



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES COMMISSIONER ADAM H. PUTNAM

July 23, 2018

Ms. Paula Allen
Department of Environmental Protection
Division of State Lands
3900 Commonwealth Boulevard, Mail Station 140
Tallahassee, Florida 32399-3000

Re: Florida Forever/St. Joe Timberlands – Watkins Boundary Amendment

Dear Ms. Allen:

This letter is regarding a Florida Forever/St. Joe Timberlands boundary amendment submitted by the Florida Forest Service.

After careful review, the Florida Forest Service is proposing the attached boundary amendment lying adjacent to Tate's Hell State Forest. The land owner has been contacted and is a willing seller of this tract we refer to as the Watkins Tract. The FFS is a willing manager for this tract should it be acquired by the State of Florida. This tract is adjacent three sides by publicly managed conservation lands. Historically, this tract has been managed for timber production and recreation (hunting). After successful acquisition, this tract will be added to the approved Land Management Plan for Tate's Hell State Forest. Addition of the Watkins tract will result in:

- Reducing the potential for future conservation land management conflicts. Currently the site is used as a private hunting and recreational area
- A creation of a more manageable ecosystem in a highly sensitive environmental area
- Provides additional protections for threatened and endangered flora and fauna
- Increase forest management efficiency allowing for management as a continuous landscape enabling additional protections for water quality and native habitats
- Reduction of conflicts created from development and urban interphase

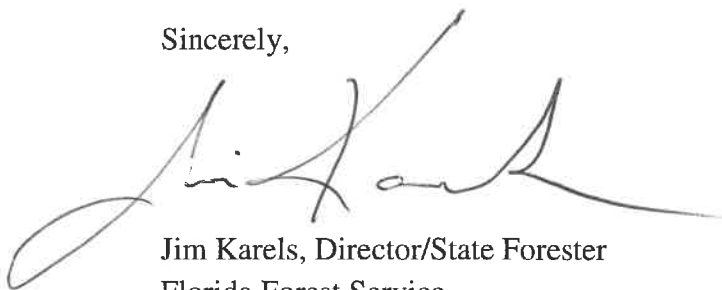
Ms. Paula Allen

July 23, 2018

Page Two

The Florida Forest Service has traversed this area, viewed aerial photography and maps of the proposal and encourages the approval of this proposal by the Acquisition and Restoration Council. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Karels", with a long horizontal flourish extending to the right.

Jim Karels, Director/State Forester
Florida Forest Service

cc: Callie DeHaven, Director DEP/DSL
John Browne, FFS
Chris Colburn, FFS
Watkins Trust



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: St. Joe Timberland

(project being proposed for modification)

Name of Property being Proposed for Addition (if applicable): WATKINS TRACT

Person Proposing Modification: John Browne

Company Affiliation: N/A

Phone: (850) 681-5818 FAX: (850) 681-5801 Cell () N/A

E-Mail Address: John.Browne@FreshFromFlorida.com

Address: 3125 Conner Blvd, Room 236 Tallahassee FL 32399-1650
City State Zip Code

Please note: Contact Paula L. 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 L. 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.
-

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.
-

Point of Contact Information

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

Project Name/Property Name: WATKINS TRACT

Authorized Representative: N/A

Company Affiliation: N/A

Phone: () N/A FAX: () N/A Cell () N/A

E-Mail Address: N/A

Address:
N/A
City State Zip Code

Legal description of Property: Sections: 19, 20, 29 & 30 Township: 8S, and Range: 6W Acres: 413.3

Tax I.D. Number(s):

20-08S-06W-0000-0010-0000 - 357.3 acres

19-08S-06W-0000-0010-0000 - 56 acres

Land Owner Contact Information:

Owner Signature

Date

Ben Watkins, Trustee of the Holt Robert G Trustee

Print Owner Name

Address:

P.O. Box H - 1330 PREAKNESS POINT - TALLAHASSEE
City State Zip Code
Garrabelle FL 32308

Phone: (850) 570-8718 FAX: () Cell ()

E-Mail Address: BEN.WATKINS@SBAFLA.COM

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 throughout the application process unless written notice of rescission by the owner(s), named above, is received by the DSL.

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

- (b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources.
 - (c) The project meets multiple goals described in subsection (4).
 - (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.

