


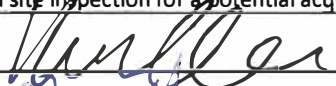

Land Acquisition and Management Program (LAMP) Conservation Board
Property Information Sheet

Property Name:	825 N Clay St
Parcel Number:	095100-0130
Address:	825 N Clay St
Owner:	Krysta Case
INC or LLC Agents:	Coalescent Solutions LLC
List Price:	\$250,000
Market Value:	\$17,538
Total Acreage:	1.14
Land Use:	Residential-C
Zoning:	RS-2
Easements: Type/Acres	None
Wetlands: Type/Acres	Mixed Hardwoods/0.5 ac
Uplands: Type/Acres	Mixed Hardwoods/Coniferous/0.6 ac
Protected Species:	Unknown
Known Cultural Res.:	Medium probability; none recorded
Willing Seller:	Yes
Community Support:	Unknown
Proposed By:	Owner
Development Apps:	None
Narrative:	<p>Forested and vacant parcel is located adjacent to a larger parcel owned by the City of St. Augustine containing borrow/pond areas. A portion of the property contains a wetland area. Property is located within Flood Zone X. Surrounded by mostly residential parcels and a mine/borrow area parcel to the west. Currently, the parcel is landlocked, with no roadway access. Dirt access path installed across the property from the east in late 1990s. On the east portion of the property, various uses that appearing to be storage with various materials are evident in early 2000s aerial photography. Departmental review comments for any proposed improvements on the property: <u>SJC Environmental</u>: Listed species survey, tree mitigation and wetland areas to be delineated, <u>Planning</u>: Outdoor/Passive uses are an allowed use by right within RS-2 which includes recreational uses such as walking and hiking trails, bridle paths, greenways, game preserves, natural preserves, parks (with picnic areas), <u>SJC Parks</u>: Significant development challenges due to the absence of road access. Furthermore, its proximity—less than a mile from Collier Blocker Puryear Park, which provides diverse recreational opportunities—complicates its potential for development. Given its location within a residential area, this parcel is not ideally suited for a passive park. <u>SJC Technical</u>: County Stormwater Model indicates parcel contains stormwater flow paths and inundated areas during the design storm events including uplands. It is not clear for staff at this time as to how the subject parcel is taking legal access since the property has no direct roadway frontage.</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: Krysta Case & Coalescent Solutions LLC					
Address: P.O. Box 205					
City: St. Augustine		State: FL		Zip: 32085	
Phone: 904-626-0842		Fax:		Email: coalescent.solutions@gmail.com	
Applicant Signature: 				Date: 3/11/2025	
2. Owner of Record (Owner is Applicant Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
3. Owner's Authorized Representative					
Name:			Name:		
Address:			Address:		
City: St. Augustine		State:	Zip:	City:	
Phone: 904-626-0842		Fax:		Phone:	
Email:			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: 3/14/25		
Owner Signature: 			Date: 3/14/2025		
5. Property/Project Information – Required Information					
Asking Price: 250,000			Tax Parcel Number(s): 0951000130		
General Location (address, intersection, etc.): 825 N. Clay St.					
Acreage: 1.15		Future Land Use: RES- C		Zoning: RS-2	
6. Property Description (Describe Ecology, Natural Resources, History, Archeology, Existing Features, Vision of Uses for the Property):					
1.15 acre uncleared property -lot line shared with City property on Holmes					
7. Encumbrances (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.

- | | |
|---------------------|-------------------------------|
| > 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: 3/17/2025 Received By: RMauch Reg. Basin: 9

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

St. Johns County, FL

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	0951000130
Location Address	825 N CLAY ST SAINT AUGUSTINE 32084-0000
Neighborhood	Los Campos w/M&B (SF) (440)
Tax Description*	13 PART OF N1/2 OF FRACTIONAL W300FT OF S170FT OR6087/711(T/D) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	N/A
Sec/Twp/Rng	14-7-29
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.6013
Acreage	1.150
Homestead	N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

No Image Available

Owner Information

Owner Name Krysta Case And Coalescent Solutions 100%
Mailing Address 15215 HARBOUR VISTA CIR
SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$17,538
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$17,538
Total Deferred	\$0
Assessed Value	\$17,538
Total Exemptions	\$0
Taxable Value	\$17,538

