

From: [Darrell Poli](#)
To: [Ryan Mauch](#)
Subject: Fw: McCullough Creek and St Johns riverfront property
Date: Wednesday, January 15, 2025 4:34:20 PM

Good afternoon Ryan;

Thank you for providing Mike Adams contact info.

Below is the email I sent to him regarding property he had contacted me about.

Regards,

Darrell Poli
IL Clarke Properties LLC
PO Box 4142
St Augustine, FL 32085

Mobile (904) 806-0508

From: Darrell Poli
Sent: Wednesday, January 15, 2025 4:25 PM
To: adams@windstream.net <adams@windstream.net>
Subject: McCullough Creek and St Johns riverfront property

Hello Mike;

My apology for not getting back to you.

The holidays took up most of my attention but are behind me now.

From our previous conversation regarding the McCullough property I have spoken to my sisters who are part of the ownership regarding the possibility of selling.

In addition to the creek property, we also own property that is adjacent to county property in this immediate area.

The following parcels are properties owned by IL Clarke Properties:

1. 019630-0000 McCuollough Creek
2. 020770-0000 Riverdale Farm Tract
3. 020810-0000 Riverdale Farm Tract

The Riverdale tracts are St Johns River front properties that if purchased would be adjacent to currently owned County property.

After discussion among ourselves, my sisters and I would consider a combined sale of the above properties to the county.

Let me know if you would like to further discuss.

My mobile number is (904) 806-0508

My email is dpoli@marsupco.com

Regards,

Darrell Poli

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

Property Name:	County Road 13 McCullough Creek
Parcel Number:	019630-0000, 020770-0000, 020810-0000
Address:	1911 & 2310 County Road 13 South
Owner:	IL Clarke Properties LLC
INC or LLC Agents:	Darrell R. Poli, Jean Demello, Carolyn Gorga
List Price:	Not provided
Market Value:	\$146,425 + \$796,287 + \$236,600 = \$1,179,312
Total Acreage:	17.6 (East) + 6.8 (West) + 0.94 (River) = 25.34
Land Use:	Rural/Silviculture
Zoning:	Open Rural
Easements: Type/Acres	None
Wetlands: Type/Acres	Floodplain Bottomland Forest 7.6 acres (East); Bulkhead SJ River (West)
Uplands: Type/Acres	Mixed hardwoods 10.9 acres (East); 6.8 acres (West); Residential (River)
Protected Species:	Bald eagle nest SJ-33 located 0.4 miles to the west. Potential for wading birds along shoreline of McCullough Creek and St. Johns River; wood stork, Black Bear
Known Cultural Res.:	None recorded. Potential for historic turpentine camp remains. High Arch Probability Model designation
Willing Seller:	Yes
Community Support:	Not addressed
Proposed By:	Owner
Development Applications to Co.:	None
Narrative:	Received by St. Johns County Real Estate Division and reviewed by the LAMP Board in 2022 as an initial property. The property owner had an appraisal completed in 2022 which was \$440,000. The property has been on the recommended list since 2022 and the BOCC approved the property for negotiations in 2023. The negotiations continued and stalled in 2024. In January 2025, the owner contacted County staff and submitted an amended application with an additional property on the western side of the McCullough Creek Property at 1911 CR 13 South, 0.94 ac residential lots on the River side and 6.8 ac vacant forested property across CR 13 S. The 6.8 ac vacant property has a small pond. Therefore, the application and maps have been amended to include the added lands as proposed. Parks and Recreation stated that there is a high value for river access and passive recreational activities on both the eastern property, with potential for small trailhead and waterway access along McCullough Creek and River access and additional recreational opportunities on the western portion. Both properties bisect the County's McCullough Creek Conservation Area and therefore represent a large opportunity in that it increases the size of an existing conservation area.

St. Johns County, FL

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2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0196300000
Location Address	2310 COUNTY ROAD 13 S ELKTON 32033-0000
Neighborhood	M&B CR13 south of Riverdale Tracts (CREEK SF) (6710.25)
Tax Description*	3 PT OF LOTS 15 & 16 LYING W OF MC CULLOUGH'S CREEK OR804/1869 (P/R) & 3025/1886 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Acreage Not Zoned Agricultural (9900)
Subdivision	N/A
Sec/Twp/Rng	13-8-27
District	County (District 300)
Millage Rate	12.5415
Acreage	17.000
Homestead	N

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No Image Available

Owner Information

Owner Name	LL Clarke Properties LLC 100% Clarke LL Properties LLC 0%
Mailing Address	PO BOX 4142 SAINT AUGUSTINE, FL 32085-0000

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$146,425
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$146,425
Total Deferred	\$0
Assessed Value	\$146,425
Total Exemptions	\$0
Taxable Value	\$146,425

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	\$146,425	\$0	\$0	\$146,425	\$146,425	\$0	\$146,425
2023	\$0	\$0	\$146,425	\$0	\$0	\$146,425	\$141,161	\$5,264	\$141,161
2022	\$0	\$0	\$146,615	\$0	\$0	\$146,615	\$128,328	\$18,287	\$128,328
2021	\$0	\$0	\$146,615	\$0	\$0	\$146,615	\$116,662	\$29,953	\$116,662
2020	\$0	\$0	\$167,295	\$0	\$0	\$167,295	\$106,056	\$61,239	\$106,056
2019	\$0	\$0	\$169,250	\$0	\$0	\$169,250	\$96,415	\$72,835	\$96,415
2018	\$0	\$0	\$87,650	\$0	\$0	\$87,650	\$87,650	\$0	\$87,650
2017	\$0	\$0	\$87,650	\$0	\$0	\$87,650	\$87,650	\$0	\$87,650
2016	\$0	\$0	\$87,650	\$0	\$0	\$87,650	\$87,650	\$0	\$87,650
2015	\$0	\$0	\$87,650	\$0	\$0	\$87,650	\$87,650	\$0	\$87,650
2014	\$0	\$0	\$87,650	\$0	\$0	\$87,650	\$87,650	\$0	\$87,650

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Ag Acreage	0	0	10.34	AC	\$144,760
Rivers, Lakes & Submerged Lands	0	0	0.76	AC	\$190
Marshes & Tidal Lands	0	0	5.9	AC	\$1,475

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	12/21/2007	\$100.00	WARRANTY DEED	3025	1886	U	V	POLI DARRELL RICHARD	I L CLARKE PROPERTIES LLC
	12/1/1988	\$0.00		804	1869	U	V		POLI DARRELL RICHARD

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

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2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0207700000
Location	1911 COUNTY ROAD 13 S
Address	ELKTON 32033-0000
Neighborhood	Riverdale Land Co. (RIVFR) (SF & MH) (127.74)
Tax	(4)1-152 RIVERDALE FARM TRACTS ALL TRACT 1 (EX W175FT LYING S OF RD 13) ALL TRACT 2 (EX PT SHOWN IN DB220/408 & 410 LYING S OF RD 13) BLK 52 (EX R/W RD 13) OR841/1510 & 919/1556 & OR922/634 (C/D) & 635 & OR987/2046 & 1056/974&1315/1221 & 4645/127 & 129 & 131
Description*	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Riverdale Land Co., Map Of
Sec/Twp/Rng	38-8-27
District	County (District 300)
Millage Rate	12.5415
Acreage	7.490
Homestead	N

