

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: Scout Hole Conservation Easement

Nearest City Lake Butler County(ies) Union

Sponsor/Affiliation Proposing Project: Saunders Real Estate

Mailing Address: 1723 Bartow Road Lakeland FL 33801
Street City State ZIP

Primary Phone: 863-287-8340 Email: Dean@saundersrealestate.com

SUBMIT COMPLETED APPLICATIONS TO:

FloridaForever@FloridaDEP.gov

Or by mail to:

Office of Environmental Services
 Division of State Lands
 Florida Department of Environmental Protection
 3900 Commonwealth Blvd., Mail Station 140
 Tallahassee, FL 32399-3000
 Phone: 850-245-2555

Learn more about [Florida Forever](#).



Florida Forever New Project Application

Supporting documentation

Attachment A. Provide a general description (narrative) of the land proposed including:

- 1) A descriptive location of the proposed project with total acreage.
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures 50 years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 6) Details on how the project meets Florida Forever criteria [see [Chapter 259.105](#)(9) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105](#)(4), F.S.]. Refer to the [application addendum](#) on the DEP website.
- 7) Whether the project is proposed for fee simple or less-than-fee acquisition.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current uses of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 - b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.
- 8) Whether the project is on another state acquisition list? If so, which one?

Attachment B. Ownership and tax information must include:

- 1) One copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number.
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses.
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property.
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
- 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed project that depict the project boundaries or show the property boundaries on U.S. Geological Survey (USGS) topographic quadrangle map. USGS topographic quadrangle maps can be obtained from DEP's [Land Boundary Information System](#) (LABINS) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle](#) (DOQs) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation [county highway maps](#).



Florida Forever New Project Application

Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) and willing seller(s) of the real property described below, in Union County, Florida.

Property/Project name: Scout Hole Conservation Easement

Name/Affiliation of Authorized Representative: Dean Saunders/Saunders Real Estate

Mailing Address: 1723 Bartow Road Lakeland FL 33801
Street City State ZIP

Primary Phone: 863-287-8340 Email: Dean@saundersrealestate.com

Property information

Section 24 Township 6 Range 20
Lat/Long 29.9479367627, -82.3588498981
Acres 1,468.78

Parcel identification number(s):

<u>03-06-19-00-000-0010-0</u>	<u>19-06-20-00-000-0040-0</u>
<u>24-06-19-00-000-0010-0</u>	<u>30-06-20-00-000-0010-0</u>
<u>24-06-19-00-000-0030-0</u>	<u>25-06-19-00-000-0020-0</u>
<u>25-06-19-00-000-0010-0</u>	<u>30-06-20-00-000-0030-0</u>

Landowner Information

Franklin Zebulon Howard dotloop verified
03/05/26 5:27 PM EST
EAMH-D9CN-WKYE-ANZB _____
Landowner Signature Date

Zeb Howard
Landowner Name (print)

Mailing Address: 7108 SW CR 796 LAKE BUTLER FL 32054
Street City State ZIP

Primary Phone: 386-623-2245 Email: franklinzhoward@gmail.com

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

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

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

Attachment A – General Description of the Proposed Project

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

The proposed project consists of approximately 1,468.78 acres of agricultural and environmentally significant lands located in Union County, Florida, south of the City of Lake Butler. The project includes eight parcels under common ownership, collectively referred to as the Scout Hole Project, with access provided by County Road 231 and associated rural county roads. The project includes a Southern Tract and a non-contiguous Northern Tract, which together comprise the total project acreage.

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

The project encompasses a large, intact agricultural landscape composed of improved and native pasture, managed timberlands, wetlands, surface waters, and natural areas. The property is actively managed for cattle grazing and silviculture while maintaining significant natural resource functions.

The project contains functional wetlands, surface waters, groundwater recharge areas, and natural floodplains that provide flood attenuation, aquifer recharge, water quality protection, and baseflow maintenance. These hydrologic features contribute to the protection of regional water resources and downstream receiving waters.

Biologically, the project lies within mapped Strategic Habitat Conservation Areas, Habitat Priority Areas, and Ecological Greenways, supporting landscape-scale habitat connectivity and wildlife movement across the region. Upland and wetland habitats support a wide range of native wildlife species typical of north-central Florida.

No formally recorded archaeological or historic resources have been identified on the property.

a. Does the property contain historic structures 50 years old or older?

N/A. No historic structures 50 years old or older are known to exist on the property.

b. Does the property contain any improvements or facilities?

Yes. Improvements are limited to agricultural infrastructure, including fencing, unimproved ranch roads or trails, water wells, and related facilities necessary to support cattle and silvicultural operations. No residential, commercial, or industrial facilities are present.

3) Potential public recreation opportunities or other public uses.

The project provides substantial public benefits through the permanent protection of water resources, wildlife habitat, floodplain functions, and working agricultural lands. Potential public uses include passive, resource-based recreation, such as wildlife viewing and nature

appreciation, subject to easement terms and landowner approval. The primary public benefit is long-term conservation rather than active recreation.

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

The project is subject to long-term development pressure from regional growth, increasing land values, and nearby infrastructure and utility-scale development. Without permanent protection, the property is vulnerable to fragmentation, conversion to non-agricultural uses, loss of wetlands and floodplain function, and reduced habitat connectivity. The proposed conservation easement directly addresses these threats by permanently limiting incompatible development. There has also been large scale phosphorus companies inquiring about the property, as it was previously held by a mining company (Phosphate Corp). There are records of deposits on the property, and the ownership would like to pursue an easement to offset the opportunity of possible mining operations.

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

N/A. No local government resolutions related to public acquisition of the project have been identified.

6) Details on how the project meets Florida Forever criteria and furthers Florida Forever goals and performance measures.

The project advances Florida Forever goals and statutory criteria by protecting lands that conserve surface waters, wetlands, floodplains, and groundwater recharge areas, while maintaining large-scale working agricultural lands compatible with conservation. The project supports wildlife habitat, ecological connectivity, and landscape-scale conservation planning, and reduces future public costs associated with flood control, water quality treatment, and habitat mitigation, consistent with Chapter 259.105, Florida Statutes.

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

The project is proposed as a less-than-fee acquisition through a perpetual agricultural conservation easement.

a. If a less-than-fee acquisition is proposed, describe current uses and rights to be acquired and retained.

