

HILLIARD TOWN COUNCIL MEETING

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

TOWN COUNCIL MEMBERS

John P. Beasley, Mayor
Kenny Sims, Council President
Lee Pickett, Council Pro Tem
Joe Michaels, Councilman
Jared Wollitz, Councilman
Dallis Hunter, Councilman

ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk
Cory Hobbs, Public Works Director
Gabe Whittenburg, Parks & Rec Director
Lee Anne Wollitz, Land Use Administrator
TOWN ATTORNEY
Christian Waugh

AGENDA

THURSDAY, DECEMBER 04, 2025, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Town Council regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Town Clerk. 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 HEARING

ITEM-1

Ordinance No. 2025-13 – Require Approval of Plat Submittals by Administrative Authority.

Mayor Beasley

Open Public Hearing

Call for Public Comments

Close Public Hearing on Ordinance No. 2025-13

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-13, on Second & Final Reading.

ITEM-2

Ordinance No 2025-14 – Vacating Public Right-of-Way or Alley surrounded by Block 93, Plat of the West portion of Hilliard.

Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2025-14

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-14, on Second & Final Reading.

ITEM-3

Ordinance No 2025-15 – Vacating Public Right-of-Way or Alley known as W Eighth Avenue which falls between Georgia Street and Virginia Street, Plat of the West portion of Hilliard.

Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2025-15

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-15, on Second & Final Reading.

PRESENTATIONS

ITEM-4

Presentation to the Town Council of the Nassau County Economic Development Board's Operations and Events Update.

Sherri Mitchell, Executive Director – Nassau County Economic Development Board

REGULAR MEETING

ITEM-5 Additions/Deletions to Agenda

ITEM-6

Town Council approval of Septic Exception Application No. 20251121.02, allowing for a septic system to be placed within the Town Boundaries to serve a new Commercial Business at 0 Henry Smith Road, Parcel ID No. 16-3N-24-2320-0012-0010.

Cory Hobbs – Public Works Director

ITEM-7

Town Council approval of Well Exception Application No. 20251121.01, allowing for a septic system to be placed within the Town Boundaries to serve a new Commercial Business at 0 Henry Smith Road, Parcel ID No. 16-3N-24-2320-0012-0010.

Cory Hobbs – Public Works Director

ITEM-8

Town Council review of estimates and approval of Capital Budget Expenditure for 36" Double Drum Roller.

Cory Hobbs – Public Works Director

ITEM-9

Town Council review of estimates and approval of Capital Budget Expenditure for Tree Trimming Project.

Cory Hobbs – Public Works Director

- ITEM-10** Town Council approval of Position Process for Jimmy Fralick's transition from Introductory/Probationary status to Regular Full-Time.
Cory Hobbs – Public Works Director
- ITEM-11** Town Council approval of Position Process for Trevor Hazel's transition from Introductory/Probationary status to Regular Full-Time.
Cory Hobbs – Public Works Director
- ITEM-12** Town Council approval of Position Process for Travis Pastors transition from Introductory/Probationary status to Regular Full-Time.
Cory Hobbs – Public Works Director
- ITEM-13** Town Council Approval of the Land Use Administrator's recommendation to hire the Building & Zoning Administrative Assistant position.
Lee Anne Wollitz, Land Use Administrator
- ITEM-14** Town Council approval of the Minutes for the November 13, 2025, Workshop and November 20, 2025, Regular Meeting.
Lisa Purvis, MMC – Town Clerk

ADDED ITEMS

ADDITIONAL COMMENTS

PUBLIC

MAYOR & TOWN COUNCIL

ADMINISTRATIVE STAFF

TOWN 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 first Tuesday 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.

2025 HOLIDAYS

TOWN HALL OFFICES CLOSED

1. Martin Luther King, Jr. Day	Monday, January 20, 2025
2. Memorial Day	Monday, May 26, 2025
3. Independence Day	Friday, July 4, 2025
4. Labor Day	Monday, September 1, 2025
5. Veterans Day	Tuesday, November 11, 2025
6. Thanksgiving Day	Thursday, November 27, 2025
7. Friday after Thanksgiving Day	Friday, November 28, 2025
8. Christmas Eve	Wednesday, December 24, 2025
9. Christmas Day	Thursday, December 25, 2025
10. New Year's Eve	Wednesday, December 31, 2025
11. New Year's Day	Thursday, January 1, 2026



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Public Hearing & Regular Meeting Meeting Date: December 4, 2025

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council to consider Ordinance No. 2025-13, an ordinance of the Town of Hilliard, Nassau County, Florida, amending Chapter 62 Zoning of the Town Code to require approval of Plat Submittals within the Town limits by an Administrative Authority, and to incorporate other statutory requirements pursuant to Section 177.071, Florida Statutes; providing for conflict, severability, administrative correction of scriveners error, publication and effective date

BACKGROUND:

See Attached.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Town Council adoption of Ordinance No. 2025-13, on Second & Final Reading.

