

Land Acquisition and Management Program (LAMP) Conservation Board

Property Information Sheet

Property Name:	Pellicer Creek US 1 South
Parcel Number:	187885-0000, 187885-0070
Address:	I-95/US1 South; Owner Address: 10220 US 1 South
Owner:	Mathis Robert K and Theresa Louise Rev Trust Et Al
INC or LLC Agents:	Burkhalter Brooke and Keelean, Woolley John, McGlory Gretchen
List Price:	\$200,000
Market Value:	Property Appraiser- \$294,837, Applicant- \$349,996
Total Acreage:	41.8
Land Use:	Mixed Use and Rural/Silvicultural
Zoning:	Open Rural
Easements: Type/Acres	None
Wetlands: Type/Acres	Hydric pine flatwoods/21.5 acres Salt marsh (Pellicer Creek)/4 acres
Uplands: Type/Acres	Improved Pasture - Road/11.5 acres Mixed hardwood - Pine scrub/4.8 acres
Protected Species:	black bear, gopher tortoise, wood stork, American Alligator, Indigo snake, various listed wading birds
Known Cultural Res.:	None designated
Willing Seller:	Yes
Community Support:	Unknown
Proposed By:	Owner
Development Applications	None
Narrative:	Property is located between US1 South and I-95 along Pellicer Creek. Access off US 1 South with existing private driveway. *Applicant would like the County to acquire a fee-simple conservation easement over the parcel. Existing dock with access, unimproved boat launch, small pond, two equipment barns with water well at one barn, existing access roads, adjoins Pellicer Creek and includes forested wetlands and some uplands. Four acres of improved pasture with scattered trees, half acre fruit trees. Southern property line follows almost 0.5 mi along Pellicer Creek, an Outstanding Florida Waterbody and Aquatic Preserve. Property is within the Florida Forever NE Florida Blueway Corridor. The GTMNERR Boundary also exists along the Pellicer Creek Corridor along the southern boundary of the subject property. SJC Parks and Rec comment: "Very limited recreational amenities, concerned that property is very wet. Great environmental property to preserve along the creek."



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@sjcl.us

1. Applicant Information			
Applicant Name: North Florida Land Trust			
Address: 843 W. Monroe Street			
City: St. Augustine		State: FL	Zip: 32202
Phone: 904.501.1796		Fax:	Email: RBuch@NFLT.org
Applicant Signature: <i>Ramesh Buch</i>		Date: 12/14/2023	

2. Owner of Record (Owner is Applicant Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>)		3. Owner's Authorized Representative	
Name: Mathis Robert K And Theresa Louise Rev Trust Et AL		Name: Ramesh Buch, NFLT	
Address: 10220 US 1 South		Address: 843 W. Monroe Street	
City: St. Augustine	State: FL	City: Jacksonville	State: FL
Zip: 32086		Zip: 32202	
Phone: 904.501.1796	Fax:	Phone: 904.557.7983	Fax:
Email: mathis49@att.net		Email: RBuch@NFLT.org	

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>[Signature]</i>	Date: 12/15/2023
Owner Signature:	Date:

5. Property/Project Information – Required Information

Asking Price: Sellers willing to donate all purchase price in excess of \$200,000 Tax Parcel Number(s): 1878850000, 1878850070

General Location (address, intersection, etc.): North side of Pellicer Creek west of I-95 access on US-1.

Acreage: 41.8 Future Land Use: See below Zoning: OR

6. Property Description (Describe Ecology, Natural Resources, History, Archeology, Existing Features, Vision of Uses for the Property):

Future Land Use is Mixed Use and Rural Silviculture. The property's location on Pellicer Creek makes this a strategic conservation opportunity. It lies in proximity to other adjacent conservation lands including Flagler County's Pellicer Creek, Faver-Dykes State Park, and Princess Place Preserve. See attached LAMP Desk Review and maps for additional site information. The Landowners also completed the attached FDEP Owners Retained Rights Questionnaire.

7. Encumbrances (Liens, leases, easements, encumbrances, etc):

None

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

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

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

Date Received: 12/15/23 Received By: RMauch Reg. Basin: 9



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:					
Address:					
City:			State:		Zip:
Phone:		Fax:		Email:	
Applicant Signature: <i>Ramesh Buch</i>			Date:		
2. Owner of Record (Owner is Applicant Yes <input type="checkbox"/> No <input type="checkbox"/>)			3. Owner's Authorized Representative		
Name:			Name:		
Address:			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:			Date:		
Owner Signature:			Date:		
5. Property/Project Information – Required Information					
Asking Price:			Tax Parcel Number(s):		
General Location (address, intersection, etc.):					
Acreage:		Future Land Use:		Zoning:	
6. Property Description (Describe Ecology, Natural Resources, History, Archeology, Existing Features, Vision of Uses for the Property):					
7. Encumbrances (Liens, leases, easements, encumbrances, etc):					
None					

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

- | | |
|---|---|
| <ul style="list-style-type: none"> ➤ Location map ➤ Survey or Sketch ➤ Legal description | <ul style="list-style-type: none"> ➤ Tax Parcel Cards ➤ Deed ➤ Other pertinent information |
|---|---|

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

Date Received: 12-15-2023 Received By: R Mauch Reg. Basin: 9



NORTH FLORIDA
LAND TRUST

DESK REVIEW

	PROJECT DETAILS
Project Lead:	Ramesh Buch
Verified Owner Name:	Mathis
Alias:	
Acres:	42.458
County:	Saint Johns County
Parcel/Tax ID:	1878850000, 1878850070
Interest to acquire (fee, easement):	Conservation Easement
How Acquired (purchase, donation, facilitation):	Purchase
Just Market Value:	\$349,996.00
Desk Review By:	rbuch@nflt.org
Desk Review Date:	10/3/2023
Leadership Team Review Date:	
Leadership Team Decision:	

1. Has the Desk Review Score been tabulated?

- YES
 NO

60

2. Is the property in a Florida Forever Project? Which Florida Forever Project Area?

- YES
 NO
 Adjacent to Florida Forever Project Area

NE Florida Blueway Phase 2

3. What is the land use and zoning?

Agriculture (Grazing)

4. What is the Owner's price/donation expectations?

Bargain Sale. Probable 50%

5. Is the property in a Preservation Portfolio Area? If so which one?

- YES
 NO

Salt Marsh and Coastal resilience

6. Is the property adjacent to other conservation lands? If Yes, which Conservation Lands?

- YES
 NO

Pellicer Creek, GTMNERR, Princess Place

7. Is the property within the ACUB / Navy REPI buffer area?

- YES ACUB
 YES NAVY
 NO

8. Is the property within the O20?

- YES
 NO

9. Does the property contain significant water bodies or hydrologic features? If Yes, which Features?

- YES
 NO

Pellicer Creek

10. If no above, is it within 5 miles or have a hydrological connection to significant hydrologic features? If Yes Name Features

- YES
 NO

GTMNERR

11. Does the property occur in a significant aquifer recharge zone (or springshed)? If so, please identify.

- YES - Aquifer Recharge
 YES - Springshed
 NO
 Unknown

12. Does the property contain threatened or endangered species, plants or habitats? If yes, which. If no, what habitats are present.

- YES
 NO
 Unknown

13. Are there property Improvements? If so, describe from the property record.

- YES
 NO

14. What is the land use and habitat types based on aerial interpretation or the Cooperative Land Cover Layer?

Pine and river floodplain

15. Does the property contain any historic resources? If yes, describe? (NOTE!!! This information MAY be CONFIDENTIAL)

- YES
 NO
 Unknown

16. Are there any political or community considerations? If YES, what are they?

- YES
 NO
 Unknown

17. Is there a partner with match funding or a willing partner owner or partner manager? If so, who and for what role?

- YES
 NO
 Need to Identify
 N/A

Landowner, Possible Flagler County, Florida Forever

18. Does the Property have Legal / Physical Access? Describe?

- YES
 NO

Access from US-1

19. Does staff recommend Initial Site Visit (ISV)

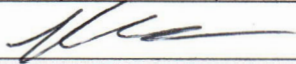

- YES
 NO

Location on Pellicer Creek and its connectivity make it valuable as connection between existing conservation lands.



Desk Review Qu #	Criterion (Input answer in Column E)	Desk Review Project Score if Yes	Desk Review Project Score if No	Desk Review Answer	Raw Score	Weighting	Weighted Project Score
1	Florida Forever Project Area	5	0	Yes	5	14%	14.29%
4	NFLT - Preservation Portfolio Area	5	0	Yes	5	14%	14.29%
5	Geographically connected/adjacent to other conservation lands and patterns (i.e. critical habitat linkage, migration routes, etc.)	2	0	Yes	2	6%	5.71%
6	ACUB / Navy REPI	5	0	No	0	14%	0.00%
7	O2O	4	0	No	0	11%	0.00%
8	Significant water bodies or hydrologic features	3	0	Yes	3	9%	8.57%
9	Within 5 miles or connection to significant hydrologic features	1	0	Yes	1	3%	2.86%
10	Aquifer recharge zone	3	0	No	0	9%	0.00%
11	Threatened or endangered species	3	0	No	0	9%	0.00%
12	Any Improvements	-4	0	No	0	-11%	0.00%
14	Historic resources	1	0	Unknown	0	3%	0.00%
15	Political/Community Considerations	1	0	No	0	3%	0.00%
16	Potential / Willing partner participation (% partnership, includes bargain sale)	5	0	50%	50%	14%	1.43%
17	Legal / Physical Access	1	-2	Yes	1	3%	2.86%
Raw Desk Sub-score		35		0.5		100%	50%
Bonus Points							
	Seller is Applicant	3	0	Yes	3	5%	5.00%
	Seller's Expectation is reasonable	3	-2	Yes	3	5%	5.00%
Bonus Points Sub-score		6				10%	10%
Max Possible Score		41				110%	
FINAL DESK REVIEW SCORE							60%

Return this form and attachments the address listed below or email to: RealEstate@NFLT.org

