

Land Acquisition and Management Program (LAMP) Conservation Board

Property Information Sheet

Property Name:	Popolee Rd Property
Parcel Number:	000010-0000
Address:	4250 Popolee Rd. St. Johns, FL 32259
Owner:	William Woodward
INC or LLC Agents:	n/a
List Price:	\$850,000
Market Value:	\$101,400
Total Acreage:	3.4
Land Use:	Residential-A
Zoning:	Open Rural
Easements: Type/Acres	None
Wetlands: Type/Acres	Mixed hardwoods floodplain forest/3 acres
Uplands: Type/Acres	Mixed hardwoods, partially forested/0.4 acres on east periphery
Protected Species:	No known bald eagle nests. Various species including wading birds, alligator and manatee utilize the shoreline and adjacent wetland area
Known Cultural Res.:	None known in this location. Medium/High probability from the archeological model.
Willing Seller:	Yes
Community Support:	Unknown
Proposed By:	William Woodward
Development Apps:	None
Narrative:	Located on Popolee Road right-of-way, no existing access. Property exists within a vacant, forested floodplain wetland associated with the banks of the St. Johns River. Potential for access pier and platform for public access for River and wildlife viewing or fishing. Parking would be a challenge. Owner description: Riverfront land in Fruit Cove, 900 feet on the River, low lying and mostly wetlands. County could install a dock with boat ramp or neighborhood/County Park.



St. Johns County Land Acquisition Application

Please return this form to LAMP staff liaison: Ryan Mauch, 4040 Lewis Speedway, St. Augustine, FL 32084 or rmauch@sjcfl.us

1. Applicant Information					
Applicant Name: William Woodward					
Address: 2425 University Blvd. W.					
City: Jacksonville		State: FL		Zip: 32217	
Phone: 904-629-1709		Fax:		Email: waztecint@gmail.com	
Applicant Signature:			Date:		
2. Owner of Record (Owner is Applicant Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
Name: William Woodward					
Address: 2425 University Blvd. W					
City: Jacksonville		State: FL	Zip: 32217		
Phone:		Fax:		Email:	
3. Owner's Authorized Representative					
Name: William Woodward					
Address:					
City:		State:	Zip:		
Phone:		Fax:		Email:	
4. Owner's Authorization					
To the Board of County Commissioners:					
This is to advise that the individual named above is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the County. This authorizes the County and County contractors to enter the property listed below for up to 180 days from the date of this application to conduct a site inspection for a potential acquisition, exchange, donation or conservation easement					
Owner Signature: <i>W Woodward</i>			Date: 4-17-2023		
Owner Signature: <i>W Woodward</i>			Date: 4-16-2023		
5. Property/Project Information – Required Information					
Asking Price: 850,000			County: St. Johns		
General Location (address, intersection, etc.): 4250 Popolee Rd. Saint Johns, FL 32259					
Acreage: 3.5			Section/Township/Range: Fruit Cove		
Tax Parcel Number(s) 000010-0000					
Future Land Use (if known) Residential A			Zoning (if known) Open Rural		
6. Property Description (Describe the property's ecological significance and natural resources)					
Riverfront land in Fruit Cove. 900 feet on the river. low lying and mostly wetlands.					
County could create install a dock with boat ramp or neighborhood / county park. Riverfront.					
7. Encumbrances (List any liens, leases or other encumbrances)					
none. Survey on File.					

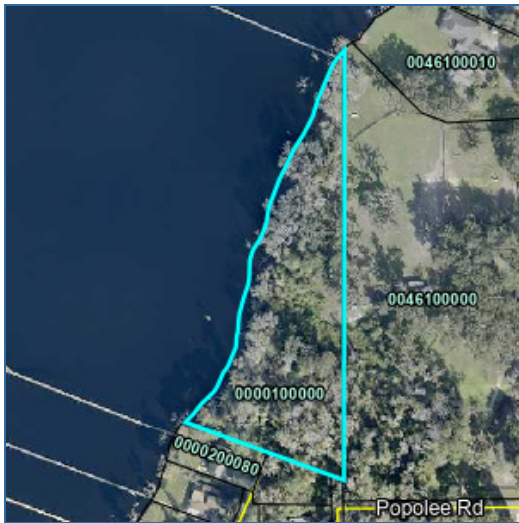
In addition to this form, the following supplemental information may be attached to assist in the evaluation of the property.