**ORDINANCE NO. 2025-13
TOWN OF HILLIARD, FLORIDA**

AN ORDINANCE OF THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA, AMENDING CHAPTER 62 OF THE TOWN CODE TO REQUIRE APPROVAL OF PLAT SUBMITTALS WITHIN THE TOWN LIMITS BY AN ADMINISTRATIVE AUTHORITY, AND TO INCORPORATE OTHER STATUTORY REQUIREMENTS PURSUANT TO SECTION 177.071, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, on June 20, 2025, Senate Bill 784 was signed by the Governor, amending section 177.071, Florida Statutes, effective July 1, 2025. Section 177.071, Florida Statutes, was amended to require that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances and requiring the governing body of a municipality to designate an administrative authority to receive, review, and process plat or replat submittals; and

WHEREAS, Chapter 62 of the town code currently conflicts with the sections 177.071, Florida Statutes; and

WHEREAS, the passage of this ordinance is intended to ensure that the Town of Hilliard is in compliance with section 177.071, Florida Statutes.

SECTION 1: AUTHORITY

The Town Council of the Town of Hilliard has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2: AMENDING SECTION 62-576

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Block means a tier or group of lots existing within well-defined and fixed boundaries within a subdivision, usually being an area surrounded by streets or other physical barriers and having an assigned number, letter or other name by which it may be identified.

Building includes the term "structure" and shall be construed as if followed by the phrase "or part thereof."

Developer means the owners of record executing the dedication required by F.S. § 177.081 and applying for approval of a plat of a subdivision pursuant to F.S. § 177.01 et seq.

Developer's engineer means a professional engineer registered in the state and engaged by the developer to prepare engineering plans and to supervise construction.

Land includes the term "water," "marsh" or "swamp."

Lot includes the term "plot" or "parcel." A lot is also identified as a single unit in a subdivision.

Plat, preliminary, means a map ~~on which the developer's plan for subdivision is presented and which he submits for approval and intends, in final form, to record.~~ or delineated representation of the subdivision of lands that is a complete and exact representation of the residential subdivision or planned community and contains any additional information needed to be in compliance with the requirements of this chapter.

Plat, final, means the final tracing, map, or site plan presented by the subdivider to a governing body for final approval, and, upon approval by the appropriate governing body, is submitted to the clerk of the circuit court for recording.

Subdivision means one of the following:

- (1) The division of any parcel of land, of any size whatsoever, into two or more lots of any size.
- (2) The establishment or dedication of a road, street or alley through a tract of land, regardless of area.
- (3) The resubdivision of land heretofore or hereafter divided or platted into lots.

The following shall not be included within this definition nor be subject to this chapter:

- (1) The sale or exchange of lots to or between adjoining property owners, where the sale or exchange does not create additional lots.
- (2) The public acquisition by purchase, acceptance of deed of dedication or exercise of the right of eminent domain of strips of land for the widening or opening of streets or roads.

Surveyor means a land surveyor registered in the state and engaged by the developer to survey and plat the land for subdivision.

Town-approved road or street means a road or street paved in accordance with the specifications prescribed in this chapter, involved in any division of land into a recorded or unrecorded subdivision plat.

SECTION 3: AMENDING SECTION 62-582, 62-583, 62-585

The Land Development Regulations Chapter 62, "Zoning and Land Development Regulations," Article XIV "Platting," Sec. 62-582 and 62-585 are hereby amended to read as follows:

Sec. 62-582. - General procedure for plat approval.

The preliminary and final plat shall be submitted to the town in the format required by the town for recommendation planning and zoning to the ~~council~~ Land Use Administrator for approval. Within seven (7) days of receiving the plat or replat submittal, the Land Use Administrator shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal. The written notice must provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.

No plat shall be recorded and no lots shall be sold from the plat unless and until the final plat is approved as provided in this chapter.

Sec. 62-585. - Signatures; certifications and acknowledgments.

The final plat must contain space and forms for the appropriate certifications and acknowledgments and shall be signed by the following:

- (1) A notary public or other officer authorized by law to take acknowledgments as to the certification of the acknowledgment by the owner or owners.
- (2) A surveyor for the town as for compliance with F.S. ch. 177.
- (3) The town attorney as to legal sufficiency and compliance.
- (4) By the public works director certifying the water supply and sewage system's acceptability
- (5) By the county health officer if the lots will be served by septic tanks for the plat subject to review of each lot for septic tanks by the county environmental health officer according to the Florida Administrative Code.
- (6) By the chairman of the planning and zoning board as to approval by the planning and zoning board.
- (7) By the county tax collector as to the approval that the taxes are current.
- (8) The town clerk as to approval by the ~~council~~ Land Use Administrator.
- (9) The mayor as to approval for the town.

- (10) The clerk of the circuit court for the county as to the plat having been filed for record. The plat book and page designation shall be obtained from the clerk at the time it is presented to the clerk for recording.

SECTION 4: CONFLICT

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5: SEVERABILITY

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 6: CODIFICATION

The text of Section 2 to 3 of this Ordinance shall be codified as a part of the Hilliard Town Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 7: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 2 to 3 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall not be immediately effect in order to allow for a transition from the code enforcement board to the code enforcement special magistrate. This Ordinance and its Amendments shall be effective on **September __, 2025**.