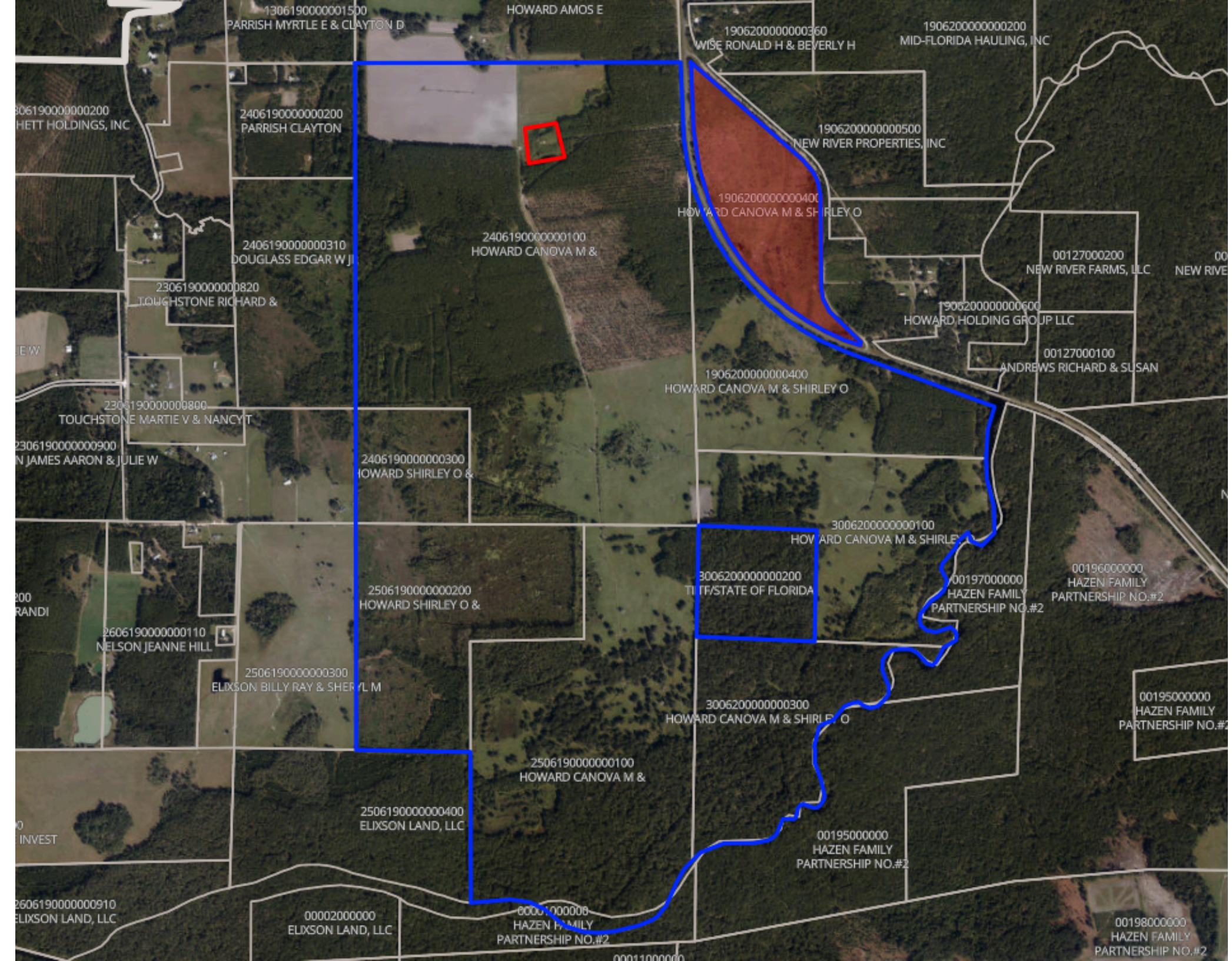
Current uses include cattle grazing, silviculture, row cropping, and associated agricultural activities. Under the proposed easement, development rights would be conveyed to the State, while the landowner would retain rights necessary to continue agricultural production, land stewardship, fencing, water infrastructure, agricultural structures, and compatible rural uses, consistent with conservation objectives.

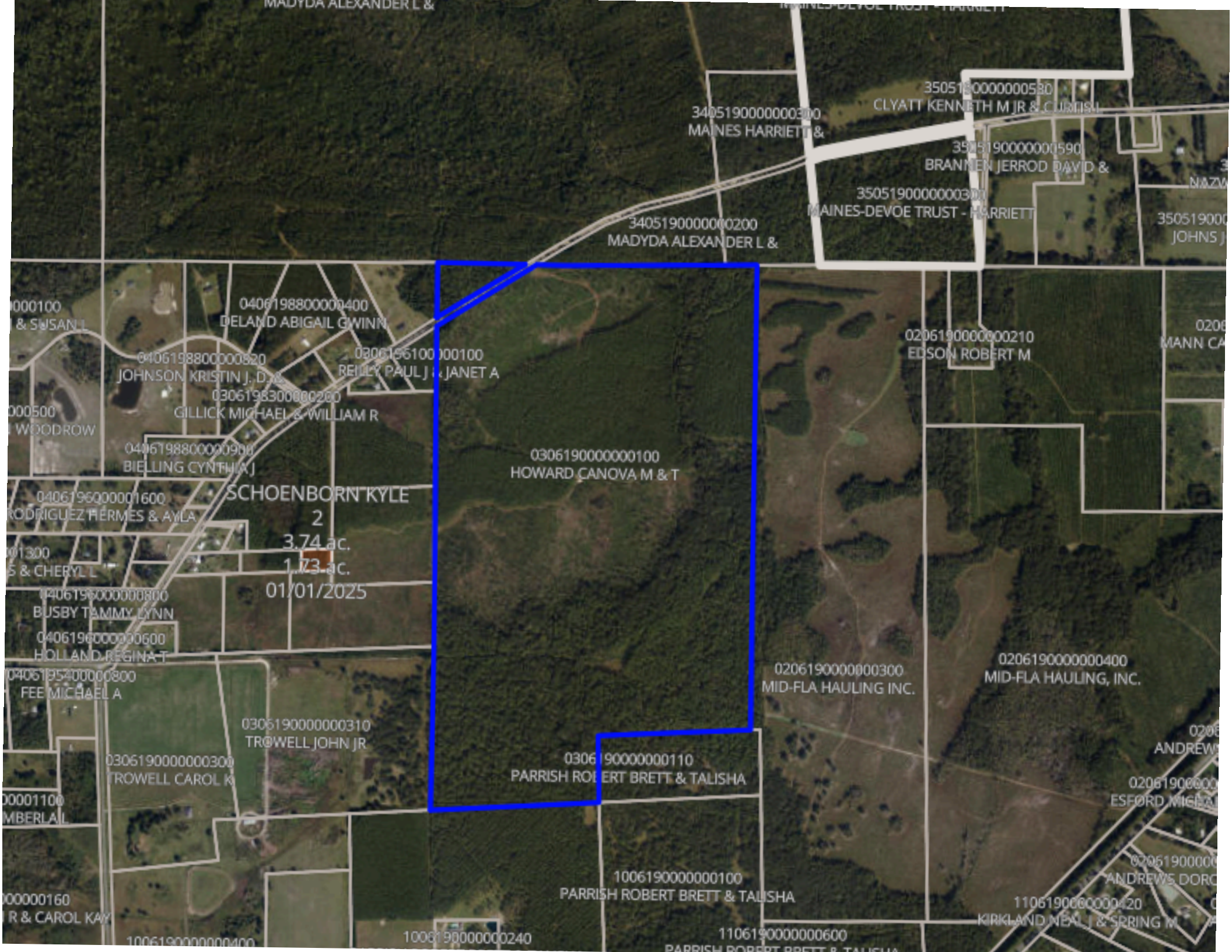
b. If proposed for fee simple acquisition.

