

Land Acquisition and Management Program (LAMP) Conservation Board
Property Information Sheet

Property Name:	4405 SR 206
Parcel Number:	038270-0240
Address:	4405 SR 206 W B
Owner:	Susan L Daniels
INC or LLC Agents:	N/A
List Price:	\$575,000
Market Value:	\$251,776
Total Acreage:	14.05
Land Use:	Agriculture
Zoning:	Open Rural
Easements: Type/Acres	N/A
Wetlands: Type/Acres	Hydric Pine Flatwoods/9 Acres
Uplands: Type/Acres	Pine Flatwoods/5 Acres
Protected Species:	Wood Stork, Black Bear habitat potential
Known Cultural Res.:	None recorded, Archaeological Model= Medium Probability
Willing Seller:	Yes, submitted application
Community Support:	Unknown
Proposed By:	Willing Seller
Development Apps:	None
Narrative:	<p>The property was preliminarily reviewed by the LAMP board as a listed property for sale on the market in 2022. The property became no longer available and an application was submitted by the owner in January 2025 for evaluation and consideration to the acquisition program. The property is a vacant residential forested property with a mix of pine flatwoods and hydric flatwoods vegetative communities. There appear to be areas of the site that may contain jurisdictional wetlands based on vegetation and topography, especially along the entrance and west half. There is direct access off SR 206. There is a small area of FEMA designated Flood Zone A (without BFE) on the far eastern end of the subject parcel. The St. Johns County Comprehensive Stormwater Model shows areas of flood water inundation over the western half of the subject parcel. There are identified surface stormwater flow (conveyance) paths within the subject parcel. Upland areas of the site could be suitable for passive recreational activities which could include the development of an unpaved multi-purpose trail that would support horseback riding, biking and walking. Given the presence of existing neighbors, challenges may arise with development. Community outreach is suggested to address potential concerns and foster collaboration due to the adjacent residential area.</p>



St. Johns County LAMP Property 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: Susan Lynn Daniels					
Address: 5290 Big Island Drive Unit 4404					
City: Jacksonville		State: FL		Zip: 32246	
Phone: 9043251171		Fax:		Email: DFAMCONNECT@GMAIL.COM	
Applicant Signature: <i>Susan L Daniels</i>			Date: 01/06/2025		
2. Owner of Record (Owner is Applicant Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>)			3. Owner's Authorized Representative		
Name: Susan Lynn Daniels			Name:		
Address: 5290 Big Island Drive Unit 4404			Address:		
City: Jacksonville	State: FL	Zip: 32246	City:	State:	Zip:
Phone: 9043251171	Fax:	Phone:		Fax:	
Email: DFAMCONNECT@GMAIL.COM			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>Susan L Daniels</i>			Date: 01/06/2025		
Owner Signature:			Date:		
5. Property/Project Information – Required Information					
Asking Price: \$575,000			Tax Parcel Number(s): 0382700240		
General Location (address, intersection, etc.): Acreage: 14.12 4405 State Road 206 W Unit B, Hastings, FL 32145 Future Land Use: Agriculture Zoning: OR					
6. Property Description (Describe Ecology, Natural Resources, History, Archeology, Existing Features, Vision of Uses for the Property):					
The property has direct access to SR 206 with existing culvert and easement.					
Property is forested and undeveloped except for a 6" artesian well					
It was granted an exception for a single house to be built on property in 1991.					
Property was previously reviewed by LAMP in 2022.					
7. Encumbrances (Liens, leases, easements, encumbrances, etc):					
Owned free and clear. Easement road on west-side of property shared with neighboring property.					

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

- | | |
|---|---|
| <input type="checkbox"/> Location map | <input type="checkbox"/> Tax Parcel Cards |
| <input checked="" type="checkbox"/> Survey or Sketch | <input checked="" type="checkbox"/> Deed |
| <input checked="" type="checkbox"/> Legal description | <input checked="" type="checkbox"/> Other pertinent information |

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

Date Received: 1-7-25 Received By: RMauch Reg. Basin: 8

Please continue to Page 2 to acknowledge the Acquisition Process



Land Acquisition and Management Program

The St. Johns County Land Acquisition and Management Program (LAMP) protects lands by acquisition for conservation, green space and passive recreational purposes. Once acquired, these lands will contribute to St. Johns County's rural, historic and natural character that many residents and visitors value and want to sustain. The lands are then preserved and managed to restore, protect and maintain resources. Once an application is submitted and meets the minimum qualifications, a nine member LAMP Conservation Board evaluates and recommends properties for consideration by the Board of County Commissioners on an annual basis. The Conservation Board meets regularly throughout the year and information about the Board and meeting schedule can be found at <https://www.sjcfcl.us/calendar/?title=&month=&yr=&dpt=lamp>.

