

## PARCEL SUMMARY

**TRACT:** Camp and Abel

**OWNER:** Camp et. al. Ltd. And Sara Camp Abel Family Limited Partnership

**PARCEL:** 266.16 acres +/-

**PARCEL DESCRIPTION:** The Camp and Abel tract consists of three parcels located in Hamilton County and combined comprise a total of 266.16 +/- acres. The parcels are adjacent to several District owned tracts including Jerry Branch, Turner Bridge, Cypress Creek South and Belmont. Two of the parcels would provide uninterrupted connection between Turner Bridge and Cypress Creek South and would expand the Belmont tract. Both parcels would increase river frontage on the Suwannee River. The third tract would connect Jerry Branch with the Suwannee River, again providing additional river front property owned by the District.

The parcels have been used for timber operations with a recent termination of the timber lease. Ownership by the District would provide protections against future development within the floodway and floodplain of the Suwannee River, provide increased river and surface water protection and enhance public access to existing District lands. All three parcels are included in the District's Florida Forever plan.

### WATER RESOURCE GUIDELINE SCREENING:

**Camp and Abel 1 (181.16 acres +/-)**

Riverine Surface Water Protection: 32%

Springshed Protection: 0%

Floodplain Protection: 100%

Priority Focus Area: No

Water Supply Planning Area: Eastern

BMAP: No

**Camp and Abel 2 (85 acres +/-)**

Riverine Surface Water Protection: 41%

Springshed Protection: 0%

Floodplain Protection: 91%

Priority Focus Area: No

Water Supply Planning Area: Eastern

BMAP: No

**OUTSTANDING INTERESTS:** Owner indicates there are no outstanding interests, however, this will be confirmed through a title search.

**CURRENT ASKING PRICE:** The property is being offered for \$948,000 but the owners have indicated a willingness to negotiate. Upon completion of the appraisal staff will negotiate the value of the property rights to be conveyed to the District in accordance with Florida Statutes.

**ASSESSMENT COSTS:** Costs of detailed assessment are estimated to be from \$7,500 to \$10,000.

**ACCESS:** This property appears to be accessible via privately maintained road across adjoining properties, including District owned lands.

**MANAGEMENT:** District staff has not visited the site but are familiar with the areas due to adjacency to existing District lands and have determined that it presents no issues for management.

SCS/rl

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