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12/7/2020



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Owner Information

Owner Name	LL Clarke Properties LLC 100%
Mailing Address	PO BOX 4142 SAINT AUGUSTINE, FL 32085-4142

Map



Valuation Information

	2025
Building Value	\$99,314
Extra Features Value	\$3,720
Total Land Value	\$693,253
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$796,287
Total Deferred	\$190,803
Assessed Value	\$605,484
Total Exemptions	\$0
Taxable Value	\$605,484

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	\$102,324	\$3,720	\$693,253	\$0	\$0	\$799,297	\$550,440	\$248,857	\$550,440
2023	\$103,828	\$3,720	\$669,753	\$0	\$0	\$777,301	\$500,400	\$276,901	\$500,400
2022	\$91,571	\$2,200	\$524,523	\$0	\$0	\$618,294	\$454,909	\$163,385	\$454,909
2021	\$69,139	\$6,600	\$337,815	\$0	\$0	\$413,554	\$413,554	\$0	\$413,554
2020	\$71,234	\$6,600	\$337,815	\$0	\$0	\$415,649	\$415,649	\$0	\$415,649
2019	\$49,620	\$4,667	\$337,815	\$0	\$0	\$392,102	\$392,102	\$0	\$392,102
2018	\$51,060	\$4,667	\$337,815	\$0	\$0	\$393,542	\$393,542	\$0	\$393,542
2017	\$52,130	\$4,667	\$337,815	\$0	\$0	\$394,612	\$394,612	\$0	\$394,612
2016	\$53,577	\$10,866	\$337,815	\$0	\$0	\$402,258	\$402,258	\$0	\$402,258
2015	\$33,107	\$12,677	\$337,815	\$0	\$0	\$383,599	\$383,599	\$0	\$383,599
2014	\$31,852	\$12,677	\$337,815	\$0	\$0	\$382,344	\$382,344	\$0	\$382,344

Building Information

Building	1	Roof Cover	Roll Composite
Building Value	\$99,314	Roof Structure	Gable Hip
Year Built	1966	Interior Flooring	Carpet, Sheet Vinyl
Actual Area	2408	Interior Wall	Drywall
Conditioned Area	1456	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	2
Exterior Wall	Concrete Block	Baths	1

Description	Square Footage
BASE AREA	1344
FINISHED DECK	296
FINISHED SCREEN PORCH	240
FINISHED OPEN PORCH	416
ADDITION	112
Total SqFt	2408

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Low (Mix)		1920
Storage Building (Mix)		1800

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	235	107	235	FF	\$611,000
Single Family	0	0	9.6	AC	\$82,253

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/26/2018	11/14/2018	\$100.00	WARRANTY DEED	4645	129	U	I	GORGA CAROLYN DIANE	I L CLARKE PROPERTIES LLC
11/26/2018	11/7/2018	\$100.00	WARRANTY DEED	4645	127	U	I	DE MELLO NORMA JEAN	I L CLARKE PROPERTIES LLC
11/26/2018	10/30/2018	\$100.00	WARRANTY DEED	4645	131	U	I	POLI NORMA C LIVING TRUST	I L CLARKE PROPERTIES LLC
	4/24/1998	\$100.00	WARRANTY DEED	1315	1221	U	I	POLI NORMA C	POLI NORMA C TRUSTEE
	5/31/1994	\$0.00	WARRANTY DEED	1056	974	U	V	POLI NORMA C ETAL	POLI NORMA C ETAL
	4/15/1993	\$0.00	WARRANTY DEED	987	2046	U	V	POLI NORMA C ETAL	POLI NORMA C ETAL

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/21/1992	\$0.00	CORRECTIVE DEED	922	634	U	V	POLI NORMA C ETAL,CORRECTS OR919/1556	POLI NORMA C ETAL
	1/20/1992	\$0.00	WARRANTY DEED	922	635	U	V	POLI NORMA C ETAL	POLI NORMA C ETAL,CORRECTS OR919/1556
	12/27/1991	\$0.00	WARRANTY DEED	919	1556	U	V	POLI NORMA C ETAL	POLI NORMA C ETAL
	12/28/1989	\$0.00	WARRANTY DEED	841	1510	U	V	POLI NORMA C	POLI NORMA C ETAL

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

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Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0208100000
Location	COUNTY ROAD 13 S
Address	ELKTON 32033-0000
Neighborhood	Riverdale Land Co. (RIVFR) (SF & MH) (127.74)
Tax	(3)1-152 RIVERDALE FARM TRACTS W100 OF E225FT OF LOT 1 BLK
Description*	52 LYING S OF RD 13 (EX W24FT TRIANGLE TO WILLIAMS) DB234/491 & OR841/1510 & OR879/951 & 919/1556 & 922/634CD OR922/635 & 987/2046&1056/974 & 1315/1221 & 4645/127 & 129 & 131
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Riverdale Land Co., Map Of
Sec/Twp/Rng	38-8-27
District	County (District 300)
Millage Rate	12.5415
Acreage	0.300
Homestead	N

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Owner Information

Owner Name	JL Clarke Properties LLC 100%
Mailing Address	PO BOX 4142 SAINT AUGUSTINE, FL 32085-4142

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$236,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$236,600
Total Deferred	\$86,714
Assessed Value	\$149,886
Total Exemptions	\$0
Taxable Value	\$149,886

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	\$236,600	\$0	\$0	\$236,600	\$136,260	\$100,340	\$136,260
2023	\$0	\$0	\$227,500	\$0	\$0	\$227,500	\$123,873	\$103,627	\$123,873
2022	\$0	\$0	\$171,262	\$0	\$0	\$171,262	\$112,612	\$58,650	\$112,612
2021	\$0	\$0	\$102,375	\$0	\$0	\$102,375	\$102,375	\$0	\$102,375
2020	\$0	\$0	\$102,375	\$0	\$0	\$102,375	\$102,375	\$0	\$102,375
2019	\$0	\$0	\$102,375	\$0	\$0	\$102,375	\$102,375	\$0	\$102,375
2018	\$0	\$0	\$102,375	\$0	\$0	\$102,375	\$102,375	\$0	\$102,375
2017	\$0	\$0	\$102,375	\$0	\$0	\$102,375	\$102,375	\$0	\$102,375
2016	\$0	\$0	\$102,375	\$0	\$0	\$102,375	\$102,375	\$0	\$102,375
2015	\$0	\$0	\$102,375	\$0	\$0	\$102,375	\$102,375	\$0	\$102,375
2014	\$0	\$0	\$102,375	\$0	\$0	\$102,375	\$102,375	\$0	\$102,375