Acquisition Process

****Please Acknowledge by initialing below on the line provided****

- The St. Johns County Land Acquisition and Management Program is a willing seller only program that solely deals with lands willingly sold by participating landowners. Therefore, the application form for submittal of property to the program must be signed by the property owner. Lands will not be condemned, nor landowners improperly compelled to enroll themselves in the program. SD
- The property must be located within the unincorporated areas of St. Johns County and therefore outside of City of St. Augustine or City of St. Augustine Beach city limits. SD
- The property to be acquired must be used for conservation or passive recreational uses. SD
- The property is evaluated by the LAMP Conservation Board members using an scoring matrix. The criteria include: water resource protection, wildlife and habitat management and protection, cultural resource protection, linkages to other conservation or ecological corridors, social value, passive recreational value, manageability, economic and acquisition issues. SD
- After evaluating and scoring the property, the Conservation Board will place it on a ranking list and the top 5 scored properties are recommended annually to the Board of County Commissioners for inclusion on an acquisition list. SD
- Once properties are approved for acquisition by the Board of County Commissioners, County Real Estate Department staff will negotiate to acquire the property. Offers are made based on appraisals of fair market value by independent appraisers. SD
- By signing and submitting this property application form to the LAMP Program, a willing seller acknowledges that once the Board of County Commissioners approves the property on the annual recommended properties ranking list, other offers will not be entertained while the County performs its appraisal and other due diligence processes. SD
- Contracts to purchase must be approved by the Board of County Commissioners. SD

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0382700240
Location Address	4405 STATE ROAD 206 W UNIT B HASTINGS 32145-0000
Neighborhood	M&B 206 to George Miller SF (6769)
Tax Description*	2-24 PT OF NW1/4 LYING S OF SR206 - 100FT ON R/W OR882/935 &2335/935
Property Use Code	Vacant Residential (0000)
Subdivision	N/A
Sec/Twp/Rng	14-9-28
District	County (District 300)
Millage Rate	12.5415
Acreage	14.050
Homestead	N

No Image Available

Owner Information

Owner Name	Daniels Susan L 100%
Mailing Address	5290 BIG ISLAND DR #4404 JACKSONVILLE, FL 32246-0000

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$251,776
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$251,776
Total Deferred	\$0
Assessed Value	\$251,776
Total Exemptions	\$0
Taxable Value	\$251,776

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
2024	\$0	\$0	\$251,776	\$0	\$0	\$251,776	\$251,776	\$0	\$251,776
2023	\$0	\$0	\$251,776	\$0	\$0	\$251,776	\$251,776	\$0	\$251,776
2022	\$0	\$0	\$251,776	\$0	\$0	\$251,776	\$251,776	\$0	\$251,776
2021	\$0	\$0	\$168,600	\$168,600	\$5,058	\$5,058	\$5,058	\$0	\$5,058
2020	\$0	\$0	\$75,870	\$75,870	\$5,058	\$5,058	\$5,058	\$0	\$5,058
2019	\$0	\$0	\$75,870	\$75,870	\$5,058	\$5,058	\$5,058	\$0	\$5,058
2018	\$0	\$0	\$75,870	\$75,870	\$4,145	\$4,145	\$4,145	\$0	\$4,145
2017	\$0	\$0	\$75,870	\$75,870	\$4,145	\$4,145	\$4,145	\$0	\$4,145
2016	\$0	\$0	\$75,870	\$75,870	\$4,145	\$4,145	\$4,145	\$0	\$4,145
2015	\$0	\$0	\$75,870	\$75,870	\$4,145	\$4,145	\$4,145	\$0	\$4,145
2014	\$0	\$0	\$101,160	\$101,160	\$4,356	\$4,356	\$4,356	\$0	\$4,356

Skip to main content

Land Information

St. Johns County, FL

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	14.05	AC	\$251,776

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	12/9/2004	\$100.00	WARRANTY DEED	2335	935	U	V	ROULSTONE SUSAN LYNN NKA DANIELS	DANIELS SUSAN L
	1/1/1991	\$35,400.00		882	935	Q	V		ROULSTONE SUSAN LYNN

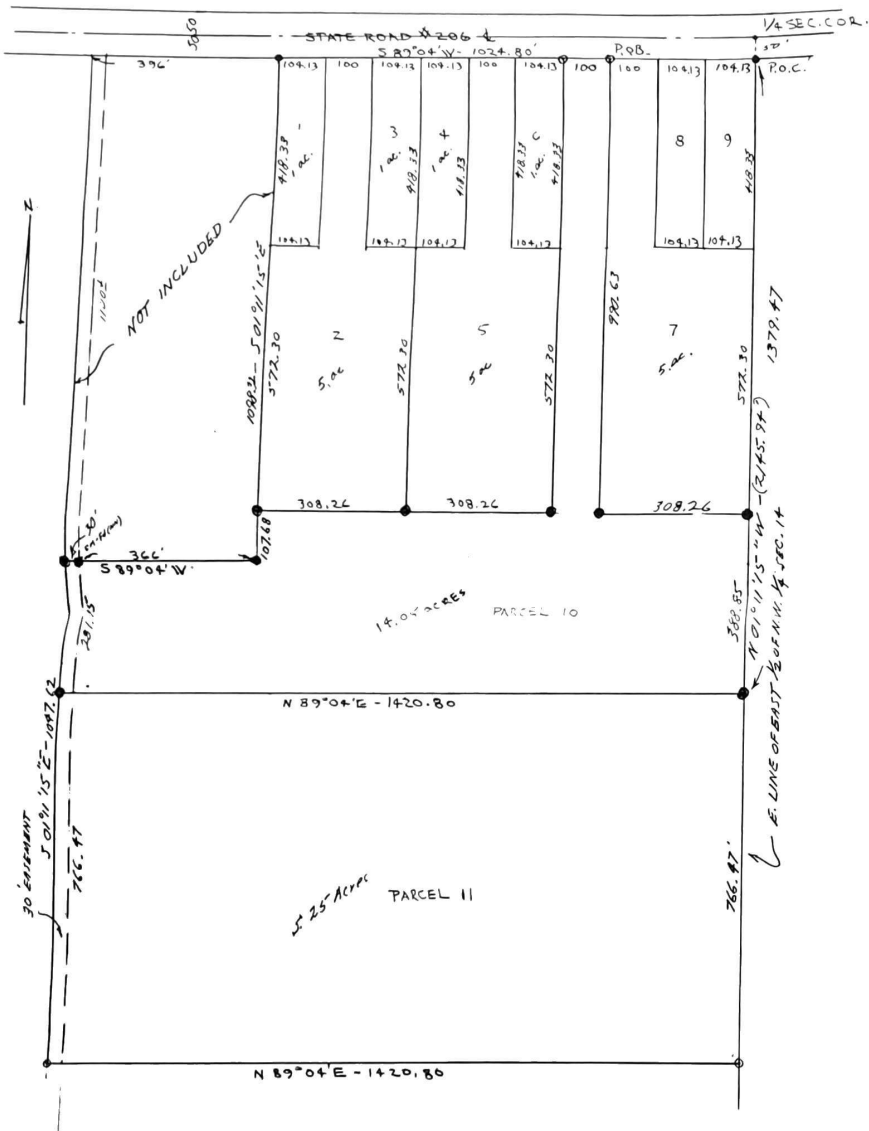
No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 1/8/2025, 12:05:53 AM