PASSED AND ADOPTED by the Town of Hilliard, Nassau, Florida on this _____ day of _____, 2025.

TOWN OF HILLIARD, FLORIDA

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

APPROVED AS TO FORM AND LEGALITY

Christian W. Waugh
Town Attorney

Planning & Zoning Board Publication:	October 15, 2025
Planning & Zoning Board Public Hearing:	November 4, 2025
Town Council First Publication:	October 15, 2025
Town Council First Public Hearing:	November 6, 2025
Town Council First Reading:	November 6, 2025
Town Council Second Publication:	November 19, 2025
Town Council Second Public Hearing:	December 4, 2025
Town Council Second & Final Reading:	December 4, 2025



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 4, 2025

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council to consider Ordinance No. 2025-14, an ordinance relating to Public Right-of-Way or Alley; making findings; vacating Public Right-of-Way or Alley within or surrounded by Block 93; Plat of the West Portion of Hilliard; within Town of Hilliard, Florida; authorizing recording of a certified copy of this ordinance.

BACKGROUND:

See attached documents.

FINANCIAL IMPACT:

All financial expenses to be covered by applicant.

RECOMMENDATION:

Town Council adoption of Ordinance No. 2025-14, on Second & Final Reading.

ORDINANCE NO. 2025-14

AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY OR ALLEY; MAKING FINDINGS; VACATING PUBLIC RIGHT-OF-WAY OR ALLEY WITHIN OR SURROUNDED BY BLOCK 93; PLAT OF THE WEST PORTION OF HILLIARD; WITHIN TOWN OF HILLIARD, FLORIDA; AUTHORIZING RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council passed Ordinance No. 2023-01 to enact a process for the Vacation of Public Right-of-Ways within the Town Limits,

WHEREAS, through the process set forth in Ordinance 2023-01, the town has received an application for the vacation of the Town owned alley within Block 93 of the Town Limits of Hilliard,

WHEREAS, the Town Council finds that it will further the public health, safety, and welfare of the citizens of the Town of Hilliard for said public right-of-way or alley to be vacated, abandoned, discontinued and closed; and

WHEREAS, the Town Council finds that the citizens of the Town of Hilliard have not used the right-of-way or alley and currently do not use the right-of-way or alley and see no future need for the right-of-way or alley.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA:

SECTION 1. The foregoing findings are true and correct and are hereby adopted and made a part hereof.

SECTION 2. The Town Council hereby discontinues, abandons, closes, vacates, and cancels that certain existing public right-of-way or alley as more specifically and graphically described in the Plat of the West Portion of the Town of Hilliard, Block 93.

SECTION 3. The Town Clerk is authorized and directed to forward a certified copy of this Ordinance to the Clerk of the Court for recordation.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction such portion shall not affect the validity of the remaining portion of this Ordinance.

SECTION 6. This Ordinance shall become effective upon its passage.

ADOPTED this _____ day of _____, _____, by the Hilliard
Town Council.

Kenneth A. Sims
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Town Council First Reading:	November 6, 2025
Town Council Publication:	November 19, 2025
Town Council Public Hearing:	December 4, 2025
Town Council Final Reading:	December 4, 2025

PLAT OF THE WEST PORTION OF THE TOWN OF
HILLIARD
IN NASSAU COUNTY, FLORIDA,
being part of Section 8, T. 3 N. R. 24 East.

Scale: 1" = 200'

[illegible][illegible]

Filed April 25th 190
 Edwin R. Williams
 Clerk. C. C. C.

Recorded April 28th 190
 Book. B. G. Page. 222
 Edwin R. Williams
 Clerk. C. C. C.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Regular Meeting Meeting Date: November 4, 2025

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

SUBJECT: Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for the alley within block 93.
Application No. 20250925.01 VAC Alley Block 93, Property Owner – Andy Whitaker Parcel ID No. 08-3N-24-2380-0093-0130.

BACKGROUND:

Documents included for Review:

- 3.0 Agenda Item Report
- 3.1 Sample Ordinance 2025-XX
- 3.2 Final Vacation of Right of Way Application

In April 2025, the owner of the Dwelling unit located at 27589 Georgia Street, filed a Pre-application for Vacation of Right of Way for the Alley in Block 93.

All property owners for blocks 92, 93, 94, and 95 were invited via letter mailed from Town Hall to attend the workshop on June 12th as well as the Planning and Zoning meeting on July 1st and the Town Council Meeting on July 17th 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 July 17th Town Council meeting, the Council voted to allow the applicant to continue in the vacation process.

On September 25th 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:

None, the cost associated with legal oversight, advertisement, public notification, and recordation of Ordinance will be paid by the applicant.

RECOMMENDATION:

Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for the alley within block 93.