Attachment A

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.**

The Watkins Tract consists of two (2) parcels totaling 413.3 acres, located in Franklin County, and situated adjacent to Tate's Hell State Forest, Apalachicola River Wildlife and Environmental Area, and the Eastpoint Preserve. The Franklin County Property Appraiser assess the just value of the parcels at \$705,450.

2. **The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project. Does the property contain any historic structures fifty years older or older? If so, please provide a brief description, photograph(s) and location. As part of the general physical description, please provide a brief description on any improvements and the current and/or past use of the improvements.**

Hundreds of acres of many different natural community types, including, pine flatwoods, shrub bog, basin swamp, baygall, and dome swamp exist on the property. The land is teeming with native fauna such as deer, turkey, gopher tortoise, bald eagle, Florida black bear, osprey and a variety of songbirds. Flora existing on the property include cypress, slash pine and longleaf pine.

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

The bountiful wildlife on the property and plentiful conservation land connectivity may allow for the property to be a viable host for Operation Outdoor Freedom disabled veteran hunting events, or possibly other public access. The area may potentially have some archeological appeal for Native American artifacts.

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

The current property owner is considering subdividing the property into numerous residential parcels. It is anticipated this use would increase the value of the property.

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

N/A

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).**

Goals and Performance Measures – Section 259.105(4)

Goal A: Enhance the Coordination and Completion of Land Acquisition Projects

This acquisition would be a valuable addition to the St. Joe Timberland project.

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

The property is home to countless species of indigenous wildlife, including turkey, deer,

gopher tortoise, song birds, woodpeckers and Florida black bears. State acquisition of the property would ensure protection of the ecosystem and its inhabitants.

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

The property plays an essential role to aquifer recharge and forest health on the property. The most effective way of preserving the health and function of natural land is through acquisition and preservation.

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.

The Watkins Tract will play a vital role in aquifer recharge and water protection for the expanding population in the Florida panhandle.

Goal E: Increase natural resource-based public recreation of education opportunities.

The Watkins Tract will be an addition to Tate's Hell State Forest. Being adjacent to several conservation lands, this property adds to the existing available public access adjacent public lands. In addition to educational excursions. The property may provide prime habitat for other recreational activities such as hiking, camping, and hunting.

Goal F: Preserve significant archaeology of historic sites.

The archaeological significance of the property is unknown.

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

Over 400 acres of pine flatwoods, wetland communities, hardwood hammocks, and potential for planting native pines are available for sustainable management.

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

The southern boundary, as well as significant portions of the eastern and western boundaries of the Watkins Tract is adjacent to residential development.

Criteria of Section 259.105 Florida Statutes:

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

The project meets all of the 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.

See remarks under Goal D. Property is less than one mile to the west and to the south and southeast from the Apalachicola National Estuarine Research Reserve.

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

Ownership of this property would enhance and facilitate the management of the

adjacent public lands including Tate's Hell State Forest, Apalachicola River Wildlife and Environmental Area, and Eastpoint Preserve, particularly regarding prescribed burning.

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

See remarks under Goal F.

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

The Florida Forest Service will allocate a portion of the designated Tate's Hell State Forest budget to the management of the property, as it will be added as an additional tract, to the Ten-Year Tate's Hell State Forest Land Management Plan.

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

The aquifer recharge on the property are vital to the water quality and quantity in the Floridan aquifer. Furthermore, the property buffers the Apalachicola National Estuarine Research Reserve and conservation will prevent further development of this area that runs off into the Gulf of Mexico. See also remarks under Goal D.

(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.

The current owner has contemplated subdivision of the property. Should the sale of the property to the State of Florida fail, the likelihood of subdivision is high and would therefore increase the value of the property while making it harder for state acquisition at a later date. Subdivision and the subsequent sale and development of estate lots would establish a significant loss of natural, viable habitat, as well as potential open space for public recreation

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

N/A

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

N/A

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

N/A

(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.

The current owner will permit a fee simple sale of the property to the State of Florida.

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

No

- 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.**

The subject addition to the St. Joe Timberland Florida Forever project is proposed as a fee simple acquisition for Florida Forest Service-management as a silvicultural tract that may be available for responsible public access, for the State of Florida.

- 8. Suggested or proposed land manager.**

The Florida Forest Service should be designated as the land manager.

The land owner has been contacted by the Florida Forest Service.

