

## **Management Cost Estimates (Fee Simple)**

### **Paynes Prairie Additions**

**Emerson Preserve**

**72.5 acres**

Note: The Emerson Preserve property will be managed as a part of the Paynes Prairie Preserve State Park. Paynes Prairie is managed by the Florida Department of Environmental Protection (FDEP), and in conversations with them, FDEP has indicated their interest and willingness to manage the property if acquired by Alachua County. Alachua County would have no financial obligations for stewardship.

## Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Paynes Prairie Additions - Emerson Preserve (Fee Simple)	72.50	5.67	\$631,150

\*Alachua County Property Appraiser (ACPA) Estimate; negotiated acquisition cost will be determined based on appraisals

### Acquisition Estimates

**Table A. Pre-Contract / Pre-Acquisition Costs**

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Paynes Prairie Additions - Emerson Preserve (Fee Simple)	\$6,800	\$1,000	\$1,000	\$15,600
				<b>\$15,600</b>

**Table B. Post-Contract Costs (Due Diligence and Closing Services)**

Project	Pre-Acquisition Costs (Sub-total)	Baseline Document (CE)	Boundary Survey	Environmental Audit	Closing Costs*	GRAND TOTAL
Paynes Prairie Additions - Emerson Preserve (Fee Simple)	\$15,600	\$0	\$21,000	\$2,800	\$10,000	\$49,400

\* Includes attorney's fees and title insurance

**\$49,400**

### Management Estimates

**Table C. Stewardship Costs**

Project	Acres	Physical Improvements*	Average Annual Recurring*	Total Costs for the initial 10 Years
Paynes Prairie Additions - Emerson Preserve (Fee Simple)	72.50	\$0	\$0	\$0

\*Anticipated Management by FDEP as part of Paynes Prairie Preserve State Park

**\$0**