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## LAMP document

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**From** Melanie Clay <melanie2529@gmail.com>

**Date** Wed 6/11/2025 10:54 AM

**To** Ryan Mauch <rmauch@sjcfl.us>

 4 attachments (2 MB)

LAMP-Property-Application-Form-4-2024-Fillable.pdf; 1400 SR 207 legal.pdf; 1400 SR 207 1.pdf; 1400 SR 207 2.pdf;

Ryan,

I have been in communication with Ruth Lahiri concerning the possibility of the county purchasing this property to be used as a possible park with walking trails. The location is in close proximity to a lot of new housing additions in St Augustine so it would serve many families.

I did have a conversation this morning with the listing realtor, Keto Burns, and let him know that I was filling out all of the documents to start the process. Keto said that the sellers are conservationists that should be compliant with this purchase process.

Hopefully I have filled out the documents the way they need to be filled out, this is the first time that I have submitted a property to LAMP.

Please keep me informed on what the steps are,  
Melanie Clay

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RENOWN Realty, LLC  
Melanie D. Clay  
Lic. Real Estate Broker  
904.806.6267

**IMPORTANT NOTICE:** Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.



# 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](mailto:rmauch@sjcfl.us)

<b>1. Applicant Information</b>					
Applicant Name:					
Address:					
City:			State:		Zip:
Phone:		Fax:		Email:	
Applicant Signature:				Date:	
<b>2. Owner of Record</b> (Owner is Applicant Yes <input type="checkbox"/> No <input type="checkbox"/> )			<b>3. Owner's Authorized Representative</b>		
Name:			Name:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Phone:	Fax:		Phone:	Fax:	
Email:			Email:		
<b>4. Owner's Authorization</b>					
<b>To the Board of County Commissioners:</b>					
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:	
<b>5. Property/Project Information – Required Information</b>					
Asking Price:			Tax Parcel Number(s):		
General Location (address, intersection, etc.):					
Acreage:		Future Land Use:		Zoning:	
<b>6. Property Description</b> (Describe Ecology, Natural Resources, History, Archeology, Existing Features, Vision of Uses for the Property):					
<b>7. Encumbrances</b> (Liens, leases, easements, encumbrances, etc):					

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

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

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Reg. Basin: \_\_\_\_\_

***\*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.sjcfi.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. \_\_\_\_\_
- 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. \_\_\_\_\_
- The property to be acquired must be used for conservation or passive recreational uses. \_\_\_\_\_
- 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. \_\_\_\_\_
- 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. \_\_\_\_\_
- 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. \_\_\_\_\_
- 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. \_\_\_\_\_
- Contracts to purchase must be approved by the Board of County Commissioners. \_\_\_\_\_

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

*This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).*

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0994200000	No Image Available
Location	1400 STATE ROAD 207 UNIT A&B	
Address	Saint Augustine 32086-0000	
Neighborhood	M&B Kings Est area west w/St Aug Heights (MH) (6840.05)	
Tax Description*	10-27 ST AUGUSTINE HEIGHTS UNIT 1 TRACTS 55 & 56 OR512/527 &737/770 &1301/306 & 5911/214(C/D)	
	<i>*The Description above is not to be used on legal documents.</i>	
Property Use Code	Multi-Family (Less than 10 Units) (0800)	
Subdivision	St. Augustine Heights Subdivision, Unit No. 1 and 2	
Sec/Twp/Rng	35-7-29	
District	South Ponte Vedra & US 1 North Area (District 450)	
Millage Rate	12.6013	
Acreage	9.100	
Homestead	Y	

Owner Information

Owner Name	Holdsworth Family Revocable Trust D:01/25/2024 100%
	Holdsworth Nancy D Trustee 100%
Mailing Address	1400B STATE ROAD 207
	SAINT AUGUSTINE, FL 32086-9318