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	91	125	91	FF	\$236,600

Sale Information

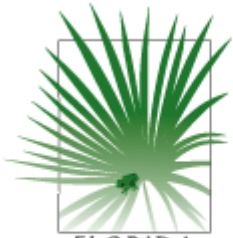
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/26/2018	11/14/2018	\$100.00	WARRANTY DEED	4645	129	U	V	GORGA CAROLYN DIANE	I L CLARKE PROPERTIES LLC
11/26/2018	11/7/2018	\$100.00	WARRANTY DEED	4645	127	U	V	DE MELLO NORMA JEAN	I L CLARKE PROPERTIES LLC
11/26/2018	10/30/2018	\$100.00	WARRANTY DEED	4645	131	U	V	POLI NORMA C LIVING TRUST	I L CLARKE PROPERTIES LLC
	4/24/1998	\$100.00	WARRANTY DEED	1315	1221	U	V	POLI NORMA C	POLI NORMA C TRUSTEE
	5/31/1994	\$0.00	WARRANTY DEED	1056	974	U	V	POLI NORMA C ETAL	POLI NORMA C ETAL
	4/15/1993	\$0.00	WARRANTY DEED	987	2046	U	V	POLI NORMA C ETAL	POLI NORMA C ETAL
	1/20/1992	\$0.00	WARRANTY DEED	922	635	U	V	POLI NORMA C ETAL	POLI NORMA C ETAL
	12/27/1991	\$0.00	CORRECTIVE DEED	922	634	U	V	POLI NORMA C ETAL,CORRECTS OR919/1556	POLI NORMA C ETAL
	12/27/1991	\$0.00	WARRANTY DEED	919	1556	U	V	POLI NORMA C ETAL	POLI NORMA C ETAL,CORRECTS OR919/1556
	12/28/1989	\$0.00	WARRANTY DEED	841	1510	U	V	POLI NORMA C	POLI NORMA C ETAL

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

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FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 7/6/2023

(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 2 Matrix Units: 43015 , 43388

	<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>
--	--

Matrix Unit ID: 43015

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Floridobia fraterna</i> Creek Siltsnail	G2	S2	N	N

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

[Ursus americanus floridanus](#)
Florida Black Bear

G5T4

S4

N

N

Matrix Unit ID: 43388

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Haliaeetus leucocephalus Bald Eagle	G5	S3	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 43015 , 43388

33 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser brevirostrum Shortnose Sturgeon	G3	S1	E	FE
<i>Acipenser oxyrinchus oxyrinchus</i> Atlantic Sturgeon	G3T3	S1	E	FE
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
Asclepias viridula southern milkweed	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
Balduina atropurpurea purple honeycomb-head	G2	S1	N	E
<i>Baptisia calycosa var. calycosa</i> Canby's wild indigo	G3T1	S1	N	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Ctenium floridanum Florida toothache grass	G2	S2	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Gymnopogon chapmanianus Chapman's skeletongrass	G3	S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
Litsea aestivalis pondspice	G3?	S2	N	E

<i>Lythrum curtissii</i> Curtiss' loosestrife	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>Neovison vison lutensis</i> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Orbexilum virgatum</i> pineland scurfpea	G1	S1	N	E
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T
<i>Rhynchospora thornei</i> Thorne's beaksedge	G3	S1S2	N	N
<i>Rudbeckia nitida</i> St. John's blackeyed susan	G3	S2	N	E
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Trichechus manatus latirostris</i> Florida Manatee	G2G3T2	S2S3	T	N

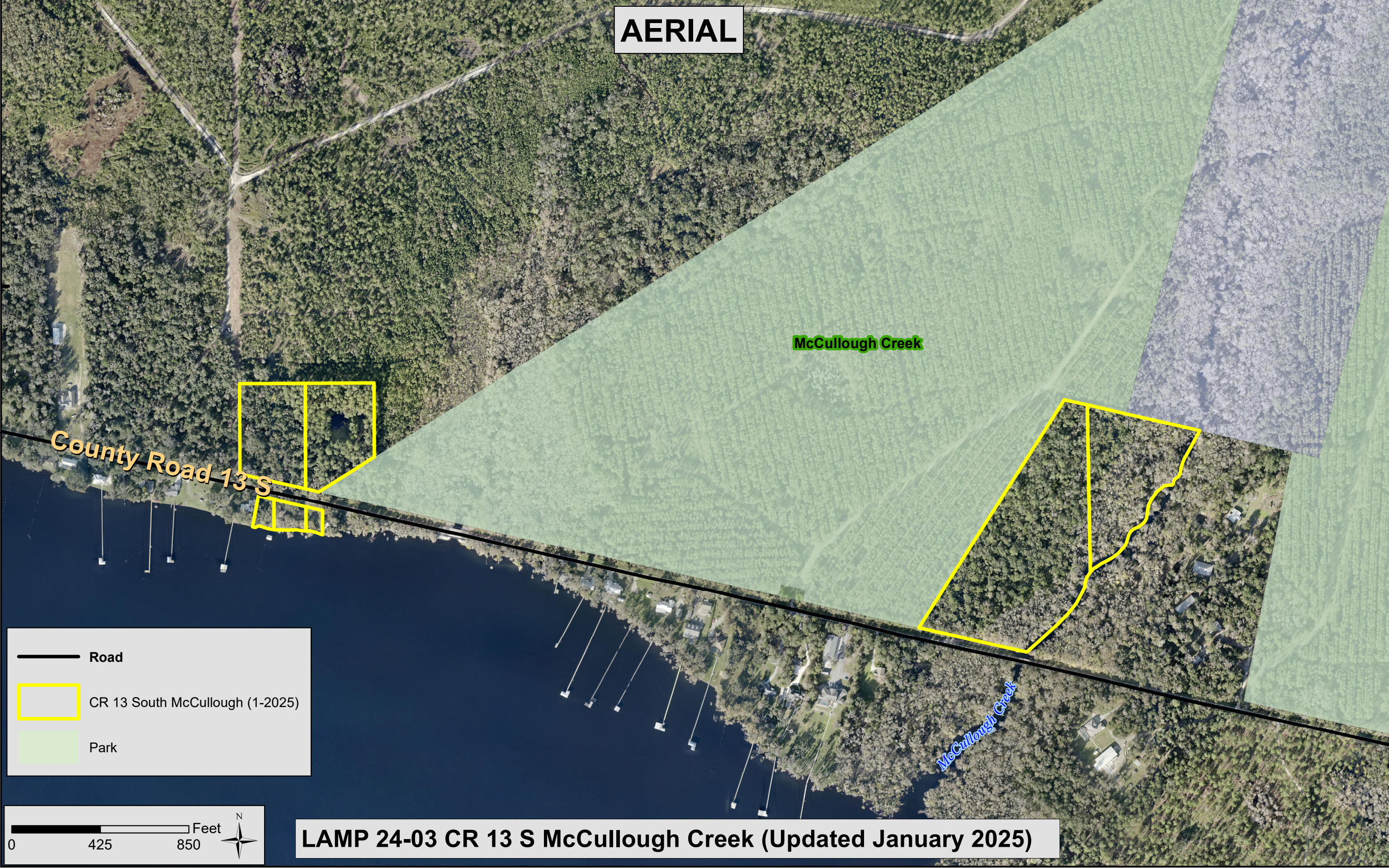
Disclaimer

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.