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	\$17,538	\$0	\$0	\$17,538	\$17,538	\$0	\$17,538
2023	\$0	\$0	\$19,600	\$0	\$0	\$19,600	\$19,600	\$0	\$19,600
2022	\$0	\$0	\$27,400	\$0	\$0	\$27,400	\$18,462	\$8,938	\$18,462
2021	\$0	\$0	\$24,475	\$0	\$0	\$24,475	\$16,784	\$7,691	\$16,784
2020	\$0	\$0	\$18,850	\$0	\$0	\$18,850	\$15,258	\$3,592	\$15,258
2019	\$0	\$0	\$18,850	\$0	\$0	\$18,850	\$13,871	\$4,979	\$13,871
2018	\$0	\$0	\$19,975	\$0	\$0	\$19,975	\$12,610	\$7,365	\$12,610
2017	\$0	\$0	\$12,850	\$0	\$0	\$12,850	\$11,464	\$1,386	\$11,464
2016	\$0	\$0	\$12,850	\$0	\$0	\$12,850	\$10,422	\$2,428	\$10,422
2015	\$0	\$0	\$9,475	\$0	\$0	\$9,475	\$9,475	\$0	\$9,475
2014	\$0	\$0	\$9,475	\$0	\$0	\$9,475	\$9,475	\$0	\$9,475

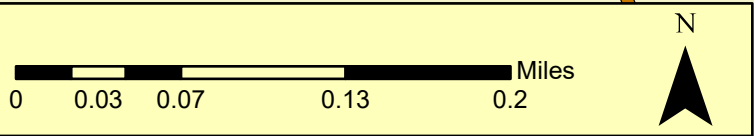
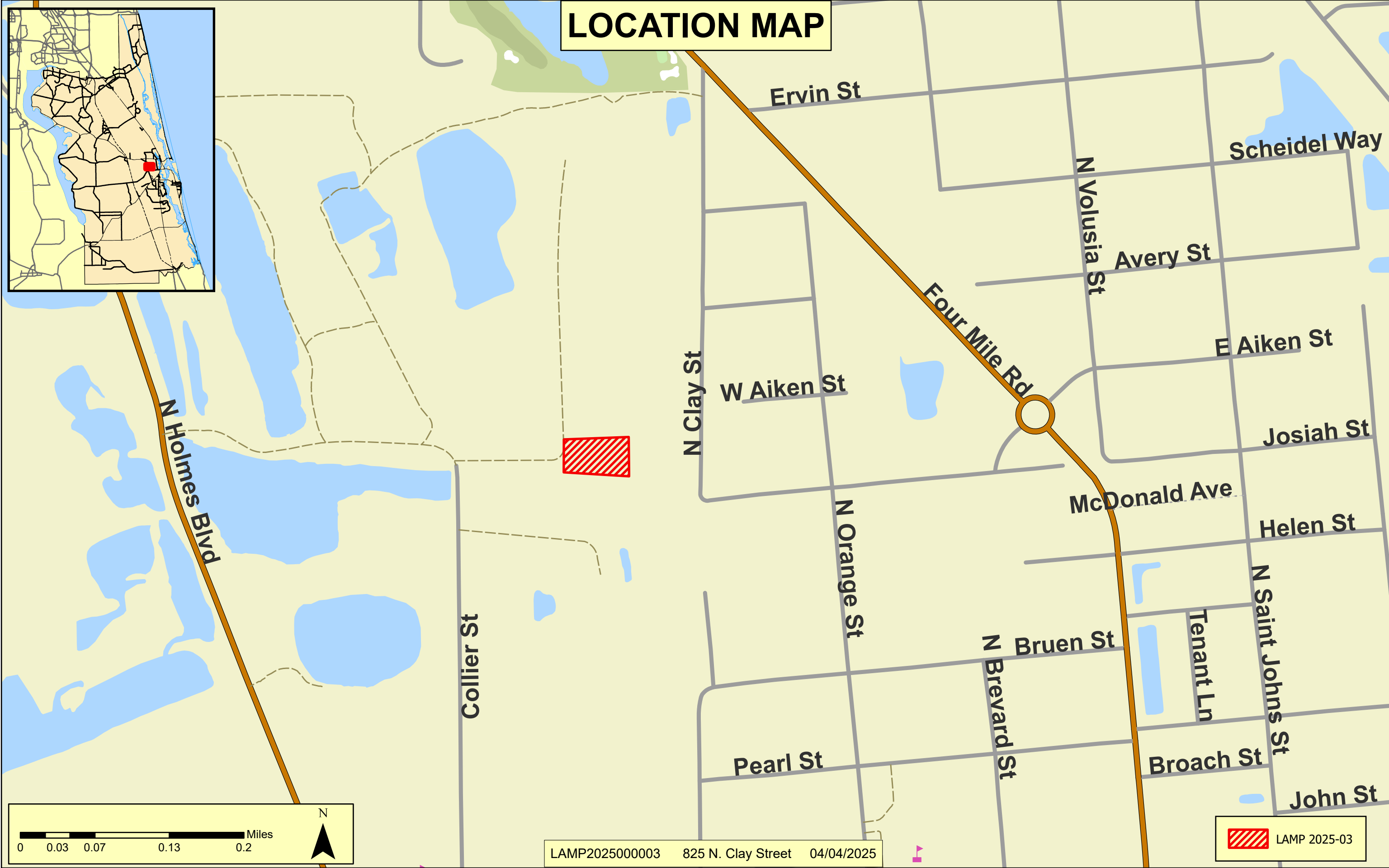
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	165	305	0.75	AC	\$17,438
Marshes & Tidal Lands	0	0	0.4	AC	\$100