1. Applicant Information					
Applicant Name: <u>Robert K. Mathis, et al</u>					
Address: <u>10220 U.S. 1 South</u>					
City: <u>St. Augustine</u>		State: <u>FL</u>		Zip: <u>32084</u>	
Phone: <u>904-501-1796</u>		Email: <u>MATHIS49@ATT.NET</u>			
Applicant Signature: 			Date:		
2. Owner of Record (Leave blank if Applicant is Owner)			3. Owner's Authorized Representative (if represented).		
Name: <u>Robert Kc Theresa Mathis Trust</u>			Name:		
Address: <u>Same et al</u>			Address:		
City: <u>Same</u>	State: <u>Same</u>	Zip:	City:	State:	Zip:
Phone:	Email:		Phone:	Email:	
4. Owner's Authorizations					
By signing below, the Owner authorizes the North Florida Land Trust to communicate and negotiate conveyance of the property described in Section 5 with any individual named in Section 3 who is acting as the Owner(s)' Authorized Representative. The Owner also authorizes the North Florida Land Trust, their agents and contractors, upon proper notice to Owner or Owner's Authorized Representative, to enter the property listed below to conduct site inspections to support the evaluation and acquisition of the property, from the date of this application for the duration of the project. North Florida Land Trust maintains a program of insurance covering its liabilities.					
Owner Signature: 			Date: <u>4/10/2023</u>		
5. Property/Project Information – Required Information (Add additional pages if needed).					
General Location (address, intersection, etc.): <u>10220 U.S. 1 South</u>					
County: <u>St. Johns</u>	Acreage: <u>~35</u>	Asking Price:			
Tax Parcel Number(s) <u>1878850000</u>					
Transaction type: Fee Purchase <input type="checkbox"/> Conservation Easement <input checked="" type="checkbox"/> Other <input type="checkbox"/> (please describe): <u>Donation</u>					
Owner intends to claim a Charitable Donation of _____ % of the proceeds, or \$ _____. Owner is advised to seek tax advice.					
6. Property Description (Describe the property's ecological significance. Add additional pages if needed).					
<u>The Wetlands portion of parcel, including creek flowage, Excludes Dacic Road 0.04</u>					
7. Encumbrances (List any known liens, leases, or other encumbrances):					
8. Conservation Contribution Pledge Stewardship & Defense Fund Contribution Pledge					
Are you aware that NFLT must raise every dollar needed for acquisitions, stewardship, and essential operations? To cover these costs and accomplish our mission, we encourage contributions toward every transaction. For example, a Conservation Contribution of \$5,000 covers the costs of facilitating a transaction. A Stewardship & Defense Fund Contribution of \$500 per acre helps manage and protect the property or conservation easement. A pledge to make these Contributions is considered in NFLT's project evaluation process. Any contribution is greatly appreciated and can make a difference to the success of a project.					
I pledge to make a Conservation Contribution of \$5,000 <input type="checkbox"/> and a Stewardship & Defense Fund Contribution of \$500/acre <input type="checkbox"/>					
9. Supplemental Information (Optional).					
The following information greatly assists in the evaluation: map, survey, legal description, Tax Parcel Cards, Deed, Title Policy.					
10. For North Florida Land Trust Use Only. Date Received: <u>04/10/2023</u> Received By: <u>Ramesh Buch</u>					

***** **THANK YOU!** *****



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Núñez
Lt. Governor

Shawn Hamilton
Secretary

OWNER'S RETAINED RIGHTS QUESTIONNAIRE

Approximate total acreage: _____

Florida Forever Project:

Owner(s): Robert + Theresa Mathis Trust, John Wooley
Keelean + Brooke Buakhalter

Address: 10220 U.S. 1 South, St. Augustine, FL 32086

Telephone No.: 904-501-1796

Cell Phone No.: _____

Email Address: MATHIS 49@ATT.NET

Owner's Rep: Robert Mathis

Address: 10220 U.S. 1 South
St. Augustine, FL 32086

Telephone No.: 904-501-1796

Cell Phone No.: _____

Email Address: MATHIS 49@ATT.NET

When did you purchase the property? April 2001

What was the purchase price? \$275,000.00 (275K)

What is your price expectation for the conservation easement? \$200,000.00

Owner's Rights Retained Questionnaire

Project/Owner's Name:	Robert Mathis, et al
Approximate Total Acreage:	41 ±

PLEASE NOTE

**Each additional right retained may affect the value of the easement.
Please complete the following questionnaire by answering yes or no and filling in
the blanks to the best of your ability.**

Are there any existing residences on the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, how many?
Do you wish to retain the right to construct any new residential structures on the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, how many?
Do you wish to subdivide the property for each residential structure you have retained the right to construct?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Additional comments?
Are there any other structures or improvements on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, how many and what types? TWO BARNS
Do you currently run any commercial cattle operations on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	NOT Technically Commercial, But we have 3 cows on two Pastures
Do you wish to retain the right to maintain commercial cattle operations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, what percentage and/or how many acres?
Do you currently have any areas of improved pastures?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, how many acres? Approx 4 Acres
Do you wish to retain the right to maintain any present areas of improved pasture?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, what percentage and/or how many acres? Approx 4 Acres
Do you wish to retain the right to increase the amount of improved pasture on your property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, what percentage and/or how many acres? .
Do you currently engage in silviculture/timber harvesting?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Do you wish to retain the right to engage in silviculture practices for pine harvesting (must be outside of wetland areas only)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, what percentage and/or how many acres?
Do you currently lease or sell hunting and fishing rights on the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Do you wish to reserve the right to lease or sell the hunting and fishing rights related to the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, what percentage and/or how many acres?

Owner's Rights Retained Questionnaire

Do you currently harvest sod or row crops from the improved pasture areas?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Which do you harvest, sod or row crops?	Sod <input type="checkbox"/> Row <input checked="" type="checkbox"/>	
What type(s) of sod or row crops do you harvest?	N/A	
Do you wish to retain the right to harvest sod from improved pasture areas?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, what percentage and/or how many acres?
Do you wish to retain the right to harvest row crops from improved pasture areas?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, what percentage and/or how many acres?
Do you wish to retain the right to increase the area of improved pasture from which sod or row crops are harvested?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, what percentage and/or how many acres?
Do you currently cultivate citrus or other fruit trees on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, which do you cultivate, citrus or other fruit trees?	Citrus <input checked="" type="checkbox"/> Other fruit <input checked="" type="checkbox"/>	
What type(s) of citrus or other fruit trees do you harvest?		oranges, Grapefruit, Apples, Peaches
Do you wish to retain the right to cultivate citrus or other fruit trees from improved pasture areas?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, what percentage and/or how many acres? Approx 1/2 Acre as per suit

<p>Please inform us of anything else we may need to know about the property, or of any other rights you would like to retain:</p> <p>Private Dock and existing Roadway to dock Unimproved Boat Launch and Roadway to same Small farm pond as existing Two Equipment Bays Deep well at one BAY Existing Access Roads</p>	
<p>Additional Comments:</p> <p>This property adjoins Pellican Creek and includes wetlands, flooded woodlands, and some uplands</p>	

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

[Sales Questionnaire](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1878850000
Location INTERSTATE 95
Address SAINT AUGUSTINE 32086-0000
Neighborhood M&B Pellicer Creek west of 95 CRKFR (6941.25)
Tax 4 ALL W OF I-95 LYING W OF VACATED RD 204 & E OF US 1 & ALL GL 1
Description* SEC 9 LYING W OF I-95 (EX 17.5AC IN OR716/1600) (EX PTS IN OR849/953) (EX PT IN OR1708/665) & 60.08FT ON US 1 X 1203FT STRIP LYING IN SEC 4 (EX PT IN OR1764/1593)(EX PT IN OR2377/1) (EX PTS IN C/Q'S OR3850/305 & 308 & 311) OR1600/151 & 2377/4 & 3797/873(VL) 891(S/A) & 3850/317(C/D) & 4709/1891 & 4802/116 & 5349/810 & OR5748/1500(C/D)
**The Description above is not to be used on legal documents.*

Property Use Code Vacant Residential (0000)
Subdivision N/A
Sec/Twp/Rng 9-10-30
District County (District 300)
Millage Rate 12.6935
Acreage 35.420
Homestead N

No Image Available

Owner Information

Owner Name [Mathis Robert K And Theresa Louise Rev Trust Et AL](#) 33.3%
[Burkhalter Brooke Mattman,Keelean](#) 33.3%
[Burkhalter Keelean](#) 33.3%
[Woolley John](#) 33.3%
[Mcelory Gretchen L](#) 33.3%
[Mathis Robert K And Theresa L Trustees](#) 0%

Mailing Address 10220 US 1 S
SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$13,392
Total Land Value	\$121,609
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$135,001
Total Deferred	\$0
Assessed Value	\$135,001
Total Exemptions	\$0
Taxable Value	\$135,001

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
2023	\$0	\$14,285	\$121,609	\$0	\$0	\$135,894	\$133,613	\$2,281	\$133,613
2022	\$0	\$12,534	\$98,160	\$98,160	\$5,820	\$18,354	\$16,733	\$1,621	\$16,733
2021	\$0	\$13,271	\$98,160	\$98,160	\$5,820	\$19,091	\$15,741	\$3,350	\$15,741
2020	\$0	\$14,009	\$98,160	\$98,160	\$5,820	\$19,829	\$14,839	\$4,990	\$14,839
2019	\$0	\$8,199	\$87,310	\$87,310	\$5,820	\$14,019	\$14,019	\$0	\$14,019
2018	\$0	\$8,786	\$72,190	\$72,190	\$5,820	\$14,606	\$14,606	\$0	\$14,606
2017	\$0	\$9,371	\$72,190	\$72,190	\$5,820	\$15,191	\$15,191	\$0	\$15,191
2016	\$0	\$9,957	\$72,190	\$72,190	\$5,820	\$15,777	\$15,777	\$0	\$15,777
2015	\$0	\$10,542	\$72,190	\$72,190	\$5,820	\$16,362	\$16,362	\$0	\$16,362
2014	\$0	\$11,128	\$110,530	\$110,530	\$7,493	\$18,621	\$18,621	\$0	\$18,621
2013	\$0	\$11,714	\$110,530	\$110,530	\$7,493	\$19,207	\$19,207	\$0	\$19,207

Extra Feature Information

Code Description	Status	Value
Pole Barn (Mix)		3715
Implement Shed		9677

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	4.42	AC	\$113,859
Rivers, Lakes & Submerged Lands	0	0	31	AC	\$7,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/1/2023	4/28/2023	\$100.00	CORRECTIVE DEED	5748	1500	U	V	US VENTURES FL WCT LLC	BURKHALTER BROOKE MATTMAN