AERIAL



McCullough Creek

County Road 13 S


McCullough Creek

— Road

□ CR 13 South McCullough (1-2025)


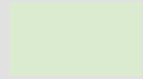
■ Park

0 425 850 Feet



LAMP 24-03 CR 13 S McCullough Creek (Updated January 2025)

AERIAL- East Property


- Road
-  CR 13 South McCullough (1-2025)
-  Park

McCullough Creek

McCullough Creek

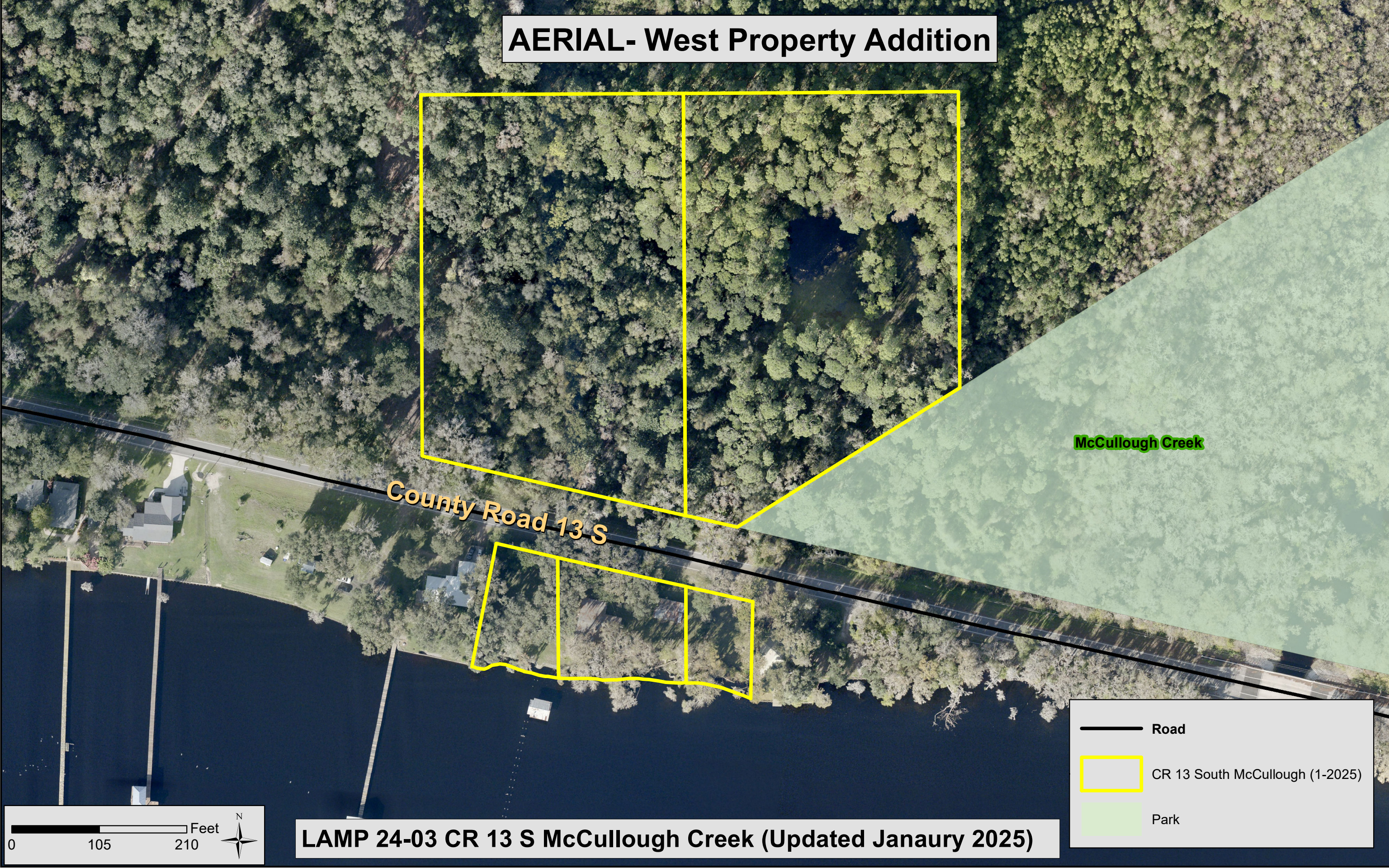
County Road 13 S

0 187.5 375 Feet



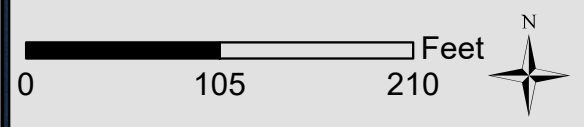
LAMP 24-03 CR 13 S McCullough Creek (Updated January 2025)

AERIAL- West Property Addition

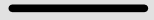

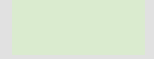


County Road 13 S

McCullough Creek



LAMP 24-03 CR 13 S McCullough Creek (Updated Janaury 2025)

	Road
	CR 13 South McCullough (1-2025)
	Park

Florida Forever- SJR Blueway

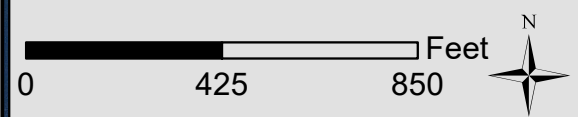
St. Johns River Blueway Florida Forever BOT Project

County Road 13 S

McCullough Creek

St. Johns River Blueway Florida Forever BOT Project

- Road
- CR 13 South McCullough (1-2025)
- FLORIDA FOREVER BOT PROJECTS



LAMP 24-03 CR 13 S McCullough Creek (Updated January 2025)

TOPOGRAPHY - West Property Addition

LiDar

Value

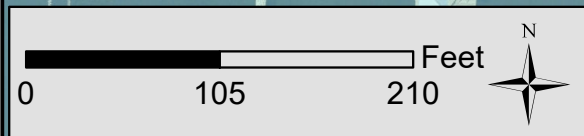
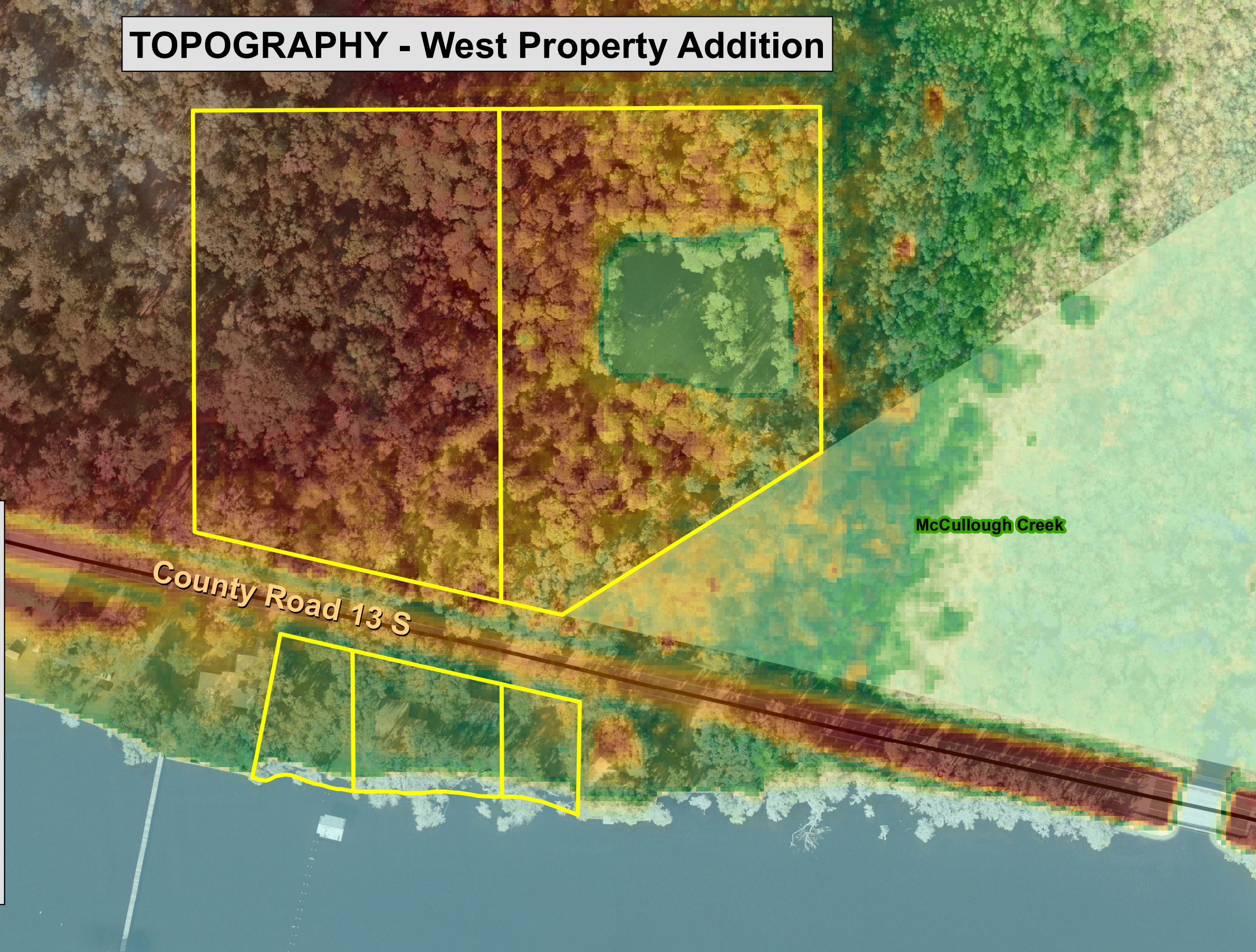
High : 12.4

