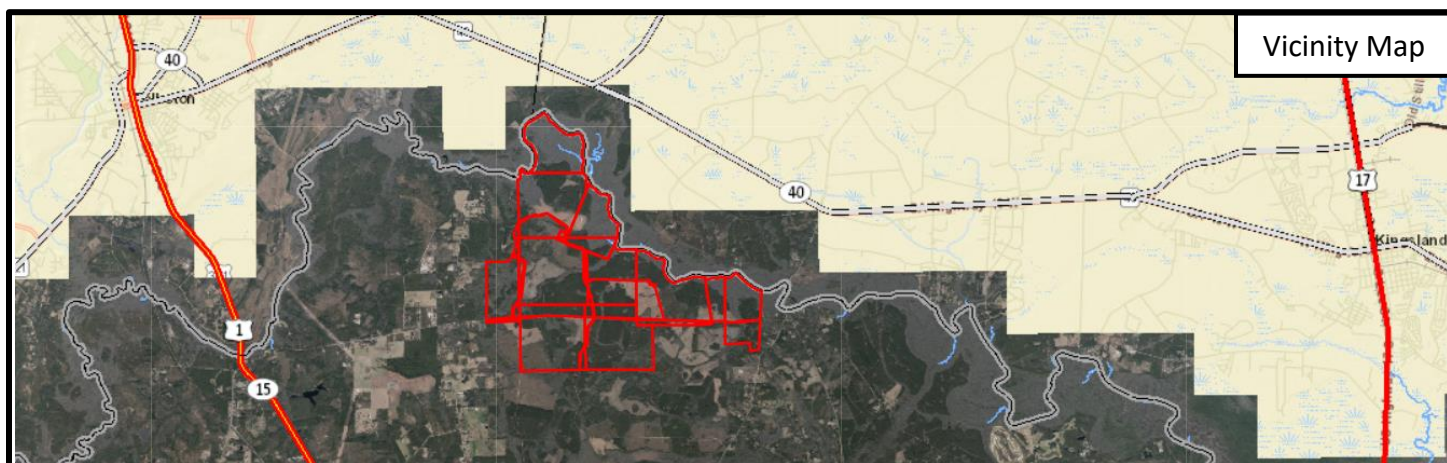




ORANGE BLUFF – STAFF RANK #2

NOMINATION

| | | |
|--------------------------------------|---|-------------------------|
| OWNER/APPLICANT: | Rayonier Forest Resources LP | |
| PROPERTY NAME: | Orange Bluff | |
| STAFF RANK | #2 | |
| NUMBER OF TAX PARCELS: | 14 | |
| TAX PARCEL NUMBERS: | 02-4N-24-0000-0001-0000 | 04-4N-24-0000-0001-0000 |
| | 10-4N-24-0000-0001-0000 | 11-4N-24-0000-0001-0000 |
| | 27-5N-24-0000-0001-0000 | 33-5N-24-0000-0005-0000 |
| | 34-5N-24-0000-0001-0000 | 37-4N-25-0000-0001-0000 |
| | 40-4N-24-0000-0001-0000 | 40-5N-24-0000-0001-0000 |
| | 42-4N-24-0000-0001-0000 | 43-4N-24-0000-0001-0000 |
| | 44-4N-24-0000-0001-0000 | 46-4N-24-0000-0001-0000 |
| LOCATION: | East of Ralph E. Simmons State Park, South of St. Marys River, North of Kolars Ferry Road | |
| TOTAL ACRES: | 4,729.44 | |
| WETLAND ACRES: | 1,488.70 | |
| BASE AVG CLAM SCORE: | 32.35 | |
| ADJUSTED AVG CLAM SCORE: | 32.35 | |
| EXISTING STRUCTURES: | None | |
| OWNER PARTICIPATION: | No | |
| NOMINATED BY: | North Florida Land Trust | |
| WILLING SELLER: | Unknown | |
| JUSTIFIED VALUE: | \$11,736,685 | |
| ACQUISITION TYPE: | Fee Simple | |
| CLAM FRAMEWORK AREA LOCATION: | Atlantic to Okeefenokee Corridor | |





