HILLIARD PLANNING AND ZONING BOARD MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

BOARD MEMBERS
Harold "Skip" Frey, Chair
Michael Hallman, Vice Chair
Kevin Webb, Board Member

Dalton Hood, Board Member

ADMINISTRATIVE STAFF
Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY
Juan Quintero Bornas

AGENDA

THURSDAY, OCTOBER 22, 2026, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Planning & Zoning Board regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Land Use Administrator. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER
PRAYER & PLEDGE OF ALLEGIANCE
ROLL CALL

PUBLIC HEARINGS

ITEM-1 Planning & Zoning Board to make a recommendation to the Town Council regarding the Adoption of Ordinance 2026-09 for Amending Chapter 62 to ensure compliance with section 55.385, Florida Statutes.
Lee Anne Wollitz – Land Use Administrator

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

ITEM-3 Planning & Zoning Board recommendation to the Town Council for approval of the Vacation of Right of Way for property known as Dayspring Gardens Application No. 20261016 VAC Rights of Way and Alleyways in blocks 95, 107, 110, 113, 115, 116 and portions of W 6th Ave. Property Owner – Doug Adkins, Dayspring Property Services LLC.
Lee Anne Wollitz – Land Use Administrator

ITEM-4 Planning & Zoning Board approval of minutes from 9.24.2026 Regular Meeting.

ADDITIONAL COMMENTS

PUBLIC

BOARD MEMBERS

LAND USE ADMINISTRATOR

PLANNING AND ZONING ATTORNEY

ADJOURNMENT

The Town may take action on any matter during this meeting, including items that are not set forth within this agenda.

TOWN COUNCIL MEETINGS
The Town Council meets the first and third Thursday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

PLANNING & ZONING BOARD MEETINGS
The Planning & Zoning Board meets the fourth Thursday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

MINUTES & TRANSCRIPTS
Minutes of the Town Council meetings can be obtained from the Town Clerk's Office. The Meetings are usually recorded but are not transcribed verbatim for the minutes. Persons requiring a verbatim transcript may make arrangements with the Town Clerk to duplicate the recordings, if available, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

TOWN WEBSITE & YOUTUBE MEETING VIDEO
The Town's Website can be access at www.townofhilliard.com.
Live & recorded videos can be accessed at www.youtube.com search - Town of Hilliard, FL.

ADA NOTICE
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Town Clerk's Office at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

APPEALS
Pursuant to the requirements of Section 286.0105, Florida Statues, the following notification is given: If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the

proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

PUBLIC PARTICIPATION
Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

EXPARTE COMMUNICATIONS
Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Council Member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Town Council. The exchanges must be disclosed by the Town Council so the public may respond to such exchanges before a vote is taken.

2026 HOLIDAYS

TOWN HALL OFFICES CLOSED

1. Martin Luther King, Jr. Day	Monday, January 19, 2026
2. Memorial Day	Monday, May 25, 2026
3. Independence Day	Friday, July 3, 2026
4. Labor Day	Monday, September 7, 2026
5. Veterans Day	Wednesday, November 11, 2026
6. Thanksgiving Day	Thursday, November 26, 2026
7. Friday after Thanksgiving Day	Friday, November 28, 2026
8. Christmas Eve	Thursday, December 24, 2026
9. Christmas Day	Friday, December 25, 2026
10. New Year's Eve	Thursday, December 31, 2026
11. New Year's Day	Friday, January 1, 2027

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Board Public Hearing Meeting Date: October 22, 2026

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Planning & Zoning Board to make a recommendation to the Town Council regarding the Adoption of Ordinance 2026-09 for Amending Chapter 62 to ensure compliance with section 55.385, Florida Statutes.

BACKGROUND:
The Town Attorney has advised that House Bill 803, which was signed into law by the Governor, to prevent local governments from adopting or enforcing any zoning, land use, or development regulation that treats an offsite-constructed residential dwelling differently or more restrictively than a single-family site-built dwelling allowed in the same district;

Ordinance 2026-09 has been prepared by the Town's legal counsel to ensure compliance with applicable Florida Statutes. The proposed ordinance was reviewed during a Town Council Workshop and was properly advertised for consideration by the Planning and Zoning Board, including a public hearing and recommendation to the Town Council.

FINANCIAL IMPACT:
To be determined.

RECOMMENDATION:
Staff recommendations: Planning & Zoning Board to make a recommendation to the Town Council regarding the Adoption of Ordinance 2026-09 for Amending Chapter 62 to ensure compliance with section 55.385, Florida Statutes.

ORDINANCE NO. 2026-09

AN ORDINANCE AMENDING CHAPTER 62, ARTICLE IV, SEC. 62-281- ZONING DISTRICTS EXCLUSIVE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CS/CS/HB 803, relating to building permits and inspections, was passed by the Florida Legislature in March 2026 and approved by the Governor on or about May 6, 2026,

WHEREAS, CS/CS/HB 803 amends §553.385, Florida Statutes to prevent local governments from adopting or enforcing any zoning, land use, or development regulation that treats an offsite-constructed residential dwelling differently or more restrictively than a single-family site-built dwelling allowed in the same district;

WHEREAS, the Town of Hilliard recognizes the State of Florida's policy of promoting housing availability and ensuring that offsite-constructed residential dwellings are afforded the same zoning and land use opportunities as comparable site-built single-family dwellings;

WHEREAS, amending Sec. 62-281, Zoning Districts Exclusive, is necessary to eliminate any provisions that may conflict with §553.385, Florida Statutes, and to ensure that the Town's Land Development Regulations remain consistent with state law;

WHEREAS, the Town of Hilliard has found it necessary to enact the following amendment to Sec. 62-281, Zoning Districts Exclusive, to comply with §553.385, Florida Statutes, as amended.

NOW THEREFORE BE IT ORDAINED, by the Town Council of the Town of Hilliard, Florida, as follows:

Section 1. SEC. 62-281 is hereby amended as follows.

USE	LDR	MDR	HDR			AGR	MSC	COM	IND	REC	CON	INS	MU
	R-1	R-2	R-3	RM-4	RMH	A-1	MSC	C-1	M-1				
Mobile home or manufactured home	~~E~~ P	~~E~~ P	P	P	P	P	P						

Section 2. Effective Date.

This Ordinance shall become effective upon passage.

Adopted this _____ day of _____, 2026, by the Hilliard Town Council, Hilliard, Florida.

_____
Kenneth A. Sims, Sr.
Council President

ATTEST:

_____
Lisa Purvis
Town Clerk

APPROVED:

_____
John P. Beasley
Mayor

Planning & Zoning Board Publication:	October 7, 2026
Planning & Zoning Board Public Hearing:	October 22, 2026
Town Council Publication:	October 7, 2026
Town Council First Reading:	November 5, 2026
Town Council First Public Hearing:	November 5, 2026
Town Council Publication:	November 18, 2026
Town Council Second Public Hearing:	December 3, 2026
Town Council Final Reading:	December 3, 2026

DATE: October 2, 2026
TO: Nassau County Record
FROM: Kim Corbett, Town of Hilliard
RE: Advertisement

- Please place the following advertisement in your October 7, 2026, edition.
- Please do not deviate from the specified language.
- The notice should be two columns wide by 10 inches long.
- Do not place in the classified or legal section or an obscure portion of the newspaper.
- Headline in type no smaller than 18 Point.
- Please send Proof of Publications, as soon as possible.

NOTICE OF PUBLIC HEARING
AND
FIRST READING

ORDINANCE NO. 2026-09

AN ORDINANCE AMENDING CHAPTER 62, ARTICLE IV, SEC. 62-281- ZONING DISTRICTS EXCLUSIVE; PROVIDING FOR AN EFFECTIVE DATE.

The following Public Hearings have been scheduled:

Planning and Zoning Board – Thursday, October 22, 2026, at 7:00 p.m.
Town Council – Thursday, November 5, 2026, at 7:00 p.m.

The Public Hearings will be held in the Hilliard Town Hall Council Chambers, located at 15859 West County Road 108, Hilliard, Florida, 32046.

Action on the matter may be taken following the closing of the Public Hearings. A copy of Ordinance No. 2026-09 is available for inspection and copying at Town Hall during normal business hours 9:00 a.m. to 5:00 p.m., Monday through Friday.

PURSUANT TO THE REQUIREMENTS OF F.S. 286.0105, the following notification is given: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requiring accommodation in order to participate in this proceeding should contact the Town Clerk at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

Town of Hilliard
Lisa Purvis, MMC, Hilliard Town Clerk
Lee Anne Wollitz, Hilliard Land Use Administrator

AGENDA ITEM REPORT
TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Regular Meeting Meeting Date: October 22, 2026

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Planning & Zoning Board recommendation to the Town Council for approval of the Vacation of Right of Way for property known as Dayspring Gardens Application No. 20261016 VAC Rights of Way and Alleyways in blocks 95, 107, 110, 113, 115, 116 and portions of W 6th Ave. Property Owner – Doug Adkins, Dayspring Property Services LLC.

BACKGROUND: Documents Reviewed by Planning & Zoning Board:
Agenda Item Report, Final Vacation of Right of Way Application- including (Legal Description, Updated Survey, and Appraisal Report).

In May 2026, the owner of parcels surrounding the easements and rights-of-way, Dayspring Properties LLC, filed a Pre-application for Vacation of Right of Way for the Alleyways and Rights of Way within Block 95, 107, 110, 113, 115, 116, and parts of W 6th Ave.

All property owners with adjoining property were invited via letter mailed from Town Hall to attend the workshop on May 14th as well as the Planning and Zoning meeting on May 28th and the Town Council Meeting on June 4th where the Pre-Vacation of Right of Way Application was discussed and staff findings were reviewed by the Planning & Zoning Board as well as the Town Council.

At the June 4th Town Council meeting, the Council voted to allow the applicant to continue in the vacation process.

On October 16th the Applicant provided a Final Vacation of Right of Way Application along with an appraisal of the property.

The Appraisal report is attached with the application.

FINANCIAL IMPACT:
TBD, will include legal oversite, advertisement cost, codification cost all cost will be covered by the applicant.

RECOMMENDATION:
Planning & Zoning Board recommendation to the Town Council for Final Vacation of Right of Way for Dayspring Gardens.

TOWN OF HILLIARD
VACATE RIGHT-OF-WAY FINAL APPLICATION
15859 W CR 108 Hilliard, FL 32046
Phone: 904-845-3555 | cs@townofhilliard.com

For Staff Only
File #: 20261016
Application Fee: $ $19,800.00
Payment Processed By: DRW

Final Application to Close, Abandon, or Vacate Street, Alley, Easement, or Right of Way

A. PROPOSED CLOSING, ABANDONING, OR VACATON

a. Street, Alley, Right of Way Name to be closed, vacated, or abandoned: Alleyways in Blocks 95, 110, 113, 115, 107 and 116 and portions of West Sixth Avenue (between Blocks 110 and 113, 108 and 115, and 107 and 116) as further described on the attached survey.

b. Legal Description: See attached.

c. Parcel ID Number(s)and/or Adjoining Parcel ID Number(s): See attached.

d. Acreage of closure, abandonment, or vacation: See enclosed survey.

B. APPLICANT

a. Applicant's Status: ☐ Owner (title holder) ☒ Agent

b. Name of Applicant(s) or Contact Person(s): Courtney P. Gaver Title: Attorney

Company (if applicable): Rogers Towers, P.A.

Mailing address: 1301 Riverplace Blvd., Suite 1500

City: Jacksonville State: FL ZIP: 32207

Telephone: (904) 398-3911 E-mail: cgaver@rtlaw.com

c. If the applicant is agent for the property owner*

Name of Owner (titleholder): Dayspring Property Services LLC c/o Doug Adkins

Mailing address: PO Box 1080

City: Hilliard State: FL ZIP: 32046

Telephone: ( ) E-mail: doug@dayspring.health

*** Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.**

TOWN OF HILLIARD
VACATE RIGHT-OF-WAY FINAL APPLICATION
15859 W CR 108 Hilliard, FL 32046
Phone: 904-845-3555 | cs@townofhilliard.com

C. ATTACHMENTS (One hard copy or one copy in PDF format)

a. Legal description
b. Location Map clearly identifying the location of the proposed closure. (nassauflpa.com)
c. Survey of Property to be Vacated.
d. Appraisal of Property to be Vacated.

D. FEES

a. Right of Way (streets or alley or easements) - $200 pre application fee & final application fee TBD
b. The Cost of advertisement and outside consultants are in addition to the application fee

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity plus 10%. The invoice shall be paid in full prior to any action of any kind on the development application.

All attachments are required for a complete application. A completeness review of the application will be conducted within thirty (30) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

The Town reserves the right to retain a utility easement where the alley or roadway is located and grant the Town all necessary rights in such utility easement as it may require.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Signature of Applicant

Douglas Adkins, President
Typed or printed name and title of applicant

09-21-26
Date

Signature of Agent

Courtney P. Gaver
Typed or printed name of co-applicant

9-23-2026
Date

State of Florida County of

The foregoing application is acknowledged before me this 21 day of September, 2026, by Doug Adkins, who is/are personally known to me, or who has/have produced as identification.

NOTARY SEAL

MCKENA JOHNSON
MY COMMISSION # HH 794411
EXPIRES: August 22, 2030

Signature of Notary Public, State of FL

Updated 1/2026

TOWN OF HILLIARD
VACATE RIGHT-OF-WAY APPLICATION
15859 W CR 108 Hilliard, FL 32046
Phone: 904-845-3555 | cs@townofhilliard.com

Abutting Property Owner Acknowledgement

Date: _____

Name: (Abutting Owner) David & Marjorie Brown

Address: 1795 Warm Springs Dr.

Wenatchee, WA 98801

RE: NOTICE TO ABUTTING OWNER OF
REQUEST TO CLOSE Block 95 Alleyway
Parcel #08-3N-24-2380-0095-0080

Dear Mr/Ms David & Marjorie Brown (Abutting Owner)

The Town of Hilliard is processing a request to close a right-of-way commonly known as Block 95 Alleyway abutting your property. I am seeking your written approval of this closure request so I may provide confirmation to the Town.