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL



PARCEL 11

BOUNDARY SURVEY

Commence at the intersection of the East line of the N.W. 1/4 of Section 14, T9S, R28E, St. Johns County, Florida, with the South Right of Way of State Road No. 206, for the POINT OF BEGINNING; thence run S89°04'W along said R/W, 1024.80 feet; thence run S01°11'15"E, 1098.32 feet; thence run S89°04'W, 396 feet; thence run S01°11'15"E, 281.15 feet; thence run N89°04'E, 1420.80 feet; thence run N01°11'15"W, 1379.47 feet, along the East line of said N.W. 1/4, to the POINT OF BEGINNING. Containing 25 acres.

PARCEL 10

BOUNDARY SURVEY

Commence at the intersection of the East line of the Northwest 1/4 of section 14, Twp. 9 S, Rge. 28 E, St. Johns County, Florida, with the South Right of Way line of State Road No. 206; thence run S89°04'W, along said Right of Way, 308.26 feet to the POINT OF BEGINNING; thence continue to run S89°04'W, 100 feet; thence run S01°11'15"E, 990.63 feet; the run S89°04'W, 616.52 feet; thence run S01°11'15"E, 107.68 feet; thence run S89°04'W, 396 feet; thence run S01°11'15"E, 281.15 feet; thence run N89°04'E, 1420.80 feet; thence run N01°11'15"W, 388.85 feet; thence run S89°04'W, 308.26 feet; thence run N01°11'15"W, 990.63 feet to the POINT OF BEGINNING. Containing 14.05 acres

CH= CONCRETE MONUMENT IP= IRON PIPE Fd= FOUND (NN)=NO NUMBER Δ= CENTERLINE
 R/W= RIGHT OF WAY CONG.= CONCRETE IR= REEDER (R)= RADIAL Δ= DELTA
 L= LENGTH P/L= PROPERTY LINE OR= OFFICIAL RECORD PCP= PERMANENT CONTROL POINT
 PC= POINT OF CURVATURE PT= POINT OF TANGENCY C= CHORD PI= POINT OF INTERSECTION

P.O.C. Point of Commencement P.O.B. = Point of Beginning
 ● = Iron Pipe Found BEARINGS REFER TO R/W of S.R. #206/206A
 ○ = Iron Pipe Set #1945 No underground installations located
 No instruments of easements or right of ways provided to this Surveyor except as shown hereon.

I HEREBY CERTIFY that the attached map is a true and correct representation of a survey made by me and that said survey complies with Rule 21 HH6, F.A.C., pursuant to Section 472.027 Florida Statutes, to the best of my knowledge and belief.

Randell E Fisher UP-DATE SURVEY
 signed 7/14/94
 Fla. Reg. Surveyor, Cert. No. 1946
 CERTIFIED TO: AS TO PARCEL 10 ONLY
 COLLINS TITLE INS. INC. / T/A TITLE
 FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
 SUSAN LYNN THOMAS A. DANIEL S/PUTNAM CO.

RANDELL E FISHER
 2 PALENCIA ST.
 ST. AUGUSTINE FLORIDA
 S.Y. & T.A. DANIELS
 PONTE VEDRA PROPERTIES

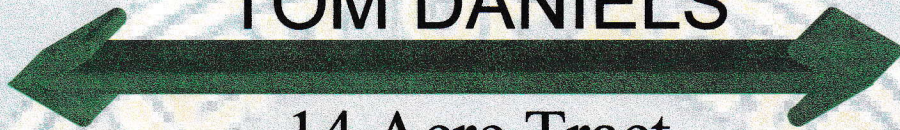
REVISED	ADD 1st AC. PARCEL	REVISED	12/17/88	REF	DATE	7/14/94	CLASS	21HH6.02(N)
REVISED	REVISED CHG OUT 1/4 LOT	REVISED	11/15/88	REF	SCALE	1"=200'		



FOREST RESOURCE

FLORIDA

TOM DANIELS



14 Acre Tract

Greg Dunn, Sr. Forester

St. Johns County

May 15, 2008

MANAGEMENT PLAN

FOREST MANAGEMENT PLAN FOR THE TOM DANIELS

GENERAL INFORMATION, HISTORY & LOCATION

This ~14-acre tract of land PIN 038270 0240 is located in Section 14 of Township 9 south and Range 28 east in St. Johns County, Florida.