PROPERTY INFORMATION

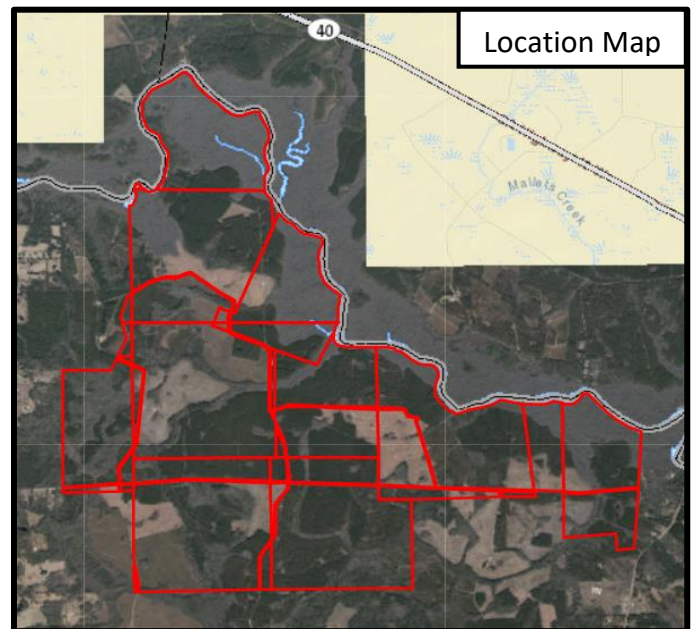
This property, located east of Ralph E. Simmons State Park, on the southern boundary of the St. Marys River, and north of Kolars Ferry Road. It consists of 14 tax parcels on 4729.44 acres.

The CLAM Ranking Map score of 32.35 was assigned to this property with points assessed in the following categories:

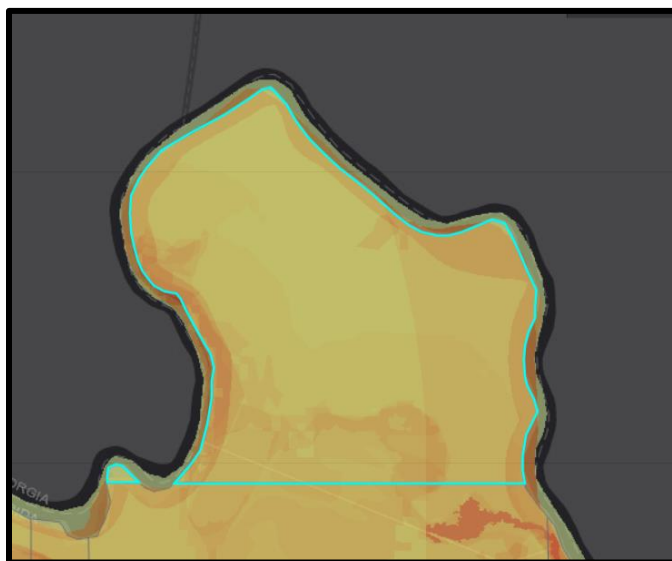
- Storm Surge and Flooding
- Strategic Habitat Conservation
- Gopher Tortoise Suitability
- Wildlife Corridor
- Sustainable Forestry

The following factors were considered in the property ranking:

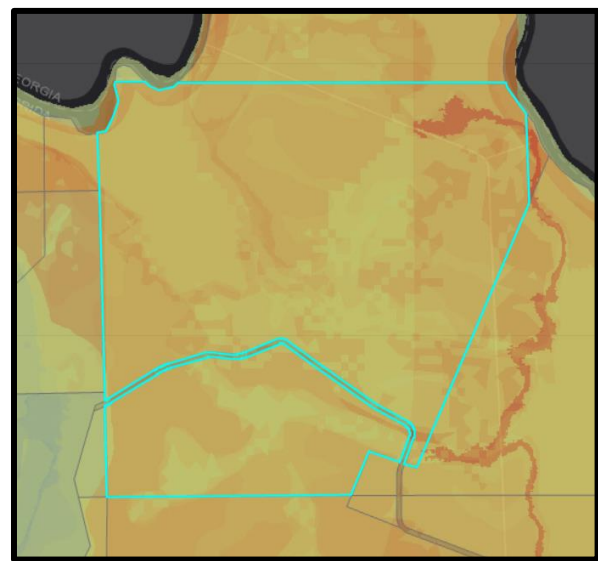
- CLAM Score
- No Existing Structures
- No Significant Wetlands
- Protection of Waterfront
- Expansion of Ralph E. Simmons State Park