N/A. The project is not proposed for fee simple acquisition.

8) Whether the project is on another state acquisition list.

N/A. The project is not currently identified on another state acquisition list.





3405190000000300
MAINES HARRIETT &

3505190000000580
CLYATT KENNETH M JR & CURTIS

3505190000000590
BRANNEN JERROD DAVID &

3505190000000300
MAINES-DEVOE TRUST - HARRIETT

3405190000000200
MADYDA ALEXANDER L &

3505190000000300
JOHNS J

0406198800000400
DELAND ABIGAIL GWINN

0406198800000820
JOHNSON KRISTIN J. D &

0306196100000100
REILLY PAUL J & JANET A

0306198300000200
GILICK MICHAEL & WILLIAM R

0406198800000900
BIELLING CYNTHIA J

0306190000000100
HOWARD CANOVA M & T

0206190000000210
EDSON ROBERT M

0206190000000210
MANN CA

0000100
& SUSAN L

0000500
WOODROW

04061960000001600
RODRIGUEZ HERMES & AYLA

00001300
S & CHERYL L

2
3.74 ac.
1.73 ac.
01/01/2025

0406196000000800
BUSBY TAMMY LYNN

0406196000000600
HOLLAND REGINA T

0406195400000800
FEE MICHAEL A

0306190000000310
TROWELL JOHN JR

0306190000000300
TROWELL CAROL K

000001100
MBERLAI

000000160
R & CAROL KAY

0306190000000110
PARRISH ROBERT BRETT & TALISHA

1006190000000100
PARRISH ROBERT BRETT & TALISHA

1106190000000600
PARRISH ROBERT BRETT & TALISHA

0206190000000300
MID-FLA HAULING INC.

0206190000000400
MID-FLA HAULING, INC.

0206190000000400
ANDREWS

0206190000000400
ESFORD MICHAEL

0206190000000400
ANDREWS DORC

1106190000000420
KIRKLAND NEAL J & SPRING M

1006190000000400

1006190000000240

Union County Property Appraiser

Bruce D. Dukes

2026 Working Values

updated: 12/18/2025

Tax Estimator

Retrieve Tax Record

Parcel List Generator

Show on GIS Map

Print

Parcel: << 30-06-20-00-000-0030-0 (6265) >>

Owner & Property Info

Result: 1 of 1

Owner	HOWARD CANOVA M & SHIRLEY O HOWARD SHIRLEY IRREVOCABLE TRUST 7108 SW CR 796 LAKE BUTLER, FL 32054		
Site	S CR 231, LAKE BUTLER		
Description*	LOTS 7 & 8, NORTH OF RIVER		
Land Area	75 AC (Please see Acreage Note in the Land Breakdown section below)	S/T/R	30/06/20
Use Code**	SWAMP (5910)	Tax District	UNION CO (1)

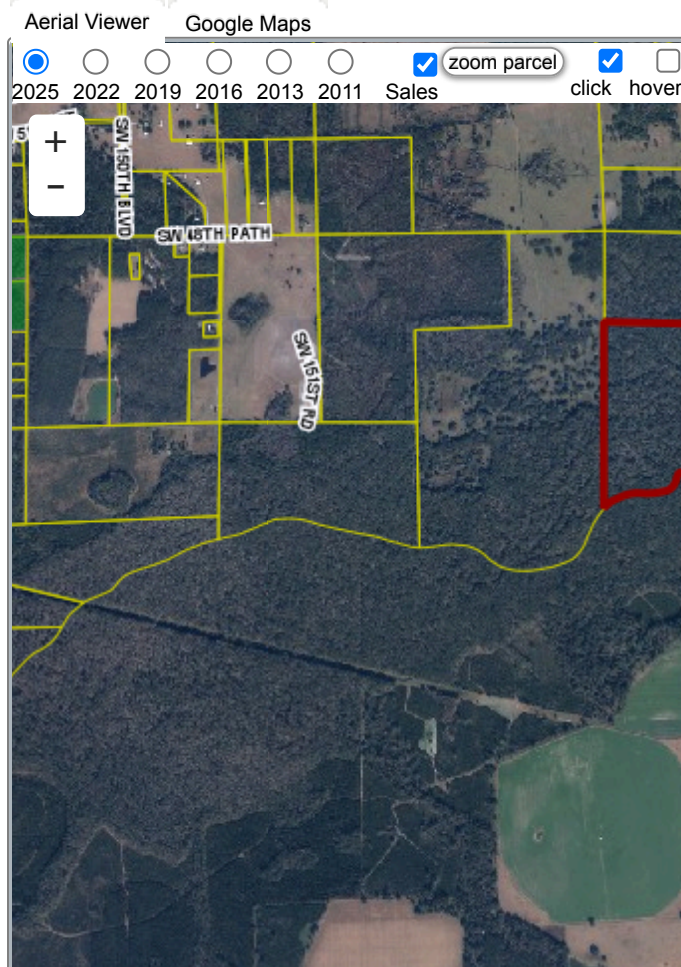
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

Mkt Land	\$0	Total Appraised	\$3,375
Ag Land	\$3,375	SOH/10% Cap	\$0
Building	\$0	Assessed	\$3,375
XFOB	\$0	Exempt	\$0
Just	\$187,500	Total	county:\$3,375
Class	\$3,375	Taxable	other:\$0 school:\$3,375

