

Application to Add New Property to an Existing Florida Forever Project

Boundary amendments must be less than \$2 million in tax assessed value, less than 10% of the size of the existing project boundary, and less than 1,000 acres in size. Boundary amendment proposals failing to meet these criteria must be submitted as new Florida Forever projects during the next Acquisition and Restoration Council evaluation cycle.

Existing Florida Forever Project: Ochlockonee River Conservation Area (ORCA)
(project being proposed for modification)

Name of Property Being Proposed for Addition (if applicable):

River Ridge Plantation South Uplands

Person Proposing Modification: Marion D. Lamb, III

Company Affiliation: Lamb & Lamb

Phone: (850) 385-0501 FAX: (850) 385-0376 Cell ()

E-Mail Address: m@lamb-law.com

Address: 217 Pinewood Drive Tallahassee FL 32303
City State Zip Code

Please note: Contact Paula Allen for submittal deadline dates at (850) 245-2784. The application package shall include this completed application form, eighteen copies (unless otherwise requested) of the information requested on page two (outlined in Attachment A – C), and one standard size CD containing a single copy, in PDF format, of all the documents being submitted. Please submit paper copies on 8.5" x 11" paper and no larger than 11" x 17". All color maps provided with this form must be able to be copied legibly in black and white. Incomplete applications may be considered at a later meeting.

SUBMIT COPIES AND ATTACHMENTS TO:

The Office of Environmental Services
Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
PHONE: 850/245-2784 FAX: 850/245-2572
Attention: Paula Allen
Paula.L.Allen@dep.state.fl.us

DO NOT WRITE IN THIS SPACE
(Date Stamp)

Please Provide Required Attachments Listed Below

Provide a copy in PDF format of all attachments on a standard size CD ROM, if possible.

Attachment A

General Description

(Submit **18** copies)

Attach a one to five-page description of the land proposed for acquisition. Include the following information:

1. A descriptive location of the project and the total amount of acreage (also include market/just value as totaled from tax cards) being proposed for inclusion.
 2. The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project. Does the property contain any historic structures fifty years old or older? If so, please provide a brief description, photograph(s) and location. As part of the general physical description, please include description on any improvements and the current and/or past use of the improvements.
 3. Any potential recreational activities or other public uses that can be accommodated by the project.
 4. Any known threats or development plans that could harm or diminish the values of the project.
 5. Local resolutions, if any, concerning the potential public acquisition of the project.
 6. A brief clear statement detailing how the project meets criteria and furthers the goals and performance measures of the Florida Forever program on the attached Application Addendum (page 4 and 5).
 7. A clear statement of whether the project is proposed for fee simple acquisition or less-than-fee acquisition, and why. If a less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property, and any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 8. Suggested or proposed land manager.
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Attachment B

Ownership/Tax Information

(Submit **1** 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:

- | | |
|-------------------------------------|--|
| 1. Tax parcel identification number | 4. Just or market tax assessed value and tax assessed value. |
| 2. Owners' names and addresses | 5. Description and value of improvements. |
| 3. Tax parcel acreage | 6. Ad valorem taxes assessed on the property and its improvements. |

Provide one of the following: 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

(Submit **one original and 17 color copies**, except for number 2.)

All color maps provided should be legibly copied in black and white.

1. Clearly mark the boundaries of the proposal on United States Geological Survey (USGS) topographic quadrangle maps. USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's (DEP) Land Boundary Information System (LABINS), www.LABINS.org (850/644-2305) or the U.S. Geological Survey, <http://topomaps.usgs.gov/> (1-888-275-8747). Some bookstores may also carry them.
 2. Clearly mark the boundaries of the proposal on one original and three legible copies of tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or Digital Ortho Quarter Quads (DOQQ) and tax maps should be submitted separately. Tax plat maps and aerials are also available from each county's property appraiser's office. DOQQs are also available from: Florida Department of Transportation, Map and Publication Sales, 605 Suwannee Street, Tallahassee, Florida 32399-0450, (850/414-4050) or www.LABINS.org, (850/644-2305).
 3. Clearly mark the boundaries of the proposal on Florida Department of Transportation (FDOT) county general highway maps. For FDOT county maps, write: Florida Department of Transportation, Map and Publication Sales, 605 Suwannee Street, Tallahassee, Florida 32399-0450 (telephone 850/414-4050). Many bookstores sell FDOT maps.
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Authorized Representative Information

In accordance with the Florida Forever application process, this is to advise that the individual named below is the primary authorized representative to receive and convey information on behalf of the owner(s) of the real property described below, which is located in Leon County, Florida, for all matters concerning this application.

Project Name/Property Name: ORCA - River Ridge Plantation South Uplands

Authorized Representative: Marion D. Lamb, III

Company Affiliation: Lamb & Lamb

Phone: (850) 385-0501 FAX: (850) 385-0376 Cell ()

E-Mail Address: m@lamb-law.com

Address: 217 Pinewood Drive Tallahassee Florida 32303
City State Zip Code

Legal description of Property: Section 35, Township 26, and Range 3N1W. Acres 664.
34 26 3N1W

Tax I.D. Number(s): 2 24 2N1W
3 24 2N1W

2626206010000 331 acres

2402200020000 332 acres

Land Owner Contact Information:

Owner Signature [Signature]

James H. Dahl

Print Owner Name

10/26/16
Date

Address: c/o William L. Dahl P.O. Box 449 Ponte Vedra Beach Florida 32004
City State Zip Code

Phone: (904) 394-5236 FAX: () Cell ()

E-Mail Address: _____

PLEASE NOTE:

The land owner'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 land owner. This authorization will remain in effect through out the application process unless written notice of rescission by the owner(s), named above, is received by the DSL.

APPLICATION ADDENDUM
FLORIDA FOREVER GOALS, PERFORMANCE MEASURES, AND CRITERIA
Section 259.105, (4), (9) and (10) Florida Statutes

GOALS AND PERFORMANCE MEASURES – SECTION 259.105(4)

Goal A: Enhance The Coordination And Completion Of Land Acquisition Projects

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

Measure A2: The number of acres protected through the use of alternatives to fee simple acquisition; or

Measure A3: The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.

Goal B: Increase The Protection Of Florida's Biodiversity At The Species, Natural Community, And Landscape Levels

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

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

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

Measure B4: The number of acres acquired of underrepresented native ecosystems;

Measure 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; or

Measure B6: The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

Goal C: Protect, Restore, And Maintain The Quality And Natural Functions Of Land, Water And Wetland Systems Of The State

Measure 1: 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;

Measure 2: The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report;

Measure 3: The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. 373.453(2), regional or master stormwater management system plans, or other adopted restoration plans;

Measure 4: The number of acres acquired that protect natural floodplain functions;

Measure 5: The number of acres acquired that protect surface waters of the state;

Measure 6: The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired;

Measure 7: The number of acres acquired that protect fragile coastal resources;

Measure 8: The number of acres of functional wetland systems protected;

Measure 9: The percentage of miles of critically eroding beaches contiguous with public lands that are restored or protected from further erosion;

Measure 10: The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control; or

Measure 11: The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.

Goal D: Ensure That Sufficient Quantities Of Water Are Available To Meet The Current And Future Needs Of Natural Systems And The Citizens Of The State

Measure 1: The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans;

Measure 2: The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible; or

Measure 3: The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

Goal E: Increase Natural Resource-Based Public Recreation Or Educational Opportunities

Measure 1: The number of acres acquired that are available for natural resource-based public recreation or education;

Measure 2: The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist in completing the Florida National Scenic Trail; or

Measure 3: The number of new resource-based recreation facilities, by type, made available on public land.

Goal F: Preserve Significant Archaeological Or Historic Sites

Measure 1: The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use; or

Measure 2: The increase in the number and percentage of historic and archaeological properties that are in state ownership.

Goal G: Increase The Amount Of Forestland Available For Sustainable Management Of Natural Resources

Measure 1: The number of acres acquired that are available for sustainable forest management;

Measure 2: The number of acres of state-owned forestland managed for economic return in accordance with current best management practices;

Measure 3: The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions; or

Measure 4: the percentage and number of acres identified for restoration actually restored by reforestation.

Goal H: Increase The Amount Of Open Space Available In Urban Areas

Measure 1: The percentage of local governments that participate in land acquisition programs and acquire open space in urban cores; or

Measure 2: The percentage and number of acres of purchases of open space within urban service areas.

FLORIDA FOREVER CRITERIA - SECTION 259.105(9) AND (10), FLORIDA STATUTES

(9)(a) The project meets multiple goals described in subsection (4).

(b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources.

(c) The project enhances or facilitates management of properties already under public ownership.

(d) The project has significant archaeological or historic value.

(e) The project has funding sources that are identified and assured through at least the first 2 years of the project.

(f) The project contributes to the solution of water resource problems on a regional basis.

(g) The project has a significant portion of its land area in imminent danger of development, in imminent danger of losing its significant natural attributes or recreational open space, or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.

(h) The project implements an element from a plan developed by an ecosystem management team.

(i) The project is one of the components of the Everglades restoration effort.

(j) The project may be purchased at 80 percent of appraised value.

(k) The project may be acquired, in whole or in part, using alternatives to fee simple, including but not limited to, tax incentives, mitigation funds, or other revenues; the purchase of development rights, hunting rights, agricultural or silvicultural rights, or mineral rights; or obtaining conservation easements or flowage easements.

(l) The project is a joint acquisition, either among public agencies, nonprofit organizations, or private entities, or by a public-private partnership.

10) The Acquisition and Restoration Council shall give increased priority to those projects for which matching funds are available and to project elements previously identified on an acquisition list pursuant to this section that can be acquired at 80 percent or less of appraised value. The council shall also give increased priority to those projects where the state's land conservation plans overlap with the military's need to protect lands, water, and habitat to ensure the sustainability of military missions including:

(a) Protecting habitat on nonmilitary land for any species found on military land that is designated as threatened or endangered, or is a candidate for such designation under the Endangered Species Act or any Florida statute;

(b) Protecting areas underlying low-level military air corridors or operating areas; and

(c) Protecting areas identified as clear zones, accident potential zones, and air installation compatible use buffer zones delineated by our military partners, and for which federal or other funding is available to assist with the project.