If the closure is approved, a portion of the closed right-of-way adjacent to your property may become your private property. This may result in an increase in your property taxes as to be determined by the Property Appraiser's Office after the closure is complete. The area I'm seeking to close is delineated on a map attached for your reference. If you agree/approve the closure request, please sign the acknowledgement and approval of the closure request below and return to my attorney, Courtney Gaver, at cgaver@rtlaw.com.

If you wish to speak with someone from the Town of Hilliard concerning this closure request, you may call the Land Use Administrator, Ms. Lee Anne Wollitz, at 904-675-6171 or lwollitz@townofhilliard.com.

Your prompt response is greatly appreciated.

I ACKNOWLEDGE RECEIPT OF THE ABOVE LETTER AND AGREE TO THE REQUEST FOR CLOSURE OF THE RIGHT OF WAY DESCRIBED HEREIN:

Marjorie Brown
David R Brown
Abutting Owner Signature

Marjorie Brown
David Brown
Abutting Owner Print

7/22/2026
Date

OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT

TOWN OF HILLIARD, FLORIDA

EACH AND EVERY OWNER SHOWN ON THE PROOF OF OWNERSHIP MUST SIGN AN AUTHORIZATION FORM

Agent Authorization Form

I/We Dayspring Property Services LLC
(Print Name of Property Owner)
hereby authorize Rogers Towers, P.A. (Courtney P. Gaver)
(Print Name of Agent)
to represent me/us in processing an application for any and all applications (vacation of roadways, zoning, comprehensive plan amendments, concurrency and the like)
(Type of Application)
on our behalf. In authorizing the agent to represent me/us, I/we, as owner(s) attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of Owner) | (Signature of Owner)

Douglas D. Adkins
(Print Name of Owner) | (Print Name of Owner)

State of Florida
} ss
Nassau County

Sworn to and subscribed before me on this 8 **day of** Sept., **20**25,
by Douglas D. Adkins, Manager
(Name of Person Making Statement)

Tonia Heronemus
Signature of Notary Public
State of Florida

TONIA HERONEMUS
Notary Public - State of Florida
Commission # HH 195...
My Comm. Expires Jul 31, 2029
Bonded through National Notary Assn.

Print, type or stamp commissioned name of Notary Public

My Commission Expires: _____

Individual making statement is ✓ **personally known or** _____ **produced identification.**

Type of identification produced: _____

PARCEL 4: (Block 107 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 107; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 5: (West Sixth Avenue between Block 107 and Block 116)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 107, AND LOTS 1 THROUGH 12, BLOCK 116 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 6: (Blok 116 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 116; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 9: (West Sixth Avenue between Block 108 and Block 115)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12, BLOCK 115 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 10: (Block 115 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 115; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 13: (Block 110 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 110; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 14: (West Sixth Avenue between Block 110 and Block 113)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 110, AND LOTS 1 THROUGH 12, BLOCK 113 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 15: (Block 113 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 113; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 20: (Block 95 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 95; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

Parcels Owned by Dayspring Property Services LLC
PO Box 1080
Hilliard, FL 32046

08-3N-24-2380-0092-0130
08-3N-24-2380-0092-0170
08-3N-24-2380-0092-0210
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08-3N-24-2380-0095-0170
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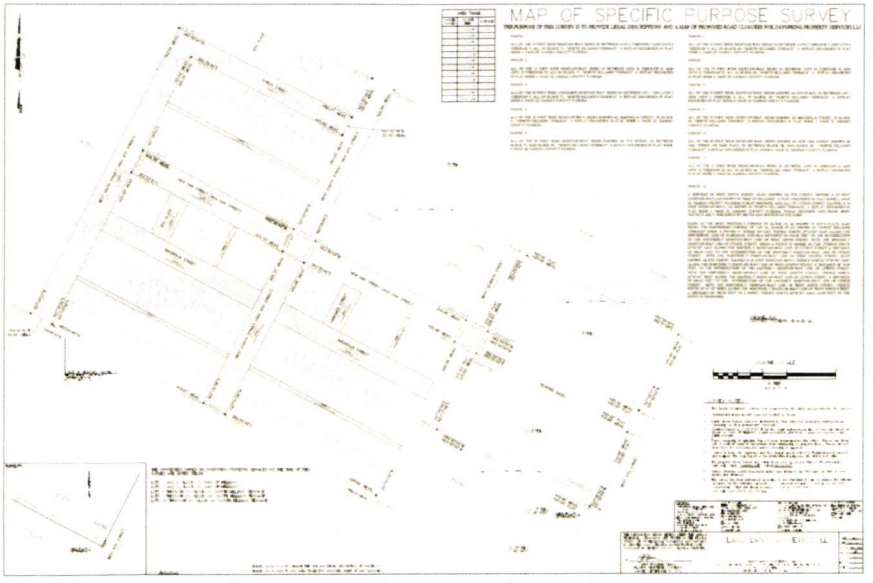

BLOCK 93
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GRAPHIC SCALE
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BLOCK 115
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BLOCK 116
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BLOCK 117
PLAT BOOK 1, PAGE 23

Appraisal Premise	Interest Appraised	Date of Value	Opinion of Value
Right-Of-Way Parcel 4	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 5	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 6	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 9	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 10	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 13	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 14	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 15	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 20	Fee Simple	June 13, 2026	$1,500
		Aggregate:	$19,800
		Rounded:	$19,800

Hotaling Moody & Associates

1300 Riverplace Boulevard, Suite 640
Jacksonville, Florida 32207
904-516-8900

APPRAISAL REPORT



Fourteen Right-of-Way Properties
Multiple Locations in the Vicinity of 6th Street and Surrounding Blocks
Hilliard, Florida 32046

Prepared For: Douglas D. Adkins, CEO
Dayspring Property Services, LLC
PO Box 1080
Hilliard, Florida 32046

June 29, 2026

Douglas D. Adkins, CEO
Dayspring Property Services, LLC
PO Box 1080
Hilliard, Florida 32046

RE: Appraisal of Fourteen Right-of-Way Sites Located north of W Fifth Avenue, south of W Ninth Avenue, east of Georgia Street, and west of Missouri Street, Hilliard, Florida 32046
Appraisal Number: 2026-0075

Dear Mr. Adkins:

As requested, the following is an *appraisal report* of the above-referenced property. The subject property is specifically described by both narrative and legal descriptions contained within the attached *appraisal report*. Furthermore, the report describes the subject, the market area environment, and surrounding influences, including historical market conditions, and the methods of approach to the valuation problem. It contains data gathered and analyzed in arriving at our conclusion of market value.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the uniform standards of professional appraisal practice (USPAP) of the Appraiser Foundation; the code of professional ethics and standards of professional appraisal practice of the Appraiser Institute; and the requirements of our client as we understand them.

Based on the appraisal presented in the following report and subject to the assumptions and limiting conditions and definition of market value as set forth herein, our opinions of market value are as follows:

Appraisal Premise	Interest Appraised	Date of Value	Opinion of Value
Right-Of-Way Parcel 2	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 4	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 5	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 6	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 8	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 9	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 10	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 11	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 13	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 14	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 15	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 16	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 20	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 22	Fee Simple	June 13, 2026	$1,500
		Aggregate:	$27,300
		Rounded:	$27,300

The value above is subject to definitions, assumptions and limiting conditions set forth in the accompanying report of which this summary is part. No party other than the client and intended user may use or rely on the information, opinions and conclusions contained in the report. It is assumed that the user of the report has read the entire report.

Extraordinary Assumptions & Hypothetical Conditions

The value conclusion reported in this letter and the attached report is subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is an assignment specific assumption as of the effective date regarding uncertain information used in the analysis which, if found to be false, could alter the appraiser's opinions of conclusions.

1. None.

The value conclusion reported in this letter and the attached report is based on the following hypothetical conditions that may affect assignment results. A Hypothetical Condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraisers to exist on the effective date of the assignment results, but is used for purpose of the analysis.

1. None

If you have questions or comments, please contact the undersigned. Thank you for the opportunity to provide appraisal services.

Respectfully submitted,

Hotaling Moody & Associates, LLC

Michael Hotaling, MAI
President/Owner
State-Certified General
Real Estate Appraiser RZ3226

Brian A. Hall
Vice President - Commercial
State-Certified General
Real Estate Appraiser RZ3163

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EXECUTIVE SUMMARY

Subject	Fourteen Right-Of-Way Properties
Address	Sixth Street, and surrounding blocks Hilliard, Florida 32046
Property Type	Fourteen Right-Of-Way Properties
Property Interest Appraised	Fee Simple Interest
Owner of Record	Town of Hilliard
Tax ID Number	The subject's fourteen sites are public Right-Of-Ways and have no tax identification numbers.
Land Sizes	
Parcel 2:	0.172 Acres; 7,500 SF
Parcel 4:	0.172 Acres; 7,500 SF
Parcel 5:	0.413 Acres; 18,000 SF
Parcel 6:	0.172 Acres; 7,500 SF
Parcel 8:	0.172 Acres; 7,500 SF
Parcel 9:	0.413 Acres; 18,000 SF
Parcel 10:	0.172 Acres; 7,500 SF
Parcel 11:	0.172 Acres; 7,500 SF
Parcel 13:	0.172 Acres; 7,500 SF
Parcel 14:	0.413 Acres; 18,000 SF
Parcel 15:	0.172 Acres; 7,500 SF
Parcel 16:	0.172 Acres; 7,500 SF
Parcel 20:	0.172 Acres; 7,500 SF
Parcel 22:	0.172 Acres; 7,500 SF
Aggregate	3.134 Acres; 136,500 SF
Zoning Designation	R-2 (Single-Family District)
Highest & Best Use - "As Vacant"	Considering the legally permissible, physically possible, financially feasible, and maximally productive uses, the highest and best use of the subject is to assemble the subject sites with the adjacent properties for single-family development.
Exposure Time	6-12 Months
Marketing Period	6-12 Months
Date of Report	June 29, 2026

Appraisal Premise	Interest Appraised	Date of Value	Opinion of Value
Right-Of-Way Parcel 2	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 4	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 5	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 6	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 8	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 9	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 10	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 11	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 13	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 14	Fee Simple	June 13, 2026	$3,600
Right-Of-Way Parcel 15	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 16	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 20	Fee Simple	June 13, 2026	$1,500
Right-Of-Way Parcel 22	Fee Simple	June 13, 2026	$1,500
		Aggregate:	$27,300
		Rounded:	$27,300

The value above is subject to definitions, assumptions and limiting conditions set forth in the accompanying report of which this summary is part. No party other than the client and intended user may use or rely on the information, opinions and conclusions contained in the report. It is assumed that the user of the report has read the entire report.

Extraordinary Assumptions & Hypothetical Conditions

The value conclusion reported in this letter and the attached report is subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is an assignment specific assumption as of the effective date regarding uncertain information used in the analysis which, if found to be false, could alter the appraiser's opinions of conclusions.

1. None.

The value conclusion reported in this letter and the attached report is based on the following hypothetical conditions that may affect assignment results. A Hypothetical Condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraisers to exist on the effective date of the assignment results, but is used for purpose of the analysis.

1. None

General Overview

Identification of Real Estate
The subject of this assignment is fourteen undeveloped right-of-way sites in which the client is attempting to have them vacated and acquired for future development within the municipal boundaries of the Town of Hilliard, in western Nassau County, Florida. As of the effective date of this assignment, no tax identification numbers have been assigned.

Legal Description
The subject's legal descriptions, which were taken directly from surveys provided by the client and created by Glass Land Surveying, LLC (job #25-129), are lengthy and have been included in the addendum of this appraisal report.

Property Owner
According to our client, the current owner of the subject properties is the Town of Hilliard.

Sales History
No tax identification number has been assigned to the subject of this assignment. Therefore, it has no recorded ownership history. To the best of our research, no transfers of ownership occurred within the previous three years of the effective date of this report.

Pending Transactions
To the best of our knowledge, the subject properties are not currently under contract or listed for sale. A cursory search of LoopNet.com & CoStar™ revealed no listings.

It is noted that the purpose of this appraisal is to aid the client with decision-making regarding a potential acquisition of the subject properties.

Subject Leases
The subject properties had no leases as of the effective date of this assignment.

Purpose of Appraisal
The purpose of the appraisal is to estimate the fair value of each of the existing fourteen right-of-way sites.

Since the subjects of this assignment are rights-of-way, they have no tax identification numbers or zoning designations as of the effective date of this assignment.

Scope of Work
The scope of work includes all steps taken in the development of the *appraisal*. These include:

1. The extent to which the subject property is identified,
2. The extent to which the subject property is inspected,
3. The type and extent of data researched, and
4. The type and extent of analysis applied, and the type of *appraisal* prepared. These items are discussed as follows:

In preparing this *appraisal* of the subject property, the appraisers:

- Gathered factual data on the subject property (zoning, land use, taxes, etc.).

- Inspected the subject property.
    - Our inspection was limited to visual observation of the subject property on the date of inspection.
- Used sources such as the Nassau County Property Appraiser's Office website, CoStar website, FEMA website, the Town of Hilliard website, etc., to identify subject info such as the address, site size, aerial map, tax map, flood map, etc.
- The size of the subject land was taken directly from a survey provided by our client.
- Considered the highest and best use of the subject property.
- Researched recent comparable land sales located within the subject's general market area or similar areas of Nassau County.
- Analyzed comparable market data, comparing them to the subject (when possible).
- Prepared the Sales Comparison Approach to develop our opinion of market value for the subject.
- Prepared this *Appraisal report*, which presents the significant data gathered during our investigation for this assignment, in addition to the analysis and conclusions reached as a result of the appraisal process.

In developing our opinion of market value, consideration was given to the subject's zoning, surrounding improvements, and development potential under the Nassau County Comprehensive Plan and the Town of Hilliard. We also considered its location in relation to commercial and residential growth within the subject's market area. Additional information obtained while completing this appraisal assignment is retained in the appraisal file and incorporated herein by reference.

APPRAISAL REPORT TYPE
This is an Appraisal Report described by the Uniform Standards of Professional Appraisal Practice (USPAP) under Standards Rule 2-2(a).

CLIENT
The client of this assignment is Douglas D. Adkins, CEO of Dayspring Property Services, LLC

INTENDED USE & USERS
The intended use of this appraisal report is to establish fair market values to assist the client in closing (acquiring) the subject properties, which are right-of-way sites. The intended user Douglas D. Adkins, CEO of Dayspring Property Services, LLC

APPRAISAL REQUIREMENTS
This appraisal and report are intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP); and
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

INSPECTION
Brian A. Hall inspected the subject property on June 13, 2026. The inspection included a visual observation of site conditions, including access, visible easements or encroachments, site layout and utility, and on and off-site improvements affecting the property.