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



Sales History

Show Similar Sales within 1/2 mile

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/15/2018	\$22,863,200	371 / 414	WD	V	U	30
2/15/2018	\$22,863,200	371 / 406	WD	V	U	30
12/20/2012	\$100	312 / 137	WD	V	U	11
12/20/2012	\$100	312 / 132	WD	V	U	11
12/20/2012	\$100	312 / 121	WD	V	U	11
12/20/2012	\$100	312 / 116	WD	V	U	11
6/4/2001	\$25,000	168 / 681	WD	V	Q	
2/17/2000	\$100	155 / 691	WD	V	Q	01
6/28/1999	\$112,500	149 / 613	WD	V	Q	06
3/22/1994	\$100	104 / 261	QC	V	U	13
3/22/1994	\$100	104 / 256	QC	V	U	09
4/1/1980	\$100	040 / 519	QD	V	U	

Building Characteristics

Bldg Item	* Bldg Desc	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Union County Property Appraiser

Bruce D. Dukes

2026 Working Values

updated: 12/18/2025

Tax Estimator

Retrieve Tax Record

Parcel List Generator

Show on GIS Map

Print

Parcel: << **25-06-19-00-000-0010-0 (5310)** >>**Owner & Property Info**

Result: 1 of 1

Owner	HOWARD CANOVA M & SHIRLEY O IRREVOCABLE TRUST 7108 SW CR 796 LAKE BUTLER, FL 32054		
Site	SW 48TH PATH, LAKE BUTLER		
Description*	SE 1/4 NORTH OF NEW RIVER;S 1/2 OF NE 1/4 & NE 1/4 OF NE 1/4		
Land Area	229 AC (Please see Acreage Note in the Land Breakdown section below)	S/T/R	25/06/19
Use Code**	SWAMP (5910)	Tax District	UNION CO (1)

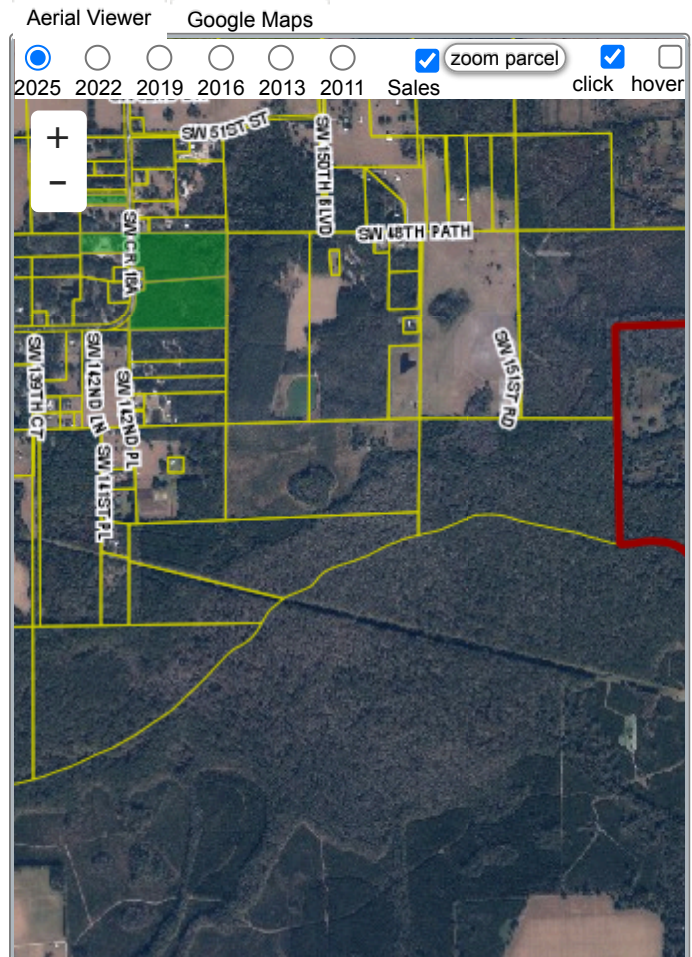
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

Mkt Land	\$0	Total Appraised	\$10,305
Ag Land	\$10,305	SOH/10% Cap	\$0
Building	\$0	Assessed	\$10,305
XFOB	\$0	Exempt	\$0
Just	\$300,000	Total	county:\$10,305
Class	\$10,305	Taxable	other:\$0 school:\$10,305

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

**▼ Sales History**

Show Similar Sales within 1/2 mile

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/15/2018	\$22,863,200	371 / 414	WD	V	U	30
2/15/2018	\$22,863,200	371 / 406	WD	V	U	30
12/20/2012	\$100	312 / 137	WD	V	U	11
12/20/2012	\$100	312 / 132	WD	V	U	11
12/20/2012	\$100	312 / 121	WD	V	U	11
12/20/2012	\$100	312 / 116	WD	V	U	11
7/5/1972	\$0	019 / 733	WD	V	Q	

▼ Building Characteristics

Bldg Item	* Bldg Desc	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

▼ Land Breakdown

Code	Desc	* Units	Adjustments	Eff Date	Land Value
------	------	---------	-------------	----------	------------

Union County Property Appraiser

Bruce D. Dukes

2026 Working Values

updated: 12/18/2025

Tax Estimator

Retrieve Tax Record

Parcel List Generator

[Show on GIS Map](#)

Print

Parcel: << 25-06-19-00-000-0020-0 (4282) >>

Owner & Property Info

Result: 1 of 1

Owner	HOWARD SHIRLEY O & HOWARD JOHN AS TRUSTEES 7108 SW CR 796 LAKE BUTLER, FL 32054		
Site	SW 151ST RD, LAKE BUTLER		
Description*	NW 1/4 OF NE 1/4; E 1/2 OF NW 1/4		
Land Area	120 AC (Please see <i>Acreeage Note in the Land Breakdown section below</i>)	S/T/R	25/06/19
Use Code**	SWAMP (5910)	Tax District	UNION CO (1)

