

1**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS***Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting***8/19/2026****BCC MEETING DATE****TO: Joy Andrews, County Administrator****DATE: August 3, 2026****FROM: Abrielle Genest, Senior Planner****PHONE: 904 209-0598****SUBJECT OR TITLE: ENCERT 2026-05 Heritage Development East****AGENDA TYPE: Business Item, Public Hearing, Report****BACKGROUND INFORMATION:**

The 2026 amendments to Sections 163.3162 and 163.3164, Florida Statutes establish a process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before submitting a development application. Heritage Development Company of NE Florida, LLC submitted an application to certify PARCEL ID# 136090-0005 and 136640-0000 as an Agricultural Enclave. The property is approximately 615.41 acres and is located directly east of Interstate 95 and south of State Road 207.

1. IS FUNDING REQUIRED? No**2. IF YES, INDICATE IF BUDGETED.** No**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:****INDICATE FUNDING SOURCE:****SUGGESTED MOTION/RECOMMENDATION/ACTION:**

Motion to APPROVE Agricultural Enclave Certification Application ENCERT 2026-05 upon finding that, based upon the competent substantial evidence contained in the record, the application demonstrates that the subject parcel(s) satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

Motion to DENY Agricultural Enclave Certification Application ENCERT 2026-05 finding, based upon the competent substantial evidence contained in the record, that the subject parcel(s) do not satisfy the statutory definition of an agricultural enclave under Section 163.3164(4), Florida Statutes, and the requirements for certification under Section 163.3162(4), Florida Statutes; and direct the Office of the County Attorney to prepare the final written order, including Findings of Fact and Conclusions of Law supporting the Board's determination, as required by Section 163.3162(4), Florida Statutes.

For Administration Use Only:**Legal: Kealey West 8/11/2026****OMB: ARM 8/11/2026****Admin: JDD 8/11/2026**



Growth Management Department
Planning Division Report
Application for an Agricultural Enclave Certification
ENCERT 2026-05 Heritage Development East

To: Board of County Commissioners
From: Abrielle Genest, Senior Planner
Date: August 10, 2026
Subject: **ENCERT 2026-05 Heritage Development East**, a request to certify PARCEL ID# 136090-0005 and 136640-0000 as an Agricultural Enclave per Sections 163.3162(4) and 163.3164(4), Florida Statutes.
Applicants: Robert J. Walters, Esq.
Owner: Heritage Development Company of NE Florida, LLC
Hearing Dates: Board of County Commissioners – August 19, 2026
Commissioner District: District 3

SUMMARY:

The 2026 amendments to Sections 163.3162 and 163.3164, Florida Statutes establish a process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before submitting a development application. Within thirty (30) days after receipt of an application, the local government is required to provide the applicant with a written report evaluating whether the application complies with the statutory requirements. The Board of County Commissioners must thereafter conduct a public hearing to determine whether the application satisfies the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

The applicant is seeking certification of an Agricultural Enclave located at Parcel ID# 136090-0005 and 1366400-0000. The property is approximately 615.41 acres and is located directly east of Interstate 95 and south of State Road 207.

County staff reviewed the application materials submitted by the Applicant together with information independently verified by County staff and prepared the written report required by Section 163.3162(4)(a), Florida Statutes.

Based upon the application materials submitted and staff's independent review, the application appears to demonstrate that the subject parcel(s) satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes. The detailed analysis supporting staff's preliminary evaluation is contained in the Agricultural Enclave Certification Report prepared pursuant to Section 163.3162(4)(a), Florida Statutes, which is attached as Attachment 1 and incorporated herein by reference.

BOARD DETERMINATION

Pursuant to Sections 163.3162 and 163.3164, Florida Statutes, the Board of County Commissioners shall determine whether the application satisfies the statutory definition of an agricultural enclave based upon the application, the written report prepared pursuant to Section 163.3162(4)(a), Florida Statutes, testimony presented during the public hearing, and any other competent substantial evidence contained in the record.

Certification of an agricultural enclave constitutes only a determination that the statutory requirements for certification have been satisfied. Any subsequent development application remains subject to the procedures established by Section 163.3162, Florida Statutes.

CORRESPONDENCE/PHONE CALLS

At the time of writing this staff report, staff has received no correspondence in reference to this request.

SUGGESTED MOTIONS

Motion to APPROVE Agricultural Enclave Certification Application ENCERT 2026-05 upon finding that, based upon the competent substantial evidence contained in the record, the application demonstrates that the subject parcels satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

Motion to DENY Agricultural Enclave Certification Application ENCERT 2026-05 finding, based upon the competent substantial evidence contained in the record, that the subject parcel(s) do not satisfy the statutory definition of an agricultural enclave under Section 163.3164(4), Florida Statutes, and the requirements for certification under Section 163.3162(4), Florida Statutes; and direct the Office of the County Attorney to prepare the final written order, including Findings of Fact and Conclusions of Law supporting the Board's determination, as required by Section 163.3162(4), Florida Statutes.

ATTACHMENTS

1. Agricultural Enclave Certification Report
 - A. Application and Supporting Documents



July 31, 2026

Robert J. Walters, Esq.
Stearns Weaver Miller, P.A.
rwalters@stearnsweaver.com

RE: Agricultural Enclave Certification Report (ENCERT 2026-05)
Parcel ID# 136090-0005
136640-0000
Property Location: East of Interstate 95 and south of State Road 207

Dear applicant:

This letter is in response to the application filed on July 7, 2026 for an Agricultural Enclave Certification pursuant to Section 163.3162, Florida Statutes. Within thirty (30) days after receipt of an application for Agricultural Enclave Certification, the County is required to provide the applicant with a written report detailing whether the application complies with the requirements of Section 163.3162(4)(a), Florida Statutes.

Please find the required written report attached to this letter.

If you have any questions regarding the attached report or need further assistance, I can be reached at 904-209-0598 or agenest@sjcfl.us.

Sincerely,

Abrielle Genest, Senior Planner

Adjacent Development Comparison

Criteria	North	East	South	West
FLU	Mixed Use and Public	Residential- C (RES-C)	Rural Sylviculture (RUR/SYV)	Mixed Use
Zoning	St. Johns Marketplace PUD (Ord. 2014-4, as amended); Robert F. Ensslin, Jr. Armory PUD (Ord 2008-54, as amended); Treaty Ground PUD (Ord. 1987-37, as amended); Open Rural (OR); Commercial Intensive (CI)	Residential Single-Family (RS-2); Andalusia PUD (Ord. 2015-02 , as amended)	Open Rural (OR)	The Quadrant PUD (Ord 2022-63); Commercial Highway Tourism (CHT)
Maximum Permitted Density	Mixed Use: 13 units per acre	RES-C: 1.0 unit per acre	RUR/SYV: 0.025 unit per acre	Mixed Use: 13 units per acre
Existing Development	Yes	Yes	No	No

Statutory Comparison

Development Type	Single Family Residential
Applicant's Proposed Density	13 units per acre
Highest Density on Adjacent Parcel(s) or Adjacent Development	13 units per net acre

Staff review: In the following **Criteria Analysis** section, the applicant cites that the property is seeking certification consistent with Section 163.3164(4)(c)2., not 163.3164(4)(c)1.c. Section 163.3164(4)(c)1.c., Florida Statutes requires the parcels be surrounded on at least 75% of their perimeter by a combination of an interstate highway and one or more parcels within an urban service district, area, or line that are designated on the FLUM for industrial, commercial, or residential development. Because the subject property does not satisfy these criteria and is not requesting to be certified under Section 163.3164(4)(c)1.c., the provisions of Section 163.3162(4)(h) do not apply. Accordingly, *an Agricultural Enclave certification would allow only single-family residential development on the site.*

The highest adjacent density is within Northern and Western sites which would allow a maximum density of 13 units per acre. The applicant has indicated the proposed development matches this density. The applicant's full application can be found in **Exhibit A - Supporting Documents** attached to this letter.

STAFF EVALUATION SUMMARY:

The 2026 amendments to Section 163.3162, Florida Statutes, establish a new process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before pursuing development approvals. The certification request must be submitted to the local government and requires a determination that the property meets the statutory criteria for an Agricultural Enclave. The local governing body is responsible for reviewing the application and approving or denying the certification through a public hearing.

Staff reviewed the application materials submitted by the applicant together with available County records, including, as applicable, Property Appraiser records, recorded instruments, the Comprehensive Plan, the Future Land Use Map, zoning records, aerial imagery, Geographic Information System (GIS) mapping, and other relevant information to determine whether the application demonstrates that the subject property satisfies the statutory definition of an Agricultural Enclave under Sections 163.3162 and 163.3164, Florida Statutes. Based upon the application materials submitted and staff's review, **the application does demonstrate that the subject property satisfies the statutory definition of an Agricultural Enclave** under Section 163.3164(4), Florida Statutes. The proposed project appears to meet the definition of an Agricultural Enclave with respect to single ownership, prior bona fide agricultural use, adjacency to existing or proposed development, the applicant's willingness to enter into an agreement to fund, construct, or dedicate land for required public service improvements, and applicable density and intensity requirements.

Pursuant to the public hearing process requirements of 163.3162(4), Florida Statutes, this application is scheduled to be heard by the Board of County Commissioners on August 19, 2026, to approve or deny certification of parcels as an Agricultural Enclave. Pursuant to Section 163.3162, Florida Statutes, the Board of County Commissioners shall determine, based upon the entire record before it, whether the application demonstrates that the subject property satisfies the statutory definition of an Agricultural Enclave under Section 163.3164(4), Florida Statutes. In making that determination, the Board may consider the application materials, this written report, public comment, and any other competent evidence presented at the public hearing.

Certification of an Agricultural Enclave constitutes a determination only that the subject property satisfies the statutory definition of an Agricultural Enclave under Section 163.3164(4), Florida Statutes. Certification does not approve a comprehensive plan amendment, rezoning, development order, site development plan, or authorize development. Any subsequent application remains subject to the applicable provisions of law.

CRITERIA ANALYSIS

Section 163.3164(4), Florida Statutes, establishes the statutory definition of an Agricultural Enclave. Staff reviewed the application materials and supporting documentation to determine whether the application demonstrates compliance with each applicable element of the statutory definition. As defined in 163.3164(4), Florida Statutes a parcel or parcels of land must be undeveloped. Staff have reviewed the two (2) subject parcels applying for Agricultural Enclave certification and determined that both parcels are undeveloped.

To be eligible for certification as an Agricultural Enclave, the following factors must apply to the requested unincorporated, undeveloped parcel or parcels of land as of January 1, 2025:

- (a) Parcel or parcels are owned or controlled by a single person or entity.

Applicant response: The applicant states that the two (2) parcels that make up the subject property are owned and controlled by Heritage Development Company of NE Florida, LLC. To confirm this, the applicant has provided an Owners Affidavit in Exhibit 4, Legal Description in Exhibit 5, and Warranty Deeds in Exhibit 7 of the application.

Staff review: According to the warranty deed in Exhibit 7 of the application materials and St. Johns County records, staff has verified that the subject parcels have been owned by a single entity, Heritage Development Company of NE Florida, LLC, as of January 1, 2025.

Finding: Based upon the application materials submitted and staff's review, **the application does demonstrate compliance with Section 163.3164(4)(a), Florida Statutes.**

- (b) Parcel or parcels have been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of five (5) years before the date of any comprehensive plan amendment or development application.

Applicant response: The applicant asserts that the subject property has operated as a timber plantation for approximately seventy (70) years. The applicant notes that Section 163.3164(4)(b), Florida Statutes, does not require a property to have an agricultural classification from the Property Appraiser to qualify as a bona fide agricultural use. In support of this assertion, Exhibit 9 of the application provides the past five (5) years of historical aerial imagery documenting the continued use of the property as timberland.

Section 193.461(3)(b), Florida Statutes, defines "bona fide agricultural purposes" as the good-faith commercial agricultural use of land and identifies several factors that may be considered when making this determination. The applicant addressed the factors as follows:

- a. The length of time the land has been so used.
Applicant response: *In 1956, the Subject Property was leased as a pine farm operation and has continued to be utilized as such, as supported by the aerial photography attached to Exhibit 9.*
- b. Whether the use has been continuous.
Applicant response: *The Subject Property has remained a pine farm operation since 1956, and Heritage Development presently continues that usage.*
- c. The purchase price paid.
Applicant response: *The subject property was purchased as a part of a larger property for \$18,000,000.00, or approximately \$6,574.14 per acre, which is around the average per acre cost for agricultural lands, and far less than the average cost of non-agricultural lands.*
- d. Size, as it relates to specific agricultural use, but a minimum acreage may not be required for agricultural assessment.
Applicant response: *The subject property for this application encompasses approximately 615.41 acres.*
- e. Whether an indicated effort has been made to care sufficiently and adequately for the land in accordance with accepted commercial agricultural practices, including, without limitation, fertilizing, liming, tilling, mowing, reforestation, and other accepted agricultural practices.
The applicant did not provide a response.

- f. Whether the land is under lease and, if so, the effective length, terms, and conditions of the lease.
The applicant did not provide a response.
- g. Such other factors as may become applicable
The applicant did not provide a response.

Staff review: Although the statute does not expressly require an agricultural classification by the Property Appraiser, staff reviewed the documentation submitted by the applicant and verified through the St. Johns County Property Appraiser's records that the subject property has received an agricultural classification and agricultural assessment pursuant to Section 193.461, Florida Statutes from 2015 to 2025. Staff finds this classification demonstrates compliance with Section 163.3164(4)(b).

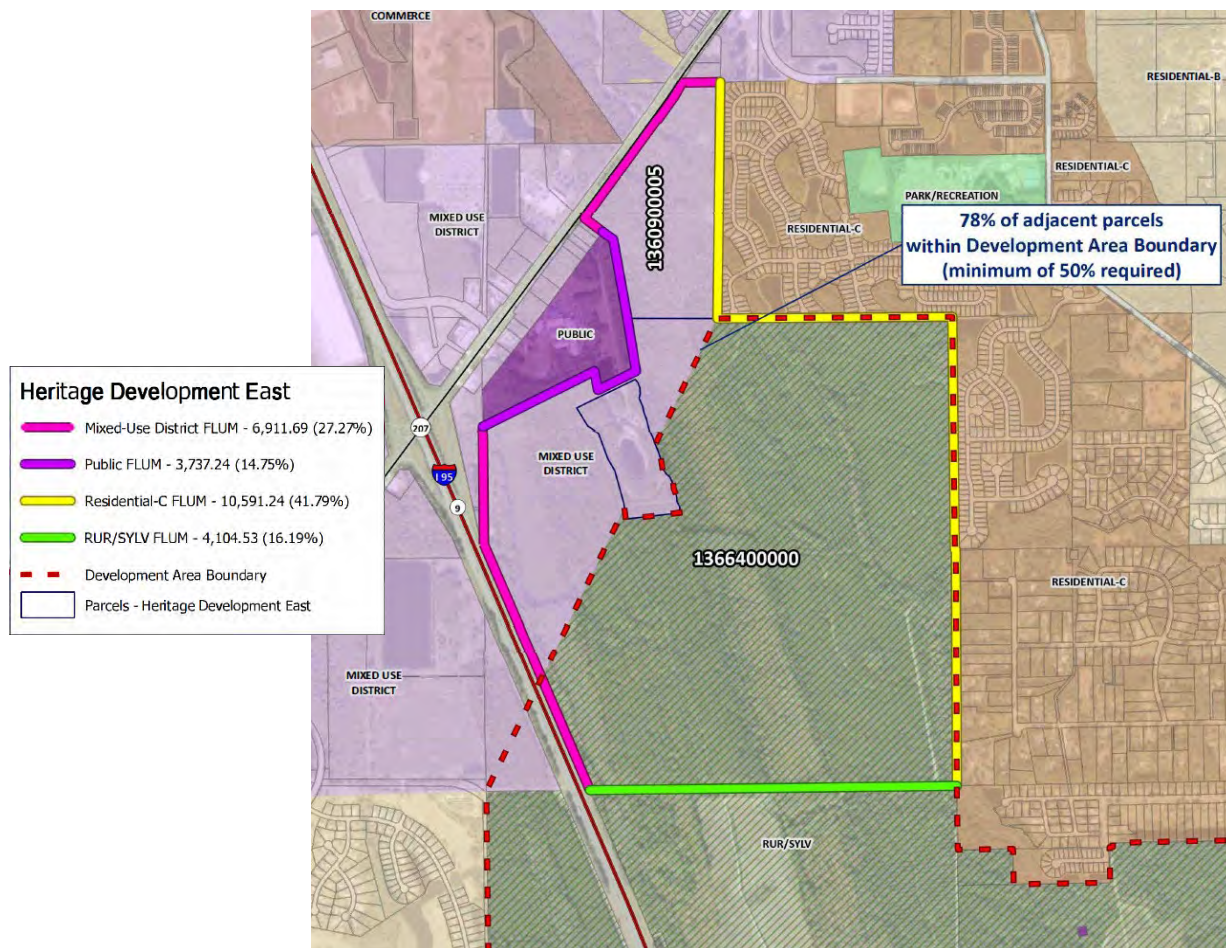
Finding: Based upon the application materials submitted and staff's review, **the application does demonstrate compliance with Section 163.3164(4)(b), Florida Statutes.**

(c)

1. Parcel or parcels are surrounded on at least 75 percent of their perimeter by:
 - a. A parcel or parcels that have existing industrial, commercial, or residential development;
 - b. A parcel or parcels that the county has designated on its zoning map and FLUM as land to be developed for industrial, commercial, or residential purposes, and at least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development; or
 - c. A combination of an interstate highway and one or more parcels within an urban service district, area, or line that are designated on the FLUM for industrial, commercial, or residential development.
2. Do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by property designated on the FLUM to be developed for industrial, commercial, or residential purposes; and the parcels or parcels are surrounded on at least 50 percent of their perimeter by a parcel or parcel within an urban service district, area, or line; or
3. Are located within the boundary of an established rural study adopted on the Comprehensive Plan that was intended to be developed with residential uses.

