                                                                  | 0                              |               |               | 96,050        |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| School                 | 96,050                                                                                  | 0                              |               |               | 96,050        |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Visits                 | JKH                                                                                     | 2024-12-20                     | FWG           | 2019-12-12    |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Changes                | jedw01                                                                                  | 2025-11-05                     | wwal21        | 2025-08-19    |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Primary Improvement    |                                                                                         |                                |               |               |               |              |            |                |                   | Improvement Area & Additions |                 |               |           |                           |               |        |      |       |      |  |
| Description            |                                                                                         |                                |               | Title Year    |               |              |            | Substructure   |                   |                              | Cabinet & Mill  |               |           |                           | Desc          | % Rate | Rate | Sq Ft | Cost |  |
| Class                  |                                                                                         |                                |               | Title No.     |               |              |            | Floor System   |                   |                              | Floor Finish    |               |           |                           |               |        |      |       |      |  |
| Type                   |                                                                                         |                                |               | Model         |               |              |            | Exterior Walls |                   |                              | Interior Finish |               |           |                           |               |        |      |       |      |  |
| Adj Base Rate          |                                                                                         |                                |               | RP No or Tag  |               |              |            | Height (Feet)  |                   |                              | Paint & Decor   |               |           |                           |               |        |      |       |      |  |
| Base Sq Ft             | 0                                                                                       |                                |               |               | Length        |              |            |                | Party Wall %      |                              |                 | Plumbing Fixt |           |                           |               |        |      |       |      |  |
| % Good                 |                                                                                         |                                |               | Width         |               |              |            | Sub Frame      |                   |                              | Bath Tile       |               |           |                           |               |        |      |       |      |  |
| Quality                |                                                                                         |                                |               | Lot #         |               |              |            | Roof Framing   |                   |                              | Heating & Air   |               |           |                           |               |        |      |       |      |  |
|                        |                                                                                         |                                | Attachments   |               |               |              | Roof Cover |                |                   | Electrical                   |                 |               |           |                           |               |        |      |       |      |  |
|                        |                                                                                         |                                | Economic Obs  |               |               |              | Bed / Bath |                |                   | Corners                      |                 |               |           | Total Replacement Cost: 0 |               |        |      |       |      |  |
| Land                   |                                                                                         |                                |               |               |               |              |            |                |                   |                              |                 |               |           |                           |               |        |      |       |      |  |
| Line                   | Code                                                                                    | Description                    | Depth Chart   | Depth In Feet | Corner Factor | Depth Factor | Cond       | Unit Price     | Adj Unit Price    | Units                        | Just Value      | CU Unit Price | CU Value  | Just Value CU             | Taxable Value |        |      |       |      |  |
| 1                      | 058                                                                                     | Agricultural Hardwood Swamp Ac |               | 0             | 1             |              |            | 250            | 250               | 6.00                         | 1,500           | 72            | 430       | 1,500                     | 430           |        |      |       |      |  |
| 2                      | 065                                                                                     | Pine3 Plt 50yr Site 70-79 75av |               | 0             | 1             |              |            | 3,000          | 3,000             | 114.35                       | 343,050         | 227           | 25,920    | 343,050                   | 25,920        |        |      |       |      |  |
| 3                      | 067                                                                                     | Pine4 Plt 50yr Site 60-69 65av |               | 0             | 1             |              |            | 3,000          | 3,000             | 359.20                       | 1,077,600       | 194           | 69,700    | 1,077,600                 | 69,700        |        |      |       |      |  |
| Total:                 |                                                                                         |                                |               |               |               |              |            |                |                   |                              | 1,422,150       | 96,050        | 1,422,150 | 96,050                    |               |        |      |       |      |  |

|                                 |                                                                                                            |                                |               |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
|---------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------|---------------|---------------|-------------------|--------------|------------|----------------|----------------|-------|--------------|-----------------|----------|---------------|------------------------------|---------------|--------|-------------|-------|------|------------|--|--|---------|--|--|--|--|--|--|--|
| Parcel Owner Mailing            | 17-08-27-0000-0020-0000<br>THREE STEPS FOREST LLC<br>8 CENTER STREET<br>EXETER NH 03833<br><br>(VID 70078) |                                |               |               | Parcel Sales Data |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
|                                 |                                                                                                            |                                |               |               | Book              | Page         | Instrument | Sale Date      |                | QSCD  | Price        |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| 911 Description                 | None<br>ALL OF SEC W OF RR, (EX OR555 P706)                                                                |                                |               |               | 1360              | 1449         | SWD        | 2013-09-27     |                | 02 V  | 4,066,000    |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
|                                 |                                                                                                            |                                |               |               | 0889              | 0412         | EASE       | 2002-03-25     |                | 02 V  |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
|                                 |                                                                                                            |                                |               |               | 0889              | 0386         | AFFD       | 2002-03-25     |                | V     |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
|                                 |                                                                                                            |                                |               |               | 0872              | 0816         | MERG       | 2001-10-18     |                | V     |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
|                                 |                                                                                                            |                                |               |               | 0872              | 0841         | QCD        | 2001-10-18     |                | 02 I  | 23,525,500   |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
