



GOODWIN ROAD TRACT 1

GOODWIN RD
HILLIARD, FL 32046

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Property Overview



Sale Price

\$280,500

PROPERTY OVERVIEW

Beautiful wooded property just west of Hilliard FL. This 51-acre property features slash pine planted in 2023, 2013, and 1986 in four separate stands located on the property. The upland portion of this property makes up approximately 28% of the parcel and the balance is in natural hardwood and cypress swamp. Great location for a homesite, recreation, hunting, and privacy.

OFFERING SUMMARY

Acreage:	51 Acres
Price / Acre:	\$5,500
City:	Hilliard
County:	Nassau
Property Type:	Land

Specifications & Features



SPECIFICATIONS & FEATURES

Uplands / Wetlands:	Approx: Uplands 26%, Wetlands 74%
Taxes & Tax Year:	Approx. \$5.25/acre, 2022
Zoning / FLU:	Agriculture
Road Frontage:	Goodwin Road. Graded county road.
Nearest Point of Interest:	35-minute drive to Jacksonville FL and JAX Airport, 45 min. to Fernandina Beach and Amelia Island. 30-minute drive to Okefenokee Wildlife Refuge
Current Use:	Timber production and recreation.
Land Cover:	Mixture of pine plantations and hardwood/cypress swamps.



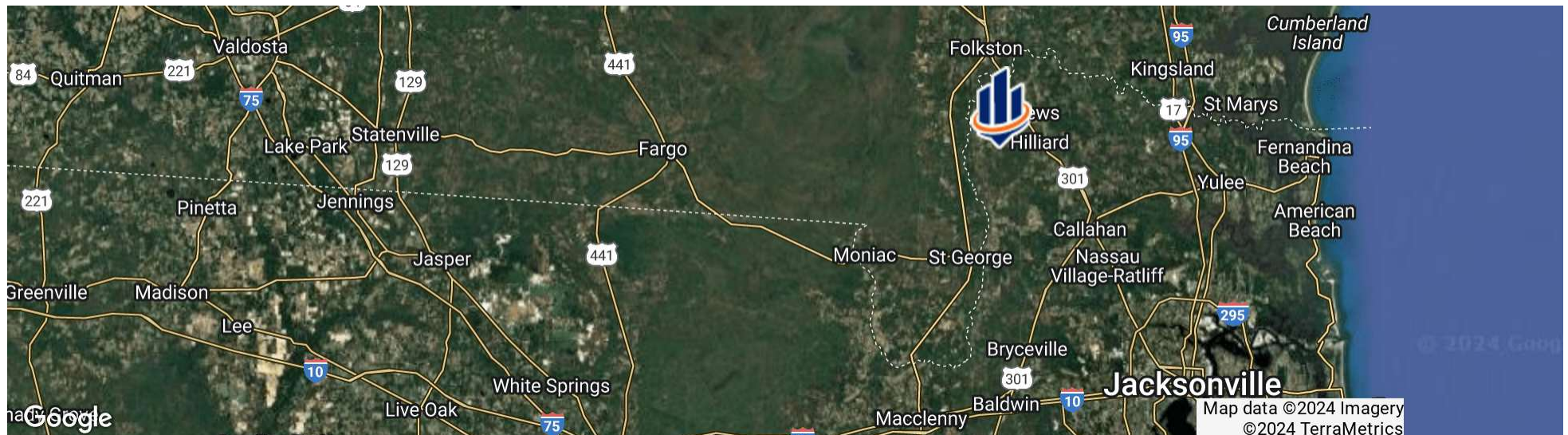
LOCATION & DRIVING DIRECTIONS

Parcel: 14-3N-23-2020-0044-0000

GPS: 30.674488, -81.9835167

Driving Directions: From Hilliard go west on CR-108 .9 miles right onto Bay Rd then west 3 miles Left on Goodwin Rd Property on left