- > Location map
 - > Survey or Sketch
 - > Legal description
- > Tax Parcel Cards
 - > Deed
 - > Other pertinent information

Please Do Not Write Below this Line, for County Use Only

Date Received: _____ Received By: _____ Reg. Basin: _____

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$101,400
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$101,400
Total Deferred	\$0
Assessed Value	\$101,400
Total Exemptions	\$0
Taxable Value	\$101,400

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$101,400	\$0	\$0	\$101,400	\$93,887	\$7,513	\$93,887
2021	\$0	\$0	\$85,352	\$0	\$0	\$85,352	\$85,352	\$0	\$85,352
2020	\$0	\$0	\$85,352	\$0	\$0	\$85,352	\$85,352	\$0	\$85,352
2019	\$0	\$0	\$85,352	\$0	\$0	\$85,352	\$78,332	\$7,020	\$78,332
2018	\$0	\$0	\$72,352	\$0	\$0	\$72,352	\$71,211	\$1,141	\$71,211
2017	\$0	\$0	\$72,352	\$0	\$0	\$72,352	\$64,737	\$7,615	\$64,737
2016	\$0	\$0	\$58,852	\$0	\$0	\$58,852	\$58,852	\$0	\$58,852
2015	\$0	\$0	\$58,852	\$0	\$0	\$58,852	\$58,852	\$0	\$58,852
2014	\$0	\$0	\$58,852	\$0	\$0	\$58,852	\$53,737	\$5,115	\$53,737
2013	\$0	\$0	\$48,852	\$0	\$0	\$48,852	\$48,852	\$0	\$48,852
2012	\$0	\$0	\$48,852	\$0	\$0	\$48,852	\$48,852	\$0	\$48,852
2011	\$0	\$0	\$54,352	\$0	\$0	\$54,352	\$54,352	\$0	\$54,352
2010	\$0	\$0	\$60,352	\$0	\$0	\$60,352	\$60,352	\$0	\$60,352

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	865	0	1	AC	\$100,800
Marshes & Tidal Lands	0	0	2.4	AC	\$600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/1/1989	\$0.00		888	864	U	V		WOODWARD WILLIAM TERRY

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	0000100000
Location Address	4250 POPOLEE RD SAINT JOHNS 32259-0000
Neighborhood	Fruit Cove Terrace (RIVFR) (59.74)
Tax Description*	1 ALL FRACTIONAL (EX 546.70FT TO JOOST) OR194/531 & 888/864 (Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	N/A
Sec/Twp/Rng	25-4-26
District	County (District 300)
Millage Rate	12.7978
Acreage	3.400
Homestead	N

Owner Information

Owner Name	Woodward William T,Rebekah B 100% Woodward Rebekah B 100%
Mailing Address	2425 UNIVERSITY BLVD W JACKSONVILLE, FL 32217-0000

MAP SHOWING SURVEY OF

A PORTION OF FRACTIONAL SECTION 25, TOWNSHIP 4 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT A ONE-HALF (1/2) INCH IRON PIPE SET AT THE SOUTHEAST CORNER OF SAID SECTION 25, AND RUN NORTH ZERO DEGREES, FORTY-FIVE (45) MINUTES WEST (N 0° 45' W), ALONG THE EASTERLY LINE OF SAID SECTION, A DISTANCE OF FORTY-SIX AND SEVEN TENTHS (46.7) FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED TO NICHOLAS T. JOOST, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN DEED BOOK 165, PAGE 452, FOR A POINT OF BEGINNING.