|                                 |                                                                                                            |                                |               |               | 0871              | 0102         | CQCD       | 2001-10-05     |                | 02 I  | 100          |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Outbuildings and Extra Features |                                                                                                            |                                |               |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Parent Parcel                   |                                                                                                            |                                |               |               | Line              | Code         | Units      | Length         | Width          | Sq Ft | Rate         | Value           |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Exemption                       | Amount                                                                                                     | Remainder                      | Owner %       | Applied To    |                   |              |            |                |                |       |              |                 |          |               |                              | Total: 0      |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
|                                 |                                                                                                            |                                |               |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Improvement Value               | 0                                                                                                          | Use Code                       | 05500         |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| OBXF Value                      | 0                                                                                                          | Improvements                   | 0             |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Land Value                      | 363,250                                                                                                    | Location                       | Putnam County |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Market Value                    | 363,250                                                                                                    | Total Acres                    | 75.50         |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Just Value CU                   | 363,250                                                                                                    | Zoning                         | AG            |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Just Value CU                   | 25,330                                                                                                     | FLUM                           | A2            |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Market Adjusted                 | 25,330                                                                                                     |                                |               |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Parcel Value Breakdown          |                                                                                                            |                                |               |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Taxing District                 | Assessed Limited                                                                                           | Minus(-) Exemptions            |               | Taxable Value |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| County General                  | 25,330                                                                                                     | 0                              |               | 25,330        |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Fire MSTU                       | 25,330                                                                                                     | 0                              |               | 25,330        |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| St Johns River WMD              | 25,330                                                                                                     | 0                              |               | 25,330        |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| School                          | 25,330                                                                                                     | 0                              |               | 25,330        |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Visits                          | JKH                                                                                                        | 2024-12-20                     | FWG           | 2019-12-12    |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Changes                         | jedw01                                                                                                     | 2025-11-05                     | jedw01        | 2025-08-19    |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Primary Improvement             |                                                                                                            |                                |               |               |                   |              |            |                |                |       |              |                 |          |               | Improvement Area & Additions |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Description                     |                                                                                                            |                                |               | Title Year    |                   |              |            | Substructure   |                |       |              | Cabinet & Mill  |          |               |                              | Desc          | % Rate | Rate        | Sq Ft | Cost |            |  |  |         |  |  |  |  |  |  |  |
| Class                           |                                                                                                            |                                |               | Title No.     |                   |              |            | Floor System   |                |       |              | Floor Finish    |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Type                            |                                                                                                            |                                |               | Model         |                   |              |            | Exterior Walls |                |       |              | Interior Finish |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Adj Base Rate                   |                                                                                                            |                                |               | RP No or Tag  |                   |              |            | Height (Feet)  |                |       |              | Paint & Decor   |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Base Sq Ft                      | 0                                                                                                          | Dep Rate                       |               | Obs Cond      |                   |              | Length     |                |                |       | Party Wall % |                 |          |               | Plumbing Fixt                |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| % Good                          |                                                                                                            |                                |               | Replace Cost  | 0                 |              |            | Width          |                |       |              | Sub Frame       |          |               |                              | Bath Tile     |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Quality                         |                                                                                                            |                                |               | Dep Rep Cost  | 0                 |              |            | Lot #          |                |       |              | Roof Framing    |          |               |                              | Heating & Air |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
|                                 |                                                                                                            |                                |               |               |                   |              |            |                |                |       |              |                 |          |               | Functional Obs               |               |        | Attachments |       |      | Electrical |  |  |         |  |  |  |  |  |  |  |
|                                 |                                                                                                            |                                |               |               |                   |              |            |                |                |       |              |                 |          |               | Economic Obs                 |               |        | Account     |       |      | Bed / Bath |  |  | Corners |  |  |  |  |  |  |  |
| Total Replacement Cost:         |                                                                                                            |                                |               |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             | 0     |      |            |  |  |         |  |  |  |  |  |  |  |
| Land                            |                                                                                                            |                                |               |               |                   |              |            |                |                |       |              |                 |          |               |                              |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Line                            | Code                                                                                                       | Description                    | Depth Chart   | Depth In Feet | Corner Factor     | Depth Factor | Cond       | Unit Price     | Adj Unit Price | Units | Just Value   | CU Unit Price   | CU Value | Just Value CU | Taxable Value                |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| 1                               | 058                                                                                                        | Agricultural Hardwood Swamp Ac |               | 0             | 1                 |              |            | 250            | 250            | 3.00  | 750          | 72              | 220      | 750           | 220                          |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| 2                               | 063                                                                                                        | Pine2 Plt 50yr Site 80-89 85av |               | 0             | 1                 |              |            | 5,000          | 5,000          | 65.50 | 327,500      | 368             | 24,120   | 327,500       | 24,120                       |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| 3                               | 059                                                                                                        | Pine-Hardwood Comm Import Ac   |               | 0             | 1                 |              |            | 5,000          | 5,000          | 7.00  | 35,000       | 142             | 990      | 35,000        | 990                          |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |
| Total:                          |                                                                                                            |                                |               |               |                   |              |            |                |                |       | 363,250      |                 | 25,330   | 363,250       | 25,330                       |               |        |             |       |      |            |  |  |         |  |  |  |  |  |  |  |

|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|---------------------------------|------------------------------------------------------------------------------------------------------------|--|--|--|-------------------|-------|------------|------------|-------|------------|-------|--|--|--|--|
| Parcel Owner Mailing            | 13-08-26-0000-0040-0040<br>THREE STEPS FOREST LLC<br>8 CENTER STREET<br>EXETER NH 03833<br><br>(VID 69469) |  |  |  | Parcel Sales Data |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  | Book              | Page  | Instrument | Sale Date  | QSCD  | Price      |       |  |  |  |  |
| 911 Description                 | None<br>E 846 FT OF NE1/4 OF SE1/4                                                                         |  |  |  | 1360              | 1449  | SWD        | 2013-09-27 | 02 V  | 4,066,000  |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  | 0889              | 0412  | EASE       | 2002-03-25 | 02 V  |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  | 0889              | 0386  | AFFD       | 2002-03-25 | V     |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  | 0872              | 0816  | MERG       | 2001-10-18 | V     |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  | 0872              | 0841  | QCD        | 2001-10-18 | 02 I  | 23,525,500 |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  | 0871              | 0102  | CQCD       | 2001-10-05 | 02 I  | 100        |       |  |  |  |  |
| Outbuildings and Extra Features |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
| Line                            |                                                                                                            |  |  |  | Code              | Units | Length     | Width      | Sq Ft | Rate       | Value |  |  |  |  |
| Total: 0                        |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
|                                 |                                                                                                            |  |  |  |                   |       |            |            |       |            |       |  |  |  |  |
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|                      |                                                                                                     |                                                                                                                                      |         |            |                                 |           |            |        |       |       |      |       |          |  |  |  |  |
|----------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------|------------|---------------------------------|-----------|------------|--------|-------|-------|------|-------|----------|--|--|--|--|
| Parcel Owner Mailing | 12-08-26-0000-0010-0000 (VID 69442)<br>THREE STEPS FOREST LLC<br>8 CENTER STREET<br>EXETER NH 03833 |                                                                                                                                      |         |            | Parcel Sales Data               |           |            |        |       |       |      |       |          |  |  |  |  |
|                      | 911 Description                                                                                     | None<br>ALL OF SEC LYING E OF US17 (EX, NW1/4 OF NW1/4 + OR297 P688, OR398 P929 OR405 P887 OR408, P1713 OR794 P712 RD OR1128, P1764) | Book    | Page       | Instrument                      | Sale Date | QSCD       | Price  |       |       |      |       |          |  |  |  |  |
| 1360                 |                                                                                                     |                                                                                                                                      | 1449    | SWD        | 2013-09-27                      | 02 V      | 4,066,000  |        |       |       |      |       |          |  |  |  |  |
| 0889                 |                                                                                                     |                                                                                                                                      | 0412    | EASE       | 2002-03-25                      | 02 V      |            |        |       |       |      |       |          |  |  |  |  |
| 0889                 |                                                                                                     |                                                                                                                                      | 0386    | AFFD       | 2002-03-25                      | V         |            |        |       |       |      |       |          |  |  |  |  |
| 0872                 |                                                                                                     |                                                                                                                                      | 0816    | MERG       | 2001-10-18                      | V         |            |        |       |       |      |       |          |  |  |  |  |
| 0872                 |                                                                                                     |                                                                                                                                      | 0841    | QCD        | 2001-10-18                      | 02 I      | 23,525,500 |        |       |       |      |       |          |  |  |  |  |
| 0871                 |                                                                                                     |                                                                                                                                      | 0102    | CQCD       | 2001-10-05                      | 02 I      | 100        |        |       |       |      |       |          |  |  |  |  |
| Parent Parcel        |                                                                                                     |                                                                                                                                      |         |            | Outbuildings and Extra Features |           |            |        |       |       |      |       |          |  |  |  |  |
| Exemption            | Amount                                                                                              | Remainder                                                                                                                            | Owner % | Applied To | Line                            | Code      | Units      | Length | Width | Sq Ft | Rate | Value | Total: 0 |  |  |  |  |
|                      |                                                                                                     |                                                                                                                                      |         |            |                                 |           |            |        |       |       |      |       |          |  |  |  |  |
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|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|---------------------------------|-----------------------------------------------------------------------------------------|-------|------------|------------|-------------|------------|-------|--|-------------------|--|--|--|--|--------------|--|--|--|--|---------------|--|--|--|--|------------|--|--|--|--|
| Parcel Owner Mailing            | 08-08-27-0000-0020-0000<br>THREE STEPS FOREST LLC<br>8 CENTER STREET<br>EXETER NH 03833 |       |            |            | (VID 69989) |            |       |  | Parcel Sales Data |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 | Book                                                                                    | Page  | Instrument | Sale Date  | QSCD        | Price      |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
| 911 Description                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 | 1360                                                                                    | 1449  | SWD        | 2013-09-27 | 02 V        | 4,066,000  |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 | 0889                                                                                    | 0412  | EASE       | 2002-03-25 | 02 V        |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 | 0889                                                                                    | 0386  | AFFD       | 2002-03-25 | V           |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 | 0872                                                                                    | 0816  | MERG       | 2001-10-18 | V           |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 | 0872                                                                                    | 0841  | QCD        | 2001-10-18 | 02 I        | 23,525,500 |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 | 0871                                                                                    | 0102  | CQCD       | 2001-10-05 | 02 I        | 100        |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
| Outbuildings and Extra Features |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
| Line                            | Code                                                                                    | Units | Length     | Width      | Sq Ft       | Rate       | Value |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
| Exemption                       |                                                                                         |       |            |            |             |            |       |  | Amount            |  |  |  |  | Remainder    |  |  |  |  | Owner %       |  |  |  |  | Applied To |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
| Improvement Value               |                                                                                         |       |            |            |             |            |       |  | 0                 |  |  |  |  | Use Code     |  |  |  |  | 05500         |  |  |  |  |            |  |  |  |  |