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,722

Map



Valuation Information

Assessed Year	2025
Valuation Method	Market
Building Value	\$54,148.00
Extra Features Value	\$0.00
Total Land Value	\$360,360.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$414,508.00
Total Deferred	\$242,453.00
Assessed Value	\$172,055.00
Total Exemptions	\$50,722.00
Taxable Value	\$121,333.00

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

Historical Assessment Information

Year	Valuation Method	Building Value	Extra Feature Value	Total Land Value
2024	Market	\$53,467	\$0	\$409,500
2023	Market	\$57,923	\$0	\$409,500
2022	Market	\$45,671	\$12,950	\$407,680
2021	Market	\$84,890	\$12,979	\$163,800
2020	Market	\$62,825	\$13,008	\$145,600
2019	Market	\$54,267	\$5,947	\$127,400
2018	Market	\$56,561	\$5,976	\$127,400
2017	Market	\$58,089	\$5,964	\$113,750
2016	Market	\$55,497	\$6,041	\$113,750
2015	Market	\$50,595	\$6,280	\$113,750
2014	Market	\$40,281	\$3,810	\$113,750

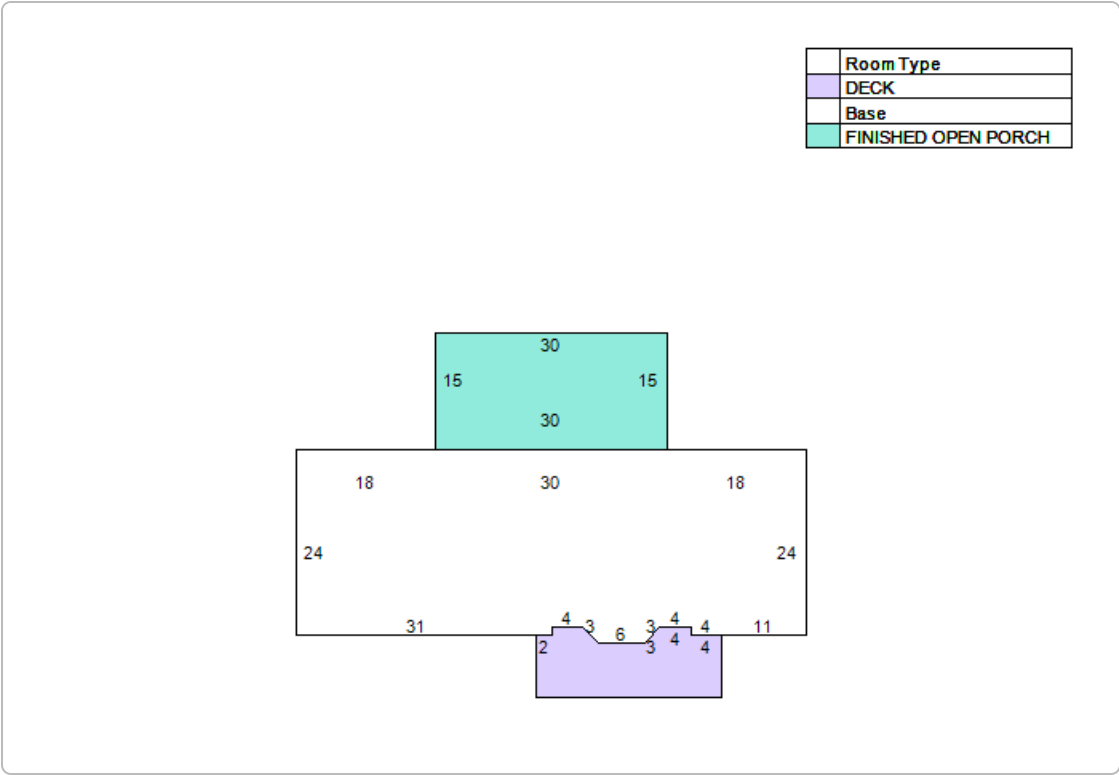
Building Information

Building	2
Building Value	\$54,148
Year Built	1986
Actual Area	2226
Conditioned Area	1582
Use	Double Wide Mobile Home
Style	02
Exterior Wall	Aluminum Vinyl (mobile)