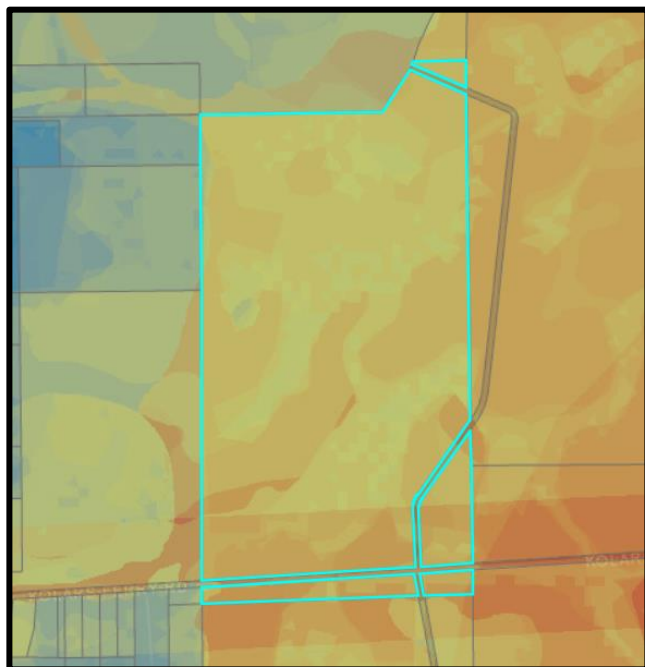
BASE CLAM SCORES



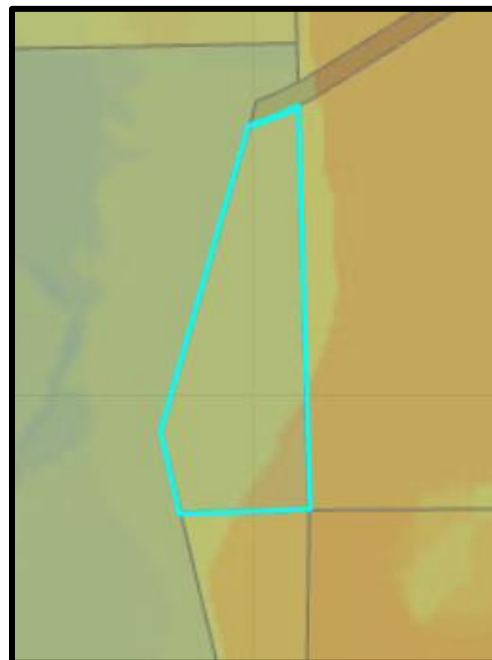
Parcel 27-5N-24-0000-0001-0000
Acres: 350
Base CLAM Score: 33.31



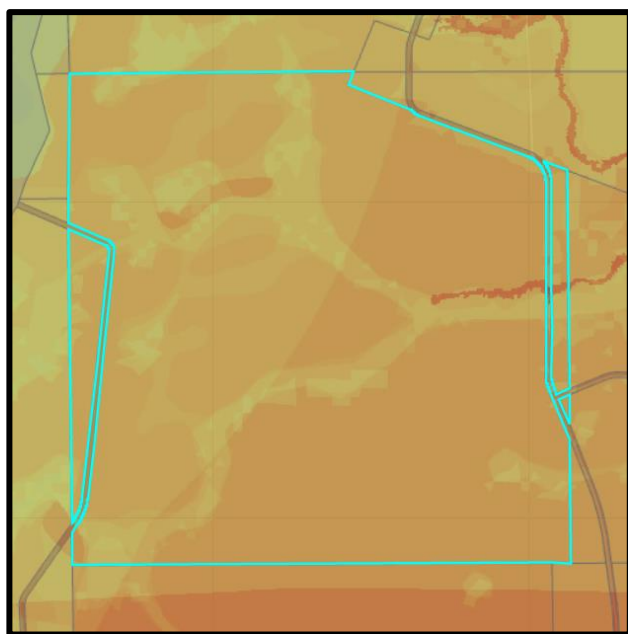
Parcel 34-5N-24-0000-0001-0000
Acres: 544.33
Base CLAM Score: 32.34