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/20/2021	8/18/2021	\$700,000.00	WARRANTY DEED	5349	810	U	I	MC CLURE DASHA K	US VENTURES FL WCT LLC
1/30/2020	1/30/2020	\$0.00	CORRECTIVE DEED	4874	518	U	V	MATHIS ROBERT K	MATHIS ROBERT K AND THERESA LOUISE REVOKABLE TRUST
9/26/2019	9/26/2019	\$100.00	WARRANTY DEED	4802	116	U	V	MATHIS ROBERT K	MATHIS ROBERT K AND THERESA LOUISE REV TRUST
4/17/2019	4/16/2019	\$805,000.00	WARRANTY DEED	4709	1891	U	I	USINA V J III,GWENDOLYN T	WOOLLEY JOHN ET AL
2/27/2014	8/19/2014	\$0.00	EASEMENT	3850	324	U	V	MC CLURE DASHA K ETAL	MC CLURE DASHA K ETAL & ETAL
2/27/2014	8/19/2013	\$0.00	CORRECTIVE DEED	3850	317	U	V	MC CLURE GEORGE M,DASHA K ET AL	MC CLURE DASHA K ETAL
10/2/2013	7/7/2013	\$0.00	SUMMARY ORDER ADMIN	3797	891	U	V	MC CLURE GEORGE M	MC CLURE DASHA K (SURV SPOUSE)
10/2/2013	7/7/2013	\$0.00	WILL	3797	873	U	V	MC CLURE GEORGE M DECD	MC CLURE DASHA K (SURV SPOUSE)
	2/9/2005	\$50,000.00	WARRANTY DEED	2377	4	U	V	MC CLURE GEORGE M & MATHIS ROBERT K	MC CLURE GEORGE M,MATHIS ROBERT K,USINA V J
	5/10/2001	\$220,000.00	WARRANTY DEED	1600	151	Q	V	LENYA CORPORATION S A	MC CLURE GEORGE M & MATHIS ROBERT K (T/C)
	1/1/1980	\$0.00		447	813	U	V		LENYA CORP S Z
	1/1/1980	\$225,700.00		447	297	Q	V		

No data available for the following modules: Exemption Information, Building Information, Sketch 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: 1/6/2024, 1:24:31 AM

Contact Us



St. Johns County, FL

Apply for Exemptions

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Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

[Sales Questionnaire](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1878850070
Location US HIGHWAY 1 S
Address SAINT AUGUSTINE 32086-0000
Neighborhood M&B Pellicer Crk area west of 95 (SF) (6941)
Tax 4-7 PT LYING W OF I-95 & S OF VACATED RD 204 & E OF US 1 - PT GL 1
Description* SEC 9 (EX OR1764/1593) (EX PT OR2377/1) (EX PTS IN C/Q'S OR3850/305 & 308 & 311 & C/WD OR3850/317) OR1764/1591 & 2377/4 & 3797/873(WL) 891(S/A) & 3850/317(C/D) & 4709/1891 & 4874/518(C/D) & 5349/810 & OR5748/1500(C/D)
**The Description above is not to be used on legal documents.*
Property Use Code Vacant Residential (0000)
Subdivision N/A
Sec/Twp/Rng 9-10-30
District County (District 300)
Millage Rate 12.6935
Acreage 6.400
Homestead N

No Image Available

Owner Information

Owner Name Mathis Robert K And Theresa Louise Revokable Trust Et AL 33.3%
[Burkhalter Brooke Mattman, Keelean](#) 33.33%
[Burkhalter Keelean](#) 33.33%
[Woolley John](#) 33.3%
[Mcelory Gretchen L](#) 33.3%
[Mathis Robert K Trustee](#) 0%
[Mathis Theresa L Trustee](#) 0%
Mailing Address 10220 US 1 S
SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$12,636
Total Land Value	\$147,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$159,836
Total Deferred	\$0
Assessed Value	\$159,836
Total Exemptions	\$0
Taxable Value	\$159,836

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
2023	\$0	\$13,122	\$147,200	\$0	\$0	\$160,322	\$156,182	\$4,140	\$156,182
2022	\$0	\$8,165	\$230,400	\$230,400	\$2,592	\$10,757	\$10,757	\$0	\$10,757
2021	\$0	\$8,456	\$230,400	\$230,400	\$2,592	\$11,048	\$11,048	\$0	\$11,048
2020	\$0	\$8,748	\$230,400	\$230,400	\$2,592	\$11,340	\$11,340	\$0	\$11,340
2019	\$0	\$3,313	\$230,400	\$230,400	\$2,592	\$5,905	\$5,905	\$0	\$5,905
2018	\$0	\$3,451	\$173,700	\$173,700	\$2,592	\$6,043	\$6,043	\$0	\$6,043
2017	\$0	\$3,589	\$173,700	\$173,700	\$2,592	\$6,181	\$6,181	\$0	\$6,181
2016	\$0	\$3,727	\$173,700	\$173,700	\$2,592	\$6,319	\$6,319	\$0	\$6,319
2015	\$0	\$3,865	\$173,700	\$173,700	\$2,592	\$6,457	\$6,457	\$0	\$6,457
2014	\$0	\$4,003	\$215,730	\$215,730	\$3,251	\$7,254	\$7,254	\$0	\$7,254
2013	\$0	\$4,141	\$215,730	\$215,730	\$3,251	\$7,392	\$7,392	\$0	\$7,392

Extra Feature Information

Code Description	Status	Value
Carport (Mix)		12636

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	6.4	AC	\$147,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/1/2023	4/28/2023	\$100.00	CORRECTIVE DEED	5748	1500	U	V	US VENTURES FL WCT LLC	BURKHALTER BROOKE MATTMAN
8/20/2021	8/18/2021	\$700,000.00	WARRANTY DEED	5349	810	U	I	MC CLURE DASHA K	US VENTURES FL WCT LLC

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2020	1/30/2020	\$0.00	CORRECTIVE DEED	4874	518	U	V	MATHIS ROBERT K	MATHIS ROBERT K AND THERESA LOUISE REVOKABLE TRUST
4/17/2019	4/16/2019	\$805,000.00	WARRANTY DEED	4709	1891	U	I	USINA V J III,GWENDOLYN T	WOOLLEY JOHN ET AL
2/27/2014	8/19/2013	\$0.00	EASEMENT	3850	324	U	V	MC CLURE DASHA K ETAL &	MC CLURE DASHA K ETAL &
2/27/2014	8/19/2013	\$0.00	CORRECTIVE DEED	3850	317	U	V	MC CLURE GEORGE,DASHA K ET AL	MC CLURE DASHA K ETAL
10/2/2013	7/7/2013	\$0.00	SUMMARY ORDER ADMIN	3797	891	U	V	MC CLURE GEORGE M	MC CLURE DASHA K
10/2/2013	7/7/2013	\$0.00	WILL	3797	873	U	V	MC CLURE GEORGE M	MC CLURE DASHA K (SURV SPOUSE)
	2/9/2005	\$50,000.00	WARRANTY DEED	2377	4	U	I	MC CLURE GEORGE M & MATHIS ROBERT K	MC CLURE GEORGE M,MATHIS ROBERT K,USINA V J
	5/20/2002	\$50,300.00	WARRANTY DEED	1764	1591	U	V	PEPE SOPHIE K TRUSTEE ETAL	MC CLURE GEORGE M & MATHIS ROBERT K (JTRS)

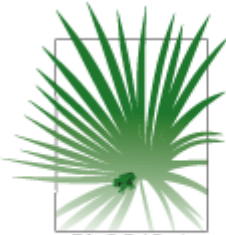
No data available for the following modules: Exemption Information, Building Information, Sketch Information.

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: 1/6/2024, 1:24:31 AM

Contact Us

Developed by
 Schneider
GEOSPATIAL



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 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 1/8/2024

(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: 48530 , 48872

	<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: 48530

0 Documented Elements Found

0 Documented-Historic Elements Found

6 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Aphodius dyspistus</i> Surprising Pocket Gopher Aphodius Beetle	G3G4	S3?	N	N
<i>Aphodius laevigatus</i> Large Pocket Gopher Aphodius Beetle	G3G4	S3?	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT
<i>Sandhill</i>	G3	S2	N	N

[Ursus americanus floridanus](#)
Florida Black Bear

G5T4 S4 N N

Matrix Unit ID: 48872

1 **Documented** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
<i>Sandhill</i>	G3	S2	N	N

Matrix Unit IDs: 48530 , 48872

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

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Acipenser oxyrinchus oxyrinchus</i> Atlantic Sturgeon	G3T3	S1	E	FE
Alligator mississippiensis American Alligator	G5	S4	SAT	FT(S/A)
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
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
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
Lechea divaricata pine pinweed	G2	S2	N	E
Litsea aestivalis pondspice	G3?	S2	N	E
Lythrum curtissii Curtiss' loosestrife	G1	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Monotropsis reynoldsiae pygmy pipes	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N

<i>Neovison vison lutensis</i> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	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
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

