



LAND CONSERVATION COMMITTEE

May 19, 2026

6:00 PM

Administration Building,
4th Floor, BCC Meeting Room, 477 Houston Street,
Green Cove Springs, FL 32043

Call to Order

Approval of Minutes

Land Conservation Committee Meeting Minutes April 21, 2026

New Business - Nomination Pool Items

1. LCC Application 2026-1 (Shedd Rd)
150+ acre parcel (32-05-26-020981-000-00) lying both north and south of Shedd Rd.
2. LCC Application 2026-2 (Sunrise Farms Rd)
40 acre portion of a parcel (02-05-24-005927-002-00) on Sunrise Farms Road.

3. LCC Application 2026-4 (Little Bear Properties)

The applicant submitted a nomination form listing 3 parcels of land. All three parcels are included in the attached maps. However only 2 parcels are moving forward at this time.

Two of the parcels (12-05-24-006219-001-00 and 42-05-25-021388-001-00), totaling 26 acres, are owned by Little Bear Properties, LLC and are located on the south side of the South Fork of Black Creek and immediately adjacent on the west side of the Black Creek Ravines Conservation Area. The owner of these 2 parcels has consented to move forward with the conservation program nomination.

The third parcel (13-05-24-021388-178-00), totaling 242.5 acres, is owned by the Ravines Holding Co, LLC and comprises the golf course and recreation areas for the HOA. Staff have not yet been in contact with this organization and therefore are not providing a recommendation regarding this parcel at this time. Should the property owner decide to move forward with this parcel, staff will bring it to the LCC as a separate application.

On the first two parcels there are opportunities to view wildlife and possibly light recreation such as a boardwalk connection to the Black Creek Ravines Conservation Area trails.

4. LCC Application 2026-8 (4334 Gary Rd)
2 parcels (23-06-25-010538-003-00 and 23-06-25-010538-000-00) totaling 104 acres on the north side of Gary Rd.

Public Comment

Staff Comments

Adjournment

In accordance with the Americans with Disabilities Act, any person needing accommodations to participate in this matter should contact Clay County Risk Management by mail at P.O. Box 1366, Green Cove Springs, Florida 32043, or by telephone at (904) 679-8596, no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Deaf and hard-of-hearing persons can access the telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).



Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, May 19 6:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Land Conservation Committee Meeting Minutes April 21, 2026	Backup Material	5/1/2026	Land_Consevation_Committee_Meeting_Minutes_April_21__2026.ADA_aw.pdf



LAND CONSERVATION COMMITTEE MEETING MINUTES

April 21, 2026

6:00 PM

Administration Building
4th Floor, BCC Meeting Room
477 Houston Street
Green Cove Springs, FL 32043

Call to Order

Present: Matthew Corby - Environmental Seat - Chairman
Heather Nagy - Environmental Seat - Vice-Chairman
Cooper Murphy - Agricultural Seat
Tina Sachs - Conservation Seat
April Thomas - Environmental Seat
Randolph Padgett - Agricultural Seat
Josh Farley - Agricultural Seat
Mark Feagle - Conservation Seat
Rebecca Perry - Environmental Seat
Christie Hingst - Conservation Seat
Dr. Craig Price - Agricultural Seat

Absent: None

Staff Present: Dodie Selig, Chief Planner
Caleb Risinger, Real Estate and Land Conservation Manager
Liza McCain, Parks and Recreation

Chairman Matthew Corby led the Pledge of Allegiance.

Chairman Matthew Corby called the meeting to order at 5:01 pm.

Approval of Minutes

Land Conservation Committee Meeting Minutes March 17, 2026.

Mark Feagle made a motion for approval of the March 17, 2026, LCC Meeting minutes, seconded by Cooper Murphy, which carried unanimously.

Chairman Matthew Corby opened the floor for public comment at 6:48 pm.

Hearing no comments, Chairman Matthew Corby closed public comment at 6:48 pm.

Old Business

1. Practice Session - Parcel # 33-04-25-008134-003-00
The parcel has a large stormwater pond and a commercial building with parking currently housing an animal rescue operation.
2. Practice Session - Parcel # 11-05-25-009331-001-00
This parcel sits on the north bank of Black Creek. Approximately half the site has been

cleared and is used by a local remote-controlled airplane club. The other half is wooded or wet. The waste management facility operation to the north has utilized the northern portion of this parcel for storage in the past. Access is off an unimproved dirt roadway.

3. Practice Session - Parcel # 28-04-26-013158-000-00

This parcel has a paved parking lot and trail loop. The possibility exists to develop a boardwalk through the wetlands to the St Johns River but permits would be required and there is an associated cost.

Items One, Two and Three can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/committees/land-conservation-committee/April 21, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/committees/land-conservation-committee/April%2021,%202026), beginning at 0:50 and ending at 47:33. Below is a summary of the discussion.

Dodie Selig, Chief Planner, addressed the Committee to provide a recap and details for the practice sessions for Parcels: 33-04-25-008134-003-00, 11-05-25-009331-001-00, and 04-26-013158-000-00, as indicated above.

Areas of Discussion by the Committee and Staff:

- Ranking/Scoring Matrix
- Eligibility of Parcels
- Process/Procedure for Recommending Parcels
- Guidelines
- Rubric
- Criteria
- Staff Report/Maps Provided
- Information Provided in the Narrative Section
- Clarification of the Aquifer Recharge
- Applied Scoring
- Budget
- Inclusion of Value
- Acquiring Parcels
- Preserving More Green Land
- Conservation Easement vs. Full Fee
- Partnership Importance
- Change to Procedure/Process
- Assessment of Points
- Moving Forward
- Budget/Distribution of Funding
- Monetary Value of Parcels
- Value of Wetlands
- Evaluation by Seller prior to the LCC Evaluation
- Number of Parcels for Review at the Next LCC Meeting (7)
- Additional/Missing Application Information for Easements
- Categories for Evaluations
- County-Owned Conservation Easements
- Scoring the Properties for Review/Discussion before Meetings
- Upcoming Agenda Topics
- On-Site Visits to Parcels/Properties

There was no action required by the Committee.

Public Comment

Chairman Matthew Corby opened the floor for public comment at 6:48 pm.

Hearing no comments, Chairman Matthew Corby closed public comment at 6:48 pm.

Adjournment

Hearing no further business, Chairman Matthew Corby adjourned the meeting at 6:48 pm.

Attest:

Committee Chairman

Recording Deputy Clerk



Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, May 19 6:00 PM

TO: Land Conservation Committee

DATE: 5/11/2026

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT: 150+ acre parcel (32-05-26-020981-000-00) lying both north and south of Shedd Rd.

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
▢	2026-1 - IOR - Shedd Rd	Cover Memo	5/11/2026	2026-1_-_IORdsada.pdf
▢	2026-1 - Application - Shedd Rd	Backup Material	5/11/2026	2026-1_-_Applicationdsada.pdf



1 **FFCLP – Initial Office Review**

2 **Parcel # 32-05-26-020981-000-00**

3
4 **Property Information**

Parcel #: 32-05-26-020981-000-00	Parcel Address: Blanding Blvd, Forrest Dr, 2932 Ravines Rd, Middleburg
Current Land Use: RR (Rural Residential)	Current Zoning: AR (Agricultural-Residential)
Total Acres: 168.89 +/- acres	Acres proposed for acquisition: 150 +/- acres
Existing Uses:	Located within a moderate/high location on the conservation values heat map: Y
Just Market Value: \$2,533,350	

5
6 **Applicant Information:**

Name: George E. Platt	Same as Owner? Y
------------------------------	-------------------------

7
8 **Owner Information:**

Name: We Are Right Asset Management LLC

Conservation Easement or Fee Simple Purchase: Conservation Easement

Asking Price (if known):

9
10 **Primary Conservation Goals:**

Water Quality and Sources Y
 Wildlife Habitat and Connectivity Y
 Forests and Farms N

Secondary Conservation Goals:

Historic and Cultural Resources N
 Access to Recreation N
 Flooding Reduction Y

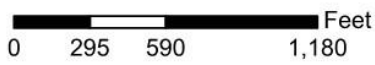
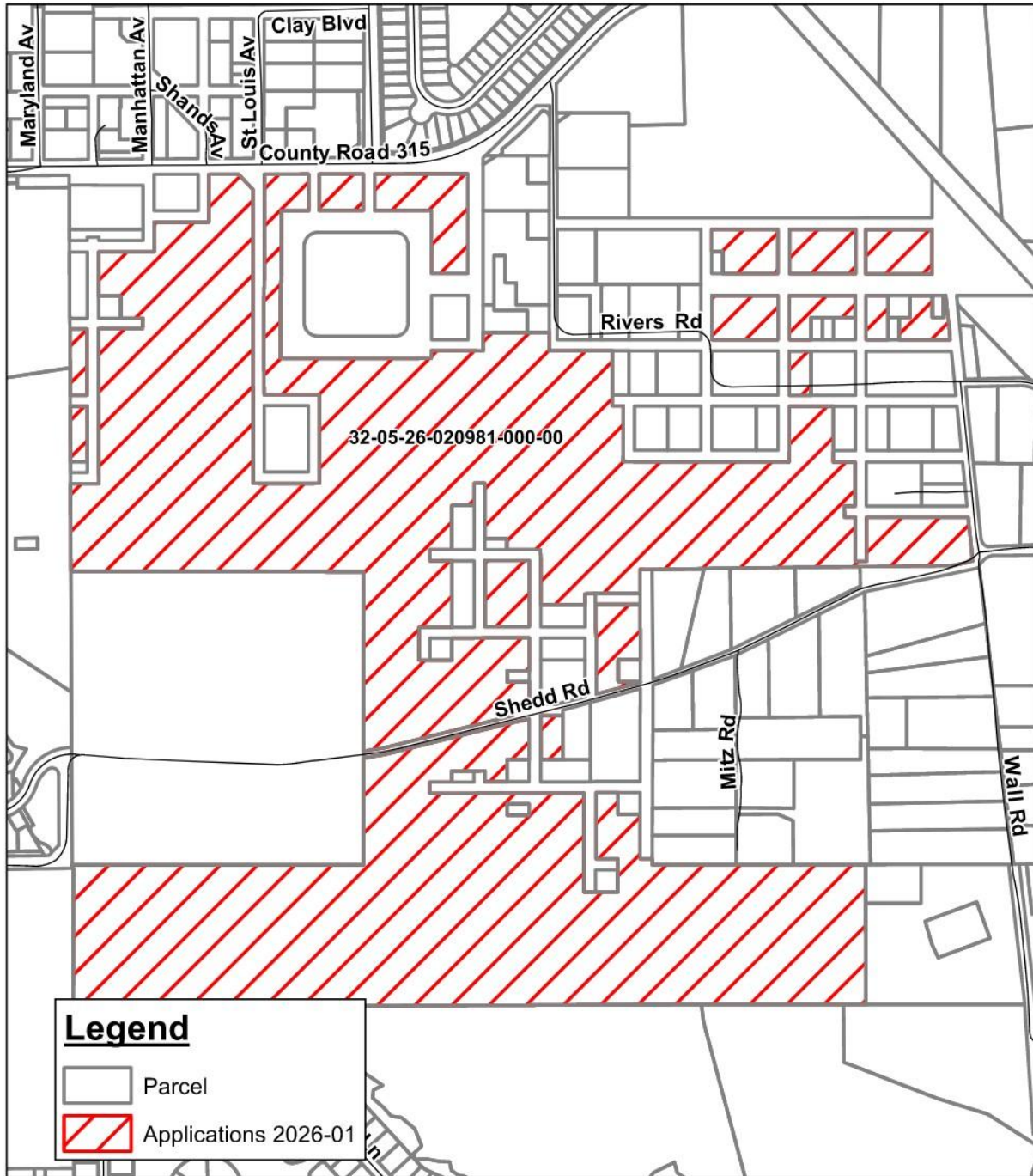
11
12
13 **Property Description:**

14 In a rapidly developing area close to the St. Johns River, this property is within a biodiversity priority #2
15 area and is hydrologically connected to the Clay Branch waterway. The property is mostly mesic flatwoods,
16 shrub and brushland, wet flatwoods, freshwater forested wetlands and mixed hardwood coniferous.
17