| OBXF Value                      |                                                                                         |       |            |            |             |            |       |  | 0                 |  |  |  |  | Improvements |  |  |  |  | 0             |  |  |  |  |            |  |  |  |  |
| Land Value                      |                                                                                         |       |            |            |             |            |       |  | 719,350           |  |  |  |  | Location     |  |  |  |  | Putnam County |  |  |  |  |            |  |  |  |  |
| Market Value                    |                                                                                         |       |            |            |             |            |       |  | 719,350           |  |  |  |  | Total Acres  |  |  |  |  | 252.81        |  |  |  |  |            |  |  |  |  |
| Just Value CU                   |                                                                                         |       |            |            |             |            |       |  | 719,350           |  |  |  |  | Zoning       |  |  |  |  | AG            |  |  |  |  |            |  |  |  |  |
| Just Value CU                   |                                                                                         |       |            |            |             |            |       |  | 82,100            |  |  |  |  | FLUM         |  |  |  |  | A2            |  |  |  |  |            |  |  |  |  |
| Market Adjusted                 |                                                                                         |       |            |            |             |            |       |  | 82,100            |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |
|                                 |                                                                                         |       |            |            |             |            |       |  |                   |  |  |  |  |              |  |  |  |  |               |  |  |  |  |            |  |  |  |  |

|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|----------------------|------------------------------------------------------------------------------------------------------------|-----------|---------|------------|---------------------------------|------|------------|------------|-------|-------|------------|-------|
| Parcel Owner Mailing | 07-08-27-0000-0010-0000<br>THREE STEPS FOREST LLC<br>8 CENTER STREET<br>EXETER NH 03833<br><br>(VID 69980) |           |         |            | Parcel Sales Data               |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            | Book                            | Page | Instrument | Sale Date  |       | QSCD  | Price      |       |
| 911 Description      | None<br>N 1/4 OF SEC                                                                                       |           |         |            | 1360                            | 1449 | SWD        | 2013-09-27 |       | 02 V  | 4,066,000  |       |
|                      |                                                                                                            |           |         |            | 0889                            | 0412 | EASE       | 2002-03-25 |       | 02 V  |            |       |
|                      |                                                                                                            |           |         |            | 0889                            | 0386 | AFFD       | 2002-03-25 |       | V     |            |       |
|                      |                                                                                                            |           |         |            | 0872                            | 0841 | QCD        | 2001-10-18 |       | 02 I  | 23,525,500 |       |
|                      |                                                                                                            |           |         |            | 0872                            | 0816 | MERG       | 2001-10-18 |       | V     |            |       |
|                      |                                                                                                            |           |         |            | 0871                            | 0102 | CQCD       | 2001-10-05 |       | 02 I  | 100        |       |
| Parent Parcel        |                                                                                                            |           |         |            | Outbuildings and Extra Features |      |            |            |       |       |            |       |
| Exemption            | Amount                                                                                                     | Remainder | Owner % | Applied To | Line                            | Code | Units      | Length     | Width | Sq Ft | Rate       | Value |
|                      |                                                                                                            |           |         |            | Total: 0                        |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |            |       |
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|---------------------------------|-----------------------------------------------------------------------------------------|--------------------------------|----------------|---------------|---------------|--------------|------------|----------------|-------------------|--------------|------------|------------------------------|---------------|---------------|---------------|------|--------|------|-------|------|--|
| Parcel Owner Mailing            | 07-08-27-0000-0020-0000<br>THREE STEPS FOREST LLC<br>8 CENTER STREET<br>EXETER NH 03833 |                                |                |               | (VID 69981)   |              |            |                | Parcel Sales Data |              |            |                              |               |               |               |      |        |      |       |      |  |
|                                 | Book                                                                                    | Page                           | Instrument     | Sale Date     | QSCD          | Price        |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| 911 Description                 | None<br>S3/4 OF SEC (EX 9.6 A IN SW1/4, NOT UNDER LEASE OR174 P127),<br>470.94 A        | 1360                           | 1449           | SWD           | 2013-09-27    | 02 V         | 4,066,000  |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
|                                 |                                                                                         | 0889                           | 0412           | EASE          | 2002-03-25    | 02 V         |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
|                                 |                                                                                         | 0889                           | 0386           | AFFD          | 2002-03-25    | V            |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
|                                 |                                                                                         | 0872                           | 0816           | MERG          | 2001-10-18    | V            |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
|                                 |                                                                                         | 0872                           | 0841           | QCD           | 2001-10-18    | 02 I         | 23,525,500 |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
|                                 |                                                                                         | 0871                           | 0102           | CQCD          | 2001-10-05    | 02 I         | 100        |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Outbuildings and Extra Features |                                                                                         |                                |                |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Parent Parcel                   |                                                                                         |                                |                |               | Line          | Code         | Units      | Length         | Width             | Sq Ft        | Rate       | Value                        |               |               |               |      |        |      |       |      |  |
| Exemption                       | Amount                                                                                  | Remainder                      | Owner %        | Applied To    | Total: 0      |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
|                                 |                                                                                         |                                |                |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Improvement Value               | 0                                                                                       | Use Code                       | 05700          |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| OBXF Value                      | 0                                                                                       | Improvements                   | 0              |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Land Value                      | 1,408,200                                                                               | Location                       | Putnam County  |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Market Value                    | 1,408,200                                                                               | Total Acres                    | 469.40         |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Just Value CU                   | 1,408,200                                                                               | Zoning                         | AG             |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Just Value CU                   | 88,760                                                                                  | FLUM                           | A2             |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Market Adjusted                 | 88,760                                                                                  |                                |                |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Parcel Value Breakdown          |                                                                                         |                                |                |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Taxing District                 | Assessed Limited                                                                        | Minus(-) Exemptions            | Taxable Value  |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| County General                  | 88,760                                                                                  | 0                              | 88,760         |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Fire MSTU                       | 88,760                                                                                  | 0                              | 88,760         |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| St Johns River WMD              | 88,760                                                                                  | 0                              | 88,760         |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| School                          | 88,760                                                                                  | 0                              | 88,760         |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Visits                          | JKH                                                                                     | 2024-12-20                     | FWG            | 2019-12-12    |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Changes                         | jedw01                                                                                  | 2025-11-05                     | jedw01         | 2025-08-19    |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Primary Improvement             |                                                                                         |                                |                |               |               |              |            |                |                   |              |            | Improvement Area & Additions |               |               |               |      |        |      |       |      |  |
| Description                     |                                                                                         |                                |                | Title Year    |               |              |            | Substructure   |                   |              |            | Cabinet & Mill               |               |               |               | Desc | % Rate | Rate | Sq Ft | Cost |  |
| Class                           |                                                                                         |                                |                | Title No.     |               |              |            | Floor System   |                   |              |            | Floor Finish                 |               |               |               |      |        |      |       |      |  |
| Type                            |                                                                                         |                                |                | Model         |               |              |            | Exterior Walls |                   |              |            | Interior Finish              |               |               |               |      |        |      |       |      |  |
| Adj Base Rate                   |                                                                                         |                                |                | RP No or Tag  |               |              |            | Height (Feet)  |                   |              |            | Paint & Decor                |               |               |               |      |        |      |       |      |  |
| Base Sq Ft                      | 0                                                                                       | Dep Rate                       |                | Year Built    |               |              | Length     |                |                   | Party Wall % |            |                              | Plumbing Fixt |               |               |      |        |      |       |      |  |
| % Good                          |                                                                                         |                                | Obs Cond       | Replace Cost  | 0             |              |            | Width          |                   |              | Sub Frame  |                              |               | Bath Tile     |               |      |        |      |       |      |  |
| Quality                         |                                                                                         |                                | Dep Rep Cost   | 0             |               |              | Lot #      |                |                   | Roof Framing |            |                              | Heating & Air |               |               |      |        |      |       |      |  |
|                                 |                                                                                         |                                | Functional Obs |               |               |              |            | Attachments    |                   |              | Roof Cover |                              |               | Electrical    |               |      |        |      |       |      |  |
|                                 |                                                                                         |                                | Economic Obs   |               |               |              |            | Account        |                   |              | Bed / Bath |                              |               | Corners       |               |      |        |      |       |      |  |
| Total Replacement Cost:         |                                                                                         |                                |                |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        | 0    |       |      |  |
| Land                            |                                                                                         |                                |                |               |               |              |            |                |                   |              |            |                              |               |               |               |      |        |      |       |      |  |
| Line                            | Code                                                                                    | Description                    | Depth Chart    | Depth In Feet | Corner Factor | Depth Factor | Cond       | Unit Price     | Adj Unit Price    | Units        | Just Value | CU Unit Price                | CU Value      | Just Value CU | Taxable Value |      |        |      |       |      |  |
| 1                               | 065                                                                                     | Pine3 Plt 50yr Site 70-79 75av |                | 0             | 1             |              |            | 3,000          | 3,000             | 68.00        | 204,000    | 227                          | 15,410        | 204,000       | 15,410        |      |        |      |       |      |  |
| 2                               | 067                                                                                     | Pine4 Plt 50yr Site 60-69 65av |                | 0             | 1             |              |            | 3,000          | 3,000             | 314.00       | 942,000    | 194                          | 60,930        | 942,000       | 60,930        |      |        |      |       |      |  |
| 3                               | 059                                                                                     | Pine-Hardwood Comm Import Ac   |                | 0             | 1             |              |            | 3,000          | 3,000             | 87.40        | 262,200    | 142                          | 12,420        | 262,200       | 12,420        |      |        |      |       |      |  |
| Total:                          |                                                                                         |                                |                |               |               |              |            |                |                   |              | 1,408,200  |                              | 88,760        | 1,408,200     | 88,760        |      |        |      |       |      |  |

|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|----------------------|------------------------------------------------------------------------------------------------------------|-----------|---------|------------|---------------------------------|------|------------|------------|-------|-------|------|------------|--|
| Parcel Owner Mailing | 06-08-27-0000-0010-0000<br>THREE STEPS FOREST LLC<br>8 CENTER STREET<br>EXETER NH 03833<br><br>(VID 69979) |           |         |            | Parcel Sales Data               |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            | Book                            | Page | Instrument | Sale Date  |       | QSCD  |      | Price      |  |
| 911 Description      | None<br>ALL OF SEC                                                                                         |           |         |            | 1360                            | 1449 | SWD        | 2013-09-27 |       | 02 V  |      | 4,066,000  |  |
|                      |                                                                                                            |           |         |            | 0889                            | 0412 | EASE       | 2002-03-25 |       | 02 V  |      |            |  |
|                      |                                                                                                            |           |         |            | 0889                            | 0386 | AFFD       | 2002-03-25 |       | V     |      |            |  |
|                      |                                                                                                            |           |         |            | 0872                            | 0841 | QCD        | 2001-10-18 |       | 02 I  |      | 23,525,500 |  |
|                      |                                                                                                            |           |         |            | 0872                            | 0816 | MERG       | 2001-10-18 |       | V     |      |            |  |
|                      |                                                                                                            |           |         |            | 0871                            | 0102 | CQCD       | 2001-10-05 |       | 02 I  |      | 100        |  |
| Parent Parcel        |                                                                                                            |           |         |            | Outbuildings and Extra Features |      |            |            |       |       |      |            |  |
| Exemption            | Amount                                                                                                     | Remainder | Owner % | Applied To | Line                            | Code | Units      | Length     | Width | Sq Ft | Rate | Value      |  |