Applicant response: The applicant finds that the subject parcels meet Section 163.3146(4)(c)2, Florida Statutes, stating that the parcels are less than 700 acres and are surrounded by 69.06% of its perimeter by parcels designated on the St. Johns County FLUM as land to be developed for industrial, commercial, or residential purposes, and it is surrounded on 78% of its perimeter by parcels within an urban service district, area, or line. The map on the following page was submitted as Exhibit 6 of the application to depict the perimeter and urban service area calculations.

Staff review: The applicant asserts qualification under Section 163.3164(4)(c)2, Florida Statutes. Staff evaluated the application materials and available GIS data to confirm that the subject property has 69.06% of its perimeter surrounded by parcels designated on the Future Land Use Map (FLUM) as land to be developed for industrial, commercial, or residential. The subject properties also border land designated Public on the FLUM; however, this does not count towards the perimeter calculations since Public land is not designated for residential, commercial, or industrial development.



Additionally, GIS staff confirmed that approximately 78.37% of the parcels surrounding the subject property are located within the County's Development Area Boundary. Section 163.3164, Florida Statutes, defines an "urban service area" as an area identified in the comprehensive plan where public facilities and services, including central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. Staff reviewed the County's Comprehensive Plan, including Objective A.1.2 establishing the Development Area Boundary, together with the Capital Improvements Element, and determined that the Development Area Boundary identifies the areas where urban public facilities and services are provided or planned. Accordingly, staff finds the Development Area Boundary satisfies the statutory definition of an urban service area for purposes of Section 163.3164(4)(c)2., Florida Statutes.

Staff finds that the subject property satisfies the agricultural enclave qualification criteria set forth in section 163.3164(4)(c)2., Florida Statutes, because the property does not exceed 700 acres, is surrounded on at least 50 percent of its perimeter by property designated on the Future Land Use Map for industrial, commercial, or residential development, and is surrounded on at least 50 percent of its perimeter within an urban service district, area, or line.

Finding: Based upon the application materials submitted and staff's review, **the application does demonstrate compliance with Section 163.3164(4)(c)2., Florida Statutes.**

- (d) Have public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternate provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements;

Applicant response: The applicant asserts that the subject property has the required existing public services, including but not limited to, water, wastewater, transportation, schools, and recreation facilities, or such services are scheduled. The applicant has agreed that the property owner will negotiate with the County to comply with all statutory requirements for public facilities and services.

Staff review: Review by various county departments determines that there are not presently adequate public services for the site; however, the applicant has offered to enter into an agreement to provide, fund, construct, or dedicate land for the required public facilities and services consistent with Section 163.3164(4)(d), Florida Statutes.

Finding: Based upon the application materials submitted and staff's review, **the application does demonstrate compliance with Section 163.3164(4)(d), Florida Statutes.**

- (e) Not exceeding 1,280 acres; however, if the parcel or parcels are surrounded on at least 75 percent of their perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, the area must be determined to be urban, and the parcel or parcels may not exceed 4,480 acres; and

Applicant response: The applicant states that the subject property is approximately 615 acres in size and thus does not exceed the 1,280-acre threshold.

Staff review: Review of the application and supporting documents confirms the parcel is less than 1,280 acres.

Finding: Based upon the application materials submitted and staff's review, **the application does demonstrate compliance with Section 163.3164(4)(e), Florida Statutes.**

- (f) Are located within a county with a population of 1.75 million or less.

Applicant response: Exhibit 10 of the application provides the population estimates prepared by the Office of Economic and Demographic Research, which estimate the population of St. Johns County to be 348,336 as of April 1, 2025.

Staff review: Review of the application and supporting documents confirms that St. Johns County has a population less than 1.75 million.

Finding: Based upon the application materials submitted and staff's review, **the application does demonstrate compliance with Section 163.3164(4)(f), Florida Statutes.**

CONCLUSION

Based upon the application materials submitted by the applicant and the information reviewed by County staff, the application **appears to satisfy the statutory definition of an agricultural enclave** contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

This report constitutes staff's preliminary evaluation required by Section 163.3162(4)(a), Florida Statutes. The Board of County Commissioners must conduct a public hearing and consider the application, this report, and any additional evidence presented before determining whether the subject parcels satisfy the statutory definition of an agricultural enclave and whether certification should be approved or denied.

EXHIBIT

A. Supporting Documents

PROPOSED DEVELOPMENT

Project Name:	Heritage Development East
Subject Property:	St. Johns County Property Appraiser Parcel ID Nos.: • 1360900005 • 1366400000
Size:	615.41 acres
Surrounding Qualifying Parcel Designations:	Mixed Use
Surrounding Qualifying Parcel Allowable Uses/Intensities and Densities:	• Neighborhood Business and Commercial • General Business and Commercial • High Intensity Commercial • Highway Commercial • Light Industrial • Heavy Industrial subject to Policy A.1.11.8 • Agricultural uses when not incompatible with the surrounding area. • Solid Waste and Correctional Facilities when not incompatible with the surrounding area and subject to Policy A.1.11.9. • Cultural/Institutional • Office and Professional • Neighborhood Public Service • General Public Service • Regional Business and Commercial • Regional Cultural and Entertainment • Residential up to 13 units per acre.
Proposed Development:	Heritage Development seeks to develop the Subject Property not to exceed the highest allowable densities and intensities and for uses currently permitted for the Subject Property and allowed for the surrounding parcels. The Subject Property will include a combination of the following: • Residential: Up to 13 units per acre • Commercial: Highest allowable intensities permitted • Industrial: Highest allowable intensities permitted • Other Uses Permitted under Mixed Use Upon certification as an agricultural enclave, Heritage Development will submit development plans to the County as required by Section 163.3162(4)(e), further detailing the proposed development.

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Robert Walters
106 East College Avenue, Suite 700
Tallahassee, FL 32301
Direct: (850) 329-4851
Email: rwalters@stearnsweaver.com

July 1, 2026

Chair Clay Murphy
St. Johns County
Board of County Commissioners
500 San Sebastian View
St. Augustine, FL 32084

***Re: Heritage Development East - Certification of Parcels as Agricultural Enclave
Pursuant to Sections 163.3162(4) and 163.3164(4), Florida Statutes — Heritage
Development Company of NE Florida, LLC***

Chair Murphy,

On behalf of Heritage Development Company of NE Florida, LLC (“Heritage Development”), please accept this application as an official request per Sections 163.3162(4) and 163.3164(4), Florida Statutes, as amended by Chapter 2026-34, Laws of Florida, for certification of two undeveloped parcels (“Subject Property”) as an agricultural enclave. The Subject Property meets the amended definition of an agricultural enclave as explained in the attached application and exhibits. As part of this application, Heritage Development will submit the \$8,453.00 application fee as determined by St. Johns County’s Online Fee Calculator for a Rezoning Application. Heritage Development looks forward to working with St. Johns County through this process.

Thank you,

/s/ Robert J. Walters
Robert J. Walters, Esq.
Stearns Weaver Miller, P.A.
Email: rwalters@stearnsweaver.com

Counsel for Heritage Development

APPLICATION SUMMARY

Project Name: Heritage Development East

Applicant: Heritage Development Company of NE Florida, LLC

Authorized Representative: Stearns Weaver Miller, P.A.

Robert J. Walters, Esq.
106 E. College Avenue, Suite 700
Tallahassee, Florida 32301
Direct: (850) 329-4851
Email: rwalters@stearnsweaver.com

Property: St. Johns County Property Appraiser Parcel ID Nos.:

- 1360900005
- 1366400000

Size: 615.41 acres

Application Type: Certification of Parcels as Agricultural Enclave Per Sections 163.3162(4) and 163.3164(4), Florida Statutes

Application Date: July 1, 2026

Exhibit List	
Exhibit	Description
1.	Chapter 2026-34, Laws of Florida
2.	Sections 163.3162(4) & 163.3164(4) (Amended)
3.	Heritage Development Articles of Incorporation
4.	Owners Affidavit
5.	Legal Description of Subject Property
6.	Heritage Development East Map
7.	Warranty Deed
8.	St. Johns County Property Appraiser – Ag. Classification
9.	Heritage Development East – Aerials
10.	Office of Economic and Demographic Research Population Estimates

I. Introduction

A. Background

Senate Bill 686 (2026) (“SB 686”) became effective on July 1, 2026. *See* **Exhibit 1**. SB 686 amended the definition of “agricultural enclave” in Section 163.3164(4), Florida Statutes, and amended the process for certifying property as an “agricultural enclave” per Section 163.3162. A property owner seeking to certify a parcel or parcels as an agricultural enclave under the amended provisions must meet the requirements in Section 163.3164(4)(a)-(f). The amended language is attached as **Exhibit 2**.

B. Subject Property

Heritage Development is the sole entity that owns and controls the Subject Property. *See* **Exhibits 3 and 4**. The two parcels for the Subject Property are:

- Parcel ID: 1360900005
- Parcel ID: 1366400000

The legal description of the Subject Property is attached as **Exhibit 5**.

C. Certification Request Process

Heritage Development seeks to certify two parcels totaling approximately 615.41 acres (“Subject Property”) as an agricultural enclave pursuant to the amended process in Section 163.3162(4). *See* **Exhibit 6**. The amended process allows for an applicant to submit to the governing body of St. Johns County (“County”) parcels that meet the amended definition. Within 30 days after submittal of the request, the County shall then provide a written report detailing whether the application meets the requirements. Within 30 days of delivery of the written report, the County shall then hold a public hearing approving or denying the application.

D. Subject Property Meets Certification Requirements

The Subject Property meets the statutory definition of an agricultural enclave as follows:

As of January 1, 2025, the Subject Property:

- Contains only undeveloped parcels located in unincorporated St. Johns County.
- Is owned and controlled by a single entity.
- Has been in continuous use for bona fide agricultural purposes for five years before submission of this application.
- Does not exceed 700 acres; is surrounded on at least 50 percent of its perimeter by parcels that St. Johns County has designated on the future land use map as land to be

developed as industrial, commercial, or residential; and the property is surrounded on at least 50 percent of its perimeter by parcels within an urban service district, area, or line.

- Has the necessary public services (transportation, potable water, sanitary sewer, schools, and parks) and/or the Heritage Development will negotiate in good faith with the County in compliance with statutory requirements. Drainage will be provided on-site.
- Does not exceed 1,280 acres.
- Is located within a county with a population of less than 1,750,000 people.

Because the Subject Property meets the statutory definition of an agricultural enclave, the County must provide a written report within 30 days after receipt of this application confirming the requirements have been met. The County shall then hold a public hearing to approve the certification request. After receiving certification from the St. Johns County Board of County Commissioners, Heritage Development will then utilize the process for receiving entitlements matching surrounding developments and submit development plans which are consistent with the land use requirements, or future land use designations, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development.

II. Analysis

The Subject Property meets the statutory definition as amended by SB 686 because it meets the requirements in Section 163.3164(4)(a)-(f). The two parcels within the Subject Property are undeveloped and located within unincorporated St. Johns County.

- (a) The two parcels that make up the Subject Property are owned and controlled by Heritage Development Company of NE Florida, LLC. See **Exhibit 4**. The legal description of the Subject Property and warranty deed are attached as **Exhibits 5** and **7**, respectively.
- (b) In compliance with Section 163.3164(4)(b), the two parcels have been in continuous use for bona fide agricultural purposes since at least 2021, as they have received an agricultural classification from the St. Johns County Property Appraiser and have been used as a timber plantation for seventy (70) years. See **Exhibit 8**. Section 163.3164(4)(b) does not require that a parcel seeking certification have an agricultural classification, but such classification creates a *per se* affirmation that the parcel is used for a bona fide agricultural purpose.¹ If

¹ As a constitutional officer, a property appraiser's action is "clothed with the presumption of correctness." *Straughn v. Tuck*, 354 So. 2d 368, 371 (Fla. 1977). Section 193.461, Florida Statutes, requires property appraisers to make a yearly determination as to whether lands are being used for a bona fide agricultural purpose, and such property appraisers have a duty to analyze the evidence presented by the applicant. *Id.* When determining whether a property is being used for a "bona fide agricultural purpose," the property appraiser's designation bears on that determination. See *Sheik Island Farm, Inc. v. Covington Farm, Inc.*, 429 So. 3d 1095, 1104 (Fla. 2d DCA 2026).

a parcel was not classified agricultural by the Property Appraiser, then a separate analysis to determine compliance must be made.

Under the separate statutory analysis, Section 193.461(b), Florida Statutes, defines “bona fide agricultural purposes” as “good faith agricultural use of the land” and the following factors, which the Subject Property satisfies, may be taken into consideration in making that determination:

- *The length of time the land has been so used.* In 1956, the Subject Property was leased as a pine farm operation and has continued to be utilized as such, as supported by the aerial photography attached to **Exhibit 9**.
- *Whether the use has been continuous.* The Subject Property has remained a pine farm operation since 1956 and Heritage Development presently continues that usage.
- *The purchase price paid.* The Subject Property was purchased as part of a larger property for \$18,000,000.00, or approximately \$6,574.14 per acre, which is around the average per acre cost for agricultural lands², and far less than the average cost of non-agricultural land.
- *Size, as it relates to specific agricultural use, but a minimum acreage may not be required for agricultural assessment.* The Subject Property for this application encompasses approximately 615.41 acres.
- *Whether an indicated effort has been made to care sufficiently and adequately for the land in accordance with accepted commercial agricultural practices, including, without limitation, fertilizing, liming, tilling, mowing, reforestation, and other accepted agricultural practices.*

Irrespective of the St. Johns County Property Appraiser’s binding determination the Subject Property is agricultural, the Subject Property has been used for silviculture for at least the past 70 years, the property value is commensurate of other agricultural lands, the size of the property meets the requirements, and standard agricultural practices have been utilized meaning the Subject Property satisfies the factors in determining whether land is used for a bona fide agricultural purpose, and thus meets the requirement in (4)(b).

- (c) In order to meet the definition of an agricultural enclave, such parcel or parcels must meet one of the five conditions found in paragraph (4)(c). The Subject Property meets the requirement in paragraph (4)(c)2. as it is less than 700 acres, it is surrounded on 69.06% of its perimeter by parcels designated on the St. Johns County FLUM as land to be developed for industrial, commercial, or residential purposes, and it is surrounded on 78% of its perimeter by parcels within an urban service district, area, or line. See **Exhibit 1**.

² USDA National Agricultural Statistics Service – 2025 Land Values Summary.
https://www.nass.usda.gov/Charts_and_Maps/Land_Values/index.php.

Per the perimeter analysis detailed in **Exhibit 1**³, the total perimeter of the Subject Property is approximately 25,344.7 feet, of which 17,502.93 feet or 69.06% of the perimeter has a qualifying FLUM designation, and 19,768.86 feet or 78% of the perimeter falls within an urban service district, area, or line:

- **Acreage:** The Subject Property totals 615.41 acres, thus less than the 700-acre maximum.
- **FLUM Designation:** 17,502.93 feet or 69.06% of the perimeter has a qualifying designation as land to be developed for residential and/or commercial purposes.
 - o **Mixed Use**⁴: 6,911.69 feet or 27.27% of the perimeter abuts parcels designated on the FLUM as mixed use.
 - o **Residential C**⁵: 10,591.24 feet or 41.79% of the perimeter abuts parcels designated on the FLUM as residential.
- **Urban Service District, Area, or Line:** 19,768.86 feet or 78% of parcels surrounding the Subject Property fall within an urban service district, area, or line.