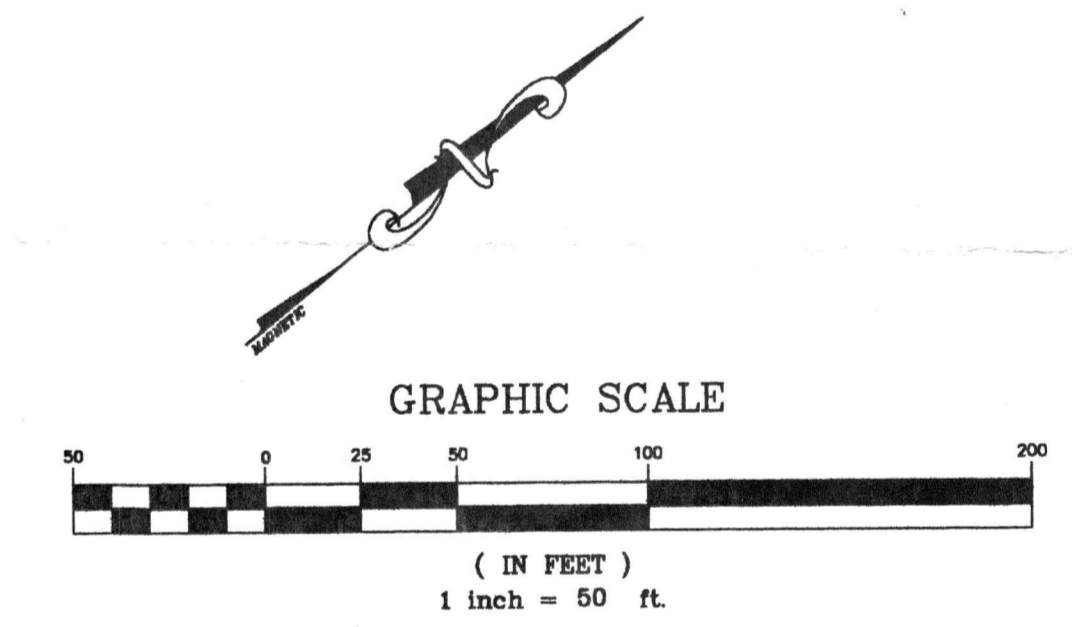
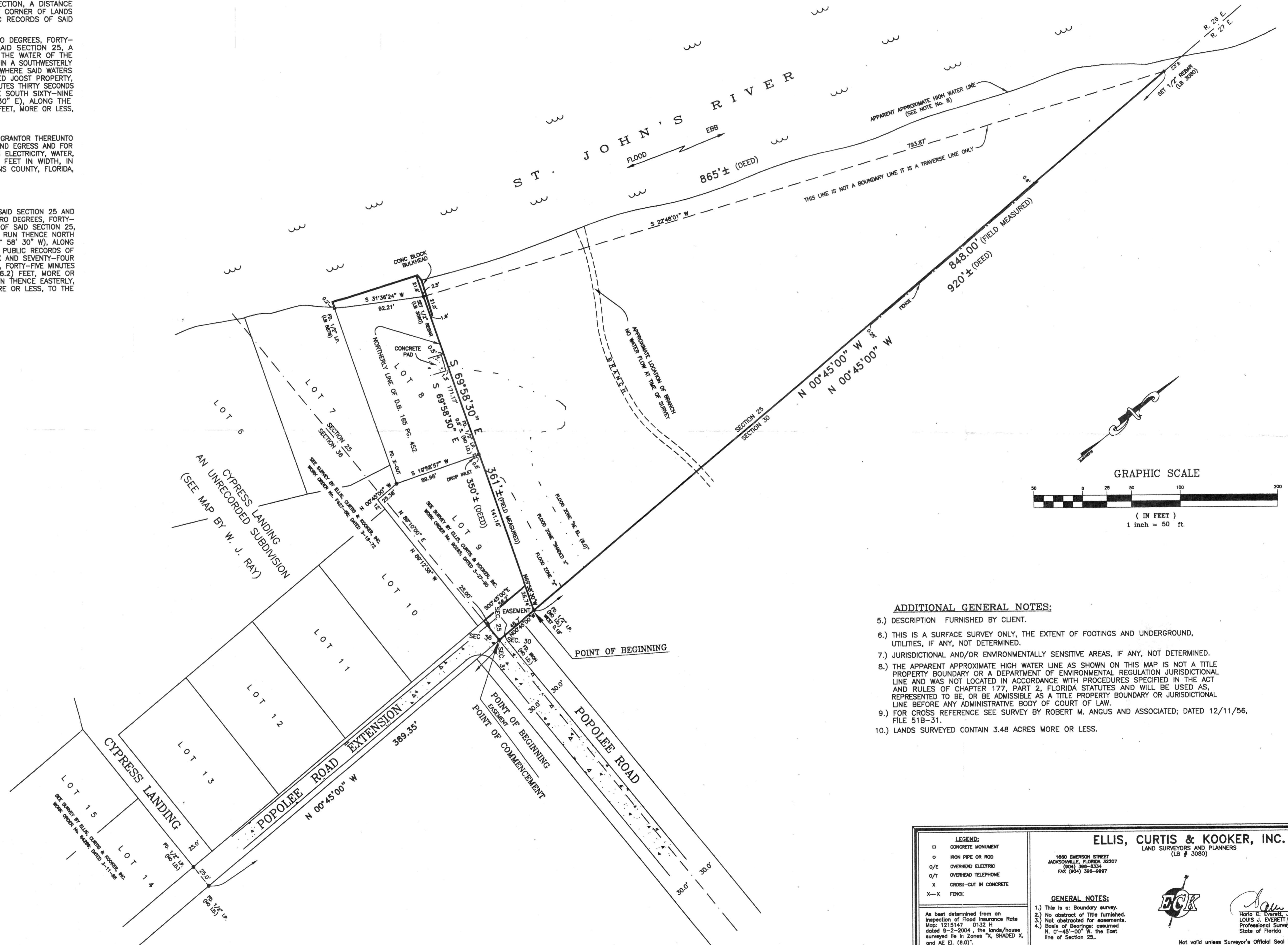
FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH ZERO DEGREES, FORTY-FIVE MINUTES WEST (N 0° 45' W), ALONG THE EASTERLY LINE OF SAID SECTION 25, A DISTANCE OF NINE HUNDRED TWENTY (920) FEET, MORE OR LESS, TO THE WATER OF THE ST. JOHNS RIVER; RUN THENCE UP AND ALONG THE WATERS OF SAID RIVER IN A SOUTHWESTERLY DIRECTION, EIGHT HUNDRED SIXTY-FIVE (865) FEET, MORE OR LESS, TO WHERE SAID WATERS ARE INTERSECTED BY THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED JOOST PROPERTY, BEING A POINT WHICH BEARS NORTH SIXTY-NINE DEGREES, FIFTY-EIGHT MINUTES THIRTY SECONDS WEST (N 69° 58' 30" W) FROM THE POINT OF BEGINNING; RUN THENCE SOUTH SIXTY-NINE DEGREES, FIFTY-EIGHT MINUTES, THIRTY SECONDS EAST (S 69° 58' 30" E), ALONG THE NORTHERLY LINE OF SAID JOOST PROPERTY, THREE HUNDRED FIFTY (350) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH ANY AND ALL RIPARIAN AND/OR LITTORAL RIGHTS OF THE GRANTOR THEREUNTO APPERTAINING AND TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, MAINTENANCE AND USE OF PUBLIC UTILITIES SUCH AS ELECTRICITY, WATER, SEWERAGE AND TELEPHONE, OVER AND UPON A STRIP OF LAND, 25 FEET IN WIDTH, IN FRACTIONAL SECTION 25, TOWNSHIP 4 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT

FOR THE POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO SAID SECTION 25 AND SECTION 36, TOWNSHIP AND RANGE AFOREMENTIONED, AND RUN NORTH ZERO DEGREES, FORTY-FIVE MINUTES WEST (N 0° 45' 00" W), ALONG THE EASTERLY BOUNDARY OF SAID SECTION 25, A DISTANCE OF FORTY-SIX AND SEVEN TENTHS (46.7) FEET TO A POINT; RUN THENCE NORTH SIXTY-NINE DEGREES, FIFTY-EIGHT MINUTES, THIRTY SECONDS WEST (N 69° 58' 30" W), ALONG THE NORTHERLY BOUNDARY OF THE CERTAIN PROPERTY DESCRIBED IN THE PUBLIC RECORDS OF SAID COUNTY, IN DEED BOOK 165, PAGE 452, A DISTANCE OF TWENTY-SIX AND SEVENTY-FOUR HUNDREDTHS (26.74) FEET TO A POINT; RUN THENCE SOUTH ZERO DEGREES, FORTY-FIVE MINUTES EAST (S 0° 45' 00" E) A DISTANCE OF FIFTY-SIX AND TWO TENTHS (56.2) FEET, MORE OR LESS, TO A POINT IN THE LINE DIVIDING SAID SECTIONS 25 AND 36; RUN THENCE EASTERLY, ALONG SAID DIVIDING LINE, A DISTANCE OF TWENTY-FIVE (25) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

