

Fiscal Note Details – Lakes of Hawthorne, LLC, DeCubellis, Powell and Sandborn

Lochloosa Creek Flatwoods – Lakes of Hawthorne, LLC (Fee Simple) - Cost Estimates:

- Alachua County Property Appraiser (ACPA) Value: \$627,466*
- Acquisition Due Diligence: \$73,100
 - Due Diligence: title work, appraisal, survey, environmental assessment, baseline documentation report
- Stewardship, initial 10 years: \$937,560

Total estimated cost for acquisition and 10-year stewardship (fee simple): \$1,638,126

The current annual property tax revenue of all the project parcels is: \$ 5,672.58

Watermelon Pond – DeCubellis (Conservation Easement) - Cost Estimates:

- Alachua County Property Appraiser (ACPA) Value: \$800,000*
- Acquisition Due Diligence: \$74,500
 - Due Diligence: title work, appraisal, survey, environmental assessment, baseline documentation report
- Stewardship, initial 10 years: \$5,500

Total estimated cost for acquisition and 10-year stewardship: \$880,000

The current annual property tax revenue of all the project parcels is: \$ 4,857.29

Lochloosa Connector – Powell and Sandborn (Conservation Easement) - Cost Estimates:

- Alachua County Property Appraiser (ACPA) Value: \$176,058*
- Acquisition Due Diligence: \$74,500
 - Due Diligence: title work, appraisal, survey, environmental assessment, baseline documentation report
- Stewardship, initial 10 years: \$5,500

Total estimated cost for acquisition and 10-year stewardship: \$256,058

The current annual property tax revenue of all the project parcels is: \$633.63

**Value is based on the Just (Market) Value (for fee simple) or Land Value + Agricultural Market Value (for Conservation Easements) that are currently listed on the ACPA*

website. Negotiated purchase price will be based on updated appraisals obtained for the property as part of the acquisition process.

Availability of funds in the Wild Spaces Public Places Land Allocation budget will be assessed prior to negotiations or agreement to a purchase contract. All purchase contract(s) will be brought to the Board of County Commissioners for approval.

Project 6184160- WSPP-General Operating & Due Diligence: 021.41.4160.537.31.00 and/ or 140.41.4160.537.31.00

Project 6194101-WSPP-Land Acquisition: 021.41.4160.537.61.00 and/or 140.41.4160.537.61.00

If/when any of these parcels are brought to the Board for acquisition, they may be funded from either Fund 021 or Fund 140