The 2025 St. Johns County Comprehensive Plan (“Comprehensive Plan”) directs growth and supporting public facilities and services to Development Areas depicted on the FLUM. Specifically, Future Land Use Policy A.1.2.7 states: “The County shall encourage urban and suburban growth in Development Areas where public facilities and services exist.” Comprehensive Plan Infrastructure Element Policies D.1.1.5 and D.4.1.2 state, respectively, that potable water lines and sanitary sewer lines shall serve development located within the Development Areas. Pursuant to those policies, the County designated various surrounding parcels with Residential C or Mixed Use FLUM categories and extended water and sewer lines to this location within the Development Area. The Subject Property is surrounded on 78% of its perimeter by parcels located within an urban service area – an area where existing central water and sewer capacity is available and that is served by existing roads, schools and recreational facilities, and have been designated on the FLUM to be developed for residential or commercial purposes. The Subject Property qualifies under Section 163.3164(4)(c)2. The Subject Property, which is less than 700 acres

³ The perimeter analysis was conducted utilizing GIS software and publicly available information from the St. Johns County Property Appraiser and St. Johns County. The analysis overlaid the County’s zoning map, FLUM designations, Development Area Boundary, and other information. The analysis then calculated the qualifying perimeters and determined the qualifying percentages.

⁴ Mixed Use Districts are intended to provide for areas that have a mixture of land uses including commercial, light industrial, office, and low, medium, and high density residential development, and are supported by urban services (e.g. central water and sewer).

⁵ 2025 St. Johns County Comp. Plan, Future Land Use Policy A.1.11.1(m).

in size, is surrounded on over 50% of its perimeter by parcels that are designated on the FLUM for residential, commercial, or industrial uses, and is surrounded on over 50% of its perimeter by parcels that fall within an urban service district, area, or line.

- (d) The Subject Property has the required existing public services, including but not limited to, water, wastewater, transportation, schools, and recreation facilities, or such services are scheduled. To the extent necessary, Heritage Development will negotiate in good faith with the County to comply with all statutory requirements for public facilities and services.
- (e) The Subject Parcel is approximately 615 acres in size and thus does not exceed the 1,280-acre threshold.
- (f) Per Office of Economic and Demographic Research estimates, St. Johns County's population is 348,336 as of April 1, 2025. See **Exhibit 10**.

III. Conclusion

The Subject Property must be certified as an agricultural enclave upon request of an applicant to the County because it meets the amended statutory definition in Section 163.3164(4), Florida Statutes. Upon receipt of this application and within 30 days, the County shall provide a written report determining whether the County agrees with the analysis in this Application. Heritage Development looks forward to working with the County through this process and can provide additional information to confirm the Subject Property meets the amended statutory definition, as needed.

CHAPTER 2026-34

Committee Substitute for Committee Substitute for
Committee Substitute for Senate Bill No. 686

An act relating to agricultural enclaves; amending s. 163.3162, F.S.; authorizing certain persons to apply to the governing body of the local government for certification of certain parcels as agricultural enclaves; prohibiting an applicant from using the perimeter of certain parcels for a specified purpose; requiring the local government to provide to the applicant a certain report within a specified timeframe; requiring the local government to hold a public hearing within a specified timeframe to approve or deny such certification; requiring the certification of a parcel or parcels as an agricultural enclave under certain circumstances; requiring the governing body to issue certain decisions in writing; authorizing an applicant to seek judicial review under certain circumstances; authorizing certain persons to submit certain development plans; requiring that certain developments be treated as a conforming use; encouraging a local government to incorporate certain site design measures where feasible for certain development; prohibiting a local government from enacting or enforcing certain laws or regulations; requiring a local government to treat certain agricultural enclaves as if they are within urban service districts; requiring the local government and the owner of a parcel or parcels certified as an agricultural enclave to enter a certain written agreement; authorizing the development of certain parcels for commercial, industrial, or single-family residential purposes under certain circumstances; deleting provisions relating to certain amendments to a local government's comprehensive plan; revising construction; amending s. 163.3164, F.S.; revising the definition of the term "agricultural enclave"; providing for the future expiration and reversion of specified provisions; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (4) of section 163.3162, Florida Statutes, is amended to read:

163.3162 Agricultural lands and practices.—

(4) PUBLIC HEARING PROCESS.—

(a) Notwithstanding any other law or local ordinance, resolution, or regulation, the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity, may apply to the governing body of the local government for certification of the parcel or parcels as an agricultural enclave as defined in s. 163.3164 if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development. An applicant seeking such certification may not use the perimeter of another parcel certified by the

local government as an agricultural enclave to meet the definition of the term “agricultural enclave.”

(b) Within 30 days after the local government’s receipt of such an application, the local government shall provide to the applicant a written report detailing whether the application complies with the requirements of paragraph (a).

(c) Within 30 days after the local government provides the report required under paragraph (b), the local government shall hold a public hearing to approve or deny certification of the parcel or parcels as an agricultural enclave. If the local government does not approve or deny certification of the parcel or parcels as an agricultural enclave within 90 days after receipt of the application, the parcel or parcels must be certified as an agricultural enclave.

(d) If the application is denied, the governing body of the local government must issue its decision in writing with detailed findings of fact and conclusions of law. The applicant may seek review of the denial by filing a petition for writ of certiorari in the circuit court within 30 days after the date the local government renders its decision.

(e) If the application is approved, the owner of the parcel or parcels certified as an agricultural enclave, or the owner’s authorized agent or controlling entity, may submit development plans for single-family residential housing which are consistent with the land use requirements, or future land use designations, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development. A development for which plans are submitted under this paragraph must be treated as a conforming use, notwithstanding the local government’s comprehensive plan, future land use designation, or zoning. If development within an agricultural enclave affects an established wildlife corridor, the local government is encouraged to incorporate site design measures that maintain habitat permeability, including clustering, open space retention, and wildlife crossing accommodations, where feasible.

(f) A local government may not enact or enforce a law or regulation for an agricultural enclave which is more burdensome than for other types of applications for comparable uses or densities. A local government shall treat an agricultural enclave that is adjacent to an urban service district as if such enclave is within the urban service district.

(g) Within 30 business days after the local government’s receipt of development plans under paragraph (e), the local government and the owner of the parcel or parcels certified as an agricultural enclave must agree in writing to a process and schedule for information submittal, analysis, and final approval, which may be administrative in nature, of the development plans. The local government may not require the owner to agree to a process that is longer than 180 days in duration or that includes further review of the plans in a quasi-judicial process or public hearing.

(h) Notwithstanding paragraph (e), a parcel or parcels certified as an agricultural enclave as defined in s. 163.3164(4)(c)1.c. which are adjacent to an interstate highway may be developed for commercial, industrial, or single-family residential purposes if one or more adjacent parcels or an adjacent development permits the same density or intensity as the proposed development ~~AMENDMENT TO LOCAL GOVERNMENT COMPREHENSIVE PLAN.~~ The owner of a parcel of land defined as an agricultural enclave under s. 163.3164 may apply for an amendment to the local government comprehensive plan pursuant to s. 163.3184. Such amendment is presumed not to be urban sprawl as defined in s. 163.3164 if it includes land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. This presumption may be rebutted by clear and convincing evidence. Each application for a comprehensive plan amendment under this subsection for a parcel larger than 640 acres must include appropriate new urbanism concepts such as clustering, mixed-use development, the creation of rural village and city centers, and the transfer of development rights in order to discourage urban sprawl while protecting landowner rights.

~~(a) The local government and the owner of a parcel of land that is the subject of an application for an amendment shall have 180 days following the date that the local government receives a complete application to negotiate in good faith to reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Within 30 days after the local government's receipt of such an application, the local government and owner must agree in writing to a schedule for information submittal, public hearings, negotiations, and final action on the amendment, which schedule may thereafter be altered only with the written consent of the local government and the owner. Compliance with the schedule in the written agreement constitutes good faith negotiations for purposes of paragraph (c).~~

~~(b) Upon conclusion of good faith negotiations under paragraph (a), regardless of whether the local government and owner reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel, the amendment must be transmitted to the state land planning agency for review pursuant to s. 163.3184. If the local government fails to transmit the amendment within 180 days after receipt of a complete application, the amendment must be immediately transferred to the state land planning agency for such review. A plan amendment transmitted to the state land planning agency submitted under this subsection is presumed not to be urban sprawl as defined in s. 163.3164. This presumption may be rebutted by clear and convincing evidence.~~

~~(c) If the owner fails to negotiate in good faith, a plan amendment submitted under this subsection is not entitled to the rebuttable presumption under this subsection in the negotiation and amendment process.~~

~~(i)(d)~~ Nothing within this subsection relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of any of the following areas:

1. The Wekiva Study Area, as described in s. 369.316~~;~~ ~~or~~
2. The Everglades Protection Area, as defined in s. 373.4592(2).
3. Any area of critical state concern, as designated in s. 380.055, s. 380.0551, s. 380.0552, s. 380.0553, or s. 380.0555.
4. Any portion of a property encumbered by a recorded conservation easement as defined in s. 704.06.
5. A military installation or range identified in s. 163.3175(2).

Section 2. Subsection (4) of section 163.3164, Florida Statutes, is amended to read:

163.3164 Community Planning Act; definitions.—As used in this act:

(4) “Agricultural enclave” means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

- (a) Are ~~Is~~ owned or controlled by a single person or entity;
- (b) ~~Have~~ Has been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of 5 years ~~before~~ prior to the date of any comprehensive plan amendment or development application;
- (c) 1. Are ~~Is~~ surrounded on at least 75 percent of their ~~its~~ perimeter by:
 - a.1. A parcel or parcels ~~Property~~ that have ~~has~~ existing industrial, commercial, or residential development; ~~or~~
 - b.2. A parcel or parcels ~~Property~~ that the local government has designated, in the local government’s comprehensive plan, zoning map, and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at least 50 ~~75~~ percent of such parcel ~~or parcels~~ ~~property~~ is existing industrial, commercial, or residential development; or
- c. A combination of an interstate highway and a parcel or parcels that are within an urban service district, area, or line and that the local government has designated in the local government’s future land use map as land that is to be developed for industrial, commercial, or residential purposes;

2. Do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by a parcel or parcels that the local government has designated on the local government’s future land use map as land that is to be developed for industrial, commercial, or residential purposes; and the

parcel or parcels are surrounded on at least 50 percent of their perimeter by a parcel or parcels within an urban service district, area, or line; or

3. Are located within the boundary of an established rural study area adopted in the local government's comprehensive plan which was intended to be developed with residential uses;

(d) Have Has public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements; and

(e) Do Does not exceed 1,280 acres; however, if the parcel or parcels are property is surrounded on at least 75 percent of their perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, then the area must shall be determined to be urban and the parcel or parcels may not exceed 4,480 acres, unless such parcel or parcels exceeding 1,280 acres are within the affected counties covered by the water protection plan specified in s. 373.4595(4)(c); and

(f) Are located within a county with a population of 1.75 million or less. For purposes of this subsection, population is determined in accordance with the most recent official estimate pursuant to s. 186.901.

Where a right-of-way, body of water, or canal exists along the perimeter of a parcel, the perimeter calculations of the agricultural enclave must be based on the adjacent parcel or parcels across the right-of-way, body of water, or canal.

Section 3. The amendments made by this act to ss. 163.3162(4) and 163.3164(4), Florida Statutes, shall expire January 1, 2028, and the text of those subsections shall revert to that in existence on June 30, 2026, except that any amendment to such text enacted other than by this act shall be preserved and continue to operate to the extent that such amendment is not dependent upon the portions of text which expire pursuant to this section.

Section 4. This act shall take effect July 1, 2026.

Approved by the Governor April 20, 2026.

Filed in Office Secretary of State April 20, 2026.

163.3162 Agricultural lands and practices.—**(4) PUBLIC HEARING PROCESS.—**

(a) Notwithstanding any other law or local ordinance, resolution, or regulation, the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity, may apply to the governing body of the local government for certification of the parcel or parcels as an agricultural enclave as defined in s. 163.3164 if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development. An applicant seeking such certification may not use the perimeter of another parcel certified by the local government as an agricultural enclave to meet the definition of the term "agricultural enclave."

(b) Within 30 days after the local government's receipt of such an application, the local government shall provide to the applicant a written report detailing whether the application complies with the requirements of paragraph (a).

(c) Within 30 days after the local government provides the report required under paragraph (b), the local government shall hold a public hearing to approve or deny certification of the parcel or parcels as an agricultural enclave. If the local government does not approve or deny certification of the parcel or parcels as an agricultural enclave within 90 days after receipt of the application, the parcel or parcels must be certified as an agricultural enclave.

(d) If the application is denied, the governing body of the local government must issue its decision in writing with detailed findings of fact and conclusions of law. The applicant may seek review of the denial by filing a petition for writ of certiorari in the circuit court within 30 days after the date the local government renders its decision.

(e) If the application is approved, the owner of the parcel or parcels certified as an agricultural enclave, or the owner's authorized agent or controlling entity, may submit development plans for single-family residential housing which are consistent with the land use requirements, or future land use designations, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development. A development for which plans are submitted under this paragraph must be treated as a conforming use, notwithstanding the local government's comprehensive plan, future land use designation, or zoning. If development within an agricultural enclave affects an established wildlife corridor, the local government is encouraged to incorporate site design measures that maintain habitat permeability, including clustering, open space retention, and wildlife crossing accommodations, where feasible.

(f) A local government may not enact or enforce a law or regulation for an agricultural enclave which is more burdensome than for other types of applications for comparable uses or densities. A local government shall treat an agricultural enclave that is adjacent to an urban service district as if such enclave is within the urban service district.

(g) Within 30 business days after the local government's receipt of development plans under paragraph (e), the local government and the owner of the parcel or parcels certified as an agricultural enclave must agree in writing to a process and schedule for information submittal, analysis, and final approval, which may be administrative in nature, of the development plans. The local government may not require the owner to agree to a process that is longer than 180 days in duration or that includes further review of the plans in a quasi-judicial process or public hearing.

(h) Notwithstanding paragraph (e), a parcel or parcels certified as an agricultural enclave as defined in s. 163.3164(4)(c)1.c. which are adjacent to an interstate highway may be developed for commercial, industrial, or single-family residential purposes if one or more adjacent parcels or an adjacent development permits the same density or intensity as the proposed development.

(i) Nothing within this subsection relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of any of the following areas:

1. The Wekiva Study Area, as described in s. 369.316.
2. The Everglades Protection Area, as defined in s. 373.4592(2).
3. Any area of critical state concern, as designated in s. 380.055, s. 380.0551, s. 380.0552, s. 380.0553, or s. 380.0555.
4. Any portion of a property encumbered by a recorded conservation easement as defined in s. 704.06.
5. A military installation or range identified in s. 163.3175(2).

163.3164 Community Planning Act; definitions.—As used in this act:

(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

- (a) Are owned or controlled by a single person or entity;
- (b) Have been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of 5 years before the date of any comprehensive plan amendment or development application;
- (c)1. Are surrounded on at least 75 percent of their perimeter by:
 - a. A parcel or parcels that have existing industrial, commercial, or residential development;
 - b. A parcel or parcels that the local government has designated, in the local government's zoning map and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at

least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development; or

c. A combination of an interstate highway and a parcel or parcels that are within an urban service district, area, or line and that the local government has designated in the local government's future land use map as land that is to be developed for industrial, commercial, or residential purposes;

2. Do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by a parcel or parcels that the local government has designated on the local government's future land use map as land that is to be developed for industrial, commercial, or residential purposes; and the parcel or parcels are surrounded on at least 50 percent of their perimeter by a parcel or parcels within an urban service district, area, or line; or

3. Are located within the boundary of an established rural study area adopted in the local government's comprehensive plan which was intended to be developed with residential uses;

(d) Have public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements;

(e) Do not exceed 1,280 acres; however, if the parcel or parcels are surrounded on at least 75 percent of their perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, the area must be determined to be urban and the parcel or parcels may not exceed 4,480 acres, unless such parcel or parcels exceeding 1,280 acres are within the affected counties covered by the water protection plan specified in s. 373.4595(4)(c); and

(f) Are located within a county with a population of 1.75 million or less. For purposes of this subsection, population is determined in accordance with the most recent official estimate pursuant to s. 186.901.

Where a right-of-way, body of water, or canal exists along the perimeter of a parcel, the perimeter calculations of the agricultural enclave must be based on the adjacent parcel or parcels across the right-of-way, body of water, or canal.

The amendments made by this act to ss. 163.3162(4) and 163.3164(4), Florida Statutes, shall expire January 1, 2028, and the text of those subsections shall revert to that in existence on June 30, 2026, except that any amendment to such text enacted other than by this act shall be preserved and continue to operate to the extent that such amendment is not dependent upon the portions of text which expire pursuant to this section.

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L16000063254
FILED 8:00 AM
March 30, 2016
Sec. Of State
tbrown

Article I

The name of the Limited Liability Company is:

HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC

Article II

The street address of the principal office of the Limited Liability Company is:

1629 RACE TRACK ROAD
SUITE 102
SAINT JOHNS, FL. 32259

The mailing address of the Limited Liability Company is:

PO BOX 600369
SAINT JOHNS, FL. 32260

Article III

The name and Florida street address of the registered agent is:

SUSAN BLOODWORTH
81 KING STREET
SUITE A
SAINT AUGUSTINE, FL. 32084

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: SUSAN BLOODWORTH

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
CHRISTOPHER SHEE
PO BOX 600369
SAINT JOHNS, FL. 32260

L16000063254
FILED 8:00 AM
March 30, 2016
Sec. Of State
tbrown

Article V

The effective date for this Limited Liability Company shall be:

03/28/2016

Signature of member or an authorized representative

Electronic Signature: CHRIS SHEE

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

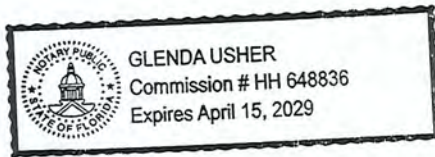
County to comply with all statutory requirements for public facilities and services, and offers to enter into a binding agreement for such facilities and services.