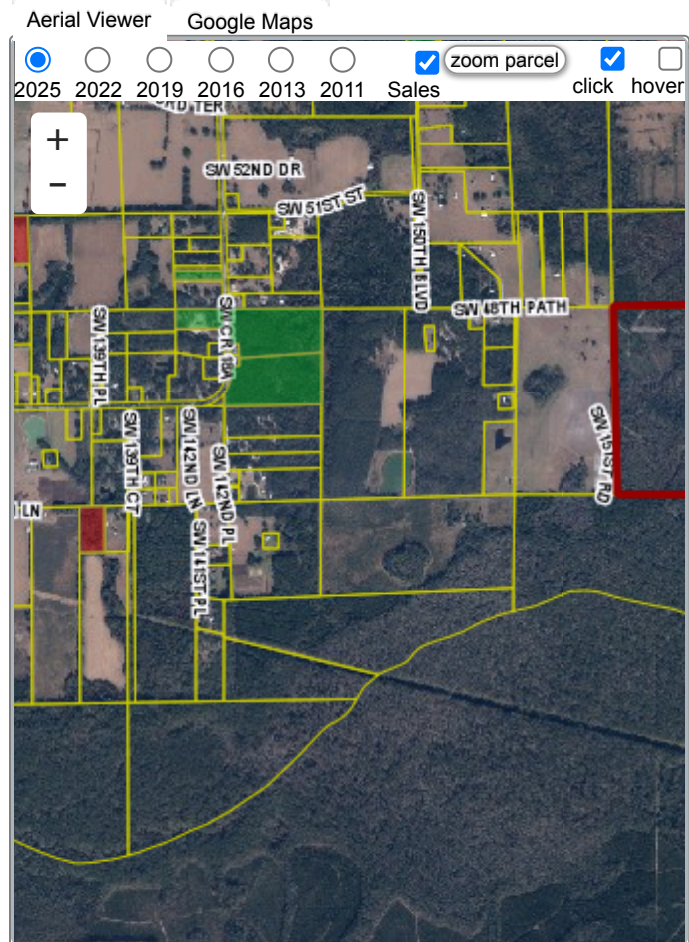
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

****The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.**

Property & Assessment Values

Mkt Land	\$0	Total Appraised	\$18,048
Ag Land	\$18,048	SOH/10% Cap	\$0
Building	\$0	Assessed	\$18,048
XFOB	\$0	Exempt	\$0
Just	\$180,000	Total Taxable	county:\$18,048
Class	\$18,048		other:\$0 school:\$18,048

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



▼ Sales History

[Show Similar Sales within 1/2 mile](#)

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/14/2015	\$94,900	335 / 296	WD	V	Q	05 (Multi-Parcel Sale) - show
7/24/2014	\$256,900	329 / 553	WD	V	Q	05 (Multi-Parcel Sale) - show
7/23/2014	\$100	329 / 564	QC	V	U	11
3/20/2014	\$0	326 / 383	WD	V	U	11
8/4/2013	\$0	319 / 395	WD	V	U	11
3/20/2002	\$0	177 / 179	N/A	V	U	
10/28/1999	\$345,000	153 / 206	WD	V	U	

▼ Building Characteristics

Bldg Item	* Bldg Desc	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

▼ Land Breakdown

Code	Desc	* Units	Adjustments	Eff Rate	Land Value
------	------	---------	-------------	----------	------------

Union County Property Appraiser

Bruce D. Dukes

2026 Working Values

updated: 12/18/2025

Tax Estimator

Retrieve Tax Record

Parcel List Generator

Show on GIS Map

Print

Parcel: << 30-06-20-00-000-0010-0 (5570) >>

Owner & Property Info

Result: 1 of 1

Owner	HOWARD CANOVA M & SHIRLEY O IRREVOCABLE TRUST 7108 SW CR 796 LAKE BUTLER, FL 32054		
Site	S CR 231, LAKE BUTLER		
Description*	SCOUTHOLE - GOV'T LOTS 4 & 5, THE NORTH 1/2 OF GOV'T LOT 6 ALL LYING IN UNION COUNTY. SEE ORB 168, PAGE 681, PUBLIC RECORDS OF UNION COUNTY & ORB 877, PAGE 514, PUBLIC RECORDS OF BRADFORD COUNTY		
Land Area	163 AC (Please see Acreage Note in the Land Breakdown section below)	S/T/R	30/06/20
Use Code**	PASTURELAND 3 (6200)	Tax District	UNION CO (1)

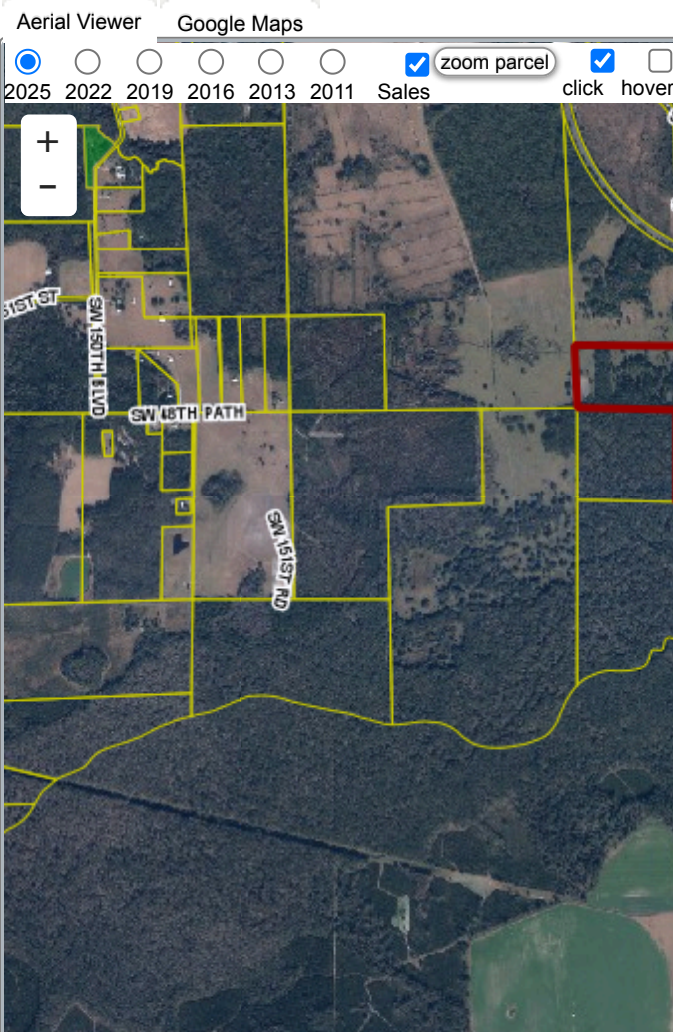
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