Application to Add New Property:
River Ridge South Uplands

Attachment A

General Description

Ochlockonee River Conservation Area

Application to Add New Property: River Ridge South Uplands



Florida Forever Project
Leon County, Florida

October 2016

Submitted by:

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

Florida Forever Project: Ochlockonee River Conservation Area

Conservation Method: Less-than-fee Simple

Current Project Area: 4,375 acres

Acres Protected to Date: 1,115 acres

Proposed New Property: 664 acres

Introduction

The Ochlockonee River Conservation Area (ORCA) is comprised of approximately 4,161 acres in northern Leon County and consisting of 2 landowners. The 2004 Florida Forever Project includes 3,105 acres along 7 miles of the Ochlockonee River, a designated Outstanding Florida Water. Although the Ochlockonee River has such a prestigious designation much of the rivers length is privately owned and therefore threatened by on-going and future residential development. The river corridor, associated floodplain forests, and sloughs have tremendous conservation value encompassing many critical natural habitats and wildlife species. Additionally, conservation of this large river corridor section will ensure critical linkages between the rural lands in the Red Hills to the public lands along Lake Talquin and the Apalachicola National Forest. This project also serves the public by protecting water resources. During flooding events the many sloughs and wetlands associated with the project can retain large volumes of water until levels can recede back to normal.

In 2006, a boundary modification was completed adding an additional 1,025 acres to the original project. It expands the amount of the floodplain forests and sloughs to be conserved by Florida Forever and increases the protected river frontage to over 8.5 miles. The addition includes the primary slough connecting the Ochlockonee River to Lake Iamonia, the largest natural lake in Leon County. During flooding river water flows through ORCA project lands into Lake Iamonia. This inflow is the primary and most significant source of surface water for the lake. The natural functioning of this hydrological connection is critical for the health of Lake Iamonia, and supports groundwater recharge of the Floridan Aquifer through a large sinkhole basin found in Lake Iamonia.

In 2010, another amendment was completed adding 31 acres along Meridian Road protecting the scenic resources of this designated canopy road. Meridian Road is listed on National Historic Register for its importance to historic transportation.

Since the ORCA project was listed 2005, Mr. Jim Dahl, landowner of River Ridge Plantation has donated 2 conservation easements on 1,115 acres with Tall Timbers Research Station & Land Conservancy. The conservation features of these parcels are permanently protected and are monitored by Tall Timbers. The landowner continues to own and manage the conservation easement properties.

Mr. James Dahl is requesting to add 664 acres to the Ochlockonee River Conservation Area (ORCA) Florida Forever Project (hereafter: Property). The amended Property is on the southern end of the ORCA and will increase the connectivity to the existing ORCA lands. The new land expands the protection of the sloughs and wetlands that link the river to Lake Iamonia. The Property also contains



critical upland habitats and open pine forests managed with frequent prescribed fire. Many wildlife species associated with these habitats are found on this tract including gopher tortoises. The expansion of the ORCA project also ensures the long-term viability of these natural habitats to serve as corridor connection to critical conservation lands to the north and south.

1. A descriptive Location of the project and total acreage. (also include market/just value from Tax cards)

This Property is located in northwestern Leon County, Florida with Meridian Road (CR 155) providing the eastern boundary. The parcel is approximately 2.5 miles north of U.S. Interstate 10 along Meridian Road and 1.5 miles south of the Georgia State line. The community of Concord is about 3.5 miles west of the Property.

There are approximately 1,237 acres of conservation easements surrounding the Property and include the 2 River Ridge Plantation conservation easements. In the vicinity are other conservation lands including Tall Timbers Research Station, Phipps Park, Joe Budd Wildlife Management Area (WMA), Ochlockonee River WMA, and Lake Talquin WMA. This Property also improves the connectivity to the Ayavalla Florida Forever less-than-fee project located on the south side.

The 664 acre Property is part of 2 tax parcels. Using the Leon County Property Appraiser 2016 tax records, the taxable value of the Property is estimated as the following:

TAX ASSESSED VALUE					
Parcel ID	Parcel size (ac)	Tax Assessed Value	Tax Assessed Value/acre	Parcel Size (acre)	Assessed Value
2626206010000	1480.35	\$396,949	\$268.15	331.6	\$88,917.01
2402200020000	343.86	\$781,260	\$2,272.03	332.6	\$755,676.95

Total Tax Assessed Value: \$844,593.95

2. The General physical, natural, resource, biological, hydrological, archaeological and historical characteristics of the description, photograph(s) and location.

Natural Resources

Wetlands

Small wetlands are found throughout the Property (64 acres, 10%) and serve as buffers and transit ways to the Ochlockonee River and its floodplain. These transit ways are critically important for the Property to aid in flood control for the surrounding area. The wetlands are made up of wetland obligate plants and some are forested with black gum, tupelo, cypress, sweetgum, tulip poplar, sweetbay magnolia and red maples.

Uplands

The uplands on the Property (600 acres, 90%) are primarily hilly areas over 110 feet above sea level. In the past much of the upland area was cultivated, today it is used for timber silviculture and managed for



wildlife. Many of the upland pine stands on the Property are managed with single tree harvest selection and frequent prescribed fire to create a relatively natural pine upland community. These uplands areas support old-field vegetation, dominated by common weedy herbaceous species and shrubby hardwoods. The uplands also include small patches native groundcover, which have not been previously in cultivation. Some other habitats in the uplands include hickory ridges and slope forests.

Hydrology

The Red Hills Region is bordered on the western side by the Ochlockonee River which is a major hydrological feature of the area. The Ochlockonee River basin is located in Georgia and Florida and drains approximately 6,330 square miles. The headwaters are located in Worth County, Georgia and the river flows southwesterly into Florida and eventually empties into Ochlockonee Bay in the Gulf of Mexico. The largest regional hydrologic feature is the Floridan Aquifer which supplies much of the drinking water and crop irrigation to Florida and southwest Georgia.

The Ochlockonee River plays a major role on the proposed Property since the Property lies only 0.2 mile from the River and the entire western boundary is river floodplain. The river is an alluvial stream with widely varying flow rates and a high sediment load. As a result, the river has a broad floodplain which is constantly being reshaped by high and low flow rates. The Ochlockonee often floods during heavy rain events and River Ridge Plantation and its vast floodplain aid in the dispersion of these flood waters. Therefore the floodplain on the Property is a highly complex mosaic of river berms, floodplain swamps, and gum sloughs.

Three of the largest lakes in north Florida, Lakes Jackson (4,325 acres), Talquin (8,850 acres) and Iamonia (5,700 acres) are within the Ochlockonee River basin. Lake Iamonia was naturally formed when a tributary to the Ochlockonee River dissolved enough of its porous limestone base to seep much of its flow into the ground water. Most of this ground water flows into or below the Ochlockonee, but the surface flow between the river and the lake has diminish and only when the basin receives a large amount of rainfall in a short period do the 2 water bodies reconnect. This can happen as many as 2 or more times throughout a year.

The Property's floodplain connection from the Ochlockonee River to Lake Iamonia is critical to the health of both of these important water systems. Water flows between the Ochlockonee River and Lake Iamonia in either direction, with the lake spilling into the river or vice-versa. This unique phenomenon takes place right in the middle of River Ridge Plantation, making this Property of vital importance to the hydrology and water quality of the Ochlockonee River and Lake Iamonia. The volume of water in the Lake is not only affected by water in its own drainage basin, but by water from the Ochlockonee River and rainfall in Southwest Georgia. This slough connection is the primary source of surface water to fill Lake Iamonia. The protection of this slough is critical due to the Lake having a direct connection to the Floridan Aquifer through sinkholes.

Soils and Topology

The Property lies within the Red Hills Region of the Southern Coastal Plain physiographic province. This area is known for its red soils and loamy surface sands. These sands cover an ancient layer of limestone through which sediments and water both percolate. As the limestone dissolves and caverns cave in the surface is modified into large lakes, sinks, and wet weather depressions.



The topology of the Property ranges from 100 feet above sea level within the river floodplain as you move easterly the elevation climbs to 150 feet above sea level. Traveling southeasterly the topography increases dramatically to 230 feet in places, depicting the characteristic Red Hills topography.

Biological

Approximately 89% (594 acres) of the Property is the preferred soil types (Lucy and Orangeburg) for gopher tortoises. There is an active gopher tortoise population on the Property. Also found in the uplands is a healthy fox squirrel population.

Floodplain forests attract neo-tropical migrants which probably also spread to the uplands on the Property as well and include species such as northern parulas, red-eyed vireos, and prothonotary warblers. In addition a whole host of resident species are found on the property, such as, Pileated woodpeckers, northern bobwhite, brown-headed nuthatch, Bachman's sparrow, northern cardinals, red-shouldered hawks, red-tailed hawks, eastern wild turkey, bald eagles, and barred owls.

The wetlands on the Property are likely home to a broad suite of amphibian and reptile species. The river and the floodplain are also home to the American alligator, and Suwannee cooter each of these species is of conservation concern. The wetlands are likely breeding areas for eastern newts, marbled salamanders, and northern cricket frogs.

Archaeological and Historical

In 2013 Meridian Road was added to the National Register of Historic Places (site number LE 5962). Meridian Road was so designated because of its association with events that have made a significant contribution to the broad patterns of our history. The proposed Property buffers approximately a half mile of Meridian Road, therefore further protecting the scenic beauty of this culturally important landscape.

According to the Florida Master Site File there are fifteen archaeological sites on the proposed Property on the southernmost tract (Site numbers LE 00390-LE 00404). All of these sites are Pre-Columbian and include the following phases: Early Leon-Jefferson, Late Apalachee, Fort Walton, Middle Archaic, and Depford. Several artifacts were observed or collected from all fifteen sites.

3. Any potential recreational activities or other public uses that can be accommodated by the project.

This Property promotes open space along with a scenic viewshed of the Property from 0.5 miles of Meridian Road. Views of the Property are also available from the Ochlockonee River. Activities such as canoeing, fishing, birding, and photography are all possible from the Ochlockonee river and public roads bordering the proposed Property.

4. Any known threats or development plans that could harm or diminish the values of the project.

Urban sprawl emanating from Tallahassee, poses the greatest external threat to this Property. Many residential developments, including the Meridian Hills and Rivers Edge neighborhoods, have been constructed along Meridian Road, and pressure is high on adjacent undeveloped land. With more residential development, there will also be more pressure to curtail prescribed burning because of smoke problems. Burning restrictions would threaten lands of this proposal and the surrounding



properties. Prescribed burning is a necessary and regular practice in traditional game plantation management. The soils within their area of the Tallahassee hills are poorly suited for septic systems, which is the only option for the encroaching residential development. The clays do not percolate well and, without diligent maintenance, septic systems are prone to failure, which could begin to negatively impact the surrounding water resources.

The Property is also greatly affected by the Ochlockonee River and Lake Iamonia. Water quality in the river can be poor, due to insufficiently controlled runoff upstream and discharges from industrial and sewage treatment facilities. Residential development without sufficient storm water treatment, along the south shore of Lake Iamonia, has also reduced water quality in the lake. Continued degradation of water quality in these water bodies will lead to a decline in the aquatic and floodplain habitat of this and other properties.

5. Local resolutions, if any, concerning the potential public acquisition of the project.

There are no known local or other resolutions affecting the public acquisition of these properties.