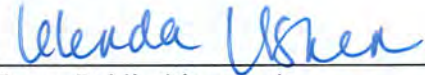
FURTHER AFFIANT SAYETH NAUGHT.


Chris Shee

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

SWORN TO (or AFFIRMED) before me this 1st day of July, 2026, by Chris Shee, who is personally known to me ✓ or has produced _____ as identification.




Notary Public (signature)

Glenda Usher
Notary Public (print or type)

Serial No. (if any) _____

My commission expires: 04/15/2029

Heritage Development East – Legal Description**Parcel 1 (From Warranty Deed):**

A PORTION OF SAID SECTIONS 3, 10, 15, 22 AND 27, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALL LYING EASTERLY OF INTERSTATE No. 95 (STATE ROAD No. 9) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE PROJECT No. 78080-2443, AND SOUTHERLY OF STATE ROAD No. 207 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78050-2516, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWESTERLY CORNER OF SAID SECTION 15, SAME BEING THE SOUTHEAST CORNER OF AFOREMENTIONED SECTION 9, AND THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 10; THENCE NORTH 00°28'14" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, 2782.48 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING JUST DESCRIBED THENCE NORTH 00°28'14" WEST CONTINUE ALONG SAID WESTERLY LINE OF SECTION 10, 1297.06 FEET; THENCE NORTH 63°17'43" EAST, ALONG A SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 941, PAGE 1631, 1407.40 FEET TO A SOUTHERLY CORNER OF SAID LANDS; THENCE SOUTH 10°58'14" EAST, ALONG A WESTERLY LINE OF SAID LANDS, 216.57 FEET TO A SOUTHERLY CORNER OF SAID LANDS; THENCE NORTH 63°20'19" EAST, ALONG A SOUTHERLY LINE OF SAID LANDS, 474.51 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS; THENCE NORTH 9°26'58" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, 670.61 FEET TO AN EASTERLY CORNER OF SAID LANDS; THENCE NORTH 11°01'30" WEST, CONTINUING ALONG SAID EASTERLY LINE, 861.29 FEET TO AN EASTERLY CORNER OF SAID LANDS; THENCE NORTH 53°32'12" WEST, ALONG A NORTHEASTERLY LINE OF SAID LANDS AND ITS NORTHWESTERLY PROLONGATION, 412.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED STATE ROAD No. 207; THENCE NORTH 36°30'28" EAST, ALONG SAID RIGHT OF WAY LINE, 126.47 FEET; THENCE NORTH 36°25'28" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 80.83 FEET; THENCE SOUTH 53°34'32" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 5.00 FEET; THENCE NORTH 36°25'28" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 350.00 FEET; THENCE NORTH 53°34'32" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 5.00 FEET; THENCE NORTH 36°25'28" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 400.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 17,261.46 FEET AND A CENTRAL ANGLE OF 1°39'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID RIGHT OF WAY LINE, 500.07 FEET, TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35°35'40" EAST, 500.05 FEET; THENCE SOUTH 53°34'32" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE AND NON-TANGENT TO LAST DESCRIBED CURVE, 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 17,263.73 FEET AND A CENTRAL ANGLE OF 0°44'03"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID RIGHT OF WAY LINE, 221.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°23'52" EAST, 221.21 FEET; THENCE NORTH 34°10'01" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 81.46 FEET; THENCE NORTH 53°34'32" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 17,118.73 FEET AND A CENTRAL ANGLE OF 0°23'39"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID RIGHT OF WAY LINE, 117.76 FEET, TO THE END OF SAID CURVE; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°30'03" EAST, 117.76 FEET; THENCE NORTH 88°58'38" EAST, DEPARTING SAID RIGHT OF WAY LINE, 439.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF AFOREMENTIONED SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTH 00°41'36" WEST, ALONG THE EASTERLY LINE OF JUST MENTIONED SOUTHWEST CORNER, 2,670.13 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°32'48" EAST, ALONG THE NORTHERLY LINE OF

AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 29 EAST, 2,626.79 FEET TO THE NORTHEAST CORNER OF SAID SECTION 10, SAME BEING THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 00°36'49" EAST, ALONG THE EAST LINE OF SAID SECTION 10, 2,622.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10, THENCE SOUTH 00°33'09" EAST, CONTINUING ALONG SAID EASTERLY LINE OF SECTION 10, 2,662.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10, SAME BEING THE NORTHEAST CORNER OF AFOREMENTIONED SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTH 00°41'40" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, 2658.14 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 01°04'19" EAST, CONTINUING ALONG SAID EASTERLY LINE OF SECTION 15, 2,650.87 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15, SAME BEING THE NORTHEAST CORNER OF AFOREMENTIONED SECTION 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTH 00°32'49" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 22, 5,219.98 FEET TO THE SOUTHEASTERLY CORNER OF SAID SECTION 22, SAME BEING THE NORTHEASTERLY CORNER OF AFOREMENTIONED SECTION 27, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTH 00°27'02" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 27, 1,379.33 FEET TO THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF AFOREMENTIONED INTERSTATE No. 95 (STATE ROAD. 9); THENCE NORTH 19°06'50" WEST, ALONG JUST MENTIONED LIMITED ACCESS RIGHT OF WAY LINE, 7,521.74 FEET; THENCE NORTH 70°53'10" EAST, CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, 120.00 FEET; THENCE NORTH 19°06'50" WEST, CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, 2,583.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 17,458.76 FEET AND A CENTRAL ANGLE OF 2°25'15"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, 737.69 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°19'28" WEST, 737.63 FEET; THENCE SOUTH 68°27'55" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE AND NON-TANGENT TO LAST DESCRIBED CURVE, 120.00 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 17,338.76 FEET AND A CENTRAL ANGLE OF 01°35'47"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 483.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°19'59" WEST, 483.06 FEET; THENCE NORTH 23°07'52" WEST, CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, 4,291.23 FEET TO THE POINT OF BEGINNING.

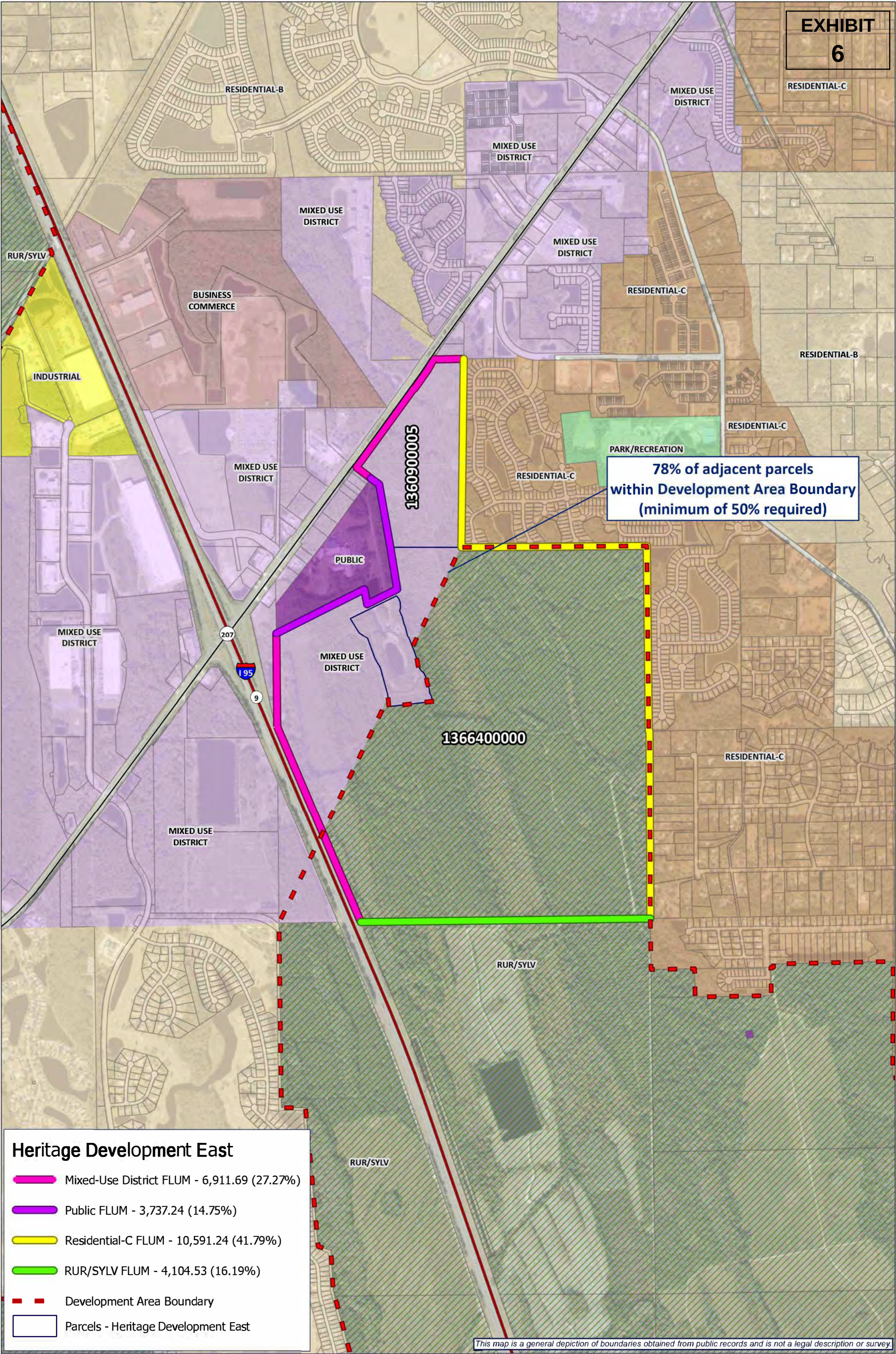
LESS AND EXCEPT THAT PORTION OF PARCEL 1 LYING IN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST.

ALSO LESS AND EXCEPT THAT PORTION OF PARCEL 1 LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST.

ALSO LESS AND EXCEPT THAT PORTION OF PARCEL 1 LYING IN SECTION 27, TOWNSHIP 8 SOUTH, RANGE 29 EAST.

ALSO LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2280, PAGE 549-555., AND A 25' CONSERVATION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3543, PAGES 1446-1452 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SUBJECT TO A 60' EASEMENT PER OFFICIAL RECORDS BOOK 1114, PAGES 264-267, A ACCESS EASEMENT PER OFFICIAL RECORDS BOOK 2280, PAGE 259, A 50' ACCESS EASEMENT PER OFFICIAL RECORDS BOOK 1289, PAGE 370 AND A 25' CONSERVATION EASEMENT PER OFFICIAL RECORDS BOOK 3543, PAGE 1446.



Heritage Development East

- Mixed-Use District FLUM - 6,911.69 (27.27%)
- Public FLUM - 3,737.24 (14.75%)
- Residential-C FLUM - 10,591.24 (41.79%)
- RUR/SYLV FLUM - 4,104.53 (16.19%)
- Development Area Boundary
- Parcels - Heritage Development East

This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

Prepared by/return to:
Ellen Avery-Smith, Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

FA16-53/2080-3662697 (P1174-68636)

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 27th day of October, 2020, by and between **MARJORIE P. O'LOUGHLIN**, an unmarried widow, whose address is 1925 State Road 207, St. Augustine, Florida 32086 ("**Grantor**"), and **HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA, LLC**, a Florida limited liability company, whose address is 200 Business Park Circle, Suite 105, St. Augustine, Florida 32095 ("**Grantee**").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever that certain land (the "**Land**") situated in St. Johns County, Florida, to wit:

See **Exhibit "A"** attached hereto and by this reference made a part hereof,

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "**Property**"), subject to the permitted encumbrances set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof (the "**Permitted Encumbrances**"), reference to which shall not operate to reimpose the same.

To have and to hold the Property in fee simple forever.

Except for the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

The land described herein is not the homestead of the Grantor, and the Grantor nor anyone for whose support the Grantor is responsible resides on or adjacent to said land.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

"GRANTOR"

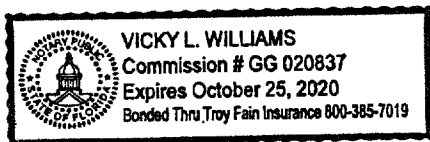
Ellen Avery Smith
Name: Ellen Avery Smith

Marjorie P. O'Loughlin
Marjorie P. O'Loughlin

Courtney P. Gaver
Name: Courtney P. Gaver

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 22nd day of October, 2020, by Marjorie P. O'Loughlin. She (check one) ☒ is personally known to me or ☐ has produced a valid driver's license as identification.



Vicky L. Williams
Notary Public, State and County aforesaid
Name: _____
Commission Expires: _____
My Commission Number is: _____

EXHIBIT "A"
Legal Description

The Land referred to herein below is situated in the County of St. Johns, State of Florida, and is described as follows:

A PORTION OF SECTIONS 3, 9, 10, 15, 21, 22 AND 27, TOWNSHIP 8 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF SAID SECTIONS 3, 10, 15, 22 AND 27, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALL LYING EASTERLY OF INTERSTATE No. 95 (STATE ROAD No. 9) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE PROJECT No. 78080-2443, AND SOUTHERLY OF STATE ROAD No. 207 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78050-2516, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWESTERLY CORNER OF SAID SECTION 15, SAME BEING THE SOUTHEAST CORNER OF AFOREMENTIONED SECTION 9, AND THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 10; THENCE NORTH 00°28'14" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, 2782.48 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING JUST DESCRIBED THENCE NORTH 00°28'14" WEST CONTINUE ALONG SAID WESTERLY LINE OF SECTION 10, 1297.06 FEET; THENCE NORTH 63°17'43" EAST, ALONG A SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 941, PAGE 1631, 1407.40 FEET TO A SOUTHERLY CORNER OF SAID LANDS; THENCE SOUTH 10°58'14" EAST, ALONG A WESTERLY LINE OF SAID LANDS, 216.57 FEET TO A SOUTHERLY CORNER OF SAID LANDS; THENCE NORTH 63°20'19" EAST, ALONG A SOUTHERLY LINE OF SAID LANDS, 474.51 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS; THENCE NORTH 9°26'58" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, 670.61 FEET TO AN EASTERLY CORNER OF SAID LANDS; THENCE NORTH 11°01'30" WEST, CONTINUING ALONG SAID EASTERLY LINE, 861.29 FEET TO AN EASTERLY CORNER OF SAID LANDS; THENCE NORTH 53°32'12" WEST, ALONG A NORTHEASTERLY LINE OF SAID LANDS AND ITS NORTHWESTERLY PROLONGATION, 412.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED STATE ROAD No. 207; THENCE NORTH 36°30'28" EAST, ALONG SAID RIGHT OF WAY LINE, 126.47 FEET; THENCE NORTH 36°25'28" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 80.83 FEET; THENCE SOUTH 53°34'32" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 5.00 FEET; THENCE NORTH 36°25'28" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 350.00 FEET; THENCE NORTH 53°34'32" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE; 5.00 FEET; THENCE NORTH 36°25'28" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE; 400.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 17,261.46 FEET AND A

CENTRAL ANGLE OF $1^{\circ}39'36''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID RIGHT OF WAY LINE, 500.07 FEET, TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $35^{\circ}35'40''$ EAST, 500.05 FEET; THENCE SOUTH $53^{\circ}34'32''$ EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE AND NON-TANGENT TO LAST DESCRIBED CURVE, 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 17,263.73 FEET AND A CENTRAL ANGLE OF $0^{\circ}44'03''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID RIGHT OF WAY LINE, 221.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $34^{\circ}23'52''$ EAST, 221.21 FEET; THENCE NORTH $34^{\circ}10'01''$ EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 81.46 FEET; THENCE NORTH $53^{\circ}34'32''$ WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 17,118.73 FEET AND A CENTRAL ANGLE OF $0^{\circ}23'39''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID RIGHT OF WAY LINE, 117.76 FEET, TO THE END OF SAID CURVE; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $34^{\circ}30'03''$ EAST, 117.76 FEET; THENCE NORTH $88^{\circ}58'38''$ EAST, DEPARTING SAID RIGHT OF WAY LINE, 439.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF AFOREMENTIONED SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTH $00^{\circ}41'36''$ WEST, ALONG THE EASTERLY LINE OF JUST MENTIONED SOUTHWEST CORNER, 2,670.13 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH $89^{\circ}32'48''$ EAST, ALONG THE NORTHERLY LINE OF AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 29 EAST, 2,626.79 FEET TO THE NORTHEAST CORNER OF SAID SECTION 10, SAME BEING THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH $00^{\circ}36'49''$ EAST, ALONG THE EAST LINE OF SAID SECTION 10, 2,622.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10, THENCE SOUTH $00^{\circ}33'09''$ EAST, CONTINUING ALONG SAID EASTERLY LINE OF SECTION 10, 2,662.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10, SAME BEING THE NORTHEAST CORNER OF AFOREMENTIONED SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTH $00^{\circ}41'40''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, 2658.14 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH $01^{\circ}04'19''$ EAST, CONTINUING ALONG SAID EASTERLY LINE OF SECTION 15, 2,650.87 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15, SAME BEING THE NORTHEAST CORNER OF AFOREMENTIONED SECTION 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTH $00^{\circ}32'49''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 22, 5,219.98 FEET TO THE SOUTHEASTERLY CORNER OF SAID SECTION 22, SAME BEING THE NORTHEASTERLY CORNER OF AFOREMENTIONED SECTION 27, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE SOUTH $00^{\circ}27'02''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 27, 1,379.33 FEET TO THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF AFOREMENTIONED INTERSTATE No. 95 (STATE ROAD. 9); THENCE NORTH $19^{\circ}06'50''$ WEST, ALONG JUST MENTIONED LIMITED ACCESS RIGHT OF WAY LINE, 7,521.74 FEET; THENCE NORTH $70^{\circ}53'10''$ EAST, CONTINUING

ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, 120.00 FEET; THENCE NORTH 19°06'50" WEST, CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, 2,583.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 17,458.76 FEET AND A CENTRAL ANGLE OF 2°25'15"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, 737.69 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°19'28" WEST, 737.63 FEET; THENCE SOUTH 68°27'55" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE AND NON-TANGENT TO LAST DESCRIBED CURVE, 120.00 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 17,338.76 FEET AND A CENTRAL ANGLE OF 01°35'47"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 483.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°19'59" WEST, 483.06 FEET; THENCE NORTH 23°07'52" WEST, CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, 4,291.23 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2280, PAGE 549-555 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SUBJECT TO A 60' EASEMENT PER OFFICIAL RECORDS BOOK 1114, PAGES 264-267, A ACCESS EASEMENT PER OFFICIAL RECORDS BOOK 2280, PAGE 259, A 50' ACCESS EASEMENT PER OFFICIAL RECORDS BOOK 1289, PAGE 370 AND A 25' CONSERVATION EASEMENT PER OFFICIAL RECORDS BOOK 3543, PAGE 1446.