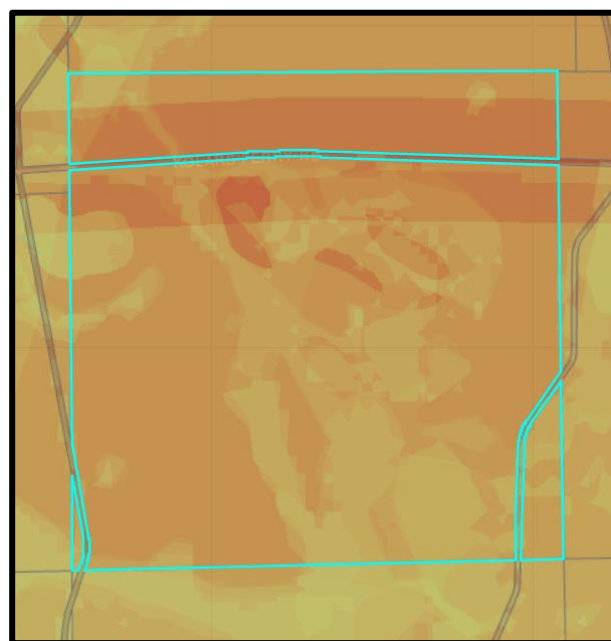
Parcel 40-4N-24-0000-0001-0000
Acres: 292.03
Base CLAM Score: 28.68



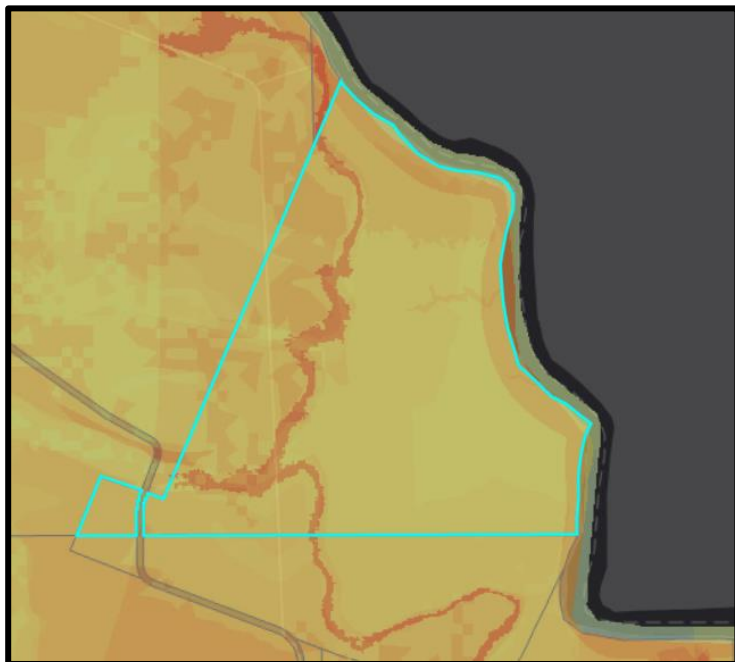
Parcel 33-5N-24-0000-0005-0000
Acres: 7.63
Base CLAM Score: 26.55



Parcel 42-4N-24-0000-0001-0000
Acres: 625
Base CLAM Score: 30.97



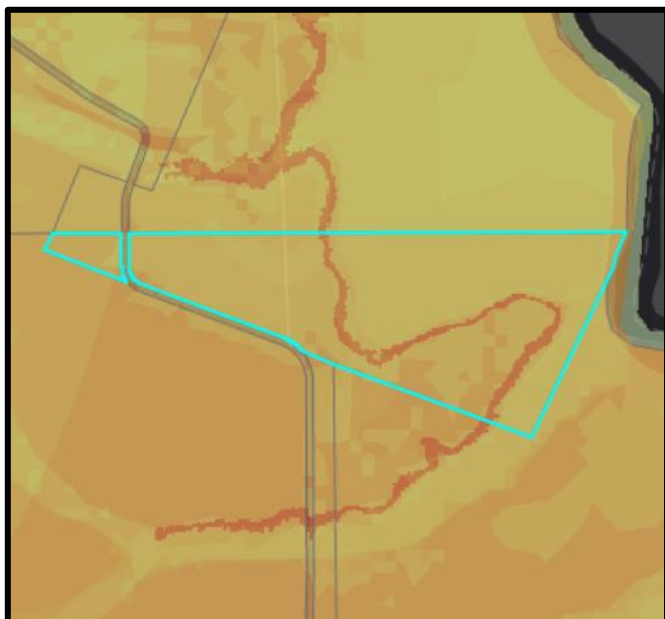
Parcel 10-4N-24-0000-0001-0000
Acres: 624
Base CLAM Score: 32.80