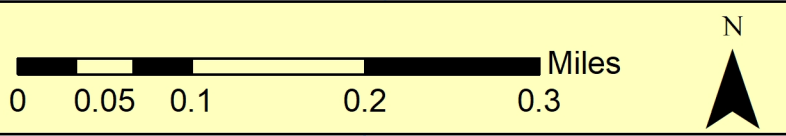
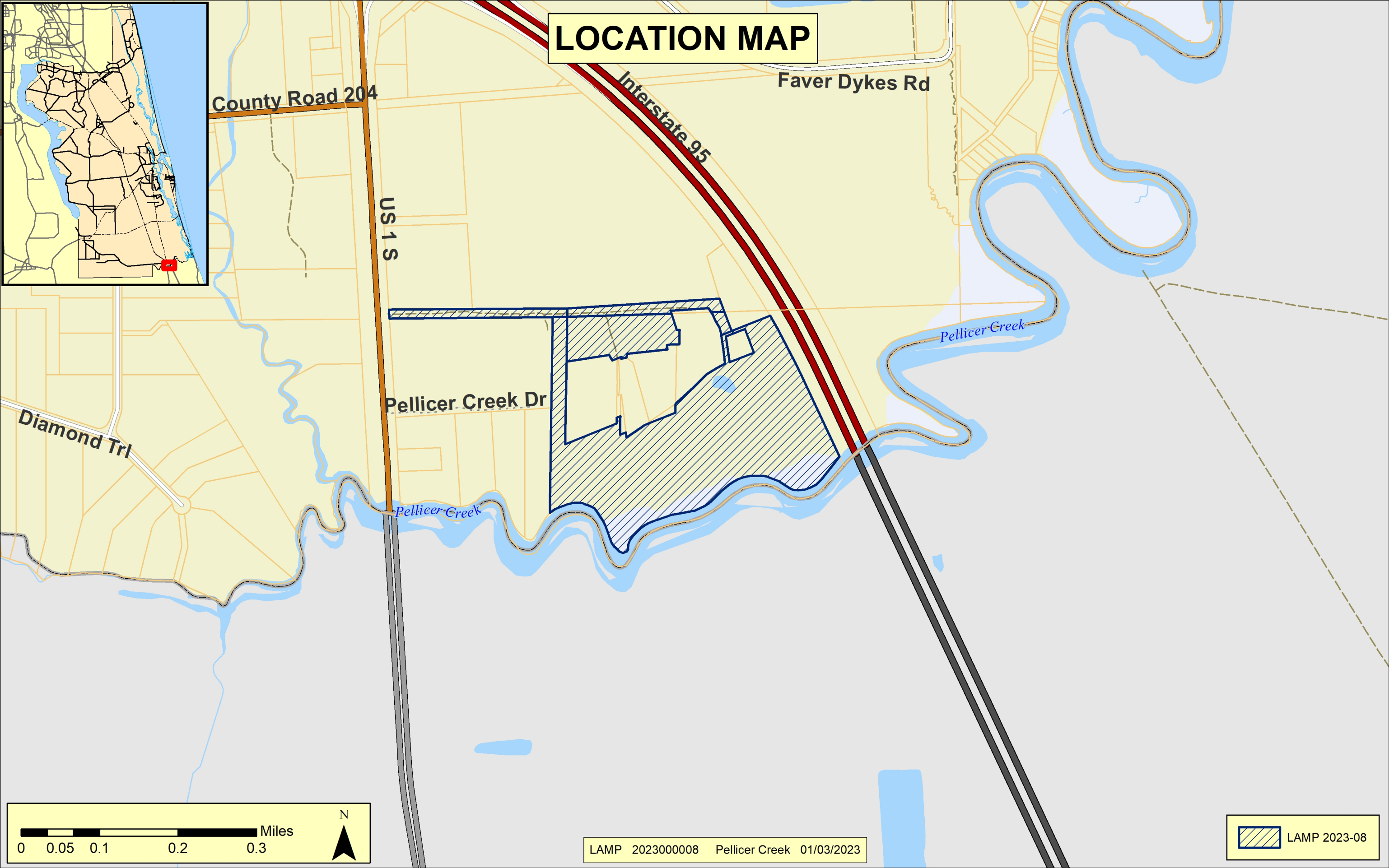
Disclaimer

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.

LOCATION MAP



LAMP 202300008 Pellicer Creek 01/03/2023

 LAMP 2023-08

AERIAL MAP

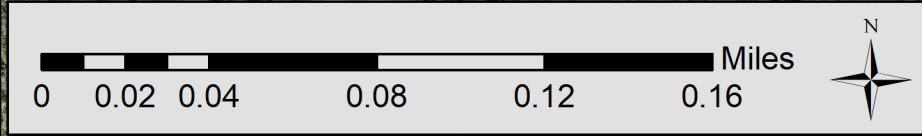
US 1 S

Pellicer Creek Dr


Interstate 95

Pellicer Creek

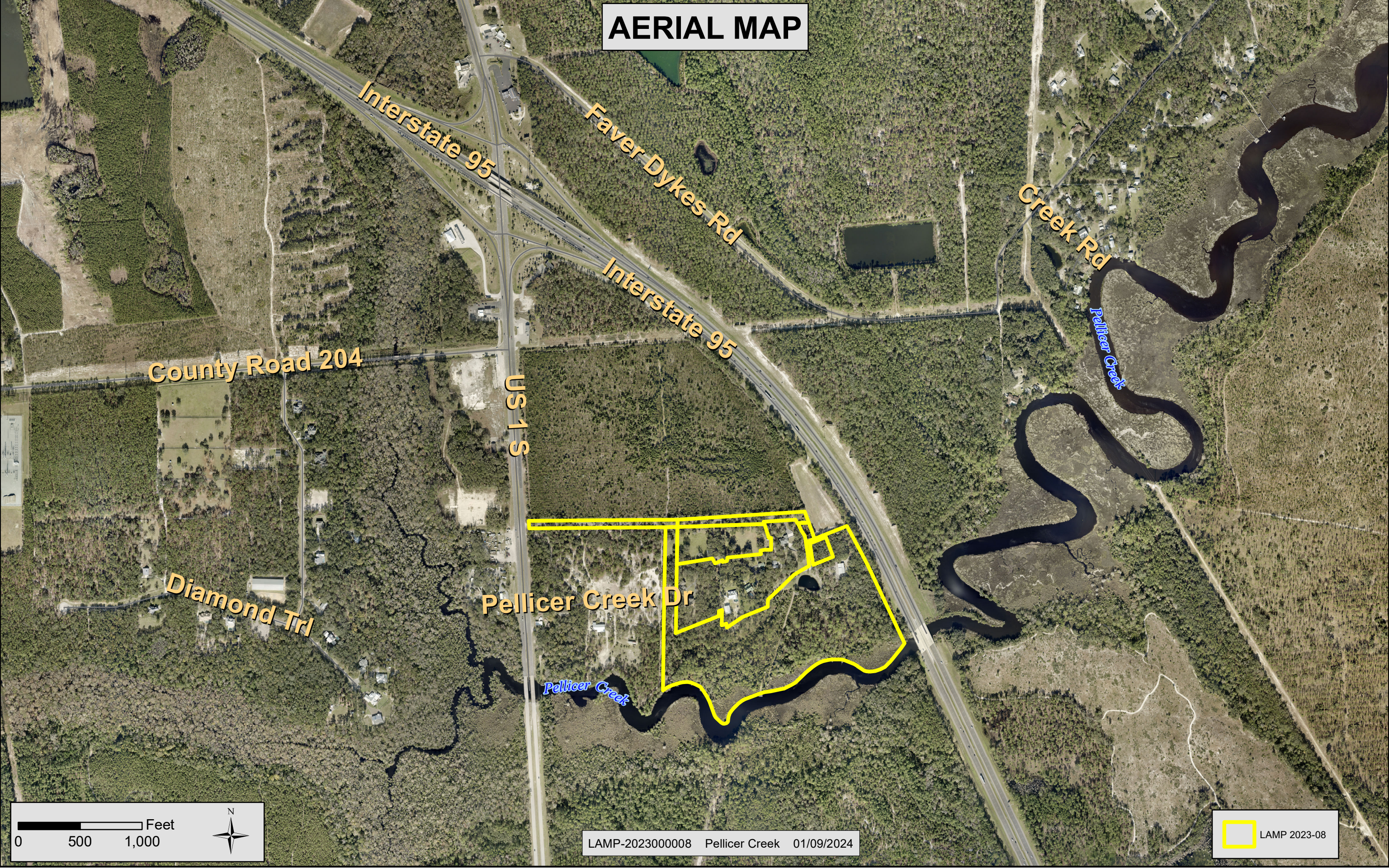
Pellicer Creek



LAMP 202300008 Pellicer Creek 01/03/2023

 LAMP 2023-08

AERIAL MAP



County Road 204

Interstate 95

Faver Dykes Rd

Interstate 95

Creek Rd

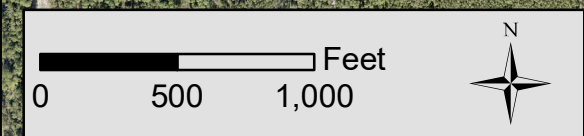
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US 1 S

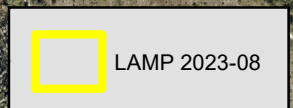
Diamond Trl

Pellicer Creek Dr

Pellicer Creek



LAMP-202300008 Pellicer Creek 01/09/2024



10240 US
HIGHWAY
1 S



INTERSTATE
95

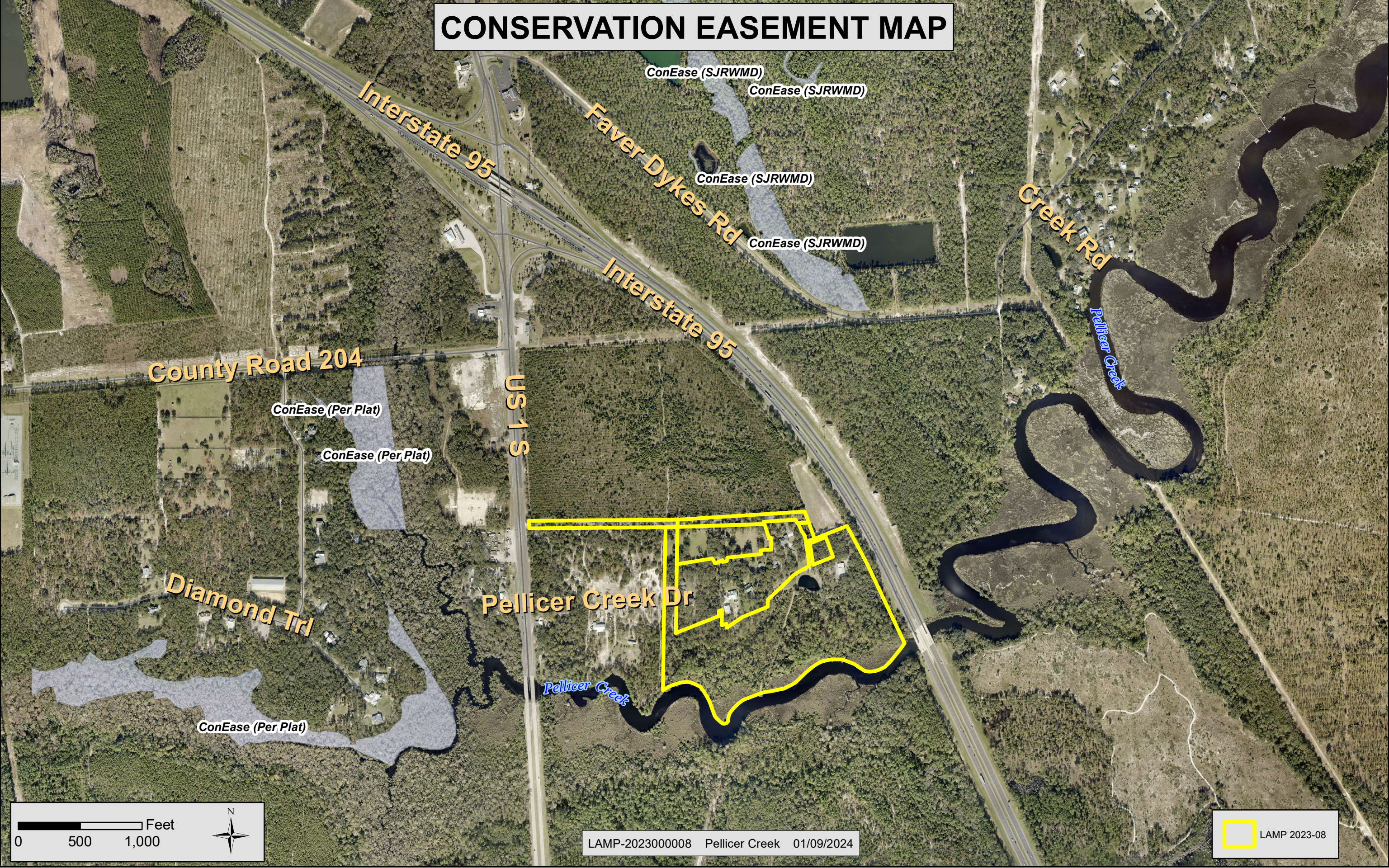
(I 95)