PARCEL 2:

A PORTION OF SAID SECTIONS 9, 15, 22 AND 27, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALL LYING WESTERLY OF INTERSTATE No. 95 (STATE ROAD No. 9) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE PROJECT No. 78080-2443, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF SAID SECTION 15, SAME BEING THE SOUTHEAST CORNER OF AFOREMENTIONED SECTION 9, AND THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 10, THENCE NORTH 89°20'00" EAST, ALONG THE NORTHERLY LINE OF JUST MENTIONED SECTION 15, 835.24 FEET TO THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF AFOREMENTIONED INTERSTATE No. 95 (STATE ROAD No.9); THENCE SOUTH 23°07'52" EAST, DEPARTING SAID NORTHERLY LINE OF SECTION 15, AND ALONG JUST MENTIONED WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, 1,404.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17,037.87 FEET AND A CENTRAL ANGLE OF 4°01'03"; THENCE SOUTHERLY, CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 1,194.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°07'21" EAST, 1,194.41 FEET; THENCE SOUTH 19°06'50" EAST, CONTINUING ALONG SAID LIMITED ACCESS

RIGHT OF WAY LINE, 10,993.39 FEET TO A POINT ON THE EASTERLY LINE OF AFOREMENTIONED SECTION 27; THENCE SOUTH 02°27'02" EAST, DEPARTING SAID LIMITED ACCESS RIGHT OF WAY LINE, AND ALONG JUST MENTIONED EASTERLY LINE OF SECTION 27, 345.09 FEET, THENCE SOUTH 0°15'38" EAST, 2,597.42 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°43'21" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 27, 5,200.91 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 1°05'01" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 27, 5,222.36 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, SAME BEING THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 22; THENCE NORTH 0°40'31" WEST, ALONG THE WESTERLY LINE OF JUST MENTIONED SECTION 22, 1,725.38 FEET TO THE SOUTHEASTERLY LINE OF A 40 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1301, PAGE 1825 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 58°46'09" EAST, ALONG THE SOUTHERLY LINE OF JUST MENTIONED EASEMENT, 1,437.19 FEET; THENCE NORTH 01°33'48" EAST, ALONG THE EASTERLY LINE OF SAID EASEMENT, 985.69 FEET; THENCE NORTH 22°40'05" WEST, CONTINUING ALONG SAID EASTERLY EASEMENT LINE, 700.41 FEET; THENCE NORTH 15°01'30" WEST, CONTINUING ALONG SAID EASTERLY EASEMENT LINE, 1,273.24 FEET; THENCE NORTH 03°10'04" WEST, CONTINUING ALONG SAID EASTERLY EASEMENT LINE, 561.05 FEET; THENCE NORTH 72°31'02" WEST, CONTINUING ALONG SAID EASTERLY EASEMENT LINE, 189.54 FEET; THENCE NORTH 05°12'25" WEST, CONTINUING ALONG SAID EASTERLY EASEMENT LINE, 1,667.14 FEET; THENCE NORTH 05°19'49" WEST, CONTINUING ALONG SAID EASTERLY EASEMENT LINE, 306.67 FEET; THENCE SOUTH 89°50'13" WEST, CONTINUING ALONG SAID EASTERLY EASEMENT LINE, 340.83 FEET TO A POINT LYING ON THE WESTERLY LINE OF AFOREMENTIONED SECTION 15, THENCE NORTH 00°46'15" WEST, CONTINUING ALONG SAID EASTERLY EASEMENT LINE, AND ALONG JUST MENTIONED WESTERLY LINE OF SECTION 15, 2,486.30 FEET TO THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3783, PAGE 782 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 38°40'19" WEST, DEPARTING SAID WESTERLY LINE OF SECTION 15, AND ALONG THE SOUTHERLY LINE OF JUST MENTIONED LANDS, 102.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 52°24'41; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, AND JUST MENTIONED SOUTHERLY LINE, 384.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°52'40" WEST, 370.94 FEET; THENCE SOUTH 88°55'00" WEST, ALONG SAID SOUTH LINE, 1,448.60 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS, SAID SOUTHWESTERLY CORNER LYING ON THE EASTERLY LINE OF CYPRESS LAKES, PHASE 1, AS RECORDED IN MAP BOOK 22, PAGES 1 THROUGH 5, OF SAID PUBLIC RECORDS, AND LYING ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 777.81 FEET AND A CENTRAL ANGLE OF 6°08'39"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE WESTERLY LINE OF SAID LANDS AS RECORDED IN OFFICIAL RECORDS BOOK

3783, PAGE 782 OF SAID PUBLIC RECORDS, AND THE EASTERLY LINE OF SAID CYPRESS LAKES PHASE 1, 83.41 FEET TO THE END OF SAID CURVE AND THE NORTHWEST CORNER OF JUST MENTIONED LANDS, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°15'39" EAST, 83.37 FEET; THENCE NORTH 88°55'00" EAST, ALONG A LINE NON-TANGENT TO JUST DESCRIBED CURVE AND DEPARTING SAID EASTERLY LINE OF CYPRESS LAKES, PHASE 1, AND ALONG THE NORTHERLY LINE OF SAID LANDS, 1425.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 52°24'29"; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, 457.35 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°52'46" EAST, 441.57 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20' UTILITY EASEMENT PER OFFICIAL RECORDS BOOK 2609, PAGE 717, A 50' FP&L EASEMENT PER OFFICIAL RECORDS BOOK 4454, PAGE 577-588, 50' FP&L EASEMENT PER OFFICIAL RECORDS BOOK 3123, PAGES 94-102, A 50' FP&L EASEMENT PER OFFICIAL RECORDS BOOK 3134 PAGES 1143-1153.

PARCEL 3:

A PORTION OF SAID SECTION 21, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, SAID TOWNSHIP 8 SOUTH, RANGE 29 EAST, THENCE SOUTH 89°19'24" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 21, 5,242.69 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 00° 45'56" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 21, 5,255.37 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°36'16" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 21, 2,627.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 89°29'28" EAST, CONTINUING ALONG SAID NORTHERLY LINE, 566.44 FEET TO A POINT ON THE WESTERLY LINE OF CYPRESS LAKES UNIT TWO A, AS RECORDED IN MAP BOOK 51, PAGE 59-65, OF AFOREMENTIONED PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 14°50'59" EAST, ALONG JUST DESCRIBED WESTERLY LINE, 2,352.76 FEET TO A SOUTHWESTERLY CORNER OF SAID CYPRESS LAKES, UNIT TWO A; THENCE SOUTH 14°51'34" EAST, ALONG A WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1552, PAGE 1805-1820 & OFFICIAL RECORDS BOOK 1557, PAGES 1302-1309, AND THE WESTERLY LINE OF CYPRESS LAKES, UNIT FIVE, AS RECORDED IN MAP BOOK 55, PAGES 91-96, OF SAID PUBLIC RECORDS, 1,323.14 FEET; THENCE SOUTH 78°39'52" WEST, CONTINUING ALONG SAID WESTERLY LINE OF CYPRESS LAKES, UNIT FIVE, 49.33 FEET; THENCE SOUTH 20°56'06" EAST, CONTINUING ALONG SAID WESTERLY LINE OF CYPRESS LAKES, UNIT FIVE, 1,763.30 FEET; THENCE NORTH 89°33'39" EAST, ALONG THE SOUTHERLY LINE OF SAID CYPRESS LAKES, UNIT FIVE, 516.70 FEET; THENCE NORTH 00°31'00" WEST, ALONG THE EASTERLY LINE OF SAID CYPRESS LAKES, UNIT FIVE, 1,671.02 FEET; THENCE NORTH 58°49'03" EAST, DEPARTING JUST MENTIONED EASTERLY LINE, AND ALONG A SOUTHERLY LINE OF A 40'

INGRESS / EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1301, PAGE 1825-1834, 84.70 FEET TO A POINT ON THE EASTERLY LINE OF AFOREMENTIONED SECTION 21; THENCE SOUTH 00°40'31" EAST, ALONG SAID EASTERLY LINE OF SECTION 21, 1,725.38 FEET TO THE POINT OF BEGINNING.

COPY

EXHIBIT "B"
Permitted Encumbrances

1. Oil Gas and Mineral Reservation set forth in Deed recorded in Deed Book 191, page 5, Deed Book 191, page 10, and Deed Book 194, page 582 (Section 10), without the right of entry.
2. Timber - Cutting Agreement to Hudson Pulp and Paper as recorded in Deed Book 230, page 16, as amended in Deed Book 238, page 183, and Official Records Book 8, page 355, and as shown in Map Book 10, page 13.
3. Florida Power & Light Easement in Deed Book 78, page 327 (Section 3).
4. Easement in Book 208, page 470 as affected by Agreement recorded in Book 757, page 1423, and by Settlement Agreement set forth in Notice of Voluntary Dismissal with Prejudice recorded in Book 1169, page 716.
5. Perpetual Easement reserved in Book 208, page 499 (Section 21).
6. Terms set forth in Settlement Agreement in Notice of Voluntary Dismissal with Prejudice recorded in Book 1169, Page 716.
7. Subject to Prohibition set forth in Special Warranty Deed recorded in Book 1294, Page 1431.
8. Drainage Easement recorded in Book 1289, Page 362.
9. Terms Conditions together with provisions set forth in Timber Deed which contains a Perpetual Easement recorded in Book 757, Page 1429.
10. Terms of Maintenance Operation and Repair of Non-Exclusive Easement Agreement recorded in Book 1301, Page 1825 (Sections 9 and 16).
11. Deed of Easement recorded in Book 1144, Page 264 (Section 3).
12. Easement for Utilities by the School Board of St. Johns County, Florida recorded in Book 2280, Page 569 (Section 3).
13. Easement for Utilities to St. Johns County recorded in Book 2609, Page 717 (Section 3).
14. Non-Exclusive Easement to Florida Power & Light Company recorded in Book 3123, Page 94, together with subordination of interest of Plum Creek Timberlands, LP, Plum Creek Timber I, LLC, Plum Creek Timber Company, Inc., successor to Hudson Pulp & Paper Co. in Book 3134, page 1143.
15. Access Easement to Florida Power & Light Company recorded in Book 4454, Page 577, together with subordination of interest by Plum Creek Timberlands, LP, Plum Creek Timber I, LLC, Plum Creek Timber Company, Inc., successor to Hudson Pulp & Paper Co., in Book 3134, page 1143 (Section 15).
16. Stipulated Final Judgment (Parcel 111) in Book 2138, page 1856.
17. Subject to Rights , if any, as to Easements created in Deed recorded in Book 245, Page 590 (as to Section 10).

18. Rights of others by use or otherwise in and to easements over any portion of subject lands.
19. The public records do not show any legal right of access to or from the land, and, by reason thereof, the Company does not insure any right of access to and from the insured property. (as to Parcel 3 described herein).
20. The rights of others to cross the lands for purposes of ingress and egress to adjoining lands.
21. The following matters shown on survey by Geomatics Corp., dated August 21, 2018, last revised August 31, 2020:
 - a) Trail roads traversing the land in various locations and any associated rights of others in and to the use of said roads
 - b) Drainage ditch on Easterly side of I-95 (sheet 2)
 - c) Billboards as indicated near the Easterly and Westerly boundaries of I-95
 - d) Fences offline and fence encroachments in various locations as indicated
 - e) Concrete headwalls with box culverts on Westerly boundary of I-95 (sheets 3 and 5)
 - f) Ditch along Westerly boundary (see sheet 5)
 - g) Various Right of Way monument encroachments as indicated
 - h) Ditch traversing the land as shown on sheets 5, 6 and 7 and referenced in Note #4All of the above-cited documents are recorded in the Public Records of St. Johns County, Florida.

St. Johns County, FL

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Homestead Compliance

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Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1360900005
Location	STATE ROAD 207
Address	SAINT AUGUSTINE 32086-0000
Neighborhood	M&B 207/95 area east and west along 95 (DEV) (6651.69)
Tax	13-A ALL SW1/4 LYING E OF SR 207 (EX PTS IN OR71/287 OR346/610
Description*	612 & OR349/352) (EX PTS TO SCHOOL BOARD IN OR941/ 1361 & 1365) (EX ADD'L R/W SR 207 OR1143/1206) OR5084/338 & 5084/380 & 5084/391 & 5084/504 & 5084/511 & 5084/518 & 5084/525 & 5084/532 & 5084/539 & 5084/546
	*The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	3-8-29
District	County (District 300)
Millage Rate	13.4686
Acreage	63.040
Homestead	N



Owner Information

HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
100%
200 BUSINESS PARK CIR STE 105
SAINT AUGUSTINE, FL 32095-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$357,205.00
Agricultural (Assessed) Value	\$16,880.00
Agricultural (Market) Value	\$357,205.00
Just Market	\$357,205.00
Total Deferred	\$0.00
Assessed Value	\$16,880.00
Total Exemptions	\$0.00
Taxable Value	\$16,880.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Assessed Value
2025	\$0	\$0	\$357,205	\$357,205	\$18,001	\$18,001
2024	\$0	\$0	\$357,205	\$357,205	\$18,001	\$18,001
2023	\$0	\$0	\$357,205	\$357,205	\$18,001	\$18,001
2022	\$0	\$0	\$707,405	\$707,405	\$16,250	\$16,250
2021	\$0	\$0	\$269,655	\$269,655	\$16,250	\$16,250
2020	\$0	\$0	\$300,134	\$300,134	\$13,860	\$13,860
2019	\$0	\$0	\$286,690	\$286,690	\$13,860	\$13,860
2018	\$0	\$0	\$286,690	\$286,690	\$12,259	\$12,259
2017	\$0	\$0	\$286,690	\$286,690	\$12,259	\$12,259
2016	\$0	\$0	\$286,690	\$286,690	\$12,259	\$12,259
2015	\$0	\$0	\$286,690	\$286,690	\$12,259	\$12,259

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	35.02	AC	\$14,358
Timberlands Wetlands	0	0	28.02	AC	\$2,522
Market Ag Uplands	0	0	35.02	AC	\$350,200
Market Ag Wetlands	0	0	28.02	AC	\$7,005

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	546	U	V	YOUNG GARY E ESTATE	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	539	U	V	NORRIS SALLIE YOUNG	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	532	U	V	BAKER SUSAN YOUNG	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	525	U	V	YOUNG ROBERT A	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	518	U	V	VAN SICKLE JESSIE MARIE ESTATE	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	511	U	V	PARRISH LEWIS E TRUST D:12-06-1984	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	504	U	V	O'LOUGHLIN MARJORIE P	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$0.00	WARRANTY DEED	5084	391	U	V	O'LOUGHLIN MARJORIE P	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$0.00	TRUSTEES DEED	5084	380	U	V	PARRISH LEWIS E TRUST D:12-06-1984	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$18,000,000.00	WARRANTY DEED	5084	338	Q	V	PARRISH PROPERTIES	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	12/6/1984	\$0.00	OTHER INSTRUMENT	726	11	U	V	PARRISH LEWIS E	PARRISH PROPERTIES TRUST