DATE OF THE REPORT

The date of the report is June 29, 2026, which is the date the report was completed and transmitted to the client.

MARKET VALUE DEFINITION[1]

The purpose of this appraisal is to develop an opinion of the market value of the subject property. "Market Value," as used in this appraisal, is defined as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1) Buyer and seller are typically motivated.
2) Both parties are well informed or well advised, and each is acting in what they consider their own best interests;
3) A reasonable time is allowed for exposure in the open market.
4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

PROPERTY INTEREST APPRAISED

Two common ownership interests in real property are the fee simple and the leased fee interest.

- The fee simple interest is "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[2]
- The leased fee interest is "The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."[3]

The property rights being appraised in this assignment are the rights of the subject's Fee Simple Interest.

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[1] Department of the Treasury, Office of the Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Office of Thrift Supervision and National Credit Union Administration under 12 CFR Part 34, Real Estate Appraisals and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"); and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010

[2] The Dictionary of Real Estate Appraisal, 7th Edition (Chicago: Appraisal Institute, 2022), p. 73.

[3] The Dictionary of Real Estate Appraisal, 7th Edition (Chicago: Appraisal Institute, 2022), p. 105.

PRIOR SERVICES

USPAP requires appraisers to disclose to the client any other services they provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services.

- We performed no services, as appraisers or in any other capacity, regarding the subject property of this report within the three years immediately preceding acceptance of this assignment.

ASSESSMENT AND TAXES

The subject of this assignment is a right-of-way site designated for future Sixth Street development. No tax identification number has been assigned by the Nassau County Property Appraiser. Therefore, it has no history of real estate tax assessments.

Below is a summary of Assessed Value & Ad-Valorem Taxes of comparable properties (land) in the subject's immediate area:

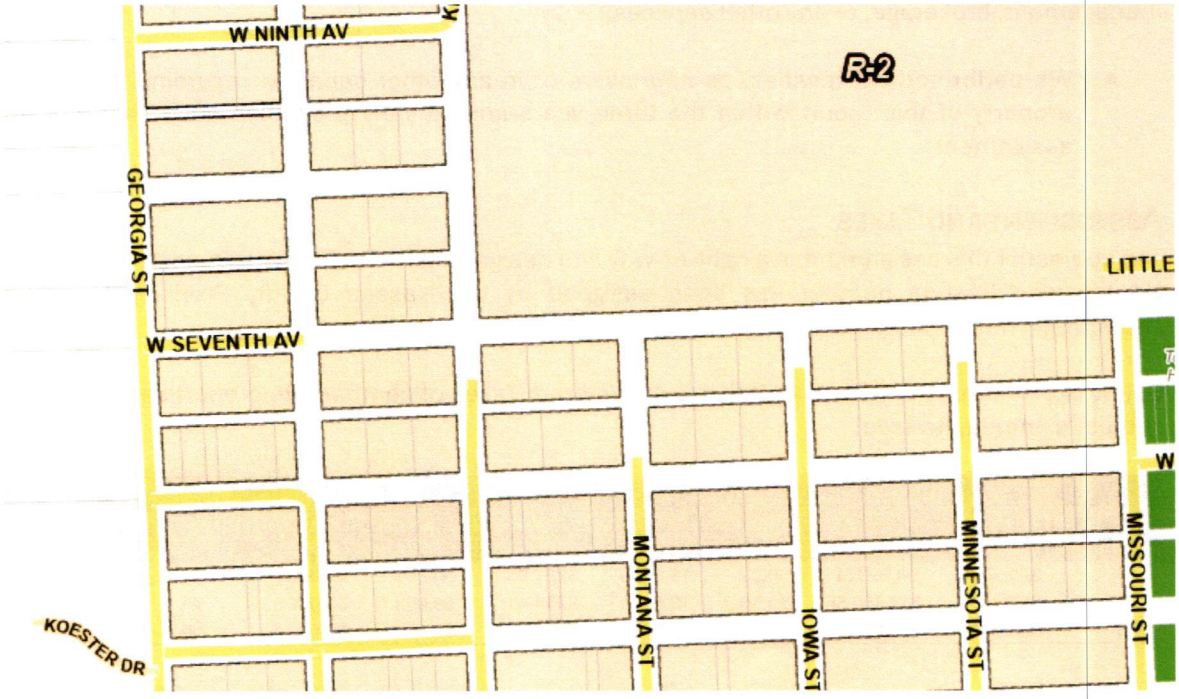
Comp	2025 Assessed Value	Size	Assessed Value PSF	Millage Rate	Ad Valorem Taxes	RE Taxes PSF	Non AV Tax PSF	Early Payment Discount	RE Taxes PSF
1	$20,700	94,090 SF	$0.22	16.6430	$291.64	$0.003	$0.000	4%	$0.003
2	$27,205	152,460 SF	$0.18	16.6430	$358.41	$0.003	$0.000	4%	$0.003
3	$83,790	87,991 SF	$0.95	16.6430	$1,183.67	$0.013	$0.000	4%	$0.013

Based on our opinion of the subject's market values, as provided within this appraisal report, the following table details our projection of the subject's taxes if the subject were sold and a tax identification number were assigned.

	Market Value Conclusion	Closing Cost Deduction	Projected Assessment	Est. Millage Rate	Projected RE Taxes	Non-Ad Valorem Taxes	Early Pmt Disc. %	Projected Tax Burden
Parcel 2:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 4:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 5:	$3,600	15.0%	$3,060	16.6430	$50.93	$0.00	4%	$48.89
Parcel 6:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 8:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 9:	$3,600	15.0%	$3,060	16.6430	$50.93	$0.00	4%	$48.89
Parcel 10:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 11:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 13:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 14:	$3,600	15.0%	$3,060	16.6430	$50.93	$0.00	4%	$48.89
Parcel 15:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 16:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 20:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Parcel 22:	$1,500	15.0%	$1,275	16.6430	$21.22	$0.00	4%	$20.37
Aggregate	$27,300		$23,205		$386.20	$0.00		$370.75

LAND USE AND ZONING

ZONING MAP

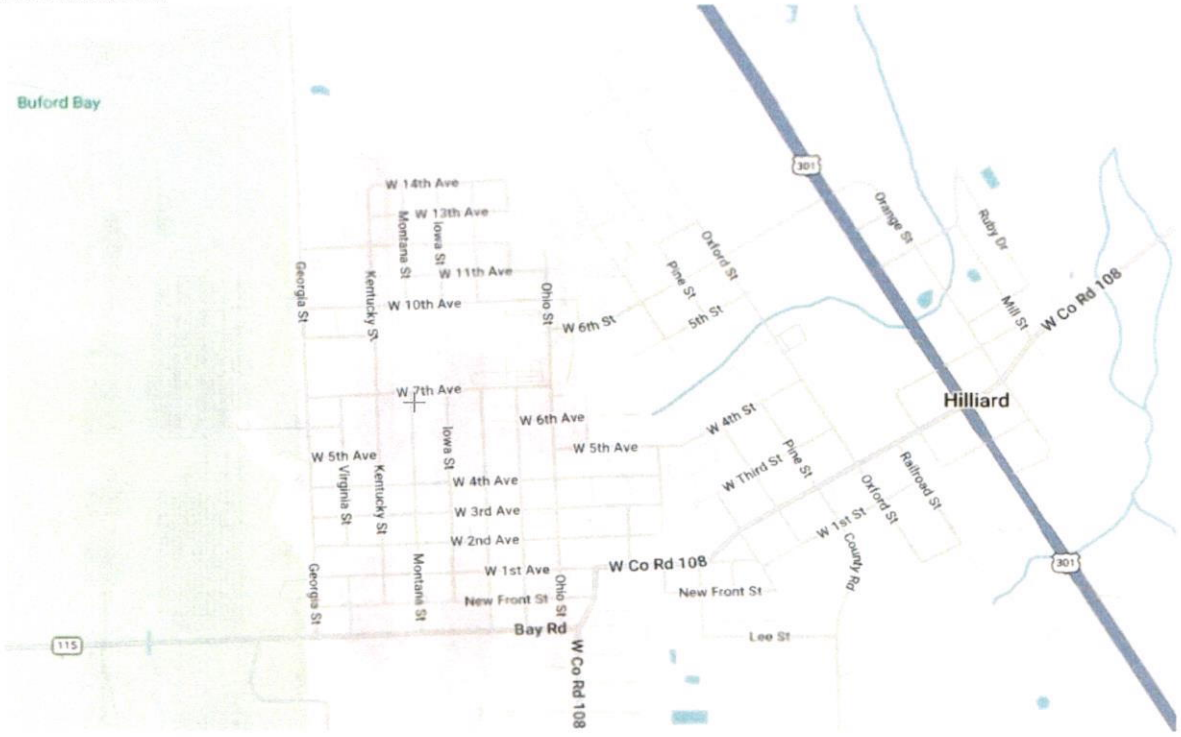


LAND USE/ZONING REQUIREMENTS

Zoning Jurisdiction	Town of Hilliard
Land Use	Medium Density Residential
Zoning District/Land Use	R-2 (Single-Family District)
Permitted Uses	This district is intended to apply to areas which are to be developed with medium-sized lot single-family homes and accessory residential uses applicable in a single-family residential density that is in keeping with the needs of the community and that can be served adequately by available community services and facilities.
Minimum Lot Requirements	
Minimum Lot Width/Area	90 ft. /10,000 SF
Maximum Site Coverage	30%
Minimum Yard Requirements	
Front	30 ft
Side	12.5 ft.
Rear	30 ft.
Maximum Height of Structures	30 ft.
Current Use Legally Conforming	Legally Conforming

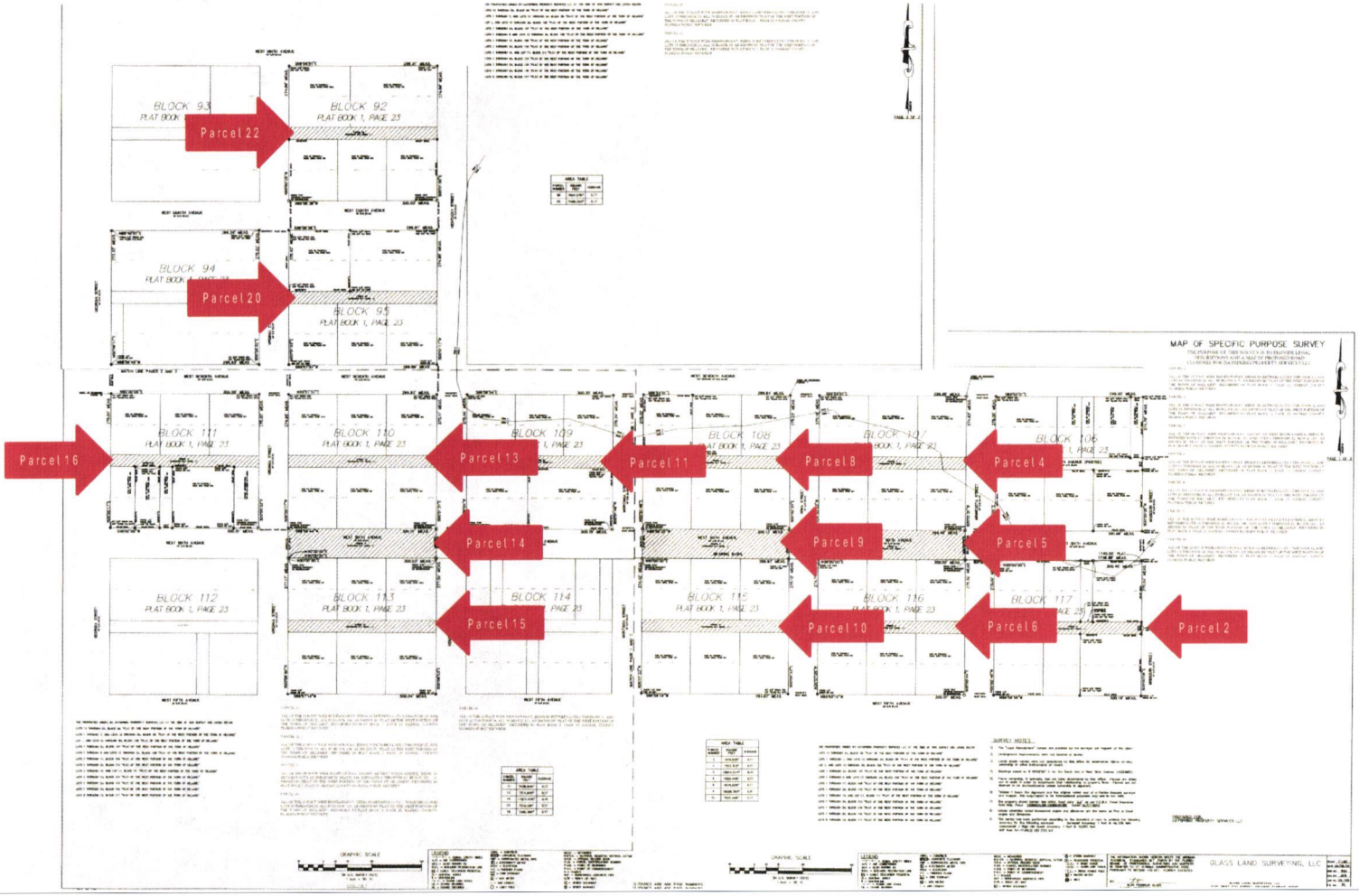
SITE DESCRIPTION

LOCATION MAP



AERIAL TAX MAP




MAP OF SPECIFIC PURPOSE SURVEY
Parcel 22
Parcel 20
Parcel 16
Parcel 13
Parcel 11
Parcel 8
Parcel 4
Parcel 14
Parcel 9
Parcel 5
Parcel 15
Parcel 10
Parcel 6
Parcel 2
BLOCK 93
BLOCK 92
BLOCK 94
BLOCK 95
BLOCK 111
BLOCK 110
BLOCK 109
BLOCK 108
BLOCK 107
BLOCK 106
BLOCK 112
BLOCK 113
BLOCK 114
BLOCK 115
BLOCK 116
BLOCK 117
GLASS LAND SURVEYING, LLC