**FLORIDA FOREVER
MANAGEMENT PROSPECTUS
FLORIDA FOREST SERVICE
DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES**

WATKINS TRACT; an addition to ST. JOE TIMBERLAND FLORIDA FOREVER PROJECT

Qualifications for State Designation

The Watkins Tract is a working timber tract, exhibiting much of the same habitat type as the adjacent Tate's Hell State Forest. Protecting this landscape would allow for the management of hundreds of acres of forestland in an area of Florida known for its globally imperiled flora and fauna, and biodiversity.

Conditions affecting intensity of management

The property should not require a high level of management intensity in the short term; however, ensuring the correct return interval for prescribed fire will be vitally important in maintaining this property, as it abuts an urban/wildland interface on multiple sides of the property. Over the long term, the Florida Forest Service (FFS) will evaluate the impacts of silviculture and limited public access that may include Operation Outdoor Freedom activities. This tract has little to no infrastructure. Evaluation of infrastructure needs that support limited public access will be a high priority.

Timetable for implementing management and provisions for security and protection of infrastructure Once the property is acquired and assigned to the Florida Forest Service, short term management efforts will concentrate on site security, control of vehicular access and management planning. The FFS will consult with the FWCC regarding potential hunts and developing the 10-year land management plan, including the establishment of a Wildlife Management Area and Special Opportunity Hunt overlays on the tract.

Revenue-generating potential

No significant revenue is expected to be generated initially. The degree of future revenue generated will depend on the nature and extent of public use and/or future silvicultural activities.

Cooperators in management activities

No local governments or others are recommended for management of this project, except for the possibility of consultation with FWC in regards to potential future hunting opportunities. The FFS will cooperate with and seek the advice of other governmental agencies.

Management costs and sources of revenue

It is anticipated that management funding will come from the CARL Trust Fund, specifically from the funds allocated to the FFS management of Tate's Hell State Forest. Estimated budget needs for interim management are as follows:

Salary (1-FTE -1-OPS)	\$0
Expense	\$0
OCO	\$0
Outsourcing	\$0
TOTAL	\$0

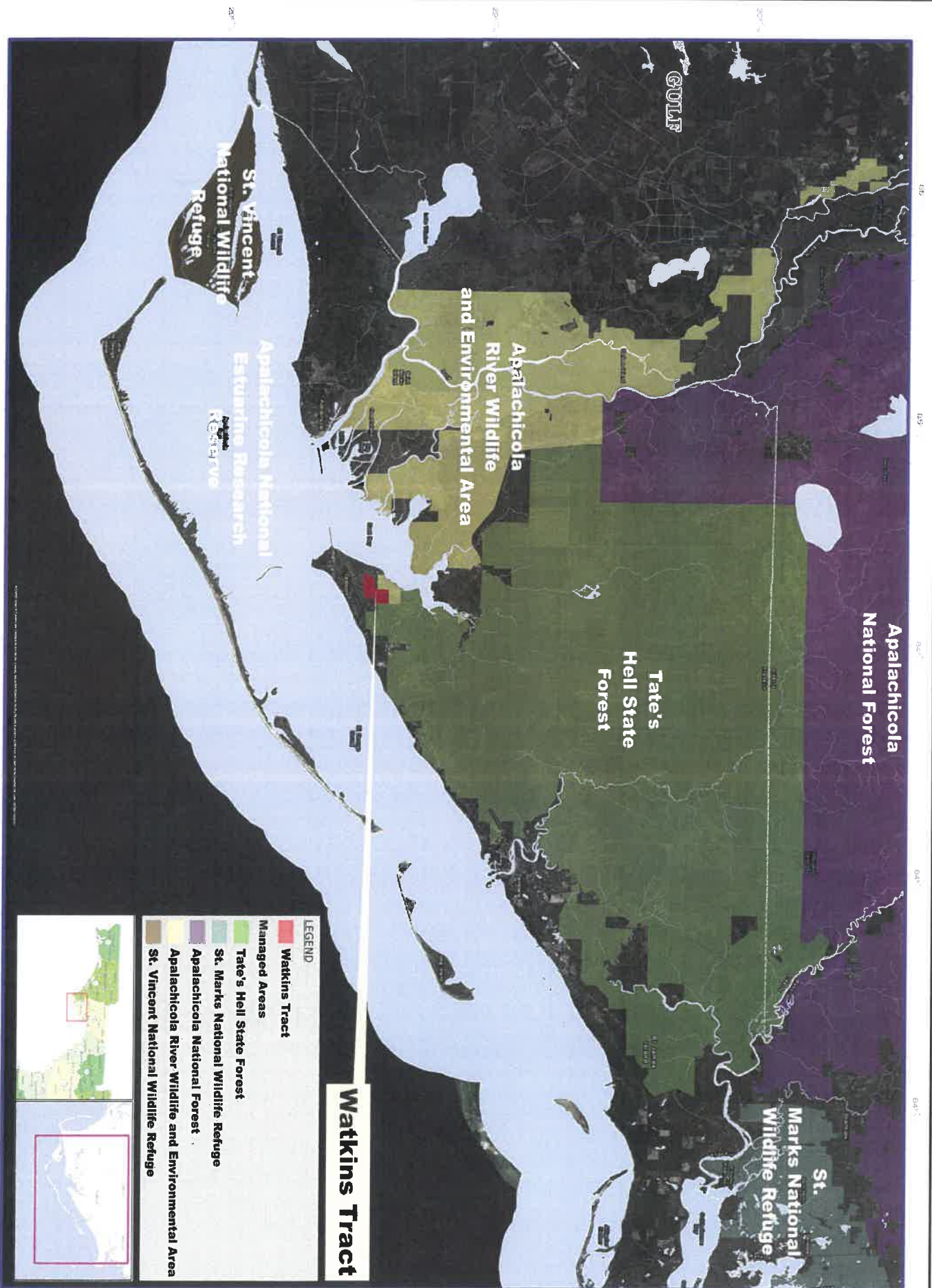


Watkins Tract Other Managed Lands - Regional



MANAGED AREAS PROPOSED FOR
THE FLORIDA NATIONAL SYSTEM OF
PUBLIC LANDS (FNLPS) ARE
ON THIS MAP. (FNLPS) FROM THE
FLORIDA FOREST SERVICE

THIS MAP WAS CREATED BY THE
FLORIDA FOREST SERVICE
IN 2018. IT IS A PRELIMINARY
MAP AND SHOULD NOT BE USED
FOR ANY OTHER PURPOSES.
FOR MORE INFORMATION, CONTACT
THE FLORIDA FOREST SERVICE
AT 561-858-2200.

