



WHITE OAK – STAFF RANK #9

NOMINATION

OWNER/APPLICANT:	James B. and Elizabeth Ferguson	
PROPERTY NAME:	White Oak	
STAFF RANK	#9	
NUMBER OF TAX PARCELS:	5	
TAX PARCEL NUMBERS:	40-4N-25-0000-0001-0010	40-4N-25-0000-0002-0000
	40-4N-25-0000-0002-0010	40-4N-25-0000-0003-0010
	40-4N-25-0000-0004-0000	
LOCATION:	Lessie Road	
TOTAL ACRES:	217.51	
WETLAND ACRES:	86.41	
BASE AVG CLAM SCORE:	32.42	
ADJUSTED AVG CLAM SCORE:	27.42	
EXISTING STRUCTURES:	Yes	
OWNER PARTICIPATION:	No	
NOMINATED BY:	North Florida Land Trust, Nassau County	
WILLING SELLER:	Unknown	
JUSTIFIED VALUE:	\$1,228,931	
ACQUISITION TYPE:	Fee Simple	
CLAM FRAMEWORK AREA LOCATION:	Atlantic to Okefenokee Corridor	

PROPERTY INFORMATION

This property is located on the north and south sides of Lessie Road approximately 1-1/2 miles from the intersection of Middle Road. It consists of five tax parcels on 217.51 acres.





The CLAM Ranking Map score of 32.42 was assigned to this property with points assessed in the following categories:

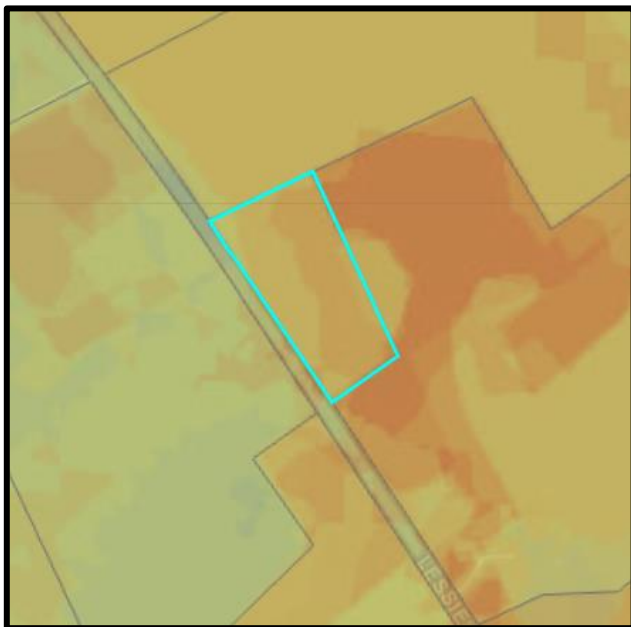
- Storm Surge and Flooding
- Most Threatened Habitat
- Wildlife Corridor
- Underserved Recreation Area

The following factors were considered in the property ranking:

- CLAM Score
- Expansion of White Oak Conservation Area
- Protection of Vulnerable Properties



BASE CLAM SCORES



Parcel 40-4N-25-0000-0001-0010
Acres: 6.39
Base CLAM Score: 33.64



Parcel 40-4N-25-0000-0002-0000
Acres: 66.76
Base CLAM Score: 33.17



Parcel 40-4N-25-0000-0002-0010
Acres: 64.19
Base CLAM Score: 35.99



Parcel 40-4N-25-0000-0004-0000
Acres: 47.43
Base CLAM Score: 26.54



Parcel 40-4N-25-0000-0003-0010
Acres: 32.74
Base CLAM Score: 31.93



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 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) Western Nassau Heritage Preservation Plan Quality of Life strategy: create corridor design plans for existing roadways such as SR 200, US-1, Highway 301, focusing on preserving rural/open space viewsheds.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 5) 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.
- 6) 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 offers a viewshed along Lessie Road to ensure protection of the rural aesthetic in western Nassau County while complementing conservation lands within the White Oak Conservation area. Opportunities for forest reforestation and the provision of agriculture-related educational opportunities in coordination with 4-H and the University of Florida's Institute of Food and Agricultural Sciences (IFAS) are contemplated. Acquisition of the property will also aid in water quality protection along the St. Marys River and its feeder creek system.