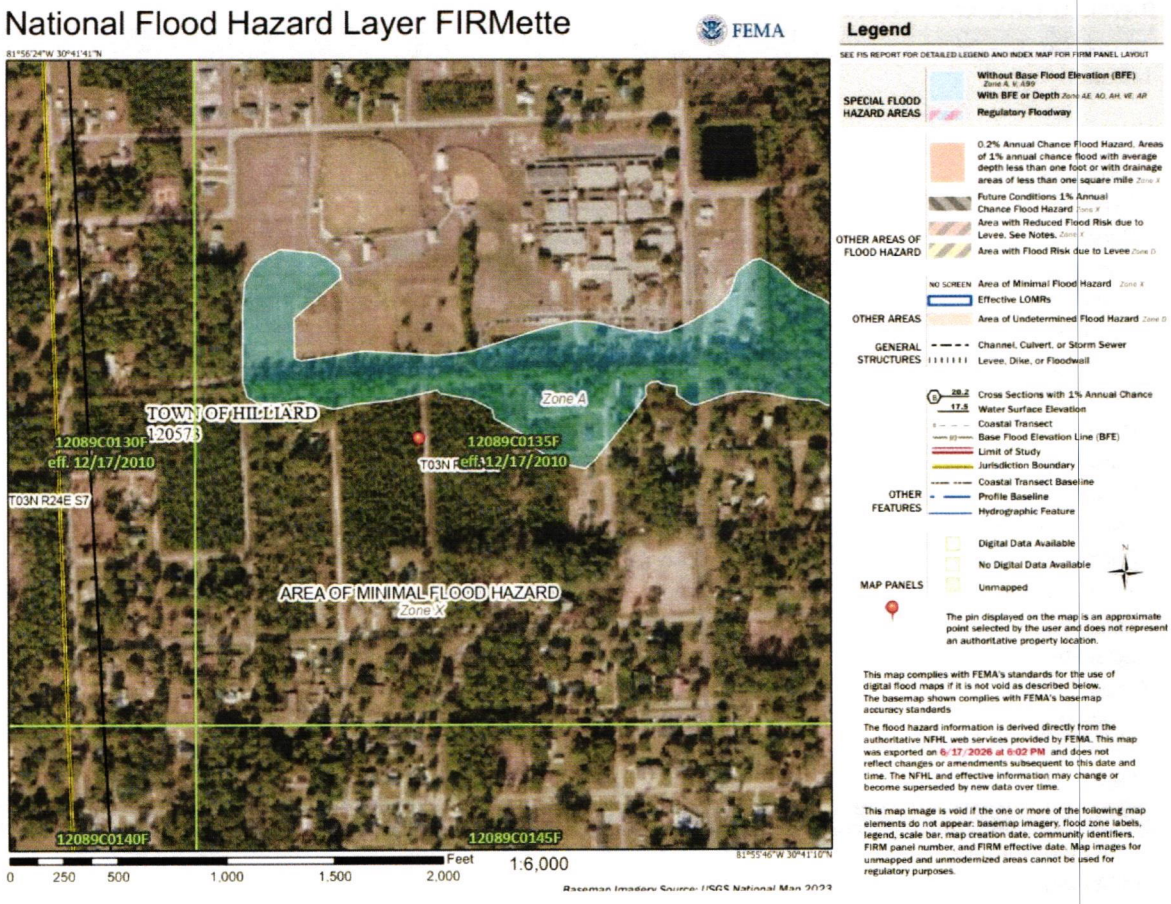
PHYSICAL CHARACTERISTICS

Location	Unpaved rights-of-way along portions of West Sixth Street, W Seventh Street, W Eighth Street, Georgia Street, Virginia Street, Kentucky Street, Montana Street, Iowa Street, Minnesota Street, & Missouri Street.
Land Sizes	
Parcel 2:	0.172 Acres; 7,500 SF
Parcel 4:	0.172 Acres; 7,500 SF
Parcel 5:	0.413 Acres; 18,000 SF
Parcel 6:	0.172 Acres; 7,500 SF
Parcel 8:	0.172 Acres; 7,500 SF
Parcel 9:	0.413 Acres; 18,000 SF
Parcel 10:	0.172 Acres; 7,500 SF
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Parcel 16:	0.172 Acres; 7,500 SF
Parcel 20:	0.172 Acres; 7,500 SF
Parcel 22:	0.172 Acres; 7,500 SF
Aggregate	3.134 Acres; 136,500 SF
Shape	All parcels are rectangular in shape
Topography	Generally level and at road grade

FEMA DATA

FEMA Map Number	12089C0135F
FEMA Map Date	12/17/2010
Flood Zone Designation	Zone X
Flood Zone	The majority of the subject property is under Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain. Federal law does not require flood insurance in these zones.

FEMA MAP



ENVIRONMENTAL HAZARDS

A copy of a current environmental/hazardous materials study was not provided for this assignment. Our value opinion was made under the assumption that the subject has no environmental conditions that would cause a loss in value.

EASEMENTS/ENCROACHMENTS/RESTRICTIONS

According to the documents our client provided, all fourteen of the subject sites are public rights-of-way. It is assumed that there are no other adverse easements or encroachments that would negatively impact the marketability or value of the subject property.

CONCLUSION OF SITE UTILITY

Overall, the subject site's physical characteristics and the availability of utilities result in minimal development possibilities. However, our research indicates that the subject sites are being acquired to assemble adjacent parcels for the development of a senior living facility.

SURROUNDING AREA ANALYSIS

LOCATION

The subject is located at the western terminus of Sixth Street just east of US Highway 1 (aka US Hwy 301) within the Town of Hilliard, Florida. The boundaries of the subject neighborhood are construed as follows:

- North — Hallman Road
- South — Henry Smith Road
- East — Eastwood Road
- West — Power Line Road

ACCESS AND LINKAGES

Primary access to the area is provided by Interstate 95, US Highway 301 (US-1), and County Road 308. The following summarizes area roadways:

North/South Routes:

- U.S. Highway 301 –a four-lame US highway extending through Nassau County running from the Sarasota-Bradenton-Venice metropolitan area through the central northern region of Florida.
- Eastwood Road - a two-lane local roadway that extends north from US Highway 301 and terminates at County Road 108.
- County Road 121A (South Middle Road) – a two-lane local roadway that extends south from Kolars Ferry Road, intersects with County Road 108, and terminates at Musslewhite Road.

East/West Routes:

- Kolars Ferry Road – a two-lane roadway that extends east from US Highway 301 and terminates at County Road 121A (Middle Road).
- County Road 108/115 – a two-lane highway that extends west from US Highway 17, intersecting with US Highway 301 through the heart of Hilliard, and terminating at County Road 121.
- Henry Smith Road – a two-lane local roadway extending east from Power Line Road, just west of Hilliard and terminates at US Highway 301.
- River Road (County Road 108) – a two-lane local roadway extending west from US Highway 301 in Callahan and terminates at State Highway 108.

The subject is located just south of the Hilliard Community Cemetery within the northern section of the Town of Hilliard.

SURROUNDING LAND USES

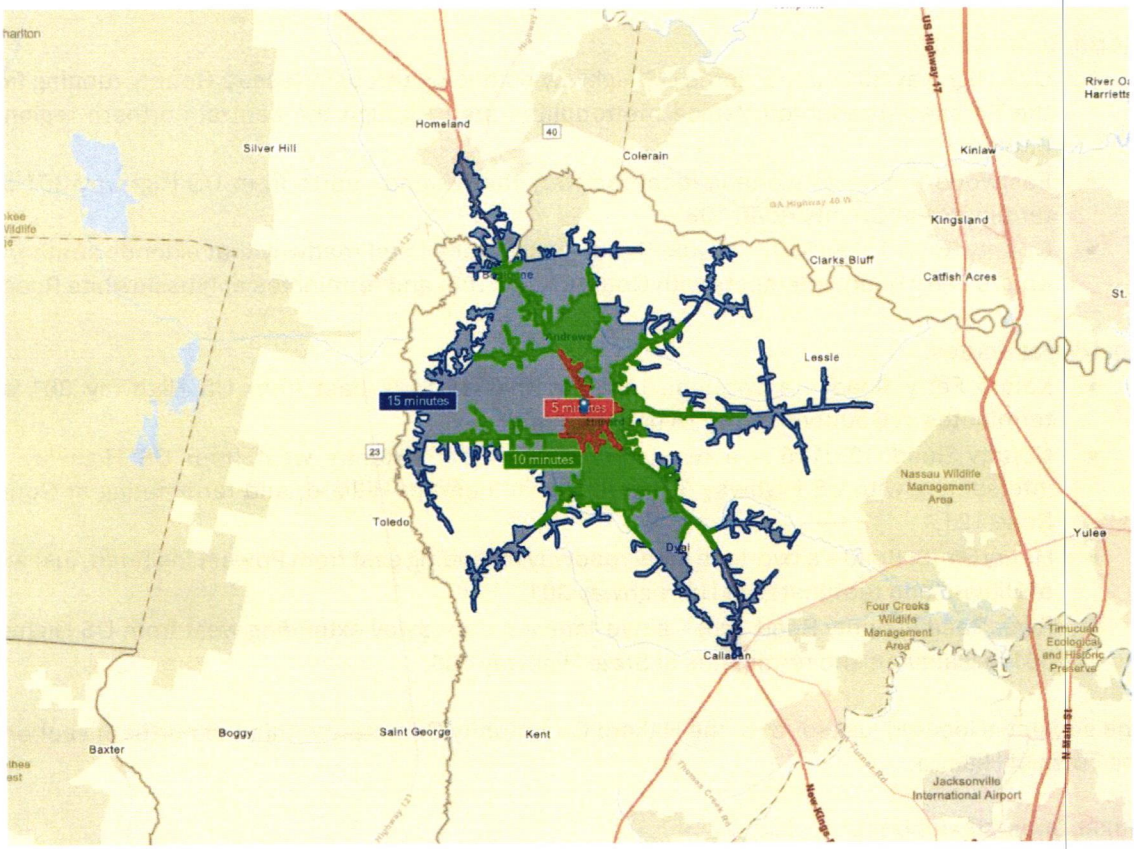
Land uses immediately surrounding the subject are predominantly vacant and improved agricultural land, rural single-family homesites improved with varying single-family structures from single-wide mobile homes to larger custom-built residential homes. Several commercial properties are located within the immediate market area, including the Hilliard Airpark, Nassau County Fire Rescue Station 40 – Hilliard, Nassau County Road & Bridges, a county government office, Kingdom Hall of Jehovah's Witnesses, Wayne Bishop Construction, Inc., and FAA Jacksonville Air Route Traffic Control Center.

The subject is immediately northwest of Hilliard Airpark, which was established in 1969. The current facility features a 3,365-foot lighted grass runway and is home to 24 hangars and a modern FBO building with a pilot lounge, flight planning center, conference room, kitchen, and multiple bathrooms.

Supporting commercial retail land uses are located mainly along US Highway 301 (US-1) west of Eastwood Road, and the area includes Spinners Pizza & Pasta, Dollar General, Hagan Ace Hardware, Seldomridge Body Shop & Wrecker, NAPA Auto Parts, Southern Shine Car Wash, Steamboat Lilly's, and Hilliard Meats. Hilliard itself is a smaller rural town with single-family residential neighborhoods with home prices ranging from $100,000 to $700,000.

SURROUNDING AREA DEMOGRAPHICS

The following map shows the 5-, 10-, and 15-minute drive times from the subject property. A snapshot of the surrounding area demographics, including population, households, and income data, is displayed in the table on the following page.



Executive Summary

New Oak St, Hilliard, Florida, 32046

Prepared by Esri

Radius: 5-, 10-, and 15-Minute Drive Time Radius

	5 Min	10 Min	15 Min	acksonville MSA	Florida
Population					
2010 Population	1,769	3,898	7,764	1,345,596	18,801,310
2020 Population	1,672	3,889	7,697	1,605,848	21,538,187
2025 Population	1,664	3,911	7,847	1,764,628	23,027,836
2030 Population	1,743	4,104	8,333	1,893,653	24,297,976
2010-2020 Annual Rate	-0.56%	-0.02%	-0.09%	1.78%	1.4%
2020-2025 Annual Rate	-0.09%	0.11%	0.37%	1.81%	1.3%
2025-2030 Annual Rate	0.93%	0.97%	1.21%	1.42%	1.1%
Population 25+ Educational Attainment					
High School Graduate	31.4%	32.8%	36.7%	21.2%	22.7%
Associate Degree	8.1%	8.2%	9.2%	11.0%	11.1%
Bachelor's Degree	12.5%	11.0%	9.0%	25.0%	22.5%
Graduate/Professional Degree	2.7%	3.1%	4.4%	13.3%	13.5%
Households					
2010 Total Households	629	1,412	2,844	524,146	7,420,802
2020 Total Households	608	1,417	2,862	628,344	8,529,067
2025 Total Households	615	1,452	3,015	699,626	9,263,074
2030 Total Households	659	1,558	3,276	756,340	9,873,376
2010-2020 Annual Rate	-0.34%	0.04%	0.06%	1.83%	1.40%
2020-2025 Annual Rate	0.22%	0.47%	1.00%	2.07%	1.58%
2025-2030 Annual Rate	1.39%	1.42%	1.67%	1.57%	1.28%
2025 Average Household Size	2.57	2.63	2.57	2.47	2.43
Wealth Index	56	70	78	101	102
Median Household Income					
2025 Median Household Income	$60,745	$75,768	$75,261	$82,649	$78,205
2030 Median Household Income	$75,955	$87,670	$86,311	$96,880	$89,997
2025-2030 Annual Rate	4.57%	2.96%	2.78%	3.23%	2.85%
Average Household Income					
2025 Average Household Income	$79,954	$92,381	$75,261	$113,866	$111,382
2030 Average Household Income	$92,078	$105,466	$86,311	$127,893	$124,572
Housing					
Housing Affordability Index	74	82	88	77	68
2010 Total Housing Units	680	1,562	3,151	598,490	8,989,580
2010 Owner Occupied Hus (%)	64.2%	72.0%	75.6%	66.9%	67.4%
2010 Renter Occupied Hus (%)	35.8%	28.0%	24.4%	33.1%	32.6%
2010 Vacant Housing Units (%)	7.5%	9.6%	9.7%	12.4%	17.5%
2020 Housing Units	663	1,561	3,127	690,609	9,865,350
2020 Owner Occupied HUs (%)	61.7%	69.7%	74.3%	64.3%	65.1%
2020 Renter Occupied HUs (%)	38.3%	30.4%	25.7%	35.7%	34.9%
Vacant Housing Units	8.0%	7.5%	7.8%	9.0%	13.5%
2025 Housing Units	667	1,577	3,239	767,323	10,635,372
Owner Occupied Housing Units	64.1%	71.8%	76.4%	66.7%	67.2%
Renter Occupied Housing Units	35.9%	28.2%	23.7%	33.3%	32.8%
Vacant Housing Units	7.8%	7.9%	6.9%	8.8%	12.9%
Average Home Value	$342,214	$389,025	$355,983	$471,510	$500,395
Median Home Value	$298,148	$336,888	$311,748	$395,594	$416,969
2030 Total Housing Units	710	1,685	3,489	828,229	11,296,285
2030 Owner Occupied Housing Units	447	1,172	2,596	517,610	6,813,223
2030 Renter Occupied Housing Units	212	386	681	238,730	3,060,153
2030 Vacant Housing Units	51	127	213	71,889	1,422,909

Data Note: Income is expressed in current dollars

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025, 2030).