Town of Hilliard

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

FOR OFFICE USE ONLY

File # 20250925.01Application Fee: \$2050-Filing Date: 09/25/25 Acceptance Date: _____Received by Check # 1495

A. PROPOSED CLOSING, ABANDONING, OR VACATON

1. Street, Alley, Right of Way Name to be closed, vacated, or abandoned: Utility easement Block 93
2. Legal Description: Utility easement, block 93
Lyons: North: 08-3N-24-2300-0093 (0050-0010)
3. Parcel ID Number(s) and/or Adjoining Parcel ID Number(s): Whitaker South: 08-3N-24-2300-0093-0130
4. Acreage of closure, abandonment, or vacation: 25' x 300' = 7,500 Ft² ≈ 0.17 acres

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s):
Andrew J & Sherri A. Whitaker Title: Owners
Company (if applicable): _____
Mailing address: 27589 Georgia St.
City: Hilliard State: FL ZIP: 32046
Telephone: (904) 303-1471 (A) 303-1473 (S) FAX: () e-mail: andy.whitaker2002@gmail.com
whitakersherri@hotmail.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): N/A
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ FAX: () _____ e-mail: _____

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

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

1. Legal description - *Block 93*
2. Location Map clearly identifying the location of the proposed closure. (nassauflpa.com) - *See Survey attached*
3. Survey of Property to be Vacated. - *No survey requested, ,*
4. Appraisal of Property to be Vacated. *See attached*

E. FEES

1. Right of Way (streets or alley or easements) - \$200 pre application fee & final application fee TBD
2. 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]
Signature of Applicant

Andrew I. Whitaker
Typed or printed name and title of applicant

9/24/25
Date

State of Florida County of Duval

[Signature]
Signature of Co-applicant

Sherri A. Whitaker
Typed or printed name of co-applicant

9/24/25
Date

The foregoing application is acknowledged before me this 24 day of Sept, 20 25,

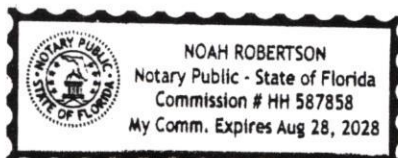
by Andrew and Sherri Whitaker, who is/are personally known to me or who has/have produced

_____ as identification.

NOTARY SEAL

[Signature]
Signature of Notary Public, State of Florida

Town of Hilliard ♦ 15859 West CR 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555