Figure 1 – Location Map



Figure 2 – Parcel Map



**Parcel Location Map
Forest and Farms programs
Application 2026-01**



Figure 3 - Aerial Photo

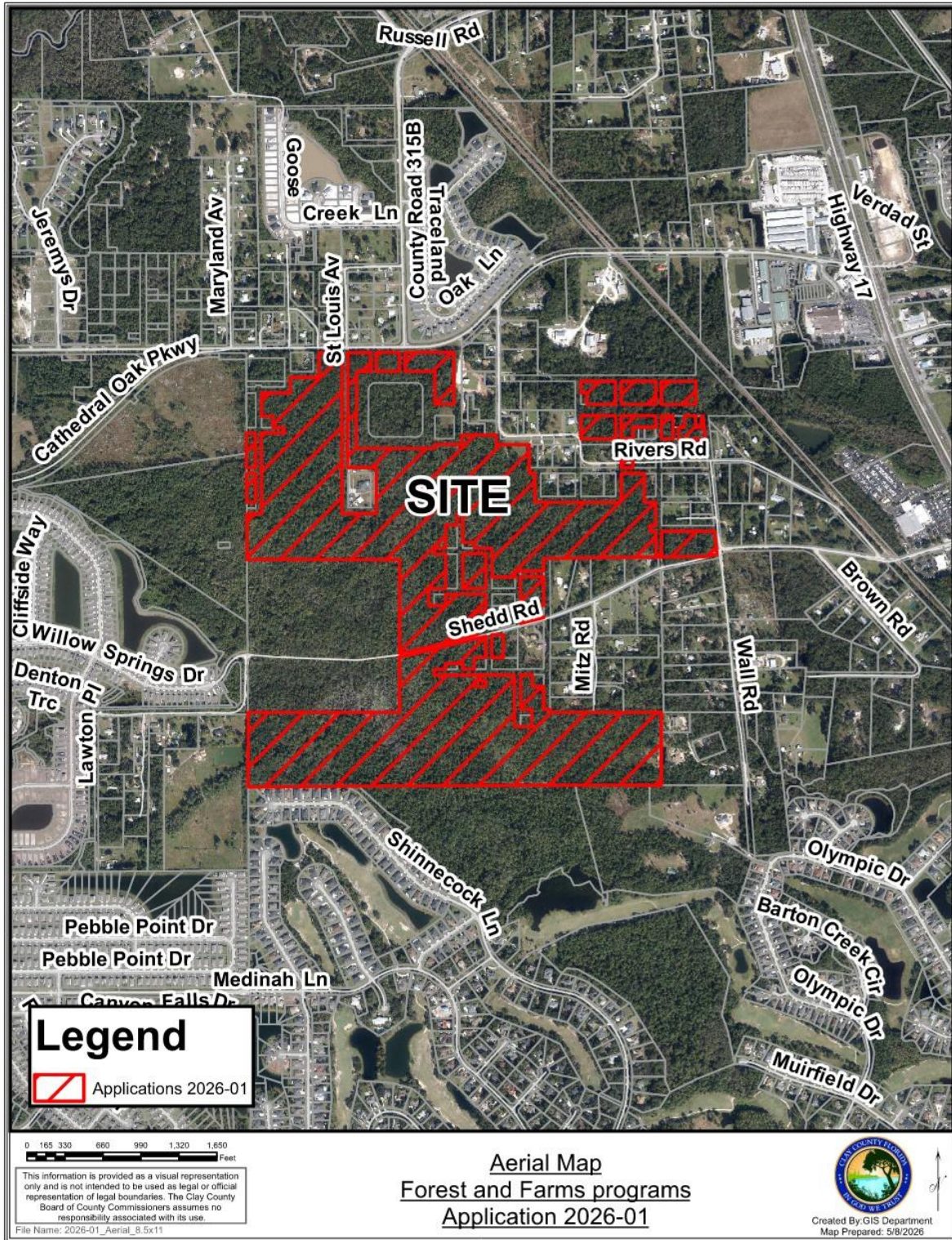


Figure 4 – Soil Map

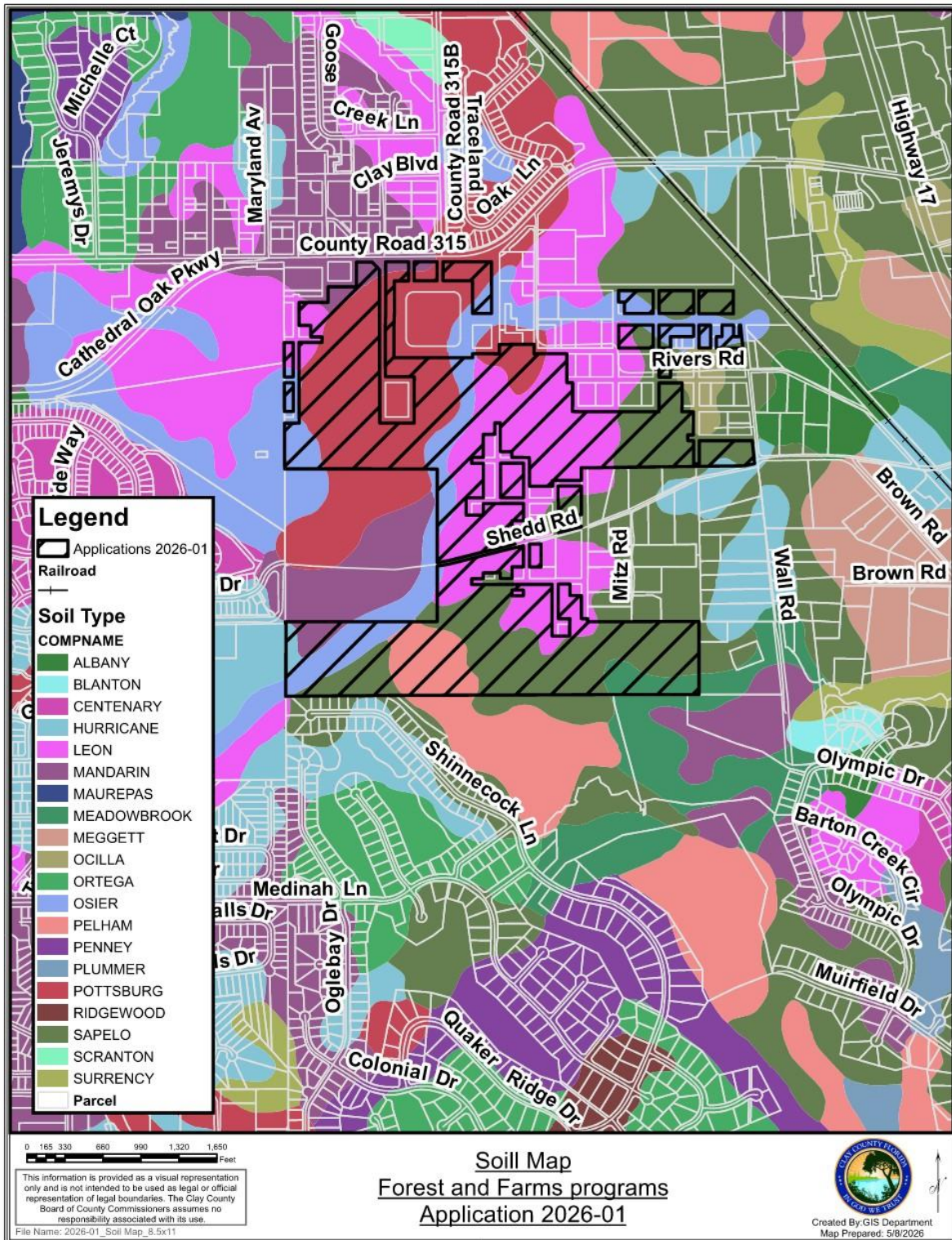


Figure 5 – Flood Zone Map

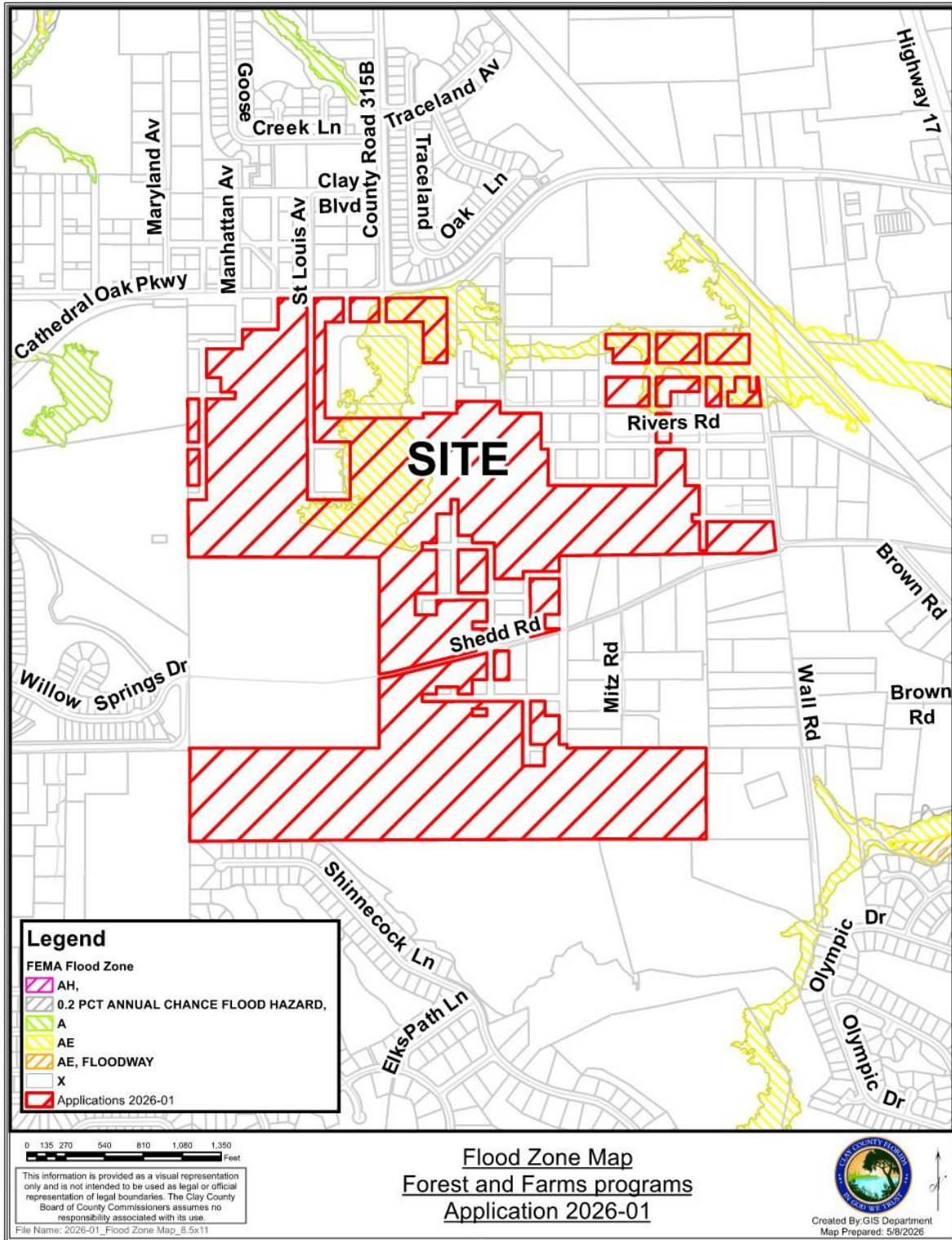


Figure 6 – Topography Map

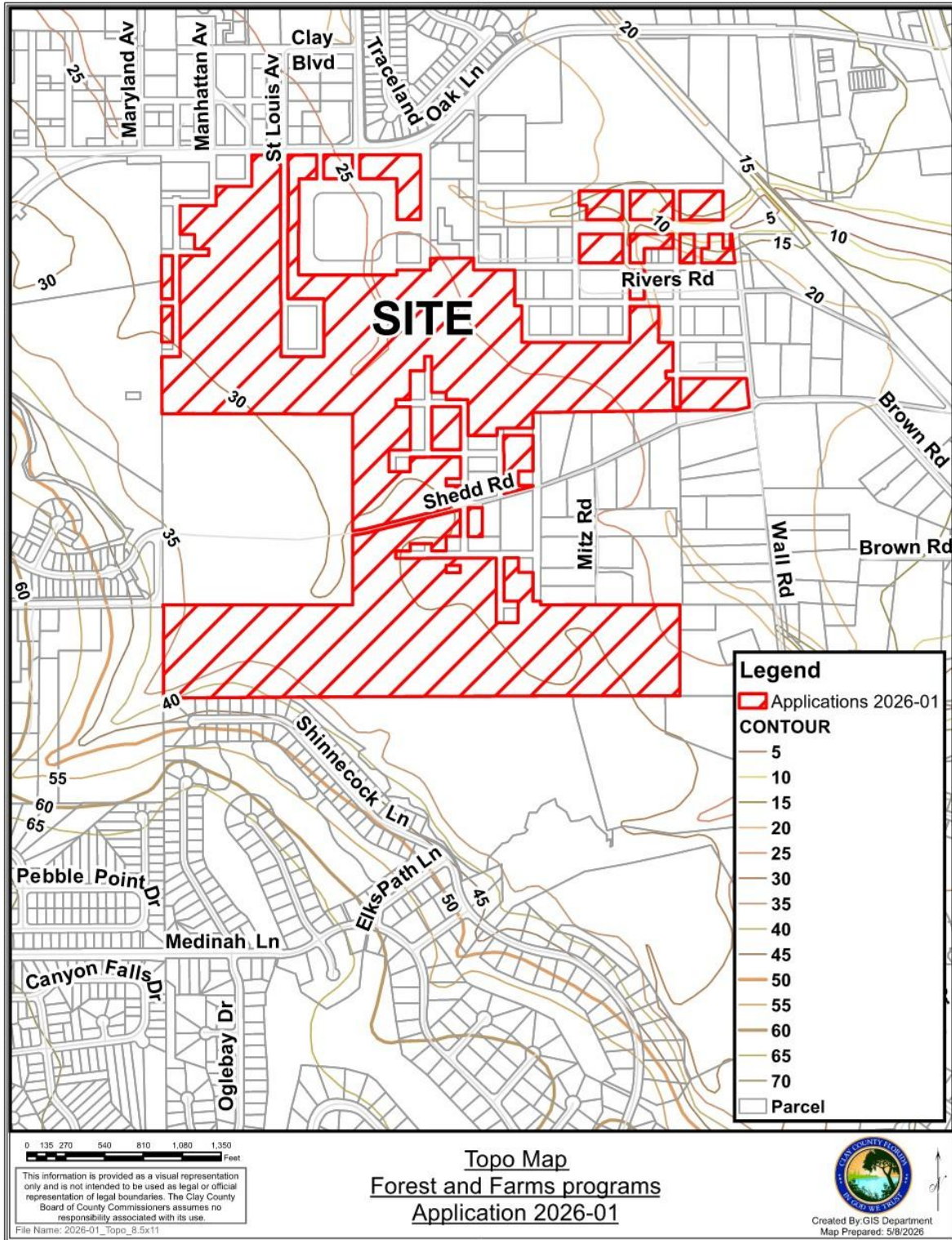


Figure 7 – Habitat Value Map

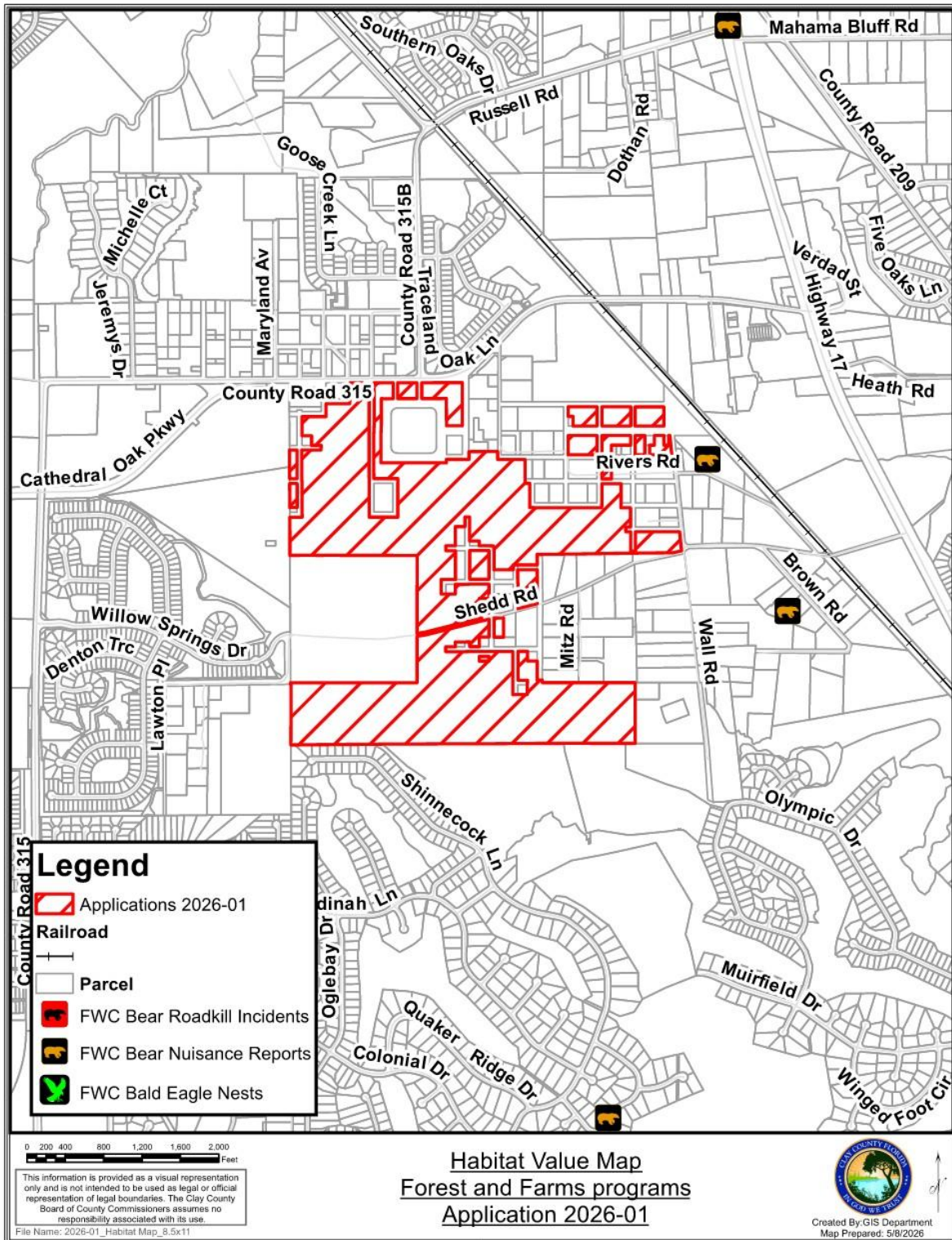
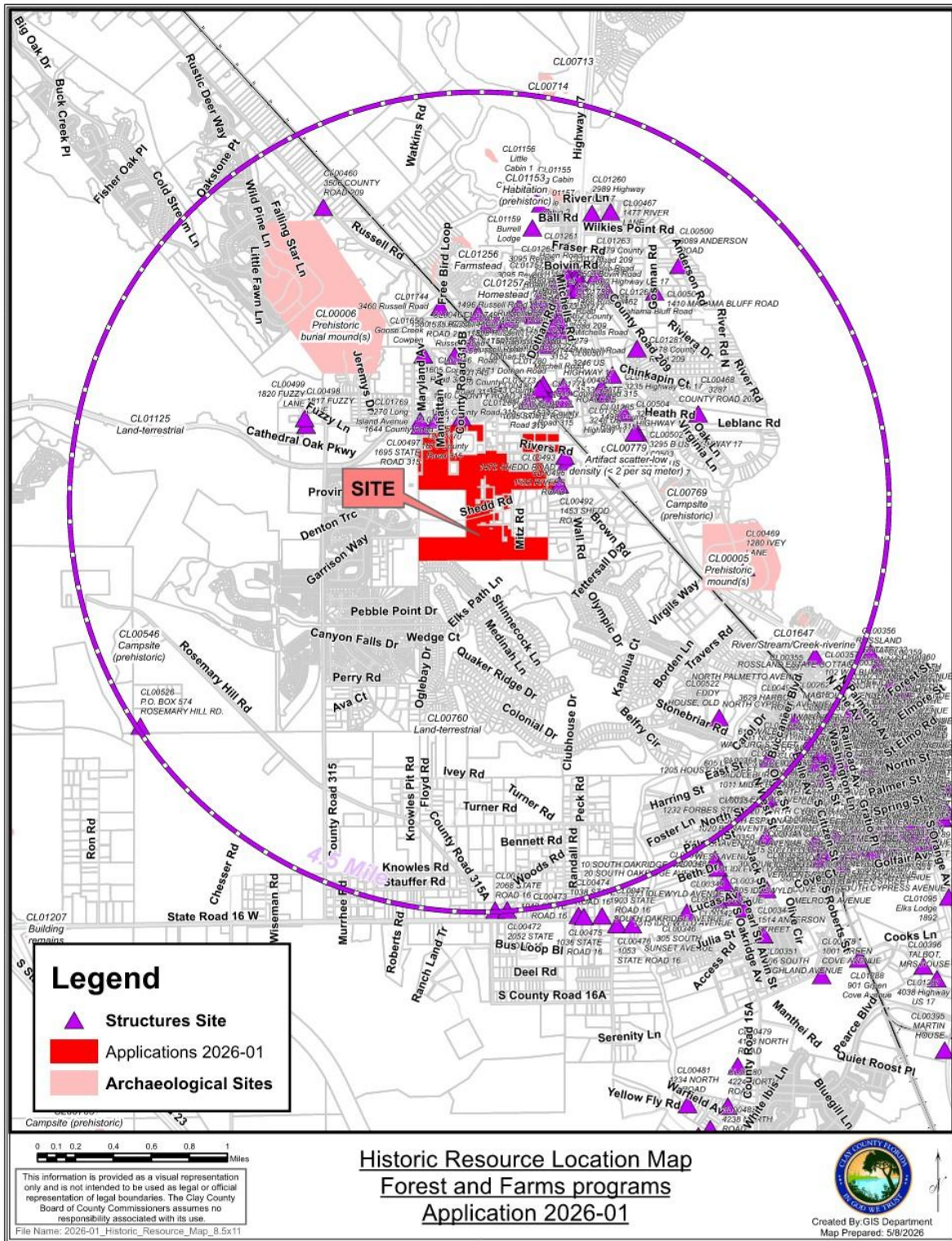


Figure 8 - Historical Resources



34 **Analysis of Surrounding Uses**

35 The properties surrounding the subject parcel are developed single-family residential in mostly
36 subdivisions.

	Owner	Existing Use
North	various owners in Fellowship Park subdivision, Clay County Board of County Commissioners	Single-Family Subdivision
East	various owners in Fellowship Park subdivision	Single-Family Subdivision
South	Magnolia Point Golf & Country Club Homeowners Association (various owners) David Pollard et al	Single-Family Subdivision Conservation Easement
West	Richard Travis Affluent Funding Inc Willow Springs Owners Association Inc Peters Creek Investments LLP	Single-Family Agricultural-Residential

37
38

39 **Analysis of Proposed Acquisition**

40 The parcel is listed as a vulnerable aquifer recharge area with documented longleaf, bear and bald eagle
41 habitat. This is a high priority urban area for new parks and priority #2 on FNAI’s habitat conservation
42 priority scale.

43 Acquisition of the subject parcel would meet the primary conservation goal of water quality and sources
44 and protecting wildlife habitat and connectivity. It would meet the secondary conservation goals of flooding
45 reduction. No known environmental hazards exist on the property that would require remediation.

46

47 **Staff Recommendation**

48 Staff recommends approval of Parcel #: 32-05-26-020981-000-00.

49

Clay County
Forests and Farms Conservation Lands Program

Form Received:	Land Acquisition Property Nomination Form	Application Number:
----------------	--	---------------------

1 Applicant Information (The applicant does not have to be the property owner.)

Applicant Name: George E. Platt
 Street Address: 1245 Pleasant Point Rd
 City: Green Cove Springs State: FL Zip: 32043
 Phone: 904-610-3006 Email: platt92@hotmail.com

Applicant Signature: Date: 2/18/2026

2 Property Owner Verification

Does the Applicant have an ownership interest in the property?
 Yes No (If No, skip to #4)

3 Access Authorization

By signing below, I as the property owner, authorize County staff to access said property at reasonable hours and upon reasonable notice for the purpose of conducting such review as may be necessary to determine eligibility of the property. (Valid only if owner signs)

Owner's Signature: Date: 2/18/2026

4 Property Owner Information	5 Owner's Authorized Agent (if applicable)
-------------------------------------	---

Owner Name: We Are Right Asset Management LLC	Agent's Name:
Street Address: 1245 Pleasant Point Road	Street Address:
City: Green Cove Springs State: FL Zip: 32043	City: State: Zip:
Phone: 904-610-3006	Phone:
Email: platt92@hotmail.com	Email:

6 Project Information

General Location (address, intersection, etc.): Shed Road
 Tax Parcel Number (if known): 32-05-26-020981-000-00
 Acreage to be considered for acquisition (if less than entire parcel): Approx. 150

If this application involves multiple contiguous parcels, please list the additional parcels in the box to the right:

Does the property have a lien or other pertinent title encroachment? Yes No If Yes, please explain:

Does the property have a billboard located on site? Yes No Is the property currently being leased for agricultural purposes? Yes No

Briefly describe this parcel's environmental features, ecological significance, scenic beauty, wildlife habitat, and any negatives associated with the parcel, such as the presence of hazardous waste, exotic species of plants or animals, etc. Feel free to attach up to 10 pages of additional information, including pictures, illustrating why this site is suitable for acquisition by Clay County.

The property is located in a rapidly developing area of green cove springs. It is nearby the St. Johns River and within a biodiversity priority zone 2 area according to the FWC. It connects hydrologically to Clay Branch waterway. The property is mostly mesic flatwoods, shrub and brushland, wet flatwoods, freshwater forested wetlands, and mixed hardwood coniferous. It is in an area with desperate need for land conservation.

Proposed Purchase Type: Conservation Easement - or - Full Fee Purchase

Committed Match* Funding Available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Committed Match Funding Amount: \$	Match Funding Source:
--	------------------------------------	-----------------------

* Committed Match: Funds are available and have been committed to this project.

As the landowner, are you willing to donate a portion of the value of the Property Sale or Conservation Easement Value? Yes No

What amount are you seeking in the sale? \$ Will need appraisal (Staff will compare this amount to the property tax appraised value)

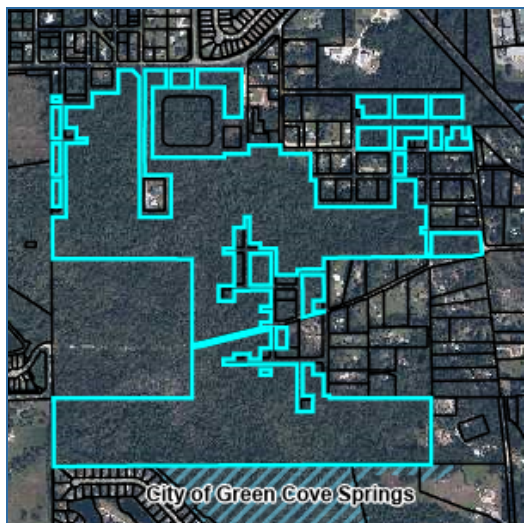
Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 32-05-26-020981-000-00
Location RIVERS Rd
Address Green Cove Springs 32043
Brief Tax Description* LOTS 1 & 3-12 BLK 79; BLK 80; BLK 81; BLKS 101-104; BLK 108; BLK 114; LOTS 2 & 4-12 BLK 115 BLK 115; BLKS 116-119; LOTS 4 & 6 BLK 145; LOTS 2;4;6;8;10 & 12 BLK 190; LOTS 4;6;8;10 & 12 BLK 191; UN-NUMBERED PRCL E OF BLK 192; LOTS 2;4;6;8;10 & 12 BLK 192; BLKS 193-195; BLK 197; BLK 198; LOTS 1-12 BLK 199; UN-NUMBERED PRCL E OF BLK 199; ALL UN-NUMBERED PRCLS BOUND N BY MAGNOLIA BLVD; S BY VANCE BLVD; E BY BAYARD AVE & W BY MANHATTAN AVE; BLKS 200-204; ALL BLK 203; BLK 205 EX LOT 1; LOTS 1;3;5;7;9-12 BLK 206; BLK 207; BLK 208; BLK 209; BLK 210; BLK 211; UN-NUMBERED PRCLS N GA AVE & PRCLS S OF BLKS 208-211; BLK 217; LOTS 1;3;5;7;9 & 11 BLK 218; ALL BLK 219; LOTS 5-12 BLK 220; LOTS 1-4 & 7-12 BLK 221; LOTS 1-5;7 & 9-12 BLK 222; BLK 224 EX LOT 6; LOTS 1-8;10 & 12 BLK 225; BLK 226; BLK 237; BLK 238 EX LOT 2;6; LOTS ALL BLK 237 BLK 238 EX LOT 2; LOTS 1;3 & 5-12 BLK 239; LOTS 5,7,9 & 11 BLK 240; LOTS 1-9 & 11 BLK 242; BLK 243; BLK 244 EX LOT 10; BLK 245; BLK 246; BLK 266; BLK 267 EX LOTS 6;8;10 & 12; LOTS 1-4;8-12 & 14 BLK 268; LOTS 1-4 BLK 270; LOT 6 BLK 272; LOTS 1-8 BLK 275 BLKS 278-282; UN-NUMBERED PRCL W OF BLK 281; ALL BLK 283; BLK 284; LOTS 3 & 5 BLK 313; UN-NUMBERED PRCL E OF BLK 364; LOT 12 BLK 364; LOTS 2;4;6;8;10 & 12 BLK 367; BLKS 368-377; LOTS 1-8;10 & 12 BLK 384; BLK 385 LOTS 2 & 4-12; BLK 386; LOTS 2 & 4-12 BLK 387; ALL BLKS 388 & BLK 389; BLK 390; BLK 391; BLK 393; BLKS 404-409; UN-NUMBERED BLK E OF BLK 409; BLKS 411-417; & PT OF FELLOWSHIP BLVD (CLOSED AS REC DB 84 PGS 399-406; AS REC O R 138 PG 142; 194 PG 447; 358 PG 471; 371 PG 206; 601 PG 206; 601 PGS 136-153; 642 PG 529 1081 PG 105; 1267 PG 1267 PG 673; 1530 PG 510 & 1855 PG 1137 EX PT DB 90 PG 211; O R 4 PG 412; 19 PG 87; 357 PG 656; 371 PG 371 PG 205; 642 PGS 531 & 532; 870 PG 374 & 897 PG 161 & ROAD CLOSURE RESOLUTION 2015- 2016-64 AS REC O R 3891 PG 1745 PG EX PT MAG POINT NORTH FORTY PB 48 PGS 58 & 59 ALSO AS REC O R 3526 PG 475; 3530 PG 416; 3534 PG 2168; 3537 PG 38; 3606 PG 1499; 3613 PG 410; 3726 PGS 14 & 16 & PT CUT OUT PER SURVEY, 4051 PGS 499 & 300, 4160 PG 1716, 4243 PG 66 & 4337 PGS 1669 & 1670
 (Note: *The Description above is not to be used on legal documents.)

Property Use Code NA/MX60/69 (5701)
Sec/Twp/Rng 32/5/26
Tax District Tax Dist 001 - BCC
Millage Rate 15.2523
Acreage 168.89
Homestead No

Map



Owner Information

We Are Right Asset Management LLC
 1245 Pleasant Point Rd
 Green Cove Springs FL 32043

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
NA/MX70/79 (5601)	41.35	Natural Mix 70/79	Ag Use	0	0
NA/MX60/69 (5701)	88.73	Natural Mix 60/69	Ag Use	0	0
NA/MX80/89 (5501)	38.81	Natural Mix 80/89	Ag Use	0	0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
5/19/2020	\$1,800	Quit Claim Deed	4337	1670	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Improved	Newhard Edith Heirs	We Are Right Asset Management LLC
9/13/2019	\$400	Quit Claim Deed	4243	66	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Improved	WE ARE RIGHT ASSET MANAGEMENT	We Are Right Asset Management LLC

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
1/29/2019	\$7,300	Quit Claim Deed			Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Vacant	MOODY RUBEN	
4/17/2018	\$100	Trustee's Deed	4116	222	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Vacant	PLATT GEORGE E TRUSTEE	PLATT GEORGE E TRUSTEE
4/17/2018	\$100	Personal Rep Deed	4116	217	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Vacant	PLATT GEORGE E P/R	PLATT GEORGE E TRUSTEE
1/23/2018	\$100	Quit Claim Deed	4051	300	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Vacant	PLATT GEORGE EDWARD	WE ARE RIGHT ASSET MANAGEMENT LLC
1/23/2018	\$100	Quit Claim Deed	4051	299	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Vacant	BRUCE D MCANNALLY TRUST	PLATT GEORGE EDWARD
5/3/2016	\$100	Quit Claim Deed	3854	1104	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Vacant	PLATT GEORGE E	PLATT GEORGE E & BRUCE D MCANNALLY
4/20/2016	\$1,400	Tax Deed	3849	1002	Unqualified - UNQUAL/FEDERAL/STATE/LOCAL GOV	18	No	Vacant	CLAY COUNTY CLERK OF COURT	PLATT GEORGE E & BRUCE D MCANNALLY
4/20/2016	\$1,600	Tax Deed	3849	952	Unqualified - UNQUAL/FEDERAL/STATE/LOCAL GOV	18	No	Vacant	CLAY COUNTY CLERK OF COURT	PLATT GEORGE E & BRUCE D MCANNALLY
12/16/2015	\$800	Tax Deed	3813	1372	Unqualified - UNQUAL/FEDERAL/STATE/LOCAL GOV	18	No	Vacant	CLAY COUNTY CLERK OF COURT	PLATT GEORGE E
3/6/2015	\$21,700	Warranty Deed	3726	16	Qualified	03	No	Vacant	BARKSDALE GERALD	MCANNALLY BRUCE & GEORGE PLATT
1/13/2014	\$800	Warranty Deed	3613	410	Qualified	03	No	Vacant	CRAWLEY WILLIAM A	MCANNALLY BRUCE & GEORGE PLATT
12/18/2013	\$400	Warranty Deed	3606	1499	Qualified	01	No	Vacant	BROOKER JACK CRAIG	MCANNALLY BRUCE & GEORGE PLATT
5/9/2013	\$900	Warranty Deed	3534	2168	Qualified	05	Yes	Vacant	WEEKS MICHAEL H	MCANNALLY BRUCE & GEORGE PLATT
4/27/2013	\$1,100	Warranty Deed	3537	38	Qualified	01	No	Vacant	OLIVER PETER LEE(CORRECTIVE)	MCANNALLY BRUCE & GEORGE PLATT
4/27/2013	\$100	Warranty Deed	3530	416	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Vacant	OLIVER PETER LEE	MCANNALLY BRUCE & GEORGE PLATT
4/10/2013	\$2,800	Warranty Deed	3526	475	Qualified	01	No	Vacant	BAILEY PAULINE	MCANNALLY BRUCE & GEORGE PLATT
3/31/2000	\$100	Warranty Deed	1855	1137	Qualified	01	No	Vacant	DELP ELVIN & NORA	MCANNALLY BRUCE & GEORGE PLATT

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

Recent Sales in Area

Sale date range:

From:

To:

Distance:

Units:

TRIM Notice

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

Valuation

	2025 TRIM	2024 Certified	2023 Certified	2022 Certified
+ Building Value	\$0	\$0	\$0	\$0
+ Extra Features Value	\$0	\$0	\$0	\$0
+ Land Value	\$2,533,350	\$2,533,350	\$2,533,350	\$2,533,350
Land Agricultural Value	\$61,303	\$58,424	\$58,424	\$52,169
Agricultural (Market) Value	\$2,533,350	\$2,533,350	\$2,533,350	\$2,533,350
= Just Market Value	\$2,533,350	\$2,533,350	\$2,533,350	\$2,533,350
= Total Assessed Value	\$61,303	\$58,424	\$58,424	\$52,169
- Exempt Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$61,303	\$58,424	\$58,424	\$52,169
Maximum Save Our Homes Portability / AGL Differential	\$0	\$0	\$0	\$0