Mkt Land	\$0	Total Appraised	\$26,556
Ag Land	\$26,556	SOH/10% Cap	\$0
Building	\$0	Assessed	\$26,556
XFOB	\$0	Exempt	\$0
Just	\$244,500	Total	county:\$26,556
Class	\$26,556	Taxable	other:\$0
			school:\$26,556

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



Sales History

Show Similar Sales within 1/2 mile

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/15/2018	\$22,863,200	371 / 414	WD	V	U	30
2/15/2018	\$22,863,200	371 / 406	WD	V	U	30
12/20/2012	\$100	312 / 137	QC	V	U	11
12/20/2012	\$100	312 / 132	QC	V	U	11
12/20/2012	\$100	312 / 121	QC	V	U	11
12/20/2012	\$100	312 / 116	QC	V	U	11
5/24/2001	\$0	168 / 681	WD	V	U	11
7/5/1972	\$0	019 / 733	WD	V	U	

Building Characteristics

Bldg Item	* Bldg Desc	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
------	------	----------	-------	-------	------

Union County Property Appraiser

Bruce D. Dukes

2026 Working Values

updated: 12/18/2025

Tax Estimator

Retrieve Tax Record

Parcel List Generator

Show on GIS Map

Print

Parcel: << 24-06-19-00-000-0030-0 (6453) >>

Owner & Property Info

Result: 1 of 1

Owner	HOWARD SHIRLEY O & HOWARD JOHN AS TRUSTEES 7108 SW CR 796 LAKE BUTLER, FL 32054		
Site	SW 150TH COURT, LAKE BUTLER		
Description*	SE1/4 OF SW1/4.		
Land Area	40 AC (Please see Acreage Note in the Land Breakdown section below)	S/T/R	24/06/19
Use Code**	SWAMP (5910)	Tax District	UNION CO (1)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

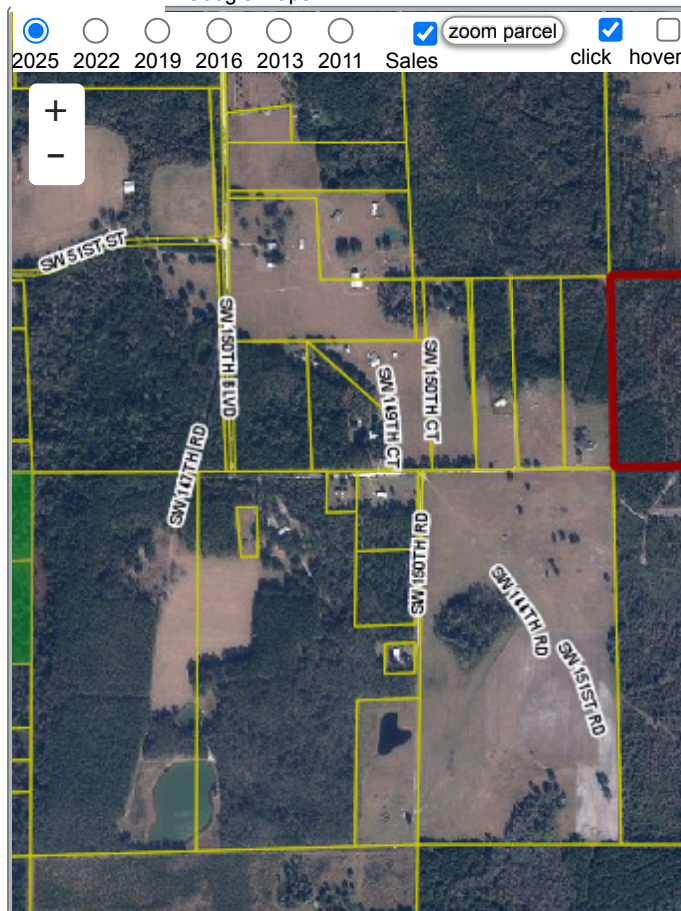
Property & Assessment Values

Mkt Land	\$0	Total Appraised	\$3,976
Ag Land	\$3,976	SOH/10% Cap	\$0
Building	\$0	Assessed	\$3,976
XFOB	\$0	Exempt	\$0
Just	\$100,000	Total Taxable	county:\$3,976 other:\$0 school:\$3,976
Class	\$3,976		

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

Aerial Viewer

Google Maps



Sales History

Show Similar Sales within 1/2 mile

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/14/2015	\$94,900	335 / 296	WD	V	Q	05 (Multi-Parcel Sale) - show
7/24/2014	\$256,900	329 / 553	WD	V	Q	05 (Multi-Parcel Sale) - show
7/23/2014	\$100	329 / 564	QC	V	U	11
3/20/2014	\$0	326 / 383	WD	V	U	11
8/4/2013	\$0	319 / 395	WD	V	U	11
3/20/2002	\$0	177 / 179	N/A	V	U	
10/28/1999	\$345,000	153 / 206	WD	V	U	

Building Characteristics

Bldg Item	* Bldg Desc	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	* Units	Adjustments	Eff Rate	Land Value
------	------	---------	-------------	----------	------------

Union County Property Appraiser

Bruce D. Dukes

2026 Working Values

updated: 12/18/2025

Tax Estimator

Retrieve Tax Record

Parcel List Generator

Show on GIS Map

Print

Parcel: << **19-06-20-00-000-0040-0 (3467)** >>**Owner & Property Info**

Result: 1 of 1

Owner	HOWARD CANOVA M & SHIRLEY O IRREVOCABLE TRUST 7108 SW CR 796 LAKE BUTLER, FL 32054		
Site	SE 159TH LOOP, LAKE BUTLER		
Description*	LOT 6 LYING S & W OF CR S 231 LOT 7 & ALL OF LOTS 8 & 9 LYING S & W OF CR S 231 AS THE R/W LINE EXISTED ON 1-1-1965 LESS AND EXCEPT ANY PORTION THEREOF LYING IN BRADFORD CO. AS DESCRIBED IN ORB 877, PAGE 514, PUBLIC RECORDS OF BRADFORD COUNTY. LESS THAT PART ...more>>>		
Land Area	155 AC (Please see Acreage Note in the Land Breakdown section below)	S/T/R	19/06/20
Use Code**	TIMBER PLANTED 80-90 (5501)	Tax District	UNION CO (1)