|                      |                                                                                                            |           |         |            | Total: 0                        |      |            |            |       |       |      |            |  |
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|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |
|                      |                                                                                                            |           |         |            |                                 |      |            |            |       |       |      |            |  |

|                                 |                                                                                                            |                                |                     |               |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
|---------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------|---------------|-------------------|--------------|------------|----------------|----------------|------------|------------|-----------------|---------------|------------------------------|---------------|------|--------|------|-------|------|--|
| Parcel Owner Mailing            | 05-08-27-0000-0030-0000<br>THREE STEPS FOREST LLC<br>8 CENTER STREET<br>EXETER NH 03833<br><br>(VID 69974) |                                |                     |               | Parcel Sales Data |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
|                                 |                                                                                                            |                                |                     |               | Book              | Page         | Instrument | Sale Date      |                | QSCD       | Price      |                 |               |                              |               |      |        |      |       |      |  |
| 1360                            |                                                                                                            |                                |                     |               | 1449              | SWD          | 2013-09-27 |                | 02 V           | 4,066,000  |            |                 |               |                              |               |      |        |      |       |      |  |
| 0889                            |                                                                                                            |                                |                     |               | 0412              | EASE         | 2002-03-25 |                | 02 V           |            |            |                 |               |                              |               |      |        |      |       |      |  |
| 0889                            |                                                                                                            |                                |                     |               | 0386              | AFFD         | 2002-03-25 |                | V              |            |            |                 |               |                              |               |      |        |      |       |      |  |
| 0872                            |                                                                                                            |                                |                     |               | 0841              | QCD          | 2001-10-18 |                | 02 I           | 23,525,500 |            |                 |               |                              |               |      |        |      |       |      |  |
| 0872                            |                                                                                                            |                                |                     |               | 0816              | MERG         | 2001-10-18 |                | V              |            |            |                 |               |                              |               |      |        |      |       |      |  |
| 0871                            |                                                                                                            |                                |                     |               | 0102              | CQCD         | 2001-10-05 |                | 02 I           | 100        |            |                 |               |                              |               |      |        |      |       |      |  |
| Outbuildings and Extra Features |                                                                                                            |                                |                     |               |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Line                            |                                                                                                            |                                |                     |               | Code              | Units        |            | Length         | Width          | Sq Ft      | Rate       |                 | Value         |                              |               |      |        |      |       |      |  |
| Exemption                       | Amount                                                                                                     | Remainder                      | Owner %             | Applied To    |                   | Total: 0     |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
|                                 |                                                                                                            |                                |                     |               |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Improvement Value               |                                                                                                            | 0                              | Use Code            | 05500         |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| OBXF Value                      |                                                                                                            | 0                              | Improvements        | 0             |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Land Value                      |                                                                                                            | 1,074,970                      | Location            | Putnam County |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Market Value                    |                                                                                                            | 1,074,970                      | Total Acres         | 386.74        |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Just Value CU                   |                                                                                                            | 1,074,970                      | Zoning              | AG            |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Just Value CU                   |                                                                                                            | 130,090                        | FLUM                | A2            |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Market Adjusted                 |                                                                                                            | 130,090                        |                     |               |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Parcel Value Breakdown          |                                                                                                            |                                |                     |               |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Taxing District                 |                                                                                                            | Assessed Limited               | Minus(-) Exemptions |               | Taxable Value     |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| County General                  |                                                                                                            | 130,090                        | 0                   |               | 130,090           |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Fire MSTU                       |                                                                                                            | 130,090                        | 0                   |               | 130,090           |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| St Johns River WMD              |                                                                                                            | 130,090                        | 0                   |               | 130,090           |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| School                          |                                                                                                            | 130,090                        | 0                   |               | 130,090           |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
|                                 |                                                                                                            |                                |                     |               |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Visits                          | JKH                                                                                                        | 2024-12-20                     | FWG                 | 2019-12-12    |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Changes                         | jedw01                                                                                                     | 2025-11-05                     | jedw01              | 2025-08-19    |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Primary Improvement             |                                                                                                            |                                |                     |               |                   |              |            |                |                |            |            |                 |               | Improvement Area & Additions |               |      |        |      |       |      |  |
| Description                     |                                                                                                            |                                |                     | Title Year    |                   |              |            | Substructure   |                |            |            | Cabinet & Mill  |               |                              |               | Desc | % Rate | Rate | Sq Ft | Cost |  |