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

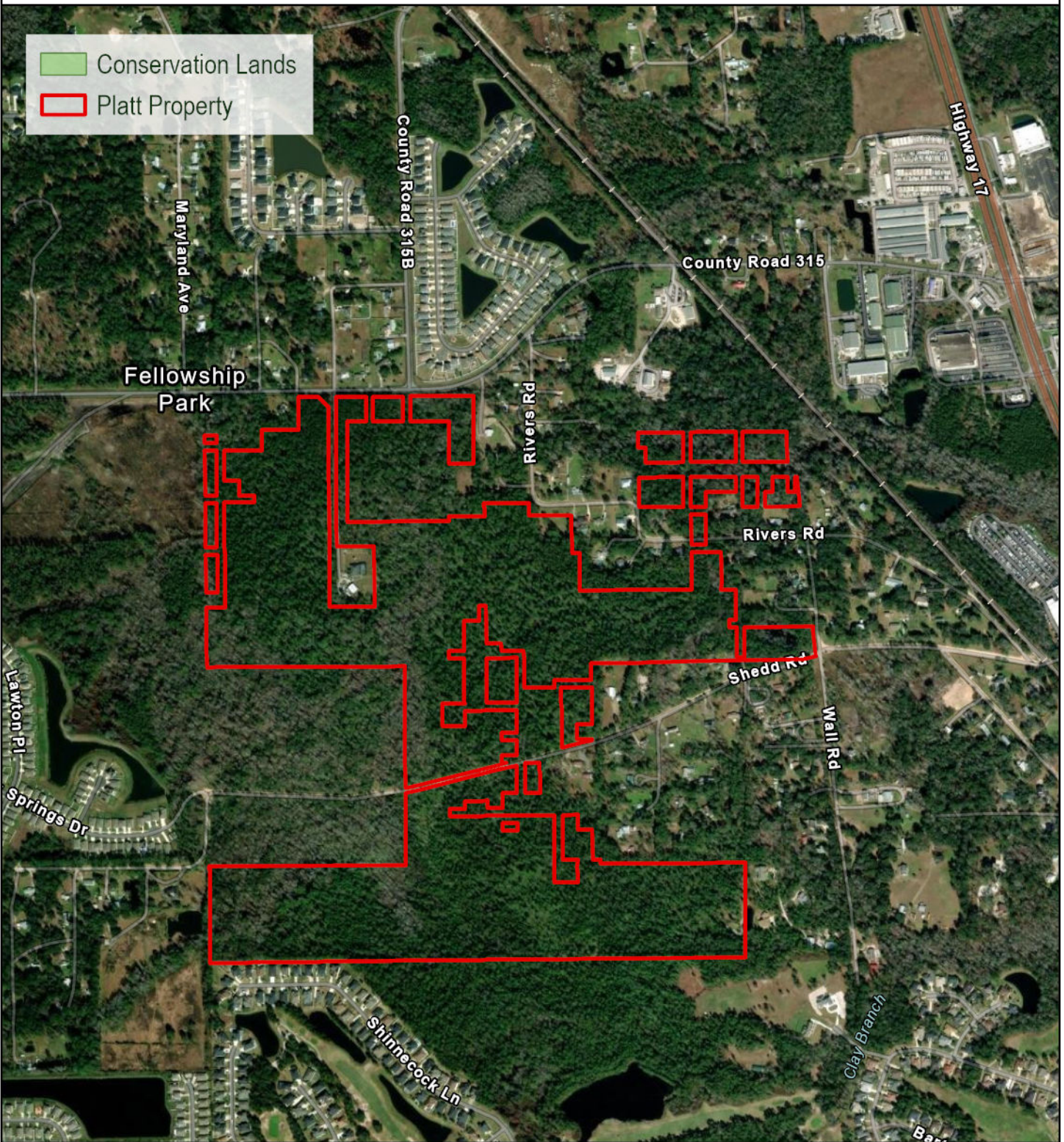
Property Record Card

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

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

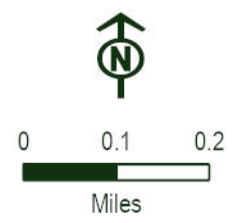


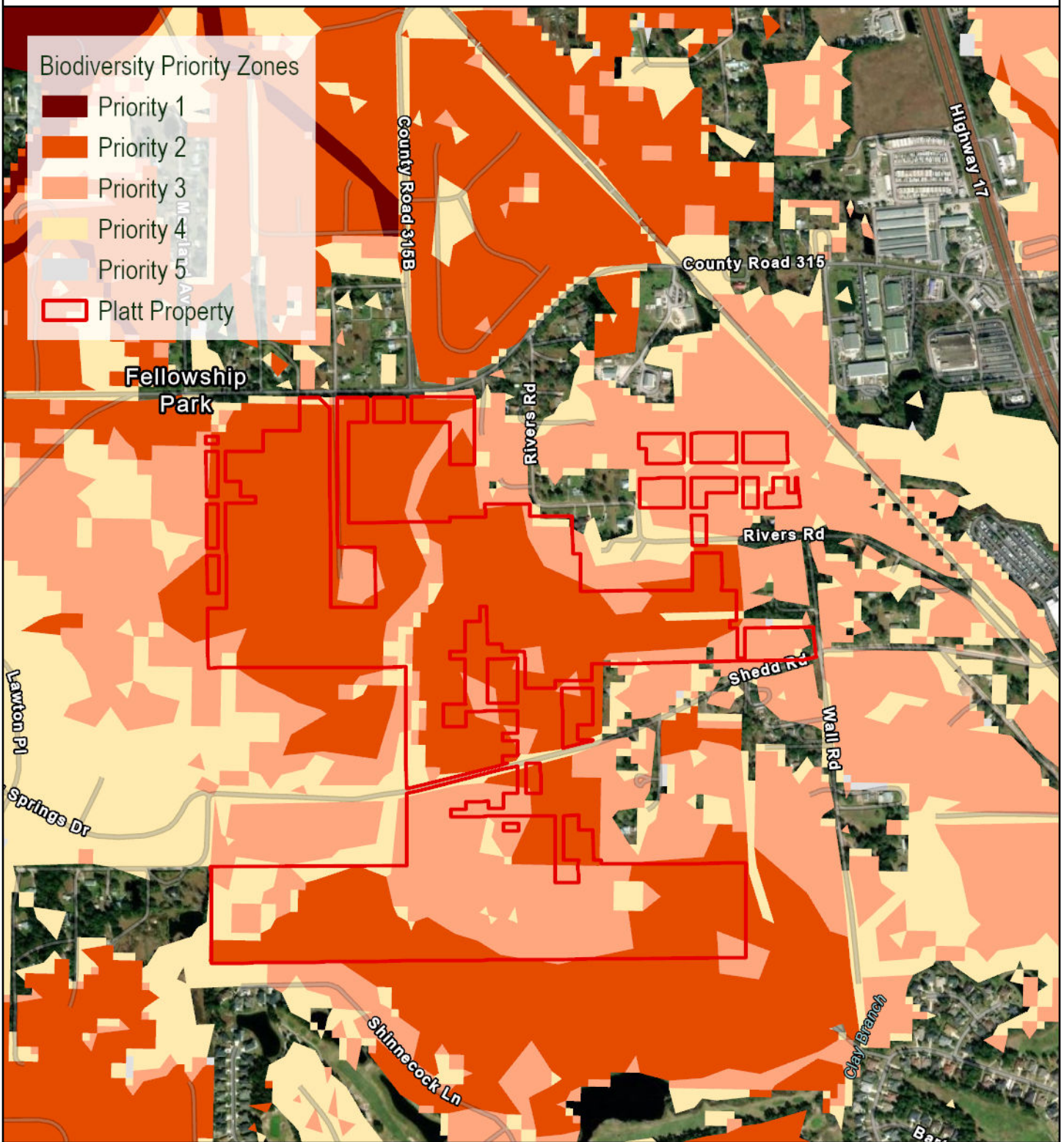
[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 10/9/2025, 5:26:07 AM



168.89 +/- acres
Clay County
Conservation Easement
JV: \$2,533,350

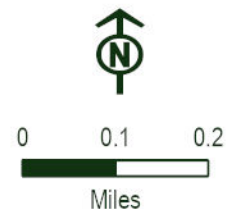
Platt Property

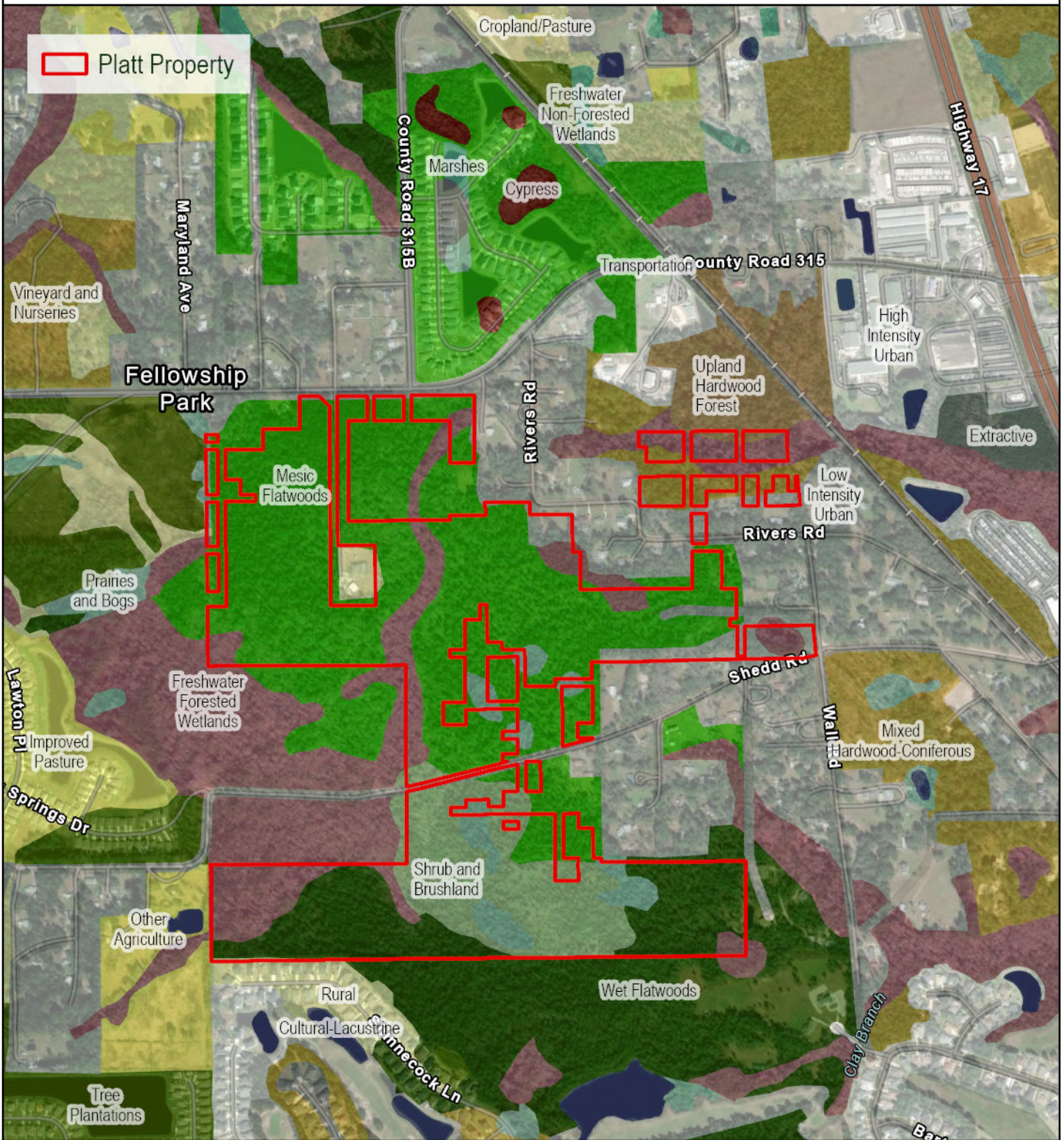




168.89 +/- acres
Clay County
Conservation Easement
JV: \$2,533,350

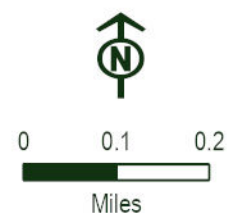
Platt Property

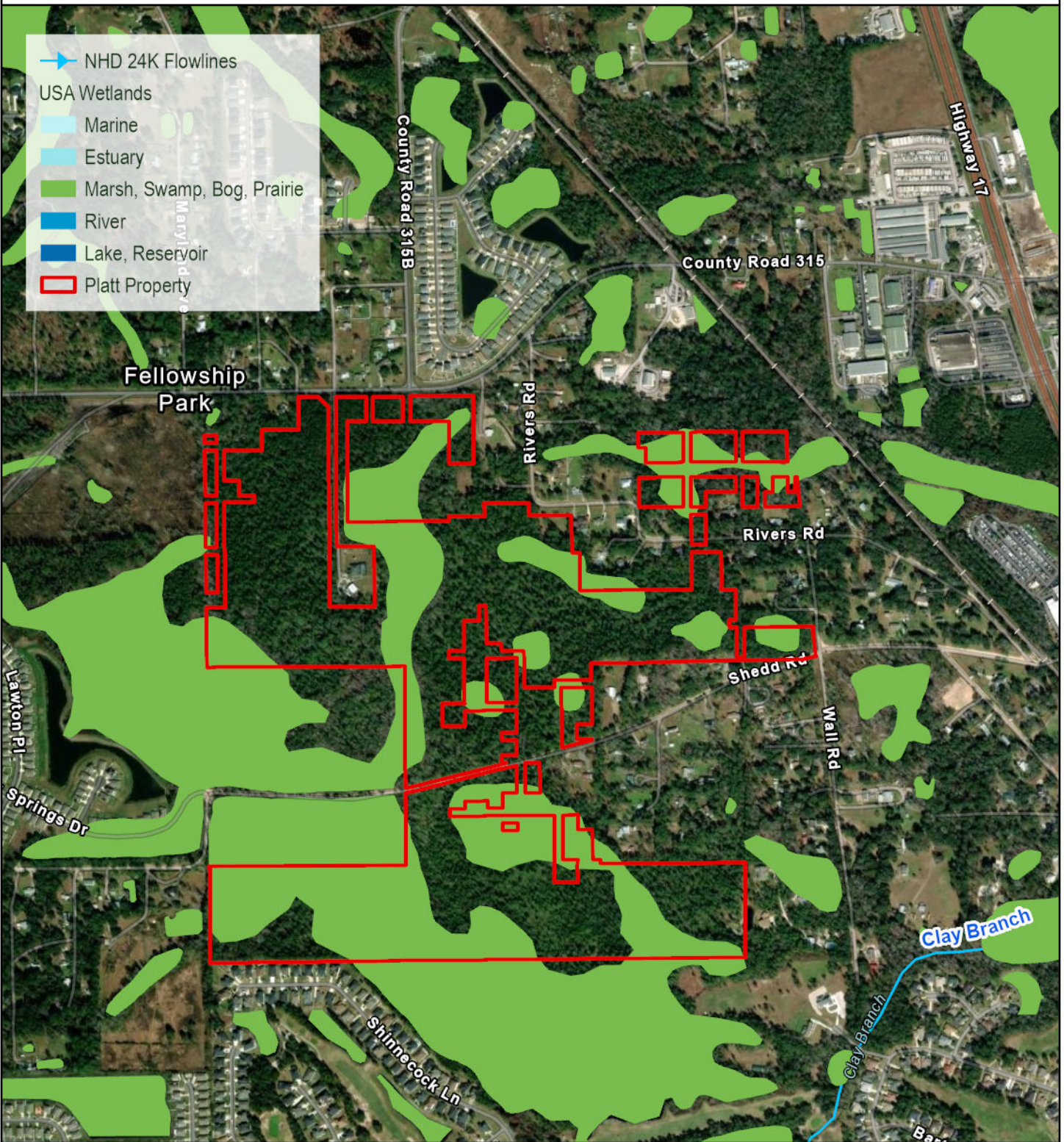




168.89 +/- acres
Clay County
Conservation Easement
JV: \$2,533,350

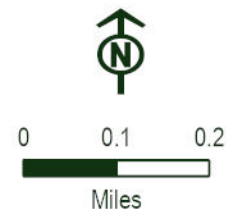
Platt Property













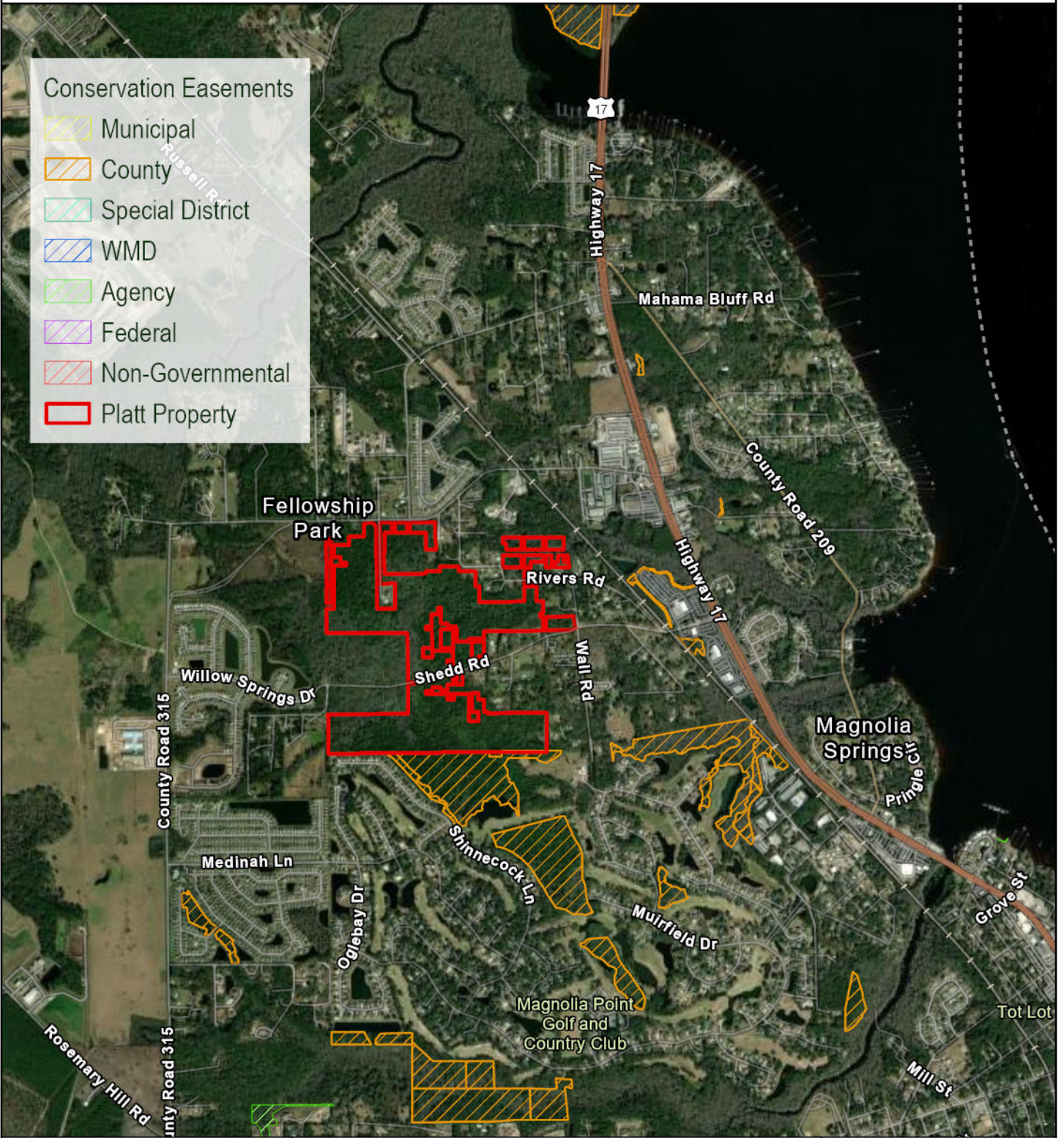
168.89 +/- acres
Clay County
Conservation Easement
JV: \$2,533,350

Platt Property



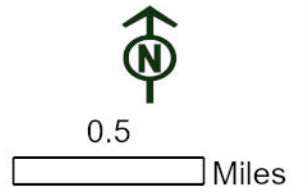
Conservation Easements

-  Municipal
-  County
-  Special District
-  WMD
-  Agency
-  Federal
-  Non-Governmental
-  Platt Property



168.89 +/- acres
Clay County
Conservation Easement
JV: \$2,533,350

Platt Property





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
 WE ARE RIGHT ASSET MANAGEMENT, LLC

Filing Information

Document Number M17000004927
FEI/EIN Number 35-2575530
Date Filed 06/08/2017
State AK
Status ACTIVE

Principal Address

1231 W. NORTHERN LIGHTS BLVD. #911
 ANCHORAGE, AK 99503

Mailing Address

1245 PLEASANT POINT RD.
 GREEN COVE SPRINGS, FL 32043

Registered Agent Name & Address

PLATT, GEORGE
 1245 PLEASANT POINT RD.
 GREEN COVE SPRINGS, FL 32043

Authorized Person(s) Detail

Name & Address

Title MBR

PLATT, GEORGE
 1245 PLEASANT POINT RD.
 GREEN COVE SPRINGS, FL 32043

Title MBR

LOVE, JEREMY
 2132 BETA CT.
 ORANGE PARK, FL 32073

Annual Reports

Report Year	Filed Date
2024	01/08/2024

2025 01/17/2025
2026 01/06/2026

Document Images

01/06/2026 -- ANNUAL REPORT	View image in PDF format
01/17/2025 -- ANNUAL REPORT	View image in PDF format
01/08/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/19/2022 -- ANNUAL REPORT	View image in PDF format
01/08/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
01/10/2019 -- ANNUAL REPORT	View image in PDF format
03/29/2018 -- ANNUAL REPORT	View image in PDF format
06/08/2017 -- Foreign Limited	View image in PDF format



Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, May 19 6:00 PM

TO: Land Conservation Committee

DATE: 5/11/2026

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT: 40 acre portion of a parcel (02-05-24-005927-002-00) on Sunrise Farms Road.

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
▢	2026-2 - IOR - Sunrise Farms Rd	Cover Memo	5/11/2026	2026-2_- _IORdsada.pdf
▢	2026-2 - Application - Sunrise Farms Rd	Backup Material	5/11/2026	2026-2_- _Applicationdsada.pdf



1 FFCLP – Initial Office Review

2 Parcel # 02-05-24-005927-002-00

3
4 **Property Information**

Parcel #: 02-05-24-005927-002-00	Parcel Address: Sunrise Farms Road, Middleburg
Current Land Use: BF PCN (Branan Field Primary Conservation Network) and BF RS (Branan Field Rural Suburbs)	Current Zoning: BF PUD (Branan Field Planned Unit Development)
Total Acres: 40.27 +/- acres portion of the parcel	Acres proposed for acquisition: 40.27 +/- acres
Existing Uses: Recreation	Located within a moderate/high location on the conservation values heat map: Y (Priority 4)
Just Market Value: \$429,490	

5
6 **Applicant Information:**

Name: Melvin G. Fannin Jr.	Same as Owner? Y (Partial)
-----------------------------------	-----------------------------------

7
8 **Owner Information:**

Name: Melvin G. Jr Fannin & Kathleen S. Fannin

Conservation Easement or Fee Simple Purchase:	Either
Asking Price (if known): \$425,000	

9
10 **Primary Conservation Goals:**

Water Quality and Sources Y
 Wildlife Habitat and Connectivity Y
 Forests and Farms Y

Secondary Conservation Goals:

Historic and Cultural Resources N
 Access to Recreation Y
 Flooding Reduction Y

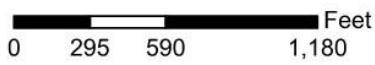
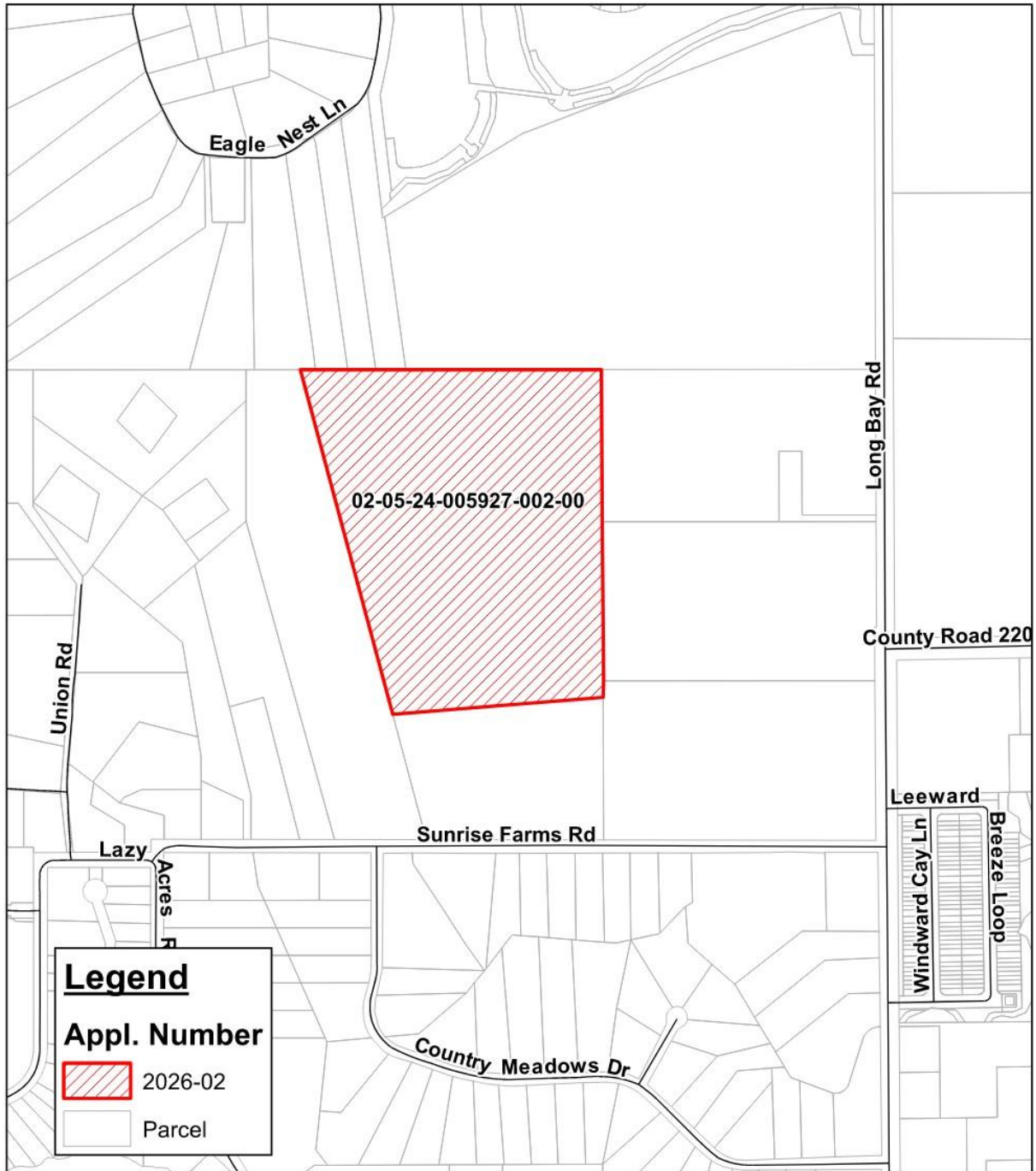
11
12
13 **Property Description:**

14 Formerly part of a dairy farm, this parcel is connected to Jennings State Forest by BF PCN. The property
15 provides opportunity to view wildlife and native vegetation with both uplands and wetlands. It is priority
16 #4 on FNAI's Rare Species Habitat Conservation Priority scale.