INTERSTATE
95



CONSERVATION EASEMENT MAP



ConEase (SJRWMD)

ConEase (SJRWMD)

ConEase (SJRWMD)

ConEase (SJRWMD)

ConEase (Per Plat)

ConEase (Per Plat)

ConEase (Per Plat)

0 500 1,000 Feet



LAMP-202300008 Pellicer Creek 01/09/2024

LAMP 2023-08

FLORIDA FOREVER MAP

Northeast Florida Blueway Florida Forever BOT Project - Phase II

Interstate 95

Faver Dykes Rd

Creek Rd

Interstate 95

County Road 204

US 1 S

Pellicer Creek

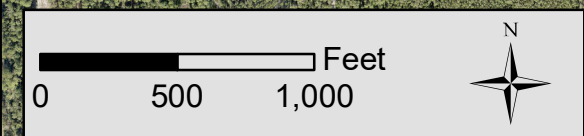
Northeast Florida Blueway Florida Forever BOT Project - Phase II

Diamond Trl

Pellicer Creek Dr

Northeast Florida Blueway Florida Forever BOT Project - Phase II

Pellicer Creek



LAMP-202300008 Pellicer Creek 01/09/2024



PARKS MAP

Faver-Dykes State Park

Interstate 95

Faver Dykes Rd

Creek Rd

Interstate 95

County Road 204

US 1 S

Pellicer Creek