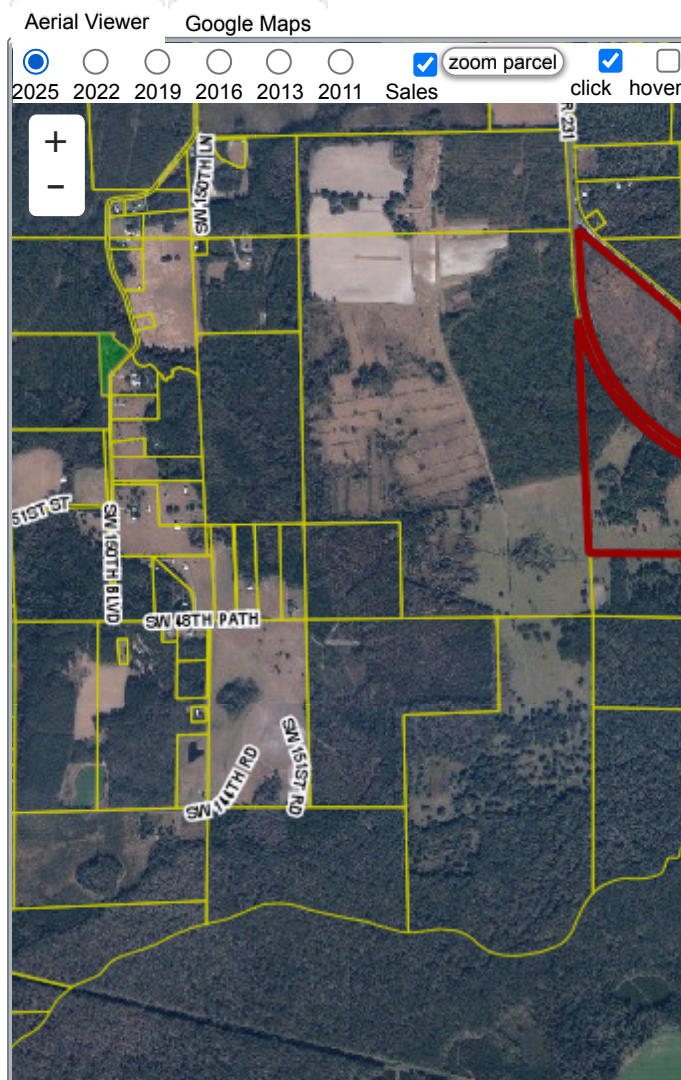
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

Mkt Land	\$0	Total Appraised	\$46,737
Ag Land	\$46,737	SOH/10% Cap	\$0
Building	\$0	Assessed	\$46,737
XFOB	\$0	Exempt	\$0
Just	\$339,200	Total	county:\$46,737
Class	\$46,737	Taxable	other:\$0 school:\$46,737

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

**▼ Sales History**

Show Similar Sales within 1/2 mile

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/15/2018	\$22,863,200	371 / 414	WD	V	U	30
2/15/2018	\$22,863,200	371 / 406	WD	V	U	30
12/20/2012	\$100	312 / 137	QC	V	U	11
12/20/2012	\$100	312 / 132	QC	V	U	11
12/20/2012	\$100	312 / 121	QC	V	U	11
12/20/2012	\$100	312 / 116	QC	V	U	11
5/24/2001	\$0	168 / 681	WD	V	U	11
7/5/1972	\$0	019 / 733	WD	V	Q	

▼ Building Characteristics

Bldg Item	* Bldg Desc	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings

Union County Property Appraiser

Bruce D. Dukes

2026 Working Values

updated: 12/18/2025

Tax Estimator

Retrieve Tax Record

Parcel List Generator

[Show on GIS Map](#)

Print

Parcel: << 24-06-19-00-000-0010-0 (7170) >>

Owner & Property Info

Result: 1 of 1

Owner	HOWARD CANOVA M & SHIRLEY O IRREVOCABLE TRUST 7108 SW CR 796 LAKE BUTLER, FL 32054		
Site	S CR 231, LAKE BUTLER		
Description*	THE EAST 1/2; ALSO, THE EAST 1/2 OF NW 1/4;ALSO, THE NE 1/4 OF SW 1/4 (SECTION 24-6-20) (440 ACRES +/-)		
Land Area	440 AC <i>(Please see Acreage Note in the Land Breakdown section below)</i>	S/T/R	24/06/19
Use Code**	TIMBER PLANTED 80-90 (5501)	Tax District	UNION CO (1)

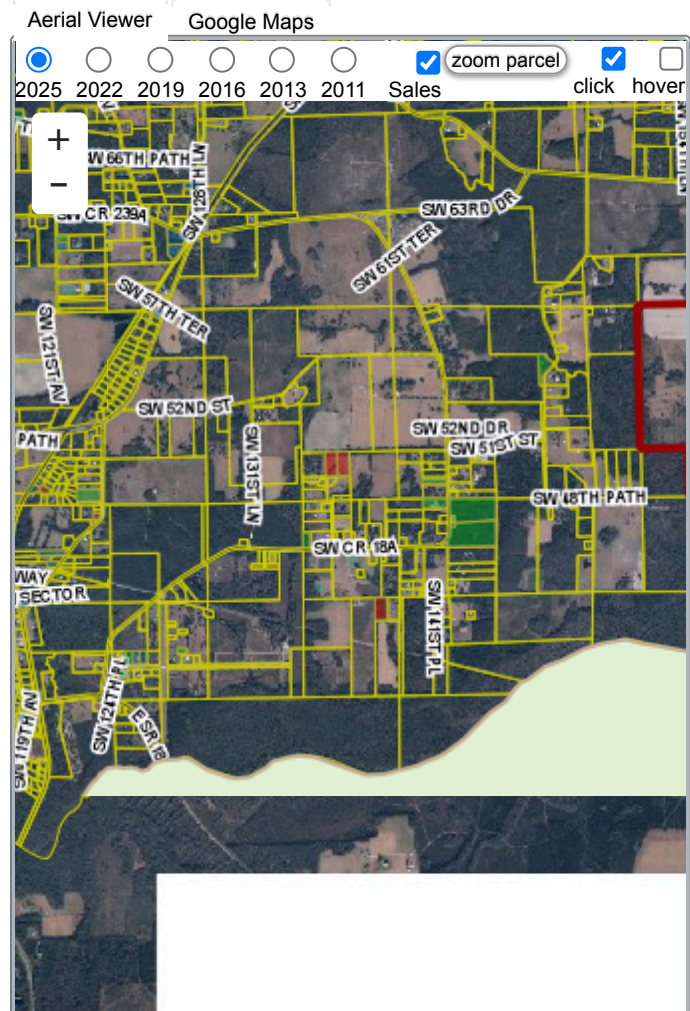
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