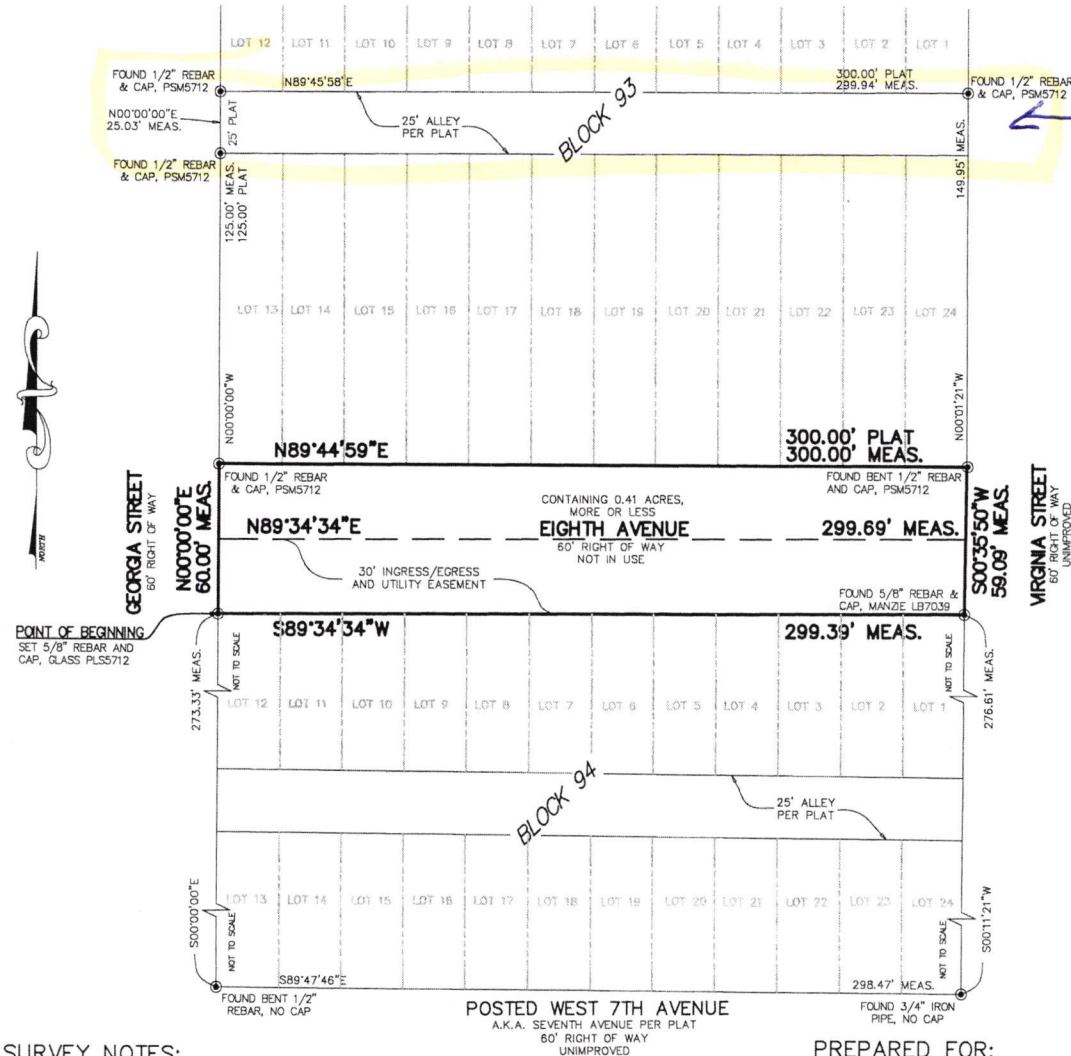
MAP OF BOUNDARY SURVEY

SURVEYORS LEGAL

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PLS5712", SET AS THE NORTHWEST CORNER OF SAID BLOCK 94; THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A 60 RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'50"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.



SURVEY NOTES:

- The "SURVEYORS LEGAL" hereon was provided by the surveyor at the request of the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings based on N 00°00'00" E for the West line of Blocks 93 & 94, of PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to the plat thereof, as recorded in Plat Book 1, Page 23 of the Public Records of Nassau County Florida (PLAT).
- "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.
- Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- 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 22,945 feet Commercial / High risk linear accuracy: 1 foot in 10,000 feet
SOP Rule 5J-17.05(3) (B) (15) b.11

PREPARED FOR:

ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE



LEGEND

A/C = AIR CONDITIONER	FH = FIRE HYDRANT
AKA = ALSO KNOWN AS	L = ARC LENGTH
B.R.L. = BUILDING RESTRICTION LINE	M.E.S. = MEASURED
Δ = CENTRAL ANGLE	O.R.B. = OFFICIAL RECORD BOOK
E = CENTERLINE	P.I.N. = PARCEL IDENTIFICATION NUMBER
CB = CHORD BEARING	P.O.B. = POINT OF BEGINNING
CD = CHORD DISTANCE	P.O.C. = POINT OF COMMENCEMENT
CONC. = CONCRETE	R = RADIUS
CONC. = CONCRETE	RCP = REINFORCED CONCRETE PIPE
CONC. = CONCRETE	R/W = RIGHT-OF-WAY
CMP = CORRUGATED METAL PIPE	W = WATER METER
ELEV. = ELEVATION	WELL = WELL
F.F. = FINISHED FLOOR	

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" = 60'
DATE: 08/20/25
DRN BY: ALN
CKD BY: AFG
JOB NO: 25-171
F.B. NO: ABB1
PAGE NO: 53

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0574

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL, 32046

File Number: AJ25P0574

In accordance with your request, I have appraised the real property at:

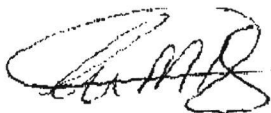
93 ALLEY WAY
HILLIARD, FL 32046

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of September 17, 2025 is:

\$2,050
Two Thousand Fifty Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



ANNA M JOWERS
CERT RES RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0574

***** INVOICE *****

File Number: AJ25P0574

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL 32046

Borrower : N/A

Invoice # : AJ25P0573
Order Date : 09/10/2025
Reference/Case # :
PO Number :

93 ALLEY WAY
HILLIARD, FL 32046

LAND	\$	350.00
	\$	-----
Invoice Total	\$	350.00
State Sales Tax @	\$	0.00
Deposit	(\$	350.00)
Deposit	(\$	-----)
Amount Due	\$	0.00

Terms: PAID

Please Make Check Payable To:

APPRAISALS FIRST CLASS, P A
85328 AVANT RD
YULEE, FL 32097

Fed. I.D. #: 56-2642174

WE GREATLY APPRECIATE YOUR BUSINESS !!
ANNA MARIE JOWERS, STATE CERTIFIED RESIDENTIAL APPRAISER RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0574

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL, 32046

File Number: AJ25P0574

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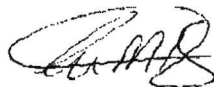
93 ALLEY WAY
HILLIARD, FL 32046

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The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



ANNA M JOWERS
CERT RES RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A
LAND APPRAISAL REPORT

File No. AJ25P0574

ITEM-2

The purpose of this appraisal report is to provide the lender/client with an accurate supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: 93 ALLEY WAY City: HILLIARD State: FL Zip: 32046
 Borrower: N/A Owner of Public Record: TOWN OF HILLIARD County: NASSAU
 Legal Description: SEE ADDENDUM
 Assessor's Parcel #: 08-3N-24-2380-0093-0130 Tax Year: 2024 R.E. Taxes: 0.00
 Neighborhood Name: TOWN OF HILLIARD Map Reference: 00803N24E Census Tract: 0504.01
 Special Assessments: 0.00 PUD ☐ Yes ☒ No HOA: \$ _____ ☐ Per Year ☐ Per Month
 Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other (describe) _____
 Assignment Type: ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) MARKET VALUE
 Lender/Client: ANDREW WHITAKER Address: 27589 GEORGIA STREET, HILLIARD, FL 32046