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

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St. Johns County, FL

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2024 TRIM Notice

2024 TRIM Notice (PDF)

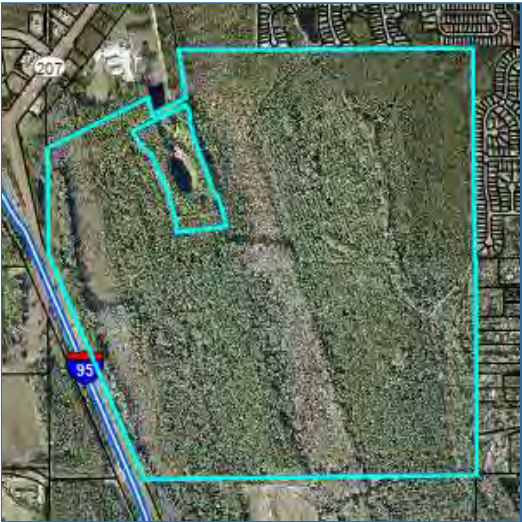
Summary

Parcel ID	1366400000	No Image Available
Location	STATE ROAD 207	
Address	SAINT AUGUSTINE 32086-0000	
Neighborhood	M&B 207/95 area east and west along 95 (DEV) (6651.69)	
Tax	1 ALL (EX R/W OF RD 207 IN DB228/573 & 18.3 AC IN R/W OF I-95 & 3.4 AC IN OR71/287 & 19.26 AC IN OR245/590) (EX PT TO SCHOOL BOARD IN OR941/1631) (EX PT IN OR2280/549) MB10/13 - LEASED OR5084/338 & 5084/380 & 5084/391 & 5084/504 & 5084/511 & 5084/518 & 5084/525 & 5084/532 & 5084/539 & 5084/546	
Description*	*The Description above is not to be used on legal documents.	
Property Use Code	Timberland 80-89 (5500)	
Subdivision	N/A	
Sec/Twp/Rng	10-8-29	
District	County (District 300)	
Millage Rate	13.4686	
Acreage	552.370	
Homestead	N	

Owner Information

HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
100%
200 BUSINESS PARK CIR STE 105
SAINT AUGUSTINE, FL 32095-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$4,062,035.00
Agricultural (Assessed) Value	\$178,477.00
Agricultural (Market) Value	\$4,061,925.00
Just Market	\$4,062,035.00
Total Deferred	\$30.00
Assessed Value	\$178,557.00
Total Exemptions	\$0.00
Taxable Value	\$178,557.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Assessed Value
2025	\$0	\$0	\$4,062,035	\$4,061,925	\$184,465	\$184,538
2024	\$0	\$0	\$4,062,035	\$4,061,925	\$184,465	\$184,531
2023	\$0	\$0	\$4,062,035	\$4,061,925	\$184,465	\$184,525
2022	\$0	\$0	\$3,055,855	\$3,055,800	\$164,343	\$164,398
2021	\$0	\$0	\$3,055,711	\$3,055,653	\$159,733	\$159,791
2020	\$0	\$0	\$2,938,224	\$2,938,224	\$158,980	\$158,980
2019	\$0	\$0	\$2,883,134	\$2,883,134	\$158,980	\$158,980
2018	\$0	\$0	\$2,883,134	\$2,883,134	\$133,601	\$133,601
2017	\$0	\$0	\$2,883,134	\$2,883,134	\$133,601	\$133,601
2016	\$0	\$0	\$2,883,134	\$2,883,134	\$133,601	\$133,601
2015	\$0	\$0	\$1,461,242	\$1,461,242	\$133,601	\$133,601

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Conservation Easements	0	0	0.22	AC	\$110
Timberlands Wetlands	0	0	149.7	AC	\$13,473
Timberland 80-89	0	0	402.45	AC	\$165,004
Market Ag Wetlands	0	0	149.7	AC	\$37,425
Market Ag Uplands	0	0	402.45	AC	\$4,024,500

Sale Information

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Recording		Instrument							
Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	546	U	V	YOUNG GARY E ESTATE	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	539	U	V	NORRIS SALLIE YOUNG	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$0.00	QUIT CLAIM DEED	5084	532	U	V	BAKER SUSAN YOUNG	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	525	U	V	YOUNG ROBERT A	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	518	U	V	VAN SICKLE JESSIE MARIE ESTATE	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	511	U	V	PARRISH LEWIS E TRUST D:12-06-1984	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$100.00	QUIT CLAIM DEED	5084	504	U	V	O'LOUGHLIN MARJORIE P	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$0.00	WARRANTY DEED	5084	391	U	V	O'LOUGHLIN MARJORIE P	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$0.00	TRUSTEES DEED	5084	380	U	V	PARRISH LEWIS E TRUST D:12-06-1984	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
10/29/2020	10/27/2020	\$18,000,000.00	WARRANTY DEED	5084	338	Q	V	PARRISH PROPERTIES	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC

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

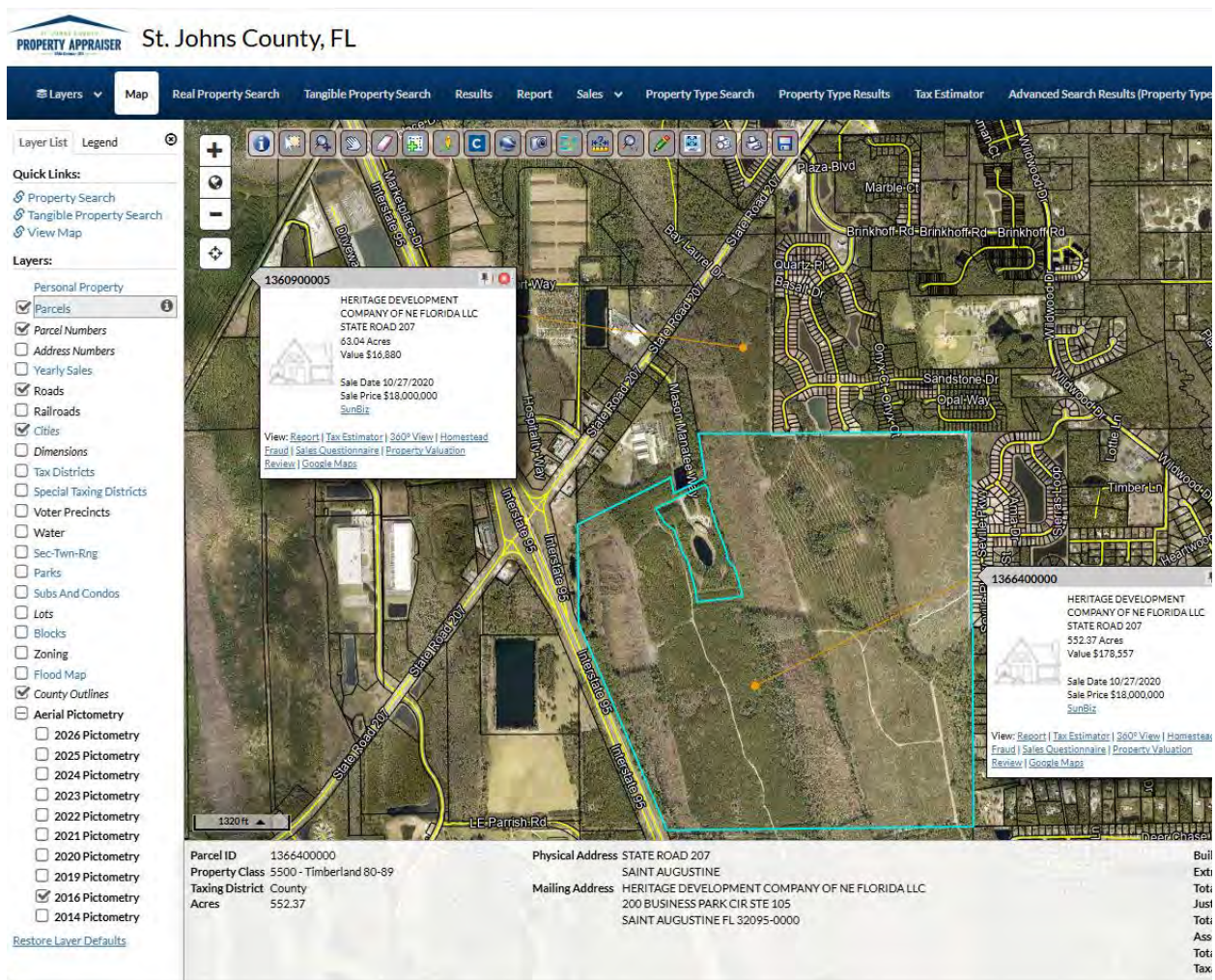
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St. Johns County, FL

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- ☐ Voter Precincts
- ☐ Water
- ☐ Sec-Twn-Rng
- ☐ Parks
- ☐ Subs And Condos
- ☐ Lots
- ☐ Zoning
- ☐ Flood Map
- ☒ County Outlines
- ☐ Aerial Pictometry
 - ☐ 2026 Pictometry
 - ☐ 2025 Pictometry
 - ☐ 2024 Pictometry
 - ☐ 2023 Pictometry
 - ☐ 2022 Pictometry
 - ☐ 2021 Pictometry
 - ☒ 2020 Pictometry
 - ☐ 2019 Pictometry
 - ☐ 2016 Pictometry
 - ☐ 2014 Pictometry

Parcel ID	Physical Address	Mailing Address
1366400000	STATE ROAD 207 SAINT AUGUSTINE	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC 200 BUSINESS PARK CIR STE 105 SAINT AUGUSTINE FL 32095-0000
1366400000	STATE ROAD 207 SAINT AUGUSTINE	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC 200 BUSINESS PARK CIR STE 105 SAINT AUGUSTINE FL 32095-0000

St. Johns County Property Appraiser – 2024 Pictometry

St. Johns County, FL

Layers Map Real Property Search Tangible Property Search Results Report Sales Property Type Search Property Type Results Tax Estimator Advanced Search Results (Property Type)

Layer List Legend

Quick Links:

- Property Search
- Tangible Property Search
- View Map

Layers:

Personal Property

- ☒ Parcels
- ☒ Parcel Numbers
- ☐ Address Numbers
- ☐ Yearly Sales
- ☒ Roads
- ☐ Railroads
- ☒ Cities
- ☐ Dimensions
- ☐ Tax Districts
- ☐ Special Taxing Districts
- ☐ Voter Precincts
- ☐ Water
- ☐ Sec-Twn-Ring
- ☐ Parks
- ☐ Subs And Condos
- ☐ Lots
- ☐ Blocks
- ☐ Zoning
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 - ☐ 2022 Pictometry
 - ☐ 2021 Pictometry
 - ☒ 2020 Pictometry
 - ☐ 2019 Pictometry
 - ☐ 2016 Pictometry
 - ☐ 2014 Pictometry

[Restore Layer Defaults](#)

1360900005

HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
STATE ROAD 207
69.04 Acres
Value \$16,880

Sale Date 10/27/2020
Sale Price \$18,000,000
[SunBiz](#)

[View Report](#) | [Tax Estimator](#) | [360° View](#) | [Homestead Fraud](#) | [Sales Questionnaire](#) | [Property Valuation Review](#) | [Google Maps](#)

1366400000

HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC
STATE ROAD 207
552.37 Acres
Value \$178,357

Sale Date 10/27/2020
Sale Price \$18,000,000
[SunBiz](#)

[View Report](#) | [Tax Estimator](#) | [360° View](#) | [Homestead Fraud](#) | [Sales Questionnaire](#) | [Property Valuation Review](#) | [Google Maps](#)

Parcel ID	1366400000	Physical Address	STATE ROAD 207	Built
Property Class	5500 - Timberland 80-89		SAINT AUGUSTINE	Extri
Taxing District	County	Mailing Address	HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC	Total
Acres	552.37		200 BUSINESS PARK CIR STE 105	Just
			SAINT AUGUSTINE FL 32095-0000	Total
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				Total
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St. Johns County Property Appraiser – 2026 Pictometry



St. Johns County, FL

Layers

Map

Real Property Search

Tangible Property Search

Results

Report

Sales

Property Type Search

Property Type Results

Tax Estimator

Advanced Search Results (Property Type F

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Legend

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Personal Property

☒ Parcels

☒ Parcel Numbers

☐ Address Numbers

☐ Yearly Sales

☒ Roads

☒ Railroads

☒ Cities

☐ Dimensions

☐ Tax Districts

☐ Special Taxing Districts

☐ Voter Precincts

☐ Water

☐ Sec-Twn-Rng

☐ Parks

☐ Subs And Condos

☐ Lots

☐ Blocks

☐ Zoning

☐ Flood Map

☒ County Outlines

Aerial Pictometry

☒ 2026 Pictometry

☐ 2025 Pictometry

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☐ 2023 Pictometry

☐ 2022 Pictometry

☐ 2021 Pictometry

☐ 2020 Pictometry

☐ 2019 Pictometry

☐ 2016 Pictometry

☐ 2014 Pictometry

[Restore Layer Defaults](#)

1360900005

HERITAGE DEVELOPMENT
COMPANY OF NE FLORIDA LLC
STATE ROAD 207
63.04 Acres
Value \$16.880
Sale Date 10/27/2020
Sale Price \$18,000,000
[SunBiz](#)

[View Report](#) | [Tax Estimator](#) | [360° View](#) | [Homestead](#)
[Fraud](#) | [Sales Questionnaire](#) | [Property Valuation](#)
[Review](#) | [Google Maps](#)

1366400000

HERITAGE DEVELOPMENT
COMPANY OF NE FLORIDA LLC
STATE ROAD 207
552.37 Acres
Value \$178.557
Sale Date 10/27/2020
Sale Price \$18,000,000
[SunBiz](#)

[View Report](#) | [Tax Estimator](#) | [360° View](#) | [Homestead](#)
[Fraud](#) | [Sales Questionnaire](#) | [Property Valuation](#)
[Review](#) | [Google Maps](#)

Parcel ID 1366400000

Property Class 5500 - Timberland 80-89

Taxing District County

Acres 552.37

Physical Address STATE ROAD 207

SAINT AUGUSTINE

Mailing Address HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC

200 BUSINESS PARK CIR STE 105

SAINT AUGUSTINE FL 32095-0000

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Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Alachua County	298,485	20,017	278,468	1,019	297,466
Alachua	11,353	779	10,574	0	11,353
Archer	1,135	-5	1,140	0	1,135
Gainesville	151,275	10,190	141,085	628	150,647
Hawthorne	1,494	16	1,478	0	1,494
High Springs	7,131	916	6,215	0	7,131
La Crosse	306	-10	316	0	306
Micanopy	666	18	648	0	666
Newberry	9,553	2,211	7,342	0	9,553
Waldo	857	11	846	0	857
UNINCORPORATED	114,715	5,891	108,824	391	114,324
Baker County	29,139	880	28,259	1,223	27,916
Glen St. Mary	491	28	463	0	491
Macclenny	8,162	858	7,304	0	8,162
UNINCORPORATED	20,486	-6	20,492	1,223	19,263
Bay County	199,950	24,734	175,216	1,136	198,814
Callaway	15,157	2,112	13,045	0	15,157
Lynn Haven	21,733	3,038	18,695	0	21,733
Mexico Beach	1,402	486	916	0	1,402
Panama City	38,078	5,139	32,939	165	37,913
Panama City Beach	19,581	1,487	18,094	0	19,581
Parker	4,608	598	4,010	0	4,608
Springfield	9,213	1,138	8,075	0	9,213
UNINCORPORATED	90,178	10,736	79,442	971	89,207
Bradford County	27,668	-635	28,303	2,103	25,565
Brooker	305	-17	322	0	305
Hampton	498	47	451	0	498
Lawtey	708	72	636	0	708
Starke	6,174	378	5,796	12	6,162
UNINCORPORATED	19,983	-1,115	21,098	2,091	17,892
Brevard County	667,900	61,288	606,612	156	667,744
Cape Canaveral	9,987	15	9,972	0	9,987
Cocoa	21,518	2,477	19,041	0	21,518
Cocoa Beach	11,361	7	11,354	0	11,361
Grant-Valkaria	5,859	1,350	4,509	0	5,859
Indialantic	3,009	-1	3,010	0	3,009
Indian Harbour Beach	8,998	-21	9,019	0	8,998
Malabar	3,136	187	2,949	0	3,136
Melbourne	88,499	3,821	84,678	0	88,499
Melbourne Beach	3,334	103	3,231	0	3,334
Melbourne Village	691	10	681	0	691
Palm Bay	146,929	27,169	119,760	0	146,929
Palm Shores	1,189	-11	1,200	0	1,189
Rockledge	30,554	2,876	27,678	0	30,554
Satellite Beach	11,493	267	11,226	0	11,493
Titusville	51,158	2,369	48,789	82	51,076
West Melbourne	32,372	6,448	25,924	0	32,372
UNINCORPORATED	237,813	14,222	223,591	74	237,739