6. A brief clear statement detailing how the project meets criteria and furthers the goals and performance measures of the Florida Forever program on the attached Application Addendum.

The proposed Property meets 6 out of 8 goals and 19 out of 34 measures as outlined in the performance measures of the Florida Forever Program.

Goals and Performance Measures

Goal A: Enhance The Coordination And Completion of Land Acquisition Projects

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

The entire Property, 664 acres, contributes to the enhancement of natural resources, connects easement lands and waterway corridors.

Measure A2: *The number of acres protected through the use of alternatives to fee simple acquisition;*

This is a less-than-fee acquisition.

Goal B: Increase The Protection Of Florida's Biodiversity At The Species, Natural Community, And Landscape Levels

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

According to FNAI data layers about 600 acres (90%) of the proposed Property is located within a significant strategic habitat conservation area.

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

Approximately 49 acres are listed as rare species habitat conservation priority.



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

The entirety of the proposed Property, over 660 acres, creates significant landscapes linkages, And conservation corridors both along the Ochlockonee River and in conjunction with other surrounding conserved lands including the ORCA Florida Forever Project.

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

FNAI classifies both Upland Pine and Pine Flatwoods as underrepresented ecosystems. According to the FNAI maps about 4 acres is considered Pine Flatwoods. Although there are Over 500 acres of upland pine habitat found in the southern corner that is also considered a rare habitat by FNAI.

Measure B6: *The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.*

This Property will be privately managed.

Goal C: Protect, Restore, And Maintain The Quality And Natural Functions Of Land, Water And Wetland Systems Of The State

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

According to DEP's 2014 report the Ochlockonee river is trending positive for Chlorophyll a and Dissolved Oxygen but is at net zero for nitrates, TKN, TP, TOC, fecal coliform, and pH for surface water stations. The report also shows that the Ochlockonee has low levels of arsenic, coliform but is within the standard for lead, nitrates and sodium.

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

According to FNAI data, about 63 acres protect natural floodplain functions.

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

According to FNAI data, the entire 664 acres of the proposed Property protect significant surface waters in the state.

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

Given the proximity of the Property to the Ochlockonee River and the surface water protection it provides, likely the whole 664 acres is important for flood control.

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

Approximately 53 acres of the proposed Property are listed as functional wetlands.



Goal D: Ensure That Sufficient Quantities Of Water Are Available To Meet The Current And Future Needs Of Natural Systems And Then Citizens Of The State

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

Given the proximity of the Property to the Ochlockonee River and the surface water protection it provides, likely a large portion of the Property is important for retention and storage of surface water.

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

River Ridge South Uplands is found within the North Florida Water Management District.

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

The entire proposed Property has recharge value to the Floridan Aquifer. The entire Property is ranked within priority 3-5 for groundwater recharge protection.

Goal F: Preserve Significant Archaeological Or Historic Sites

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

Fifteen Archaeological sites will be protected and one historical roadway will be further protected.

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

This Property will remain in private ownership.

Goal G: Increase The Amount Of Forestland Available For Sustainable Management Of Natural Resources

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

Approximately 154 acres of uplands can be managed with sustainable forest management according to FNAI maps. Likely this number is higher because nearly the entire Property (598 acres, 89%) is considered timbered uplands.

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

According to FNAI shapefile layers, the forestland on this Property does not serve to maintain natural groundwater recharge functions. Likely with further analysis all of the uplands (598 acres) on the Property will aid in the maintenance of natural groundwater recharge functions.



7. A clear statement of whether the project is proposed for fee simple acquisition or less-than-fee acquisition and why. If less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property, and any known activities of property rights proposed to be acquired by the state and those proposed to be retained by the property owner.

This Property is proposed as a less-than-fee acquisition. The owner will retain all property rights.

8. Suggested or proposed land manager.

The Property will be managed and maintained by the landowner. This Property is proposed as less-than-fee and therefore will only require easement monitoring. We have been informed that DEP's Office of Environmental Services is willing to serve as the easement monitor.



River Ridge South Uplands
Photographs



Uplands on the Property consist of old-field vegetation with pines and live oaks.



Several large live oaks on the Property dot the uplands.



Blooming wildflowers on the Property are pollinated by bees housed on the Property.



Pine flatwoods along the southwestern boundary of the Property.





Wiregrass remnants are found sporadically throughout the Property.



The wetland along Meridian roads provides storm water protection for the roadway.

Application to Add New Property:
River Ridge South Uplands

Attachment B

Ownership/Tax Information

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Summary

Additional Addresses

Additional Owners

Bldg - Commercial

Bldg - Residential

Bldg - Sketch

Map

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Pictometry

Quick Links

Tax Estimator

TRIM Notice

Parcel: 2402200020000

Owner: DAHL JAMES

Leon County Property Appraiser

Property Use: 5000 - IMPROVED AGRICULTURE

9802 N MERIDIAN RD

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2402200020000

Owner(s): DAHL JAMES

Tax District: 2 - COUNTY

Legal Desc: 2 & 3 2N 1W343.86 A

IN N 1/2 OF SEC 2

IN E 1/2 OF NE 1/4 OF SEC 3

OR 1349/1104

(ALLENWOOD PLANTATION)

Mailing Addr: PO BOX 449

PONTE VEDRA BEACH FL 32004

Location: 9802 N MERIDIAN RD

Location (Street) Addresses are provided

by City Growth Management 850-891-7001

(option 3), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 343.860

Subdivision: NOT IN SUBDIVISION

Property Use: 5000 - IMPROVED AGRICULTURE

Bldg Count: 2

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
12/11/2002	\$1,300,000	2784/0942	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2015	\$1,067,580	\$625,936	\$1,693,516	\$0	\$781,260	2015 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2015	Leon County	8.31440	\$1,693,516	\$781,260	\$0	\$781,260
	Leon County - Emergency Medical Service	0.50000	\$1,693,516	\$781,260	\$0	\$781,260
	School - State Law	4.94900	\$1,693,516	\$781,260	\$0	\$781,260
	School - Local Board	2.24800	\$1,693,516	\$781,260	\$0	\$781,260
	NW FL Water Management	0.03780	\$1,693,516	\$781,260	\$0	\$781,260

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2015	1	1	Residential	SF - Single Family	1989	4,183	1,880
2015	3	1	Commercial	400 - Warehouse	1999	3,840	900
Total:		2				8,023	2,780

Quick Links

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Leon County Tax Collector

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Property Info Sheet

County Map Links

Land Information (New)

(Contains FEMA, Zoning, Fire Hydrant, etc.)

Flood Zone (FEMA)

Zoning Map

Fire Hydrant Map

More TLCGIS Maps

Other Map Links

Google Map

Bing

Old Map

Office Hours

8am - 5pm Monday - Friday

Location

315 S. Calhoun Street, Third Floor
Tallahassee, FL 32301

Contact Us

Phone: (850) 606-6200

Fax: (850) 606-6201

Email: admin@leonpa.org

Mailing Address

PO Box 1750

Tallahassee, FL 32302-1750

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315 S. Calhoun St
Tallahassee, FL 32301

Bert Hartsfield, CFA
Leon County Property Appraiser



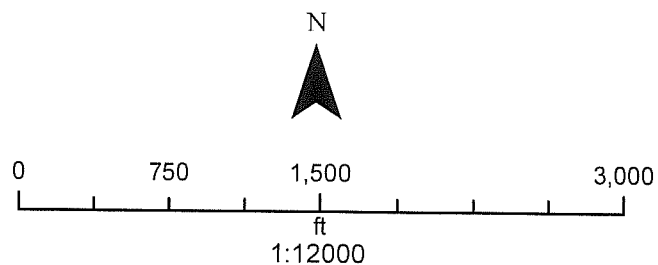
Phone - (850) 606-6200
www.leonpa.org



2402200020000

Legend

-  National Parks and Forests
-  State Parks and Forests
-  Local Parks
-  Waterbody
-  Buildings 2012 Aerial
-  Railroad
-  Parcels



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Date Drawn: Aug 23, 2016

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Tax Roll Property Summary					Please click here for this page's Instructions	
Account Number		2402200020000		Type	REAL ESTATE	
Address		<u>9802 N MERIDIAN RD TAL</u>		Status		
Sec/Twn/Rng		Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1994	R	1994 2402200020000	PAID	12/1994	5,015.20	Tax Bill
1995	R	1995 2402200020000	PAID	03/1996	8,301.74	Tax Bill
1996	R	1996 2402200020000	PAID	12/1996	7,956.42	Tax Bill
1997	R	1997 2402200020000	PAID	12/1997	7,864.18	Tax Bill
1998	R	1998 2402200020000	PAID	12/1998	7,872.88	Tax Bill
1999	R	1999 2402200020000	PAID	12/1999	7,801.84	Tax Bill
2000	R	2000 2402200020000	PAID	12/2000	8,184.20	Tax Bill
2001	R	2001 2402200020000	PAID	12/2001	9,617.16	Tax Bill
2002	R	2002 2402200020000	PAID	12/2002	9,621.07	Tax Bill
2003	R	2003 2402200020000	PAID	12/2003	9,326.39	Tax Bill
2004	R	2004 2402200020000	PAID	11/2004	9,819.43	Tax Bill
2005	R	2005 2402200020000	PAID	11/2005	15,367.83	Tax Bill
2006	R	2006 2402200020000	PAID	11/2006	16,193.23	Tax Bill
2007	R	2007 2402200020000	PAID	11/2007	15,174.53	Tax Bill
2008	R	2008 2402200020000	PAID	11/2008	15,639.61	Tax Bill
2009	R	2009 2402200020000	PAID	11/2009	14,564.59	Tax Bill
2010	R	2010 2402200020000	PAID	11/2010	14,732.55	Tax Bill
2011	R	2011 2402200020000	PAID	12/2011	13,883.88	Tax Bill
2012	R	2012 2402200020000	PAID	12/2012	13,900.99	Tax Bill
2013	R	2013 2402200020000	PAID	12/2013	13,589.93	Tax Bill
2014	R	2014 2402200020000	PAID	11/2015	11,726.11	Tax Bill
2015	R	2015 2402200020000	PAID	11/2015	6,639.24	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2015	2402200020000	Tax Bill
----------------	------	---------------	--------------------------

Property Description		Owner Information	
2 & 3 2N 1W 343.86 A IN N 1/2 OF SEC 2 IN E 1/2 OF NE 1/4 OF SEC 3 OR 1349/1104 (ALLENWOOD PLANTATION)		DAHL JAMES PO BOX 449 PONTE VEDRA BEACH, FL 32004	
Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	781,260	TAXES	6,915.87
TAXABLE	781,260	DISC .04%	276.63
		TOTAL	6,639.24