CONTRACT ANALYSIS

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$: 0 Date of Contract: _____ Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the items to be paid. \$ _____

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	50 %
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	0 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	3 Low	0	Multi-Family	0 %
Neighborhood Boundaries: <u>NORTH AND WEST BY GA/FL LINE, SOUTH RIVER RD, AND EAST</u>								20 High	100	Commercial	5 %
BY MIDDLE RD. MOSTLY RURAL SFR'S.								11 Pred.	75	Other Undeveloped	45 %

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Comparability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Description: See Attached Addendum

Market Conditions (including support for the above conclusions): THE SUBJECT'S MARKET AREA APPEARS TO BE STABLE OVER THE LAST TWELVE MONTHS, WITH A SHORTAGE IN SUPPLY/ DEMAND, AND MARKETING/EXPOSURE TIME IS UNDER THREE MONTHS.

SITE DESCRIPTION

Dimensions: 25X300 Area: 7500 sf ☐ Acres ☒ Sq Ft. Shape: Rectangular View: RESIDENTIAL
 Zoning Classification: R-2 Zoning Description: MEDIUM DENSITY
 Zoning Compliance: ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe) MEDIUM DENSITY
 Uses permitted under current zoning regulations: See Attached Addendum
 Highest & Best Use: See Attached Addendum
 Describe any improvements: CLEARED
 Do present improvements conform to zoning? ☐ Yes ☐ No ☒ No improvements If No, explain: _____

Present use of subject site: LOT Current or proposed ground rent? ☐ Yes ☒ No If Yes, \$ _____
 Topography: GENTLY SLOPING Size: TYPICAL FOR AREA Drainage: APPEARS ADEQUATE
 Corner Lot: ☐ Yes ☒ No Underground Utilities: ☒ Yes ☐ No Fenced: ☐ Yes ☒ No If Yes, type: _____
 Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone: X FEMA Map #: 12089c0130f FEMA Map Date: 12-17-2010

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	OKEFENOKEE RURAL ELECTRIC	Street Surface	ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PRIVATE/BOTTLED	Street Type/Influence	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PRIVATE WELL	Curb/Gutter		<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PRIVATE SEPTIC	Sidewalk		<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights		<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input type="checkbox"/>

Are the utilities and off-site improvements typical for the market? ☒ Yes ☐ No If No, describe: _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe: _____
See Attached Addendum

Site Comments: See Attached Addendum

APPRAISALS FIRST CLASS, P A
LAND APPRAISAL REPORT

File No. AJ25P0574

ITEM-2

There are <u>0</u> comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ <u>0</u> to \$ <u>0</u>	
There are <u>4</u> comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from \$ <u>3,000</u> to \$ <u>20,000</u>	
COMPARABLE SALES	
FEATURE	SUBJECT
Address <u>93 ALLEY WAY</u>	RIGHT OF WAY BLOCK 159
City/Zip <u>HILLIARD, FL 32046</u>	HILLIARD, FL 32046
Proximity to Subject	0.60 miles SE
Data Source(s)	County/Tax Record/Drive By
Verification Source(s)	County/Tax Record/Drive By
Sale Price	\$ <u>0</u>
Price/sf	\$ <u>0.00</u>
Date of Sale (MO/DAYR)	
Days on Market	
Financing Type	
Concessions	
Location	RURAL;RES
Property Rights Appraised	FEE SIMPLE
Site Size Sq.Ft.	7500 sf
View	RESIDENTIAL
Topography	LEVEL
Available Utilities	WELL;SEPTIC;ELEC
Street Frontage	COUNTY RD
Street Type	ASPHALT
Water Influence	NONE
Fencing	NONE
Improvements	NONE
CLEARED	CLERED
Net Adjustment (Total, in \$)	\$ <u>1,200</u>
Adjusted sales price of the Comparable Sales (in \$)	\$ <u>2,050</u>
The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal.	
The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.	
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.	
Data Sources: <u>PUBLIC RECORDS, REALQUEST, TAX RECORDS</u>	
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Sources: <u>PUBLIC RECORDS, REALQUEST, TAX RECORDS</u>	
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.	
Data Sources: <u>PUBLIC RECORDS, REALQUEST, TAX RECORDS</u>	
Listing/Transfer History	Transfer/Sale (ONLY) of the Subject in past 36 months:
(if more than two, use comments section or an addendum.)	
Subject Property Is Currently Listed For Sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Data Source: THE SUBJECT OF THIS REPORT IS NOT CURRENTLY LISTED FOR SALE ON MLS#0000
Current Listing History	List Date
Subject Property has been listed within the last 12 Months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Data Source: THE SUBJECT OF THIS REPORT IS NOT CURRENTLY LISTED FOR SALE ON MLS#0000
12 Month Listing History	List Date
Comments on Prior Sales/Transfers and Current and Prior Listings: <u>THERE HAVE BEEN NO TRANSFERS OF THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS/ 36 MONTHS.</u>	
<u>COMPARABLE SALES HAVE NO PRIOR TRANSFERS OR LISTINGS IN THE LAST 12 MONTHS PRIOR TO THEIR LAST DATE OF SALE, OTHER THAN CURRENT SALE.</u>	
Summary of the Sales Comparison Approach: <u>See Attached Addendum</u>	
Reconciliation Comments: <u>THE FINAL VALUE ESTIMATE WAS OBTAINED FROM THE SALES COMPARISON APPROACH WHICH REFLECTS THE ACTIONS OF TYPICAL HOME-BUYERS AND SELLERS IN AN OPEN MARKET.</u>	
This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions or inspections: <u>See Attached Addendum</u>	
Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:	
Opinion of Market Value: \$	<u>2,050</u> , as of: <u>09/17/2025</u>