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Broward County	1,993,535	49,160	1,944,375	894	1,992,641
Coconut Creek	57,933	100	57,833	0	57,933
Cooper City	35,011	610	34,401	5	35,006
Coral Springs	136,062	1,668	134,394	0	136,062
Dania Beach	34,034	2,311	31,723	0	34,034
Davie	107,914	2,223	105,691	41	107,873
Deerfield Beach	87,712	853	86,859	0	87,712
Fort Lauderdale	192,338	9,578	182,760	63	192,275
Hallandale Beach	41,819	602	41,217	0	41,819
Hillsboro Beach	1,978	-9	1,987	0	1,978
Hollywood	156,997	3,930	153,067	0	156,997
Lauderdale-By-The-Sea	6,187	-11	6,198	0	6,187
Lauderdale Lakes	36,647	693	35,954	0	36,647
Lauderhill	74,772	290	74,482	0	74,772
Lazy Lake	31	-2	33	0	31
Lighthouse Point	10,454	-32	10,486	0	10,454
Margate	58,727	15	58,712	0	58,727
Miramar	140,807	6,086	134,721	0	140,807
North Lauderdale	44,888	94	44,794	0	44,888
Oakland Park	46,465	2,236	44,229	0	46,465
Parkland	38,427	3,757	34,670	0	38,427
Pembroke Park	6,056	-204	6,260	0	6,056
Pembroke Pines	171,413	235	171,178	623	170,790
Plantation	98,437	6,687	91,750	0	98,437
Pompano Beach	115,813	3,767	112,046	116	115,697
Sea Ranch Lakes	540	0	540	0	540
Southwest Ranches	7,783	176	7,607	0	7,783
Sunrise	98,310	975	97,335	0	98,310
Tamarac	73,563	1,666	71,897	0	73,563
Weston	68,311	204	68,107	0	68,311
West Park	15,315	185	15,130	0	15,315
Wilton Manors	11,497	71	11,426	0	11,497
UNINCORPORATED	17,294	406	16,888	46	17,248
Calhoun County	13,655	7	13,648	1,135	12,520
Altha	520	24	496	0	520
Blountstown	2,231	-35	2,266	0	2,231
UNINCORPORATED	10,904	18	10,886	1,135	9,769
Charlotte County	223,430	36,583	186,847	1,285	222,145
Punta Gorda	20,446	975	19,471	0	20,446
UNINCORPORATED	202,984	35,608	167,376	1,285	201,699
Citrus County	166,500	12,657	153,843	126	166,374
Crystal River	3,271	-125	3,396	0	3,271
Inverness	7,937	394	7,543	0	7,937
UNINCORPORATED	155,292	12,388	142,904	126	155,166
Clay County	238,605	20,360	218,245	0	238,605
Green Cove Springs	10,275	489	9,786	0	10,275
Keystone Heights	1,471	25	1,446	0	1,471
Orange Park	9,158	69	9,089	0	9,158
Penney Farms	835	14	821	0	835
UNINCORPORATED	216,866	19,763	197,103	0	216,866

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Collier County	413,314	37,562	375,752	22	413,292
Everglades	378	26	352	0	378
Marco Island	16,194	434	15,760	0	16,194
Naples	19,089	-26	19,115	0	19,089
UNINCORPORATED	377,653	37,128	340,525	22	377,631
Columbia County	72,388	2,690	69,698	3,380	69,008
Fort White	664	46	618	0	664
Lake City	12,579	250	12,329	293	12,286
UNINCORPORATED	59,145	2,394	56,751	3,087	56,058
DeSoto County	35,947	1,971	33,976	2,433	33,514
Arcadia	8,002	582	7,420	0	8,002
UNINCORPORATED	27,945	1,389	26,556	2,433	25,512
Dixie County	17,217	458	16,759	1,569	15,648
Cross City	1,748	59	1,689	0	1,748
Horseshoe Beach	114	-51	165	0	114
UNINCORPORATED	15,355	450	14,905	1,569	13,786
Duval County	1,079,044	83,477	995,567	495	1,078,549
Atlantic Beach	13,524	11	13,513	0	13,524
Baldwin	1,425	29	1,396	0	1,425
Jacksonville	1,032,601	82,990	949,611	495	1,032,106
Jacksonville Beach	24,253	423	23,830	0	24,253
Neptune Beach	7,241	24	7,217	0	7,241
Escambia County	337,728	15,823	321,905	2,169	335,559
Century	1,621	-92	1,713	0	1,621
Pensacola	55,194	882	54,312	48	55,146
UNINCORPORATED	280,913	15,033	265,880	2,121	278,792
Flagler County	140,714	25,336	115,378	0	140,714
Beverly Beach	504	30	474	0	504
Bunnell	4,224	948	3,276	0	4,224
Flagler Beach (part)	5,659	571	5,088	0	5,659
Marineland (part)	12	0	12	0	12
Palm Coast	110,330	21,072	89,258	0	110,330
UNINCORPORATED	19,985	2,715	17,270	0	19,985
Franklin County	13,383	932	12,451	1,109	12,274
Apalachicola	2,456	115	2,341	0	2,456
Carrabelle	3,071	465	2,606	1,109	1,962
UNINCORPORATED	7,856	352	7,504	0	7,856
Gadsden County	44,790	964	43,826	3,064	41,726
Chattahoochee	2,833	-122	2,955	1,001	1,832
Greensboro	449	-12	461	0	449
Gretna	1,369	12	1,357	0	1,369
Havana	1,758	5	1,753	0	1,758
Midway	3,664	127	3,537	0	3,664
Quincy	8,131	161	7,970	363	7,768
UNINCORPORATED	26,586	793	25,793	1,700	24,886

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Gilchrist County	19,716	1,852	17,864	781	18,935
Bell	558	40	518	0	558
Fanning Springs (part)	627	149	478	0	627
Trenton	2,221	206	2,015	0	2,221
UNINCORPORATED	16,310	1,457	14,853	781	15,529
Glades County	13,055	929	12,126	980	12,075
Moore Haven	1,641	75	1,566	0	1,641
UNINCORPORATED	11,414	854	10,560	980	10,434
Gulf County	16,621	2,429	14,192	1,587	15,034
Port St. Joe	3,896	539	3,357	0	3,896
Wewahitchka	2,261	187	2,074	0	2,261
UNINCORPORATED	10,464	1,703	8,761	1,587	8,877
Hamilton County	14,155	151	14,004	2,072	12,083
Jasper	4,004	383	3,621	1,454	2,550
Jennings	708	-41	749	0	708
White Springs	715	-25	740	0	715
UNINCORPORATED	8,728	-166	8,894	618	8,110
Hardee County	26,042	715	25,327	1,733	24,309
Bowling Green	2,513	108	2,405	0	2,513
Wauchula	4,879	-21	4,900	0	4,879
Zolfo Springs	1,804	67	1,737	0	1,804
UNINCORPORATED	16,846	561	16,285	1,733	15,113
Hendry County	47,085	7,466	39,619	0	47,085
Clewiston	7,341	14	7,327	0	7,341
LaBelle	5,593	627	4,966	0	5,593
UNINCORPORATED	34,151	6,825	27,326	0	34,151
Hernando County	212,849	18,334	194,515	433	212,416
Brooksville	10,142	1,252	8,890	0	10,142
Weeki Wachee ²	0	-16	16	0	0
UNINCORPORATED	202,707	17,098	185,609	433	202,274
Highlands County	107,976	6,741	101,235	20	107,956
Avon Park	9,786	128	9,658	0	9,786
Lake Placid	2,419	59	2,360	0	2,419
Sebring	11,903	1,174	10,729	0	11,903
UNINCORPORATED	83,868	5,380	78,488	20	83,848
Hillsborough County	1,575,637	115,875	1,459,762	777	1,574,860
Plant City	45,331	5,567	39,764	0	45,331
Tampa	412,684	27,725	384,959	579	412,105
Temple Terrace	27,698	1,008	26,690	0	27,698
UNINCORPORATED	1,089,924	81,575	1,008,349	198	1,089,726
Holmes County	20,042	389	19,653	1,358	18,684
Bonifay	2,809	50	2,759	0	2,809
Esto	336	-5	341	0	336
Noma	220	12	208	0	220
Ponce de Leon	500	-4	504	0	500
Westville	266	5	261	0	266
UNINCORPORATED	15,911	331	15,580	1,358	14,553

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Indian River County	173,013	13,225	159,788	0	173,013
Fellsmere	4,987	153	4,834	0	4,987
Indian River Shores	4,511	270	4,241	0	4,511
Orchid	551	35	516	0	551
Sebastian	27,367	2,313	25,054	0	27,367
Vero Beach	16,800	446	16,354	0	16,800
UNINCORPORATED	118,797	10,008	108,789	0	118,797
Jackson County	49,728	2,409	47,319	6,378	43,350
Alford	482	-2	484	0	482
Bascom	89	2	87	0	89
Campbellton	193	2	191	0	193
Cottondale	861	13	848	0	861
Graceville	2,053	-100	2,153	0	2,053
Grand Ridge	949	67	882	0	949
Greenwood	547	8	539	0	547
Jacob City	223	6	217	0	223
Malone	1,962	3	1,959	1,336	626
Marianna	7,103	858	6,245	1,144	5,959
Sneads	1,658	-41	1,699	0	1,658
UNINCORPORATED	33,608	1,593	32,015	3,898	29,710
Jefferson County	15,761	1,251	14,510	1,265	14,496
Monticello	2,847	258	2,589	0	2,847
UNINCORPORATED	12,914	993	11,921	1,265	11,649
Lafayette County	8,601	375	8,226	1,285	7,316
Mayo	1,103	48	1,055	0	1,103
UNINCORPORATED	7,498	327	7,171	1,285	6,213
Lake County	445,881	61,925	383,956	557	445,324
Astatula	2,273	384	1,889	0	2,273
Clermont	51,042	8,021	43,021	0	51,042
Eustis	24,477	1,288	23,189	0	24,477
Fruitland Park	8,732	407	8,325	0	8,732
Groveland	23,827	5,322	18,505	0	23,827
Howey-in-the-Hills	2,039	396	1,643	0	2,039
Lady Lake	16,978	1,008	15,970	0	16,978
Leesburg	37,541	10,541	27,000	0	37,541
Mascotte	9,894	3,285	6,609	0	9,894
Minneola	21,201	7,358	13,843	0	21,201
Montverde	2,195	540	1,655	0	2,195
Mount Dora	18,896	2,555	16,341	0	18,896
Tavares	21,869	2,866	19,003	0	21,869
Umatilla	4,050	365	3,685	0	4,050
UNINCORPORATED	200,867	17,589	183,278	557	200,310
Lee County	839,223	78,401	760,822	194	839,029
Bonita Springs	55,801	2,157	53,644	6	55,795
Cape Coral	222,862	28,846	194,016	27	222,835
Estero	38,033	1,094	36,939	0	38,033
Fort Myers	102,060	15,665	86,395	63	101,997
Fort Myers Beach	4,330	-1,252	5,582	0	4,330
Sanibel	6,017	-365	6,382	0	6,017
UNINCORPORATED	410,120	32,256	377,864	98	410,022

Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Leon County	305,866	13,668	292,198	1,597	304,269
Tallahassee	205,623	9,454	196,169	1,579	204,044
UNINCORPORATED	100,243	4,214	96,029	18	100,225
Levy County	46,270	3,355	42,915	0	46,270
Bronson	1,154	14	1,140	0	1,154
Cedar Key	576	-111	687	0	576
Chiefland	2,326	10	2,316	0	2,326
Fanning Springs (part)	709	5	704	0	709
Inglis	1,506	30	1,476	0	1,506
Otter Creek	113	5	108	0	113
Williston	3,170	194	2,976	0	3,170
Yankeetown	528	-60	588	0	528
UNINCORPORATED	36,188	3,268	32,920	0	36,188
Liberty County	8,140	166	7,974	1,638	6,502
Bristol	962	44	918	0	962
UNINCORPORATED	7,178	122	7,056	1,638	5,540
Madison County	18,859	891	17,968	1,510	17,349
Greenville	735	-11	746	19	716
Lee	393	18	375	0	393
Madison	2,850	-62	2,912	0	2,850
UNINCORPORATED	14,881	946	13,935	1,491	13,390
Manatee County	466,845	67,135	399,710	143	466,702
Anna Maria	913	-55	968	0	913
Bradenton	58,469	2,771	55,698	57	58,412
Bradenton Beach	766	-142	908	0	766
Holmes Beach	2,914	-96	3,010	0	2,914
Longboat Key (part)	2,663	-83	2,746	0	2,663
Palmetto	13,961	638	13,323	0	13,961
UNINCORPORATED	387,159	64,102	323,057	86	387,073
Marion County	433,765	57,857	375,908	5,655	428,110
Bellevue	6,121	708	5,413	6	6,115
Dunnellon	2,022	94	1,928	0	2,022
McIntosh	460	-3	463	0	460
Ocala	71,017	7,426	63,591	290	70,727
Reddick	466	17	449	0	466
UNINCORPORATED	353,679	49,615	304,064	5,359	348,320
Martin County	166,281	7,850	158,431	2,124	164,157
Indiantown	6,704	144	6,560	0	6,704
Jupiter Island	780	-24	804	0	780
Ocean Breeze	608	307	301	0	608
Sewall's Point	2,067	76	1,991	0	2,067
Stuart	20,573	3,148	17,425	20	20,553
UNINCORPORATED	135,549	4,199	131,350	2,104	133,445

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Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Miami-Dade County	2,814,927	113,160	2,701,767	9,940	2,804,987
Aventura	40,171	-71	40,242	0	40,171
Bal Harbour	3,010	-83	3,093	0	3,010
Bay Harbor Islands	5,815	-107	5,922	0	5,815
Biscayne Park	3,059	-58	3,117	0	3,059
Coral Gables	50,853	1,605	49,248	0	50,853
Cutler Bay	45,361	-64	45,425	0	45,361
Doral	83,746	7,872	75,874	0	83,746
El Portal	2,277	291	1,986	0	2,277
Florida City	18,175	5,090	13,085	0	18,175
Golden Beach	953	-8	961	0	953
Hialeah	232,243	9,134	223,109	0	232,243
Hialeah Gardens	23,577	509	23,068	0	23,577
Homestead	85,630	4,893	80,737	17	85,613
Indian Creek	90	6	84	0	90
Key Biscayne	14,653	-156	14,809	0	14,653
Medley	1,049	-7	1,056	0	1,049
Miami	478,799	36,558	442,241	2,997	475,802
Miami Beach	83,678	788	82,890	0	83,678
Miami Gardens	116,192	4,552	111,640	0	116,192
Miami Lakes	31,332	865	30,467	0	31,332
Miami Shores	11,492	-75	11,567	0	11,492
Miami Springs	13,864	5	13,859	0	13,864
North Bay Village	7,946	-213	8,159	0	7,946
North Miami	61,371	1,180	60,191	0	61,371
North Miami Beach	44,365	689	43,676	0	44,365
Opa-locka	16,559	96	16,463	0	16,559
Palmetto Bay	25,217	778	24,439	0	25,217
Pinecrest	18,206	-182	18,388	0	18,206
South Miami	12,386	360	12,026	0	12,386
Sunny Isles Beach	22,801	459	22,342	0	22,801
Surfside	5,399	-290	5,689	0	5,399
Sweetwater	21,454	2,091	19,363	0	21,454
Virginia Gardens	2,372	8	2,364	0	2,372
West Miami	7,255	22	7,233	0	7,255
UNINCORPORATED	1,223,577	36,623	1,186,954	6,926	1,216,651
Monroe County	84,707	1,833	82,874	2	84,705
Islamorada, Village of Islands	7,379	272	7,107	0	7,379
Key Colony Beach	796	6	790	0	796
Key West	26,526	82	26,444	2	26,524
Layton	221	11	210	0	221
Marathon	10,163	474	9,689	0	10,163
UNINCORPORATED	39,622	988	38,634	0	39,622
Nassau County	107,053	16,701	90,352	67	106,986
Callahan	1,752	226	1,526	0	1,752
Fernandina Beach	13,958	906	13,052	0	13,958
Hilliard	3,127	160	2,967	0	3,127
UNINCORPORATED	88,216	15,409	72,807	67	88,149