Sale Information

Recording		Instrument							
Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/22/2025	1/22/2025	\$4,100.00	TAX DEED	6087	711	U	V	TARPON IV LLC	KRYSTA CASE AND COALESCENT SOLUTIONS
5/20/2011	4/27/2011	\$2,800.00	TAX DEED	3438	1250	U	V	HOLMAN STEVE/BY SJC COCC	TARPON IV LLC

LOCATION MAP



LAMP2025000003 825 N. Clay Street 04/04/2025

 LAMP 2025-03

AERIAL

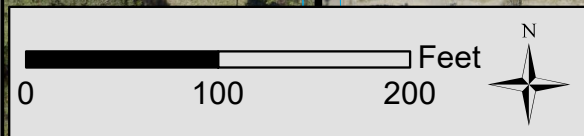
N Clay St

Josiah St

Property Lines

Road

825 N Clay St

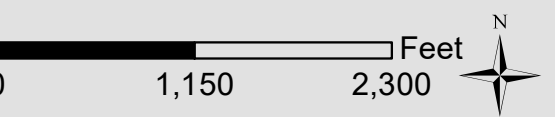


LAMP 25-03 825 N CLAY ST



Parks

- Property Lines
- Road
- 825 N Clay St
- Park

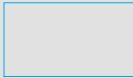



LAMP 25-03 825 N CLAY ST


2003 Aerial


N Clay St

Josiah St

 Property Lines


 Road

 825 N Clay St



070140

Feet



LAMP 25-03 825 N CLAY ST

2005 Aerial

N Clay St

Josiah St

Property Lines

Road

825 N Clay St

0

70

140

Feet

N

LAMP 25-03 825 N CLAY ST

2013 Aerial

N Clay St

Josiah St

Property Lines

Road

825 N Clay St

0

70

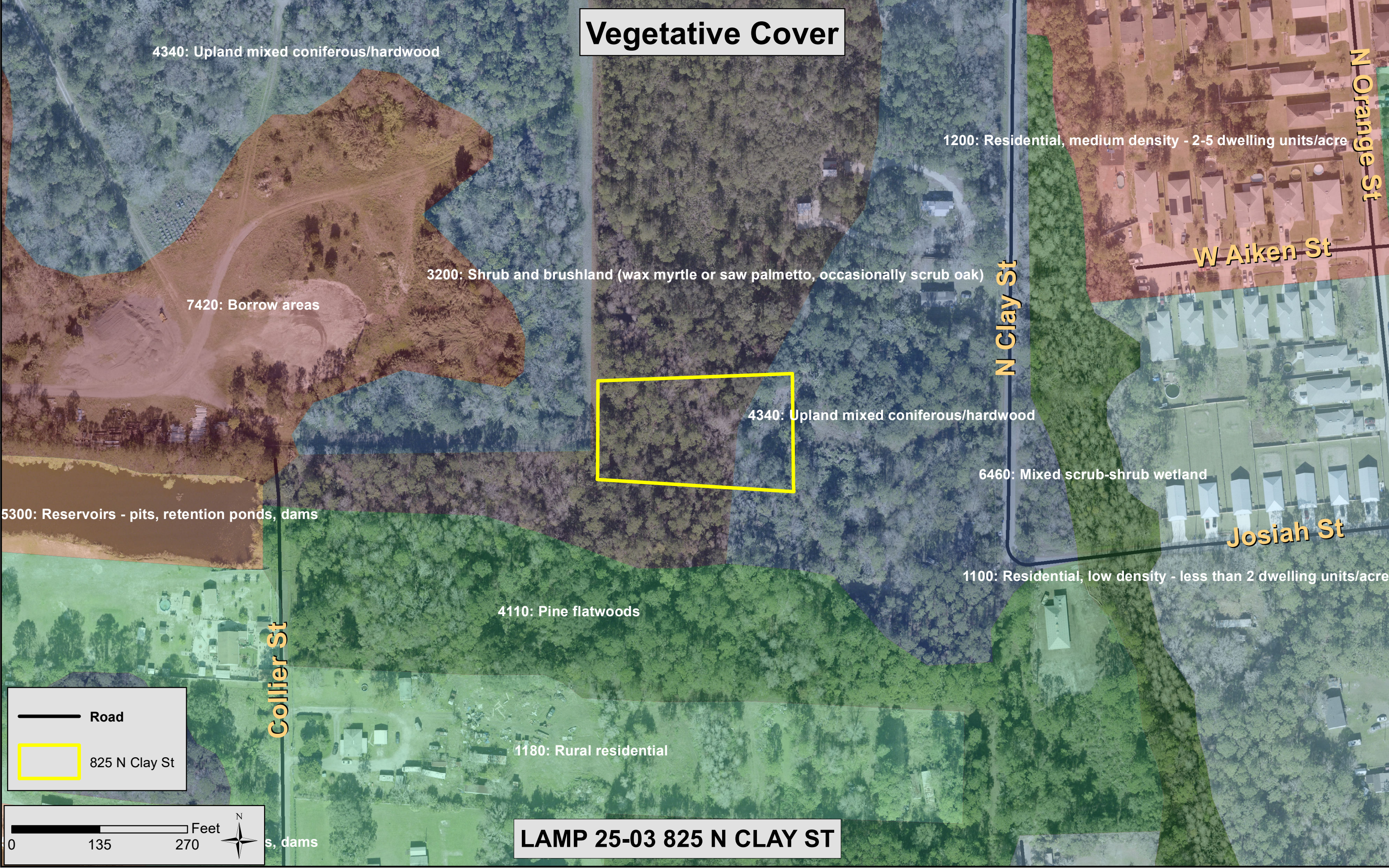
140

Feet

N

LAMP 25-03 825 N CLAY ST

Vegetative Cover



4340: Upland mixed coniferous/hardwood