The summarized data indicates the population of the subject area is increasing at a slower rate than the Jacksonville MSA and the State of Florida. Household income levels within the study area are also below the levels for the Jacksonville MSA and the State of Florida. The annual rate of change in housing units starting in 2020 is 1.00% (15-minute radii) with an average home value at $355,983, compared to an average home value of $471,510 for the Jacksonville MSA and $500,395 for the State of Florida. Overall, the subject area's economy depends greatly on the economy of the Jacksonville MSA.

OUTLOOK AND CONCLUSION

The subject property is located within the northern section of the Town of Hilliard. Surrounding land uses are mostly residential with the addition of Hilliard Airpark and a couple of government buildings, including the Nassau County Fire Rescue Station 40 – Hilliard, the Nassau County Road & Bridge office, and the FAA Jacksonville Air Route Traffic Control Center. Hilliard Elementary and Hilliard Middle-Senior High School are also located within the immediate subject neighborhood.

The main commercial retail corridor through Hilliard is US Highway 301 (US-1). The subject market area is made up of predominantly single-family residential with some scattered office and retail uses. The long-term projection for the subject market area will be stable-to-slightly increasing property values over the next 1 – 2 years, then returning to property appreciation consistent with historical levels. Also, there should be investment opportunities along the Highway 301 corridor as development moves northward from North Jacksonville.

HIGHEST AND BEST USE

Definition

The 7th Edition of *The Dictionary of Real Estate Appraisal, (Chicago: Appraisal Institute, 2022),* defines highest and best use as:

"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

1. ***Legal Permissibility:*** *"a property use that is either currently allowed or most probably allowable under zoning codes, building codes, environmental regulations, and other applicable laws and regulations that govern land use."*

2. ***Physical Possibility:*** *"the parcel of land must be able to accommodate the construction of any building that would be a candidate for the ideal improvement."*

3. ***Financial Feasibility:*** *"the capability of a physically possible and legal use of property to produce a positive return to the land after considering risk and all costs to create and maintain the use."*

4. ***Maximally Productive Use:*** *"a specific land use must yield the highest value of all the physically possible, legally permissible, and financially feasible possible uses."*

These tests are performed sequentially, as it is irrelevant if a certain use is financially feasible when not physically possible or legally permissible. When identifying the highest and best use of an improved property these tests are performed first on the property under the hypothetical assumption it is vacant. If the highest and best use is to improve the property, then the ideal improvement is determined using these same four criteria. Then, the subject improvements are compared to the ideal improvement. A determination is then made on whether to maintain the existing improvement in its existing use or modify the improvement to conform more to the ideal.

HIGHEST AND BEST USE "AS VACANT"

LEGALLY PERMISSIBLE

The subject tracts represent 14 undeveloped sites within an area surrounding Single-Family District-zoned properties and a future land use of Medium Density Residential. This district is intended to apply to areas which are to be developed with medium-sized lot single-family homes and accessory residential uses applicable in a single-family residential density that is in keeping with the needs of the community, and that can be served adequately by available community services and facilities.

PHYSICALLY POSSIBLE

The physically possible uses for the subject are limited to the legally permissible uses that current zoning and land use of the site mandates. The subject sites range in size from 7,500 square feet to 18,000 square feet, with widths ranging from 25 feet to 60 feet. While any of the allowable uses could be physically possible, R-2 zoning requires a medium width of 90 feet. Therefore, the sites "as is" are not considered developable unless they are assembled with an adjoining property.

FINANCIALLY FEASIBLE

Financially feasible uses for the subject parcels are governed by legally permissible uses and physically possible uses for that site. The influence of the surrounding market area, considering commercial and residential uses, and the growth within the market area and its effect on the subject must be considered. The primary determinant of financial feasibility is whether a specific use is likely to produce a higher income level than the combined need to satisfy operating expenses, financial expenses, and capital amortization.

Because the physical characteristics of the subject sites, particularly the widths, restrict development under the current zoning, the only financially feasible use would be to assemble with an adjacent property.

MAXIMALLY PRODUCTIVE

Maximally productive uses are governed by the subject's legally permissible, physically possible, and financially feasible uses. Overall, the subject site's physical characteristics and the availability of utilities result in minimal development possibilities.

Considering the legally permissible, physically possible, financially feasible, and maximally productive uses, the highest and best use of the subject is to assemble the subject properties with the adjacent properties for single-family development.

MOST PROBABLE BUYER/USER

Considering the property's size and characteristics, the likely buyer of the subject would be adjacent property owners looking to assemble the subject properties with their adjacent properties for single-family development.

VALUATION METHODOLOGY & DEFINITIONS

Three basic approaches may be applicable and utilized, then reconciled to arrive at an estimate of market value. A value approach is included or eliminated based on its applicability to the property type being valued and the information available. The reliability of each approach depends on the availability and comparability of market data and the motivation and thinking of purchasers. Applicable approaches and whether they were utilized are summarized below:

The Cost Approach is based upon the principle of substitution, which states a prudent purchaser would not pay more for a property than the amount required to purchase a similar site and construct similar improvements without undue delay, producing property of equal desirability and utility. This approach is particularly applicable when the appraised improvements are relatively new or proposed or when the improvements are so specialized that there is little or no sales data from comparable properties.

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of values for the subject. By process of correlation and analysis, a final indicated value is derived.

In the Income (Direct Capitalization) Approach, the property's income-producing capacity is estimated using contract rents on existing leases and by estimating market rent from the rental activity at competing properties for the vacant space. Deductions are then made for vacancy and collection loss, and operating expenses. The resulting net operating income is divided by an overall capitalization rate to derive an opinion of value for the subject property. The capitalization rate represents the relationship between net operating income and value.

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single market value estimate. Different properties require different means of analysis and lend themselves to one approach over the others.

The subject of this assignment is undeveloped land. The Sales Comparison Approach is considered the most relevant and reliable and was used exclusively in our estimate of market value. Neither the Income Approach nor the Cost Approach is applicable.

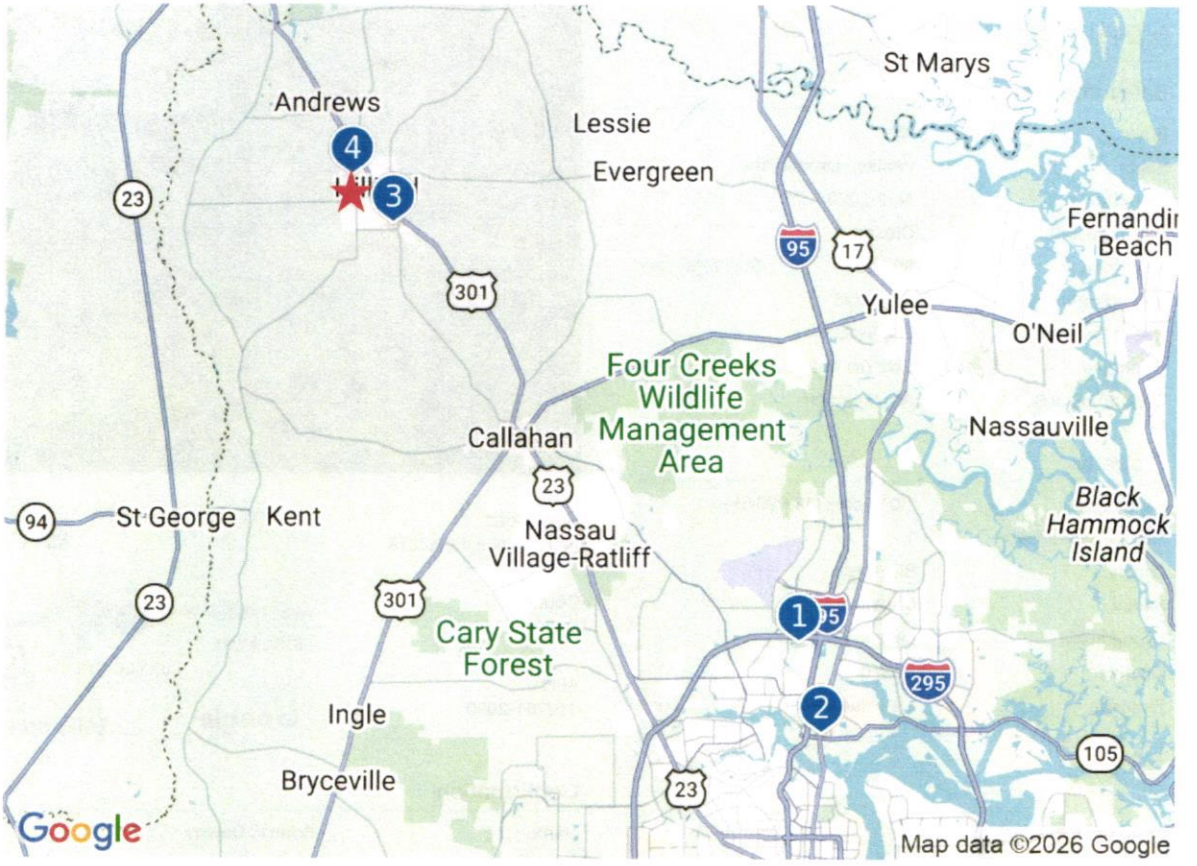
SALES COMPARISON APPROACH

The Sales Comparison Approach to Value is a valuation method in which a comparison of similar sold properties is made to the subject property. The Sales Comparison Approach to value is based on the economic principle of substitution. According to the Principle of Substitution, a buyer will not pay more for one property than another that is equally desirable. The following steps describe the applied process of the Sales Comparison Approach.

1. The market in which the subject property competes is investigated; comparable sales, contracts for sale, and current offerings are reviewed.
2. The most pertinent data is further analyzed, and the quality of the transaction is determined.
3. The most meaningful unit of value for the subject property is determined.
4. Each comparable sale is analyzed and, where appropriate, adjusted to equate with the subject property.
5. The value indication of each comparable sale is analyzed, and the data is reconciled for a final indication of value via the Sales Comparison Approach.

We researched numerous comparable sales for this analysis. The land sales are documented on the following pages.

LAND SALES SUMMARY



No.	Description	Sale Date	Price	Size SF	$/SF	Zoning
1	Harts Road Jacksonville, FL	1/12/23	$5,000	43,996	$0.11	RR-Acre
2	Zoo Parkway Jacksonville, FL	3/8/24	$1,000	6,309	$0.16	CCG-2
3	Henry Smity Road Hilliard, FL	11/4/24	$20,000	42,253	$0.47	M-1
4	New Oak Road Hilliard, FL	6/12/25	$238,000	176,404	$1.35	R-3

Harts Road

Comparable 1

Sale Information

Buyer	JEA	
Seller	Wellsen Limited, Inc.	
Sale Date	1/12/2023	
Transaction Status	Closed	
Sale Price	$5,000	$0.11 /SF Land
Recording Number	20752/98	
Rights Transferred	Fee Simple	
Financing	Cash to sellers	
Conditions of Sale	Arm's-length	

Property

Land Area	1.01 Acres (43,996 SF)
Number of Parcels	1
Zoning	RR-Acres
Shape	Irregular
Topography	Level
Utilities	Public
Frontage	151' Harts Road



Harts Road
Jacksonville, FL 32218

County
Duval

APN
019701-2000



Confirmation

Name	Brian F. Dawes
Company	Closing Attorney
Phone Number	904-633-9679

Remarks

This is an undeveloped land parcel encumbered by a utility (JEA) right-of-way. Overall, the site is undevelopable.

Zoo Pkwy

Comparable 2

Sale Information

Buyer	San Marco Investment, Inc.	
Seller	Jacksonville Transportation Authority (JTA)	
Sale Date	3/8/2024	
Transaction Status	Closed	
Sale Price	$1,000	$0.16 /SF Land
Recording Number	21003/1034	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's length	

Property

Land Area	0.1448 Acres (6,309 SF)
Number of Parcels	1
Zoning	CCG-2



Zoo Pkwy
Jacksonville, FL 32218

County
Duval

APN
108799-0000 (Part of)



Confirmation

Name	Appraisal report

Remarks

This site is located at the northeast corner of Heckscher Drive and Parker Avenue. The site at the time of sale was encumbered by a right-of-way easement as part of the existing ditch. The grantee is the owner of Parcel Number 108799-0000 adjacent to this site. This site remains a ditch. The sale price ($1,000) was based on an appraisal completed before the closing. The grantee purchased the easement to extend the buffer from the road.