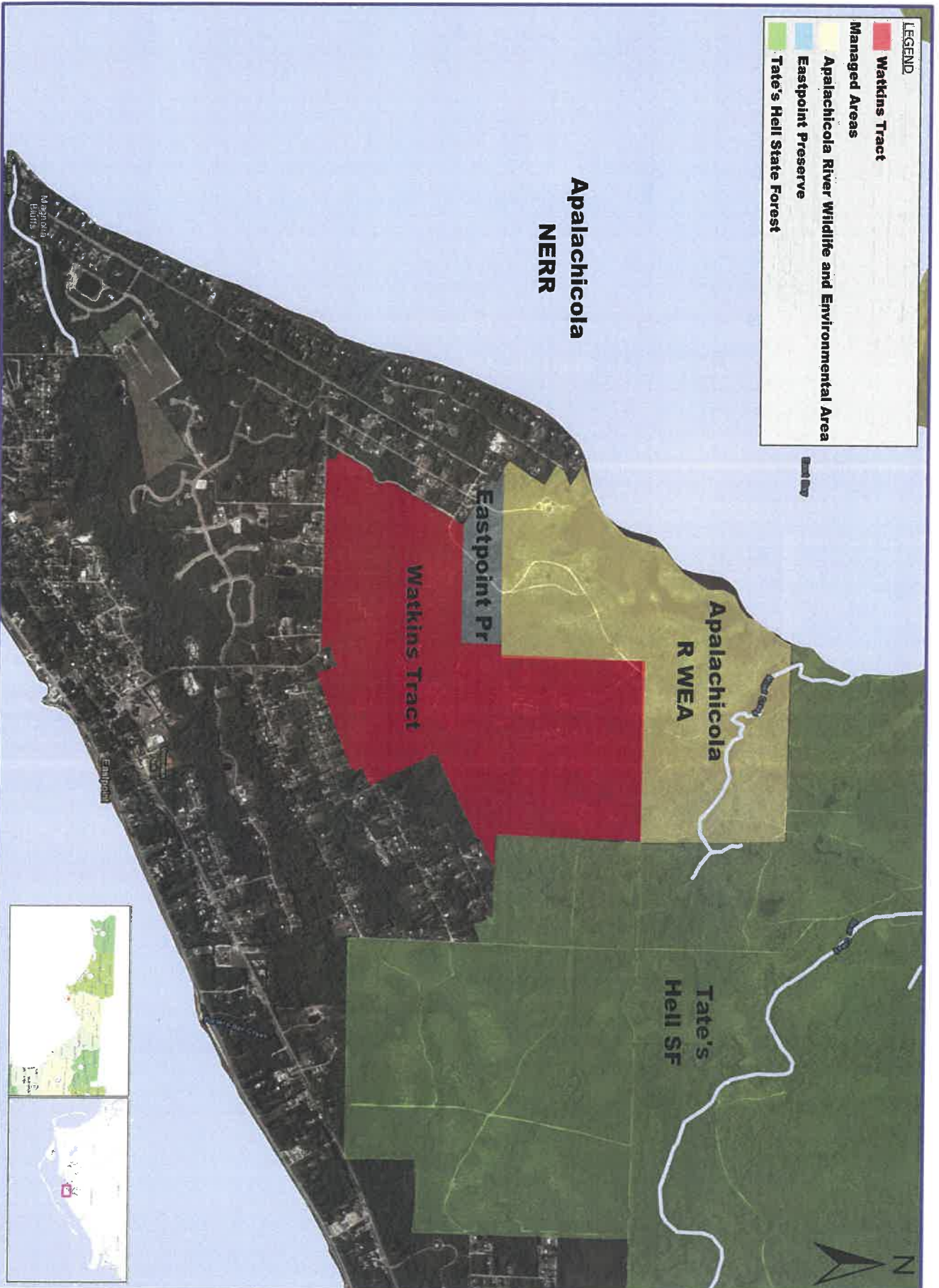




Watkins Tract Other Managed Lands - Local

APRIL 2018
THE FLORIDA FOREST SERVICE
1900 W. U.S. HIGHWAY 90, SUITE 200
GAINESVILLE, FL 32609-7200
(352) 399-2000

THIS MAP WAS CREATED BY THE FLORIDA FOREST SERVICE
AND IS NOT TO BE USED FOR ANY OTHER PURPOSES
WITHOUT THE WRITTEN PERMISSION OF THE FLORIDA FOREST SERVICE
THE FLORIDA FOREST SERVICE IS NOT RESPONSIBLE FOR ANY
INACCURACIES OR OMISSIONS THAT MAY APPEAR IN THIS MAP
OR FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY
RESULT FROM THE USE OF THIS MAP





Managed Area boundaries courtesy of the Florida Natural Areas Inventory formally used Defense Sites (FUDS) from the US Army Corps of Engineers