IF PAID BY	12/02/2015	12/31/2015	02/01/2016	02/29/2016	03/31/2016	
PLEASE PAY	6,639.24	6,708.39	6,777.55	6,846.71	6,915.87	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/03/2015 998 2015 0010926.0008			Pmt Posted	\$276.63-	\$.00	\$6,639.24

Links of Interest[LEON COUNTY GIS MAPPING](#)[LINK TO PROPERTY APPRAISER](#)



Tallahassee-Leon County GIS

Property Information Sheet



General Information

Property ID: 2402200020000
 Site Address: 9802 N MERIDIAN RD
 Mailing Address: PO BOX 449
 PONTE VEDRA BEACH FL 32004

Subdivision:
 City Limits: OUT

For additional information please visit:
 Tallahassee-Leon County GIS »

Property Tax Information

Property Tax: \$ 12539

Property Information

Certified Value: \$ 1693516
 Save Our Homes Value: \$ 781260
 Exempt Value: \$ 0
 Taxable Value: \$ 781260
 Most Recent Sales: \$ 1300000

For additional information please visit:
 Leon County Property Appraiser »

Zoning and Land Use Info

Zoning and Land Use

Zoning District: » Rural
 Zoning Code: » R
 Future Land Use: » Rural
 Historic Preservation Overlay: No

For additional information please visit:
 Tallahassee-Leon County Planning Department »
 850-891-6400

Planning Areas

Downtown Overlay: No
 Multi-Modal: No
 Transportation District:
 Springs Protection: No
 Southern Strategy: No
 Canopy Road Protection MERIDIAN RD
 Zone:

For additional information please visit:
 Tallahassee-Leon County Planning Department »
 850-891-6400

Economic Incentive Areas

Downtown Community Redevelopment Area: No
 Frenchtown/Southside Community Redevelopment Area:
 Historically Underutilized Business Zone: No
 Urban Jobs TCA: No
 Enterprise Zone: No

Property Location

View Full Map »

Emergency Services

Police District:
 Police Area:
 Police Beat:
 Sheriff District: LC Sheriff
 Fire Response Zone: Fire Station No. 15
 1495 BANNERMAN RD

For additional information please visit:
 Tall. Police Dept. » LC Sheriff » Tall. Fire Dept. »

Elections

Voter Precinct: 3477
 Poll Location: Bethelonia AME Church
 Poll Address: 8997 N Meridian Rd
 School Board Dist.: 4
 School Board Rep.: DeeDee Rasmussen 487-7110
 County Comm Dist.: 3
 County Comm.: John E. Dailey 606-5363
 County Comm At-Large: Mary Ann Lindley 606-5369
 County Comm At-Large: Nick Maddox 606-5367

Mayor:
 City Comm.:
 City Comm.:
 City Comm.:
 City Comm.:

FL House Dist.: 9
 FL House Rep.: Michelle R. Vasilinda 850-488-0965

FL Senate Dist: 3
 FL Senate Rep.: Bill Montford 850-487-5004

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Summary

Additional Addresses

Additional Owners

Bldg - Commercial

Bldg - Residential

Bldg - Sketch

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TRIM Notice

Parcel: 2626206010000

Owner: DAHL JAMES

Leon County Property Appraiser

Property Use: 5400 - TIMBERLAND, INDEX 90+

0 N MERIDIAN RD

1 of 1

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2626206010000

Owner(s): DAHL JAMES

Tax District: 2 - COUNTY

Legal Desc: 26 27 33 34 35 & 36 3N 1W 1480.35A

IN S 1/2 OF SEC 26

IN SE 1/4 OF SEC 27

IN SE 1/4 OF SE 1/4 OF SEC 33

IN SEC 34

IN SEC 35 OR 1349/1104

Mailing Addr: PO BOX 449

PONTE VEDRA BEACH FL 32004

Go

Parent Parcel:

Acreage: 1480.350

Location: 0 N MERIDIAN RD

Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 3), and County DSEM 850-606-1300.

Subdivision: NOT IN SUBDIVISION

Property Use: 5400 - TIMBERLAND, INDEX 90+

Bldg Count: 0

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
12/11/2002	\$1,300,000	2784/942	Warranty Deed	Improved
01/01/1988	\$7,706,400	1349/1104	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2015	\$4,467,800		\$0	\$4,467,800	\$0	\$396,949 2015 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2015	Leon County	8.31440	\$4,467,800	\$396,949	\$0	\$396,949
	Leon County- Emergency Medical Service	0.50000	\$4,467,800	\$396,949	\$0	\$396,949
	School - State Law	4.94900	\$4,467,800	\$396,949	\$0	\$396,949
	School - Local Board	2.24800	\$4,467,800	\$396,949	\$0	\$396,949
	NW FL Water Management	0.03780	\$4,467,800	\$396,949	\$0	\$396,949

Quick Links

County Links

Leon County Tax Collector
Permits Online (City / County)
Property Info Sheet

County Map Links

Land Information (New)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
Flood Zone (FEMA)
Zoning Map
Fire Hydrant Map
More TLCGIS Maps

Other Map Links

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Bing
Old Map

Office Hours

Sat - 5pm Monday - Friday

Location Google Map

315 S Calhoun Street, Third Floor
Tallahassee, FL 32301

Contact Us

Phone: (850) 606-6200

Fax: (850) 606-6201

Email: admin@leonpa.org

Mailing Address

PO Box 1750

Tallahassee, FL 32302-1750

Site Links

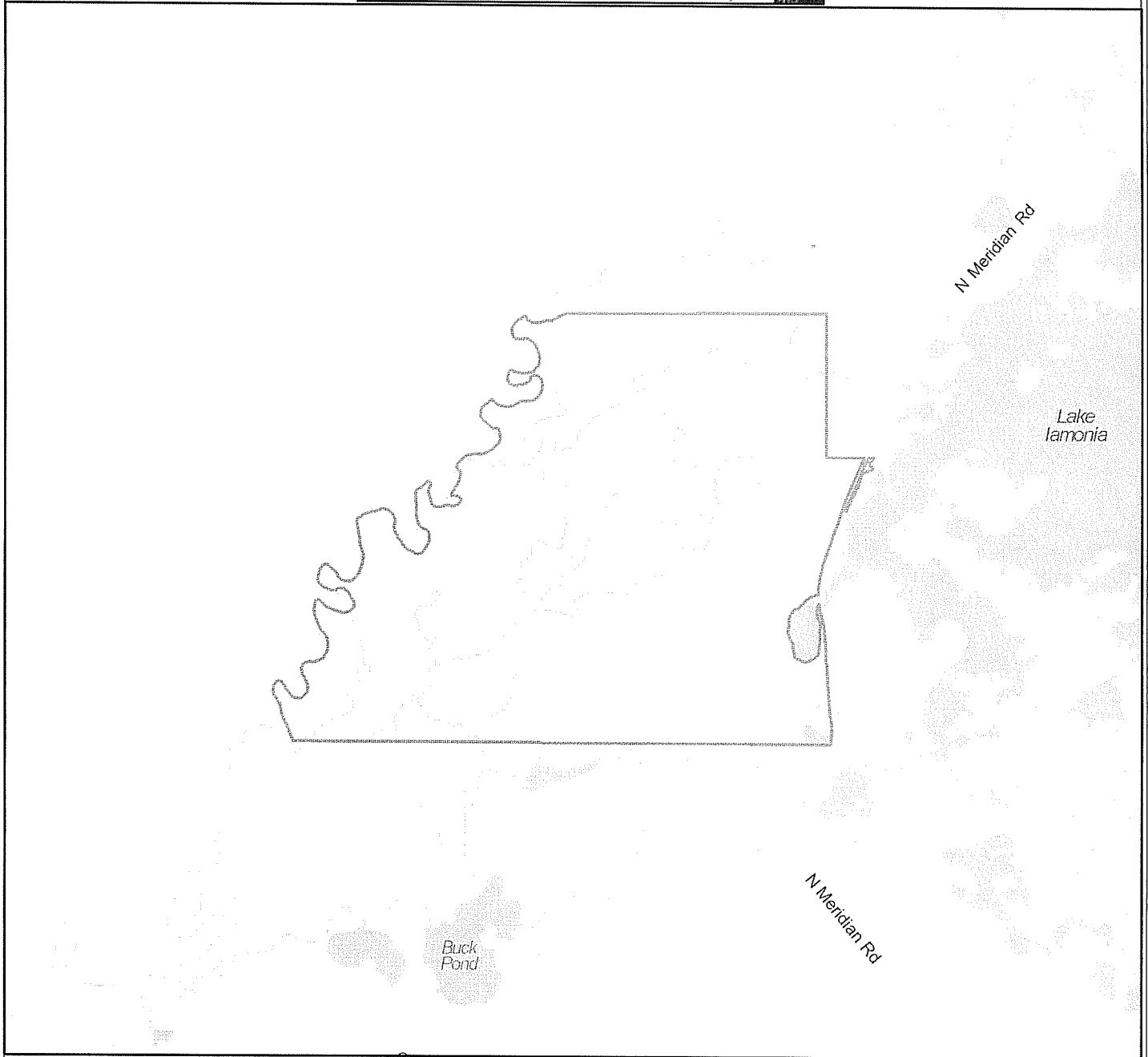
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Tallahassee, FL 32301

Bert Hartsfield, CFA
Leon County Property Appraiser



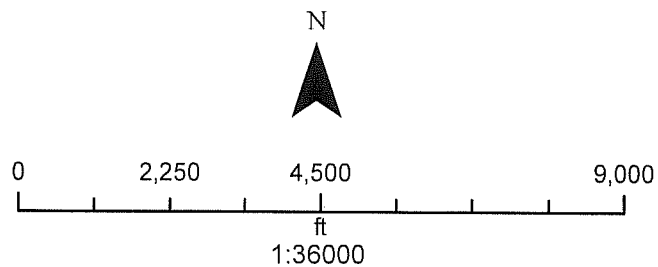
Phone - (850) 606-6200
www.leonpa.org



2626206010000

Legend

-  National Parks and Forests
-  State Parks and Forests
-  Local Parks
-  Waterbody
-  Buildings 2012 Aerial
-  Railroad
-  Parcels