Figure 1 – Location Map



Figure 2 – Parcel Map



**Parcel Location Map
Forest and Farms programs
Application 2026-02**



Figure 3 - Aerial Photo



Figure 4 – Soil Map

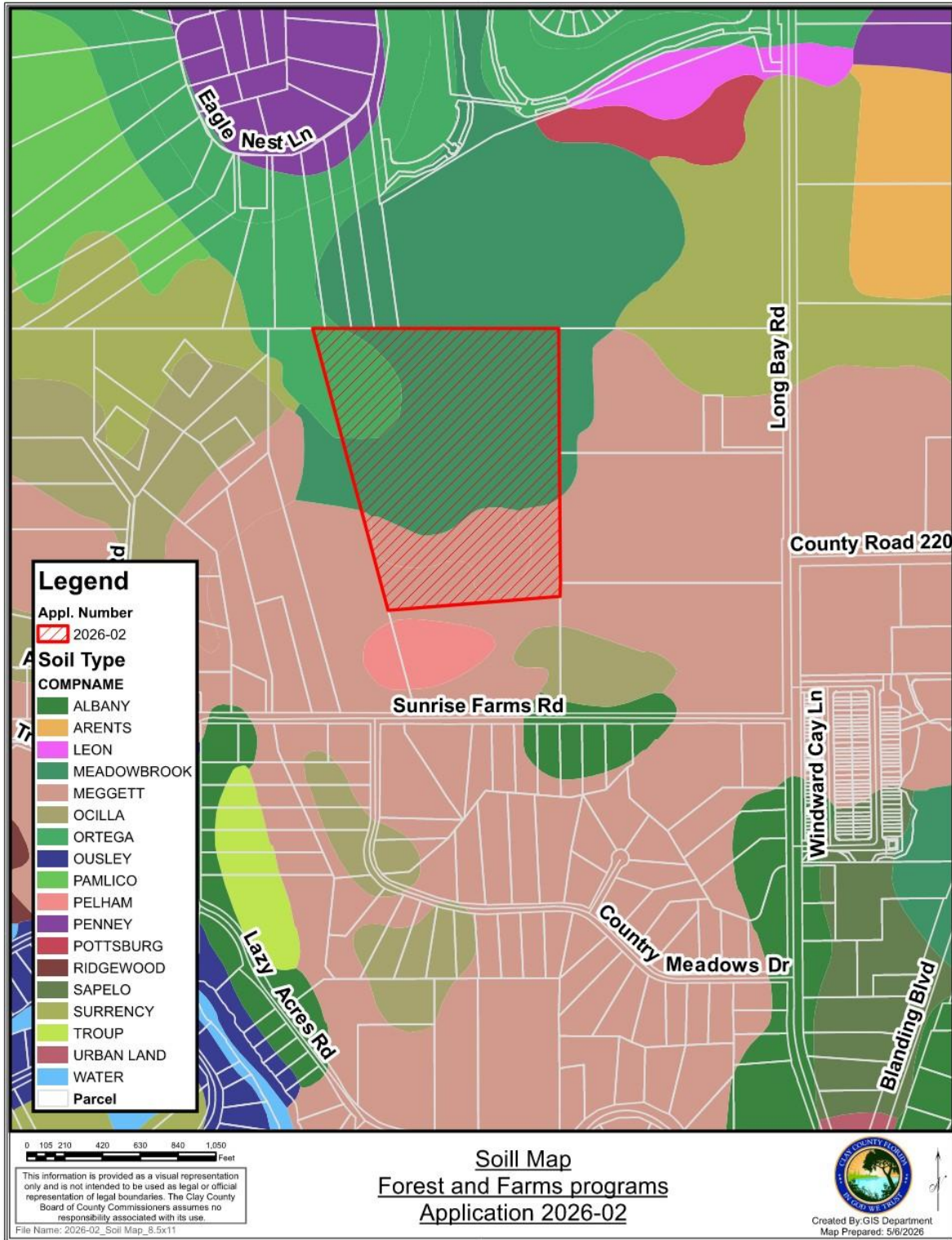


Figure 5 – Flood Zone Map

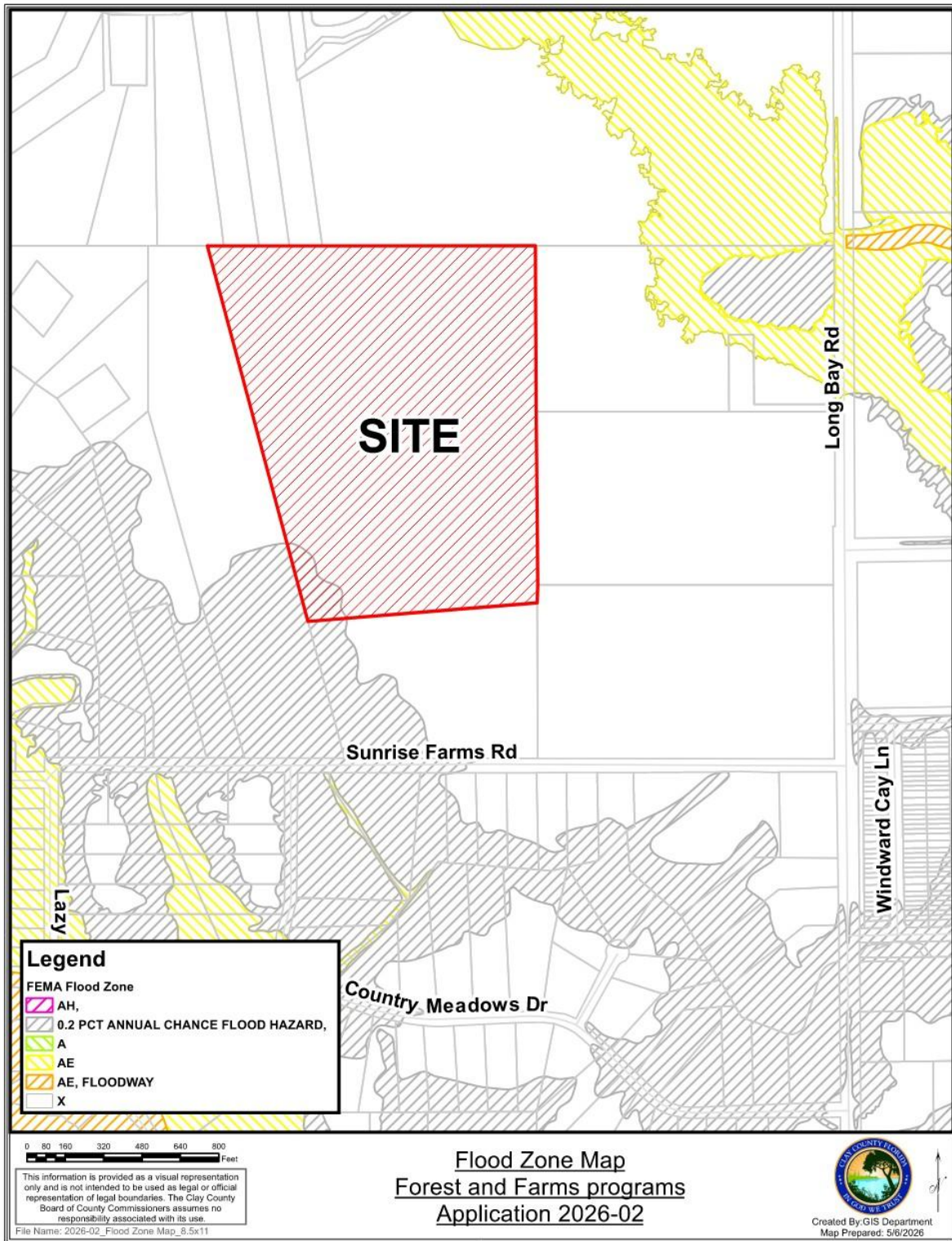


Figure 6 – Topography Map



Figure 7 – Habitat Value Map

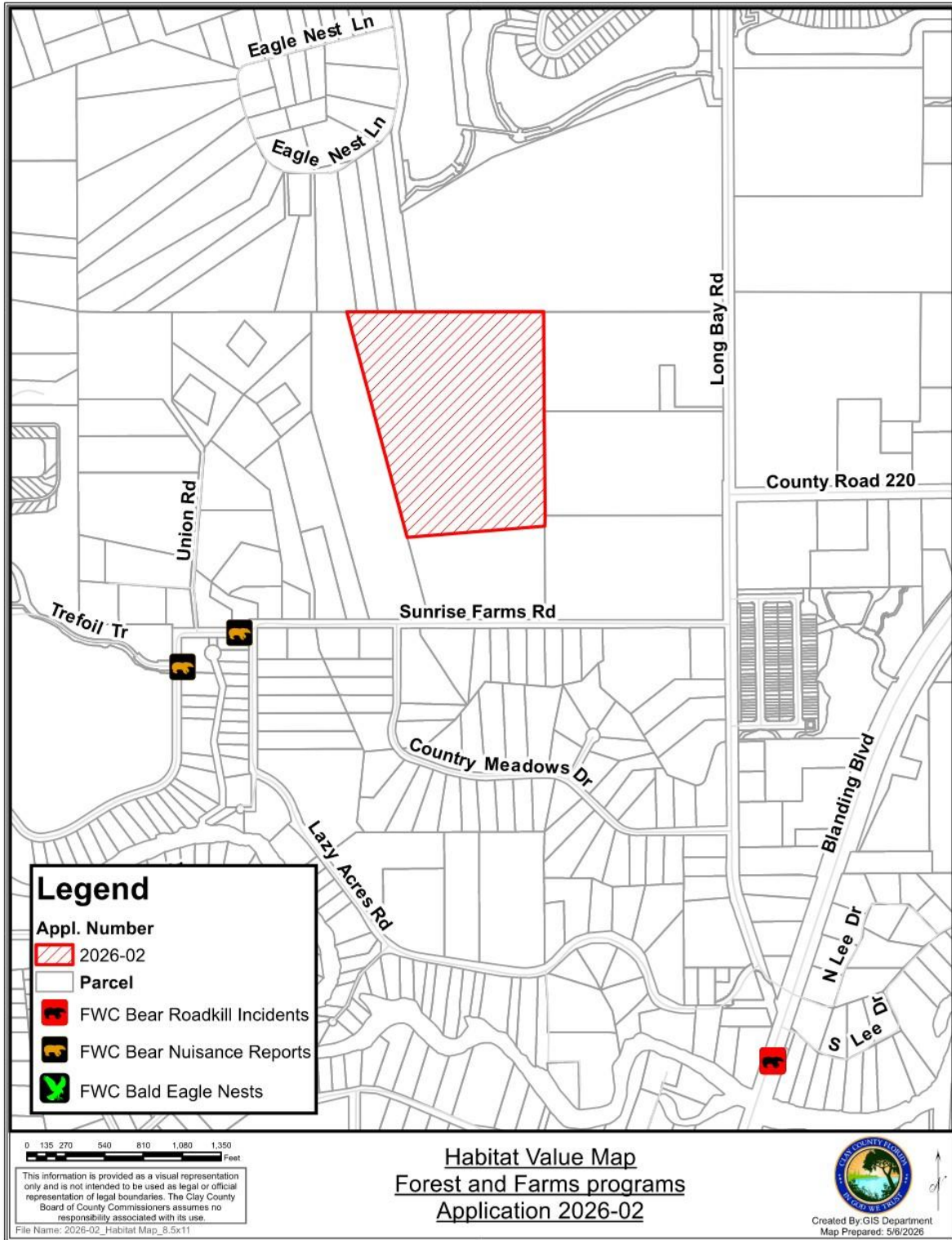
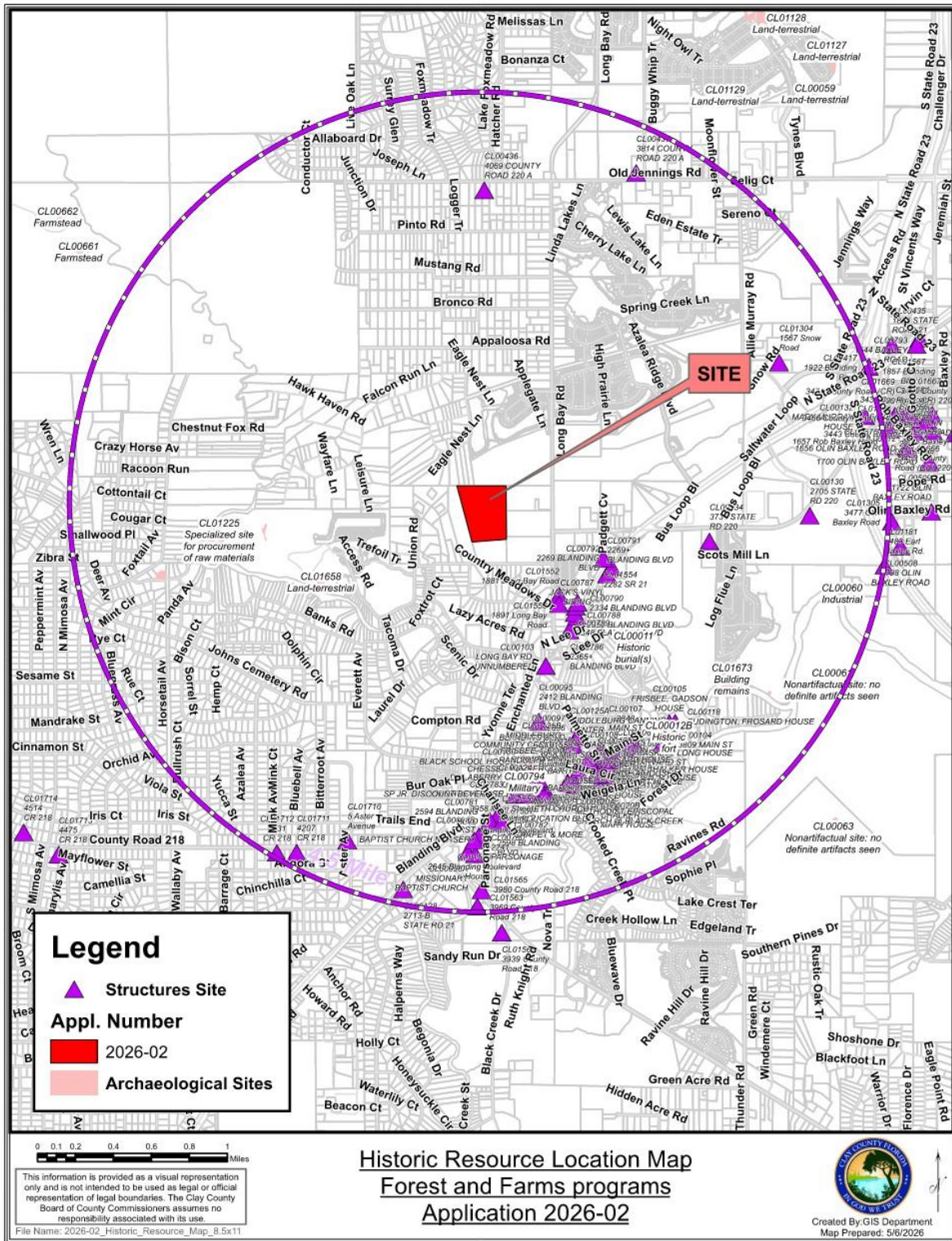


Figure 8 - Historical Resources



34 **Analysis of Surrounding Uses**

35 The adjacent properties are a mix of developed single-family residential parcels partially covered with BF
 36 PCN and undeveloped properties zoned for single-family residential and preservation on approximately 20
 37 acre parcels each. There is one adjacent property with a conservation easement dedicated to the St. Johns
 38 River Water Management District.

	Owner	Existing Use
North	Deanna and Steven Colvin, Robert and Candida Wall, Ralph Kahmer, Tammy Curry, Sandhill Mitigation LLC	Undeveloped Land Single-Family Subdivision Preservation
East	0 Long Bay Road LLC Hassan Majed B Et Al, Shahla Masood, Davood Sooriash and Linda M Sooriash Living Trust, Alice Hassan, Sooriash Davood Trustee, Ahmed Kasraeian, Sooriash Linda Trustee Nancy Koester, Nancy J Koester Revocable Trust	Undeveloped Land Single-Family Residential Preservation Pasture/Agricultural Use
South	n/a	Sunrise Farms Road (County owned dirt)
West	0 Sunrise Farms Road LLC	Undeveloped Land Wetlands Preservation

39
40

41 **Analysis of Proposed Acquisition**

42 Acquisition of the subject parcel would meet the primary conservation goals of water quality and sources,
 43 wildlife habitat and connectivity, and forest and farm preservation. The parcel meets the secondary
 44 conservation goals of potential access to recreation and flooding reduction. Possible environmental hazards
 45 exist on the property due to its historic use as a former dairy farm. The parcel is not in the priority area for
 46 future parks but is between two areas with a moderate need.

47

48 **Staff Recommendation**

49 Staff recommends approval of Parcel #: 02-05-24-005927-002-00.

January 6, 2026

Clay County Board of County Commissioners
Forests and Farms Conservation Lands Program
P.O. Box 1366, Green Cove Springs, FL 32043

Attn: Dodie Selig
Samantha Olsen

Gentlemen and Ladies,

The following offering for your consideration is our 40.27 acre land parcel on Sunrise Farms Rd in Clay County Florida:

Please find attached:

1. Land Acquisition Property Nomination Form executed.
2. Description of property
3. Area Map and Hydrology
4. Legal Description of the 40.27 acre parcel
5. Survey of the 40.27 acre parcel
6. Access Easement Legal description to the 40.27 acre parcel
7. Survey of the easement to the 40.27 acre parcel
8. Photos from Sunrise Farms Rd and Interior of the property
9. Clay County Valuation page

Thank you for your consideration and please advise if further information is needed.

Sincerely,


Melvin G Fannin Jr.

309 Pablo Rd
Ponte Vedra Beach FL 32082
mgfannin@gmail.com
904-613-3215

**Clay County
Forests and Farms Conservation Lands Program**

Form Received:

**Land Acquisition Property
Nomination Form**

Application Number:

1 Applicant Information

(The applicant does not have to be the property owner.)

Applicant Name: MELVIN G. FANNIN, JR.

Street Address: 309 Pablo ROAD

City: Ponte Vedra

State: FL Zip: 32082

Phone: 904-613-3215

Email: mgfannin@gmail.com

Applicant Signature: _____

Date: _____

2 Property Owner Verification

Does the Applicant have an ownership interest in the property?

Yes No (If No, skip to #4)

3 Access Authorization

By signing below, I as the property owner, authorize County staff to access said property at reasonable hours and upon reasonable notice for the purpose of conducting such review as may be necessary to determine eligibility of the property. (Valid only if owner signs)

Owner's Signature: _____

Date: 1/14/08

4 Property Owner Information

Owner Name: MELVIN G. FANNIN, JR.

Street Address: 309 PABLO ROAD

City: Ponte Vedra

State: FL Zip: 32082

Phone: 904-613-3215

Email: mgfannin@gmail.com

5 Owner's Authorized Agent (if applicable)

Agent's Name:

Street Address:

City:

State: Zip:

Phone:

Email:

6 Project Information

General Location (address, intersection, etc.): SUN RISE FARMS ROAD see attached

Tax Parcel Number (if known): partial-02-05-24-005927-002-00 see attached

Acreage to be considered for acquisition (if less than entire parcel): 40.27 acres

If this application involves multiple contiguous parcels, please list the additional parcels in the box to the right:

Does the property have a lien or other pertinent title encroachment? Yes No

If Yes, please explain:

Does the property have a billboard located on site? Yes No

Is the property currently being leased for agricultural purposes? Yes No

Briefly describe this parcel's environmental features, ecological significance, scenic beauty, wildlife habitat, and any negatives associated with the parcel, such as the presence of hazardous waste, exotic species of plants or animals, etc. Feel free to attach up to 10 pages of additional information, including pictures, illustrating why this site is suitable for acquisition by Clay County.

SEE ATTACHED DESCRIPTION

Proposed Purchase Type: Conservation Easement - or - Full Fee Purchase

Committed Match* Funding Available? Yes No

Committed Match Funding Amount: \$ _____

Match Funding Source: _____

* Committed Match: Funds are available and have been committed to this project.

As the landowner, are you willing to donate a portion of the value of the Property Sale or Conservation Easement Value? Yes No

What amount are you seeking in the sale? \$ 409,000 (Staff will compare this amount to the property tax appraised value)

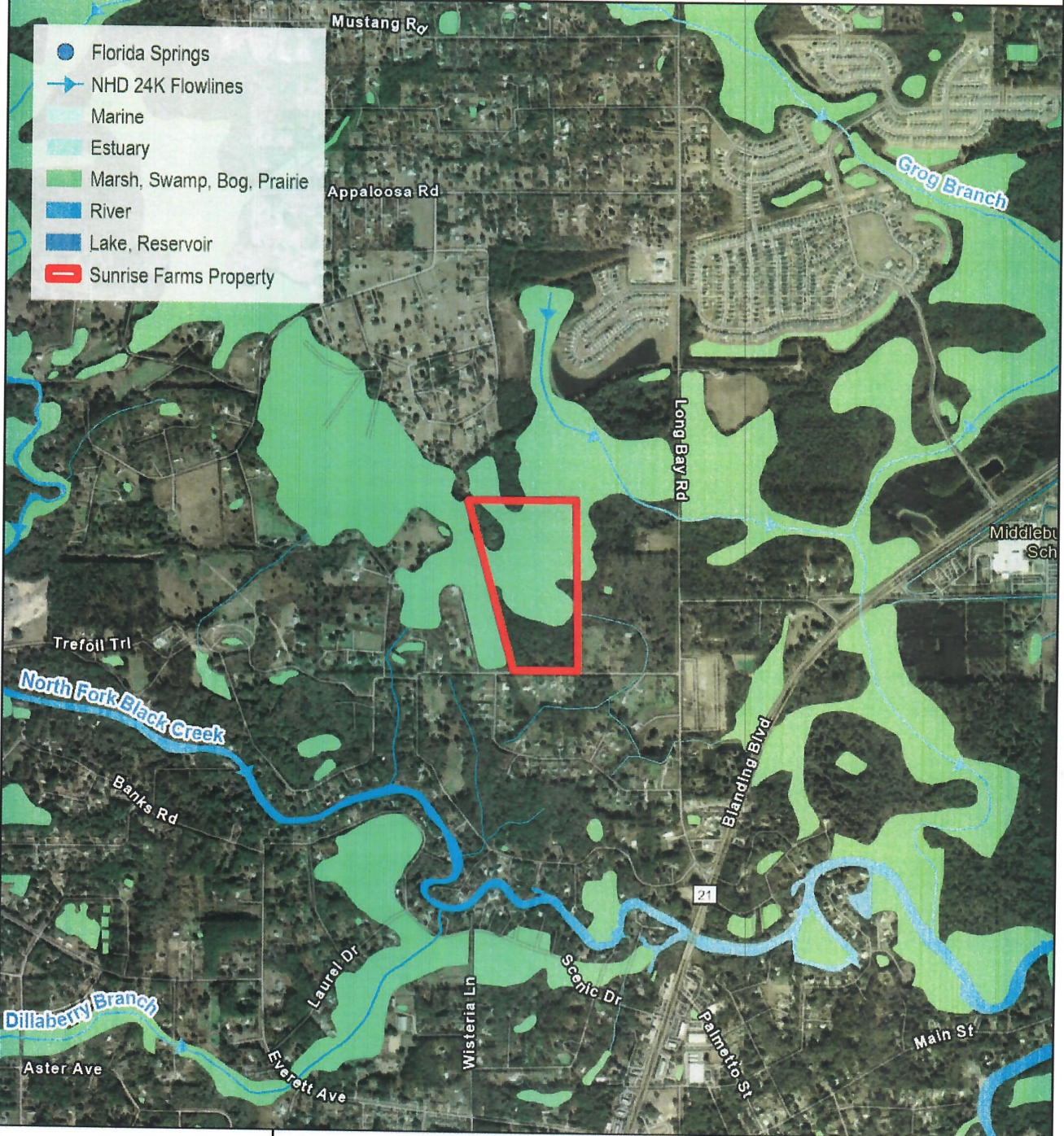
January 6, 2026

Property Description

40.27 Acres Sunrise Farms Rd

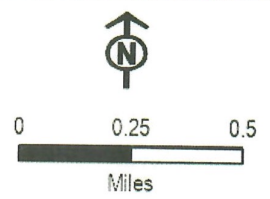
The 40.27 acre parcel on Sunrise Farms Rd in Clay which our family has owned since the early 1980 was part of a former dairy farm. We have planted pine trees on it and used it for recreation. The property is below the Jennings Forest Wildlife Management area and in the vicinity of other conservation areas (see attached). The property consists of uplands and wetlands with native wildlife including deer, hog, turkey, squirrel, raccoon and bird species. The foliage is native oaks, planted pine trees, poplar trees, palmettos, cypress, and freshwater forested wetlands. It's located in a priority 1 out of 5 biodiversity zone and is considered good habitat according to the Florida Fish and wildlife commission.

The hydrology flows to the North Fork of Black Creek. The wetlands serve as a recharge area for the Florida aquifer and supports the wildlife on the property. Black Creek is a source of drinking water for Clay County residence.



52.27 +/- acres
Clay County
Conservation Easement
JV: \$405,496

Sunrise Farms





Conservation Lands



- Florida Forever BOT Projects
- Municipal
- County
- Special District
- WMD
- Agency
- Federal
- Non-Governmental
- Federal
- State
- Local
- Private
- Sunrise Farms Property

52.27 +/- acres
 Clay County
 Conservation Easement
 JV: \$405,496

Sunrise Farms



Seller's Retained Parcel

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARM ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF LONG BAY ROAD (COUNTY ROAD NO. C-220, A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH $89^{\circ}57'53''$ WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARMS ROAD, 1238.47 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4372, PAGE 408 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH $00^{\circ}12'00''$ WEST, ALONG LAST SAID LINE, 634.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $85^{\circ}34'13''$ WEST, 940.06 FEET TO THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4372, PAGE 408; THENCE NORTH $13^{\circ}40'00''$ WEST, ALONG LAST SAID LINE, 1631.79 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH $89^{\circ}57'33''$ EAST, ALONG LAST SAID LINE, 1317.52 FEET TO THE AFORESAID EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH $00^{\circ}12'00''$ EAST, ALONG LAST SAID LINE, 1513.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.27 ACRES, MORE OR LESS.