Showing Instructions: Contact listing agent

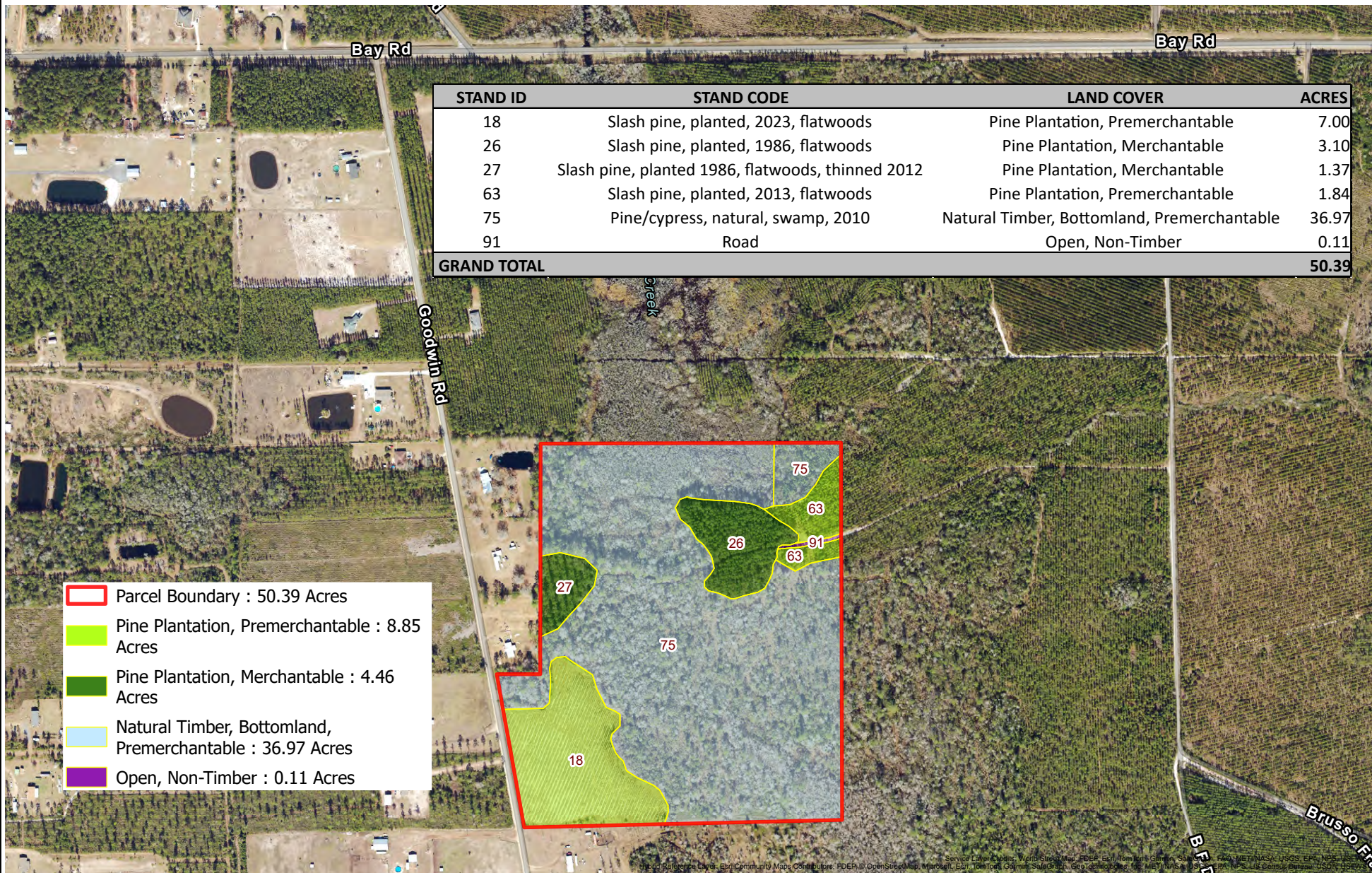


Goodwin Road Acreage Tract 1

Nassau County, Florida

Timber Stand Map

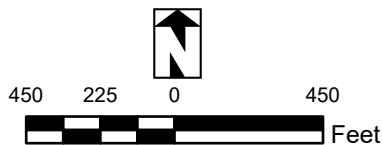
2023 NAIP Aerial Photo



STAND ID	STAND CODE	LAND COVER	ACRES
18	Slash pine, planted, 2023, flatwoods	Pine Plantation, Premerchantable	7.00
26	Slash pine, planted, 1986, flatwoods	Pine Plantation, Merchantable	3.10
27	Slash pine, planted 1986, flatwoods, thinned 2012	Pine Plantation, Merchantable	1.37