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
FINISHED OPEN PORCH	450
BASE AREA	1582
FINISHED DECK	194
Total SqFt	2226

Sketch Information



Skip to content

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	0	0	9.1	AC	\$360,360

St. Johns County, FL

Sale Information

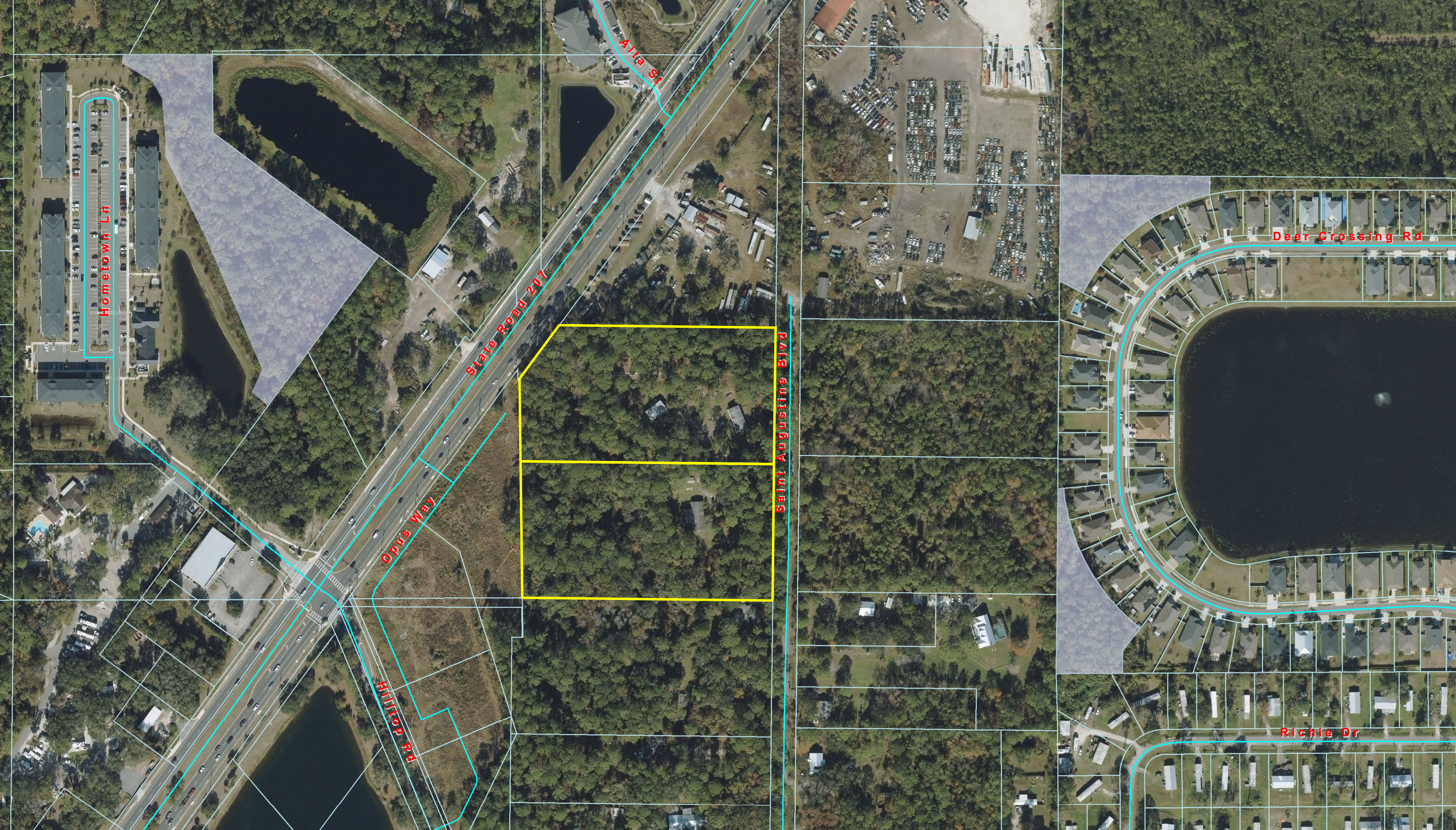
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/6/2024	2/26/2024	\$100.00	CORRECTIVE DEED	<a href="#">5911</a>	<a href="#">214</a>	U	I	HOLDSWORTH JOHN J,NANCY D	HOLDSWORTH FAMILY REVOCABLE TRUST D:01/25/2024
1/25/2024	1/25/2024	\$0.00	WARRANTY DEED	<a href="#">5891</a>	<a href="#">144</a>	U	I	HOLDSWORTH JOHN J,NANCY D	HOLDSWORTH JOHN J,NANCY D
	3/4/1998	\$1,800.00	LIFE ESTATE	<a href="#">1301</a>	<a href="#">306</a>	U	I	SMITH JACQUELINE J	SMITH JACQUELINE J ***
	1/1/1987	\$0.00		<a href="#">737</a>	<a href="#">770</a>	U	I		SMITH JACQUELINE J
	9/1/1986	\$0.00		<a href="#">717</a>	<a href="#">1277</a>	U	I		
	9/1/1981	\$10,000.00		<a href="#">512</a>	<a href="#">527</a>	U	V		HOLDSWORTH JOHN J,NANCY D