FOR: WILLIAM T. WOODWARD



- ADDITIONAL GENERAL NOTES:**
- 5.) DESCRIPTION FURNISHED BY CLIENT.
 - 6.) THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOOTINGS AND UNDERGROUND, UTILITIES, IF ANY, NOT DETERMINED.
 - 7.) JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.
 - 8.) THE APPARENT APPROXIMATE HIGH WATER LINE AS SHOWN ON THIS MAP IS NOT A TITLE PROPERTY BOUNDARY OR A DEPARTMENT OF ENVIRONMENTAL REGULATION JURISDICTIONAL LINE AND WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE ACT AND RULES OF CHAPTER 177, PART 2, FLORIDA STATUTES AND WILL BE USED AS REPRESENTED TO BE, OR BE ADMISSIBLE AS A TITLE PROPERTY BOUNDARY OR JURISDICTIONAL LINE BEFORE ANY ADMINISTRATIVE BODY OF COURT OF LAW.
 - 9.) FOR CROSS REFERENCE SEE SURVEY BY ROBERT M. ANGUS AND ASSOCIATED; DATED 12/11/56, FILE 51B-31.
 - 10.) LANDS SURVEYED CONTAIN 3.48 ACRES MORE OR LESS.

<p>LEGEND:</p> <ul style="list-style-type: none"> □ CONCRETE MONUMENT ○ IRON PIPE OR ROD O/E OVERHEAD ELECTRIC O/T OVERHEAD TELEPHONE X CROSS-OUT IN CONCRETE X-X FENCE <p><small>As best determined from an inspection of Flood Insurance Rate Map: 1215147 0132 H dated 8-2-2004, the lands/house surveyed lie in Zone X, SHADED X, and AE ED. (E.O)."</small></p>	<p>ELLIS, CURTIS & KOOKER, INC. LAND SURVEYORS AND PLANNERS (L.S. # 3052)</p> <p>1860 EMERSON STREET JACKSONVILLE, FLORIDA 32207 (904) 368-8334 FAX (904) 368-9887</p>	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1.) This is a Boundary survey. 2.) No abstract of Title furnished. 3.) Not obstructed for easements. 4.) Basis of Bearings: assumed N 0°-45'-00" W, the East line of Section 25. <p><small>Not valid unless Surveyor's Official Seal is embossed hereon.</small></p>
<p>SCALE: 1"=50' DATE: 8-11-06 FIELD BOOK 697 PAGE 81 DRAFTSMAN: J A B ORDER # 06363 - D</p>		