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Date Drawn: Aug 23, 2016

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Tax Roll Property Summary					Please click here for this page's Instructions	
Account Number		2626206010000		Type	REAL ESTATE	
Address		O N MERIDIAN RD TAL		Status		
Sec/Twn/Rng		Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1994	R	1994 2626206010000	PAID	12/1994	8,470.11	Tax Bill
1995	R	1995 2626206010000	PAID	03/1996	8,504.50	Tax Bill
1996	R	1996 2626206010000	PAID	12/1996	8,422.96	Tax Bill
1997	R	1997 2626206010000	PAID	12/1997	7,825.40	Tax Bill
1998	R	1998 2626206010000	PAID	12/1998	8,034.90	Tax Bill
1999	R	1999 2626206010000	PAID	12/1999	8,003.24	Tax Bill
2000	R	2000 2626206010000	PAID	12/2000	8,178.58	Tax Bill
2001	R	2001 2626206010000	PAID	12/2001	7,618.40	Tax Bill
2002	R	2002 2626206010000	PAID	12/2002	6,858.28	Tax Bill
2003	R	2003 2626206010000	PAID	12/2003	5,895.28	Tax Bill
2004	R	2004 2626206010000	PAID	11/2004	5,349.47	Tax Bill
2005	R	2005 2626206010000	PAID	11/2005	5,253.24	Tax Bill
2006	R	2006 2626206010000	PAID	11/2006	5,270.88	Tax Bill
2007	R	2007 2626206010000	PAID	11/2007	4,959.63	Tax Bill
2008	R	2008 2626206010000	PAID	11/2008	5,272.06	Tax Bill
2009	R	2009 2626206010000	PAID	11/2009	5,252.21	Tax Bill
2010	R	2010 2626206010000	PAID	11/2010	5,502.24	Tax Bill
2011	R	2011 2626206010000	PAID	12/2011	6,040.91	Tax Bill
2012	R	2012 2626206010000	PAID	11/2015	4,515.03	Tax Bill
2013	R	2013 2626206010000	PAID	11/2015	4,981.46	Tax Bill
2014	R	2014 2626206010000	PAID	11/2015	5,335.62	Tax Bill
2015	R	2015 2626206010000	PAID	11/2015	6,115.87	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2015	2626206010000	Tax Bill
----------------	------	---------------	--------------------------

Property Description		Owner Information	
26 27 33 34 35 & 36 3N 1W		DAHL JAMES	
1480.35 A IN S 1/2 OF SEC 26 IN		PO BOX 449	
SE 1/4 OF SEC 27 IN SE 1/4 OF SE		PONTE VEDRA BEACH, FL 32004	
1/4 OF SEC 33 IN SEC 34 IN SEC			
35 OR 1349/1104			
Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	396,949	TAXES	6,370.70
TAXABLE	396,949	DISC .04%	254.83

TOTAL						6,115.87
IF PAID BY	12/14/2015	12/31/2015	02/01/2016	02/29/2016	03/31/2016	
PLEASE PAY	6,115.87	6,179.58	6,243.29	6,306.99	6,370.70	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/03/2015 998 2015 0010926.0006			Pmt Posted	\$254.83-	\$.00	\$6,115.87

Links of Interest[LEON COUNTY GIS MAPPING](#)[LINK TO PROPERTY APPRAISER](#)



Tallahassee-Leon County GIS

Property Information Sheet



General Information

Property ID: 2626206010000
 Site Address: N MERIDIAN RD
 Mailing Address: PO BOX 449
 PONTE VEDRA BEACH FL 32004
 Subdivision:
 City Limits: OUT

For additional information please visit:
 Tallahassee-Leon County GIS »

Property Tax Information

Property Tax: \$ 6371

Property Information

Certified Value: \$ 4467800
 Save Our Homes Value: \$ 396949
 Exempt Value: \$ 0
 Taxable Value: \$ 396949
 Most Recent Sales: \$ 1300000

For additional information please visit:
 Leon County Property Appraiser »

Zoning and Land Use Info

Zoning and Land Use

Zoning District: » Rural
 Zoning Code: » R
 Future Land Use: » MULTIPLE FUTURE LAND USE
 DESIGNATIONS
 Historic Preservation
 Overlay: No

For additional information please visit:
 Tallahassee-Leon County Planning Department »
 850-891-6400

Planning Areas

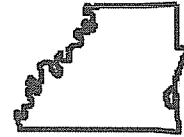
Downtown Overlay: No
 Multi-Modal: No
 Transportation District:
 Springs Protection: No
 Southern Strategy: No
 Canopy Road Protection: MERIDIAN RD
 Zone:

For additional information please visit:
 Tallahassee-Leon County Planning Department »
 850-891-6400

Economic Incentive Areas

Downtown Community: No
 Redevelopment Area:
 Frenchtown/Southside: No
 Community
 Redevelopment Area:
 Historically Underutilized: No
 Business Zone:

Property Location



[View Full Map »](#)

Emergency Services

Police District:
 Police Area:
 Police Beat:
 Sheriff District:
 Fire Response Zone:
 LC Sheriff
 Fire Station No. 10
 5323 TOWER RD

For additional information please visit:
 Tall. Police Dept. » LC Sheriff » Tall. Fire Dept. »

Elections

Voter Precinct: 3477
 Poll Location: Bethelonia AME Church
 Poll Address: 8997 N Meridian Rd
 School Board Dist.: 4
 School Board Rep.: DeeDee Rasmussen 487-7110

County Comm Dist.: 3
 County Comm.: John E. Dailey 606-5363
 County Comm At-Large: Mary Ann Lindley 606-5369
 County Comm At-Large: Nick Maddox 606-5367

Mayor:
 City Comm.:
 City Comm.:
 City Comm.:
 City Comm.:

FL House Dist.: 9
 FL House Rep.: Michelle R. Vasilinda 850-488-0965

FL Senate Dist: 3
 FL Senate Rep: Bill Montford 850-487-5004

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Parcel: 2612204090000

Owner: DAHL JAMES H

Property Use: 5000 - IMPROVED AGRICULTURE

395 BEAVER LAKE RD

Leon County Property Appraiser

1 of 1

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2612204090000

Owner(s): DAHL JAMES H

Tax District: 2 - COUNTY

Legal Desc: 12 13 14 24 3N 1W 1033.97

7 18 3N 1E

OR 1356/951 2160 1367/955-959

OR 1374/2120 1374/2125

Mailing Addr: PO BOX 449

PONTE VEDRA BEACH FL 32004

Parent Parcel:

Acreage: 1033.970

Subdivision: NOT IN SUBDIVISION

Property Use: 5000 - IMPROVED AGRICULTURE

Bldg Count: 1

Location: 395 BEAVER LAKE RD

Location (Street) Addresses are provided

by City Growth Management 850-891-7001

(option 3), and County DSEM 850-606-1300.

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
12/11/2002	\$100	2784/0994	Warranty Deed	Improved
12/11/2002	\$100	2784/0955	Warranty Deed	Improved
12/11/2002	\$100	2784/0947	Warranty Deed	Improved
12/11/2002	\$100	2784/0981	Warranty Deed	Improved
12/11/2002	\$100	2784/0970	Warranty Deed	Improved
12/11/2002	\$100	2784/0963	Warranty Deed	Improved
12/11/2002	\$100	2784/959	Warranty Deed	Improved
01/01/1989	\$1,198,200	1374/2125	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2015	\$5,169,850	\$333,613	\$5,503,463	\$0	\$3,028,679	2015 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2015	Leon County	8.31440	\$5,503,463	\$3,028,679	\$2,519,380	\$509,299
	Leon County - Emergency Medical Service	0.50000	\$5,503,463	\$3,028,679	\$2,519,380	\$509,299
	School - State Law	4.94900	\$5,503,463	\$3,028,679	\$2,519,380	\$509,299
	School - Local Board	2.24800	\$5,503,463	\$3,028,679	\$2,519,380	\$509,299
	NW FL Water Management	0.03780	\$5,503,463	\$3,028,679	\$2,519,380	\$509,299

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2015	2	1	Residential	SF - Single Family	2012	3,310	1,706
Total:		1				3,310	1,706

Quick Links

County Links

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[Permits Online \(City / County\)](#)

[Property Info Sheet](#)

County Map Links

[Land Information \(New\)](#)

[\(Contains FEMA, Zoning, Fire Hydrant, etc.\)](#)

[Flood Zone \(FEMA\)](#)

[Zoning Map](#)

[Fire Hydrant Map](#)

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[Data Dictionary](#)

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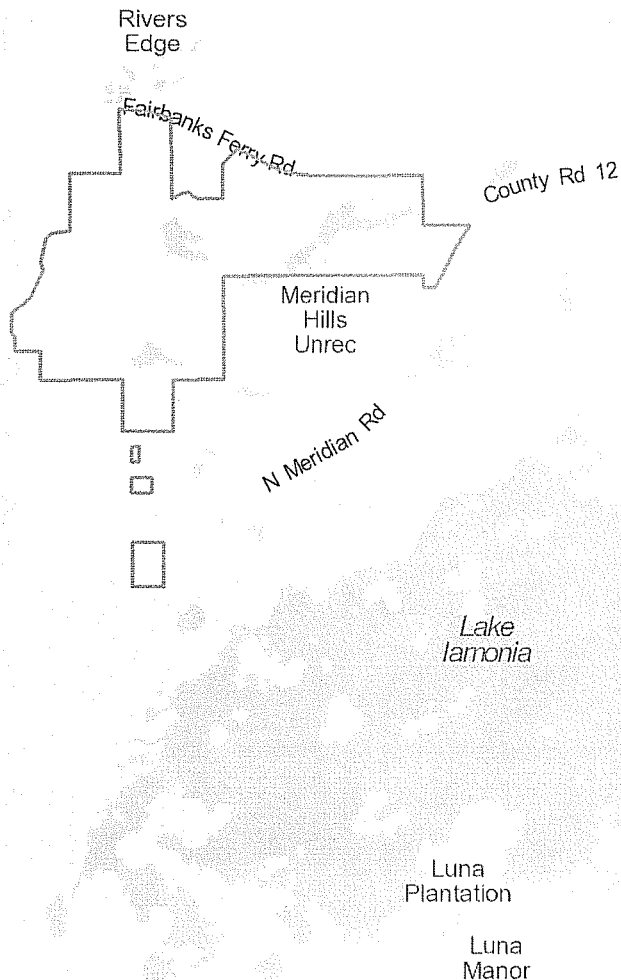
[Property Use Codes](#)

Office Hours

Sam - 5pm Monday - Friday

Location **Google Map**315 S. Calhoun Street, Third Floor
Tallahassee, FL 32301**Contact Us** Phone: (850) 606-6200 Fax: (850) 606-6201 Email: admin@leonpa.org**Mailing Address**PO Box 1750
Tallahassee, FL 32302-1750**Site Links**[About Us](#)[FAQ](#)[Forms](#)

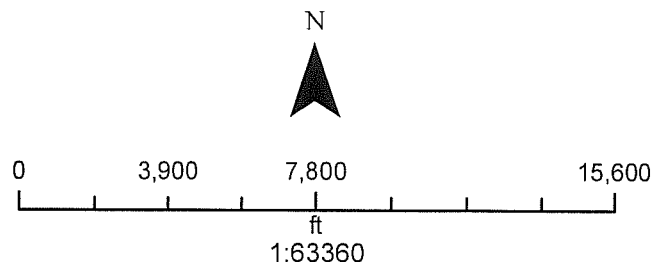
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2612204090000