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Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Okaloosa County	226,193	14,525	211,668	1,415	224,778
Cinco Bayou	447	-10	457	0	447
Crestview	31,702	4,568	27,134	0	31,702
Destin	14,640	709	13,931	0	14,640
Fort Walton Beach	21,553	631	20,922	0	21,553
Laurel Hill	746	162	584	0	746
Mary Esther	4,457	475	3,982	0	4,457
Niceville	17,119	1,347	15,772	0	17,119
Shalimar	733	-4	737	0	733
Valparaiso	5,105	353	4,752	0	5,105
UNINCORPORATED	129,691	6,294	123,397	1,415	128,276
Okeechobee County	40,314	670	39,644	1,850	38,464
Okeechobee	5,456	202	5,254	0	5,456
UNINCORPORATED	34,858	468	34,390	1,850	33,008
Orange County	1,536,045	106,137	1,429,908	3,613	1,532,432
Apopka	66,580	11,707	54,873	0	66,580
Bay Lake	14	-15	29	0	14
Belle Isle	7,214	182	7,032	0	7,214
Eatonville	3,328	979	2,349	0	3,328
Edgewood	2,595	-90	2,685	0	2,595
Lake Buena Vista	21	-3	24	0	21
Maitland	20,141	598	19,543	0	20,141
Oakland	5,629	2,113	3,516	0	5,629
Ocoee	51,209	3,914	47,295	0	51,209
Orlando	340,681	33,108	307,573	682	339,999
Windermere	3,186	156	3,030	0	3,186
Winter Garden	52,479	5,515	46,964	0	52,479
Winter Park	30,600	805	29,795	0	30,600
UNINCORPORATED	952,368	47,168	905,200	2,931	949,437
Osceola County	484,915	96,259	388,656	318	484,597
Kissimmee	87,664	8,438	79,226	222	87,442
St. Cloud	71,242	12,278	58,964	0	71,242
UNINCORPORATED	326,009	75,543	250,466	96	325,913
Palm Beach County	1,556,161	63,970	1,492,191	2,795	1,553,366
Atlantis	2,138	-4	2,142	0	2,138
Belle Glade	17,542	844	16,698	0	17,542
Boca Raton	100,897	3,475	97,422	0	100,897
Boynton Beach	82,937	2,557	80,380	0	82,937
Briny Breezes	494	-8	502	0	494
Cloud Lake	139	5	134	0	139
Delray Beach	69,038	2,192	66,846	0	69,038
Glen Ridge	216	-1	217	0	216
Golf	284	29	255	0	284
Greenacres	45,403	1,413	43,990	0	45,403
Gulf Stream	957	3	954	0	957
Haverhill	2,274	87	2,187	0	2,274
Highland Beach	4,279	-16	4,295	0	4,279
Hypoluxo	2,670	-17	2,687	0	2,670
Juno Beach	3,895	37	3,858	0	3,895
Jupiter	61,246	199	61,047	0	61,246
Jupiter Inlet Colony	410	5	405	0	410
Lake Clarke Shores	3,547	-17	3,564	0	3,547
Lake Park	9,174	127	9,047	0	9,174

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Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Lake Worth Beach	43,596	1,377	42,219	0	43,596
Lantana	12,248	744	11,504	22	12,226
Loxahatchee Groves	3,384	29	3,355	0	3,384
Manalapan	412	-7	419	0	412
Mangonia Park	2,530	388	2,142	0	2,530
North Palm Beach	13,111	-51	13,162	0	13,111
Ocean Ridge	1,819	-11	1,830	0	1,819
Pahokee	5,612	88	5,524	361	5,251
Palm Beach	9,191	-54	9,245	0	9,191
Palm Beach Gardens	64,547	5,365	59,182	0	64,547
Palm Beach Shores	1,295	-35	1,330	0	1,295
Palm Springs	27,928	1,038	26,890	0	27,928
Riviera Beach	39,644	2,040	37,604	0	39,644
Royal Palm Beach	41,165	2,233	38,932	0	41,165
South Bay	4,982	122	4,860	1,933	3,049
South Palm Beach	1,466	-5	1,471	0	1,466
Tequesta	6,116	-42	6,158	0	6,116
Wellington	61,836	199	61,637	0	61,836
Westlake	6,685	5,779	906	0	6,685
West Palm Beach	126,944	9,529	117,415	79	126,865
UNINCORPORATED	674,110	24,334	649,776	400	673,710
Pasco County	648,369	86,478	561,891	652	647,717
Dade City	10,206	2,931	7,275	0	10,206
New Port Richey	16,977	249	16,728	0	16,977
Port Richey	2,970	-82	3,052	0	2,970
St. Leo	2,290	-72	2,362	0	2,290
San Antonio	1,541	244	1,297	0	1,541
Zephyrhills	19,691	2,497	17,194	0	19,691
UNINCORPORATED	594,694	80,711	513,983	652	594,042
Pinellas County	966,933	7,826	959,107	828	966,105
Belleair	4,306	33	4,273	0	4,306
Belleair Beach	1,534	-99	1,633	0	1,534
Belleair Bluffs	2,298	-13	2,311	0	2,298
Belleair Shore	66	-7	73	0	66
Clearwater	118,327	1,035	117,292	0	118,327
Dunedin	35,742	-326	36,068	6	35,736
Gulfport	11,525	-258	11,783	0	11,525
Indian Rocks Beach	3,433	-240	3,673	0	3,433
Indian Shores	1,158	-32	1,190	0	1,158
Kenneth City	4,957	-90	5,047	0	4,957
Largo	84,075	1,590	82,485	0	84,075
Madeira Beach	3,629	-266	3,895	0	3,629
North Redington Beach	1,389	-106	1,495	0	1,389
Oldsmar	14,879	-19	14,898	0	14,879
Pinellas Park	55,055	1,962	53,093	0	55,055
Redington Beach	1,224	-152	1,376	0	1,224
Redington Shores	1,955	-221	2,176	0	1,955
Safety Harbor	16,808	-264	17,072	0	16,808
St. Pete Beach	8,424	-455	8,879	0	8,424
St. Petersburg	266,153	7,845	258,308	350	265,803
Seminole	19,323	-41	19,364	0	19,323
South Pasadena	4,958	-395	5,353	0	4,958
Tarpon Springs	25,676	559	25,117	0	25,676
Treasure Island	6,103	-481	6,584	0	6,103
UNINCORPORATED	273,936	-1,733	275,669	472	273,464

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Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Polk County	846,896	121,850	725,046	3,231	843,665
Auburndale	21,677	6,061	15,616	0	21,677
Bartow	23,135	3,826	19,309	177	22,958
Davenport	13,993	4,950	9,043	0	13,993
Dundee	5,847	612	5,235	0	5,847
Eagle Lake	6,206	3,198	3,008	0	6,206
Fort Meade	5,179	79	5,100	0	5,179
Frostproof	2,993	116	2,877	0	2,993
Haines City	44,215	17,546	26,669	0	44,215
Highland Park	234	-17	251	0	234
Hillcrest Heights	242	-1	243	0	242
Lake Alfred	9,038	2,664	6,374	0	9,038
Lake Hamilton	3,139	1,602	1,537	0	3,139
Lakeland	124,725	12,084	112,641	0	124,725
Lake Wales	17,736	1,375	16,361	0	17,736
Mulberry	4,574	622	3,952	0	4,574
Polk City	3,007	294	2,713	0	3,007
Winter Haven	60,837	11,618	49,219	0	60,837
UNINCORPORATED	500,119	55,221	444,898	3,054	497,065
Putnam County	76,600	3,279	73,321	490	76,110
Crescent City	1,715	61	1,654	0	1,715
Interlachen	1,559	118	1,441	0	1,559
Palatka	10,601	155	10,446	0	10,601
Pomona Park	813	29	784	0	813
Welaka	824	110	714	0	824
UNINCORPORATED	61,088	2,806	58,282	490	60,598
St. Johns County	348,336	74,911	273,425	205	348,131
Marineland (part)	3	0	3	0	3
St. Augustine	16,548	2,219	14,329	0	16,548
St. Augustine Beach	6,995	192	6,803	0	6,995
UNINCORPORATED	324,790	72,500	252,290	205	324,585
St. Lucie County	394,074	64,848	329,226	134	393,940
Fort Pierce	51,352	4,055	47,297	125	51,227
Port St. Lucie	260,194	55,343	204,851	5	260,189
St. Lucie Village	623	10	613	0	623
UNINCORPORATED	81,905	5,440	76,465	4	81,901
Santa Rosa County	211,445	23,445	188,000	4,511	206,934
Gulf Breeze	6,342	40	6,302	0	6,342
Jay	612	88	524	0	612
Milton	10,527	330	10,197	0	10,527
UNINCORPORATED	193,964	22,987	170,977	4,511	189,453
Sarasota County	487,640	53,634	434,006	4	487,636
Longboat Key (part)	4,782	23	4,759	0	4,782
North Port	96,301	21,508	74,793	0	96,301
Sarasota	58,279	3,437	54,842	0	58,279
Venice	29,802	4,339	25,463	0	29,802
UNINCORPORATED	298,476	24,327	274,149	4	298,472

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Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count ¹	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Seminole County	495,106	24,250	470,856	152	494,954
Altamonte Springs	47,609	1,378	46,231	0	47,609
Casselberry	30,132	1,338	28,794	5	30,127
Lake Mary	17,516	718	16,798	0	17,516
Longwood	16,641	1,554	15,087	0	16,641
Oviedo	42,080	2,021	40,059	0	42,080
Sanford	68,136	7,085	61,051	31	68,105
Winter Springs	39,170	828	38,342	0	39,170
UNINCORPORATED	233,822	9,328	224,494	116	233,706
Sumter County	162,493	32,741	129,752	7,752	154,741
Bushnell	3,989	942	3,047	0	3,989
Center Hill	889	43	846	0	889
Coleman	658	16	642	0	658
Webster	953	175	778	0	953
Wildwood	36,783	21,053	15,730	0	36,783
UNINCORPORATED	119,221	10,512	108,709	7,752	111,469
Suwannee County	47,274	3,800	43,474	2,651	44,623
Branford	756	45	711	0	756
Live Oak	7,051	316	6,735	0	7,051
UNINCORPORATED	39,467	3,439	36,028	2,651	36,816
Taylor County	22,011	215	21,796	1,662	20,349
Perry	7,233	335	6,898	0	7,233
UNINCORPORATED	14,778	-120	14,898	1,662	13,116
Union County	16,821	674	16,147	4,800	12,021
Lake Butler	1,997	11	1,986	0	1,997
Raiford	234	10	224	0	234
Worthington Springs	458	80	378	0	458
UNINCORPORATED	14,132	573	13,559	4,800	9,332
Volusia County	604,533	50,990	553,543	1,747	602,786
Daytona Beach	88,144	16,656	71,488	27	88,117
Daytona Beach Shores	5,268	89	5,179	0	5,268
DeBary	24,529	2,269	22,260	0	24,529
DeLand	44,316	6,965	37,351	0	44,316
Deltona	98,792	5,100	93,692	0	98,792
Edgewater	25,655	2,558	23,097	0	25,655
Flagler Beach (part)	72	0	72	0	72
Holly Hill	13,041	83	12,958	0	13,041
Lake Helen	3,041	199	2,842	0	3,041
New Smyrna Beach	32,852	2,710	30,142	0	32,852
Oak Hill	2,139	153	1,986	0	2,139
Orange City	14,882	2,250	12,632	0	14,882
Ormond Beach	45,723	2,643	43,080	6	45,717
Pierson	1,583	41	1,542	0	1,583
Ponce Inlet	3,428	64	3,364	0	3,428
Port Orange	65,898	3,302	62,596	0	65,898
South Daytona	13,517	652	12,865	0	13,517
UNINCORPORATED	121,653	5,256	116,397	1,714	119,939
Wakulla County	38,189	4,425	33,764	2,359	35,830
St. Marks	322	48	274	0	
Sopchoppy	465	39	426	0	465
UNINCORPORATED	37,402	4,338	33,064	2,359	35,043

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Walton County	90,547	15,242	75,305	1,351	89,196
DeFuniak Springs	6,180	261	5,919	41	6,139
Freeport	11,440	5,579	5,861	0	11,440
Paxton	584	28	556	0	584
UNINCORPORATED	72,343	9,374	62,969	1,310	71,033
Washington County	26,876	1,558	25,318	2,175	24,701
Caryville	269	-32	301	0	269
Chipley	3,609	-51	3,660	0	3,609
Ebro	258	21	237	0	258
Vernon	761	29	732	0	761
Wausau	341	-30	371	0	341
UNINCORPORATED	21,638	1,621	20,017	2,175	19,463
FLORIDA	23,379,261	1,841,074	21,538,187	110,109	23,269,152
INCORPORATED	11,696,425	864,652	10,831,773	18,712	11,677,713
UNINCORPORATED	11,682,836	976,422	10,706,414	91,397	11,591,439

Notes:

¹ Includes Census Count Question Resolution revisions for the City of Hampton and Bradford County Unincorporated (as of October 2, 2023).

² The City of Weeki Wachee was disincorporated on June 9, 2020.

Sources: US Census Bureau (2020 Census) and University of Florida, Bureau of Economic and Business Research (2025 Estimates).

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FLORIDA	23,379,261	1,841,074	21,538,187	110,109	23,269,152
Alachua County	298,485	20,017	278,468	1,019	297,466
Baker County	29,139	880	28,259	1,223	27,916
Bay County	199,950	24,734	175,216	1,136	198,814
Bradford County	27,668	-635	28,303	2,103	25,565
Brevard County	667,900	61,288	606,612	156	667,744
Broward County	1,993,535	49,160	1,944,375	894	1,992,641
Calhoun County	13,655	7	13,648	1,135	12,520
Charlotte County	223,430	36,583	186,847	1,285	222,145
Citrus County	166,500	12,657	153,843	126	166,374
Clay County	238,605	20,360	218,245	0	238,605
Collier County	413,314	37,562	375,752	22	413,292
Columbia County	72,388	2,690	69,698	3,380	69,008
DeSoto County	35,947	1,971	33,976	2,433	33,514
Dixie County	17,217	458	16,759	1,569	15,648
Duval County	1,079,044	83,477	995,567	495	1,078,549
Escambia County	337,728	15,823	321,905	2,169	335,559
Flagler County	140,714	25,336	115,378	0	140,714
Franklin County	13,383	932	12,451	1,109	12,274
Gadsden County	44,790	964	43,826	3,064	41,726
Gilchrist County	19,716	1,852	17,864	781	18,935
Glades County	13,055	929	12,126	980	12,075
Gulf County	16,621	2,429	14,192	1,587	15,034
Hamilton County	14,155	151	14,004	2,072	12,083
Hardee County	26,042	715	25,327	1,733	24,309
Hendry County	47,085	7,466	39,619	0	47,085
Hernando County	212,849	18,334	194,515	433	212,416
Highlands County	107,976	6,741	101,235	20	107,956
Hillsborough County	1,575,637	115,875	1,459,762	777	1,574,860
Holmes County	20,042	389	19,653	1,358	18,684
Indian River County	173,013	13,225	159,788	0	173,013
Jackson County	49,728	2,409	47,319	6,378	43,350
Jefferson County	15,761	1,251	14,510	1,265	14,496
Lafayette County	8,601	375	8,226	1,285	7,316
Lake County	445,881	61,925	383,956	557	445,324
Lee County	839,223	78,401	760,822	194	839,029
Leon County	305,866	13,668	292,198	1,597	304,269
Levy County	46,270	3,355	42,915	0	46,270
Liberty County	8,140	166	7,974	1,638	6,502
Madison County	18,859	891	17,968	1,510	17,349
Manatee County	466,845	67,135	399,710	143	466,702
Marion County	433,765	57,857	375,908	5,655	428,110
Martin County	166,281	7,850	158,431	2,124	164,157
Miami-Dade County	2,814,927	113,160	2,701,767	9,940	2,804,987
Monroe County	84,707	1,833	82,874	2	84,705
Nassau County	107,053	16,701	90,352	67	106,986
Okaloosa County	226,193	14,525	211,668	1,415	224,778
Okeechobee County	40,314	670	39,644	1,850	38,464
Orange County	1,536,045	106,137	1,429,908	3,613	1,532,432
Osceola County	484,915	96,259	388,656	318	484,597
Palm Beach County	1,556,161	63,970	1,492,191	2,795	1,553,366
Pasco County	648,369	86,478	561,891	652	647,717
Pinellas County	966,933	7,826	959,107	828	966,105
Polk County	846,896	121,850	725,046	3,231	843,665
Putnam County	76,600	3,279	73,321	490	76,110
St. Johns County	348,336	74,911	273,425	205	348,131
St. Lucie County	394,074	64,848	329,226	134	393,940
Santa Rosa County	211,445	23,445	188,000	4,511	206,934
Sarasota County	487,640	53,634	434,006	4	487,636
Seminole County	495,106	24,250	470,856	152	494,954
Sumter County	162,493	32,741	129,752	7,752	154,741
Suwannee County	47,274	3,800	43,474	2,651	44,623
Taylor County	22,011	215	21,796	1,662	20,349
Union County	16,821	674	16,147	4,800	12,021
Volusia County	604,533	50,990	553,543	1,747	602,786
Wakulla County	38,189	4,425	33,764	2,359	35,830
Walton County	90,547	15,242	75,305	1,351	89,196
Washington County	26,876	1,558	25,318	2,175	24,701

Notes:

¹ Includes Census Count Question Resolution revisions for the City of Hampton and Bradford County Unincorporated (as of October 2, 2023).

Sources: US Census Bureau (2020 Census) and University of Florida, Bureau of Economic and Business Research (2025 Estimates).