FILE NO: T50-2170

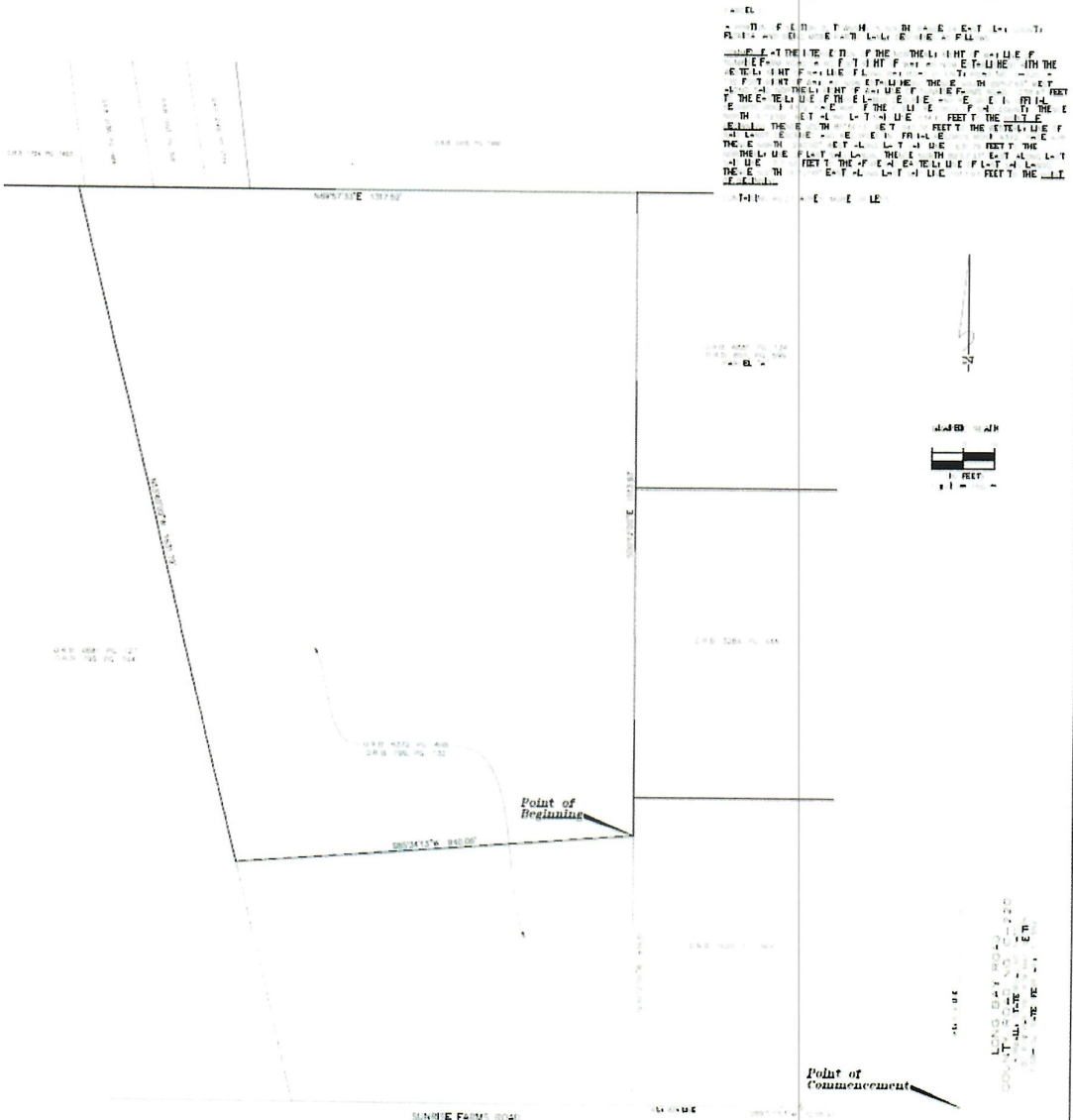
Map Showing

AND THE TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 40.27 ACRES, MORE OR LESS.

FILE NO: T55-2129

Map Showing



LEGEND

--- = 1/4" P.P.S.
 --- = 1/2" P.P.S.
 --- = 1" P.P.S.

- GENERAL NOTES**
1. THIS INSTRUMENT IS A PART OF THE ORIGINAL RECORD OF THE SURVEY AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ORIGINAL RECORD.
 2. THIS INSTRUMENT IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.
 3. THIS INSTRUMENT IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.
 4. THIS INSTRUMENT IS NOT TO BE CONSIDERED A BOUNDARY SURVEY.

DRAFTING MJC
 JOB NO: 2025-470

FILE 2025-470 DWG

DATE 1-5-25

DATE	FILE	NO.	DESCRIPTION

Clary Associates
 Surveyors & Engineers
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-1100
 Fax: (404) 525-1101
 Email: info@clary.com

Exhibit "C"
Access Easement

EXHIBIT B

ACCESS EASEMENT AREA

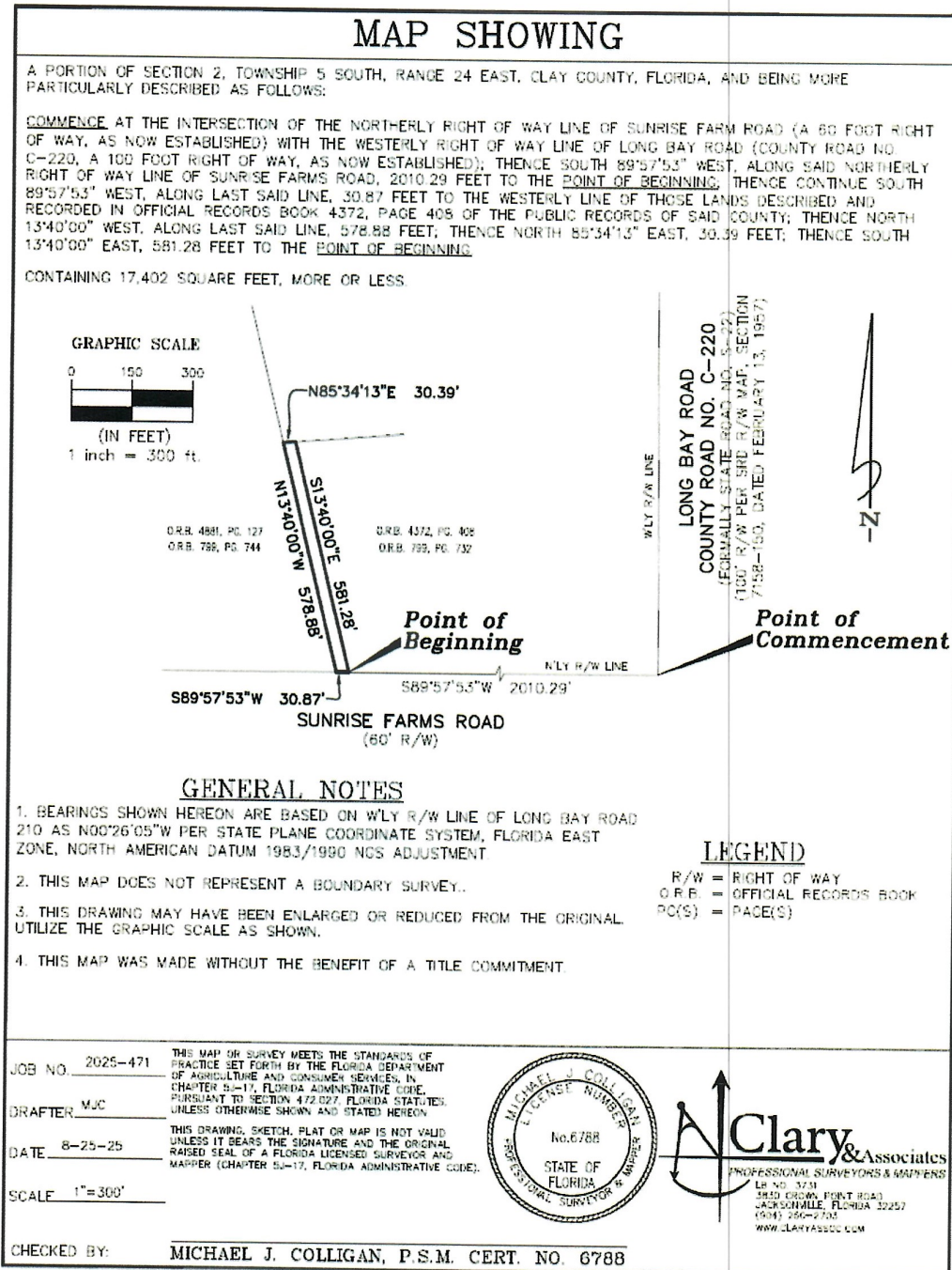
A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARM ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF LONG BAY ROAD (COUNTY ROAD NO. C-220, A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°57'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARMS ROAD, 2010.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'53" WEST, ALONG LAST SAID LINE, 30.87 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4372, PAGE 408 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 13°40'00" WEST, ALONG LAST SAID LINE, 578.88 FEET; THENCE NORTH 85°34'13" EAST, 30.39 FEET; THENCE SOUTH 13°40'00" EAST, 581.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,402 SQUARE FEET, MORE OR LESS.

MAP SHOWING	
A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
<u>COMMENCE</u> AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARM ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF LONG BAY ROAD (COUNTY ROAD NO. C-220, A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°57'53" WEST, ALONG SAID NORTHERLY	

CONTAINING 17,402 SQUARE FEET, MORE OR LESS.



48459533.5

EASEMENTS

Section 1. Access Easement.

- a. Grantor hereby grants to Grantee and its successors and assigns a perpetual, non-exclusive easement (the “Access Easement”) on, under, over and through that portion of the Grantor Property more particularly shown on **EXHIBIT B** (the “Access Easement Area”) for the following purposes of vehicular and pedestrian ingress and egress on, over, within, through, and across the Access Easement Area.
- b. Grantor reserves the right to dedicate the Access Easement Area to the appropriate governmental authority for public use. Upon any such dedication and acceptance by the applicable governmental authority, (i) neither Grantor nor Grantee shall have any further obligations and liabilities with respect to Access Easement Area to the extent of such dedication (except to the extent arising or accruing prior to the date of such dedication), and (ii) Access Easement granted in this Section 1 shall automatically terminate as to and to the extent of Access Easement Area so dedicated to and accepted by the public, but not otherwise.
- c. Grantee acknowledges and agrees that Grantor makes no representation or warranty with respect to the Easement Area, including, but not limited to any representation or warranty as to viability or suitability of the Easement Area as an access route or means of access.



View of Subject from Sunrise Farms Road



View of Subject from Sunrise Farms Road



Interior View of Subject



Interior View of Subject



Layers Map Search Results **Report** Sales Search Sales List Sales Results More

Search Sales by Neighborhood

Distance: Units:

Search Sales by Distance

TRIM Notice

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

Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified
+ Building Value	\$0	\$0	\$0	\$0
+ Extra Features Value	\$0	\$0	\$0	\$0
+ Land Value	\$429,490	\$405,496	\$325,471	\$264,436
Land Agricultural Value	\$17,249	\$16,726	\$16,726	\$15,158
Agricultural (Market) Value	\$429,490	\$405,496	\$325,471	\$264,436
= Just Market Value	\$429,490	\$405,496	\$325,471	\$264,436
= Total Assessed Value	\$17,249	\$16,726	\$16,726	\$15,158
- Exempt Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$17,249	\$16,726	\$16,726	\$15,158
Maximum Save Our Homes Portability / AGL Differential	\$0	\$0	\$0	\$0

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

Tax Collector

[Click here for your tax bill!](#)

Do not rely on current taxes as an estimate following a change in ownership.

A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions.

Please use our Tax Estimator to estimate taxes under new ownership.

Property Record Card

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

Generate Owner List by Radius

Distance:

Use Address From:

Owner Property

Select export file format:

Show All Owners

Show Parcel ID on Label

Skip Labels

Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 02-05-24-005927-002-00
Location Address SUNRISE FARMS Rd
 Middleburg 32068
Brief Tax Description* PT OF S1/2 SEC 2 AS REC O R 799 PG 732 & 1617 PG 449, 4372 PG 408
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code TIMB 70/79 (5600)
Sec/Twp/Rng 2/5/24
Tax District Tax Dist 001 - BCC
Millage Rate 15.2523
Acreage 52.27
Homestead No

Map



Owner Information

Fannin Melvin G Jr
 309 Pablo Rd
 Ponte Vedra Beach FL 32082

[Fannin Kathleen S](#)
 309 Pablo Rd
 Ponte Vedra Beach FL 32082

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
TIMB 70/79 (5600)	52.27	Timber 70/79	Ag Use	0	0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
10/9/2020	\$100	Warranty Deed	4372	408	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Vacant	Fannin Melvin G Jr Et Al	Fannin Melvin G Jr
7/12/2009	\$0	Certification of Death	0	0	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Improved	Fannin Irene Et Al	Fannin Melvin G Jr Et Al
6/24/1996	\$100	Warranty Deed	1617	449	Qualified	01	No	Vacant	FANNIN MELVIN G ETAL	FANNIN IRENE TRUSTEE
6/1/1984	\$98,000	Warranty Deed	799	732	Qualified		No	Vacant		

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

Recent Sales in Area

Sale date range:

From:

04/21/21

To:

04/21/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

TRIM Notice

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

Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified
+ Building Value	\$0	\$0	\$0	\$0
+ Extra Features Value	\$0	\$0	\$0	\$0
+ Land Value	\$429,490	\$405,496	\$325,471	\$264,436
Land Agricultural Value	\$17,249	\$16,726	\$16,726	\$15,158
Agricultural (Market) Value	\$429,490	\$405,496	\$325,471	\$264,436
= Just Market Value	\$429,490	\$405,496	\$325,471	\$264,436
= Total Assessed Value	\$17,249	\$16,726	\$16,726	\$15,158
- Exempt Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$17,249	\$16,726	\$16,726	\$15,158
Maximum Save Our Homes Portability / AGL Differential	\$0	\$0	\$0	\$0

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

Property Record Card

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

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

The Property Appraiser makes every effort to produce the most accurate information possible. However, the data herein is exclusively intended for the purpose of producing an annual assessment roll, and is subject to change. No warranties, either express or implied, are made regarding the accuracy, use, or interpretation of the data or maps. The Property Appraiser and employees of the CCPAO are not responsible for any unintended use of this information, nor for any errors or omissions.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 4/20/2026, 9:30:33 PM

Contact Us





Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, May 19 6:00 PM

TO: Land Conservation Committee

DATE: 5/11/2026

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

The applicant submitted a nomination form listing 3 parcels of land. All three parcels are included in the attached maps. However only 2 parcels are moving forward at this time.

Two of the parcels (12-05-24-006219-001-00 and 42-05-25-021388-001-00), totaling 26 acres, are owned by Little Bear Properties, LLC and are located on the south side of the South Fork of Black Creek and immediately adjacent on the west side of the Black Creek Ravines Conservation Area. The owner of these 2 parcels has consented to move forward with the conservation program nomination.

The third parcel (13-05-24-021388-178-00), totaling 242.5 acres, is owned by the Ravines Holding Co, LLC and comprises the golf course and recreation areas for the HOA. Staff have not yet been in contact with this organization and therefore are not providing a recommendation regarding this parcel at this time. Should the property owner decide to move forward with this parcel, staff will bring it to the LCC as a separate application.

On the first two parcels there are opportunities to view wildlife and possibly light recreation such as a boardwalk connection to the Black Creek Ravines Conservation Area trails.

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
▢	2026-4 - IOR - Little Bear Properties	Cover Memo	5/12/2026	2026-4 - _IORdsada.pdf
▢	2026-4 - Application - Little Bear Properties	Backup Material	5/12/2026	2026-4 - _Applicationdsada.pdf



FFCLP – Initial Office Review

Parcels # 12-05-24-006219-001-00,

42-05-25-021388-001-00,

13-05-24-021388-178-00

Property Information

Parcel #: 12-05-24-006219-001-00, 42-05-25-021388-001-00, 13-05-24-021388-178-00

Current Land Use: LA RRSV (Lake Asbury Rural Reserve) and LA GW (Lake Asbury Greenway)

Total Acres: 268.5 +/- acres

Existing Uses:

Just Market Value: \$2,436,029 (includes golf course)

Parcel Address: Blanding Blvd, Forrest Dr, 2932 Ravines Rd, Middleburg

Current Zoning: LA RC (Lake Asbury Rural Community), LA RRSV, and PUD (Planned Unity Development)

Acres proposed for acquisition: 268.5 +/- acres

Located within a moderate/high location on the conservation values heat map: Y

Applicant Information:

Name: Tina Dispenza

Same as Owner? N

Owner Information:

Name: Little Bear Properties LLC, Ravines Holding Co LLC, C/O Deroyal

Conservation Easement or Fee Simple Purchase: No Answer

Asking Price (if known):

Primary Conservation Goals:

Water Quality and Sources Y
Wildlife Habitat and Connectivity Y
Forests and Farms N

Secondary Conservation Goals:

Historic and Cultural Resources N
Access to Recreation Y
Flooding Reduction Y

16 **Property Description:**

17 The applicant submitted a nomination form listing 3 parcels of land. All three parcels are included in the
18 attached maps. However only 2 parcels are moving forward at this time.

19
20 Two of the parcels (12-05-24-006219-001-00 and 42-05-25-021388-001-00), totaling 26 acres, are owned by
21 Little Bear Properties, LLC and are located on the south side of the South Fork of Black Creek and
22 immediately adjacent on the west side of the Black Creek Ravines Conservation Area. The owner of these 2
23 parcels has consented to move forward with the conservation program nomination.

24
25 The third parcel (13-05-24-021388-178-00), totaling 242.5 acres, is owned by the Ravines Holding Co, LLC
26 and comprises the golf course and recreation areas for the HOA. Staff have not yet been in contact with this
27 organization and therefore are not providing a recommendation regarding this parcel at this time. Should
28 the property owner decide to move forward with this parcel, staff will bring it to the LCC as a separate
29 application.

30
31 On the first two parcels there are opportunities to view wildlife and possibly light recreation such as a
32 boardwalk connection to the Black Creek Ravines Conservation Area trails.

33

Figure 1 – Location Map

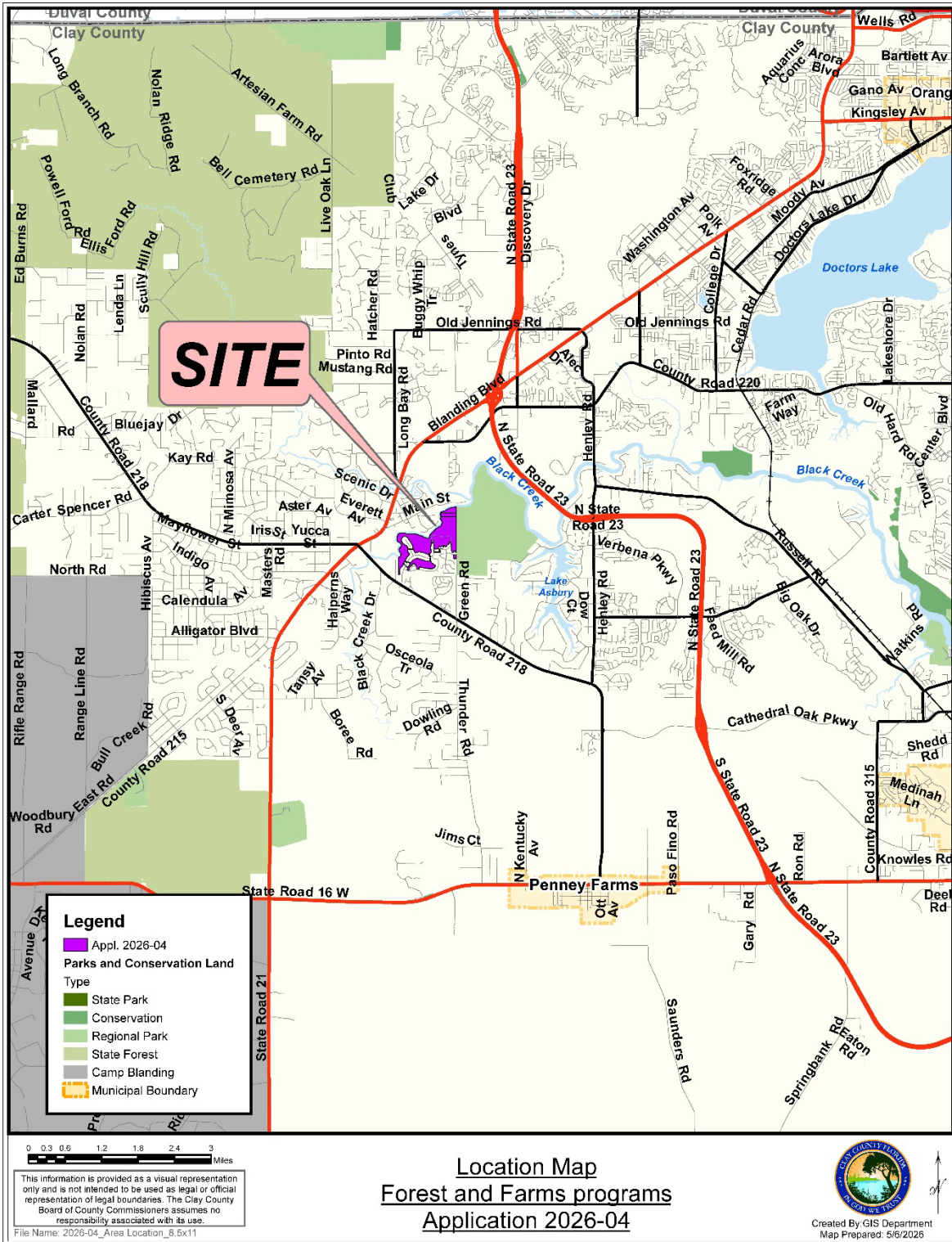
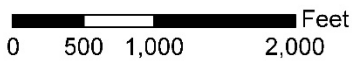
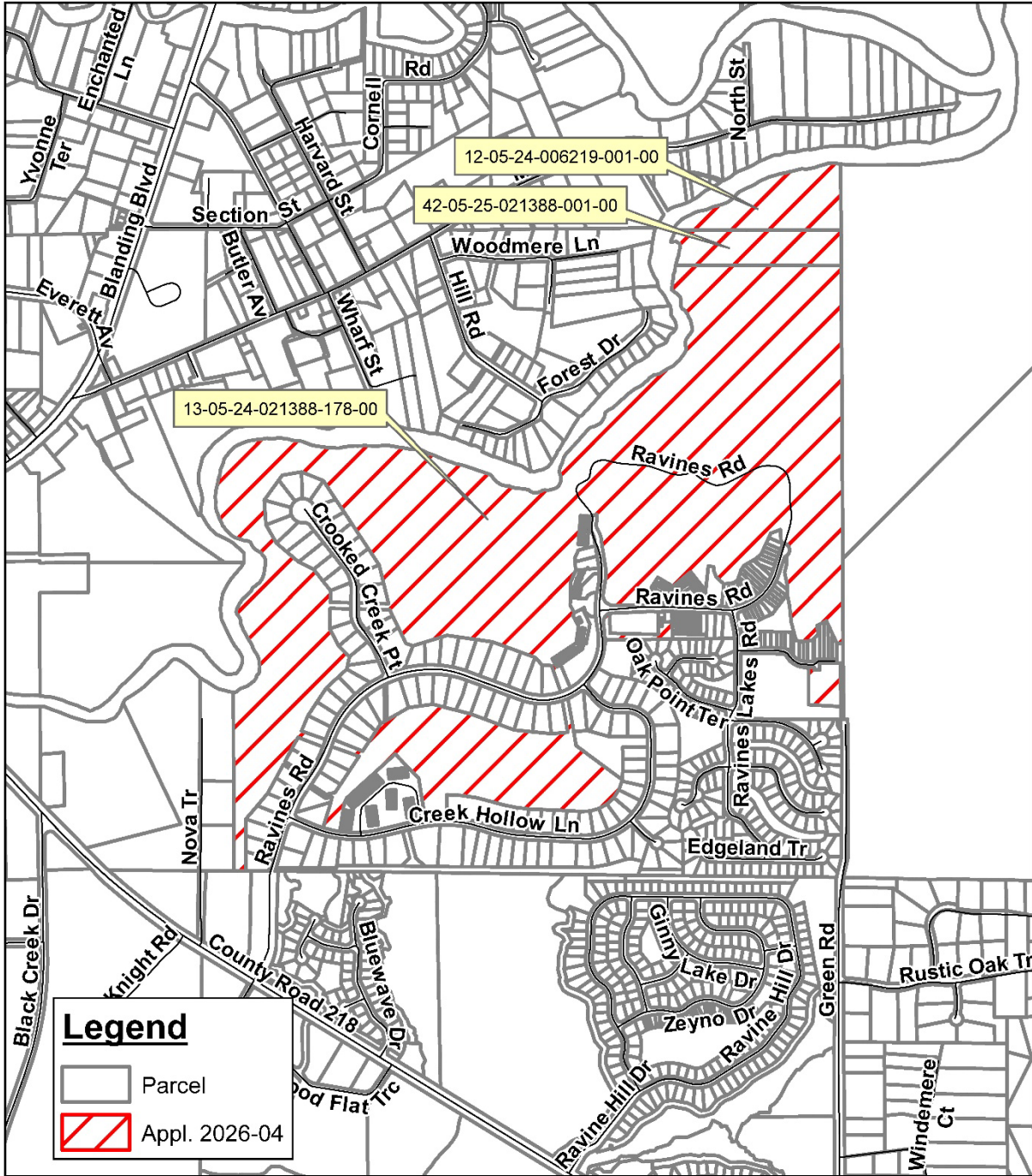