Legend

- National Parks and Forests
- State Parks and Forests
- Local Parks
- Waterbody
- Buildings 2012 Aerial
- Railroad
- Parcels



DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Aug 23, 2016

Menu ▼	Search Tax Roll ▼	Support ▼
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Tax Roll Property Summary							Please click here for this page's Instructions
Account Number		2612204090000			Type	REAL ESTATE	
Address		1801 FAIRBANKS FERRY RD TAL			Status		
Sec/Twn/Rng					Subdivision		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 2612204090000	PAID	12/1994	5,973.37	Tax Bill	
1995	R	1995 2612204090000	PAID	03/1996	6,094.01	Tax Bill	
1996	R	1996 2612204090000	PAID	12/1996	6,084.58	Tax Bill	
1997	R	1997 2612204090000	PAID	12/1997	5,644.96	Tax Bill	
1998	R	1998 2612204090000	PAID	12/1998	5,892.06	Tax Bill	
1999	R	1999 2612204090000	PAID	12/1999	5,768.41	Tax Bill	
2000	R	2000 2612204090000	PAID	12/2000	5,874.13	Tax Bill	
2001	R	2001 2612204090000	PAID	12/2001	5,430.71	Tax Bill	
2002	R	2002 2612204090000	PAID	12/2002	4,969.08	Tax Bill	
2003	R	2003 2612204090000	PAID	12/2003	4,190.14	Tax Bill	
2004	R	2004 2612204090000	PAID	11/2004	3,678.30	Tax Bill	
2005	R	2005 2612204090000	PAID	11/2005	3,537.38	Tax Bill	
2006	R	2006 2612204090000	PAID	11/2006	3,413.77	Tax Bill	
2007	R	2007 2612204090000	PAID	11/2007	3,222.38	Tax Bill	
2008	R	2008 2612204090000	PAID	11/2008	3,418.15	Tax Bill	
2009	R	2009 2612204090000	PAID	11/2009	3,494.09	Tax Bill	
2010	R	2010 2612204090000	PAID	11/2010	1,549.97	Tax Bill	
2011	R	2011 2612204090000	PAID	12/2011	1,763.69	Tax Bill	
2012	R	2012 2612204090000	PAID	12/2012	1,999.14	Tax Bill	
2013	R	2013 2612204090000	PAID	12/2013	7,122.06	Tax Bill	
2014	R	2014 2612204090000	PAID	12/2014	7,400.42	Tax Bill	
2015	R	2015 2612204090000	PAID	11/2015	7,885.30	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2015	2612204090000	Tax Bill
----------------	------	---------------	--------------------------

Property Description			Owner Information	
12 13 14 24 3N 1W 1033.97 7 18			DAHL JAMES H	
3N 1E OR 1356/951 2160			PO BOX 449	
1367/955-959 OR 1374/2120			PONTE VEDRA BEACH, FL 32004	
1374/2125				
Current Values and Exemptions			Taxes and Fees Levied	
ASSESSMENT	3,028,679		TAXES	8,173.85
TAXABLE	509,299		WASTE FEE	40.00
EXEM.	2,519,380		TOTAL	8,213.85

EXEM.		2,519,380				
IF PAID BY	NOV 1-NOV 30	DEC 1-DEC 31	JAN 1-FEB 1	FEB 2-FEB 29	MAR 1-MAR 31	
PLEASE PAY	7,885.30	7,967.43	8,049.57	8,131.71	8,213.85	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/03/2015 998 2015	0010926.0005		Pmt Posted	\$328.55-	\$.00	\$7,885.30

Links of Interest[LEON COUNTY GIS MAPPING](#)[LINK TO PROPERTY APPRAISER](#)



Tallahassee-Leon County GIS

Property Information Sheet



General Information

Property ID: 2612204090000
 Site Address: 1801 FAIRBANKS FERRY RD
 Mailing Address: PO BOX 449
 PONTE VEDRA BEACH FL 32004
 Subdivision: MERIDIAN HILLS UNREC
 City Limits: OUT

For additional information please visit:
 Tallahassee-Leon County GIS »

Property Tax Information

Property Tax: \$ 8174

Property Information

Certified Value: \$ 5503463
 Save Our Homes Value: \$ 3028679
 Exempt Value: \$ 2519380
 Taxable Value: \$ 509299
 Most Recent Sales: \$ 100

For additional information please visit:
 Leon County Property Appraiser »

Zoning and Land Use Info

Zoning and Land Use

Zoning District: » Rural
 Zoning Code: » R
 Future Land Use: » Rural
 Historic Preservation Overlay: No

For additional information please visit:
 Tallahassee-Leon County Planning Department »
 850-891-6400

Planning Areas

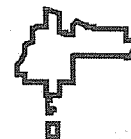
Downtown Overlay: No
 Multi-Modal: No
 Transportation District:
 Springs Protection: No
 Southern Strategy: No
 Canopy Road Protection Zone: MERIDIAN RD

For additional information please visit:
 Tallahassee-Leon County Planning Department »
 850-891-6400

Economic Incentive Areas

Downtown Community Redevelopment Area: No
 Frenchtown/Southside Community Redevelopment Area:
 Historically Underutilized Business Zone:
 Urban Jobs TCA: No
 Enterprise Zone: No

Property Location



County Rd 12

Bellamy
 Lakes

[View Full Map »](#)

Emergency Services

Police District:
 Police Area:
 Police Beat:
 Sheriff District: LC Sheriff
 Fire Response Zone: Fire Station No. 15
 1495 BANNERMAN RD

For additional information please visit:
 Tall. Police Dept. » LC Sheriff » Tall. Fire Dept. »

Elections

Voter Precinct: 3477
 Poll Location: Bethelonia AME Church
 Poll Address: 8997 N Meridian Rd
 School Board Dist.: 4
 School Board Rep.: DeeDee Rasmussen 487-7110
 County Comm Dist.: 3
 County Comm.: John E. Dailey 606-5363
 County Comm At-Large: Mary Ann Lindley 606-5369
 County Comm At-Large: Nick Maddox 606-5367
 Mayor:
 City Comm.:
 City Comm.:
 City Comm.:
 City Comm.:
 FL House Dist.: 9
 FL House Rep.: Michelle R. Vasilinda 850-488-0965
 FL Senate Dist: 3
 FL Senate Rep.: Bill Montford 850-487-5004

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[About Us](#)

Summary

Additional Addresses

Additional Owners

Bldg - Commercial

Bldg - Residential

Bldg - Sketch

Map

Old Map

Pictometry

Quick Links

Tax Estimator

TRIM Notice

Parcel: 2611204030000

Owner: DAHL JAMES H

Leon County Property Appraiser

Property Use: 5400 - TIMBERLAND, INDEX 90+
0 FAIRBANKS FERRY RD

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents

Parcel Information

Parcel ID: 2611204030000

Owner(s): DAHL JAMES H

Tax District: 2 - COUNTY

Legal Desc: 11 14 23 24 25 & 26 3N 1W

898.30 A FOLLOWS RIVER

OR 1663/721

(TURKEY RUN PLANTATION)

Mailing Addr: PO BOX 449

PONTE VEDRA BEACH FL 32004

Location: 0 FAIRBANKS FERRY RD

Location (Street) Addresses are provided

by City Growth Management 850-891-7001

(option 3), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 898.300

Subdivision: NOT IN SUBDIVISION

Property Use: 5400 - TIMBERLAND, INDEX 90+

Bldg Count: 0

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
02/15/2012	\$100	4338/503	Corrective Deed	Vacant
12/11/2002	\$100	2784/0974	Warranty Deed	Vacant
08/01/1993	\$850,000	1663/0721	Warranty Deed	Vacant
01/01/1991	\$787,800	1521/0302	Warranty Deed	Improved
01/01/1981	\$1,145,000	1008/0474	Warranty Deed	Vacant
01/01/1978	\$1,297,500	0886/1536	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2015	\$2,694,900	\$0	\$2,694,900	\$0	\$1,965,875	2015 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2015	Leon County	8.31440	\$2,694,900	\$1,965,875	\$1,822,860	\$143,015
	Leon County - Emergency Medical Service	0.50000	\$2,694,900	\$1,965,875	\$1,822,860	\$143,015
	School - State Law	4.94900	\$2,694,900	\$1,965,875	\$1,822,860	\$143,015
	School - Local Board	2.24800	\$2,694,900	\$1,965,875	\$1,822,860	\$143,015
	NW FL Water Management	0.03780	\$2,694,900	\$1,965,875	\$1,822,860	\$143,015

Quick Links

County Links

Leon County Tax Collector

Permits Online (City / County)

Property Info Sheet

County Map Links

Land Information (New)

(Contains FEMA, Zoning, Fire Hydrant, etc.)

Flood Zone (FEMA)