Vacant Land

Comparable 3

Sale Information

Buyer	Cynthia Charlie and John Matthew Key	
Seller	Lane Fuqua Curington	
Sale Date	11/4/2024	
Transaction Status	Closed	
Sale Price	$20,000	$0.47 /SF Land
Recording Number	2752 / 210	
Rights Transferred	Fee Simple	
Financing	Cash to seller	
Conditions of Sale	Arm's-length	
Marketing Time	483 days	

Property

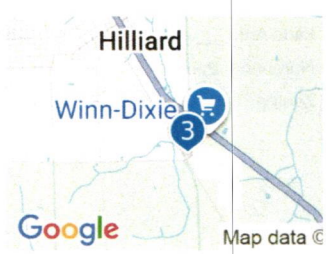
Land Area	0.97 Acres (42,253 SF)
Number of Parcels	1
Zoning	M-1
Shape	Irregular
Topography	Generally Level
Easements	Ingress/Egress easement along the west side of the parcel



Henry Smith Rd
Hilliard, FL 32046

County
Nassau

APN
16-3N-24-2320-0012-0010



Confirmation

Name	Jennie Griffin
Company	Iron Valley Real Estate
Phone Number	(904) 849-
Date	3/11/2026

Remarks

This represents the sale of a 0.97-acre parcel of land located in Hilliard, Florida. The property has an easement that runs along the west side of the site, giving ingress/egress to the adjacent residence to the south.

Vacant Residential Land

Comparable 4

Sale Information

Buyer	Dayspring Property Services, LLC	
Seller	Estate of Delores Ann McNair Bolden	
Sale Date	6/12/2025	
Transaction Status	Closed	
Sale Price	$238,000	$1.35 /SF Land
Recording Number	2794 / 678	
Rights Transferred	Fee Simple	
Financing	Cash to seller	
Conditions of Sale	Arm's-length	
Marketing Time	39 days	

Property

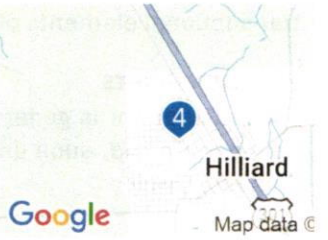
Land Area	4.0497 Acres (176,404 SF)
Number of Parcels	2
Zoning	R-3
Shape	Generally Rectangular
Topography	Generally Level



New Oak St
Hilliard, FL 32046

County
Nassau

APN
08-3N-24-2380-0073-0010,
08-3N-24-2380-0072-0020



Confirmation

Name	Frances Littleton
Company	Watson Realty
Phone Number	(904) 868-2547
Date	3/16/2026

Remarks

This represents the sale of two adjacent land parcels located along New Oak Street in Hilliard, Florida. The parcels were purchased by Dayspring Village, which acquired parcels in the area to develop a senior living facility.

Analysis of Land Sales

The adjustment process is typically applied through either quantitative or qualitative analysis, or a combination of the two.

- Quantitative adjustments are often developed as dollar or percentage amounts and are most credible when there is enough data to perform a paired sales or statistical analysis.

- Qualitative adjustments are based on qualitative judgment rather than empirical data when there is not sufficient data to develop a sound quantified estimate within a reasonable degree of confidence.

For this analysis, we used both quantitative and qualitative adjustments. Qualitative adjustments are based on a scale calibrated in 5% increments, with a minor adjustment considered to be 5%, and increasing upward with a more perceived difference between a comparable property and the subject. If the comparable is superior to the subject, its sale price is adjusted downward to reflect the subject's relative inferiority; if the comparable is inferior, its price is adjusted upward. The transactional elements of comparison are:

Property Rights

This adjustment is generally applied to reflect the transfer of property rights different from those being appraised, such as differences between properties ground-leased at market rent and those sold fee simple.

An adjustment to this is not considered necessary due to all property rights being equal to the subject. No adjustment is warranted.

Financing

This adjustment is generally applied to a property that transfers with atypical financing, such as having assumed an existing mortgage at a favorable interest rate. Conversely, a property may be encumbered with an above-market mortgage that has no prepayment clause or a very costly prepayment clause. Such atypical financing often plays a role in the negotiated sale price.

No atypical financing was reported. No adjustments are warranted for financing terms.

Conditions of Sale

This adjustment category reflects the extraordinary motivations of the buyer or seller to complete the sale. Examples include a purchase for an assemblage involving anticipated incremental value, or a quick sale for cash. This adjustment category may also reflect a distress-related sale or a corporation recording at a non-market price.

The sales were all reportedly arm's length and did not require adjustment.

Market Conditions

Real estate values normally change over time. The rate of change fluctuates due to investors' perceptions of prevailing market conditions. This adjustment category reflects value changes, if any, which occurred between the date of the sale and the effective date of the appraisal.

Market conditions within the subject's market and submarket have remained relatively stable. Therefore, no time adjustments were warranted.

Market Condition adjustments are applied after the previous adjustments but before any of the following adjustments.

LOCATION/ACCESS/EXPOSURE

Property location affects its value. This adjustment category considers general market area influences and a property's accessibility and visibility from a main thoroughfare. Differing rent levels or land values are typically good indications that a location adjustment is required. In determining location adjustments, we considered the demographics surrounding the sale site and access to the subject site. Although based on data, the location adjustments applied are somewhat qualitative.

Sales 1 and 2 represent sales of parcels fully encumbered by an easement. Typically, locational adjustments are not warranted for these types of sales. Sales 3 is only partially encumbered by an easement and is still considered developable. As it is located off a paved road, a downward adjustment was warranted. Sale 4 is located along an unpaved right-of-way and did not warrant an adjustment.

PHYSICAL CHARACTERISTICS

The subject sites are public rights-of-way properties with limited to no development potential. Comparable 2 is utilized as a ditch and is considered to be inferior when compared to the subject. Therefore, an upward adjustment was warranted. Comparable 3 is only partially encumbered by an easement, which is superior to the subject. Sale 4 has no easement encumbrances. Downward adjustments were made accordingly.

ECONOMIES OF SCALE

Based on economies of scale, all sales were adjusted at the rate of 5% per acre of difference in usable land area when compared to the subject. Larger sites are adjusted upward, and smaller sites are adjusted downward.

ZONING

The subject sites represent undeveloped site properties surrounding Residential (R-2) zoned land and future land use of Medium Density Residential. Sale 1 as inferior residential zoning warranted an upward adjustment. Sales 2 and 3 have superior commercial zoning and warranted downward adjustments. Sale 4 has superior residential zoning and warrants a downward adjustment.

LAND SALES ADJUSTMENT GRID

	Subject	Land Sale 1	Land Sale 2	Land Sale 3	Land Sale 4
Sale Site		Harts Road	Zoo Parkway	Henry Smith Road	New Oak Road
Date of Value & Sale	3/11/26	1/12/23	3/8/24	11/4/24	6/12/25
Average Size (Square Feet)	15,554	43,996	6,309	42,253	176,404
Zoning	R-3	RR-Acre	CCG-2	M-1	R-3
Effective Sale Price		$5,000	$1,000	$20,000	$238,000
Unadjusted Sale Price (PSF)		$0.11	$0.16	$0.47	$1.35
Transactional Adjustments					
Property Rights Conveyed	Fee Simple	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%
Adjusted Price		$0.11	$0.16	$0.47	$1.35
Financing Terms	Cash to seller	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%
Adjusted Price		$0.11	$0.16	$0.47	$1.35
Conditions of Sale	Arm's Length	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%
Adjusted Price		$0.11	$0.16	$0.47	$1.35
Market Condition		Similar	Similar	Similar	Similar
Value Growth/Decline (Annual)	0.00%				
Adjustment		0.00%	0.00%	0.00%	0.00%
Adjusted Price PSF		**$0.11**	**$0.16**	**$0.47**	**$1.35**
Property Adjustments					
Location	Average	Average	Average	Average	Average
Access/Exposure	Average	Average	Average	Average	Average
Compared to the subject		Similar	Similar	Superior	Similar
Adjustment		0.00%	0.00%	-5.00%	0.00%
Physical Characteristics	Narrow/ROW	Easement	Narrow/Ditch	Shape/Easement	Developable
Compared to the subject		Similar	Inferior	Superior	Superior
Adjustment		0.00%	25.00%	-50.00%	-95.00%
Economies of Scale	15,554 SF	43,996 SF	6,309 SF	42,253 SF	176,404 SF
Compared to the subject		Larger	Smaller	Larger	Larger
Adjustment		3.26%	-1.06%	3.06%	18.46%
Zoning	R-3	RR-Acre	CCG-2	M-1	R-3
Compared to the subject		Inferior	Superior	Superior	Similar
Adjustment		25.00%	-5.00%	-5.00%	0.00%
Net Property Adjustment		**28.26%**	**18.94%**	**-56.94%**	**-76.54%**
Adjusted Sale Price		**$0.15**	**$0.19**	**$0.20**	**$0.32**

High	$0.32
Median	$0.20
Average	$0.21
Low	$0.15

CONCLUSIONS OF SALES COMPARISON APPROACH

Indicated Market Value			
Parcel 2:	7,500 SF	x $0.20 / SF	$1,500
Parcel 4:	7,500 SF	x $0.20 / SF	$1,500
Parcel 5:	18,000 SF	x $0.20 / SF	$3,600
Parcel 6:	7,500 SF	x $0.20 / SF	$1,500
Parcel 8:	7,500 SF	x $0.20 / SF	$1,500
Parcel 9:	18,000 SF	x $0.20 / SF	$3,600
Parcel 10:	7,500 SF	x $0.20 / SF	$1,500
Parcel 11:	7,500 SF	x $0.20 / SF	$1,500
Parcel 13:	7,500 SF	x $0.20 / SF	$1,500
Parcel 14:	18,000 SF	x $0.20 / SF	$3,600
Parcel 15:	7,500 SF	x $0.20 / SF	$1,500
Parcel 16:	7,500 SF	x $0.20 / SF	$1,500
Parcel 20:	7,500 SF	x $0.20 / SF	$1,500
Parcel 22:	7,500 SF	x $0.20 / SF	$1,500
Aggregate	**136,500 SF**		$27,300
		Rounded	**$27,300**

EXPOSURE TIME

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Exposure time is always presumed to precede the effective date of the appraisal. Based on historical data, it is our opinion that the probable exposure time for the subject (R-O-W sites) at the concluded market value stated previously is 6-12 months.

MARKETING TIME

Marketing time estimates the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. Based on the historical data and our knowledge of available properties that were trading as of the effective date, it is our opinion that the probable marketing time for the subject (R-O-W sites) is 6-12 months.

ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions:

1. The effective date is June 13, 2026. The appraisers assume no responsibility for economic or physical factors occurring at some later date, which may affect the opinions stated herein.

2. No responsibility for legal matters is assumed, although such matters may be discussed in the report. No opinion is rendered as to the title, which is assumed marketable and free and clear of all liens, encumbrances, easements, encroachments, and restrictions, except as herein described. The property was appraised under the assumption that it is under responsible ownership and competent management and available for its highest and best use.

3. Certain information in this report was furnished from sources believed reliable; however, such information is not guaranteed as to its accuracy, although it has been checked insofar as possible and is believed correct.

4. No engineering test boring was made to determine soil-bearing qualities. The soil of the area under valuation appears firm and solid unless otherwise stated. Subsidence in the area is unknown or uncommon, but the appraisers do not warrant against this condition or occurrence.

5. In this assignment, the existence of toxic waste, including, without limitation, cyclodienes, petroleum leakage, or agricultural chemicals that may or may not be present, was not observed by, nor do the appraisers know the existence of any such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The existence of potentially hazardous waste materials may affect the value of the property.

6. The appraisers, by reason of this report, are not required to give testimony in court regarding the property herein appraised, nor are the appraisers obligated to appear before any governmental body, board, agent, or representative for investigation, questioning, depositions, conferences, or hearings unless specific arrangements have been previously made therefore concerning time and fees.

7. Any drawings, maps, or exhibits included in this report are for illustration only to visualize the property and its surroundings. They may not be considered surveys or relied upon for any other purpose.

8. A member of The Appraisal Institute signed this report. The Bylaws and Regulations of the Institute require each member to control the use and distribution of each appraisal report signed by such members. Therefore, no out-of-context quoting or partial reprinting of this report is authorized. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by using media for public communication without the prior written consent of the signatory of this appraisal report. The Bylaws and Regulations of the Institute also provide for the review of appraisal reports by its duly authorized representatives in some instances. No change of any item in the appraisal report shall be

made by anyone other than the appraisers, and the appraisers shall have no responsibility for any such unauthorized change.

9. Any distribution of the total estimated values in this report between land, improvement, and/or personal property applies only to the property's planned utilization as described in this report. These separate value estimates must not be used in conjunction with any other appraisal or any other intended use and are invalid if used. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.

10. We inspected the subject on June 13, 2026. This appraisal is conditioned upon there being no hidden or unapparent conditions of the property, subsoil, or structure, no major structural defects, sinkholes, the existence of endangered species, nor any termite and/or other insect infestations or damages that were not visible to the appraisers during the inspection, which, had such been observed, would be discussed herein.

11. The Highest and Best Use Analysis of the subject and the valuation estimate of the analysis and report are subject to the continuing land uses identified herein being continued according to the Town of Hilliard.

14. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws and that all zoning and use regulations and restrictions of all types have been complied with (unless noncompliance is stated, defined, and considered in the appraisal report). It is further assumed that all licenses, consents, permits, or legislative or administrative authority required by any local, state, federal, and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimates.

15. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.

16. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the appraisal's contents without the express written consent of Hotaling Moody & Associates, LLC and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraisers assumed no obligation, liability, or accountability to any third party.

17. The distribution of this report is at the sole discretion of the client. However, no third party that is not listed as an intended user on the face of the appraisal or the engagement letter may rely upon the appraisal's contents. In no event shall the client give a third party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.

18. The subject property is under Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain. Federal law does not require flood insurance in these zones. Unless otherwise noted, we have not completed nor have we contracted to have completed

an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because neither appraiser is a surveyor, they make no guarantees, express or implied, regarding this determination.

19. The size of the subject land was taken from a land survey. Should a future survey prove this information inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.

20. This appraisal applies to the land only. The value of trade fixtures, furnishings, personal property, and other equipment, or subsurface rights (minerals, gas, and oil) was not considered in this appraisal. A business value was not estimated.

21. No changes in any federal, state, or local laws, regulations, or codes (including, without limitation, the Internal Revenue Code) are anticipated unless specifically stated to the contrary.

22. The data gathered in the course of this assignment shall remain the property of the appraisers. The client authorizes the appraisers to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraisers to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

23. Acceptance and/or use of this appraisal report constitutes acceptance of these general assumptions and limiting conditions.