| Class                           |                                                                                                            |                                |                     | Title No.     |                   |              |            | Floor System   |                |            |            | Floor Finish    |               |                              |               |      |        |      |       |      |  |
| Type                            |                                                                                                            |                                |                     | Model         |                   |              |            | Exterior Walls |                |            |            | Interior Finish |               |                              |               |      |        |      |       |      |  |
| Adj Base Rate                   |                                                                                                            |                                |                     | RP No or Tag  |                   |              |            | Height (Feet)  |                |            |            | Paint & Decor   |               |                              |               |      |        |      |       |      |  |
| Base Sq Ft                      | 0                                                                                                          |                                |                     |               | Length            |              |            |                | Party Wall %   |            |            |                 | Plumbing Fixt |                              |               |      |        |      |       |      |  |
| % Good                          |                                                                                                            |                                |                     | Width         |                   |              |            | Sub Frame      |                |            |            | Bath Tile       |               |                              |               |      |        |      |       |      |  |
| Quality                         |                                                                                                            |                                |                     | Lot #         |                   |              |            | Roof Framing   |                |            |            | Heating & Air   |               |                              |               |      |        |      |       |      |  |
| Dep Rep Cost                    |                                                                                                            |                                |                     | 0             |                   |              |            | Attachments    |                |            |            | Electrical      |               |                              |               |      |        |      |       |      |  |
| Functional Obs                  |                                                                                                            |                                |                     |               |                   |              | Account    |                |                |            | Corners    |                 |               |                              |               |      |        |      |       |      |  |
| Economic Obs                    |                                                                                                            |                                |                     |               |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Land                            |                                                                                                            |                                |                     |               |                   |              |            |                |                |            |            |                 |               |                              |               |      |        |      |       |      |  |
| Line                            | Code                                                                                                       | Description                    | Depth Chart         | Depth In Feet | Corner Factor     | Depth Factor | Cond       | Unit Price     | Adj Unit Price | Units      | Just Value | CU Unit Price   | CU Value      | Just Value CU                | Taxable Value |      |        |      |       |      |  |
| 1                               | 063                                                                                                        | Pine2 Plt 50yr Site 80-89 85av |                     | 0             | 1                 |              |            | 3,000          | 3,000          | 341.74     | 1,025,220  | 368             | 125,860       | 1,025,220                    | 125,860       |      |        |      |       |      |  |
| 2                               | 059                                                                                                        | Pine-Hardwood Comm Import Ac   |                     | 0             | 1                 |              |            | 3,000          | 3,000          | 14.00      | 42,000     | 142             | 1,990         | 42,000                       | 1,990         |      |        |      |       |      |  |
| 3                               | 058                                                                                                        | Agricultural Hardwood Swamp Ac |                     | 0             | 1                 |              |            | 250            | 250            | 31.00      | 7,750      | 72              | 2,240         | 7,750                        | 2,240         |      |        |      |       |      |  |
| Total:                          |                                                                                                            |                                |                     |               |                   |              |            |                |                |            | 1,074,970  |                 | 130,090       | 1,074,970                    | 130,090       |      |        |      |       |      |  |

|                        |                                                                                                              |                                |               |               |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
|------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------|---------------|---------------|---------------------------------|--------------|------------|----------------|----------------|--------|------------------------------|---------------|----------|---------------|---------------------------|--------|------|-------|------|
| Parcel Owner Mailing   | 01-08-26-0000-0010-0000<br>THREE STEPS FOREST LLC<br>8 CENTER STREET<br>EXETER NH 03833<br><br>(VID 69386)   |                                |               |               | Parcel Sales Data               |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
|                        |                                                                                                              |                                |               |               | Book                            | Page         | Instrument | Sale Date      |                | QSCD   | Price                        |               |          |               |                           |        |      |       |      |
| 911 Description        | None<br>E1/2 OF NE1/4 + SE1/4, SE1/4, OF SW1/4, S1/2 OF SW1/4 OF, SW1/4 E OF RD(EX OR931 P1930, OR1129 P154) |                                |               |               | 1360                            | 1449         | SWD        | 2013-09-27     |                | 02 V   | 4,066,000                    |               |          |               |                           |        |      |       |      |
|                        |                                                                                                              |                                |               |               | 0889                            | 0412         | EASE       | 2002-03-25     |                | 02 V   |                              |               |          |               |                           |        |      |       |      |
|                        |                                                                                                              |                                |               |               | 0889                            | 0386         | AFFD       | 2002-03-25     |                | V      |                              |               |          |               |                           |        |      |       |      |
|                        |                                                                                                              |                                |               |               | 0872                            | 0841         | QCD        | 2001-10-18     |                | 02 I   | 23,525,500                   |               |          |               |                           |        |      |       |      |
|                        |                                                                                                              |                                |               |               | 0872                            | 0816         | MERG       | 2001-10-18     |                | V      |                              |               |          |               |                           |        |      |       |      |
|                        |                                                                                                              |                                |               |               | 0871                            | 0102         | CQCD       | 2001-10-05     |                | 02 I   | 100                          |               |          |               |                           |        |      |       |      |
|                        |                                                                                                              |                                |               |               | Outbuildings and Extra Features |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Parent Parcel          |                                                                                                              |                                |               |               | Line                            | Code         | Units      | Length         | Width          | Sq Ft  | Rate                         | Value         |          |               |                           |        |      |       |      |