Diamond Trl

Pellicer Creek Dr

Pellicer Creek

0 500 1,000 Feet



LAMP-202300008 Pellicer Creek 01/09/2024

LAMP 2023-08

FLU MAP

MIXED USE DISTRICT

RUR/SYLV

RURAL COMMERCIAL

RESIDENTIAL-A

RUR/SYLV

US 1 S

Interstate 95

Pellicer Creek Dr


Pellicer Creek

Pellicer Creek

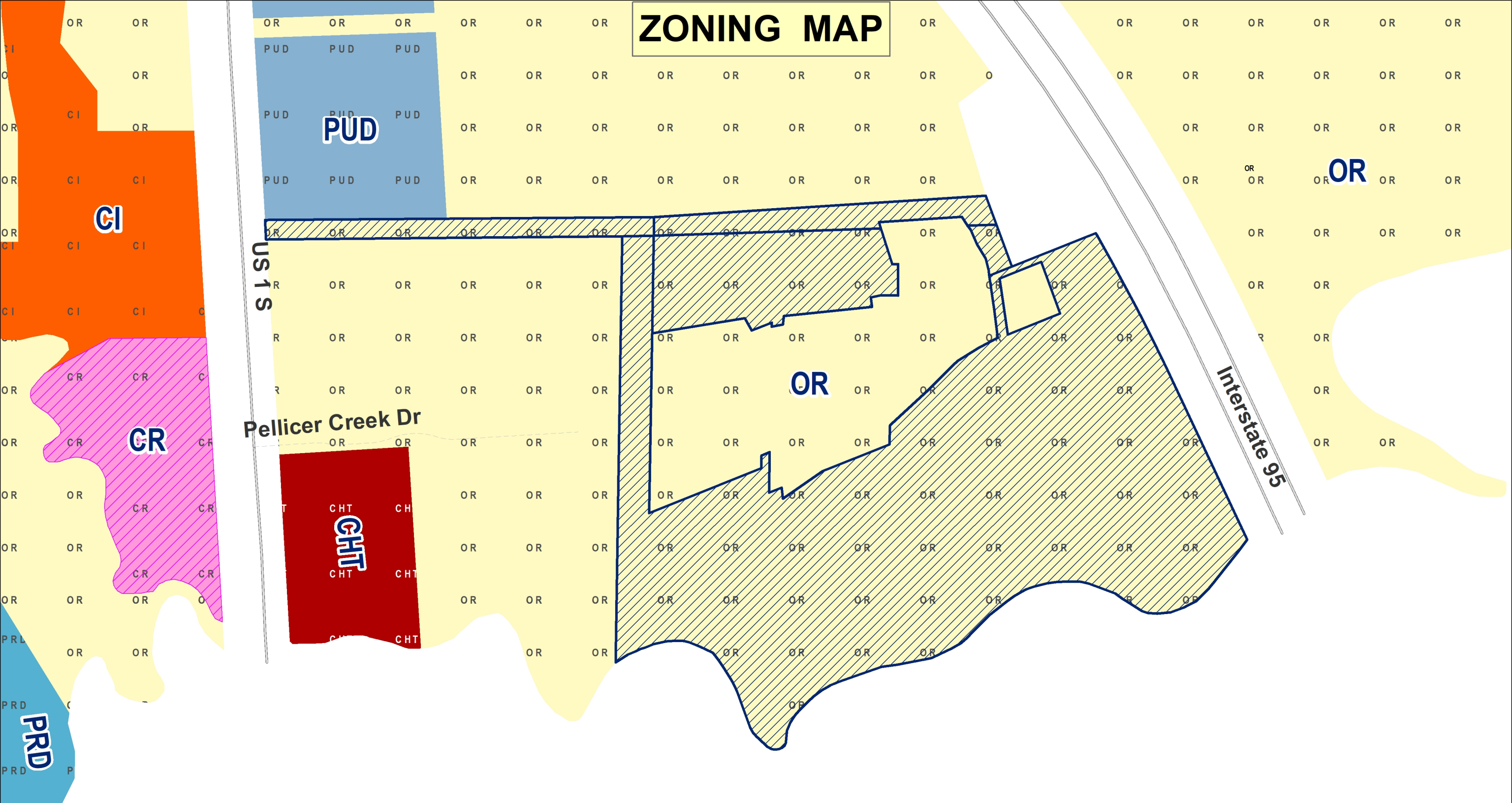
0 0.03 0.06 0.12 Miles



LAMP 202300008 Pellicer Creek 01/03/2023

 LAMP 2023-08

ZONING MAP



US 1 S

Pellicer Creek Dr

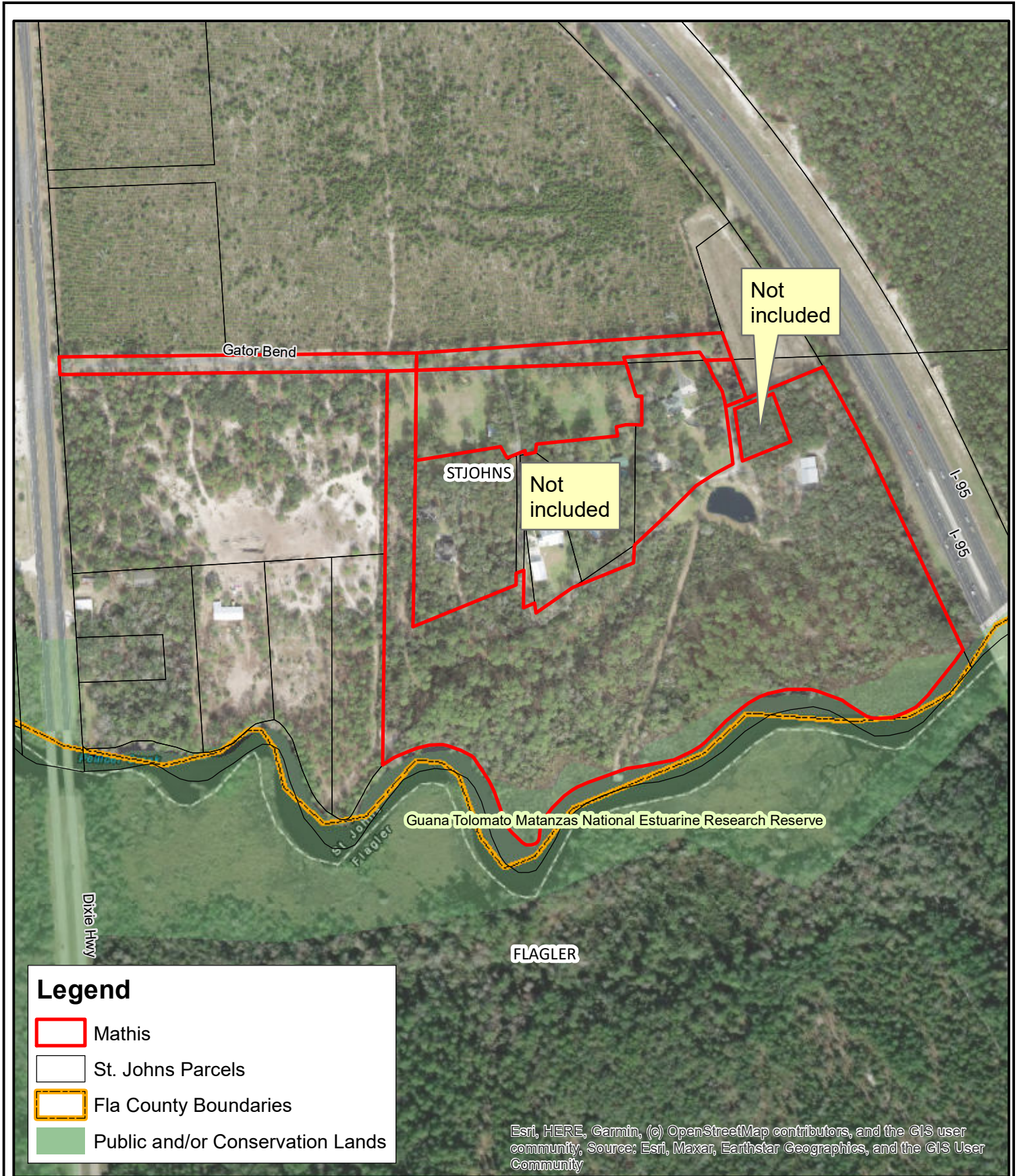
Interstate 95



LAMP 202300008 Pellicer Creek 01/03/2023

 LAMP 2023-08

Aerial

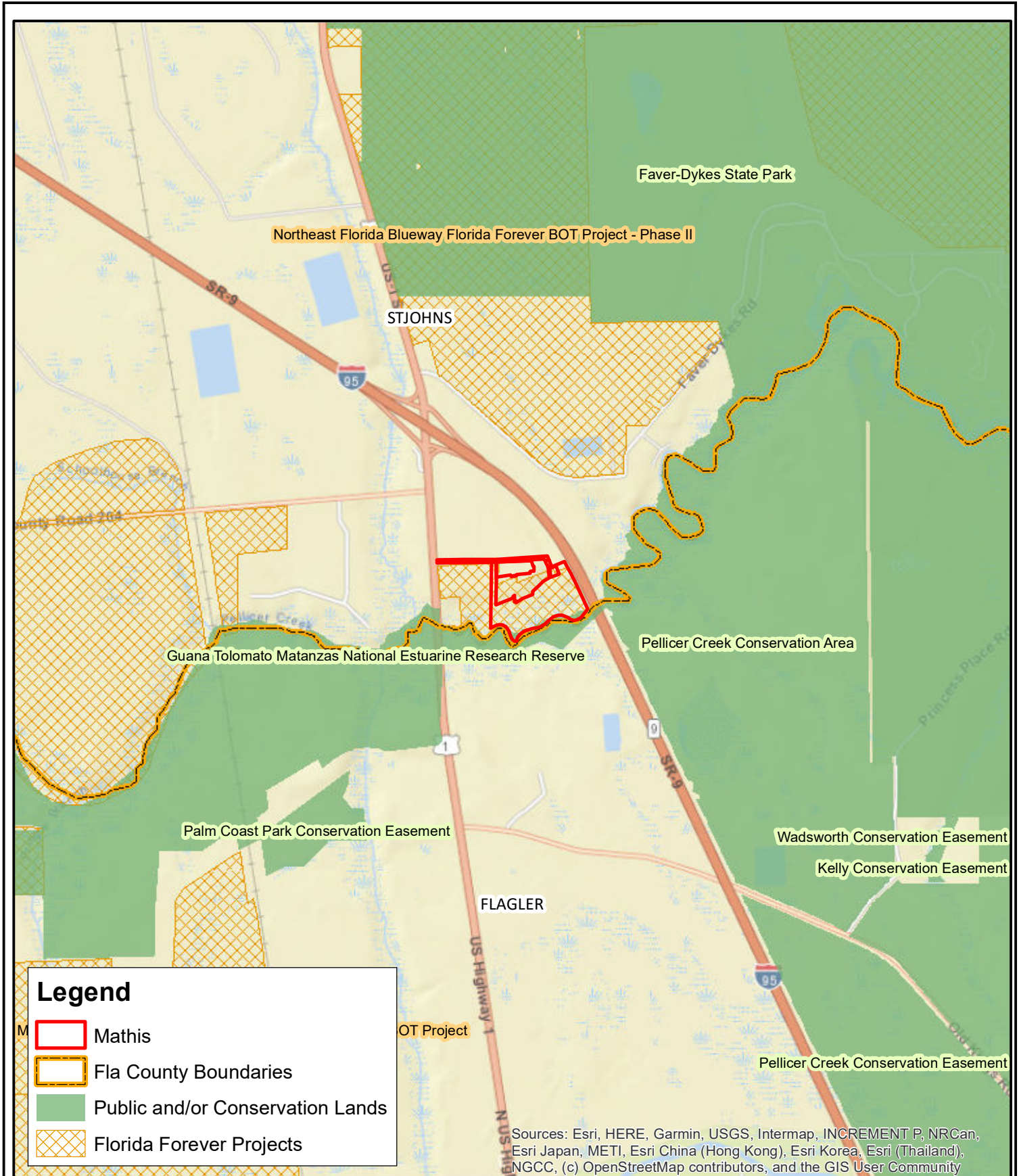


Mathis

St. Johns County
2 Parcels
41.8 acres
JV: \$349,996

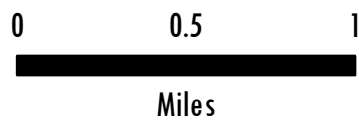


Connectivity

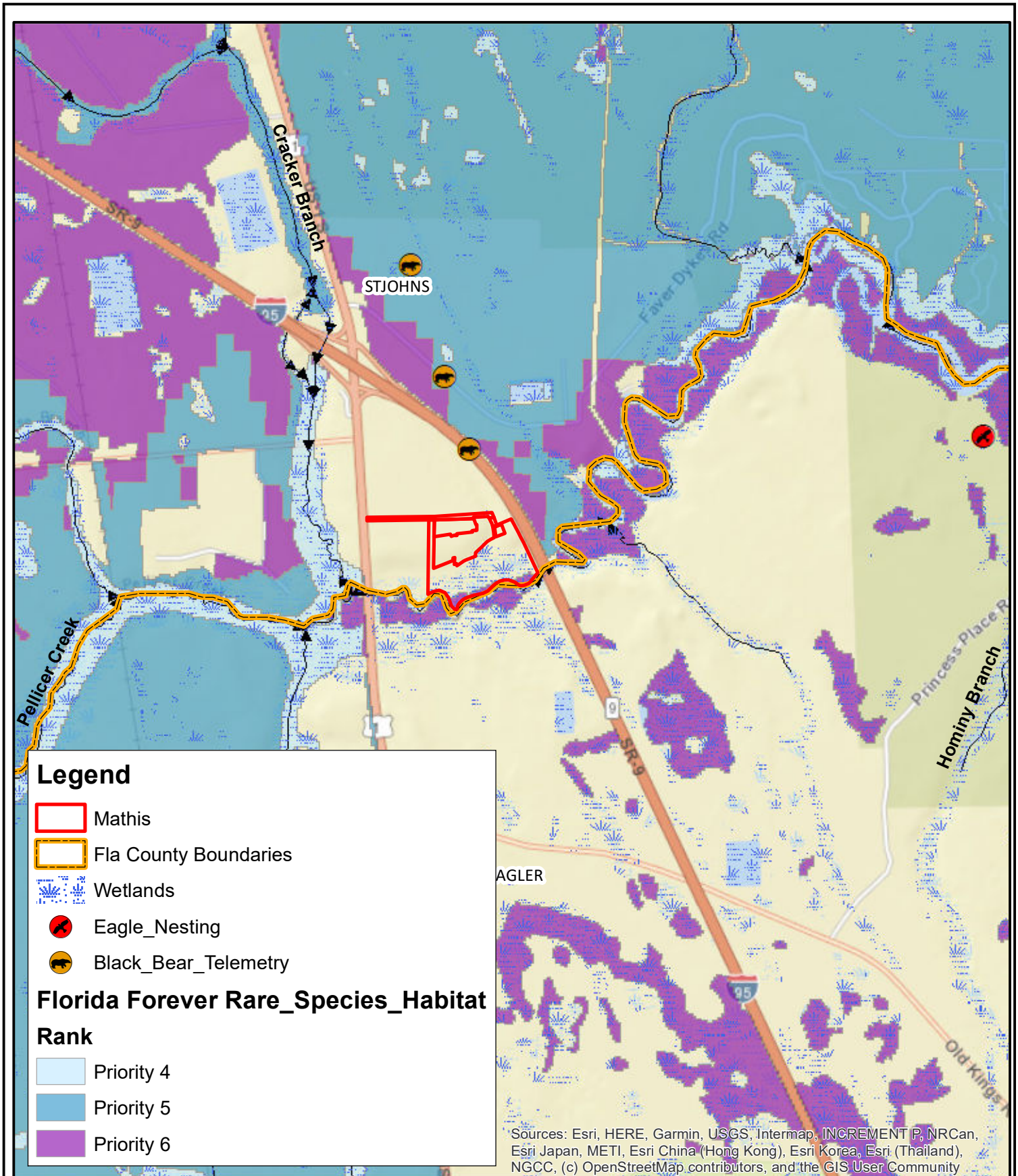


Mathis

St. Johns County
2 Parcels
41.8 acres
JV: \$349,996