CERTIFICATION – MICHAEL HOTALING, MAI, ASA

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three years immediately preceding acceptance of this assignment.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of any subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

9. Michael Hotaling, MAI, ASA did not inspect the subject.

10. Brian A. Hall provided significant real property appraisal assistance to the person signing this certification.

11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. As of the date of this report, Michael Hotaling, MAI, ASA, has completed the continuing education program for Designated Members of the Appraisal Institute.



Michael Hotaling, MAI, ASA
President/Owner
State-Certified General
Real Estate Appraiser RZ 3226

CERTIFICATION – BRIAN A. HALL

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three years immediately preceding acceptance of this assignment.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

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7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of any subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

9. Brian A. Hall, made a personal inspection of the property that is the subject of this report on June 13, 2026.

10. Michael Hotaling, MAI, ASA, provided significant real property appraisal assistance to the person signing this certification.

11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Brian A. Hall
Vice President - Commercial
State-Certified General
Real Estate Appraiser RZ3163

ADDENDUM

LEGAL DESCRIPTIONS

PARCEL 2: (Block 117 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 6 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 117; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 4: (Block 107 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 107; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 5: (West Sixth Avenue between Block 107 and Block 116)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 107, AND LOTS 1 THROUGH 12, BLOCK 116 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 6: (Blok 116 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 116; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 8: (Block 108 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 108; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 9: (West Sixth Avenue between Block 108 and Block 115)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12,

BLOCK 115 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 10: (Block 115 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 115; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 11: (Block 109 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 109; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 13: (Block 110 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 110; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 14: (West Sixth Avenue between Block 110 and Block 113)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 110, AND LOTS 1 THROUGH 12, BLOCK 113 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 15: (Block 113 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 113; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 16: (Block 111 Aley)

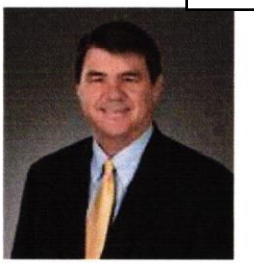
ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 111; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 20: (Block 95 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 95; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 22: (Block 92 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 92; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS



QUALIFICATIONS OF MICHAEL HOTALING, MAI, ASA

President/Owner
Hotaling Moody & Associates, LLC

State Certifications

State of Florida
State-Certified General Real Estate Appraiser RZ3226

State of Georgia
Certified General Real Property Appraiser 334632

State of Tennessee
Certified General Real Estate Appraiser 6647

Commonwealth of Virginia
Certified General Real Estate Appraiser 4001018762

State of Alabama
Certified General Real Estate Appraiser 3257

State of South Carolina
Certified General Real Estate Appraiser 7020

Education
Bachelor of Science
Business Administration & Finance
University of Central Florida

Contact Details
Hotaling Moody & Associates, LLC
1300 Riverplace Blvd, Ste 640
Jacksonville, FL 32207
Phone: 904-516-8900
Direct: 904-559-4136
Cell: 386-295-0295
Email:
mhotaling@hotalingmoody.com

Experience

- Hotaling Moody & Associates, President/Owner (2026-Present)
- Moody Williams Appraisal Group, Managing Partner (2020-2025)
- Moody Appraisal Group, Senior Appraiser (December 2018-2019)
- JLL Valuation & Advisory – Senior Analyst (May 2017-October 2018)
- IRR-Jacksonville, formerly Crenshaw Williams Appraisal Company- Senior Analyst (August 2005 – May 2017)
- IRR-Orlando, Researcher (June 2005 – August 2005)

Prior to entering the appraisal field, Michael Hotaling, MAI, ASA, spent 20 years in the automotive industry at both the dealership and auto auction positions and now specializes in dealership valuations with over 120 dealerships appraised.

Completed appraisal assignments in Florida, Georgia, South Carolina, North Carolina, Virginia, Maryland, Alabama, and the District of Columbia including Multi-family development, condominiums, residential subdivisions, downtown and suburban office buildings, general and medical offices, a wide variety of industrial properties including flex, manufacturing, refrigerated storage, and warehouses, mixed-use developments, shopping centers, and free-standing retail properties, all types of vacant land including islands and ground leases, and special use properties such as religious properties, funeral homes, sports complexes/stadiums, golf courses and child care centers.

Assignments in the Jacksonville Metropolitan area (Duval County) also include the surrounding counties of Clay, Nassau, St Johns, Baker, Flagler, and Putnam.

Professional Activities
Qualified Expert Witness in U.S. Bankruptcy Court – Middle District of Florida
The Florida Bar – Grievance Committee 4B – 2024-Current

Designated Member, Appraisal Institute – MAI (2021)
Chapter President –2026

Designated Member, American Society of Appraisers – ASA (2023)
Chapter Director – 2025 to Present



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

HOTALING, MICHAEL BOWMAN
1300 RIVERPLACE BLVD SUITE 640
JACKSONVILLE FL 32207

LICENSE NUMBER: RZ3226
EXPIRATION DATE: NOVEMBER 30, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/13/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



QUALIFICATIONS OF BRIAN A. HALL

Vice President - Commercial
Hotaling Moody & Associates, LLC

State Certifications

State of Florida
State-Certified General Real Estate Appraiser RZ3163

State of Georgia
Certified General Real Property Appraiser 446951

Education
Bachelor of Science
Supervision and Management
Florida State College at Jacksonville

Contact Details
Hotaling Moody & Associates, LLC
1300 Riverplace Blvd, Ste 640
Jacksonville, FL 32207
Phone: 904-516-8900
Direct: 904-516-8904
Email: bhall@hotalingmoody.com

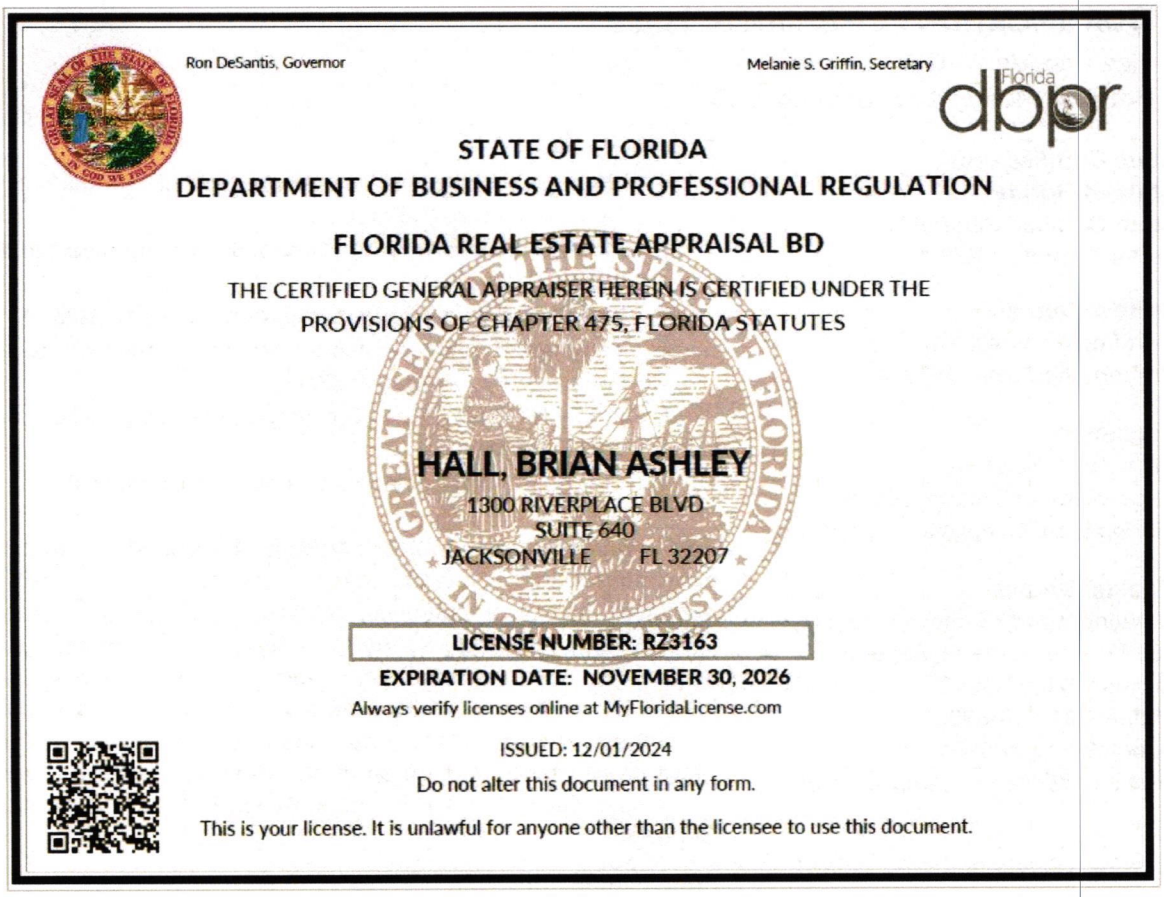
Experience

- Hotaling Moody & Associates, Vice President - Commercial (2026-Present)
- Moody Williams Appraisal Group, Senior Appraiser (2020-2025)
- Moody Appraisal Group, Senior Appraiser (2015-2019)
- Valbridge Property Advisors | Broom, Moody, Johnson & Grainger, Inc., Appraiser (2014)
- Equity National Title & Closing, Senior Review Appraiser (2012-2014)
- Broom, Moody, Johnson & Grainger, Inc. (2000-2012)

Appraisal/valuation and consulting assignments include apartment buildings; retail buildings and shopping centers; office buildings; industrial buildings; religious and special purpose properties, including schools, religious properties, and cemeteries; hotels and motels; residential subdivisions; vacant industrial, commercial, and residential land, and eminent domain properties. Assignments have been concentrated in the Jacksonville Metropolitan area (Duval County) and surrounding counties of Clay, Nassau, St Johns, Baker, Flagler, and Putnam Counties.

Professional Activities
Qualified expert witness for circuit courts in the State of Florida , including Duval, Nassau, Clay, St. Johns, & Orange Counties.

Appraisal Institute Professional Activities
Real Estate Appraisal Courses, AB-1, AB-2, AB-3
Analyzing Operating Expenses
Supporting Sales Comparison Grid Adjustments
Uniform Standards of Professional Appraisal Practice
Supervisor Trainee Roles and Rules
Appraising/Analyzing Office Buildings for Mortgage Underwriting
Appraising Apartments
Ad Valorem Tax Consultation
Florida Appraisal Laws and Regulations
Appraising Manufactured Homes
Residential Report Writing: More than Forms
Appraisal of Fast-Food Facilities
Advanced Hotel Appraising – Full-Service Hotels
Divorce and Estate Appraisals: Elements of Non-Lender Work
Introduction to Expert Witness Testimony for Appraisers
Basics of Expert Witness for Commercial Appraisers
Quantitative Analysis – *Appraisal Institute*



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

HALL, BRIAN ASHLEY

1300 RIVERPLACE BLVD
SUITE 640
JACKSONVILLE FL 32207

LICENSE NUMBER: RZ3163

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/01/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

PARCEL 4: (Block 107 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 107; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 5: (West Sixth Avenue between Block 107 and Block 116)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 107, AND LOTS 1 THROUGH 12, BLOCK 116 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30 FOOT WIDE UTILITY EASEMENT RESERVED IN FAVOR OF THE TOWN OF HILLIARD, FLORIDA, OVER, UNDER AND ACROSS THAT PORTION OF THE ABOVE-DESCRIBED PARCEL LYING 15 FEET NORTH AND 15 FEET SOUTH OF, AND PARALLEL WITH, THE CENTERLINE OF SAID WEST SIXTH AVENUE. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE WESTERLY AND EASTERLY LIMITS OF THE ABOVE-DESCRIBED PARCEL.

PARCEL 6: (Blok 116 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 116; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 9: (West Sixth Avenue between Block 108 and Block 115)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12, BLOCK 115 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30 FOOT WIDE UTILITY EASEMENT RESERVED IN FAVOR OF THE TOWN OF HILLIARD, FLORIDA, OVER, UNDER AND ACROSS THAT PORTION OF THE ABOVE-DESCRIBED PARCEL LYING 15 FEET NORTH AND 15 FEET SOUTH OF, AND

PARALLEL WITH, THE CENTERLINE OF SAID WEST SIXTH AVENUE. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE WESTERLY AND EASTERLY LIMITS OF THE ABOVE-DESCRIBED PARCEL.

PARCEL 10: (Block 115 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 115; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 13: (Block 110 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 110; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 14: (West Sixth Avenue between Block 110 and Block 113)

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 110, AND LOTS 1 THROUGH 12, BLOCK 113 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30 FOOT WIDE UTILITY EASEMENT RESERVED IN FAVOR OF THE TOWN OF HILLIARD, FLORIDA, OVER, UNDER AND ACROSS THAT PORTION OF THE ABOVE-DESCRIBED PARCEL LYING 15 FEET NORTH AND 15 FEET SOUTH OF, AND PARALLEL WITH, THE CENTERLINE OF SAID WEST SIXTH AVENUE. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE WESTERLY AND EASTERLY LIMITS OF THE ABOVE-DESCRIBED PARCEL.