Figure 2 – Parcel Map



**Parcel Location Map
Forest and Farms programs
Application 2026-04**



Figure 3 - Aerial Photo

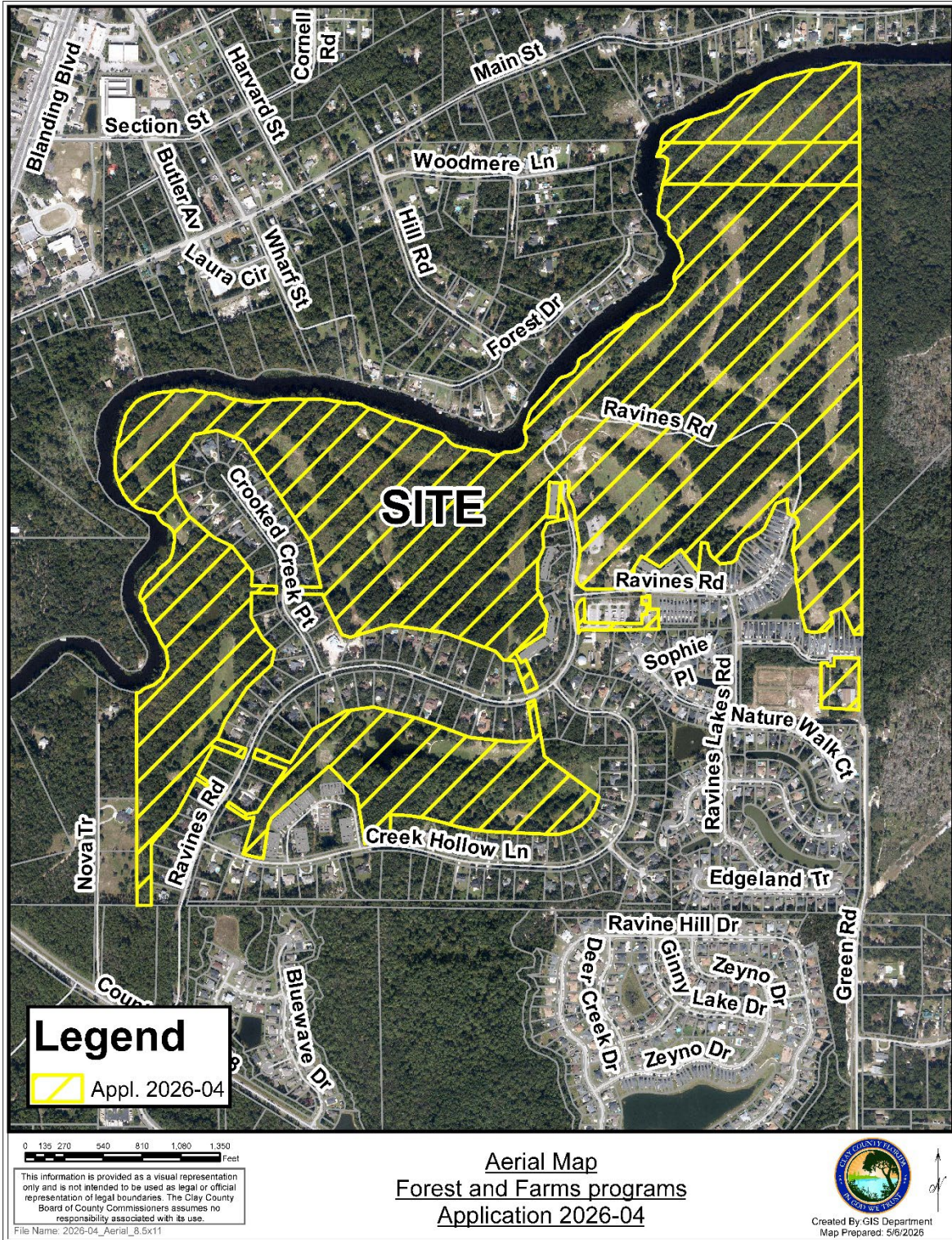


Figure 4 – Soil Map

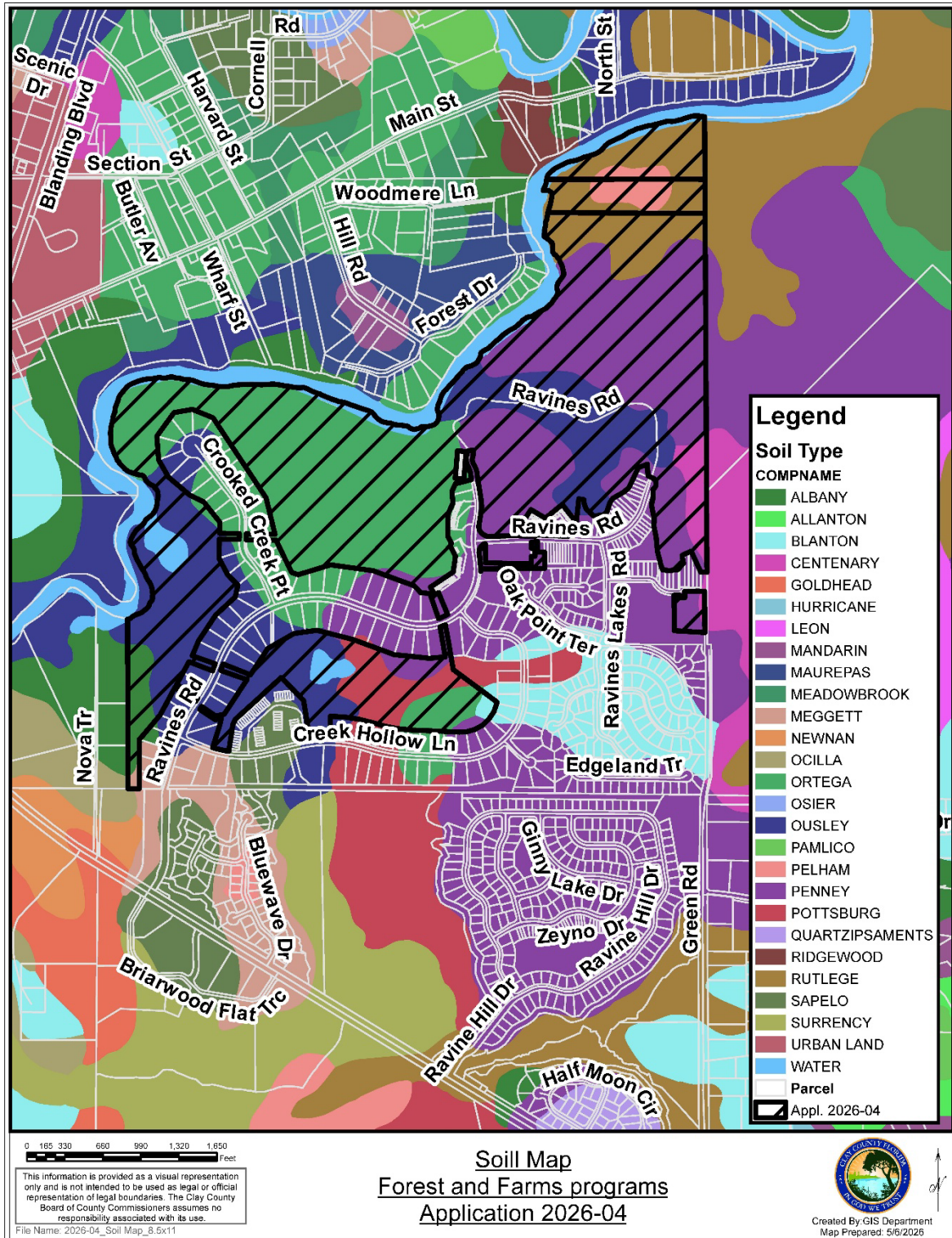


Figure 5 – Flood Zone Map

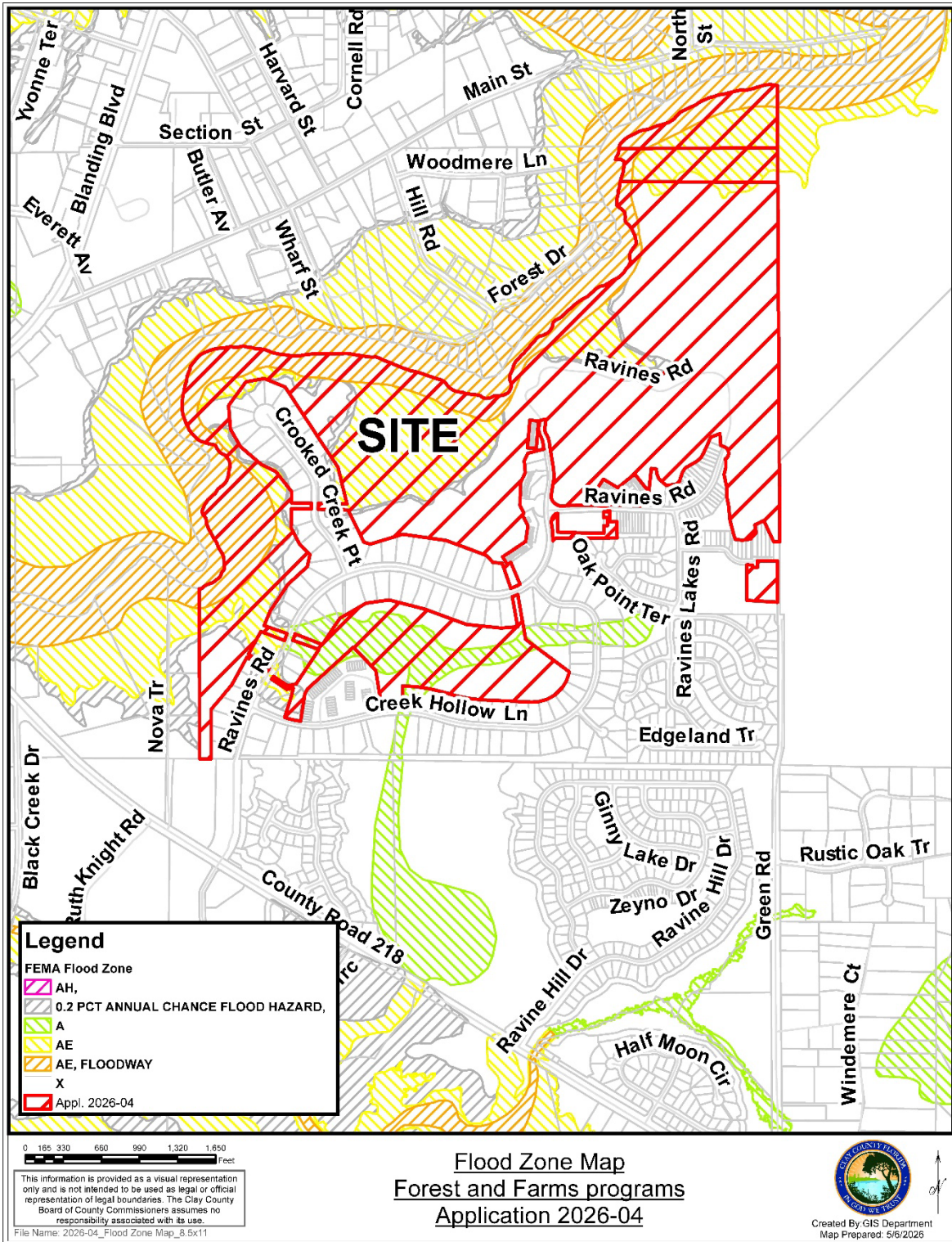


Figure 6 – Topography Map

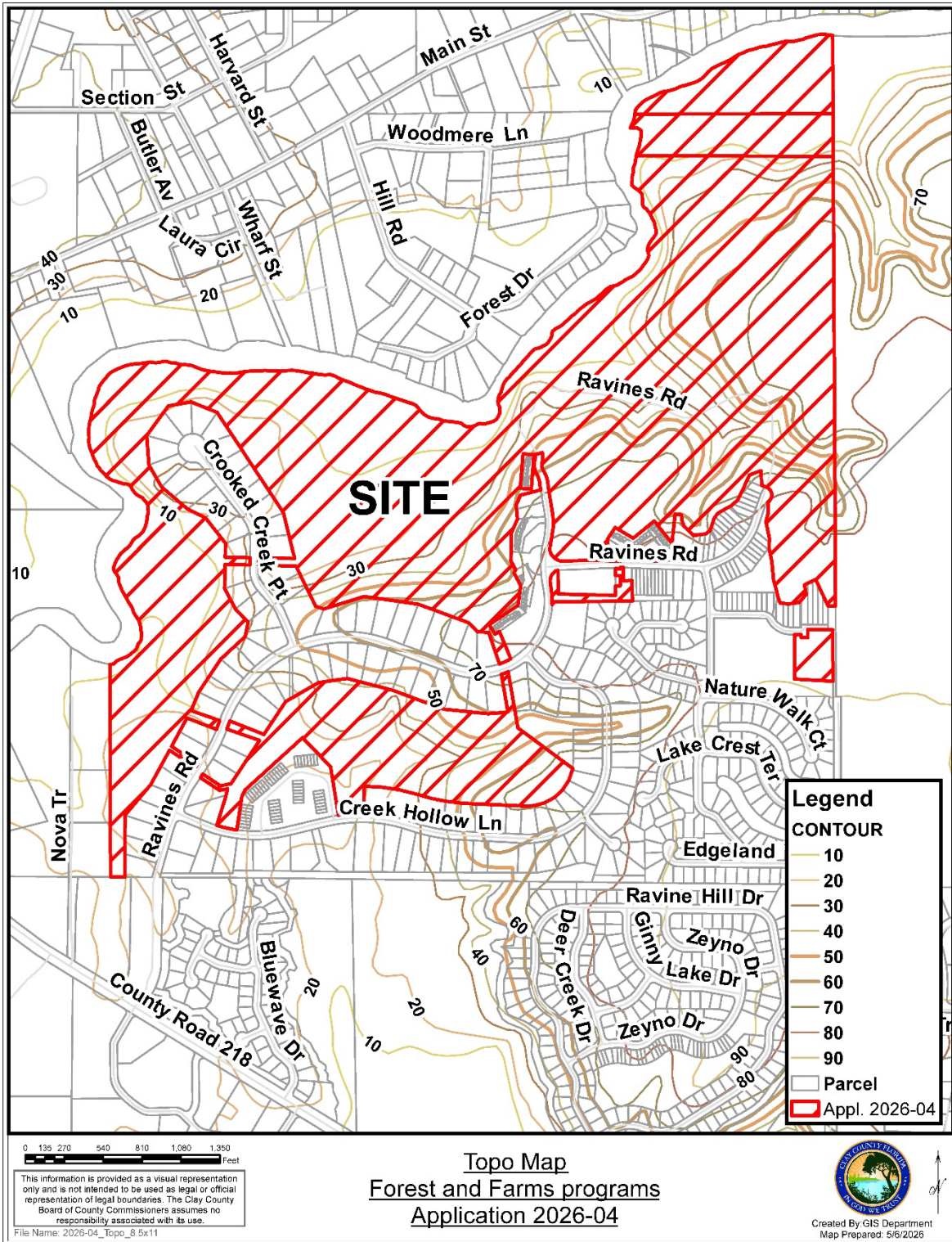


Figure 7 – Habitat Value Map

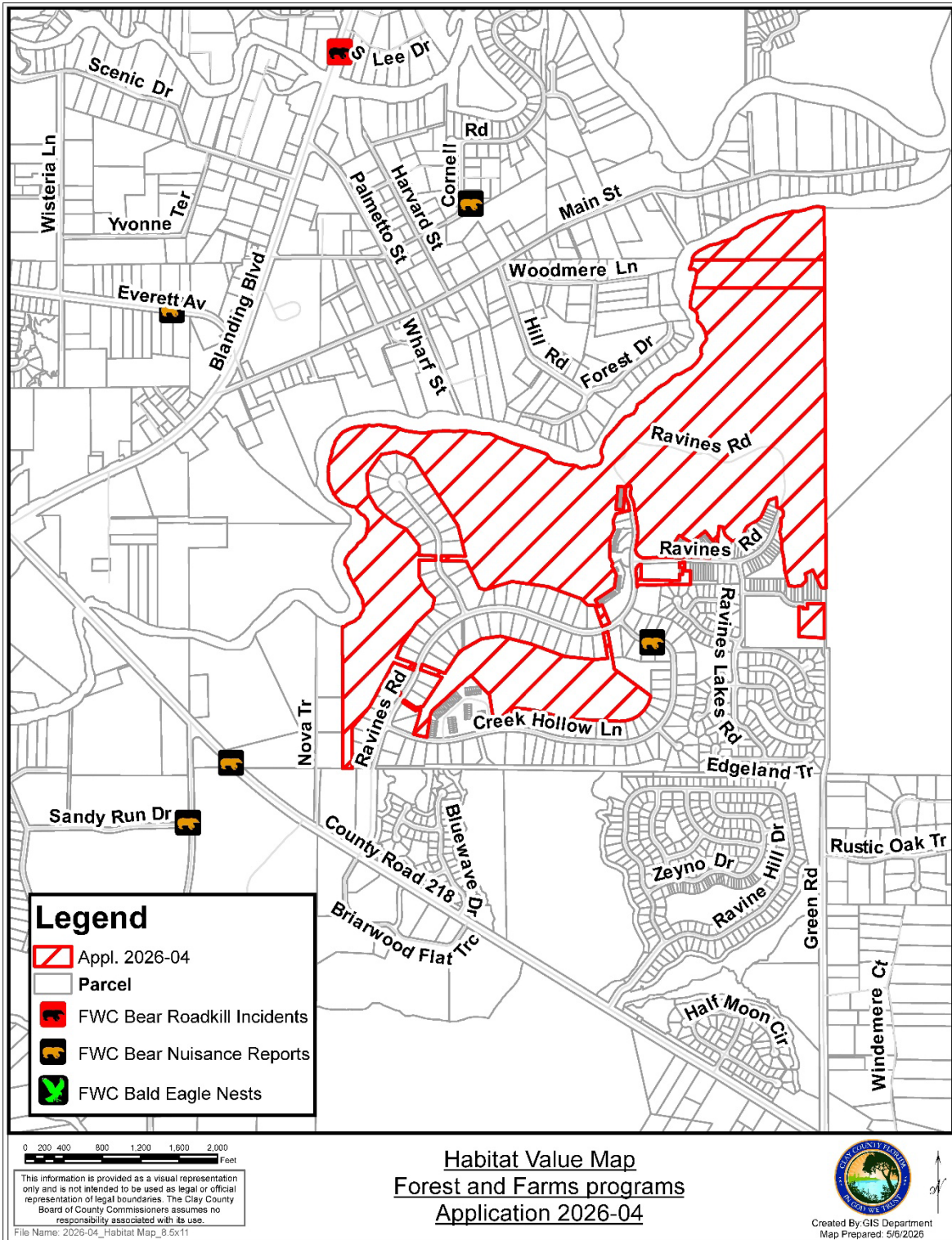
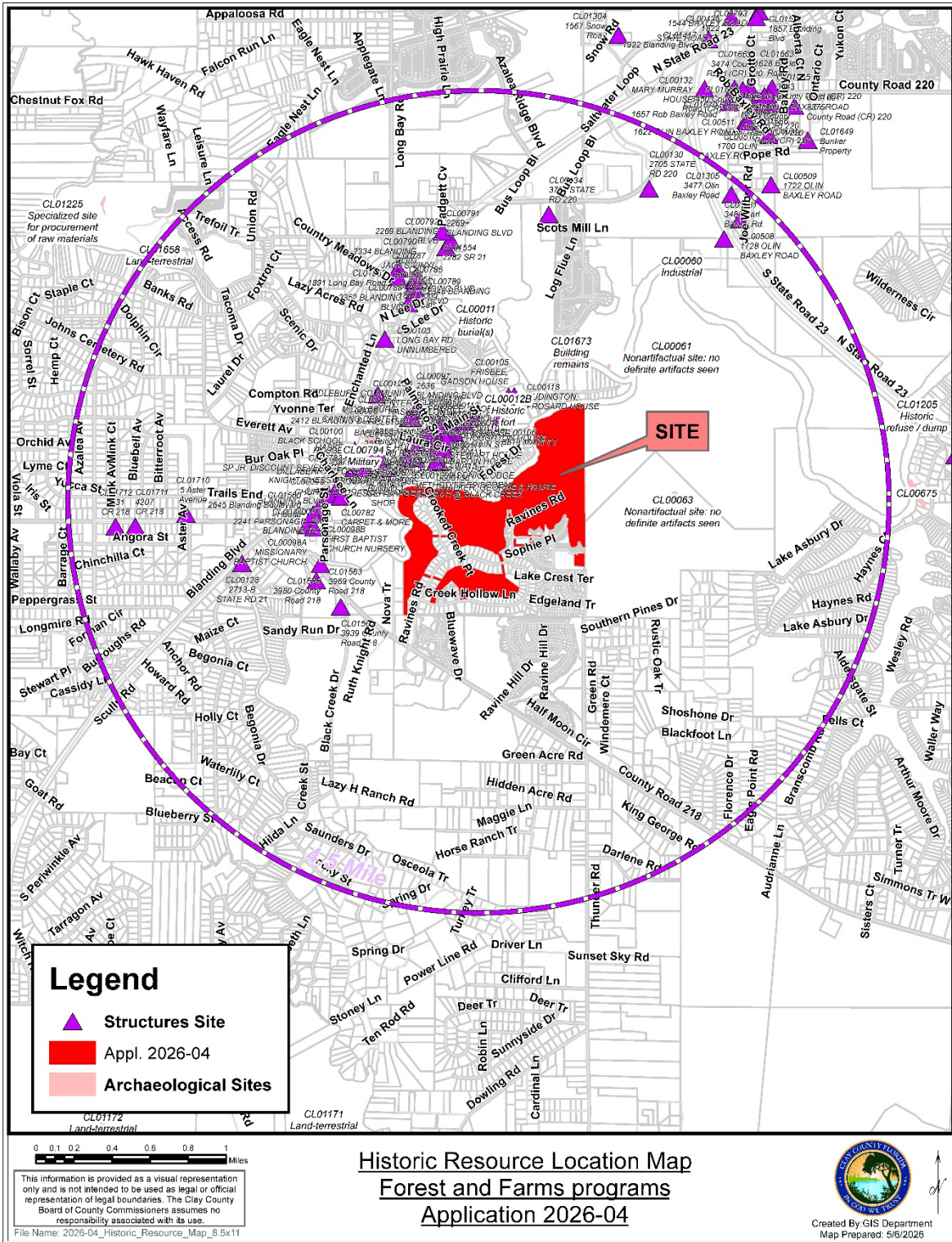


Figure 8 - Historical Resources



50 **Analysis of Surrounding Uses**

51 The properties surrounding the subject parcel are developed single-family residential with adjacent
52 Recreation/Preservation.

	Owner	Existing Use
North	n/a	South Prong Black Creek
East	St. Johns River Water Management District	Black Creek Ravines Conservation Area
South	Various owners of Ravines subdivision	Single-Family Subdivision
West	Paul Wind, Wiggins Investments of North Florida Inc	Single-Family Residential, Greenway

53

54

55 **Analysis of Proposed Acquisition**

56 The 2 subject parcels are categorized as most vulnerable as an Aquifer Recharge Area, Priority #2 on FNAs
57 habitat conservation priority list. There are eagle nest locations in the surrounding properties and they are
58 in a high priority area for new parks.

59 Acquisition of the 2 subject parcels would meet the primary conservation goal of protecting water quality
60 and sources and wildlife habitat and connectivity. It would meet the secondary conservation goal of access
61 to recreation and flooding reduction. There may be possible environmental hazards existing on the property
62 that would require remediation due to the adjacent golf course.

63

64 **Staff Recommendation**

65 Staff recommends approval of Parcels 12-05-24-006219-001-00 and 42-05-25-021388-001-00.

66 Owner permission for parcel # 13-05-24-021388-178-00 has not yet been provided.

67

Clay County Forests and Farms Conservation Lands Program

Form Received	Land Acquisition Property Nomination Form	Application Number
---------------	--	--------------------

1. Applicant Information (If applicant does not have to be the property owner)

Applicant Name: Tina Dispenza
 Street Address: 3761 Main st
 City: Middleburg State: Zip: 32068
 Phone: 305-951-1768 Email: ttd110209@gmail.com
 Applicant Signature: Tina Dispenza Date: 2-17-2026

2. Property Ownership Information

Does the Applicant have an ownership interest in the property?
 Yes No (If No, skip to #4)

3. Property Authorization

By signing below, I as the property owner, authorize County staff to access said property at reasonable hours and upon reasonable notice for the purpose of conducting such review as may be necessary to determine eligibility of the property. (Valid only if owner signs)

Owner's Signature: *[Signature]* Date: *[Date]*

4. Property Owner Information	5. Owner's Authorized Agent (if applicable)
--------------------------------------	--

Owner Name: Little Bear Properties LLC and Ravines holding LLC	Agent's Name: David L. Pepper
Street Address: P.O. Box 315209	Street Address: 6815 Atlanta Blvd
City: Jacksonville State: FL Zip: 32235	City: Jacksonville State: FL Zip: 32211
Phone: 904-477-6546	Phone: 904-477-6546
Email: DPepper@wampenerllc.com	Email: SDispenza@arsj.com

6. Plot Information

General Location (address, intersection, etc.): South Prong of Black Creek, Please see attached map/ drawing
 Tax Parcel Number (if known): 12-05-24-006219-001-00

Acres to be considered for acquisition (if less than entire parcel):

If this application involves multiple contiguous parcels, please list the additional parcels in the box to the right: 42-05-25-021388-001-00 and ~~12-05-24-006219-001-00~~

Does the property have a lien or other pertinent title encroachment? Yes No
 If Yes, please explain:

Does the property have a billboard located on site? Yes No
 Is the property currently being leased for agricultural purposes? Yes No

Briefly describe this parcel's environmental features, ecological significance, scenic beauty, wildlife habitat, and any negatives associated with the parcel, such as the presence of hazardous waste, exotic species of plants or animals, etc. Feel free to attach up to 10 pages of additional information, including pictures, illustrating why this site is suitable for acquisition by Clay County.
 Please see attached letter/email

Proposed Purchase Type: Conservation Easement - or - Full Fee Purchase

Committed Match* Funding Available? <input type="checkbox"/> Yes <input type="checkbox"/> No	Committed Match Funding Amount: \$	Match Funding Source:
---	------------------------------------	-----------------------

* Committed Match: Funds are available and have been committed to this project.