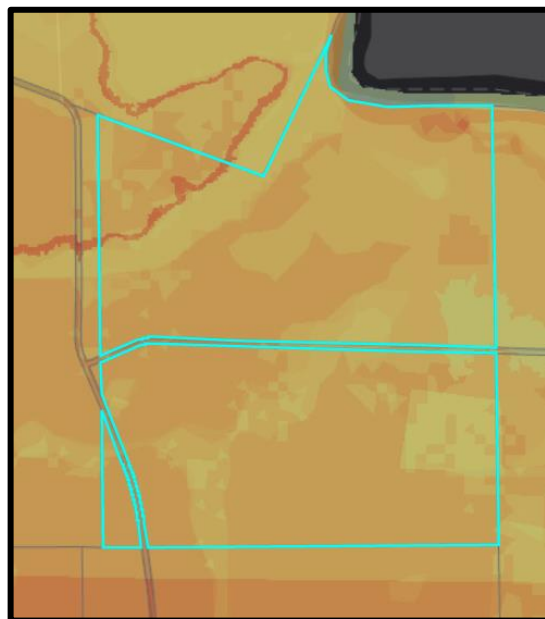
Parcel 40-5N-24-0000-0001-0000
Acres: 230
Base CLAM Score: 35.66



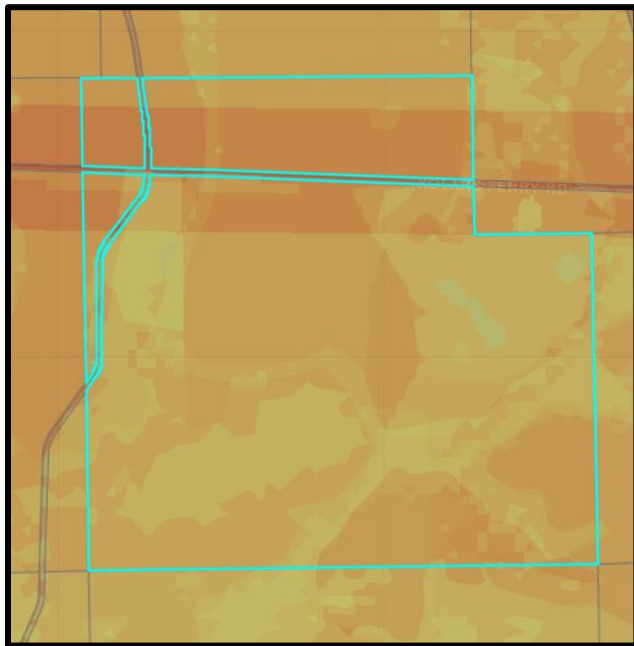
Parcel 04-4N-24-0000-0001-0000
Acres: 10.45
Base CLAM Score: 27.94