Woodward property
4250 POPOLEE RD

Cypress Landing

Popolee Rd

River Edge Ln

Fruit Cove Rd

Wards Pl

Lakeview Dr

Popolee Road Ext

St. Johns County 2021 Imagery

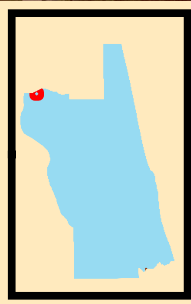
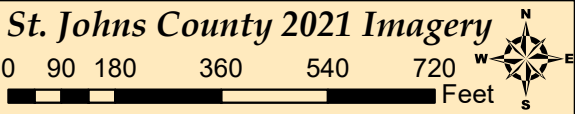
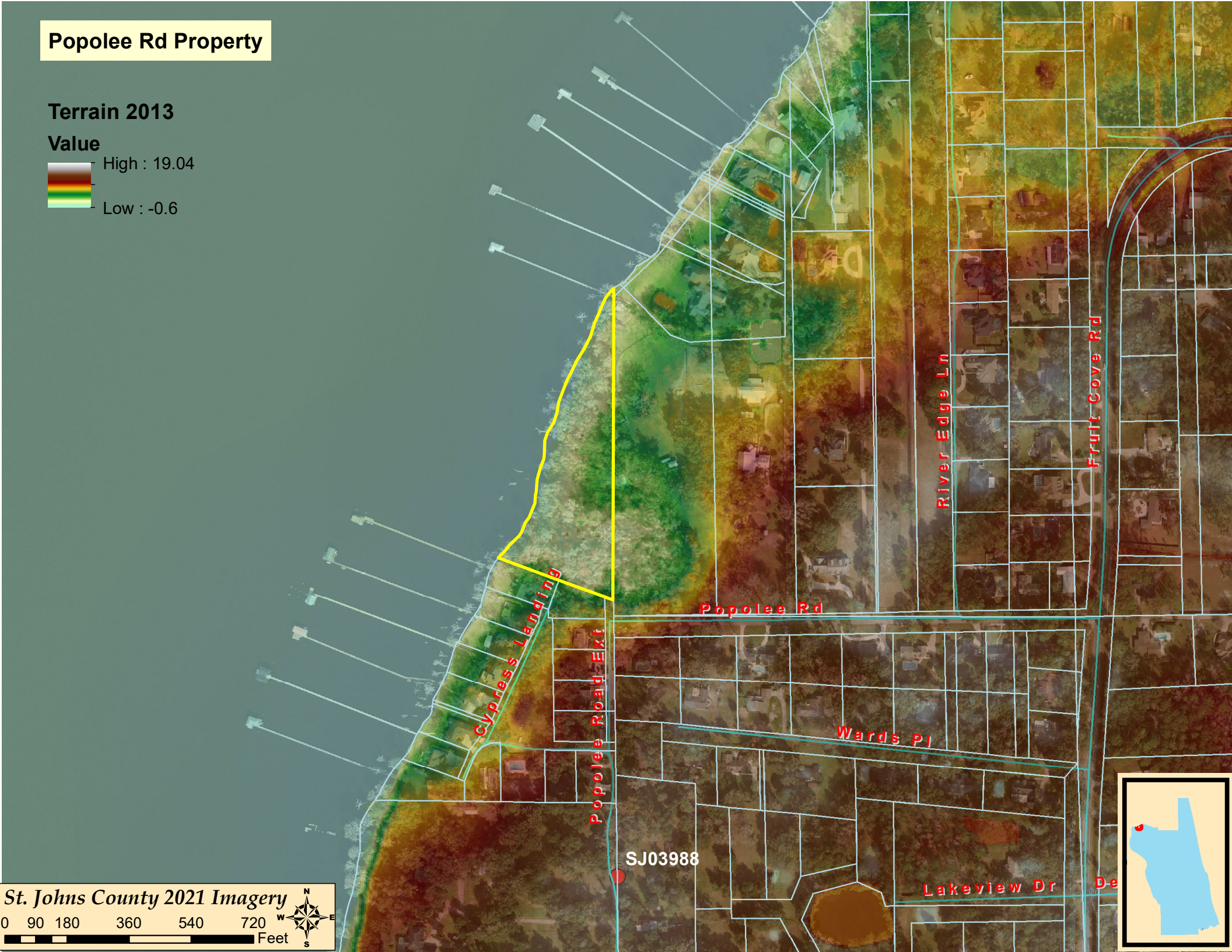
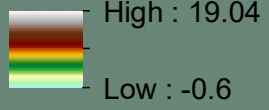
0 90 180 360 540 720 Feet