No data available for the following modules: 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: 6/20/2025, 11:51:42 PM](#)

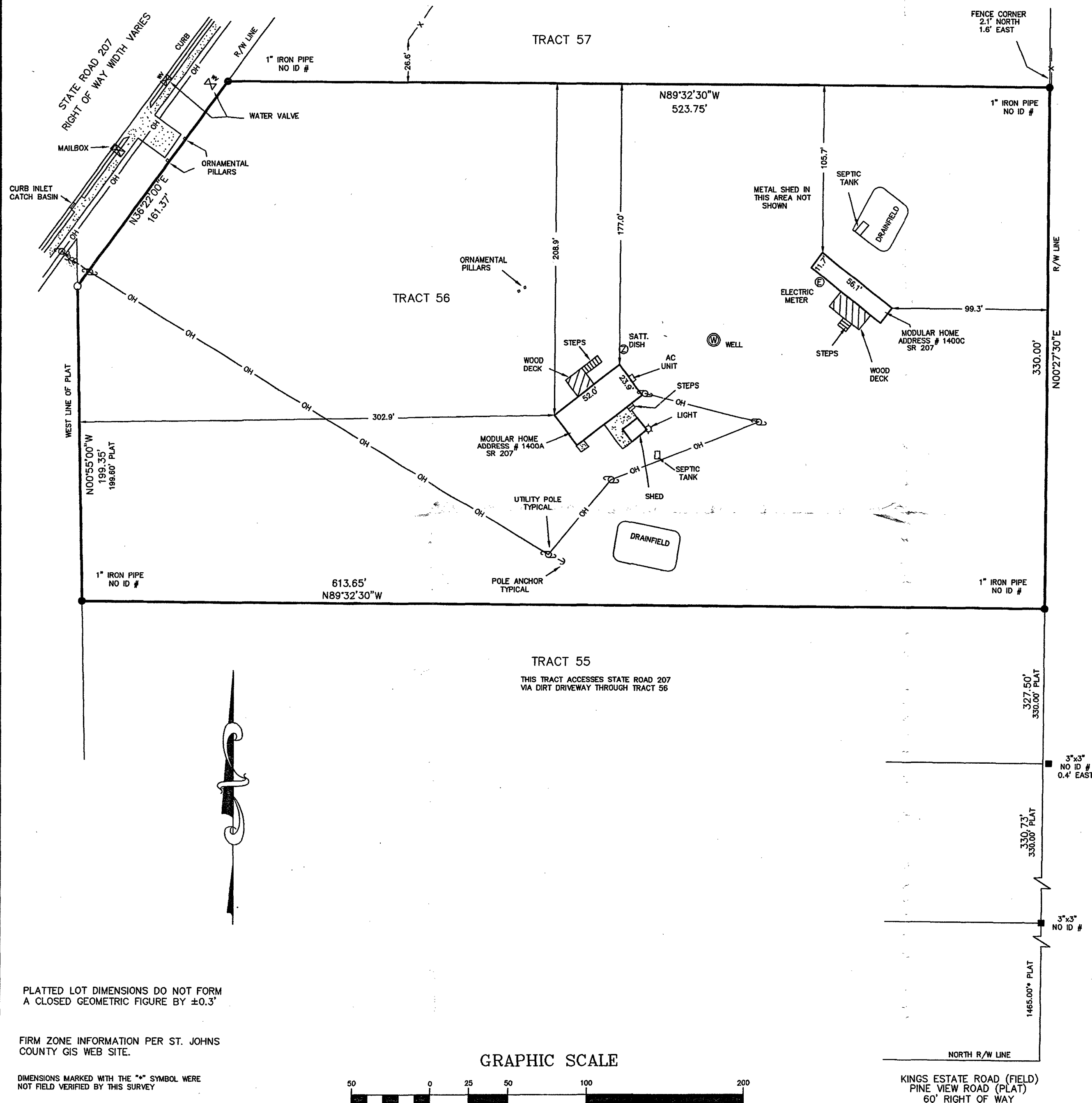
Contact Us







# SURVEY DRAWING



DESCRIPTION (PER OFFICIAL RECORDS BOOK 1301, PAGE 306):

TRACT 56, UNIT NO. 1 ST. AUGUSTINE HEIGHTS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 10, PAGES 26 AND 27, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PLATTED LOT DIMENSIONS DO NOT FORM A CLOSED GEOMETRIC FIGURE BY  $\pm 0.3'$

FIRM ZONE INFORMATION PER ST. JOHNS COUNTY GIS WEB SITE.

DIMENSIONS MARKED WITH THE "X" SYMBOL WERE NOT FIELD VERIFIED BY THIS SURVEY

UNDERGROUND UTILITIES, FOOTERS, ROOF OVERHANGS & WETLANDS (IF ANY) NOT LOCATED OR SHOWN BY THIS SURVEY. ADDITIONS OR DELETIONS TO THIS SURVEY DRAWING BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

DIRT DRIVEWAYS NOT SHOWN

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

PREPARED FOR NANCY D. & JOHN J. HOLDSWORTH CERTIFIED TO NANCY D. & JOHN J. HOLDSWORTH

COMMUNITY NO.	PANEL NO.	SUFFIX	FIRM ZONE	FIRM ELEVATION	DATE OF FIRM MAP
125147	0376	H	X (UNSHADED)	N.A.	REV. 9/02/2004