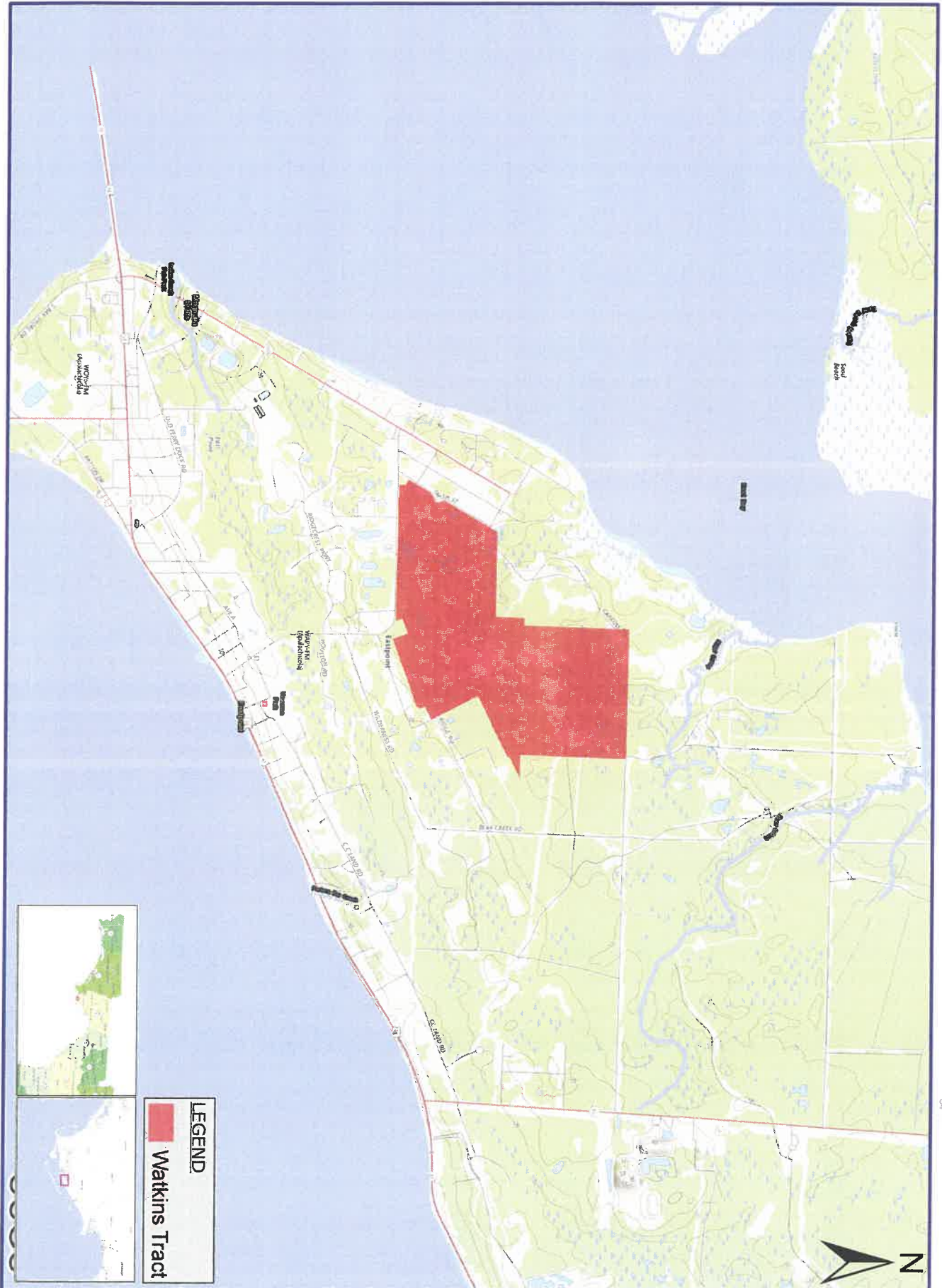


Watkins Tract USGS Map - Local

Map of the Watkins Tract, showing the location of the tract within the larger context of the Florida Forest Service's land management plan. The map is a USGS map, showing the local area around the tract.

Map of the Watkins Tract, showing the location of the tract within the larger context of the Florida Forest Service's land management plan. The map is a USGS map, showing the local area around the tract.