This property is located on the south of SR 206, one and a half (1.5) miles east of the SR 206 & SR 207 interchange, northeast of the town of Hastings.

There are two stands located on this property:
Stand 1: 11 acres of high grade cut over area.
Stand 2: 3 acres of natural slash pine.

OBJECTIVE

This management plan was developed at the request of Tom Daniels, landowner. The owners' goals are to finish harvesting trees off property for fence post. After harvest, establish a slash pine plantation stand by utilizing proper forestry practices of silvicultural. This will yield him a profit from the timber as well as increase the wildlife quality on his property. By following this forestry management plan this property should qualify for the Silvicultural Assessment tax rate.

SOILS DESCRIPTION

See attached Soil Map

Soil Type	Vegetative Community	Slope	Drainage	Site Index*
#46 Holopaw fine sand	Slash pine flatwoods	0-2%	Poorly Drained	80 Slash Pine

#65-Riveria Fine Sand	Slash pine/Longleaf pine/hardwoods	0-2%	Poorly drained	80-Slash Pine 70-Longleaf Pine
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* Site index is defined as the average height of the dominant and co-dominant trees within an even aged stand of the selected species at age 50 years. These numbers may be inaccurate due to the age of the source; actual productivity may be higher than stated here.

RECOMMENDATIONS:

Stand 1

All of the old mature trees have been harvested for saw timber. There are approximately 100-150 trees per acres left after harvest. These trees are about 20-25 year old stunted slash pine trees. Diameter of these trees varies from 4-8 inches. The growth rings on measured trees showed that these trees are well suited for fence posts.

When pine trees have been harvested for fence posts then it needs to be replanted.

Here are recommendations for replanting this tract in pine trees. The site preparation needed to ensure for good survivability of seedlings includes a single drum chopping, raking and piling of logging debris, a single pass bed to allow seedlings roots to survive from too much water. And a herbicide application to reduce the competition from woody species. Machine plant improved slash pines at a rate of 725 trees per acre or on a 5' X 12' spacing.

A list of contractors who can replant pine seedlings are enclosed in this plan.

Construct firelines around property and maintain annually. Because of the inherent danger of wildfires, especially during the years of drought, the landowner should create and maintain firelines around the perimeter of the stand. Firelines not only protect the property from wildfires but provide excellent travel corridors for wildlife. Firebreaks should be annually maintained through disking during the winter months (Nov-Feb) and be 12-15' in width. Wildlife (especially quail) will also benefit from the soil disturbance caused by

annual disking of firebreaks through the native legumes and herbaceous vegetation that will appear in the spring.

All silvicultural activities conducted on this tract will be completed in accordance with Florida's Silvicultural Best Management Practices manual. A copy of this manual is included in this forest management plan.

Stand 2

This stand of slash pines is on both sides of the entrance road to the property, thus producing a sight and noise buffer zone for contiguous landowners. This stand has been thinned to a basal area of 70. These trees should be harvested when stand one is thinned (14-15 years).

FOREST MANAGEMENT TIME TABLE

Stand No.	Timing	Activity
1	As soon as possible.	Install and maintain firelines annually.
	May – April 2008-09	Harvest pine trees for fence post
	May 2009	Single drum chopping
	June 2009	Rake & pile logging debris.
	June 2009	Single pass bedding.
	Aug. – Sept. 2009	Herbicide for woody vegetation control.
	November - March 2009-10	Machine plant slash pine seedlings.
2		No management required at this time.

* Due to environmental conditions this timetable may vary.



Tom Daniels Stands Map

S-14, T-9s, R-28e



Legend

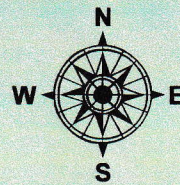
Boundary

Stands

Cut over

Slash Pine

Loading Deck



Feet

0 105 210 420 630 840

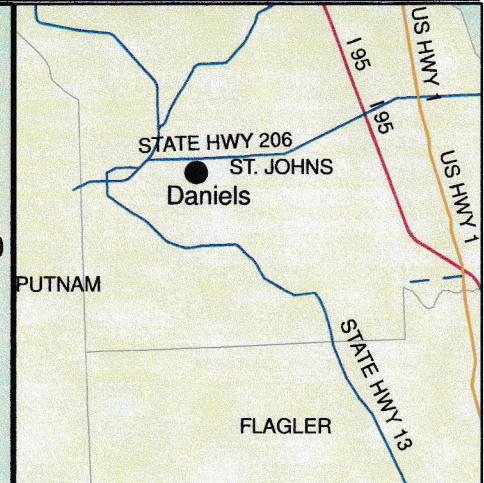


66 ft = 1 chain; 80 chains = 1 mile;
10 sq. chains = 1 acre

DISCLAIMER

This map is the product of the Florida Division of Forestry. No warranties are provided for the data therein, its use, or its interpretation.