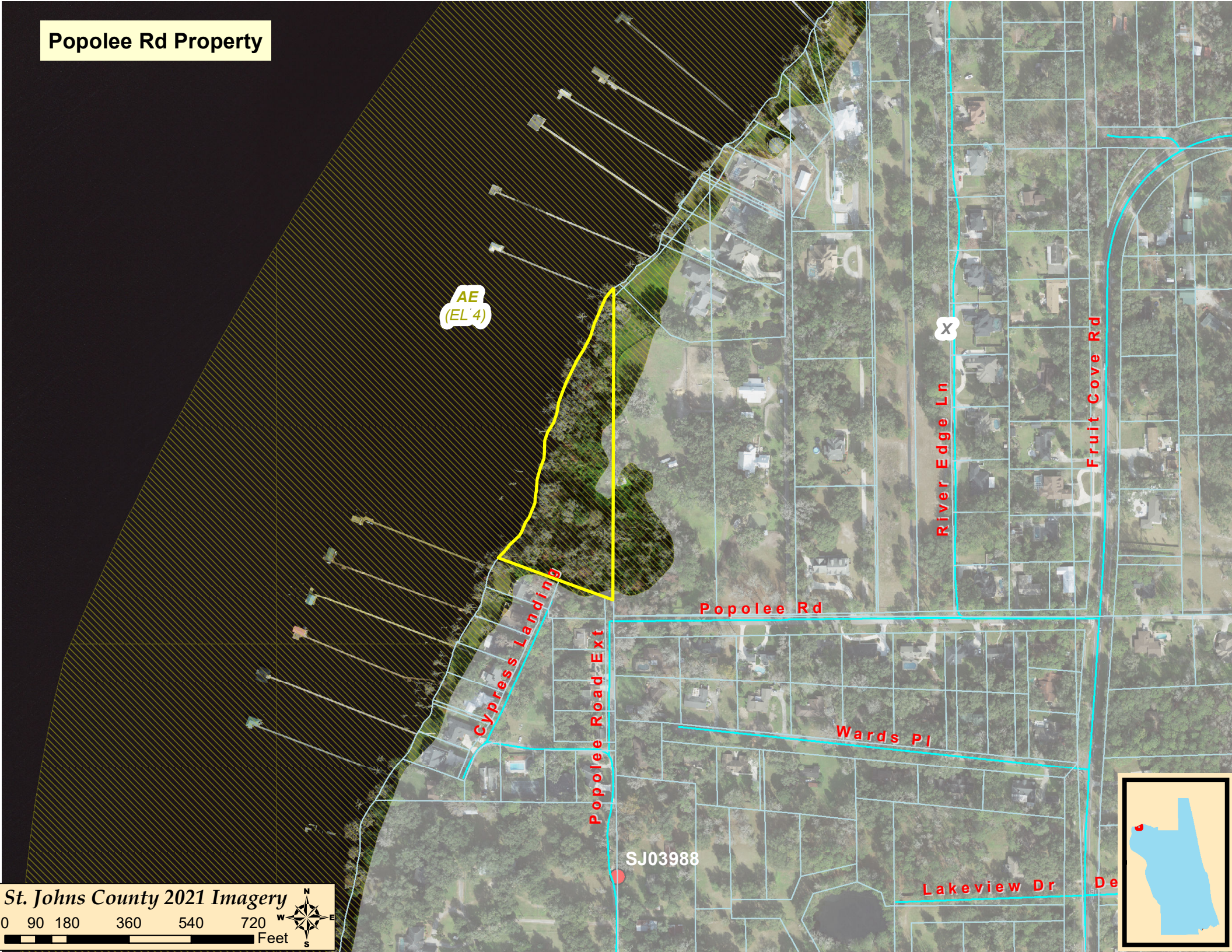
Popolee Rd Property

Terrain 2013

Value



Popolee Rd Property

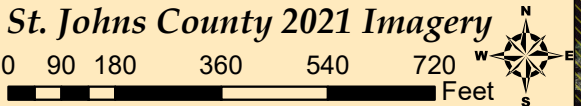


AE
(EL 4)