As the landowner, are you willing to donate a portion of the value of the Property Sale or Conservation Easement Value? Yes No

What amount are you seeking in the sale? \$ _____ (Staff will compare this amount to the property tax appraised value)

Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 12-05-24-006219-001-00
Location Address BLANDING Blvd
 Middleburg 32068
Brief Tax Description* PT OF GOV LOT 6 GABRIEL PRIEST GRANT AS REC O R 3020 PG 851 & 3044 PG 1053
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code NO AG ACREAGE (9900)
Sec/Twp/Rng 12/5/24
Tax District Tax Dist 001 - BCC
Millage Rate 15.2523
Acres 12
Homestead No

Map



Owner Information

[Little Bear Properties LLC](#)
 PO Box 351209
 Jacksonville FL 32235

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
Vacant > 10 AC/Non-Ag (9900)	12.00	009900-AC	Site	0	0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
8/11/2008	\$0	Quit Claim Deed	3044	1053	Qualified	01	No	Vacant	PEPPER DAVID L	LITTLE BEAR PROPERTIES LLC
5/9/2008	\$500,000	Warranty Deed	3020	851	Qualified	02	No	Vacant	MORGAN CHARLES P & VICKIE L	PEPPER DAVID L
3/15/2005	\$350,000	Warranty Deed	2501	1968	Qualified	02	No	Vacant	GUY GEORGE DONALD TRUSTEE	MORGAN CHARLES P & VICKIE L
1/6/2000	\$100	Warranty Deed	1840	1616	Qualified	01	No	Vacant	ARMSTRONG BETTY G	ARMSTRONG BETTY G TRUSTEE
5/29/1997	\$100	Invalid Deed	1659	35	Qualified	02	No	Vacant	ARMSTRONG PAUL C ESTATE	ARMSTRONG BETTY G

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

Recent Sales in Area

Sale date range:

From:

04/21/21

To:

04/21/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

TRIM Notice

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

Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified
+ Building Value	\$0	\$0	\$0	\$0
+ Extra Features Value	\$0	\$0	\$0	\$0
+ Land Value	\$216,000	\$216,000	\$216,000	\$180,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
= Just Market Value	\$216,000	\$216,000	\$216,000	\$180,000
= Total Assessed Value	\$216,000	\$216,000	\$198,000	\$180,000
- Exempt Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$216,000	\$216,000	\$198,000	\$180,000
Maximum Save Our Homes Portability / AGL Differential	\$0	\$0	\$18,000	\$0

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

Property Record Card

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

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 4/20/2026, 9:30:33 PM

Contact Us



Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 42-05-25-021388-001-00
Location Address FORREST Dr
 Middleburg 32068
Brief Tax Description* PT OF BLK A OF S MIDDLEBURG AS REC O R 3020 PG 851 & 3044 PG 1053
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code NO AG ACREAGE (9900)
Sec/Twp/Rng 42/5/25
Tax District Tax Dist 001 - BCC
Millage Rate 15.2523
Acreage 14
Homestead No

Map



Owner Information

[Little Bear Properties LLC](#)
 PO Box 351209
 Jacksonville FL 32235

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
Vacant > 10 AC/Non-Ag (9900)	14.00	009900-AC	Site	0	0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
8/11/2008	\$0	Quit Claim Deed	3044	1053	Qualified	01	No	Vacant	PEPPER DAVID L	LITTLE BEAR PROPERTIES LLC
5/9/2008	\$500,000	Warranty Deed	3020	851	Qualified	02	No	Vacant	MORGAN CHARLES P & VICKIE L	PEPPER DAVID L
3/15/2005	\$350,000	Warranty Deed	2501	1968	Qualified	02	No	Vacant	GUY GEORGE DONALD TRUSTEE	MORGAN CHARLES P & VICKIE L
1/6/2000	\$100	Warranty Deed	1840	1619	Qualified	01	No	Vacant	ARMSTRONG BETTY G	ARMSTRONG BETTY G TRUSTEE
1/6/2000	\$100	Warranty Deed	1840	1613	Qualified	01	No	Vacant	ARMSTRONG BETTY G	ARMSTRONG BETTY G TRUSTEE
5/29/1997	\$100	Invalid Deed	1659	35	Qualified	02	No	Vacant	ARMSTRONG PAUL C	ARMSTRONG BETTY G

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

Recent Sales in Area

Sale date range:

From:

05/11/20

To:

05/11/20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

TRIM Notice

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

Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified
+ Building Value	\$0	\$0	\$0	\$0
+ Extra Features Value	\$0	\$0	\$0	\$0
+ Land Value	\$280,000	\$280,000	\$280,000	\$224,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
= Just Market Value	\$280,000	\$280,000	\$280,000	\$224,000
= Total Assessed Value	\$280,000	\$271,040	\$246,400	\$224,000
- Exempt Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$280,000	\$271,040	\$246,400	\$224,000
Maximum Save Our Homes Portability / AGL Differential	\$0	\$8,960	\$33,600	\$0

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

Property Record Card

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

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 5/11/2026, 4:31:07 AM

Contact Us





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LITTLE BEAR PROPERTIES LLC

Filing Information

Document Number	L07000118118
FEI/EIN Number	74-3251869
Date Filed	11/26/2007
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/24/2017

Principal Address

6815 Atlantic Blvd..
Jacksonville, FL 32211

Changed: 04/05/2023

Mailing Address

PO BOX 315209
JACKSONVILLE, FL 32235

Registered Agent Name & Address

Rothstein, Simon D, Esq.
6550 St. Augustine Rd.
Suite 202
Jacksonville, FL 32217

Name Changed: 01/28/2019

Address Changed: 04/06/2024

Authorized Person(s) Detail

Name & Address

Title MGRM

PEPPER, DAVID
PO BOX 315209
JACKSONVILLE, FL 32235

Annual Reports

Report Year	Filed Date
2024	04/06/2024
2025	04/27/2025
2026	04/07/2026

Document Images

04/07/2026 -- ANNUAL REPORT	View image in PDF format
04/27/2025 -- ANNUAL REPORT	View image in PDF format
04/06/2024 -- ANNUAL REPORT	View image in PDF format
04/05/2023 -- ANNUAL REPORT	View image in PDF format
01/29/2022 -- ANNUAL REPORT	View image in PDF format
02/10/2021 -- ANNUAL REPORT	View image in PDF format
02/22/2020 -- ANNUAL REPORT	View image in PDF format
01/28/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- ANNUAL REPORT	View image in PDF format
02/24/2017 -- REINSTATEMENT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/15/2011 -- ANNUAL REPORT	View image in PDF format
03/27/2010 -- ANNUAL REPORT	View image in PDF format
04/18/2009 -- ANNUAL REPORT	View image in PDF format
08/14/2008 -- ANNUAL REPORT	View image in PDF format
11/26/2007 -- Florida Limited Liability	View image in PDF format

Property Nomination

From Tina D <ttd110209@gmail.com>

Date Fri 2/13/2026 6:09 PM

To Land Conservation <landconservation@claycountygov.com>

 1 attachment (99 KB)

black creek conservation land.jpeg;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I want to thank you for your time, as a resident and voter in Clay County, I was ecstatic to see a land conservation referendum on the ballot, and our family not only voted for this referendum, but also advocated for it to our friends and neighbors within our community.

We are blessed to live on Black Creek and daily we get to witness its beauty and fully understand the importance in protecting the creek and the land surrounding it.

Black Creek is not only important in the history of Clay County, but serves as a beautiful recreation spot for Clay county and surrounding residents.

The creek is a source of recharge for our Floridan Aquifer, and also for upland communities, it serves to restore water levels to local bodies of water. In addition, the amount of wildlife that call the creek and its surrounding banks home is Amazing! Within the creek one can witness manatees from adults to babies, eels,

mollusks, numerous fish and turtles. The land surrounding the creek is unique and consists of multiple ecosystems that are threatened and the wildlife dependent upon it and the creek also vary including deer, bats, owls, pileated woodpeckers, gopher tortoises, otters, beavers, land birds and rookeries of wading birds that include Anhingas, Great Blue and Green Herons, Limpkins, and various Egrets. One can witness every evening the birds coming in to roost in these old growth forests.

With the increasing demand in this county to build track homes and high density housing, it has become even more important to protect the creek and its surrounding banks. Protecting this undeveloped land surrounding the creek would protect the habitats of wildlife, and provide a natural buffer for the creek. This buffer of trees, shrubs and other plants surrounding the creek keeps the creek cooler by providing shade and cleaner by reducing runoff and absorbing excess water ultimately protecting the surrounding communities from flooding. The flora act as a filter by removing contaminants that can get washed into the creek during heavy rainfall.

Hopefully, with this land conservation referendum passing, more can be done to acquire the land adjacent to Black Creek which in turn would then protect the creek. I would like to suggest an area to protect along the south prong, (I am attaching a picture of its location). I notice it is adjacent to the Black Creek Ravines Conservation area. I am wondering if this parcel of land could be acquired through this conservation referendum thus allowing it to be added to the Black Creek Ravines Conservation Area? It would not only extend and protect the habitat for wildlife in the existing conservation area but add an additional buffer in protection for the creek and allow more hiking and outdoor exploration for local residents.

Again Thank you for your time and allowing the citizens in the community to nominate property in need of protection,

Tina Dispenza



Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, May 19 6:00 PM

TO: Land Conservation Committee

DATE: 5/11/2026

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT: 2 parcels (23-06-25-010538-003-00 and 23-06-25-010538-000-00) totaling 104 acres on the north side of Gary Rd.

AGENDA ITEM TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
▢	2026-8 - IOR - 4334 Gary Rd	Cover Memo	5/12/2026	2026-8_ _IORdsada.pdf
▢	2026-8 - Application - 4334 Gary Rd	Backup Material	5/12/2026	2026-8_ _Applicationdsada.pdf



1 FFCLP – Initial Office Review

2 Parcels # 23-06-25-010538-003-00,

3 23-06-25-010538-000-00

4
5 **Property Information**

Parcel #: 23-06-25-010538-003-00, 23-06-25-010538-000-00

Current Land Use: AG (Agricultural)

Total Acres: 104 +/- acres

Existing Uses: Timber, Pasture

Just Market Value: \$1,674,288

Parcel Address: Blanding Blvd, Forrest Dr, 2932 Ravines Rd, Middleburg

Current Zoning: AG (Agricultural)

Acres proposed for acquisition: 104 +/- acres

Located within a moderate/high location on the conservation values heat map: N

6
7 **Applicant Information:**

Name: Merry Carlisle Burkhalter and David Burkhalter

Same as Owner? Y

8
9 **Owner Information:**

Name: Merry Carlisle Burkhalter, David Burkhalter

Conservation Easement or Fee Simple Purchase:
Asking Price (if known):

Conservation Easement

10
11 **Primary Conservation Goals:**

Water Quality and Sources N
Wildlife Habitat and Connectivity Y
Forests and Farms Y

Secondary Conservation Goals:

Historic and Cultural Resources N
Access to Recreation N
Flooding Reduction Y

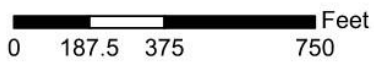
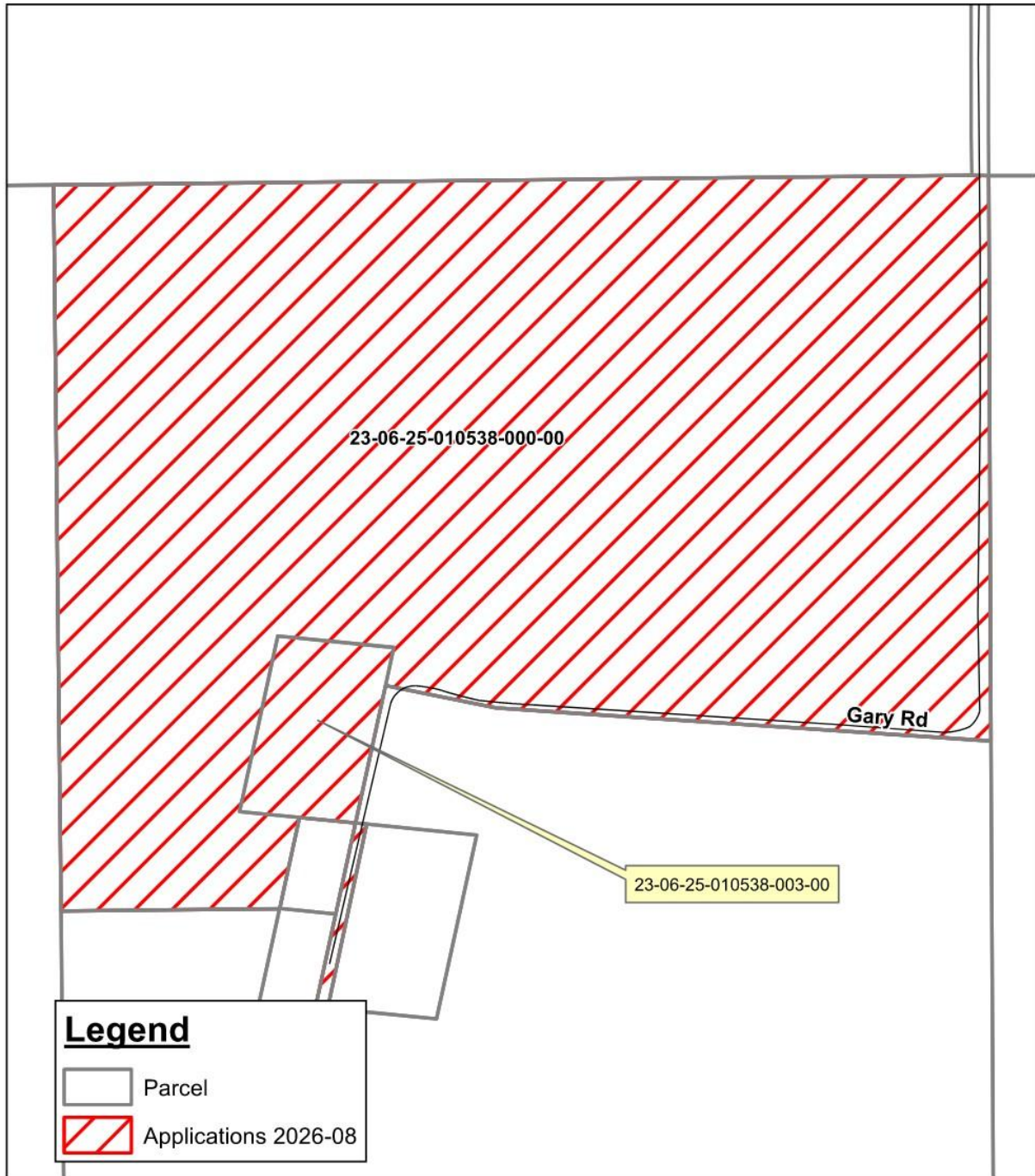
12
13
14 **Property Description:**

15 Mostly improved pasture with some coniferous plantations and longleaf pine habitat. A mixture of more
16 and most vulnerable aquifer recharge area with possible black bear habitat.
17