Zoning Map

Fire Hydrant Map

More TLEGIS Maps

Other Map Links

Google Map

Bing

Old Map

Office Hours

8am - 5pm Monday - Friday

Location 315 S. Calhoun Street, Third Floor
Tallahassee, FL 32301

Contact Us

 Phone: (850) 606-6200 Fax: (850) 606-6201 Email: admin@leonpa.org

Mailing Address

PO Box 1750

Tallahassee, FL 32302-1750

Site Links

About Us

FAQ

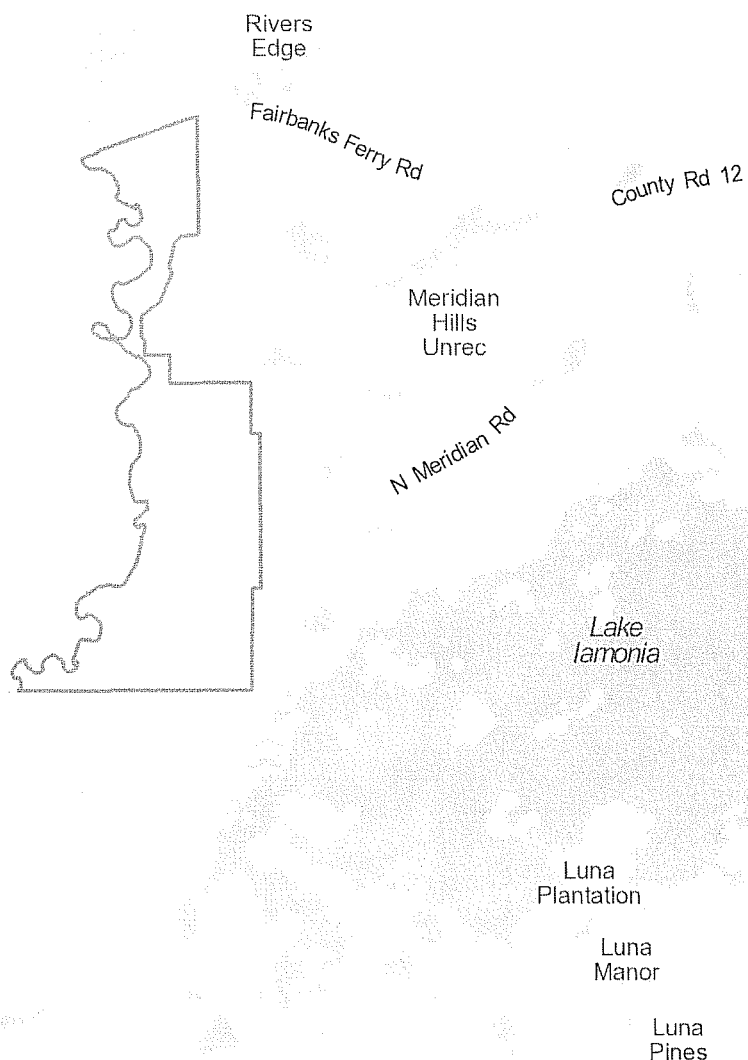
Forms

315 S. Calhoun St
Tallahassee, Fl. 32301

Bert Hartsfield, CFA
Leon County Property Appraiser



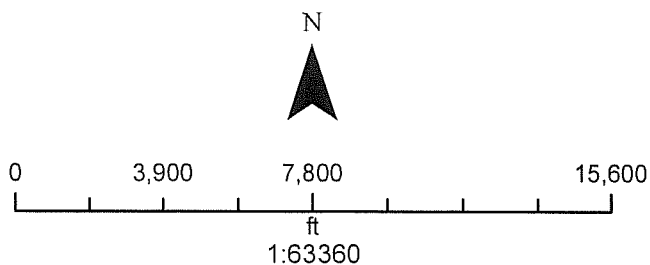
Phone - (850) 606-6200
www.leonpa.org



2611204030000

Legend

- National Parks and Forests
- State Parks and Forests
- Local Parks
- Waterbody
- Buildings 2012 Aerial
- Railroad
- Parcels



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Date Drawn: Aug 23, 2016

Menu ▼	Search Tax Roll ▼	Support ▼
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Tax Roll Property Summary					Please click here for this page's Instructions	
Account Number		2611204030000		Type	REAL ESTATE	
Address		<u>0 FAIRBANKS FERRY RD TAL</u>		Status		
Sec/Twn/Rng		Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1994	R	1994 2611204030000	PAID	12/1994	7,305.79	Tax Bill
1995	R	1995 2611204030000	PAID	03/1996	7,006.97	Tax Bill
1996	R	1996 2611204030000	PAID	12/1996	7,116.94	Tax Bill
1997	R	1997 2611204030000	PAID	12/1997	6,470.87	Tax Bill
1998	R	1998 2611204030000	PAID	12/1998	6,928.66	Tax Bill
1999	R	1999 2611204030000	PAID	12/1999	6,738.44	Tax Bill
2000	R	2000 2611204030000	PAID	12/2000	6,772.00	Tax Bill
2001	R	2001 2611204030000	PAID	12/2001	6,116.27	Tax Bill
2002	R	2002 2611204030000	PAID	12/2002	5,265.49	Tax Bill
2003	R	2003 2611204030000	PAID	12/2003	4,183.16	Tax Bill
2004	R	2004 2611204030000	PAID	11/2004	3,361.19	Tax Bill
2005	R	2005 2611204030000	PAID	11/2005	3,006.07	Tax Bill
2006	R	2006 2611204030000	PAID	11/2006	2,784.79	Tax Bill
2007	R	2007 2611204030000	PAID	11/2007	2,690.86	Tax Bill
2008	R	2008 2611204030000	PAID	11/2008	2,866.60	Tax Bill
2009	R	2009 2611204030000	PAID	11/2009	3,215.59	Tax Bill
2010	R	2010 2611204030000	PAID	11/2010	1,146.99	Tax Bill
2011	R	2011 2611204030000	PAID	12/2011	1,358.91	Tax Bill
2012	R	2012 2611204030000	PAID	12/2012	1,583.02	Tax Bill
2013	R	2013 2611204030000	PAID	12/2013	1,772.33	Tax Bill
2014	R	2014 2611204030000	PAID	12/2014	1,898.52	Tax Bill
2015	R	2015 2611204030000	PAID	11/2015	2,203.47	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2015	2611204030000	Tax Bill
----------------	------	---------------	--------------------------

Property Description			Owner Information	
11 14 23 24 25 & 26 3N 1W 898.30			DAHL JAMES H	
A FOLLOWS RIVER OR 1663721			PO BOX 449	
(TURKEY RUN PLANTATION)			PONTE VEDRA BEACH,FL 32004	
Current Values and Exemptions			Taxes and Fees Levied	
ASSESSMENT	1,965,875		TAXES	2,295.28
TAXABLE	143,015		TOTAL	2,295.28
EXEM.	1,822,860			
EXEM.	1,822,860			

IF PAID BY	NOV 1-NOV 30	DEC 1-DEC 31	JAN 1-FEB 1	FEB 2-FEB 29	MAR 1-MAR 31	
PLEASE PAY	2,203.47	2,226.42	2,249.37	2,272.33	2,295.28	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/03/2015 998 2015 0010926.0004			Pmt Posted	\$91.81-	\$.00	\$2,203.47

Links of Interest[LEON COUNTY GIS MAPPING](#)[LINK TO PROPERTY APPRAISER](#)



Tallahassee-Leon County GIS

Property Information Sheet



General Information

Property ID: 2611204030000
 Site Address: FAIRBANKS FERRY RD
 Mailing Address: PO BOX 449
 PONTE VEDRA BEACH FL 32004
 Subdivision:
 City Limits: OUT

For additional information please visit:
 Tallahassee-Leon County GIS »

Property Tax Information

Property Tax: \$ 2295

Property Information

Certified Value: \$ 2694900
 Save Our Homes Value: \$ 1965875
 Exempt Value: \$ 1822860
 Taxable Value: \$ 143015
 Most Recent Sales: \$ 100

For additional information please visit:
 Leon County Property Appraiser »

Zoning and Land Use Info

Zoning and Land Use

Zoning District: » Rural
 Zoning Code: » R
 Future Land Use: » MULTIPLE FUTURE LAND USE DESIGNATIONS
 Historic Preservation Overlay: No

For additional information please visit:
 Tallahassee-Leon County Planning Department »
 850-891-6400

Planning Areas

Downtown Overlay: No
 Multi-Modal: No
 Transportation District:
 Springs Protection: No
 Southern Strategy: No
 Canopy Road Protection Zone: No

For additional information please visit:
 Tallahassee-Leon County Planning Department »
 850-891-6400

Economic Incentive Areas

Downtown Community Redevelopment Area: No
 Frenchtown/Southside Community Redevelopment Area:
 Historically Underutilized Business Zone: No

Property Location



Lake
 Jamonia

[View Full Map »](#)

Emergency Services

Police District:
 Police Area:
 Police Beat:
 Sheriff District:
 Fire Response Zone:
 LC Sheriff
 Fire Station No. 15
 1495 BANNERMAN RD

For additional information please visit:
 Tall. Police Dept. » LC Sheriff » Tall. Fire Dept. »

Elections

Voter Precinct: 3477
 Poll Location: Bethelonia AME Church
 Poll Address: 8997 N Meridian Rd
 School Board Dist.: 4
 School Board Rep.: DeeDee Rasmussen 487-7110
 County Comm Dist.: 3
 County Comm.: John E. Dailey 606-5363
 County Comm At-Large: Mary Ann Lindley 606-5369
 County Comm At-Large: Nick Maddox 606-5367

Mayor:
 City Comm.:
 City Comm.:
 City Comm.:
 City Comm.:

FL House Dist.: 9
 FL House Rep.: Michelle R. Vasilinda 850-488-0965
 FL Senate Dist.: 3
 FL Senate Rep.: Bill Montford 850-487-5004

[Print To PDF](#)

Application to Add New Property:
River Ridge South Uplands

Attachment C

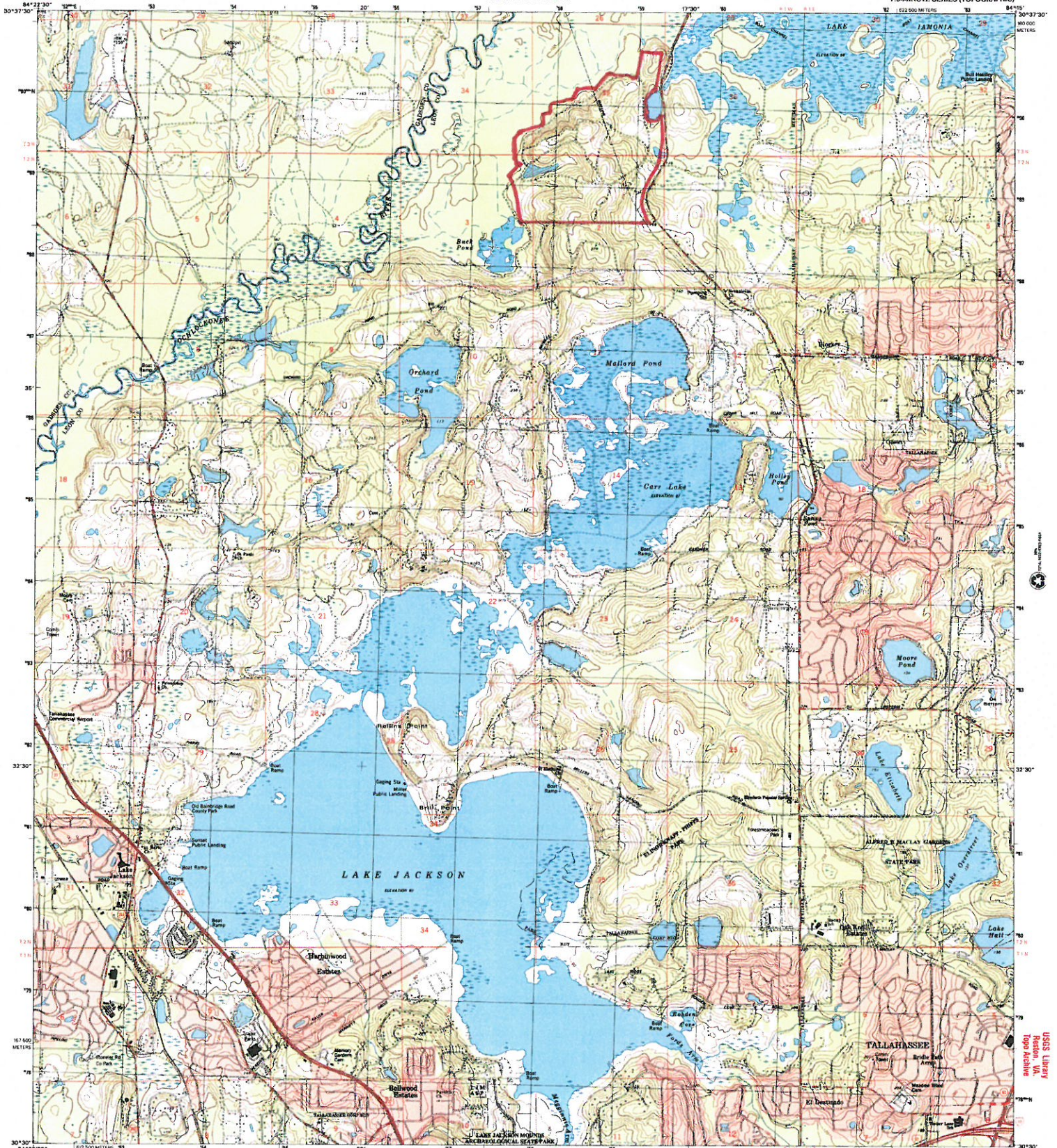
Maps and Aerial Photographs



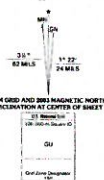
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