R/W = Right-of-way	L = Length of curve	NR = Non-Radial	P.O.C. = Point of Commencement		
Δ = Central Angle	C = Chord	Esmt. = Easement	F.F.E. = Finished Floor Elevation		
R = Radius	C-Brg = Chord Bearing	P.O.B. = Point of Beginning	B.M. = Bench Mark		
● Found Iron Rod/Pipe	■ Found Concrete Monument	⊙ Found Nail and Disc			
○ Set Iron Rod #LB 6388	□ Set Concrete Monument #LB 6388	⊗ Set Nail and Disc #LB 6388			
—X—X— Fence	—OH—OH— Overhead Utility Lines	Concrete Surface			

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR DEEDS, EASEMENTS, SET-BACK LINES, OR RIGHTS-OF-WAY OF RECORD. ALL THE IMPROVEMENTS AS SHOWN HEREON WERE LOCATED BY THIS SURVEY, FIELD WORK COMPLETED 12/05/2013. BASIS OF BEARING: THE R/W OF ST. AUGUSTINE BOULEVARD BEARS N00°27'30"E (PER PLAT)

I hereby state, that the herein described LAND SURVEY and/or SKETCH was prepared under my direction and supervision, and conforms to the applicable requirements of Chapter 472 of the Statutes of the State of Florida and Chapter 61G17-6 of the Florida Administrative Code. The survey depicted here is not covered by professional liability insurance.