Greg Dunn, Sr Forester
FL Division of Forestry
05-08-08






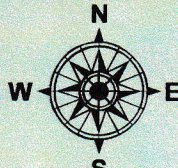
Tom Daniels Soils Map

S-14, T-9s, R-28e



Legend

 Boundary



Feet

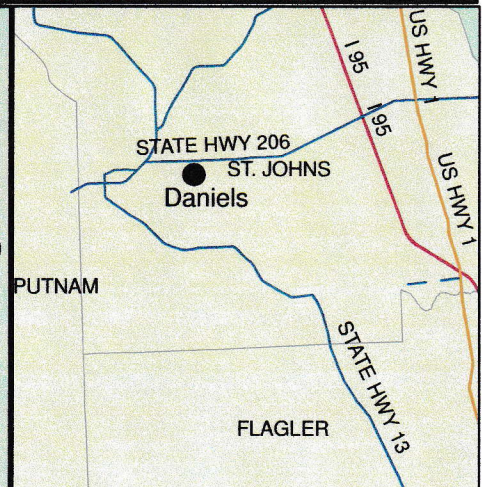
0 105 210 420 630 840

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Greg Dunn, Sr Forester
FL Division of Forestry
05-08-08



This Instrument Prepared By/Return to:
Terri Moody
Integrity Title & Escrow Services
4651 Salisbury Road, Suite 170
Jacksonville, FL 32256

File #IT041211
Property Appraisers Parcel I.D. Number(s): 038270-0240

WARRANTY DEED

THIS WARRANTY DEED made and executed the December 9, 2004, by

Susan Lynn Roulstone, now known as Susan L. Daniels, a married woman

hereinafter called the Grantor, to

Susan L. Daniels, a married woman

whose post office address is:

5136 Julington Forest Lane, Jacksonville, FL 32258,

hereinafter called the Grantee:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in St Johns County, State of Florida, viz:

Commence at the Intersection of the East line of the Northwest 1/4 of Section 14, Township 9 South, Range 28 East, St. Johns County, Florida, with the South Right of Way line of State Road No. 206; thence run South 89 degrees 04 minutes West, along said Right of Way, 308.26 feet to the POINT OF BEGINNING; thence continue to run South 89 degrees 04 minutes West, 100 feet; thence run South 01 degrees 11 minutes 15 seconds East, 990.63 feet; thence run South 89 degrees 04 minutes West, 616.52 feet; thence run South 01 degrees 11 minutes 15 seconds East, 107.68 feet; thence run South 89 degrees 04 minutes West, 396 feet; thence run South 01 degrees 11 minutes 15 seconds East 281.15 feet; thence run North 89 degrees 04 minutes East, 1420.80 feet; thence run North 01 degrees 11 minutes 15 seconds West, 388.85 feet; thence run South 89 degrees 04 minutes West, 308.26 feet; thence run North 01 degrees 11 minutes 15 seconds West, 990.63 feet to the POINT OF BEGINNING.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to January 1, 2005.

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESSED MY HAND AND OFFICIAL SEAL
THIS 13th DAY OF June 2004
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: *William B. Edwards*



IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Terri Moody
Witness Signature

TERRI MOODY
Witness Printed Name

Susan L. Daniels
Susan L. Daniels

Witness Signature

GEORGETTE GERCKEN
Witness Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared Susan L. Daniels who has/have provided proof of identification in the form of a valid Driver's License and who took an oath that he/she/they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily.

Witness my hand and official seal in the county and state aforesaid this December 9, 2004.

Terri Moody
Notary Public Sign Above
TERRI MOODY
Print Name: _____
My Comm Expires: _____
My Commission #: _____



A MEMBER OF THE SEARS FINANCIAL NETWORK

**COLDWELL
BANKER** 

TERRY W. PACETTI
INC.
RESIDENTIAL REAL ESTATE

2520 STATE ROAD 207
ST AUGUSTINE, FL 32084
BUS (904) 829-0476

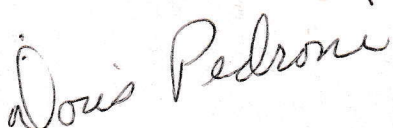
Mrs Roulstone:
We have previously check with the
Wetlands Agencies And have found
this parcel to be free And Clear
of any jurisdictional problems.

Very Truly Yours
John Leach

P

Received 10/11/90

S. Roulstone

witness: 

Return To:
LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071
Phone #: 800-833-5778

This document was prepared by

CT LIEN SOLUTIONS
JAN DAKE
PO BOX 29071
GLENDALE, CA 91209-9071

SATISFACTION OF MORTGAGE



THIS DOCUMENT is signed by TD BANK, N.A. as successor in interest to First Federal Bank of North Florida ("Mortgagee"), who is the owner and holder of a Mortgage dated 12/09/2004, from SUSAN L DANIELS, A MARRIED WOMAN ("Mortgagor") to Original Beneficiary Name: First Federal Bank of North Florida securing that certain promissory note in the original principal amount of \$68,250.00, which Mortgage is recorded in Official Records: Book: 2335 Page: 937, Parcel ID Number: 0382700240, Public Records of St. Johns County, Florida, encumbering certain property situated in St. Johns County, Florida, as more particularly described in the Mortgage; AND THAT Mortgagee hereby acknowledges full payment and satisfaction of the Note and Mortgage, does hereby surrender the Note and Mortgage as cancelled, releases the Property from the lien of the Mortgage, and directs the Clerk of the Circuit Court in and for St. Johns County to cancel the same of record. The Mortgagee has executed this Satisfaction this 02/07/2020.