STATE OF FLORIDA

LAKE JACKSON QUADRANGLE
FLORIDA
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey
Topographic map compiled 1976. Planimetry derived from imagery taken 1992 and other sources. Public Land Survey System and survey control current as of 1976. Boundaries current as of 1992.
North American Datum of 1983 (NAD 83). Projection and 1:50,000-meter grid. Universal Transverse Mercator, zone 18N. 200-meter ticks. Florida Coordinate System of 1983 (contour) zone.
North American Datum of 1927 (NAD 27) is shown by dashed contour ticks. The values of the tick between NAD 83 and NAD 27 for 7.5-minute intervals are available from National Geographic Society (NAGS) website.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.
Houses of worship, schools, and other labeled buildings verified 1978.



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
(TO CONVERT ELEVATIONS TO THE NORTH AMERICAN VERTICAL DATUM OF 1983, SUBTRACT 1.0 FOOT)
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 2586, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



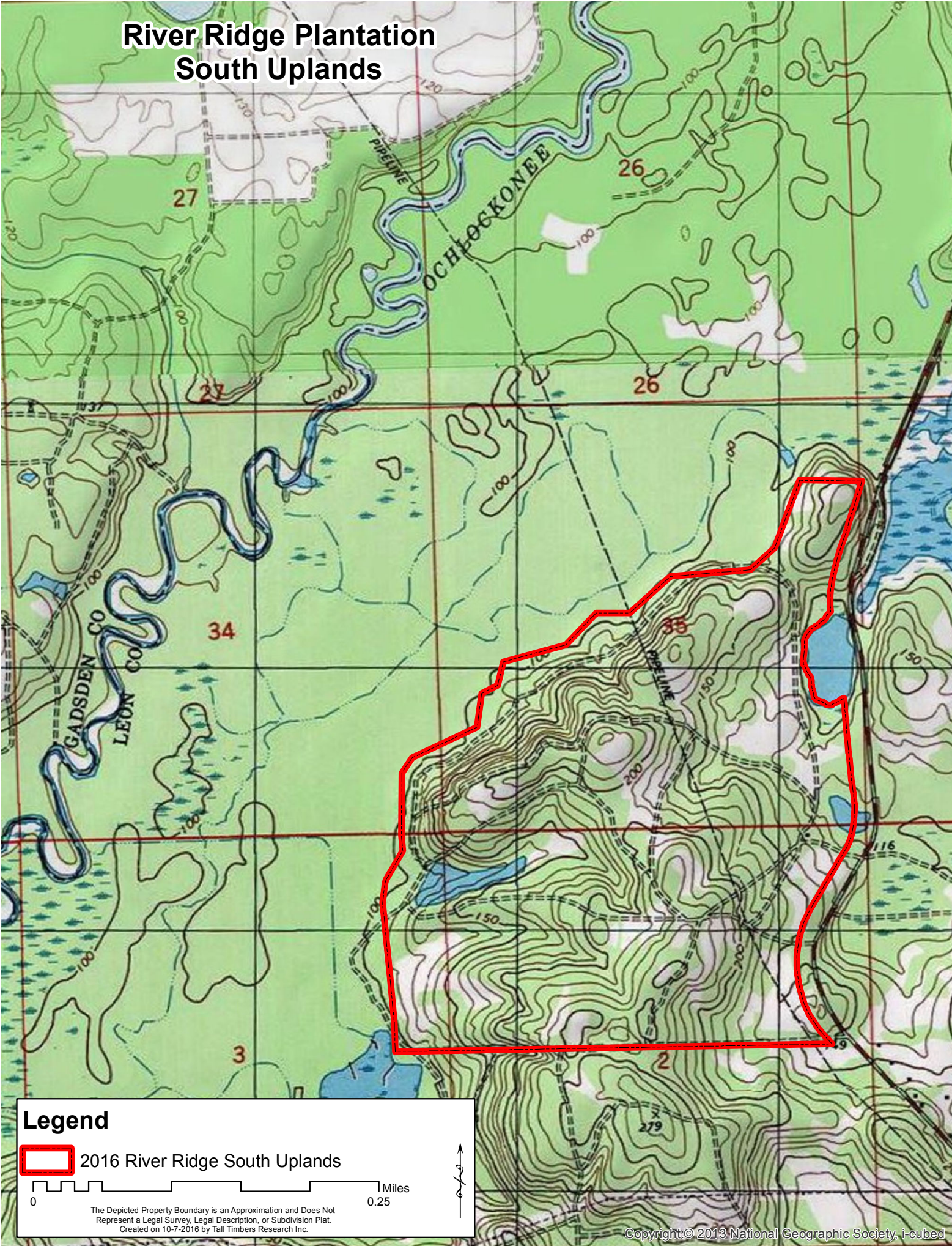
QUADRANGLE LOCATION

1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8

Primary highway
hard surface
Secondary highway
hard surface
Unimproved road
light-duty road, hard or
improved surface
Unimproved road
Interstate Route
U.S. Route
State Route

BEED 03 2003
LAKE JACKSON, FL
1999
NADA 4145 01 DE-REVIS 047

**River Ridge Plantation
South Uplands**



Legend

 2016 River Ridge South Uplands

0 0.25 Miles

The Depicted Property Boundary is an Approximation and Does Not Represent a Legal Survey, Legal Description, or Subdivision Plat. Created on 10-7-2016 by Tall Timbers Research Inc.

River Ridge Plantation South Uplands (+/- 664 acres)

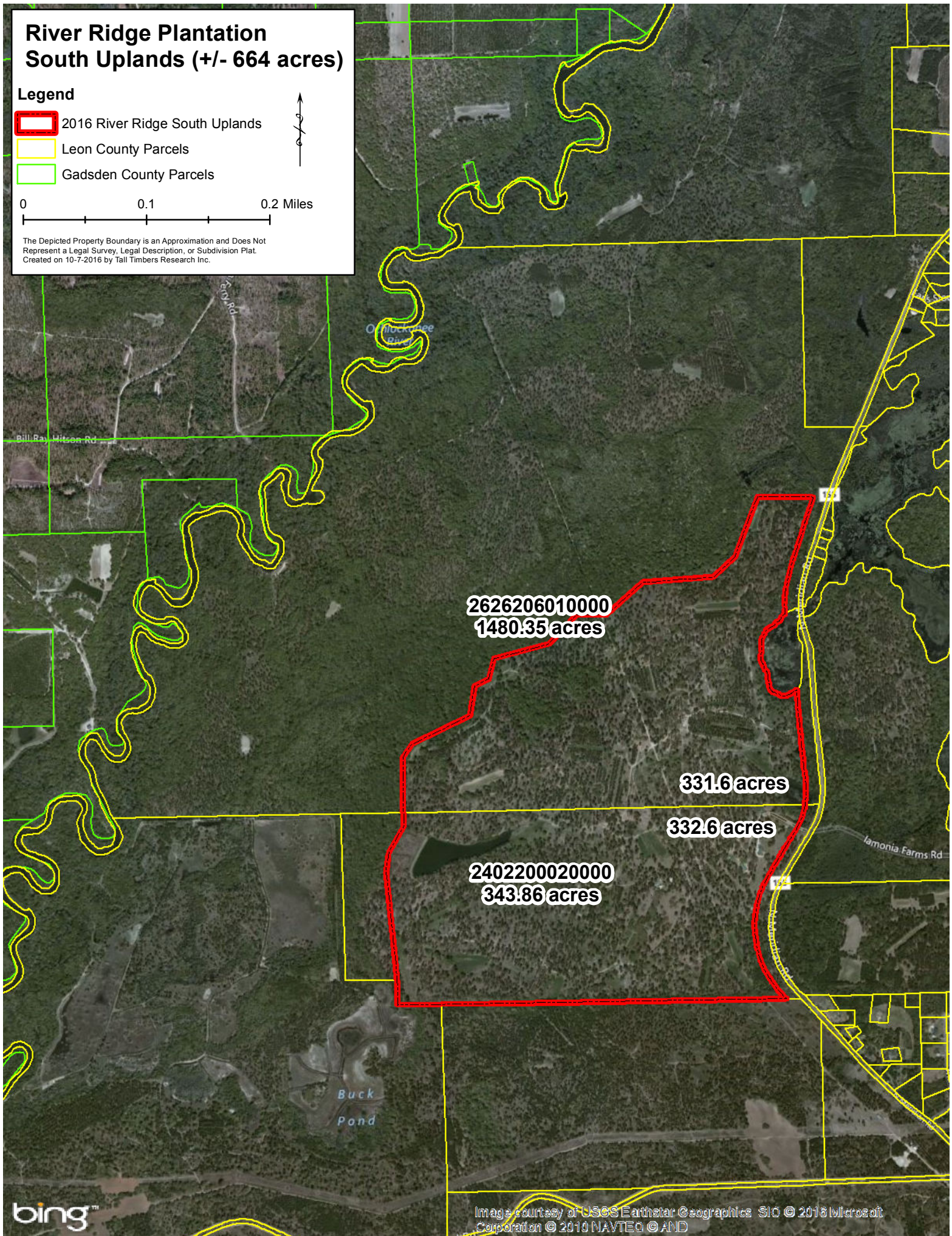
Legend

-  2016 River Ridge South Uplands
-  Leon County Parcels
-  Gadsden County Parcels



0 0.1 0.2 Miles

The Depicted Property Boundary is an Approximation and Does Not Represent a Legal Survey, Legal Description, or Subdivision Plat. Created on 10-7-2016 by Tall Timbers Research Inc.



River Ridge Plantation South Uplands