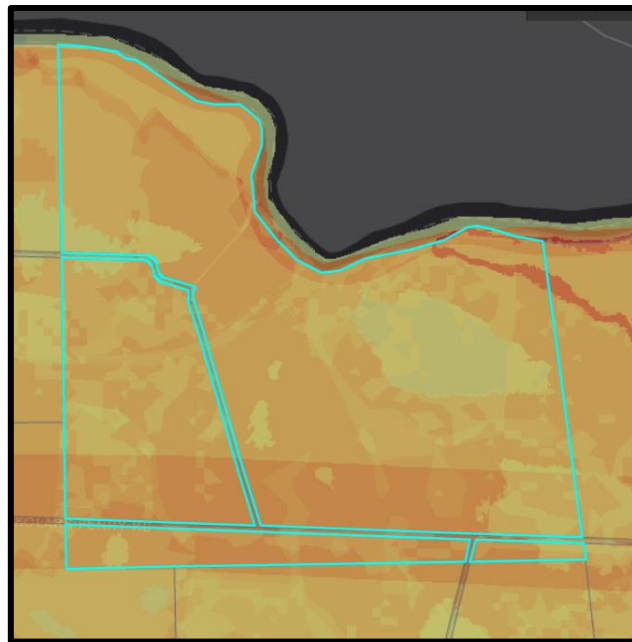
Parcel 44-4N-24-0000-0001-0000
Acres: 100
Base CLAM Score: 35.51



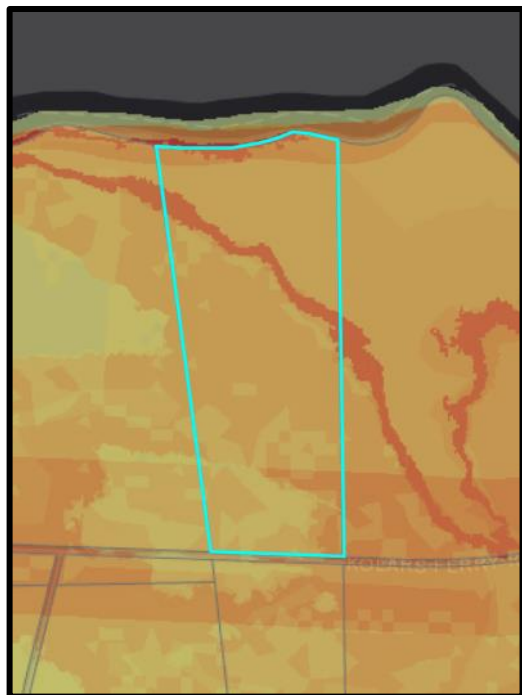
Parcel 02-4N-24-0000-0001-0000
Acres: 380
Base CLAM Score: 30.88



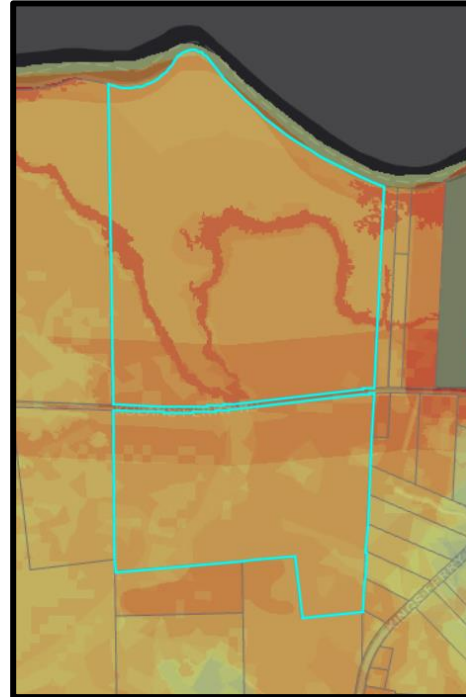
Parcel 11-4N-24-0000-0001-0000
Acres: 581
Base CLAM Score: 30.55



Parcel 43-4N-24-0000-0001-0000
Acres: 540
Base CLAM Score: 33.87



Parcel 46-4N-24-0000-0001-0000
Acres: 100
Base CLAM Score: 35.26



Parcel 37-4N-25-0000-0001-0000
Acres: 345
Base CLAM Score: 38.63



SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 7) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 10) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 12) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.



PROPERTY'S POTENTIAL CONSERVATION USE

This property is of a quality equivalent to a national or state forest and includes over 6.5 miles of frontage on the St. Marys River. It has the potential to provide an abundance of outdoor educational and recreational opportunities equal to those within the Four Creeks and Ralph E. Simmons State Forests and the Okefenokee National Wildlife Refuge, including hunting, fishing, equestrian trails, camping, and water access. In the greater context, this property serves as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee by way of the ENCPA Conservation Habitat Network, White Oak Conservation, Orange Bluff, Ralph E. Simmons State Forest, and St. Marys River Ranch Conservation Area.