| Exemption              | Amount                                                                                                       | Remainder                      | Owner %       | Applied To    |                                 |              |            |                |                |        |                              |               | Total: 0 |               |                           |        |      |       |      |
|                        |                                                                                                              |                                |               |               |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Improvement Value      | 0                                                                                                            | Use Code                       | 05500         |               |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| OBXF Value             | 0                                                                                                            | Improvements                   | 0             |               |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Land Value             | 678,300                                                                                                      | Location                       | Putnam County |               |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Market Value           | 678,300                                                                                                      | Total Acres                    | 226.10        |               |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Just Value CU          | 678,300                                                                                                      | Zoning                         | AG            |               |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Just Value CU          | 60,410                                                                                                       | FLUM                           | A2            |               |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Market Adjusted        | 60,410                                                                                                       |                                |               |               |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Parcel Value Breakdown |                                                                                                              |                                |               |               |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Taxing District        | Assessed Limited                                                                                             | Minus(-) Exemptions            |               | Taxable Value |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| County General         | 60,410                                                                                                       | 0                              |               | 60,410        |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Fire MSTU              | 60,410                                                                                                       | 0                              |               | 60,410        |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| St Johns River WMD     | 60,410                                                                                                       | 0                              |               | 60,410        |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| School                 | 60,410                                                                                                       | 0                              |               | 60,410        |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Visits                 | JKH                                                                                                          | 2024-12-20                     | FWG           | 2019-12-12    |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Changes                | khar15                                                                                                       | 2026-01-06                     | jedw01        | 2025-11-05    |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Primary Improvement    |                                                                                                              |                                |               |               |                                 |              |            |                |                |        | Improvement Area & Additions |               |          |               |                           |        |      |       |      |
| Description            |                                                                                                              |                                |               | Title Year    |                                 |              |            | Substructure   |                |        | Cabinet & Mill               |               |          |               | Desc                      | % Rate | Rate | Sq Ft | Cost |
| Class                  |                                                                                                              |                                |               | Title No.     |                                 |              |            | Floor System   |                |        | Floor Finish                 |               |          |               |                           |        |      |       |      |
| Type                   |                                                                                                              |                                |               | Model         |                                 |              |            | Exterior Walls |                |        | Interior Finish              |               |          |               |                           |        |      |       |      |
| Adj Base Rate          |                                                                                                              |                                |               | RP No or Tag  |                                 |              |            | Height (Feet)  |                |        | Paint & Decor                |               |          |               |                           |        |      |       |      |
| Base Sq Ft             | 0                                                                                                            |                                |               | Length        |                                 |              |            | Party Wall %   |                |        | Plumbing Fixt                |               |          |               |                           |        |      |       |      |
| % Good                 |                                                                                                              |                                |               | Width         |                                 |              |            | Sub Frame      |                |        | Bath Tile                    |               |          |               |                           |        |      |       |      |
| Quality                |                                                                                                              |                                |               | Lot #         |                                 |              |            | Roof Framing   |                |        | Heating & Air                |               |          |               |                           |        |      |       |      |
|                        |                                                                                                              |                                |               | Attachments   |                                 |              |            | Roof Cover     |                |        | Electrical                   |               |          |               |                           |        |      |       |      |
|                        |                                                                                                              |                                |               | Account       |                                 |              |            | Bed / Bath     |                |        | Corners                      |               |          |               | Total Replacement Cost: 0 |        |      |       |      |
| Land                   |                                                                                                              |                                |               |               |                                 |              |            |                |                |        |                              |               |          |               |                           |        |      |       |      |
| Line                   | Code                                                                                                         | Description                    | Depth Chart   | Depth In Feet | Corner Factor                   | Depth Factor | Cond       | Unit Price     | Adj Unit Price | Units  | Just Value                   | CU Unit Price | CU Value | Just Value CU | Taxable Value             |        |      |       |      |
| 1                      | 063                                                                                                          | Pine2 Plt 50yr Site 80-89 85av |               | 0             | 1                               |              |            | 3,000          | 3,000          | 111.00 | 333,000                      | 368           | 40,880   | 333,000       | 40,880                    |        |      |       |      |
| 2                      | 067                                                                                                          | Pine4 Plt 50yr Site 60-69 65av |               | 0             | 1                               |              |            | 3,000          | 3,000          | 61.00  | 183,000                      | 194           | 11,840   | 183,000       | 11,840                    |        |      |       |      |
| 3                      | 059                                                                                                          | Pine-Hardwood Comm Import Ac   |               | 0             | 1                               |              |            | 3,000          | 3,000          | 54.10  | 162,300                      | 142           | 7,690    | 162,300       | 7,690                     |        |      |       |      |
| Total:                 |                                                                                                              |                                |               |               |                                 |              |            |                |                |        | 678,300                      |               | 60,410   | 678,300       | 60,410                    |        |      |       |      |