APPRAISALS FIRST CLASS, P A
LAND APPRAISAL REPORT

File No. AJ25P0574

ITEM-2

PRODUCT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s): ☐ Detached ☐ Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
 Legal Name of Project: _____
 Total number of phases: _____ Total number of units: _____ Total number of units sold: _____
 Total number of units rented: _____ Total number of units for sale: _____ Data source(s): _____
 Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion: _____
 Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source: _____
 Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion: _____
 Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of the appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: 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 acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States 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. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

* Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such condition exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible result and/or reliable indicators of value for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining multiple transactions into reported sales.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

APPRAISALS FIRST CLASS, P A
LAND APPRAISAL REPORT

File No. AJ25P0574

ITEM-2

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER

Signature 
 Name ANNA M JOWERS
 Company Name APPRAISALS FIRST CLASS, P A
 Company Address 85328 AVANT RD
Yulee, FL 32097
 Telephone Number 904-548-0605
 Email Address ANNA@APPRAISALSFIRSTCLASS.COM
 Date of Signature and Report 09/22/2025
 Effective Date of Appraisal 09/17/2025
 State Certification # CERT RES RD7877
 or State License # _____
 or Other (describe) _____ State # _____
 State FL
 Expiration Date of Certification or License 11/30/2026

ADDRESS OF PROPERTY APPRAISED

93 ALLEY WAY
HILLIARD, FL 32046
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,050

LENDER/CLIENT

Name NO AMC
 Company Name ANDREW WHITAKER
 Company Address 27589 GEORGIA STREET
HILLIARD, FL 32046
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

File No. **AJ25P0574**

[illegible]

Borrower: N/A	File No.: AJ25P0574
Property Address: 93 ALLEY WAY	Case No.:
City: HILLIARD	State: FL
Lender: ANDREW WHITAKER	Zip: 32046

Legal Description

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PLS5712", SET AS THE NORTHWEST CORNER OF SAID BLOCK 94; THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A60 RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'50"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS. TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.

Neighborhood Description

THE SUBJECT PROPERTY IS LOCATED IN NASSAU COUNTY WHICH HAS A VAST LAND MASS UNIMPROVED TIMBERLAND. THE GENERAL POPULATION IN THE SUBJECTS MARKET AREA TEND TO "HOMESTEAD" WHEREAS, THEY ACQUIRE A TRACT OF VACANT LAND AND HAVE A CUSTOM BUILT HOME CONSTRUCTED OR MOVE A NEW MANUFACTURED DWELLING ON THE SITE WITH INTENT TO RESIDE PERMANENTLY AND PASS DOWN THEIR ASSETS TO FOLLOWING GENERATIONS. THEREFORE THERE WERE VERY LIMITED SALES IN THE SUBJECTS MARKET AREA WITHIN CLOSE PROXIMITY TO THE SUBJECT.

NASSAU COUNTY IS AN EASY COMMUTE TO ALL NASSAU COUNTY MUNICIPALITIES, SUCH AS THE JACKSONVILLE INTERNATIONAL AIRPORT, GEORGIA'S KING'S BAY NAVAL BASE, AND IS ONLY A 25 MINUTE COMMUTE TO DOWNTOWN JACKSONVILLE, FLORIDA. THIS MARKET AREA HAS NEW SCHOOLS, AND NEW SHOPPING CENTERS SUCH AS RIVER CITY MARKETPLACE MALL, TARGET, HOME DEPOT, AND LOWES.

CSX AND NORFOLK SOUTHERN ARE TWO MAJOR RAILROADS THAT INTERTWINE THROUGH NASSAU AND DUVAL COUNTIES WHICH IS WITHIN THE SUBJECTS GENERAL MARKET AREA AND IS WELL ACCEPTED BY THE MARKET AND NOT CONSIDERED ADVERSE TO VALUE OR MARKETABLE. THEY ARE AN INTEGRAL PART OF THE COMMUNITIES AND THE LOCAL MARKET HAS ADJUSTED AND DO NOT APPEAR TO BE ADVERSE.

Uses Allowed Under Current Zoning Regulations

OPEN RURAL: OR INTENT: This district is intended to apply to areas which are sparsely developed and including uses as normally found in rural areas away from urban activity. It is intended that substantial residential, commercial, or industrial development shall not be permitted in the OR district, however agricultural uses, accessory uses and activities that support such uses are encouraged. Lands in such district may be rezoned to the proper district to accommodate more intense uses when conditions warrant rezoning.