64°



LEGEND

Watkins Tract



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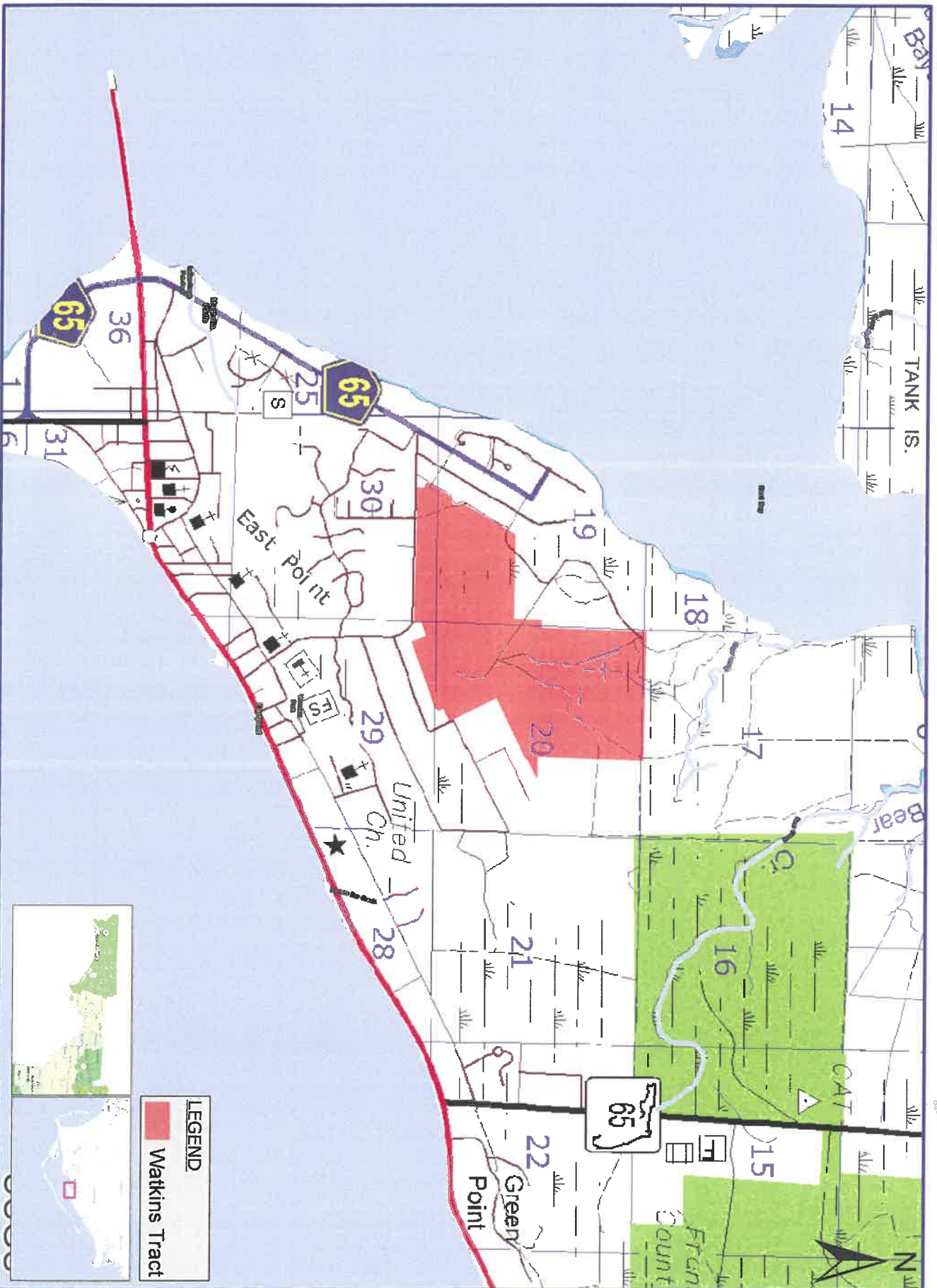


Florida Forest Service

Conservation & Forestry Division
Wildlife Management Section
Wildlife Management Section

Watkins Tract FDOT General Highway Map - Local

Map data is derived from the
Florida Department of Transportation
and is not to be used for any other
purpose without the express written
consent of the Florida Department of
Transportation.





Parcel Summary

Parcel ID	20-08S-06W-0000-0010-0000
Location Address	
Brief Tax Description*	357.3 AC M/L OR 150/441 151/449 LESS 30.79 AC LESS 3.24 AC OR 991/82 LESS .99 AC OR 991/84
*The Description above is not to be used on legal documents.	
Property Use Code	TIMBERLAND (005500)
Sec/Twp/Rng	20-8S-6W
Tax District	County (IDistrict 1)
Millage Rate	12.1988
Acreage	357.300
Homestead	N
View Map	

Owner Information

Primary Owner
Holt Robert G Trustee
P.O.Box H
Carrabelle, FL 32322

Land Information

Code	Land Use	Number of Units	Unit Type
005500	TIMBER 2	357.30	AC
009910	MKTVALAG	357.30	UT

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	03/22/2000	\$5,000	WD	635	754	Unqualified (U)	Vacant	SHANNON	WATKINS

Valuation

	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Land Agricultural Value	\$43,562	\$43,562	\$43,562
Agricultural (Market) Value	\$535,950	\$535,950	\$535,950
Just (Market) Value	\$535,950	\$535,950	\$535,950
Assessed Value	\$43,562	\$43,562	\$43,562
Exempt Value	\$0	\$0	\$0
Taxable Value	\$43,562	\$43,562	\$43,562
Maximum Save Our Homes Portability	\$0	\$0	\$0

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

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 933700 2017

[Property Appraisers Site](#)

REAL ESTATE TAX/NOTICE RECEIPT FOR FRANKLIN COUNTY

PROPERTY # R 20-085-06W-0000-0010-0000

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.00630650	\$274.72
SCHOOL-LRE	.00360900	\$157.22
SCHOOL-DISC	.00224800	\$97.93
NW FL WATER MGMT	.00003530	\$1.54
TOTAL AD-VALOREM:		\$531.41