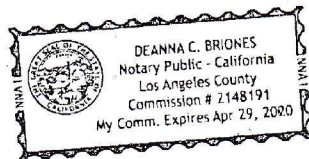
ASSIGNMENT OF MORTGAGE RECORDED 02/18/2011, OR BOOK 3410 PAGE 963, ST JOHNS COUNTY
Description/Additional information: COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 28 EAST
Original Recording Date: 12/13/2004

TD BANK, N.A. as successor in interest to First Federal Bank of North Florida

By: Brenda Latorre
Its: Assistant Vice President
1660 SW Saint Lucie West Blvd, Port Saint Lucie, FL, 34986

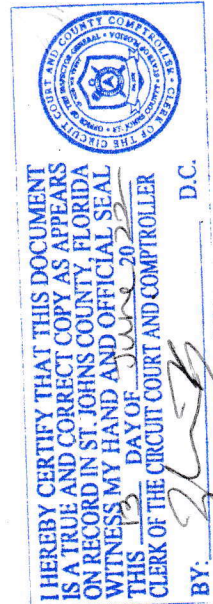
STATE OF CALIFORNIA, LOS ANGELES COUNTY

On February 07, 2020 before me, the undersigned, a notary public in and for said state, personally appeared Brenda Latorre, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public DeAnna C. Briones

Commission Expires: 04/29/2020





1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 1/8/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 44870

	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. </div> <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
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Matrix Unit ID: 44870

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 44870

22 **Potential** Elements for Matrix Unit 44870

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Arnoglossum diversifolium</i> variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Balduina atropurpurea</i> purple honeycomb-head	G2	S1	N	E
<i>Baptisia calycosa</i> var. <i>calycosa</i> Canby's wild indigo	G3T1	S1	N	E
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Calydorea coelestina</i> Bartram's ixia	G2G3	S2S3	N	E
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Gymnopogon chapmanianus</i> Chapman's skeletongrass	G3	S3	N	N
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Lythrum curtissii</i> Curtiss' looestrife	G1	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T
<i>Rudbeckia nitida</i> St. John's blackeyed susan	G3	S2	N	E
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

State Road 206 W

AERIAL

Washington Ave


MC Heather Ln

4405 SR 206

Property Lines

Road

0 170 340 Feet



LAMP 25-01 4405 SR 206

6440: Emergent aquatic vegetation

FLUCCS

2110: Improved pastures (monocult, planted forage crops) 2150: Field crops

State Road 206 W

2143: Potatoes and cabbage

3200: Shrub and brushland (wax myrtle or saw palmetto, occasionally scrub oak)