63	Slash pine, planted, 2013, flatwoods	Pine Plantation, Premerchantable	1.84
75	Pine/cypress, natural, swamp, 2010	Natural Timber, Bottomland, Premerchantable	36.97
91	Road	Open, Non-Timber	0.11
GRAND TOTAL			50.39

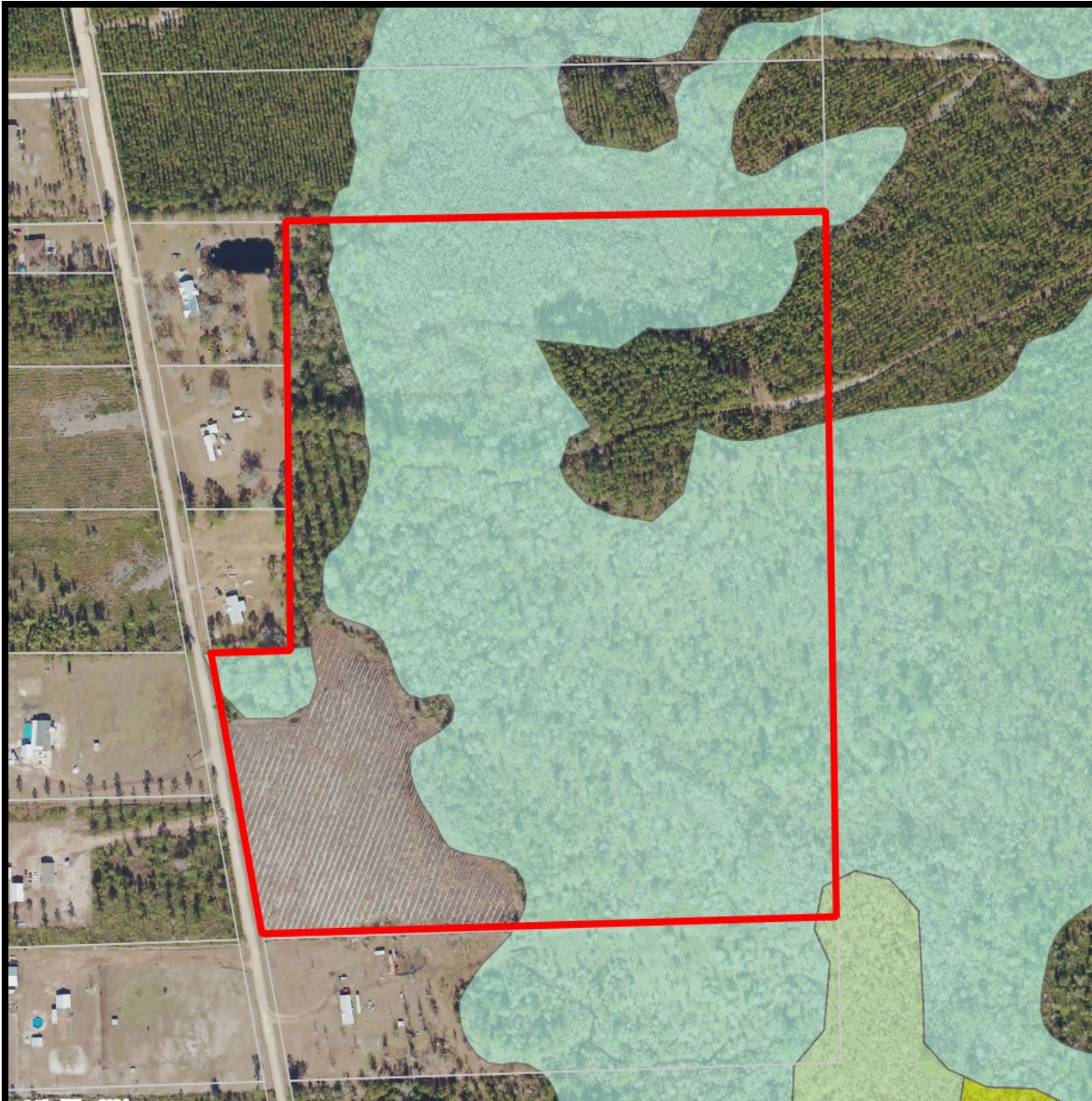
- Parcel Boundary : 50.39 Acres
- Pine Plantation, Premerchantable : 8.85 Acres
- Pine Plantation, Merchantable : 4.46 Acres
- Natural Timber, Bottomland, Premerchantable : 36.97 Acres
- Open, Non-Timber : 0.11 Acres