Low : -0.6

Road

CR 13 South McCullough (1-2025)

Park



LAMP 24-03 CR 13 S McCullough Creek (Updated January 2025)

CR 13 McCullough Creek

Legend

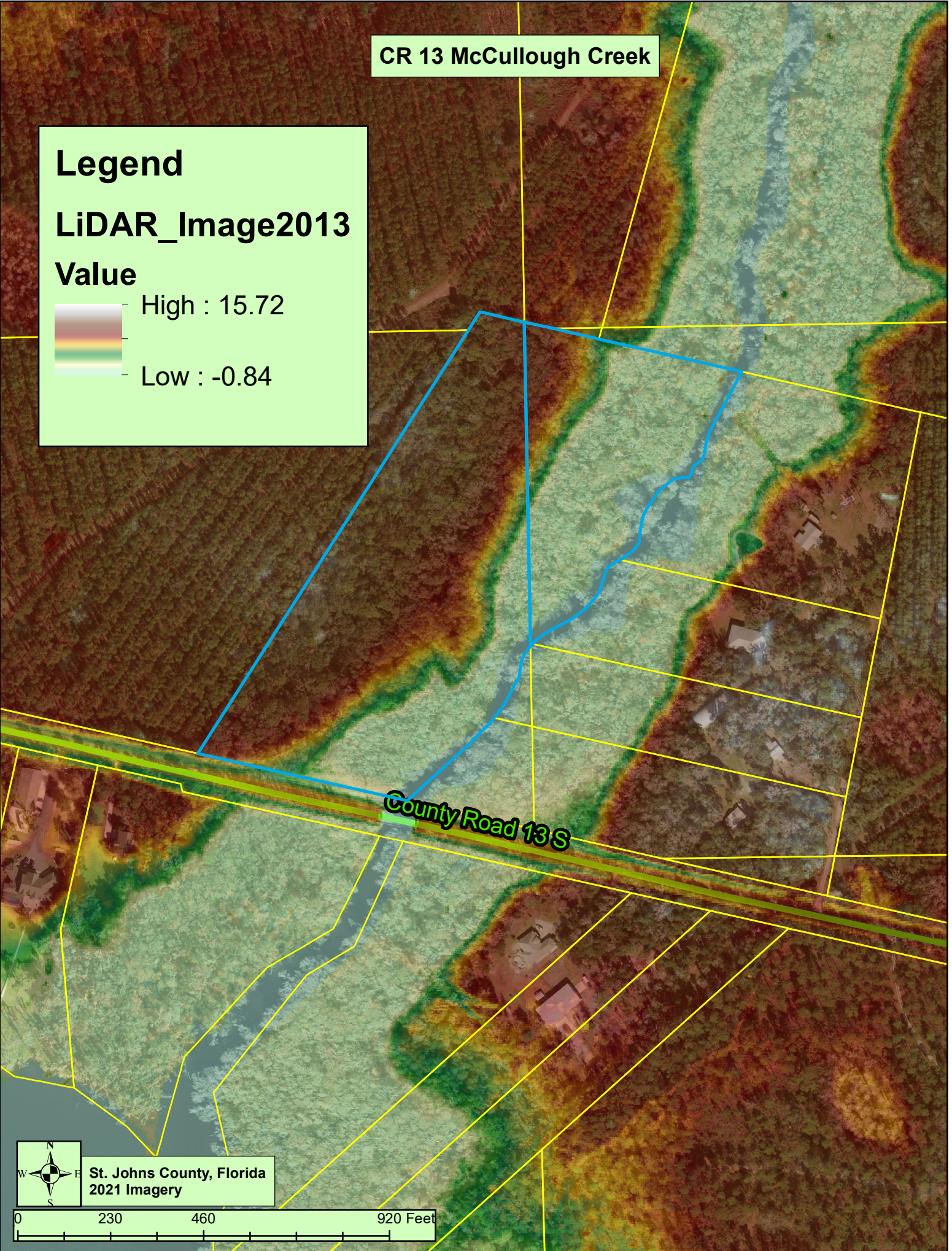
LiDAR_Image2013

Value



High : 15.72

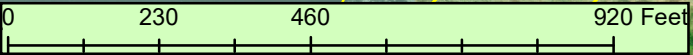
Low : -0.84



County Road 13 S



St. Johns County, Florida
2021 Imagery



BALD EAGLE

— Road

□ CR 13 South McCullough (1-2025)