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

7420: Borrow areas

1200: Residential, medium density - 2-5 dwelling units/acre

N Clay St

W Aiken St

4340: Upland mixed coniferous/hardwood

6460: Mixed scrub-shrub wetland

Josiah St

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

4110: Pine flatwoods

1180: Rural residential

Collier St


Road
825 N Clay St


0 135 270 Feet
N


LAMP 25-03 825 N CLAY ST


Potential Wetland Area


N Clay St


Property Lines

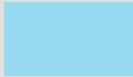
Road

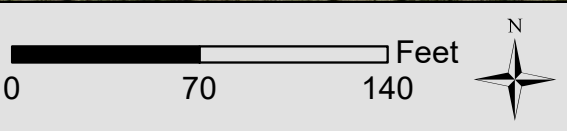
825 N Clay St

Estuarine, Deepwater Tidal

Lacustrine, Within a Channel (shrubs)

Palustrine, Non-Tidal Wetlands

Riverine, Within a Channel (no shrubs)



LAMP 25-03 825 N CLAY ST

Topography

Avery St

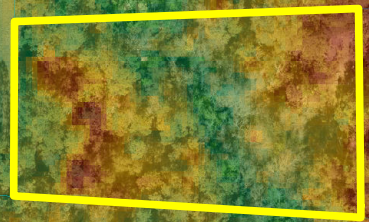
N Orange St

W Aiken St

Josiah St

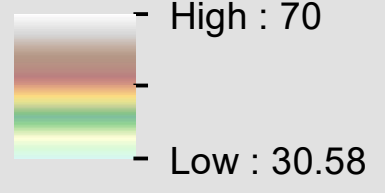
N Clay St

Collier St



LiDar

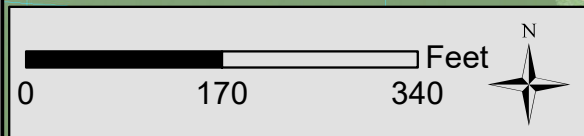
Value



Property Lines

Road

825 N Clay St



LAMP 25-03 825 N CLAY ST

Topography

LiDar

Value

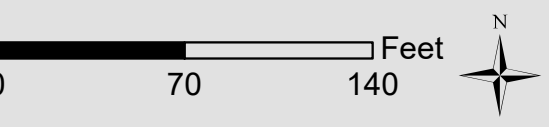
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Low : 32.8