NOTICE:
 THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT.
 THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION. FURTHER, THE USE OF ANY ASSOCIATED ACREAGE NUMBERS FOR SALES OR NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER.
 MAP CREATED BY : J SAARELA
 MAP CREATED ON : 09/06/2024

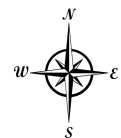


NATURAL RESOURCE PLANNING SERVICES INC.
 CONSULTING FORESTERS
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 Lake City, FL 32055
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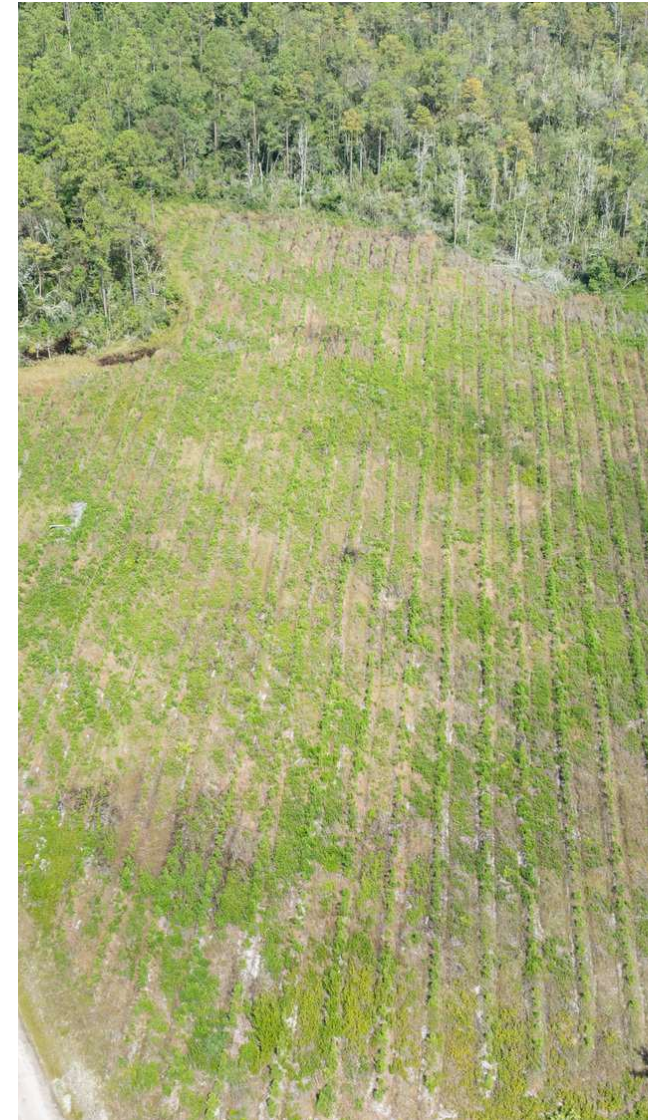
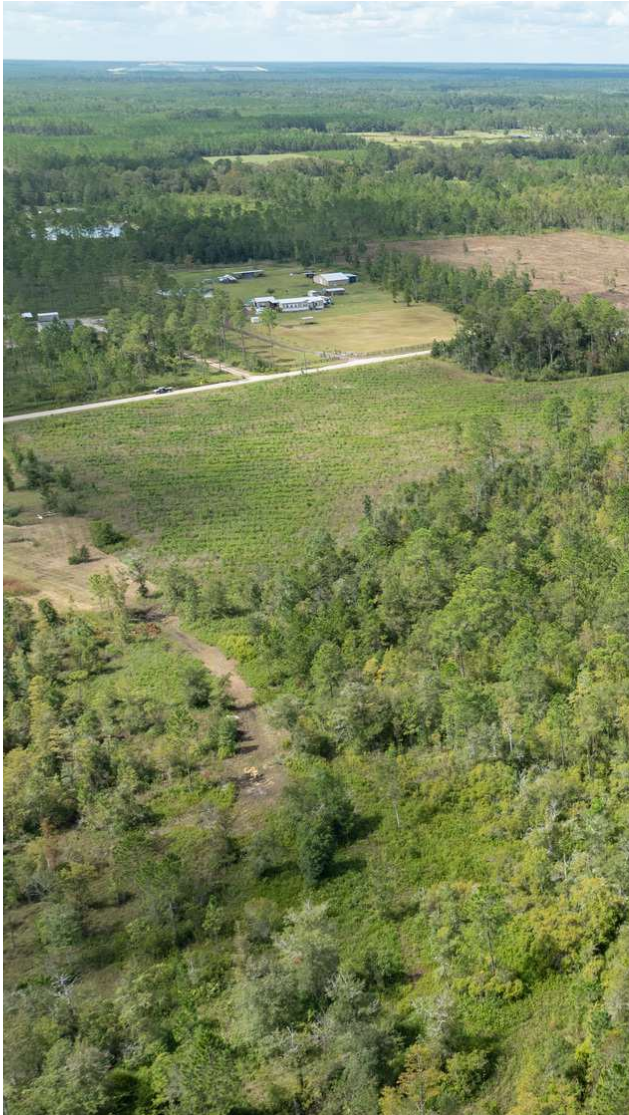
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Water
-  Wetland Hardwoods
-  Bay Swamps
-  Mangrove Swamps
-  Shrub Swamps
-  Bottomland Hardwood Forest
-  Mixed Wetland Hardwoods
-  Wetlands Coniferous Forest
-  Cypress
-  Pond Pine
-  Wetlands Forested Mixed
-  Freshwater Marshes
-  Saltwater Marshes
-  Wet Prairies
-  Emergent Aquatic Vegetation
-  Mixed Scrub-Shrub Wetlands
-  Non-Vegetated Wetlands



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Additional Photos





MATTHEW SIMPSON, CF

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PROFESSIONAL BACKGROUND

Matthew Simpson, CF is an Advisor at SVN Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Matthew is a Senior Forester and Division Manager with Natural Resource Planning Services, Inc., a forestry consulting firm operating in Florida and Georgia, where he has worked as a consulting forester since 2000.

Matthew has over 25 years of experience in providing a full range of forestry and land management services to clients throughout Florida and Georgia. He specializes in large-scale, comprehensive timberland management projects, harvesting operations, and intensive silviculture.

Matthew is a Certified Forester through the Society of American Foresters, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a member of the Florida Forestry Association, and a member of the Society of American Foresters. He has also been a licensed real estate sales associate since 1998.

Matthew holds a Bachelor of Science degree in Forest Resource Management from West Virginia University. He currently resides in Lake City, Florida with his wife and two children.

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Advisor Biography



JOHN A. "TONY" WALLACE, CF

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PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

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