****The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.**

Property & Assessment Values

Mkt Land	\$0	Total	
Ag Land	\$103,622	Appraised	\$107,063
Building	\$0	SOH/10% Cap	\$0
XFOB	\$3,441	Assessed	\$107,063
Just	\$710,141	Exempt	\$0
Class	\$107,063	Total Taxable	county:\$107,063 other:\$0 school:\$107,063

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



▼ Sales History

[Show Similar Sales within 1/2 mile](#)

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/15/2018	\$22,863,200	371 / 414	WD	I	U	30
2/15/2018	\$22,863,200	371 / 406	WD	I	U	30
12/20/2012	\$100	312 / 137	QC	V	U	11
12/20/2012	\$100	312 / 132	QC	V	U	11
12/20/2012	\$100	312 / 121	QC	V	U	11
12/20/2012	\$100	312 / 116	QC	V	U	11
7/5/1972	\$0	019 / 733	WD	V	Q	

▼ Building Characteristics

Bldg Item	* Bldg Desc	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0342	S/W/PP RURAL	1995	\$3,441.00	1.00	0 x 0

Union County Property Appraiser

Bruce D. Dukes

2026 Working Values

updated: 12/18/2025

Tax Estimator

Retrieve Tax Record

Parcel List Generator

Show on GIS Map

Print

Parcel: << **03-06-19-00-000-0010-0 (4938)** >>**Owner & Property Info**

Result: 1 of 1

Owner	HOWARD CANOVA M & T SHIRLEY O IRREVOCABLE TRUST 7108 SW CR 796 LAKE BUTLER, FL 32054		
Site	SW 89TH STREET, LAKE BUTLER		
Description*	E 1/2 EXC S 1/2 OF SE 1/4 OF SE 1/4		
Land Area	246.78 AC (Please see Acreage Note in the Land Breakdown section below)	S/T/R	03/06/19
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	UNION CO (1)

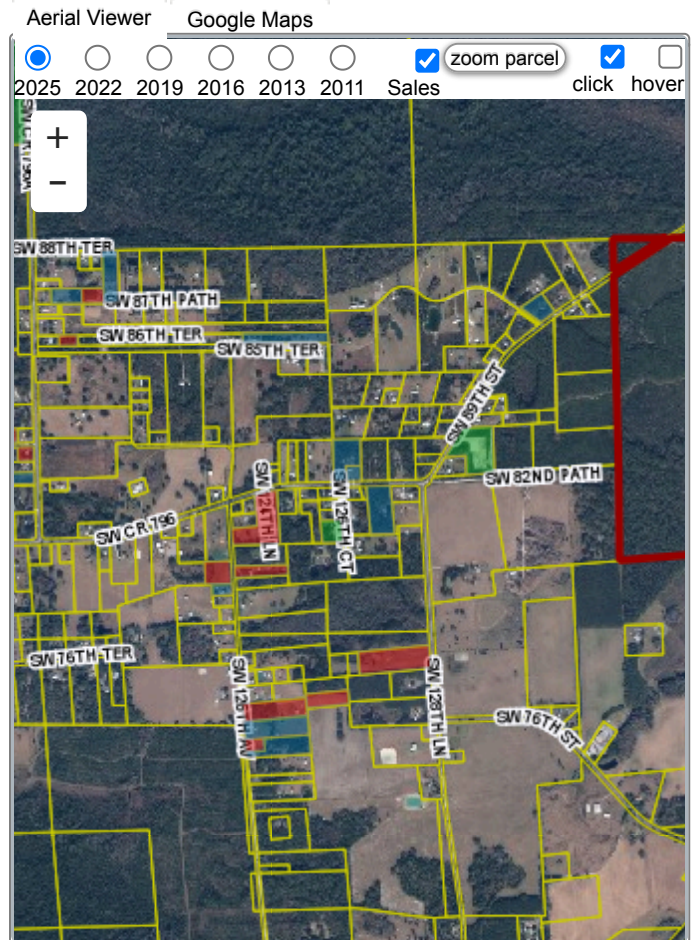
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

Mkt Land	\$0	Total Appraised	\$87,770
Ag Land	\$84,130	SOH/10% Cap	\$0
Building	\$0	Assessed	\$87,770
XFOB	\$3,640	Exempt	\$0
Just	\$595,912	Total	county:\$87,770
Class	\$87,770	Taxable	other:\$0 school:\$87,770

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

**▼ Sales History**

Show Similar Sales within 1/2 mile

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/20/2012	\$100	312 / 137	QC	V	U	11
12/20/2012	\$100	312 / 132	QC	V	U	11
12/20/2012	\$100	312 / 121	QC	V	U	11
12/20/2012	\$100	312 / 116	QC	V	U	11
2/1/1985	\$100	056 / 378	WD	V	U	

▼ Building Characteristics

Bldg Item	* Bldg Desc	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0500	BARN POLE	1998	\$294.00	256.00	16 x 16
0630	SHED	1998	\$466.00	224.00	14 x 16
0341	ST/W RURAL	1990	\$2,880.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	* Units	Adjustments	Eff Rate	Land Value
------	------	---------	-------------	----------	------------

Taxable Value by PIN (Union County)

County	PIN	Acreage	County Taxable Value
Union	03-06-19-00-000-0010-0	246.78	\$87,770
Union	24-06-19-00-000-0010-0	440.00	\$107,063
Union	24-06-19-00-000-0030-0	40.00	\$3,976
Union	19-06-20-00-000-0040-0	155.00	\$46,737
Union	30-06-20-00-000-0010-0	163.00	\$26,556
Union	25-06-19-00-000-0020-0	120.00	\$18,048
Union	25-06-19-00-000-0010-0	229.00	\$10,305
Union	30-06-20-00-000-0030-0	75.00	\$3,375

To Whom It May Concern:

This letter confirms that the undersigned property owner has been contacted regarding the proposed Scout Hole Project in Union County, Florida, and is willing to consider the sale of a perpetual agricultural conservation easement over the property as proposed under Florida Forever, subject to mutually agreeable terms and conditions.

The property includes multiple parcels under common ownership totaling approximately 1,468.78 acres. The owner understands the purpose of the proposed acquisition and supports the long-term protection of agricultural use and natural resource values on the property.

This letter is provided solely to demonstrate the owner's willingness to participate in the program and does not constitute a binding agreement or obligation to convey. Ownership has signed an authorized representative form as necessary with the Rural and Family Lands Protection Program.