■ Park

📍 Nests

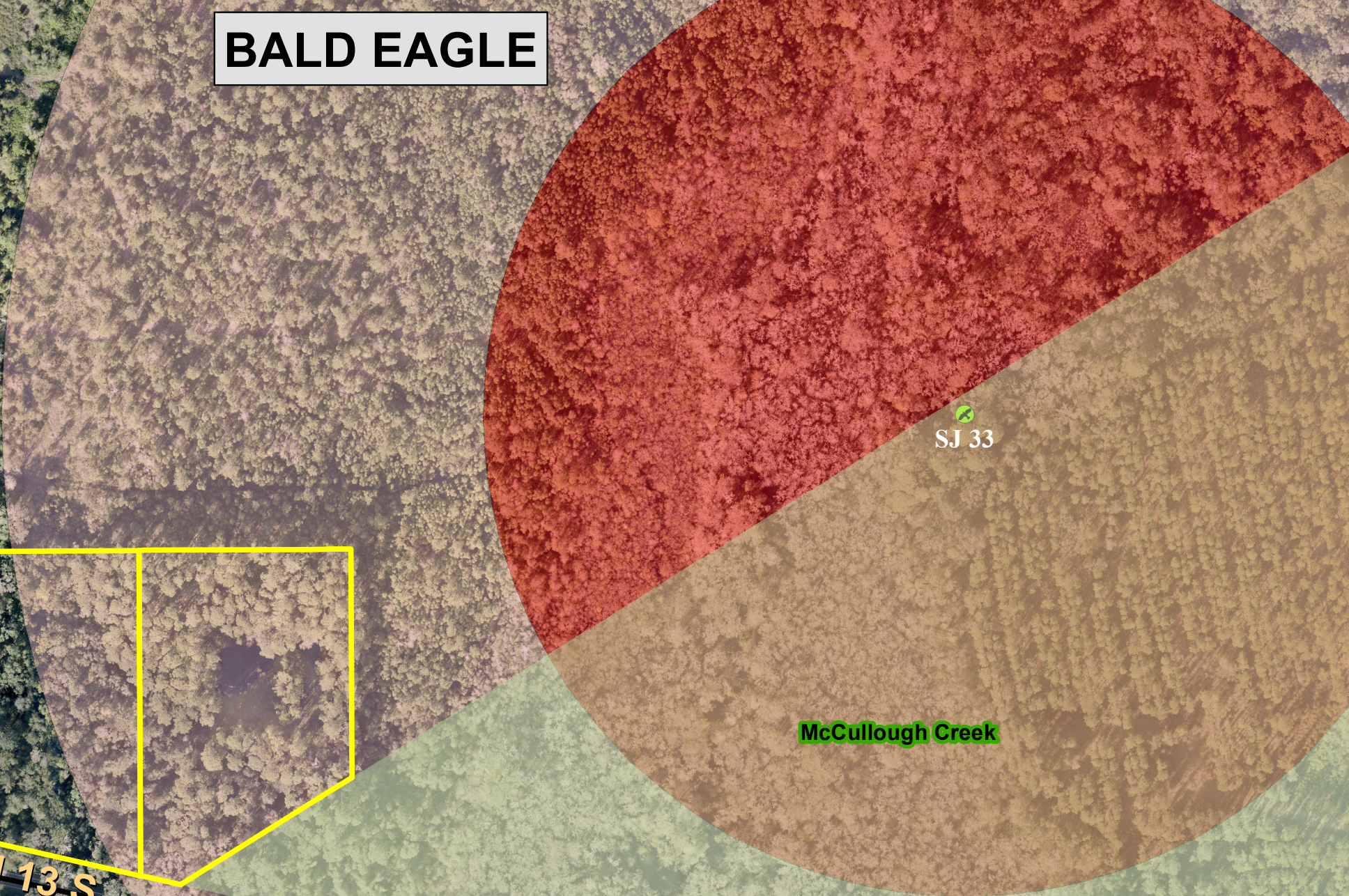
Nest Buffers

□ <all other values>

distance

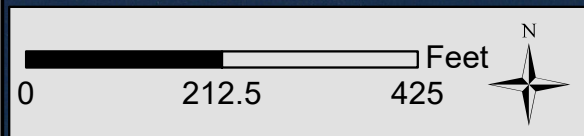
■ 750

■ 1500



County Road 13 S

McCullough Creek



LANDCOVER - West Property Addition

4340: Upland mixed coniferous/hardwood

5300: Reservoirs - pits, retention ponds, dams

6460: Mixed scrub-shrub wetland

McCullough Creek

6170: Mixed wetland hardwoods

County Road 13 S

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

6410: Freshwater marshes

6440: Emergent aquatic vegetation

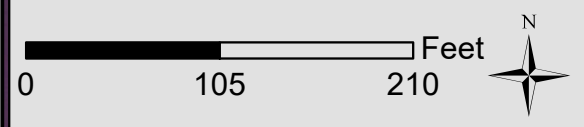
5100: Streams and waterways

5100: Streams and waterways

— Road

□ CR 13 South McCullough (1-2025)

□ Park



FLOOD ZONES

— Road

CR 13 South McCullough (1-2025)

FIRM Zone

<all other values>

GIS_ZONE

- A
- AE
- AE-Floodway
- AH
- AO
- AREA NOT INCLUDED
- OPEN WATER
- VE
- X
- X-Shaded