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

6210: Cypress

6460: Mixed scrub-shrub wetland

MC Heather Ln

Washington Ave

4110: Pine flatwoods

4110: Pine flatwoods

Jefferson Ave

3300: Mixed upland nonforested


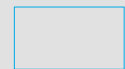

3300: Mixed upland nonforested

3300: Mixed upland nonforested


6300: Wetland forested mixed

3100: Herbaceous upland nonforested

LAMP 25-01 4405 SR 206

-  4405 SR 206
-  Property Lines
-  Road

0 237.5 475 Feet

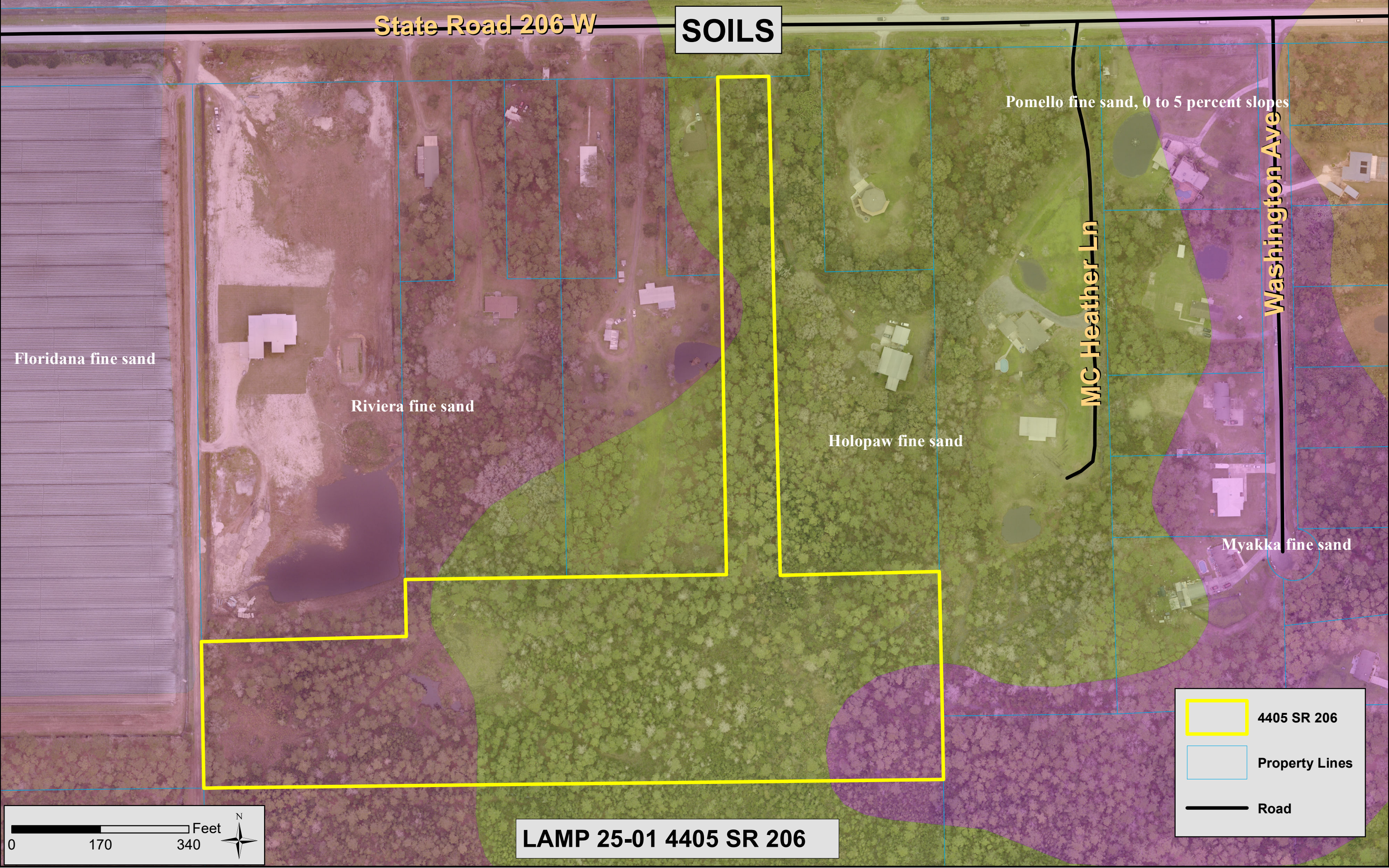


2110: Improved pastures (monocult, planted forage crops) 5300: R

6170: Mixed wetland hardwoods

State Road 206 W

SOILS



Pomello fine sand, 0 to 5 percent slopes

Floridana fine sand


Riviera fine sand

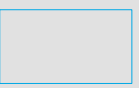
Holopaw fine sand


Myakka fine sand

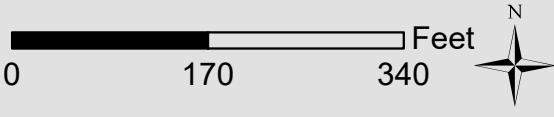
MC Heather Ln

Washington Ave

 4405 SR 206

 Property Lines

 Road



LAMP 25-01 4405 SR 206

SHADED RELIEF MAP