**HOLT ROBERT G TRUSTEE
P.O.BOX H
CARRABELLE , FL 32322**

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00

357.300 ACRES
357.3 AC M/L
OR 150/441 151/449
LESS 30.79 AC
LESS 3.24 AC OR 991/82

DISCOUNT: **\$0.00**

UNPAID BALANCE: **\$0.00**

FAIR MKT VALUE	\$535,950.00	DIST	1
ASSESS	\$43,562.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$43,562.00		

**** PAID ****

Property Address: Last Payment: 01/03/2018 Receipt number: 29492

Amount Collected: \$515.47 Discount Amount: \$0.00



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Franklin County, FL

Parcel Summary

Parcel ID	19-085-06W-0000-0010-0000
Location Address	
Brief Tax Description*	112 ACRES ALL SE 1/4 OR 150/441 151/449
*The Description above is not to be used on legal documents.	
Property Use Code	TIMBERLAND (005500)
Sec/Twp/Rng	19-8S-6W
Tax District	County (District 1)
Millage Rate	12.1988
Acreage	56.000
Homestead	N

[View Map](#)

Owner Information

Primary Owner
Holt Robert G Trustee
PO Box H
Carrabelle, FL 32322

Land Information

Code	Land Use	Number of Units
005500	TIMBER 2	36.00
005500	TIMBER 2	20.00
009910	MKTVALAG	113.00

Valuation

	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Land Agricultural Value	\$6,827	\$6,827	\$6,827
Agricultural (Market) Value	\$169,500	\$169,500	\$169,500
Just (Market) Value	\$169,500	\$169,500	\$169,500
Assessed Value	\$6,827	\$6,827	\$6,827
Exempt Value	\$0	\$0	\$0
Taxable Value	\$6,827	\$6,827	\$6,827
Maximum Save Our Homes Portability	\$0	\$0	\$0

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

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sales, Sketches.

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NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 920700 2017

[Property Appraisers Site](#)

REAL ESTATE TAX/NOTICE RECEIPT FOR FRANKLIN COUNTY

PROPERTY # R 19-085-06W-0000-0010-0000

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.00630650	\$43.05
SCHOOL-LRE	.00360900	\$24.64
SCHOOL-DISC	.00224800	\$15.35
NW FL WATER MGMT	.00003530	\$0.24
TOTAL AD-VALOREM:		\$83.28

**HOLT ROBERT G TRUSTEE
P.O.BOX H
CARRABELLE , FL 32322**

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00

56.000 ACRES
112 ACRES ALL SE 1/4
OR 150/441 151/449

COMBINED TAXES & ASMTS: \$83.28

DISCOUNT: \$0.00

FAIR MKT VALUE \$169,500.00 DIST 1

UNPAID BALANCE: \$0.00

ASSESS \$6,827.00 EXEMPT VALUE \$0.00

TAXABLE VALUE \$6,827.00

Exemptions:

**** PAID ****

Last Payment: 01/03/2018 Receipt number: 29487

Property Address:

Amount Collected: \$80.78 Discount Amount: \$0.00



20-085-06W-0000-0010-0000
HOLT ROBERT G TRUSTEE
357.30 Acres Value \$335,950
[View Report | Google Maps](#)



Parcel ID 20-085-06W-0000-0010-0000
Sec/Twp/Rng 20-05-6W
Property Address
District
Brief Tax Description

Alternate ID: 06W08S20000000100000
Class TIMBERLAND
Acreage 357.3

Owner Address: HOLT ROBERT G TRUSTEE
PO BOX 11
CARRABELLE, FL 32322

1
357.3 AC M/L
(Note: Not to be used on legal documents)

Results:

Parcel ID - 20-085-06W-0000-0010-0000
Alt. ID - 06W08S20000000100000
Owner - HOLT ROBERT G TRUSTEE
Acres - 357.3
[View Report | Google Maps](#)



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Franklin County, FL



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID 19-08S-06W-0000-0010-0000

Sec/Twp/Rng 19-8S-6W

Property Address

District 1

Brief Tax Description 112 ACRES ALL SE 1/4

(Note: Not to be used on legal documents)

Alternate ID 06W08S19000000100000

Class TIMBERLAND

Acreage 56

Owner Address HOLT ROBERT G TRUSTEE

P.O.BOX H

CARRABELLE, FL 32322

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