X-Shaded

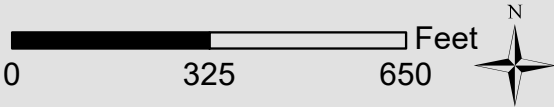
X

AE

County Road 13 S

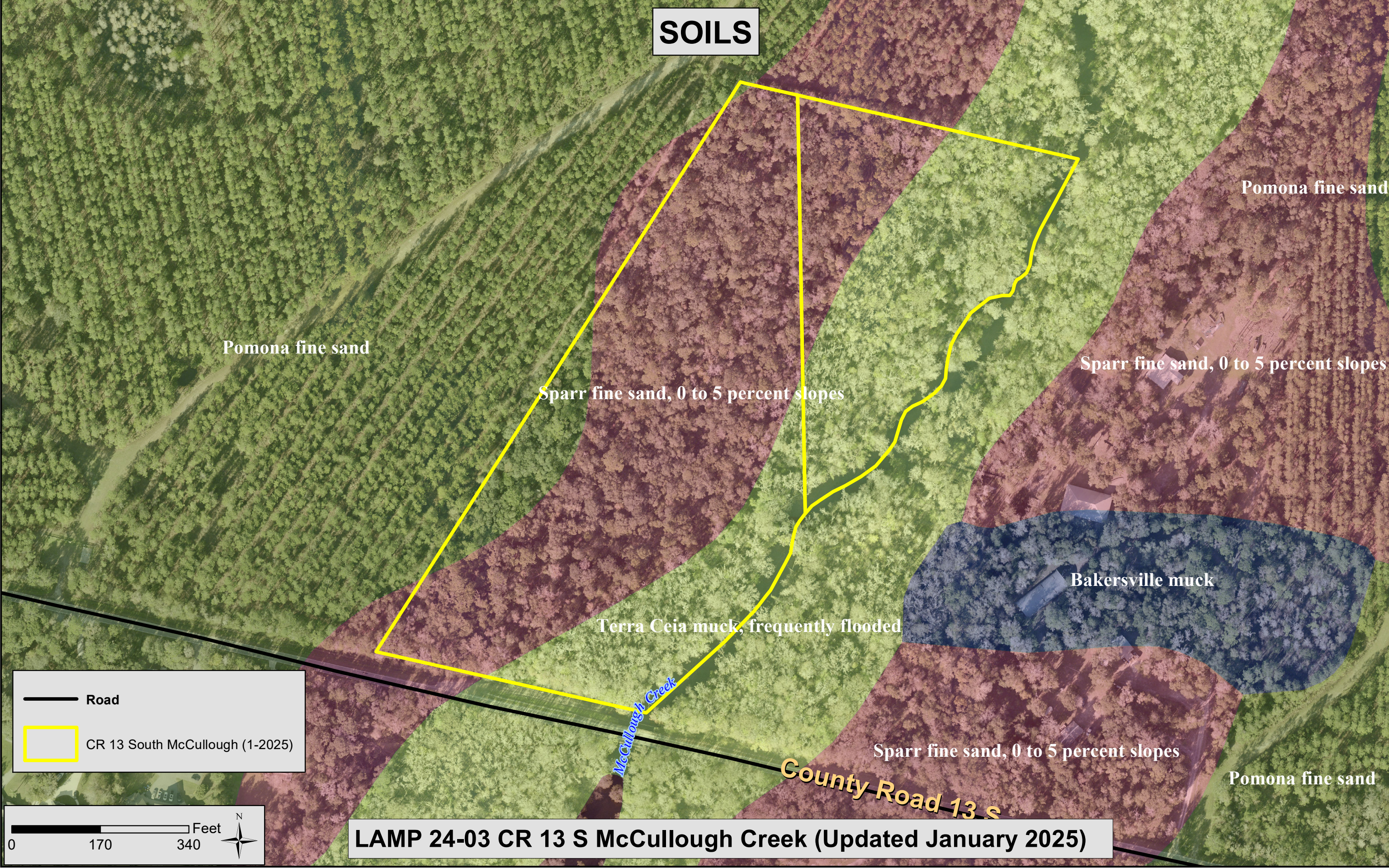
McCullough Creek

OPEN WATER



LAMP 24-03 CR 13 S McCullough Creek (Updated January 2025)

SOILS



Pomona fine sand

Pomona fine sand

Sparr fine sand, 0 to 5 percent slopes

Sparr fine sand, 0 to 5 percent slopes

Terra Ceia muck, frequently flooded

Bakersville muck

Sparr fine sand, 0 to 5 percent slopes

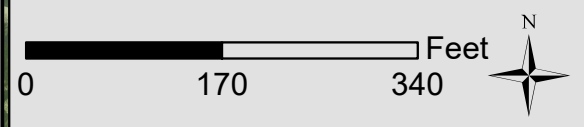
Pomona fine sand

— Road

□ CR 13 South McCullough (1-2025)

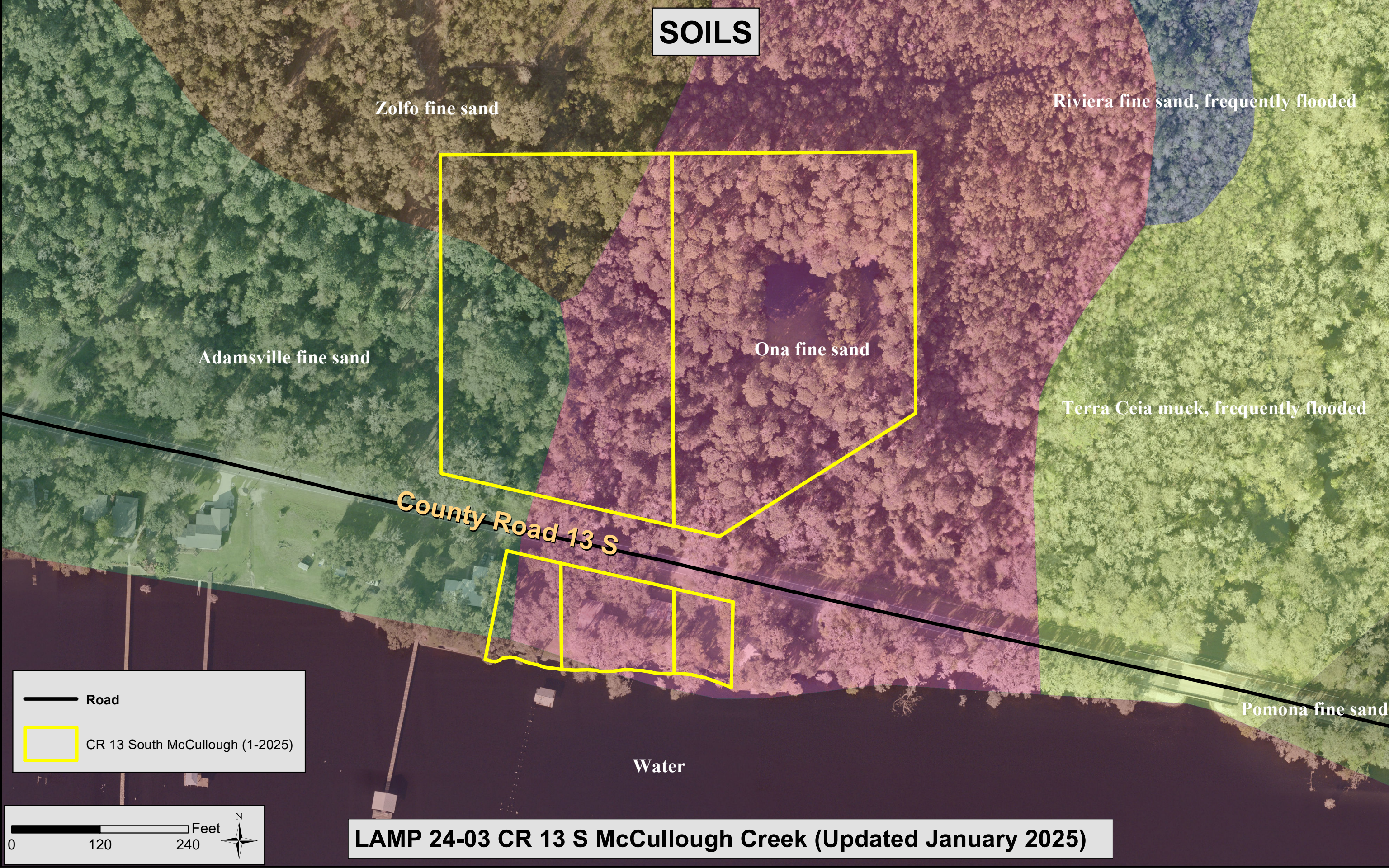
County Road 13 S

McCullough Creek



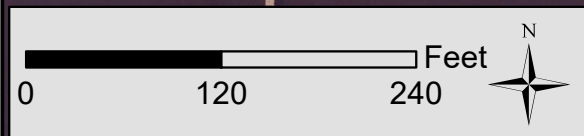
LAMP 24-03 CR 13 S McCullough Creek (Updated January 2025)