Figure 1 – Location Map



Figure 2 – Parcel Map



**Parcel Location Map
Forest and Farms programs
Application 2026-08**



Figure 3 - Aerial Photo



Figure 4 – Soil Map

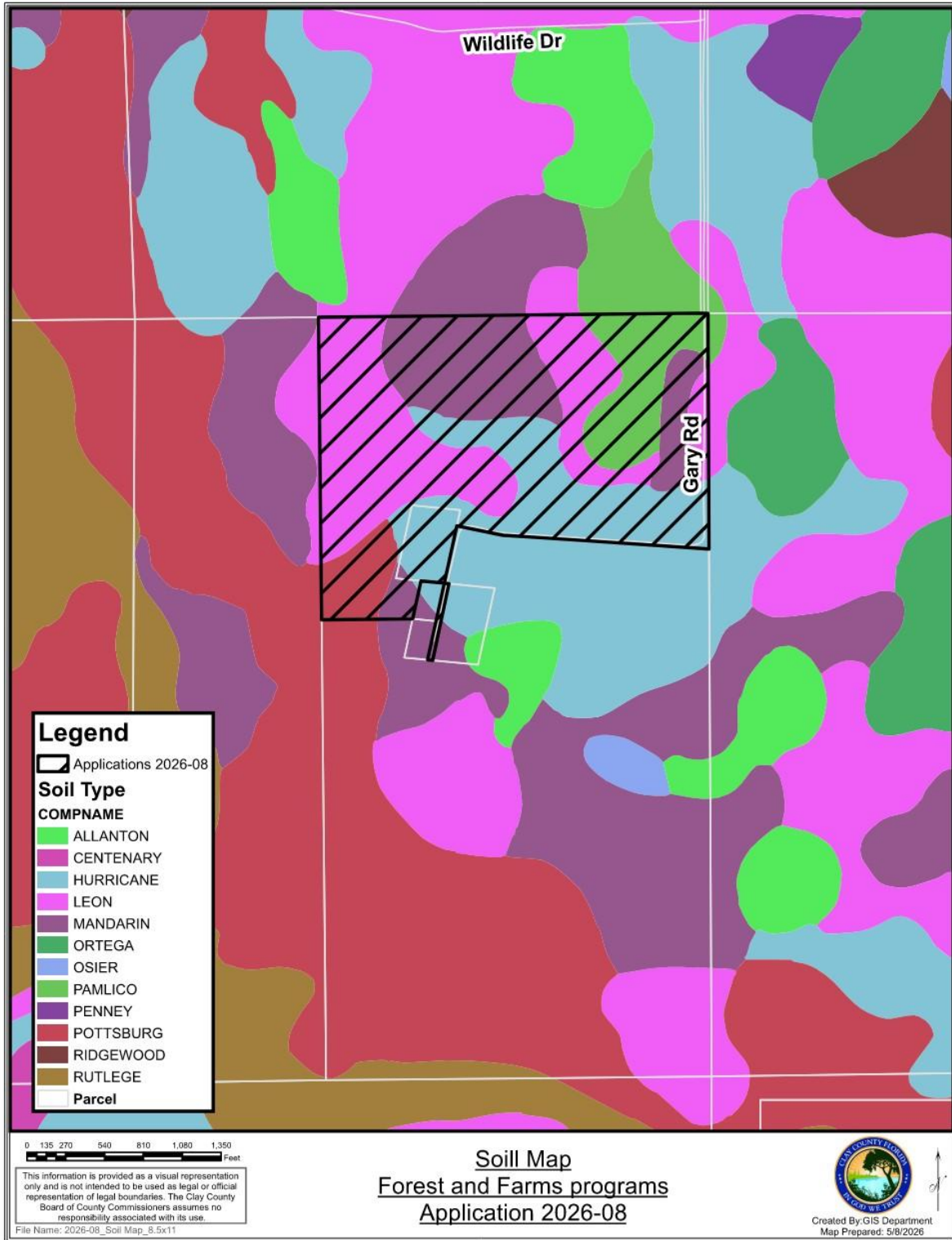


Figure 5 – Flood Zone Map

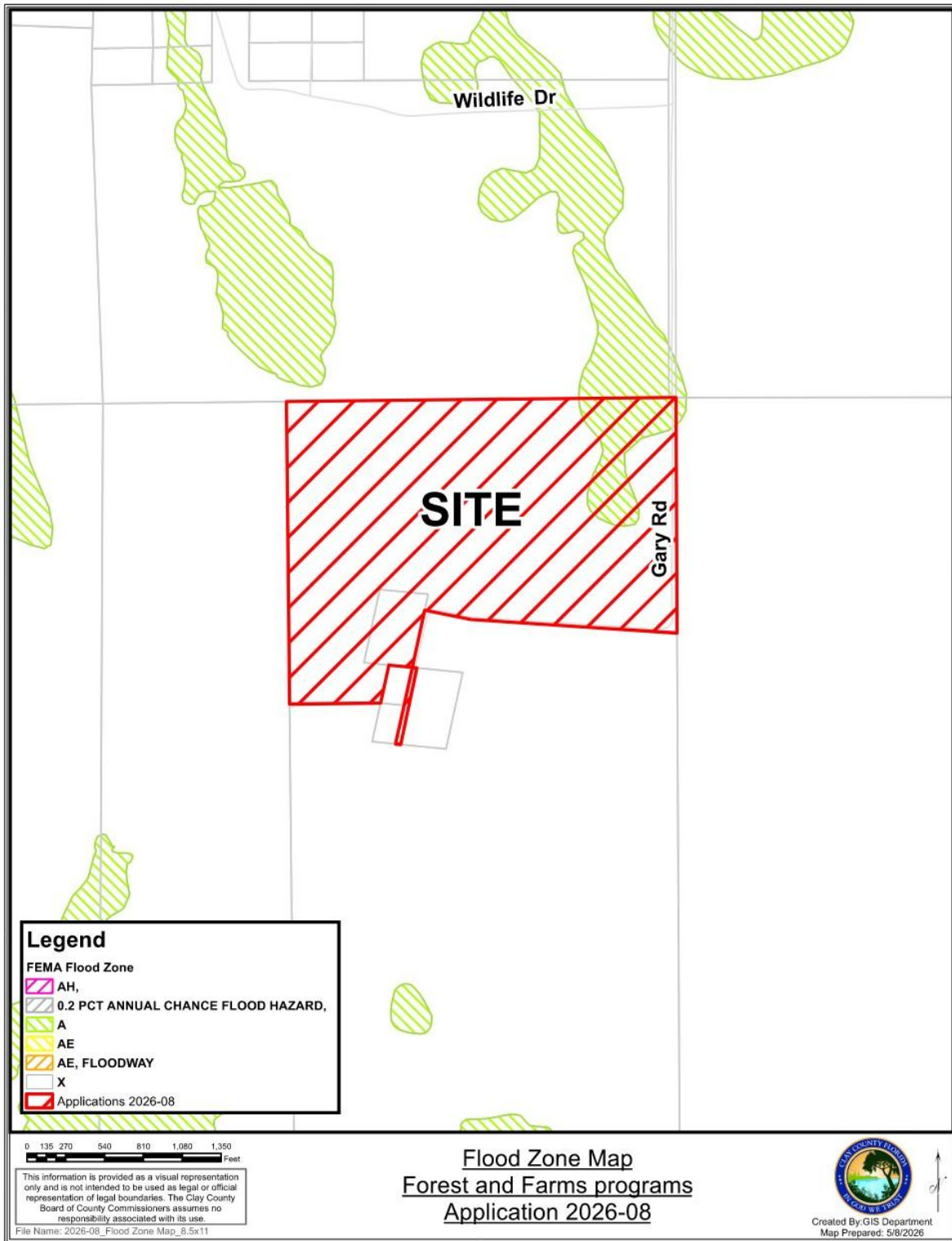


Figure 6 – Topography Map

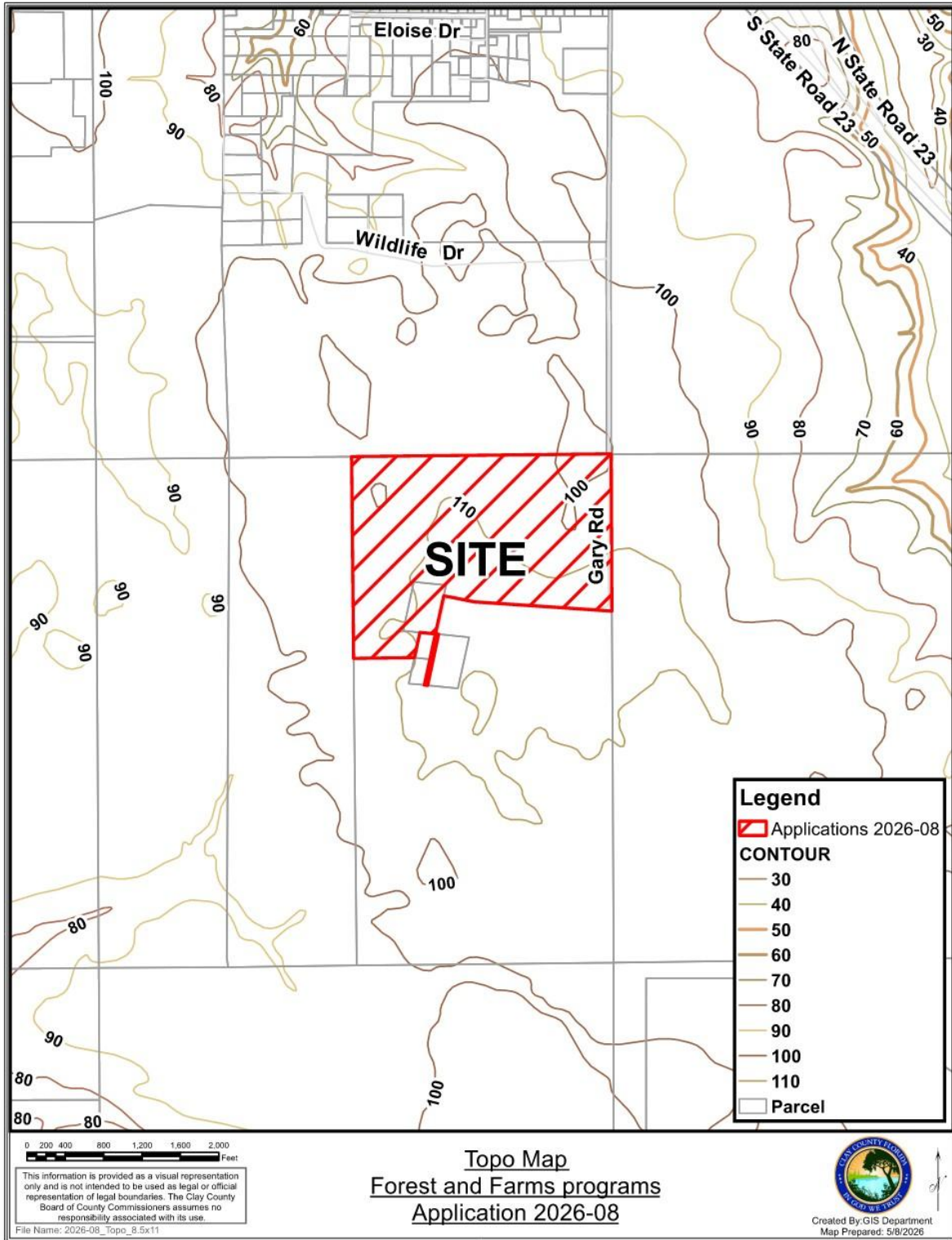


Figure 7 – Habitat Value Map

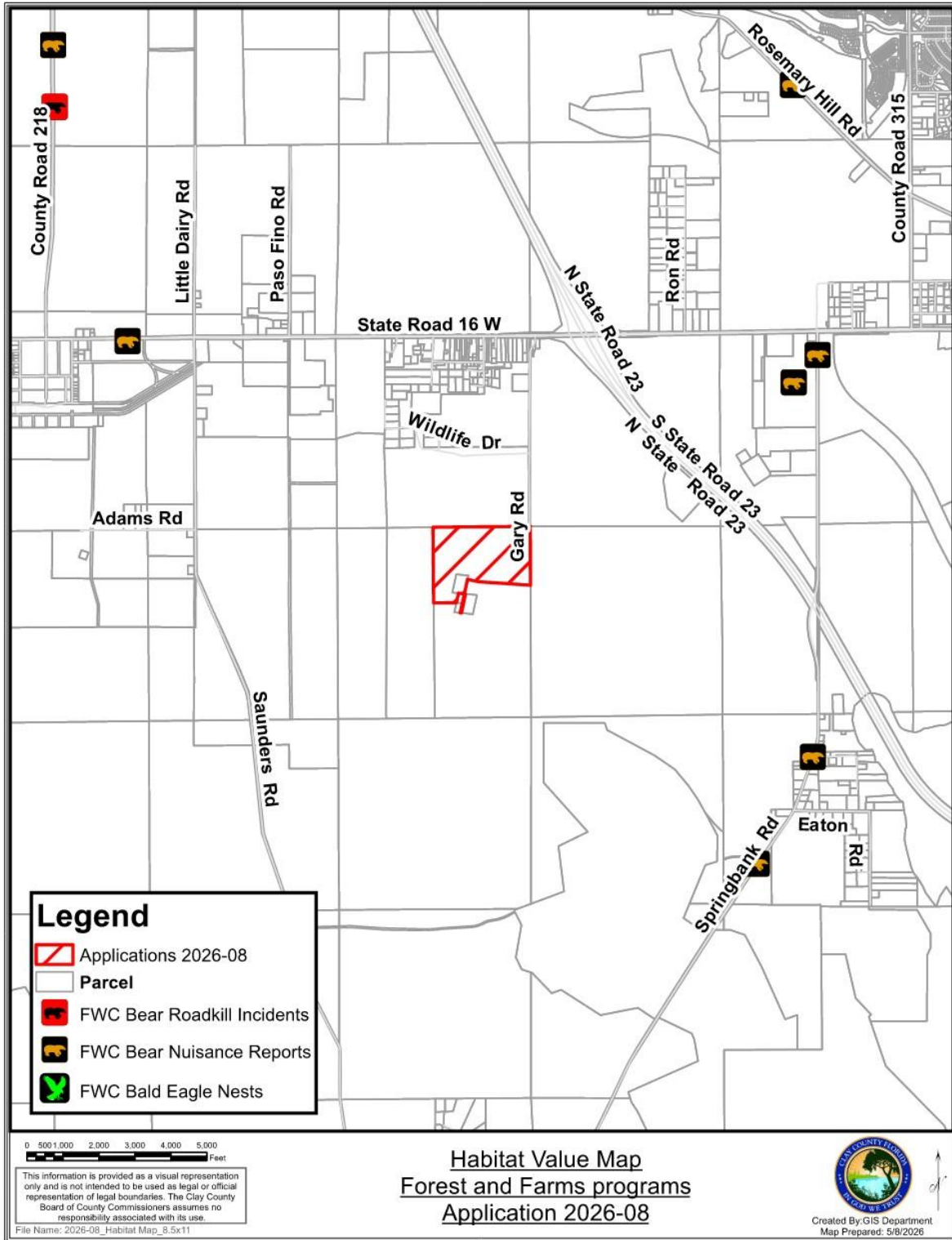
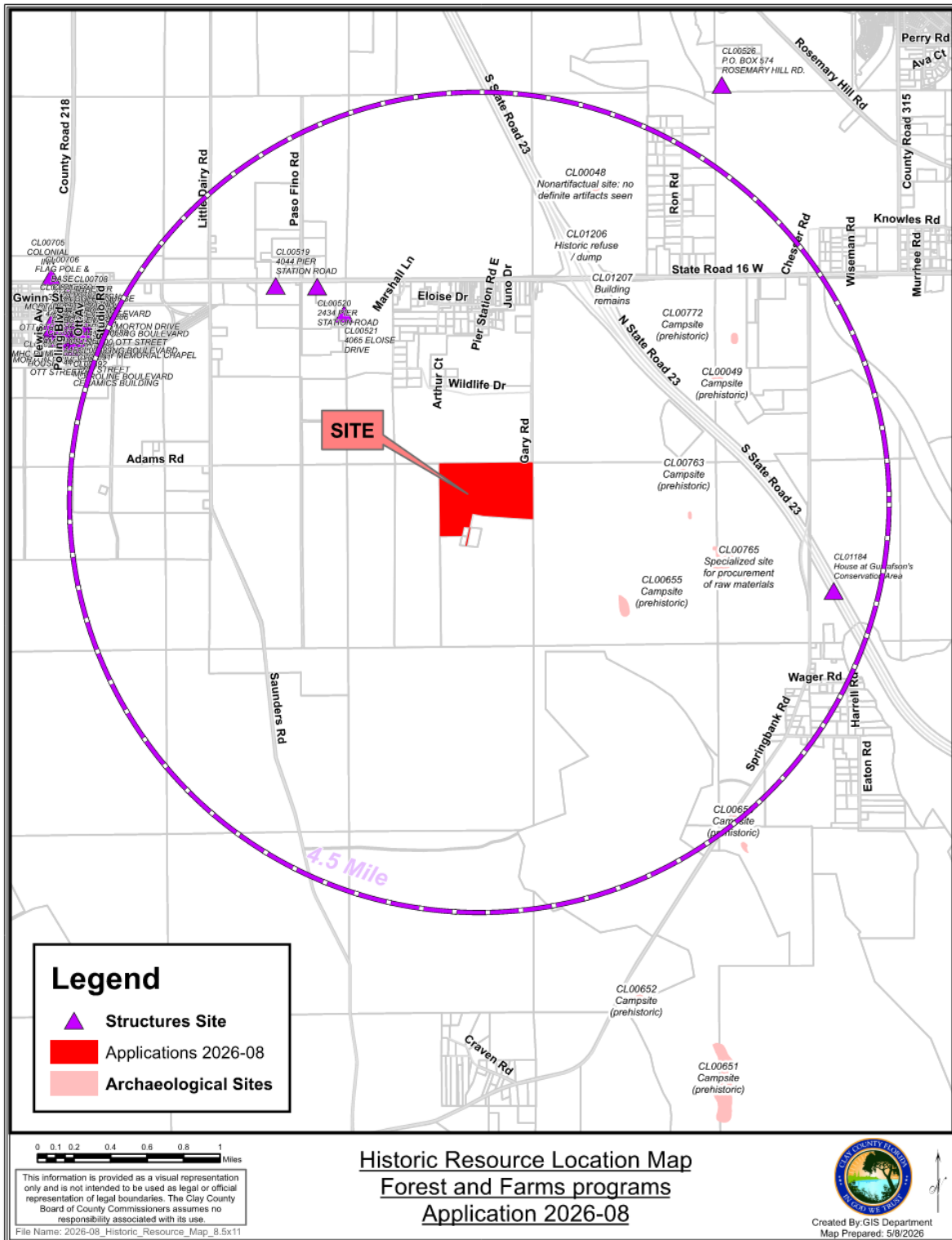


Figure 8 - Historical Resources



34 **Analysis of Surrounding Uses**

35 The properties surrounding the subject parcel are agricultural (timber).

	Owner	Existing Use
North	Lindsey Spurlin Jones Trustee Lindsey Spurlin Gerald Irrevocable Trust	Timber
East	Jax-Palatka Farms LLC	Timber
South	Gary George Carlisle Jr Carrie Sharon Carlisle	Timber
West	Lindsey Spurlin Jones Trustee Lindsey Spurlin Gerald Irrevocable Trust	Timber

36

37

38 **Analysis of Proposed Acquisition**

39 Acquisition of the subject parcel would meet the primary conservation goal of forest and farm preservation
40 with wildlife connectivity. A secondary conservation goal of flooding reduction would be met.
41 Environmental hazards may exist on the property that would require remediation due to its past agricultural
42 use.

43

44 **Staff Recommendation**

45 Staff recommends approval of Parcel #: 23-06-25-010538-003-00, 23-06-25-010538-000-00

46

**Clay County
Forests and Farms Conservation Lands Program**

Form Received:	Land Acquisition Property Nomination Form	Application Number:
----------------	--	---------------------

1 Applicant Information (The applicant does not have to be the property owner.)

Applicant Name: Merry Carlisle and David Burkhalter
 Street Address: 4334 Gary Rd
 City: Green Cove Springs State: FL Zip: 32043
 Phone: 352-427-0607 Email: merrylinda1@aol.com
 Applicant Signature: *Merry Carlisle* Date: 3/20/06

2 Property Owner Verification

Does the Applicant have an ownership interest in the property?
 Yes No (If No, skip to #4)

3 Access Authorization

By signing below, I as the property owner, authorize County staff to access said property at reasonable hours and upon reasonable notice for the purpose of conducting such review as may be necessary to determine eligibility of the property. (Valid only if owner signs)

Owner's Signature: *David Burkhalter* Date:

4 Property Owner Information

5 Owner's Authorized Agent (if applicable)

Owner Name: Merry Carlisle and David Burkhalter	Agent's Name:
Street Address: 4334 Gary Rd	Street Address:
City: Green Cove Springs State: FL Zip: 32043	City: State: Zip:
Phone: 352-427-0607	Phone:
Email: merrylinda1@aol.com	Email:

6 Project Information

General Location (address, intersection, etc.): 4334 Gary Rd Green Cove Springs
 Tax Parcel Number (if known): 23-06-25-010538-003-00; 23-06-25-010538-000-00
 Acreage to be considered for acquisition (if less than entire parcel): 104
 If this application involves multiple contiguous parcels, please list the additional parcels in the box to the right: see above
 Does the property have a lien or other pertinent title encroachment? Yes No If Yes, please explain:
 Does the property have a billboard located on site? Yes No Is the property currently being leased for agricultural purposes? Yes No

Briefly describe this parcel's environmental features, ecological significance, scenic beauty, wildlife habitat, and any negatives associated with the parcel, such as the presence of hazardous waste, exotic species of plants or animals, etc. Feel free to attach up to 10 pages of additional information, including pictures, illustrating why this site is suitable for acquisition by Clay County.

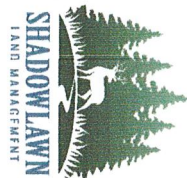
Proposed Purchase Type: Conservation Easement - or - Full Fee Purchase

Committed Match* Funding Available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Committed Match Funding Amount: \$	Match Funding Source:
--	------------------------------------	-----------------------

* Committed Match: Funds are available and have been committed to this project.

As the landowner, are you willing to donate a portion of the value of the Property Sale or Conservation Easement Value? Yes No

What amount are you seeking in the sale? \$ (Staff will compare this amount to the property tax appraised value)



Stand #	Acres	Description
1	15	Open Pasture
2	3	Open - Roads
3	1	SI - OF (P23)
4	5	SI - OF (P25)
5	35	SI - LF (P21)
6	21	SI - LF (P20)
7	13	Cy. Lb. Ba - Ponds
8	4	Home Sites
9	0	Barn
10	4	Open Pond
11	5	Large Pine Mulch
Total Acres: 107		



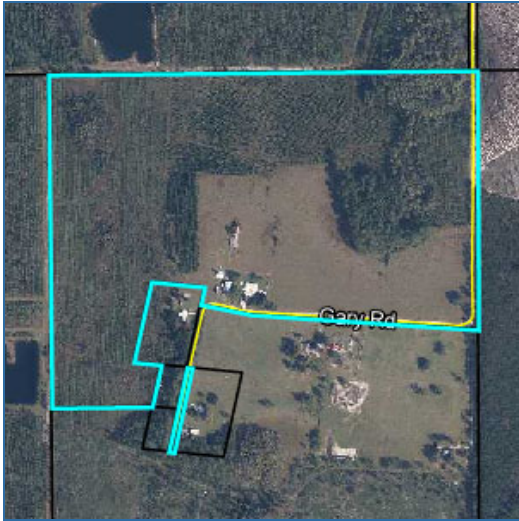
02-24-2026

Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 23-06-25-010538-000-00
Location Address 4334 GARY Rd
 Green Cove Springs 32043
Brief Tax Description* E1/2 AS REC O R 1043 PG 453, 4409 PG 842 & 4467 PG 1839
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code H/S IMP AG-RES (5000)
Sec/Twp/Rng 23/6/25
Tax District Tax Dist 001 - BCC
Millage Rate 15.2523
Acreage 100
Homestead YES, Granted 2022

Map



Owner Information

Burkhalter Merry Carlisle PO Box 871 Green Cove Springs FL 32043	Burkhalter David M PO Box 871 Green Cove Springs FL 32043
--	---

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
SINGLE FAMILY (0100)	1.00	AG Homesite	Site	0	0
TIMB 60/69 (5700)	56.49	Timber 60/69	Ag Use	0	0
IMP/PAS GD (6100)	21.91	Improved Pasture Good	Ag Use	0	0
SMI/IMP PA (6200)	8.09	Semi-Improved Pasture	Ag Use	0	0
WET/HARDWD (5900)	12.51	Wet/Hardwood - AG	Ag Use	0	0

Buildings

Building 1	Effective Year Built 1974
Building Type Single Family / 0100	Frame
Gross Sq Ft 4,702	Roof Type GABLE/HIP
Finished Sq Ft 2,925	Roof Coverage SHINGLE
Stories 1.0 Stories	Flooring Type CARPET
Heat AIR DUCTED	Heating Type AIR DUCTED
Interior Walls DRYWALL	Bedrooms 4
Exterior Walls FACE BRICK	Full Bathrooms 2
Year Built 1974	Half Bathrooms 0

Yard Items

Description	Full Description	Year Built	Size	Quantity	Units
CAN/SUNSH-F	CANOPY/SUN SHELTER FAIR	1974	31 x 35	1	1085 SF
CAN/SUNSH-F	CANOPY/SUN SHELTER FAIR	1974	38 x 94	1	3572 SF
CONC DW 1/1300	CONCRETE DRIVEWAY 1 - 1300 SF	1974	0 x 0	1	1300 SF
CONC 1301+	CONCRETE DRIVEWAY 1301 SF +	1974	0 x 0	1	60 SF
FPL 1STY E	FIREPLACE 1 STORY - EXCELLENT QUALITY	1974	0 x 0	1	1 UT
GARAGE F	GARAGE - LOW	1974	20 x 18	1	360 SF
Pool-525 GN	POOL GUNITE 451-525 sf	1983	16 x 30	1	480 SF
SIDEWALK C	SIDEWALK - CONCRETE	1974	0 x 0	1	915 SF
STORAGE WD	STORAGE - WOOD	1974	16 x 16	1	256 SF
WOODRAIL 3	WOODRAIL 3	1974	0 x 0	1	256 SF

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
6/2/2021	\$0	Warranty Deed	4467	1839	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Improved	Carlisle Terry Jack Et Al	Burkhalter Merry Carlisle
12/25/2020	\$0	Letter of Administration	4409	842	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Improved	CARLISLE GRACE M	Carlisle Terry Jack Et Al
2/23/2009	\$100	Warranty Deed	3085	1187	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Improved	CARLISLE GRACE M TRUSTEE	CARLISLE GRACE M

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

Recent Sales in Area

Sale date range:

From:

To:

04/21/21

04/21/21

Search Sales by Neighborhood

Distance:

Units:

1500

Feet

Search Sales by Distance

TRIM Notice

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

Valuation

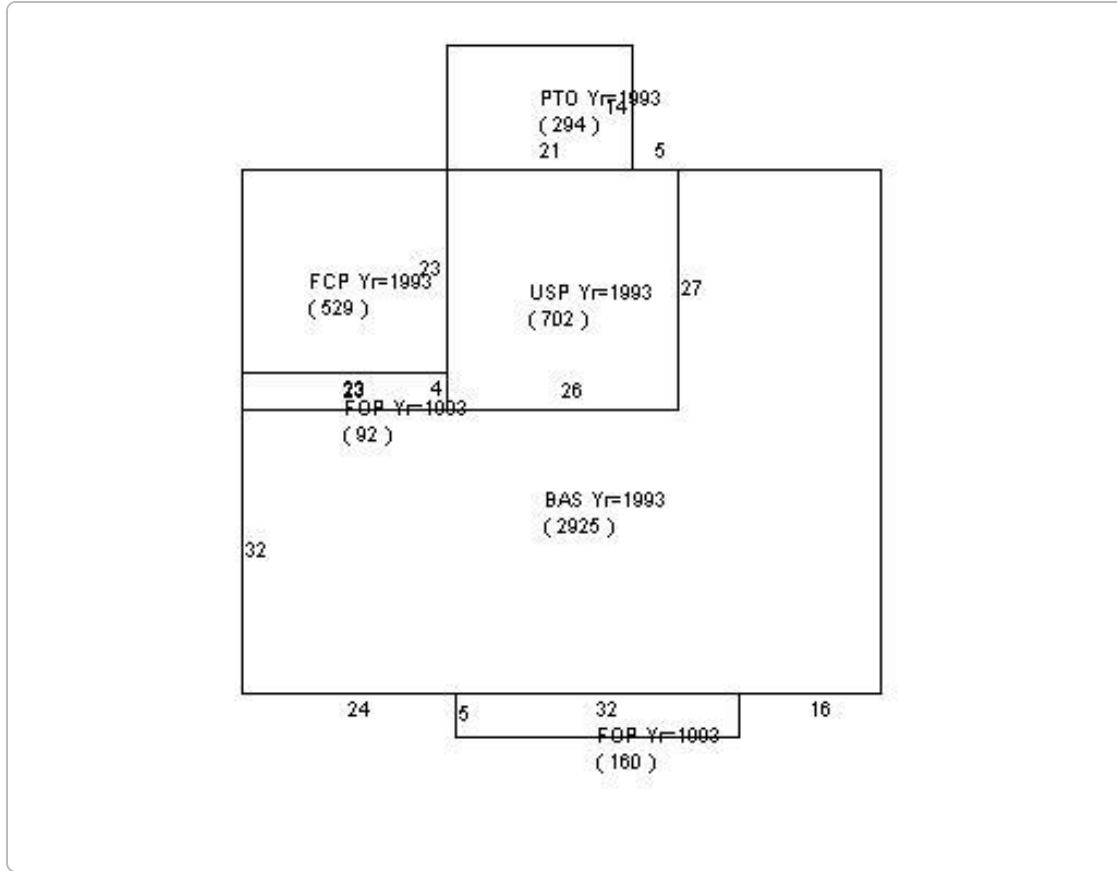
	2025 Certified	2024 Certified	2023 Certified	2022 Certified
+ Building Value	\$368,172	\$331,110	\$309,962	\$273,908
+ Extra Features Value	\$12,967	\$12,967	\$12,967	\$10,447
+ Land Value	\$1,091,740	\$1,091,740	\$794,277	\$762,782
Land Agricultural Value	\$34,423	\$33,173	\$33,173	\$30,060
Agricultural (Market) Value	\$1,079,290	\$1,079,290	\$785,227	\$754,092
= Just Market Value	\$1,472,879	\$1,435,817	\$1,117,206	\$1,047,137
= Total Assessed Value	\$272,322	\$264,368	\$257,635	\$247,985
- Exempt Value	(\$50,722)	(\$50,000)	(\$50,000)	(\$50,000)
= Total Taxable Value	\$221,600	\$214,368	\$207,635	\$197,985
Maximum Save Our Homes Portability / AGL Differential	\$155,690	\$125,332	\$107,517	\$75,120

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

Property Record Card

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

Sketches



No data available for the following modules: Photos.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 4/20/2026, 9:30:33 PM

Contact Us



Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 23-06-25-010538-003-00
Location Address 4348 GARY Rd
 Green Cove Springs 32043
Brief Tax Description* PT OF NE1/4 S23T6R25 AS REC O R 323 PG 424 & 4134 PG 668
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code H/S IMP AG-RES (5000)
Sec/Twp/Rng 23/6/25
Tax District Tax Dist 001 - BCC
Millage Rate 15.2523
Acreage 4
Homestead No

Map



Owner Information

[Burkhalter Merry C](#)
 PO Box 871
 Green Cove Springs FL 32043

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
SINGLE FAMILY (0100)	1.00	AG Homesite	Site	0	0
NA/MX80/89 (5501)	3.00	Natural Mix 80/89	Ag Use	0	0

Buildings

Building	1	Effective Year Built	1978
Building Type	Single Family / 0100	Frame	
Gross Sq Ft	1,992	Roof Type	GABLE/HIP
Finished Sq Ft	1,344	Roof Coverage	SHINGLE
Stories	1.0 Stories	Flooring Type	CARPET
Heat	AIR DUCTED	Heating Type	AIR DUCTED
Interior Walls	DRYWALL	Bedrooms	3
Exterior Walls	FACE BRICK	Full Bathrooms	2
Year Built	1978	Half Bathrooms	0

Yard Items

Description	Full Description	Year Built	Size	Quantity	Units
CLF 4'	CHAINLINK FENCE 4'	1997	0x0	1	240 SF
CONC DW 1/1300	CONCRETE DRIVEWAY 1 - 1300 SF	1978	42 x 12	1	504 SF
FPL 1STY A	FIREPLACE 1 STORY - AVERAGE QUALITY	1988	0x0	1	1 UT
GARAGE F	GARAGE - LOW	1988	12 x 32	1	384 SF
SIDEWALK C	SIDEWALK - CONCRETE	1978	18 x 3	1	54 SF
STORAGE WD	STORAGE - WOOD	1988	8 x 12	1	96 SF

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
10/16/2018	\$0	Warranty Deed	4134	668	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	11	No	Improved	BURKHALTER MERRY C F/K/A LINDA C RHODEN	BURKHALTER MERRY C & DAVID M

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

Recent Sales in Area

Sale date range:

From:

To:

Distance:

Units:

TRIM Notice

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

Valuation

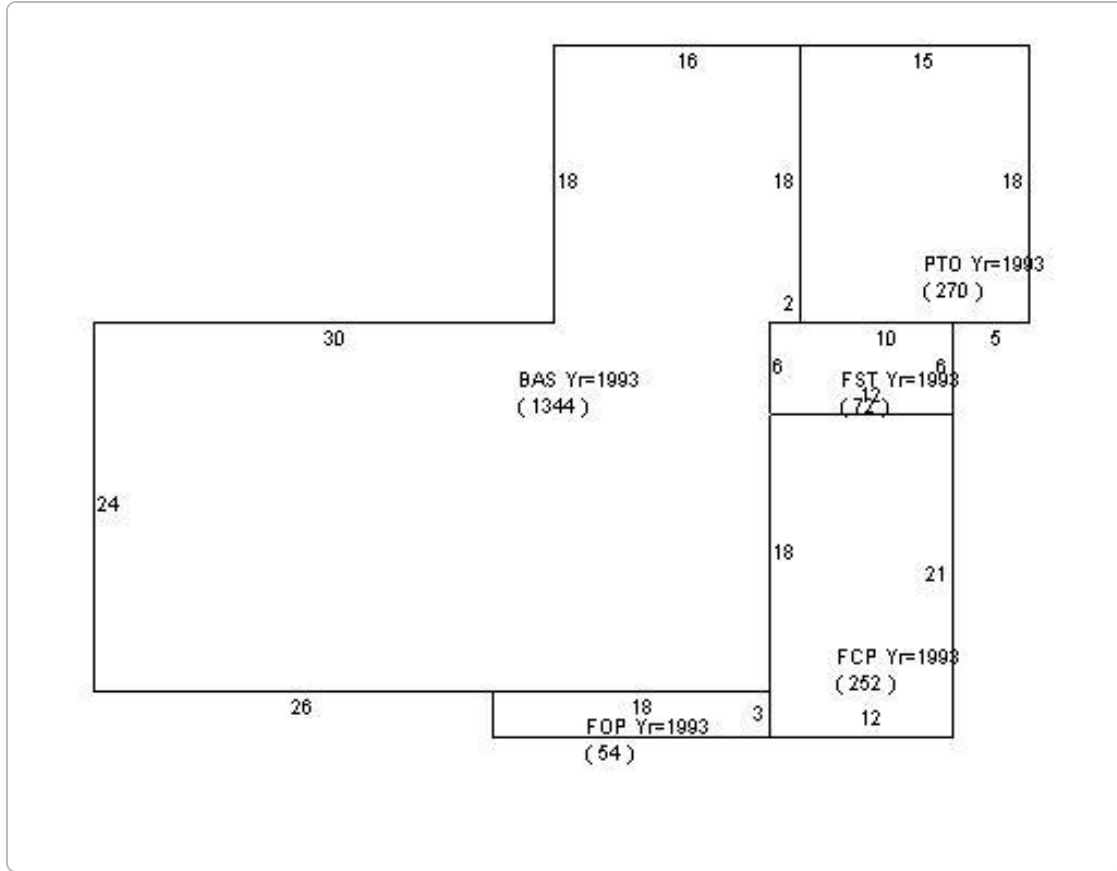
	2025 Certified	2024 Certified	2023 Certified	2022 Certified
+ Building Value	\$146,957	\$132,004	\$123,441	\$109,024
+ Extra Features Value	\$2,452	\$2,452	\$2,452	\$2,011
+ Land Value	\$52,000	\$52,000	\$52,000	\$52,000
Land Agricultural Value	\$1,590	\$1,500	\$1,500	\$1,350
Agricultural (Market) Value	\$39,000	\$39,000	\$39,000	\$39,000
= Just Market Value	\$201,409	\$186,456	\$177,893	\$163,035
= Total Assessed Value	\$145,441	\$132,274	\$120,386	\$109,429
- Exempt Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$145,441	\$132,274	\$120,386	\$109,429
Maximum Save Our Homes Portability / AGL Differential	\$18,558	\$16,682	\$20,007	\$15,956

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

Property Record Card

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

Sketches



No data available for the following modules: Photos.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 4/20/2026, 9:30:33 PM

Contact Us