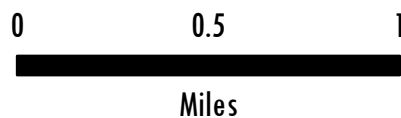
Hydrology & Habitat



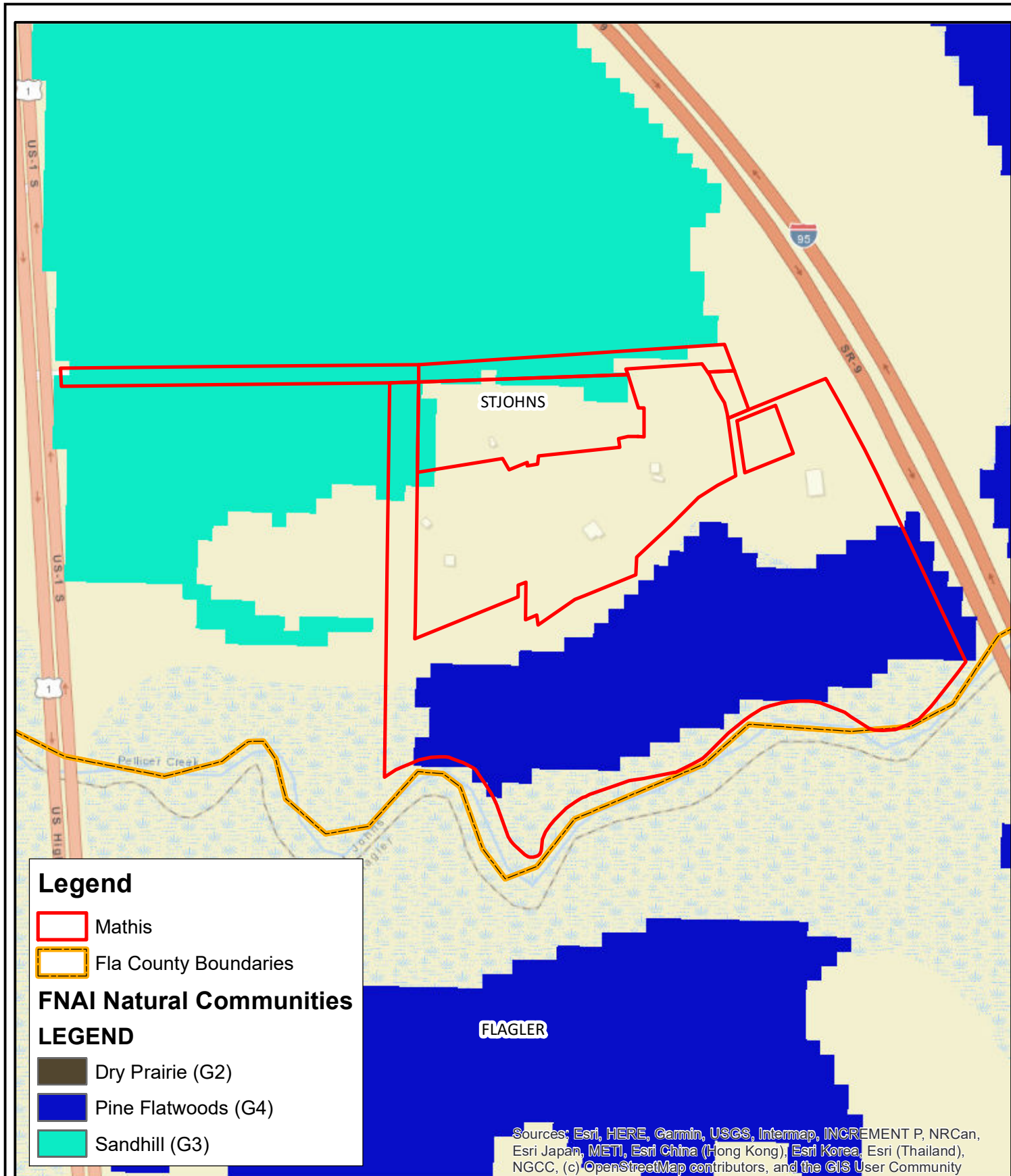
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Mathis

St. Johns County
2 Parcels
41.8 acres
JV: \$349,996

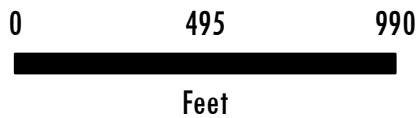


FNAI Natural Communities



Mathis

St. Johns County
2 Parcels
41.8 acres
JV: \$349,996



LIDAR MAP

US 1 S

Pellicer Creek Dr

Interstate 95
Interstate 95

Pellicer Creek

Pellicer Creek

LiDAR
- High : 30.34
- Low : -0.67

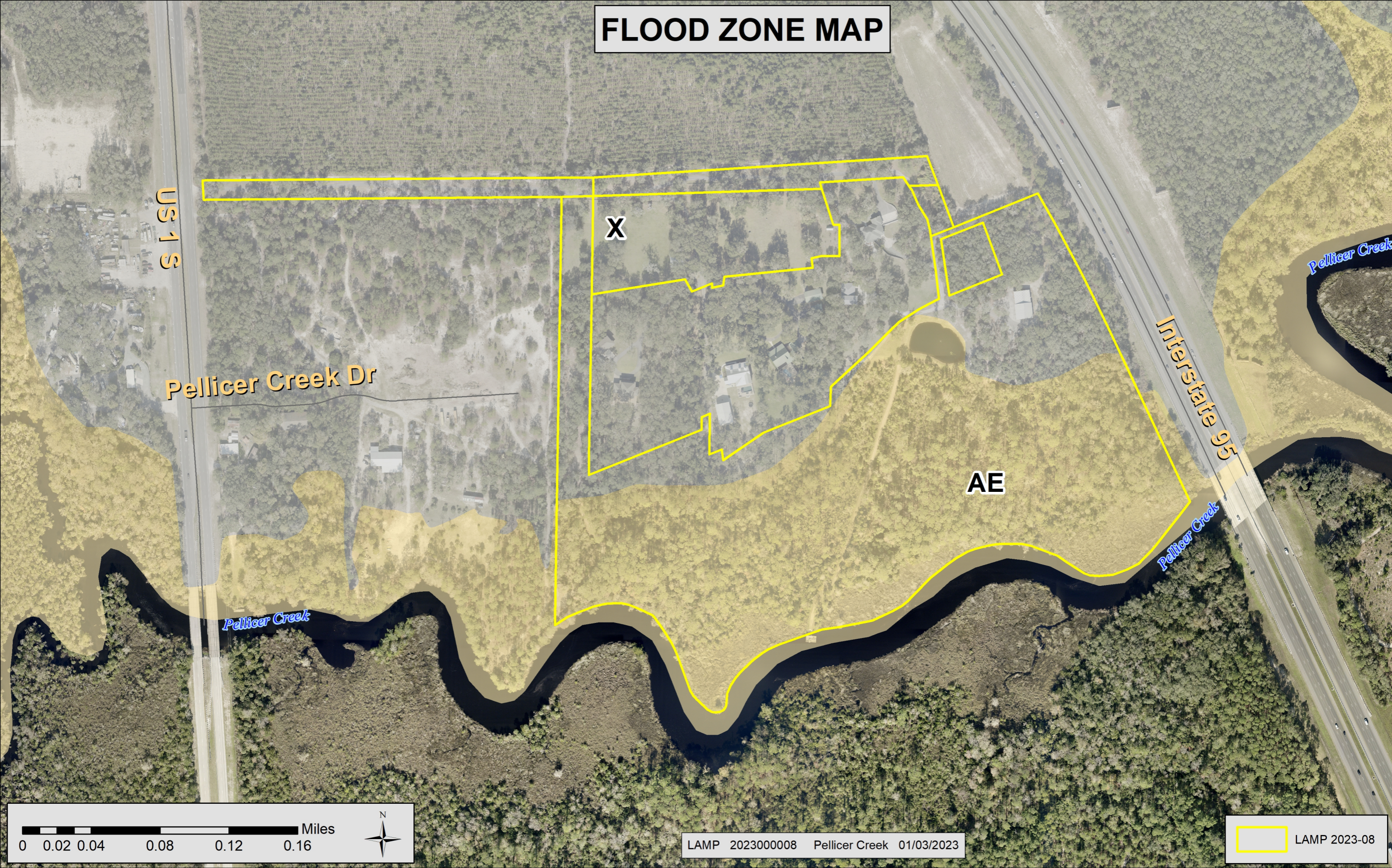
 LAMP 2023-08

0 200 400 Feet



LAMP-202300008 Pellicer Creek 01/09/2024

FLOOD ZONE MAP



US 1 S

Pellicer Creek Dr

Interstate 95

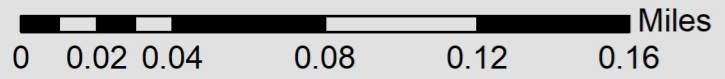
Pellicer Creek

Pellicer Creek

Pellicer Creek

X

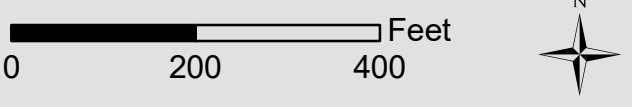
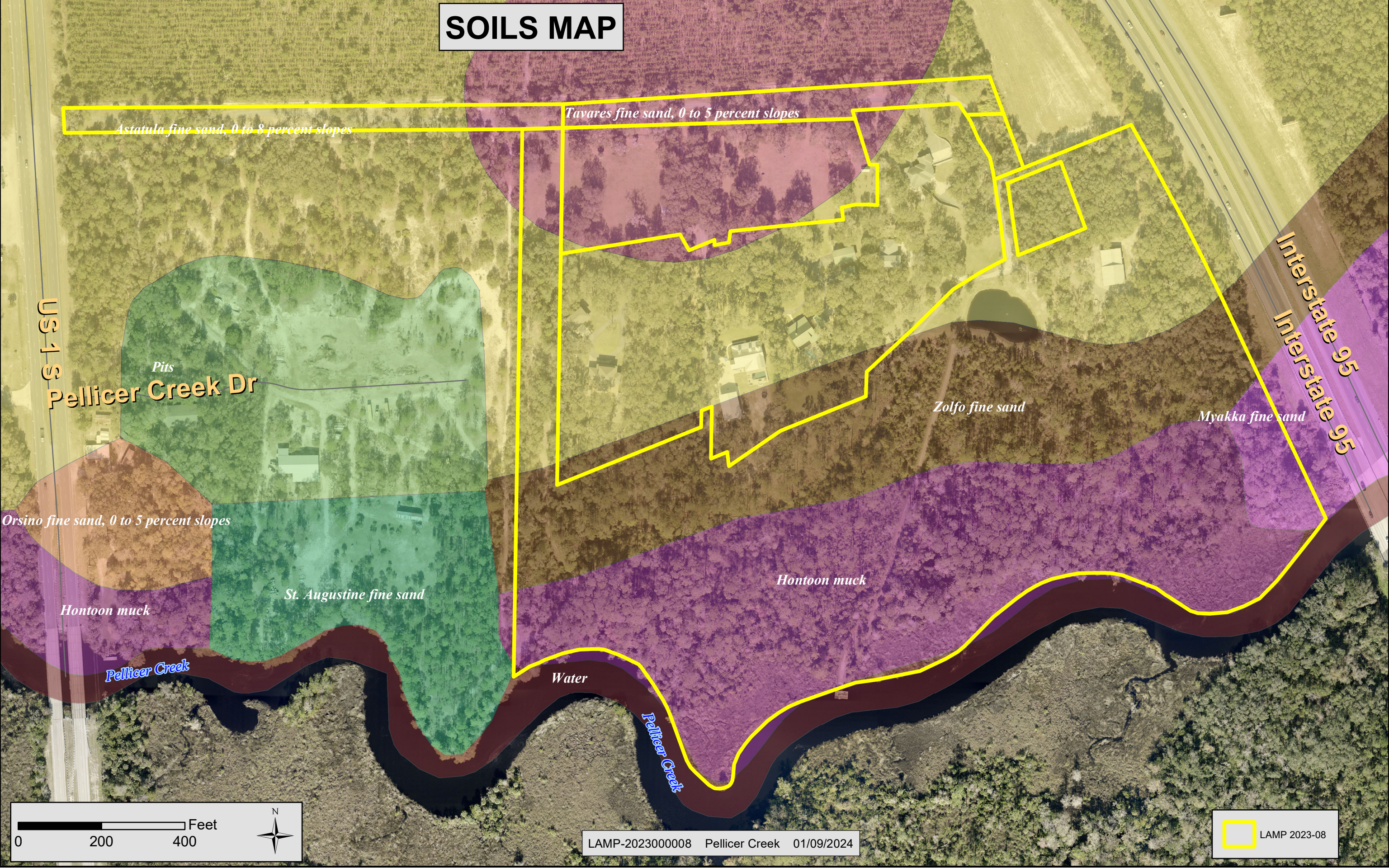
AE