MC Heather Ln

LiDar

Value

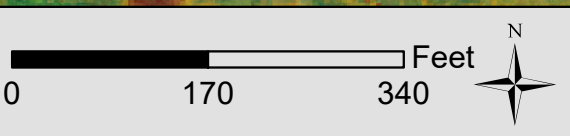
High : 35.94

Low : 24.61

4405 SR 206

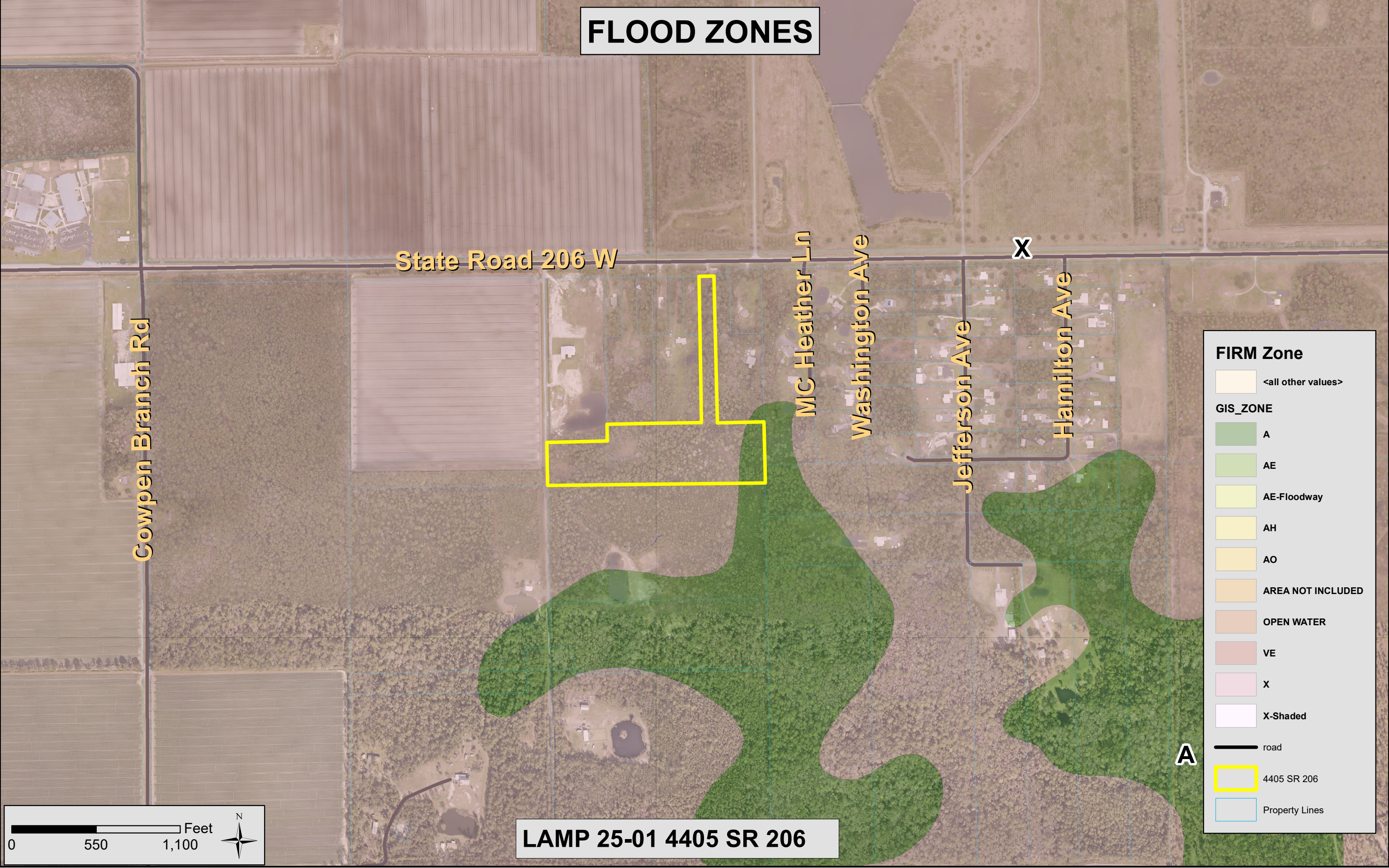
Property Lines

Road



LAMP 25-01 4405 SR 206

FLOOD ZONES



State Road 206 W

Cowpen Branch Rd

MC Heather Ln

Washington Ave

Jefferson Ave

Hamilton Ave

X

A

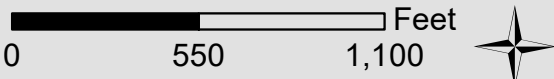
LAMP 25-01 4405 SR 206

FIRM Zone

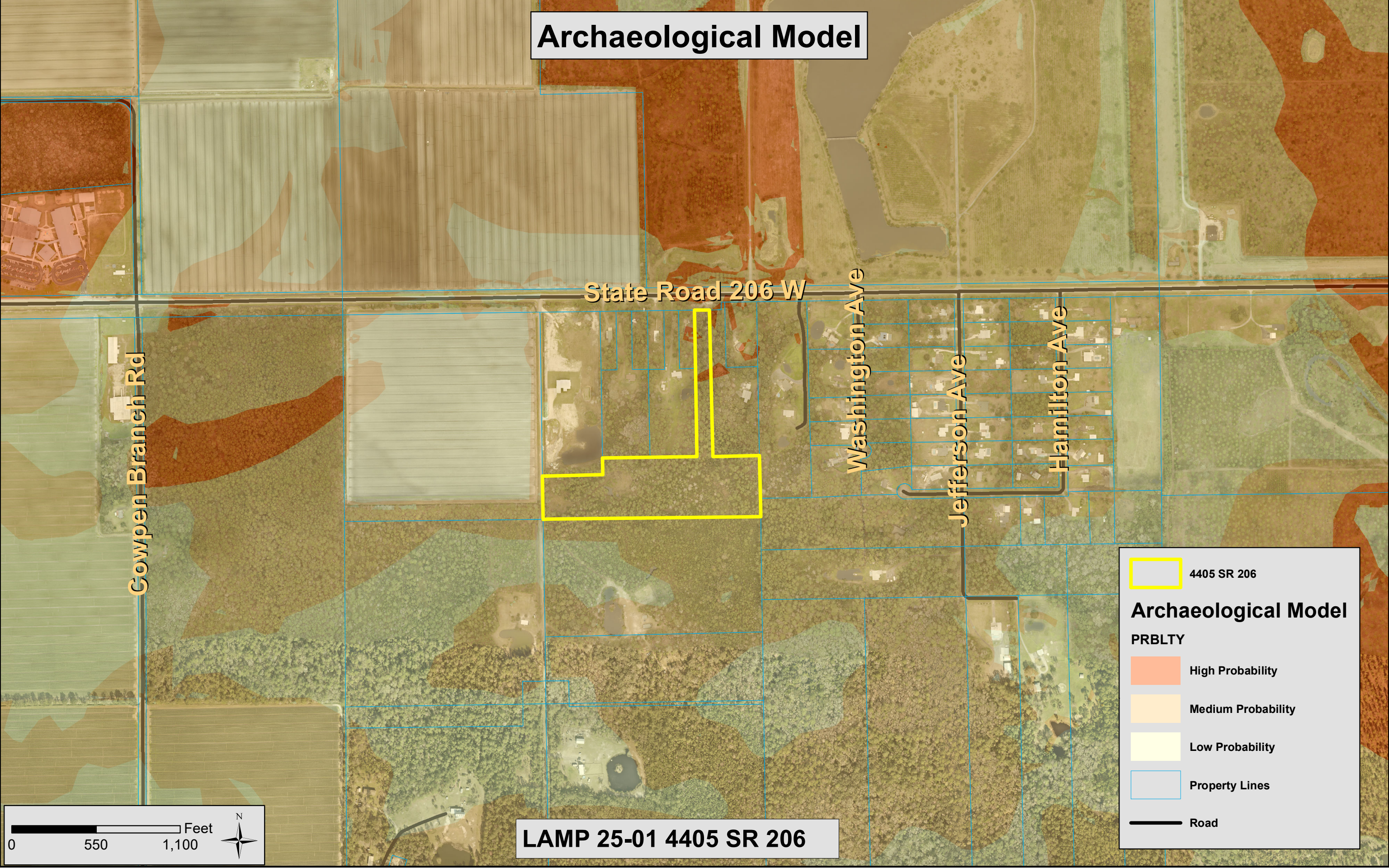
<all other values>

GIS_ZONE

- A
- AE
- AE-Floodway
- AH
- AO
- AREA NOT INCLUDED
- OPEN WATER
- VE
- X
- X-Shaded
- road
- 4405 SR 206
- Property Lines



Archaeological Model




State Road 206 W

Cowpen Branch Rd

Washington Ave


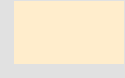
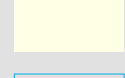


Jefferson Ave

Hamilton Ave

 4405 SR 206

Archaeological Model

PRBLTY

-  High Probability
-  Medium Probability
-  Low Probability
-  Property Lines
-  Road

LAMP 25-01 4405 SR 206

0 550 1,100 Feet