SOILS

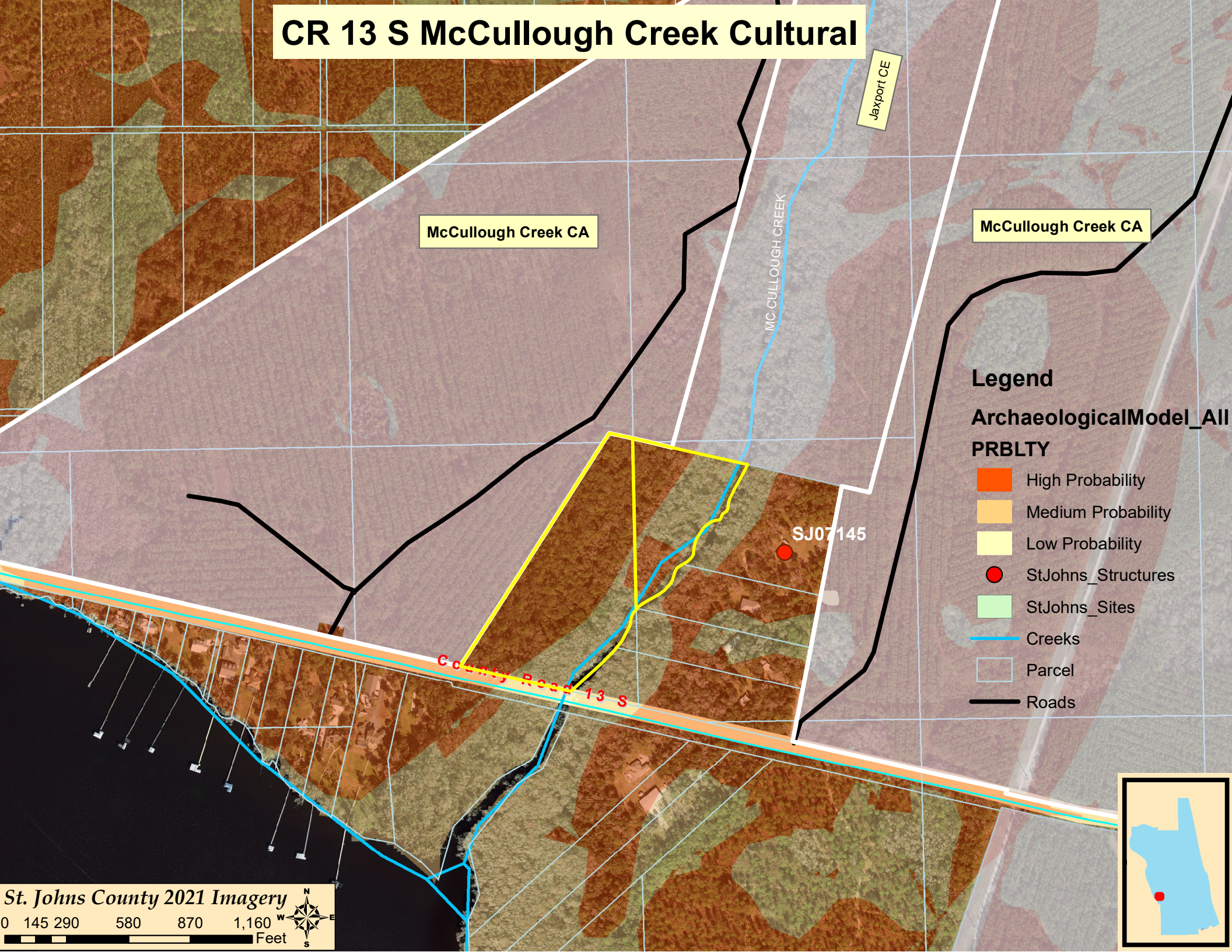


— Road

□ CR 13 South McCullough (1-2025)



CR 13 S McCullough Creek Cultural



McCullough Creek CA

McCullough Creek CA

Jaxport CE

MC CULLOUGH CREEK

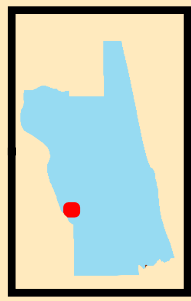
SJ07145

County Road 13 S

- ### Legend
- ArchaeologicalModel_All
PRBLTY
- High Probability
 - Medium Probability
 - Low Probability
 - St.Johns_Structures
 - St.Johns_Sites
 - Creeks
 - Parcel
 - Roads

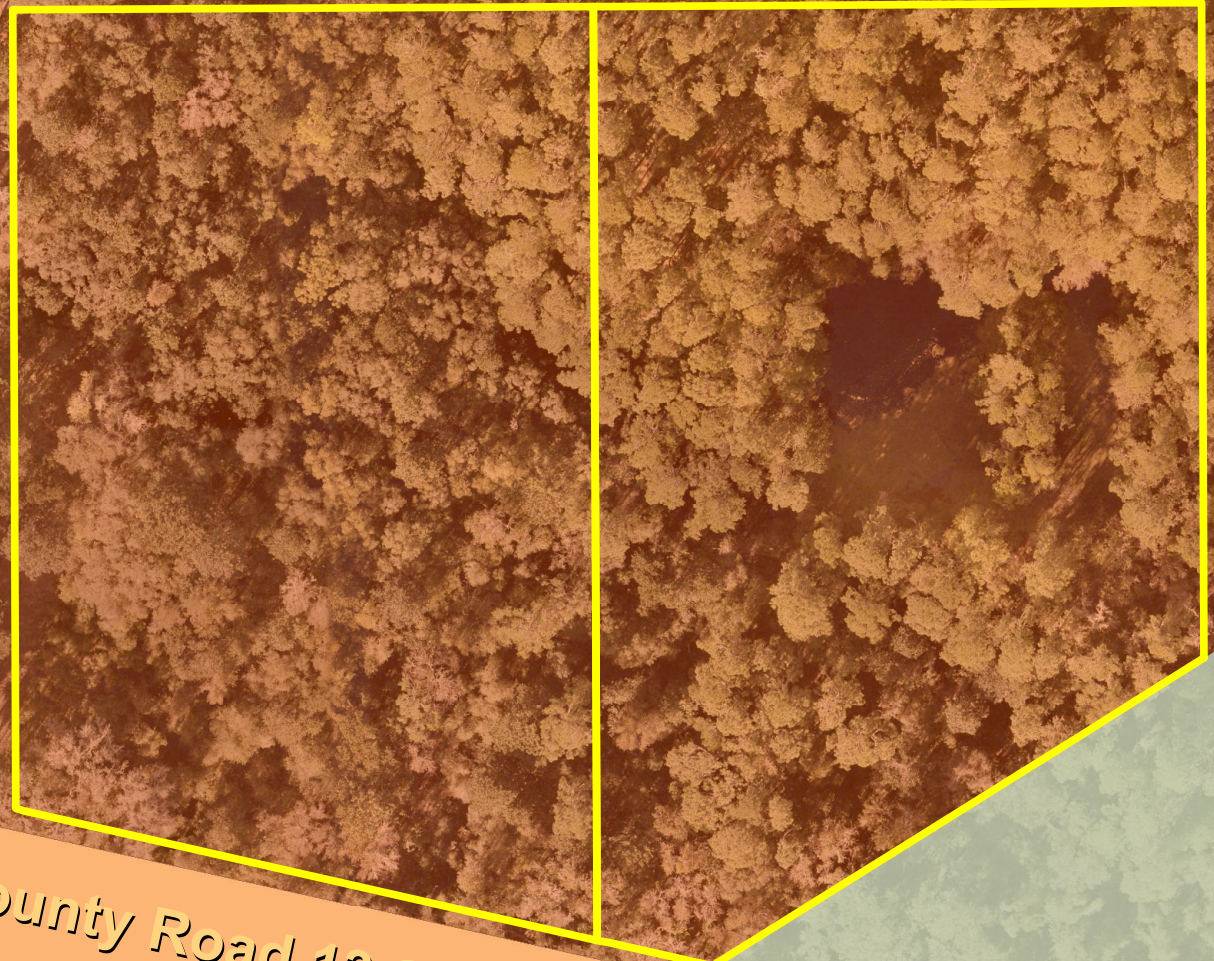
St. Johns County 2021 Imagery

0 145 290 580 870 1,160 Feet



CULTURAL- West Property Addition

Riverdale



McCullough Creek

County Road 13 S

SJ07146

Legend

- Road
- CR 13 South McCullough (1-2025)
- Park

Archaeological Model

PRBLTY

- High Probability
- Medium Probability
- Low Probability
- StJohns_Structures