DATED THIS 6 DAY OF DEC 2013  
BRIAN A. MILLS, PLS FL REG NO. 4436  
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FLORIDA COASTAL SURVEYORS, INC.

602 MULLIGAN WAY

ST. AUGUSTINE, FLORIDA 32080  
(904) 826-0060

TYPE OF SURVEY	BOUNDARY
SCALE: 1"=50'	DATE: 12/05/2013
F.B. PG.	REVISION
JOB NO. 05-212	
DWN BY: WRR	

## Exhibit "A"

Tract 56, Unit No. 1, ST. AUGUSTINE HEIGHTS SUBDIVISION, according to map or plat thereof recorded In Map Book 10, pages 26 and 27, of the public records of St. Johns County, Florida.

Tract 55, Unit No. 1, ST. AUGUSTINE HEIGHTS SUBDIVISION, according to map or plat thereof recorded In Map Book 10, page 27, of the public records of St. Johns County, Florida.

TRACT 56

GLENN N & JACQUELINE SMITH  
O.R. BOOK 386 PAGE 92

TRACT 55

JOHN J. & NANCY D. HOLDSWORTH  
O.R. BOOK 512 PAGE 527

TRACT 54

JOHN P & CONNIE WISEMAN  
O.R. BOOK 471 PAGE 798

IRON PIN FOUND, NO I.D.

EUGENE D. PORTER  
DEED BOOK 227 PAGE 315 &  
DEED BOOK 260 PAGE 482, 483.

330.10 PLATTED, 328.0 MEASURED

88.56

613.65 PLATTED / 613.7 MEASURED

90.02

IRON PIN FOUND, NO I.D.

329.9'

IRON PIN FOUND, NO I.D.

89.58

330.00 PLATTED  
327.4 MEASURED

SAINT AUGUSTINE BOULEVARD 60 FT. R.O.W.  
\*(NOT PRESENTLY MAINTAINED)  
\* CURVED TO THE CURVE ROAD DEPT. 10/1/85

NORTH, AS PLATTED

71.21

605.72 PLATTED / 605.5 MEASURED

599.6'

5.9'

90.05

N 00° 27' 30" E

CONC. MONUMENT  
FOUND, NO I.D.

CONC. MONUMENT  
FND. DISTURBED, NO I.D.

CONC. MON. FND./ NO I.D.

330.3'

PREPARED FOR:

JOHN J. AND NANCY HOLDSWORTH



GRAPHIC SCALE: 1" = 50' 0"

DESCRIPTION:

TRACT FIFTY-FIVE (55) OF ST. AUGUSTINE HEIGHTS,  
UNIT ONE (1) AS PER MAP OR PLAT THEREOF ON  
FILE IN MAP BOOK 10, PAGE 27 OF THE PUBLIC  
RECORDS OF ST. JOHN'S COUNTY, FLORIDA.

NOTE: CONCRETE MONUMENTS RECOVERED &  
NOTED "NO I.D." ARE PRESUMED TO HAVE BEEN SET  
BY EMMETT WILLIAM FACETTI, L.S. (093) PURSUANT TO  
HIS SURVEY OF TRACT 54 IN MAY, 1963.

THIS MAP DEPICTS INFORMATION ASSEMBLED UNDER MY  
DIRECT SUPERVISION AND IN MY OPINION, IS A TRUE AND  
ACCURATE REPRESENTATION OF THE CONDITIONS FOUND.

Garland Robert Hardwick 26 JUNE 1984

GARLAND ROBERT HARDWICK, L.S.  
REGIONAL CADASTRAL SURVEYOR  
208 ANASTASIA BOULEVARD • SAINT AUGUSTINE, FLORIDA 32086

COPIES OF THIS SURVEY INVALID WITHOUT DATED  
SIGNATURE AND EMBOSSED SURVEYORS SEAL.