PARCEL 15: (Block 113 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 113; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 20: (Block 95 Alley)

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 95; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

MAP OF SPECIFIC PURPOSE SURVEY

THE PURPOSE OF THIS SURVEY IS TO PROVIDE LEGAL DESCRIPTIONS AND A MAP OF PROPOSED ROAD CLOSURES FOR DAYSPRING PROPERTY SERVICES LLC

PARCEL 4:

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 107; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 5:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 107, AND LOTS 1 THROUGH 12, BLOCK 116 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30 FOOT WIDE EASEMENT FOR UTILITIES AND BEING 15 FEET ON EITHER SIDE OF THE CENTERLINE OF WEST SIXTH AVENUE BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 107, AND LOTS 1 THROUGH 12, BLOCK 116 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

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PARCEL 9:

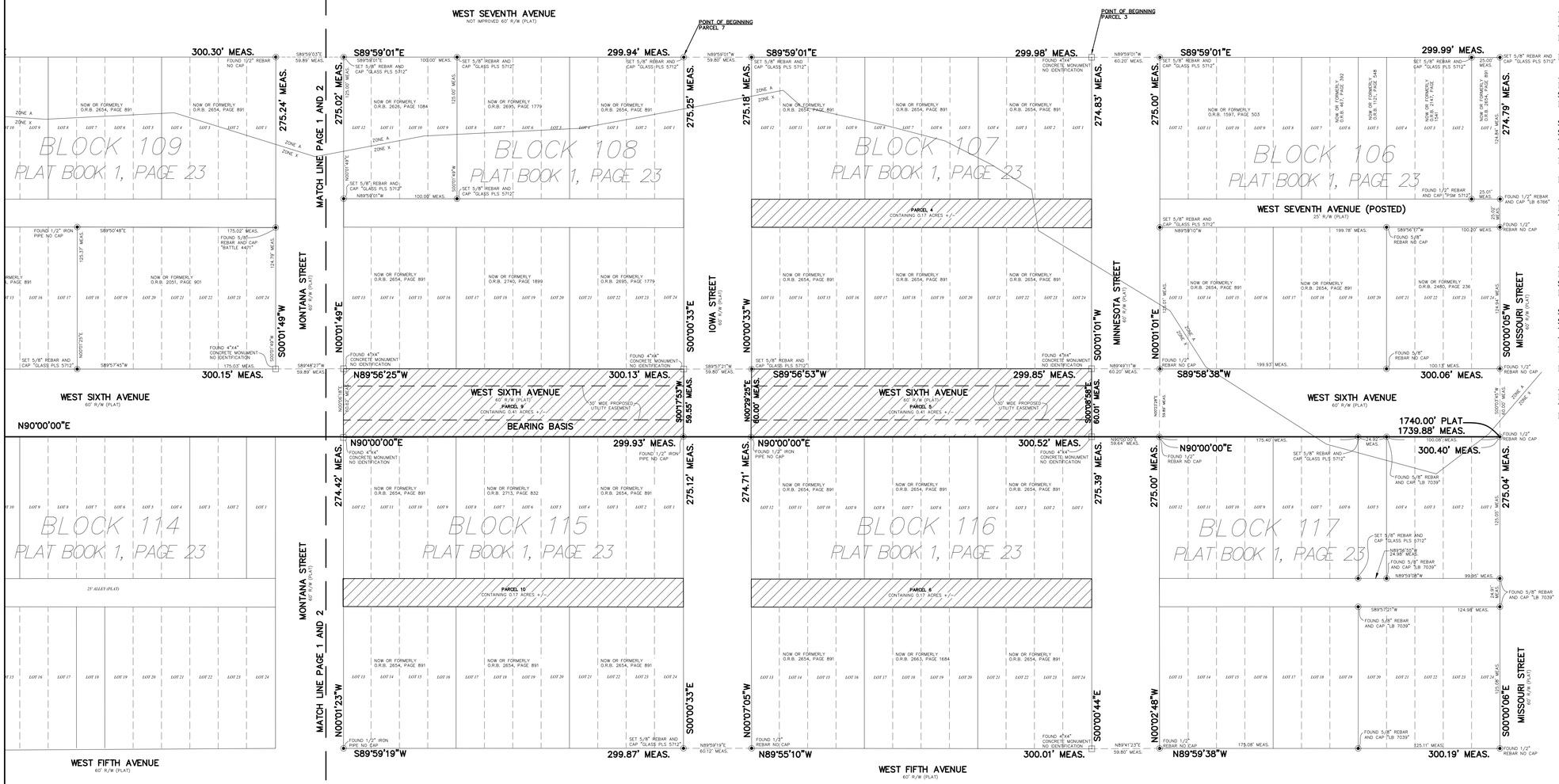
ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12, BLOCK 115 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30 FOOT WIDE EASEMENT FOR UTILITIES AND BEING 15 FEET ON EITHER SIDE OF THE CENTERLINE OF WEST SIXTH AVENUE BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12, BLOCK 115 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 10:

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 115; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PAGE 1 OF 3



AREA TABLE		
PARCEL NUMBER	SQUARE FEET	ACERAGE
4	7513.31ft²	0.17
5	18012.57ft²	0.41
6	7522.44ft²	0.17
9	18028.35ft²	0.41
10	7522.44ft²	0.17

THE PROPERTIES OWNED BY DAYSPRING PROPERTY SERVICES LLC AT THE TIME OF THIS SURVEY ARE LISTED BELOW.

LOTS 13 THROUGH 24, BLOCK 92 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 7, AND LOTS 13 THROUGH 24, BLOCK 95 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOT 1, AND LOTS 13 THROUGH 20, BLOCK 106 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 107 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 8 AND LOTS 13 THROUGH 24, BLOCK 108 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 17, BLOCK 109 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 110 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 14, AND LOT 17, BLOCK 111 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 113 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 115 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 116 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 6 THROUGH 19, BLOCK 117 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

SURVEY NOTES:

1) The "Legal Descriptions" hereon are provided by the surveyor per request of the client
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings based on N 90°00'00" E for the South line of West Sixth Avenue. (ASSUMED)
5) Fence ownership, if aplicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
7) The property shown hereon lies within flood zone "A,X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0135F,12089C0130F, Dated 12/17/2010
8) Unless otherwise noted Measeured angles and distances are the same as Plat or Deed angles and distances.
9) This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 42,338 feet
Commercial / High risk linear accuracy: 1 foot in 10,000 feet
SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:
DAYSPRING PROPERTY SERVICES LLC

GRAPHIC SCALE

50 0 25 50 100 200

(IN U.S. SURVEY FEET)
1 inch = 50 ft.

PAGE 1 OF 3

REVISED 10-14-2026 TO SHOW DIFFERENT PROPOSED RIGHT-OF-WAY CLOSURES AND ADD PAGE NUMBERS
REVISED 05-29-2026 TO SHOW DIFFERENT PROPOSED RIGHT-OF-WAY CLOSURES AND ADD PAGE NUMBERS
REVISED 04-27-2026 TO SHOW DIFFERENT PROPOSED RIGHT-OF-WAY CLOSURES AND ADD PAGE NUMBERS

DWG NO. GLS-25-129

LEGEND

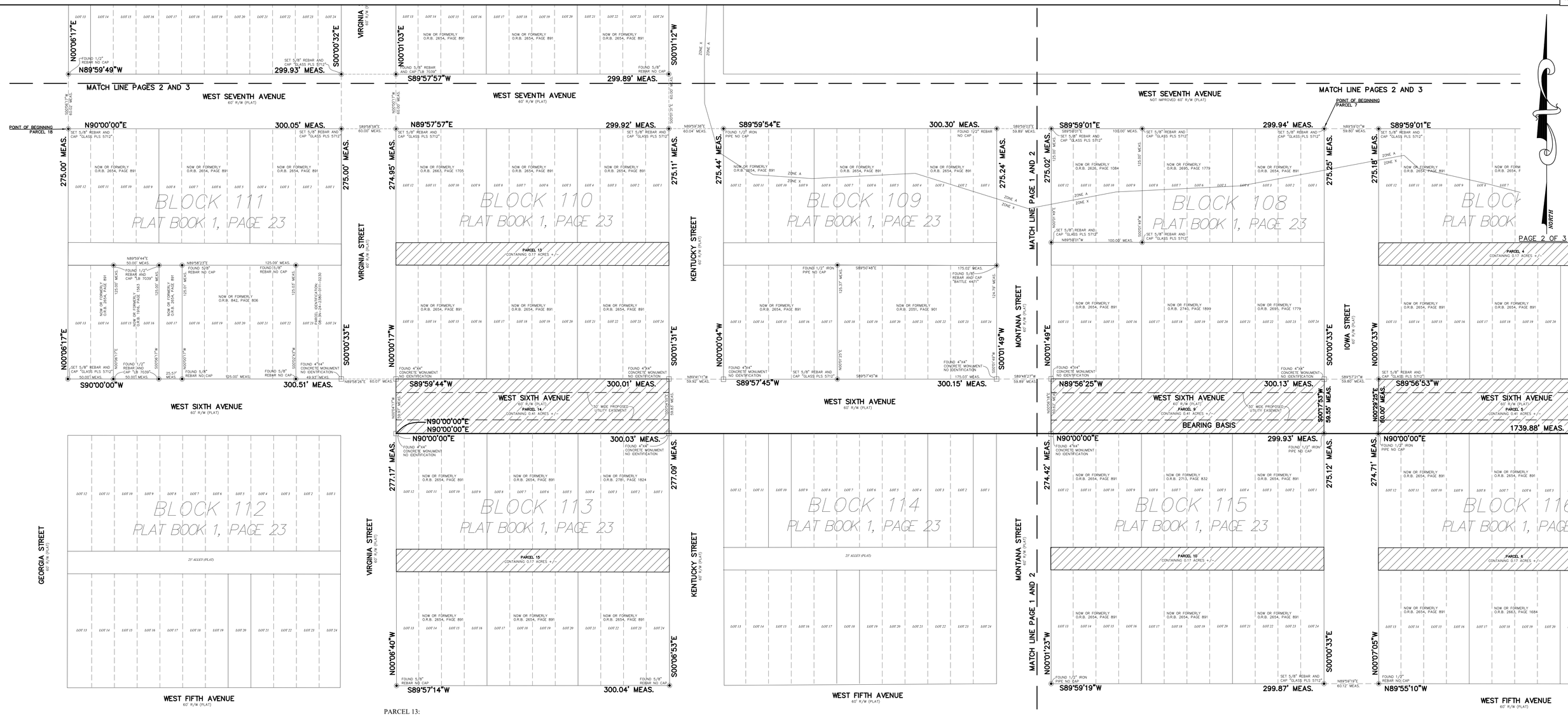
-E- = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
△ = CENTRAL ANGLE
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W = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC
GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 675-9241 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1"=50'
DATE: 09/08/25
DRN BY: WAG
CKD BY: AFG
JOB NO: 25-129
F.B. NO: DC
PAGE NO. DC



THE PROPERTIES OWNED BY DAYSPRING PROPERTY SERVICES LLC AT THE TIME OF THIS SURVEY ARE LISTED BELOW.

LOTS 13 THROUGH 24, BLOCK 92 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 7, AND LOTS 13 THROUGH 24, BLOCK 95 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOT 1, AND LOTS 13 THROUGH 20, BLOCK 106 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 107 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 8 AND LOTS 13 THROUGH 24, BLOCK 108 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 17, BLOCK 109 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 110 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 14, AND LOT 17, BLOCK 111 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 113 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 115 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 1 THROUGH 24, BLOCK 116 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOTS 6 THROUGH 19, BLOCK 117 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

PARCEL 13:

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 110; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 14:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 110, AND LOTS 1 THROUGH 12, BLOCK 113 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

SUBJECT TO A 30 FOOT WIDE EASEMENT FOR UTILITIES AND BEING 15 FEET ON EITHER SIDE OF THE CENTERLINE OF WEST SIXTH AVENUE BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 110, AND LOTS 1 THROUGH 12, BLOCK 113 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 15:

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 113; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

AREA TABLE		
PARCEL NUMBER	SQUARE FEET	ACERAGE
13	7514.94ft²	0.17
14	17971.47ft²	0.41
15	7516.19ft²	0.17

GRAPHIC SCALE

50 0 25 50 100 200

(IN U.S. SURVEY FEET)

1 inch = 50 ft.

PAGE 2 OF 3

LEGEND

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A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
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= WELL

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BY: _____
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

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PARCEL 20:

ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 95; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

NORTH

PAGE 3 OF 3

AREA TABLE		
PARCEL NUMBER	SQUARE FEET	ACERAGE
20	7501.27ft²	0.17

GRAPHIC SCALE

50 0 25 50 100 200

(IN U.S. SURVEY FEET)

1 inch = 50 ft.

PAGE 3 OF 3

LEGEND

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HILLIARD PLANNING AND ZONING BOARD MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

BOARD MEMBERS
Harold “Skip” Frey, Chair
Vice Chair
Kevin Webb, Board Member
Michael Hallman, Board Member
Dalton Hood, Board Member

ADMINISTRATIVE STAFF
Lee Anne Wollitz
Land Use Administrator

PLANNING AND ZONING ATTORNEY
Juan Quintero Bornas

MINUTES
THURSDAY, SEPTEMBER 24, 2026, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Planning & Zoning Board regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Land Use Administrator. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker’s time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
“Politeness costs so little.” – ABRAHAM LINCOLN

CALL TO ORDER
PRAYER & PLEDGE OF ALLEGIANCE
ROLL CALL

PRESENT
Chair Harold “Skip” Frey
Planning and Zoning Board Member Kevin Webb
Planning and Zoning Board Member Michael Hallman
Planning and Zoning Board Member Dalton Hood

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

There are no Additions or Deletions to the Agenda.

ITEM-2 Planning and Zoning Board Selection Vice Chair for the remainder of 2026.
Lee Anne Wollitz – Land Use Administrator

A Motion is made to nominate Michael Hallman as Vice Chair of the Board.

Motion made by Planning and Zoning Board Member Hood, Seconded by Planning and Zoning Board Member Webb.
Voting Yea: Chair Frey, Planning and Zoning Board Member Webb, Planning and Zoning Board Member Hallman, Planning and Zoning Board Member Hood

ITEM-3 Planning & Zoning Board approval of Minutes from August 27, 2026, Regular Meeting.

Motion made by Planning and Zoning Board Member Webb, Seconded by Planning and Zoning Board Member Hood.
Voting Yea: Chair Frey, Planning and Zoning Board Member Webb, Planning and Zoning Board Member Hallman, Planning and Zoning Board Member Hood

ADDITIONAL COMMENTS

PUBLIC

No Public wish to address the Board.

BOARD MEMBERS

No Board Members wish to address the Board.

LAND USE ADMINISTRATOR

Lee Anne Wollitz - Land Use Administrator, reminds the Board of upcoming important dates. October and November meetings will be Public Hearings. October 2nd, from 2-4pm will be a community outreach for 2050 Vision Plan.

PLANNING AND ZONING ATTORNEY

Planning & Zoning Attorney has nothing to add.

ADJOURNMENT

Motion to Adjourn is made at 7:06pm.

Motion made by Planning and Zoning Board Member Hallman, Seconded by Planning and Zoning Board Member Webb.
Voting Yea: Chair Frey, Planning and Zoning Board Member Webb, Planning and Zoning Board Member Hallman, Planning and Zoning Board Member Hood

Approved this 22nd day of October 2026, by the Hilliard Planning & Zoning Board, Hilliard, Florida

Harold “Skip” Frey, Chair
Hilliard Planning & Zoning Board