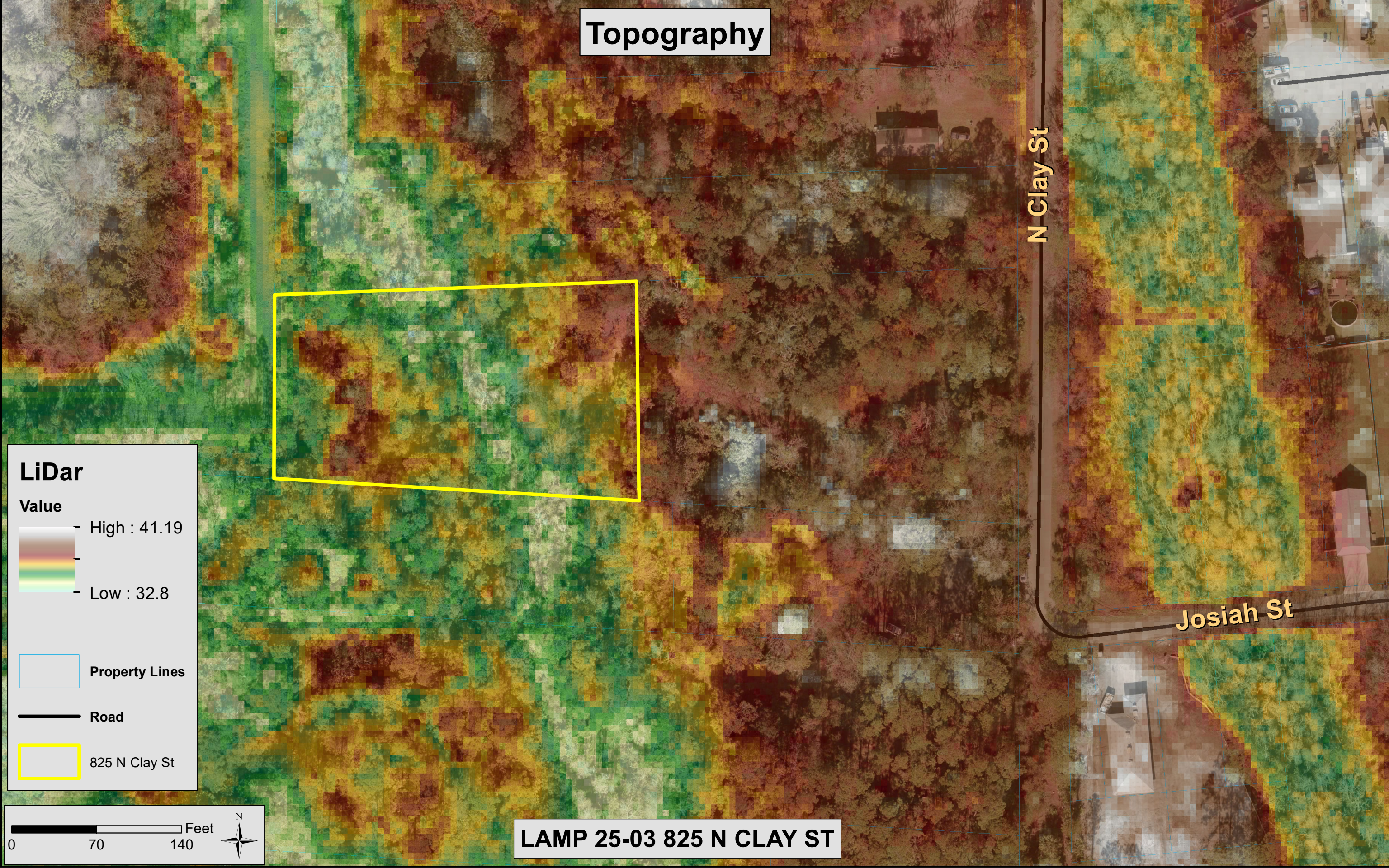
Property Lines

Road

825 N Clay St



LAMP 25-03 825 N CLAY ST



Flood Zone

Avery St

N Orange St

W Aiken St

Josiah St

N Clay St

Collier St

X

LAMP 25-03 825 N CLAY ST

Property Lines

Road

825 N Clay St

FIRM Zone

<all other values>

GIS_ZONE

A

AE

AE-Floodway

AH

AO

AREA NOT INCLUDED

OPEN WATER

VE

X

X-Shaded

0

150

300

Feet

N

Archeaological Model

Road

825 N Clay St

Archeaological Model

PRBLTY

High Probability

Medium Probability

Low Probability

StJohns_Structures

0

135

270

Feet

N

LAMP 25-03 825 N CLAY ST