SJ03988

St. Johns County 2021 Imagery

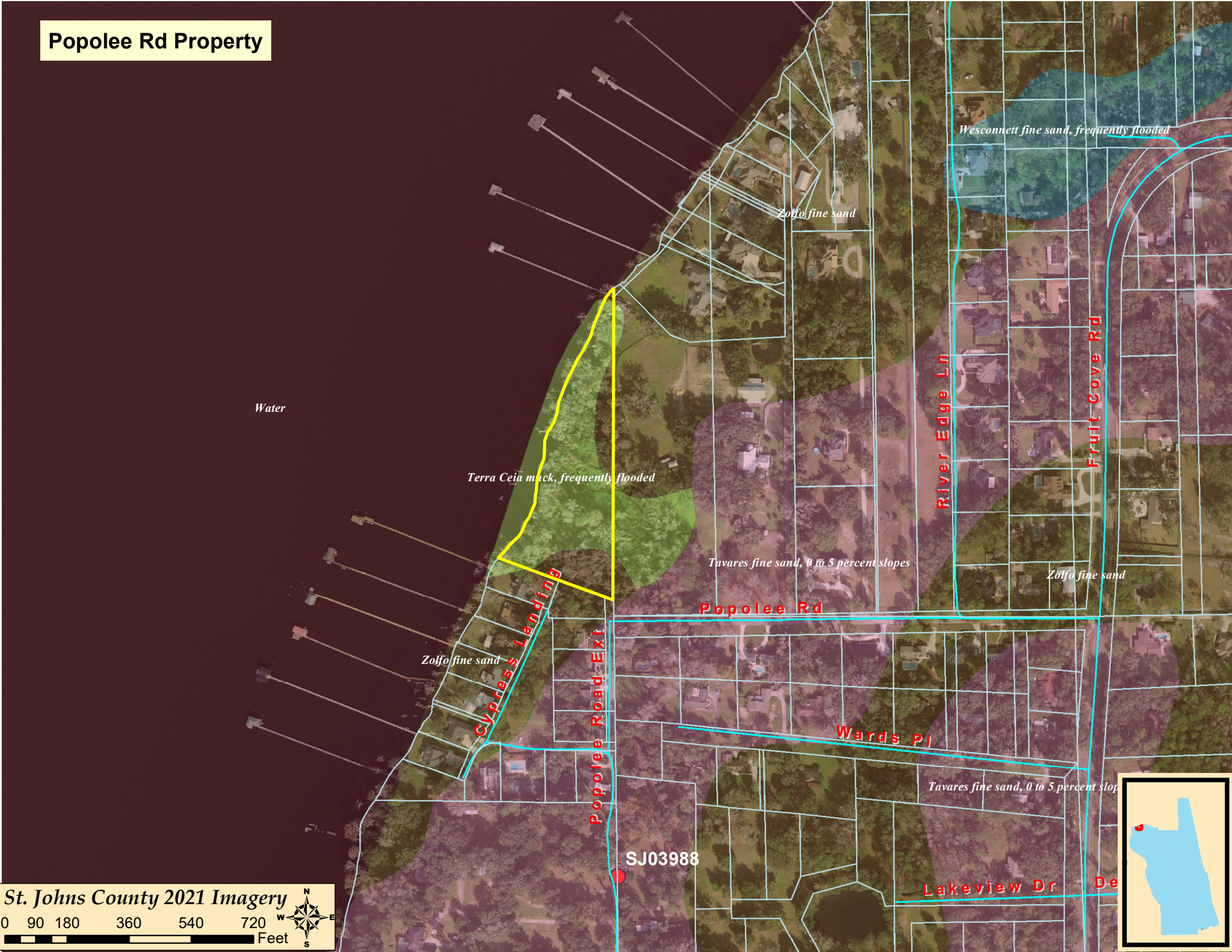
0 90 180 360 540 720 Feet



A scale bar showing distances from 0 to 720 feet in increments of 90. To the right of the scale bar is a north arrow with 'N', 'S', 'E', and 'W' labels.



Popolee Rd Property



Water

Terra Ceia muck, frequently flooded

Zolfo fine sand

Wesconnett fine sand, frequently flooded

Tavares fine sand, 0 to 5 percent slopes

Zolfo fine sand

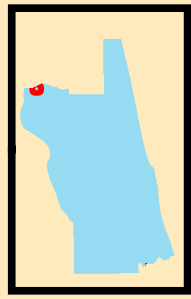
Zolfo fine sand

Tavares fine sand, 0 to 5 percent slopes

SJ03988

St. Johns County 2021 Imagery

0 90 180 360 540 720 Feet



Popolee Rd Property

5100: Streams and waterways

5300: Reservoirs - pits, retention ponds, dams

6170: Mixed wetland hardwoods

1100: Residential, low density - less than 2 dwelling units/acre

Popolee Rd

River Edge Ln

Fruit Cove Rd

Cypress Landing

Popolee Road Ext

Wards Pl

6210: Cypress

SJ03988

3100: Herbaceous upland nonforested

Lakeview Dr

De

5300: Reservoirs - pits, retention ponds, dams