LAMP 202300008 Pellicer Creek 01/03/2023

LAMP 2023-08

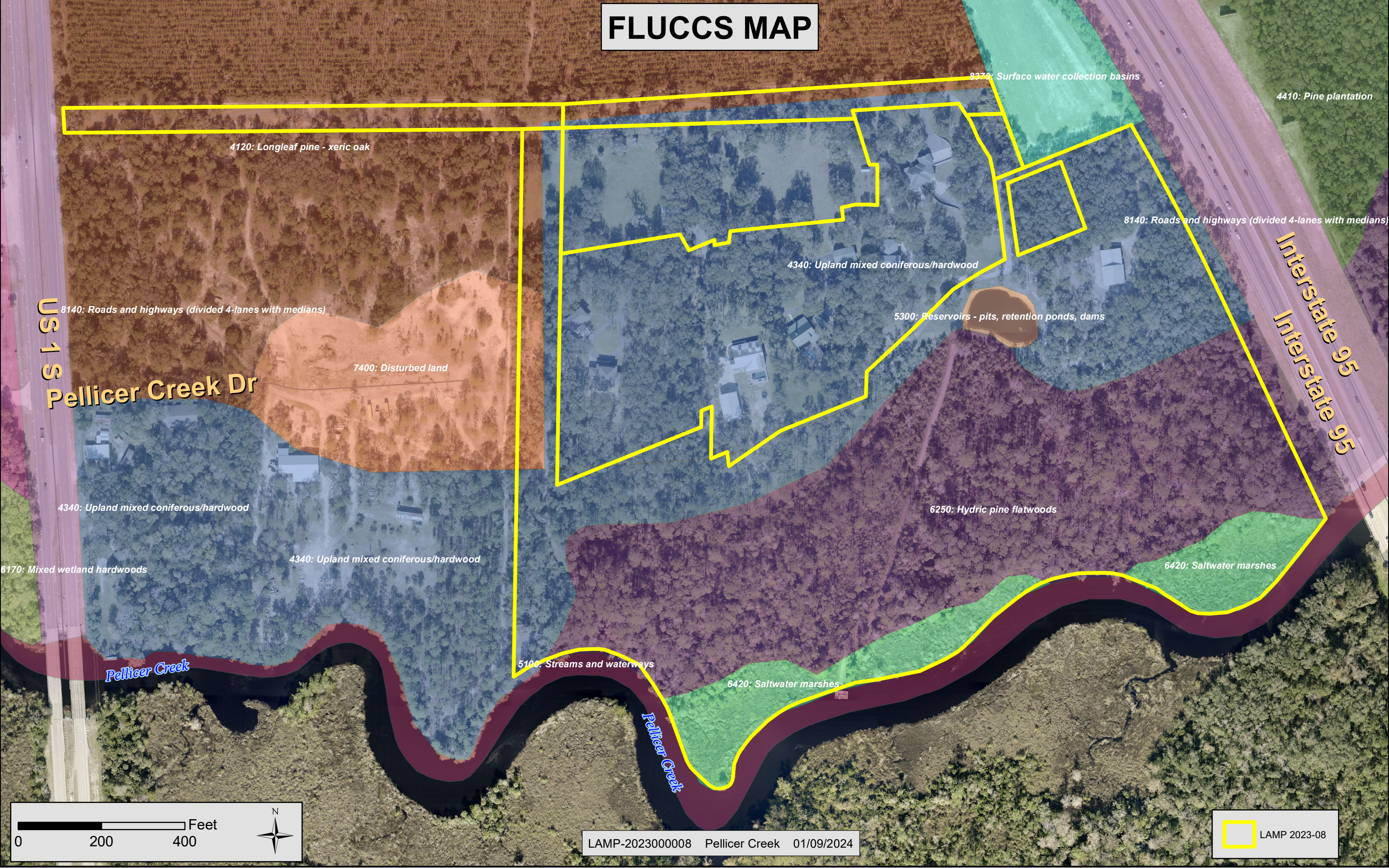
SOILS MAP



LAMP-2023000008 Pellicer Creek 01/09/2024

LAMP 2023-08

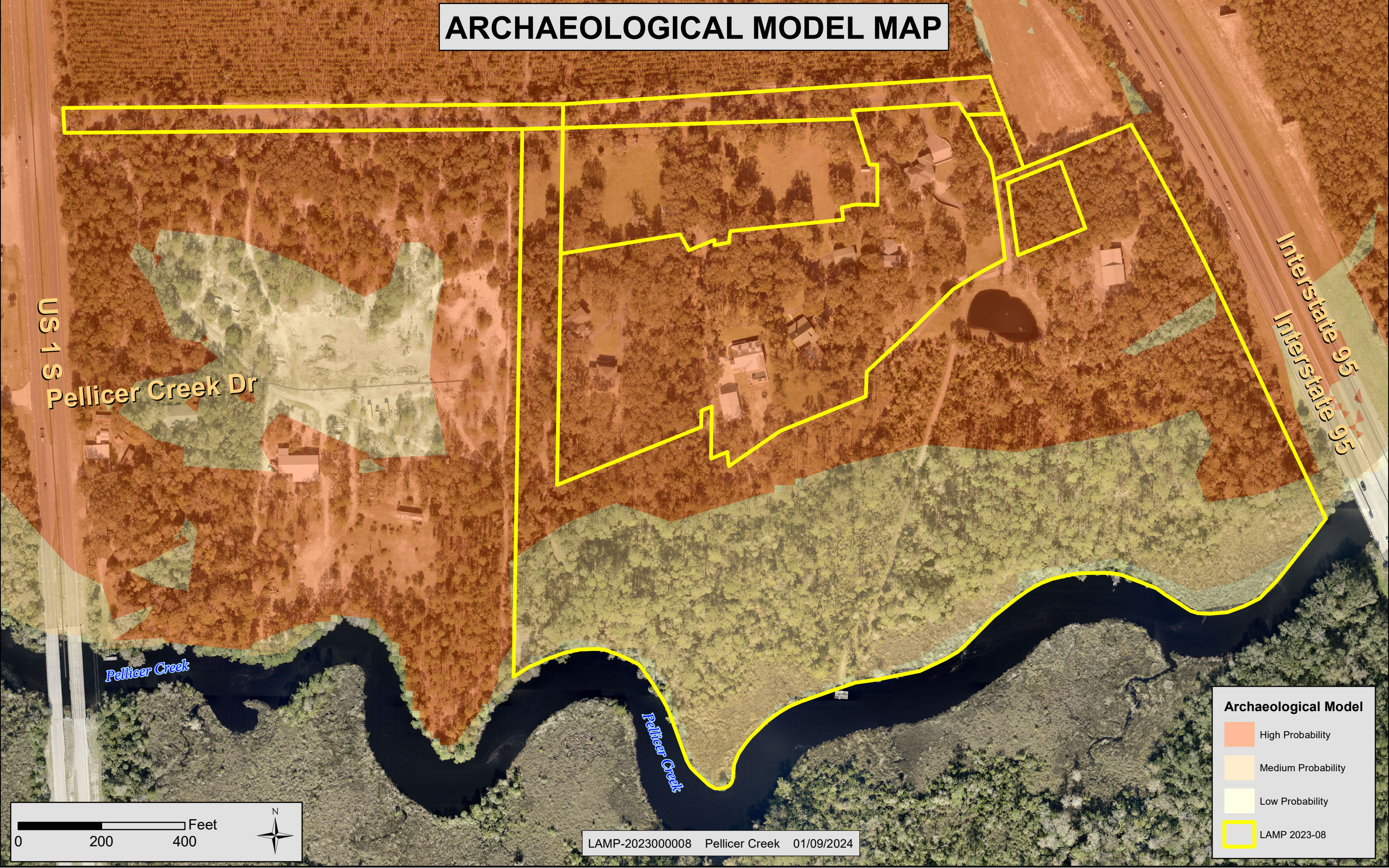
FLUCCS MAP



LAMP-2023000008 Pellicer Creek 01/09/2024

 LAMP 2023-08

ARCHAEOLOGICAL MODEL MAP



US 1 S

Pellicer Creek Dr

Pellicer Creek

Pellicer Creek

Interstate 95
Interstate 95

Archaeological Model

- High Probability
- Medium Probability
- Low Probability
- LAMP 2023-08

0 200 400 Feet