Section 22.01. - Permitted uses and structures.
modified

(A) Agricultural, horticultural and forestry uses, also the keeping and raising of farm animals and poultry, provided structures for same shall not be located within one hundred (100) feet of any property line; and, further, provided that goats, sheep, or swine shall not be kept or permitted within two hundred (200) feet of any residence under different ownership. The noncommercial keeping and raising of horses and ponies is permitted; provided, however, that no more than one (1) horse or pony six (6) months of age or older shall be permitted per one-half (1/2) acre of land. Structures for horses or ponies shall not be located in a required front yard. No structure used for the keeping of horses or ponies shall be located closer than thirty-five (35) feet to any property line of different ownership.

(B) Permanent or temporary housing of farm labor in conjunction with a permitted agricultural or farming activity. All housing for such use shall be in compliance with the county's building and housing codes and in the case of mobile homes as per state requirements. (C) Roadside stands where the major portion of products offered for sale are grown on the premises. (D) Dude ranch, riding academy, or boarding stable, provided structures for the housing of animals shall not be located within one hundred (100) feet of any property line. (E) Public parks, camping grounds and recreational areas, playgrounds, playfields and government structures. (F) Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs, control structures, wells and similar uses. (G) Temporary revival establishments (not to exceed thirty (30) days). (H) Borrow pits and ponds, as defined herein. (I) Single-family dwellings and mobile homes on individual lots. (J) Day nurseries, kindergartens, day care and child care centers licensed for less than fifteen (15) children. (K) Governmental uses. (L) U-Pick berry, fruit or vegetable farms, Christmas tree farms and similar uses. (M) Wholesale or retail plant nurseries, subject to supplementary development standards found in section 28.16. (Ord. No. 2012-10, § 5, 4-30-12; Ord. No. 2019-01, § 2(Exh. A), 1-14-19)

Minimum lot requirements.

(A) Single-family dwelling or mobile home on individual lot: (1) Minimum lot width: a. One hundred (100) feet. (2) Minimum lot area: a. One (1) acre. (B) Churches including temporary revival establishments: (1) Minimum lot width: One hundred fifty

ADDENDUM

ITEM-2

Borrower: N/A	File No.: AJ25P0574
Property Address: 93 ALLEY WAY	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	

(150) feet. (2) Minimum lot area: Two (2) acres. (C) Golf course (other than par three): Minimum lot area: One hundred (100) acres. (D) Other permitted or permissible uses or structures: Two (2) acres, unless otherwise listed). (E) Limited development overlay areas: The comprehensive plan and future land use map (FLUM) series established limited development overlays on areas depicted as conservation, wetlands and floodplains. (1) Areas depicted on the FLUM as wetlands may not be developed at a density greater than one (1) unit per five (5) acres. Development within the limited development overlay areas must be clustered on the upland or least environmentally sensitive portion of the site.

Highest & Best Use

THE SUBJECT AS IMPROVED IS A LEGALLY PERMISSIBLE USE BASED ON ITS CURRENT ZONING. THE LOT SIZE, SHAPE, PHYSICAL CONDITION AND LAND TO BUILDING RATIO ALLOW THE PRESENT STRUCTURE AND INDICATE A GOOD UTILIZATION OF THE IMPROVEMENTS. BASED UPON THE CURRENT MARKET CONDITIONS, THE PRESENT USE AS A SINGLE FAMILY RESIDENCE IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE. THE HIGHEST AND BEST USE IS ITS PRESENT USE.

Adverse Site Conditions

NO ADVERSE ENVIRONMENTAL CONDITIONS ARE KNOWN TO THE APPRAISER INCLUDING BUT NOT LIMITED TO THE INSIDE OR OUTSIDE OF PROPERTY BOUNDARY SUCH AS NATURAL OR MAN MADE HAZARDS THAT WOULD HAVE AN ADVERSE AFFECT ON VALUE, ALSO TERMITE, LEAD PAINT, MOLD, SOIL TREATMENT, RADON GASES OR OTHERS. THESE INSPECTIONS ARE TO BE DONE BY PROFESSIONALS IN THEIR FIELD. THE APPRAISER IS NOT RESPONSIBLE FOR SUCH CONDITIONS NOR IS LIABLE AND IS ABSOLVED OF ANY RESPONSIBILITY OF ANY KIND FOR SUCH BY ACCEPTANCE OF THIS REPORT.

EXTERNALITIES: IN RESEARCHING FACTORS THAT AFFECT THE SUBJECT'S NEIGHBORHOOD AND MARKETABILITY OF THE NEIGHBORHOOD, THE APPRAISER DID NOT VERIFY POTENTIALLY ADVERSE NEIGHBORHOOD INFLUENCES SUCH AS, BUT NOT LIMITED TO CRIMINAL ACTIVITY, REGISTERED SEX OFFENDERS, TOXIC OR SUPERFUND SITES, MARIJUANA CULTIVATION OR INTERIM REHABILITATE FACILITIES FOR FELONIOUS OFFENDERS. WHILE NO ADVERSE SITE CONDITIONS WERE NOTED. MANY SITE RELATED ISSUES ARE BEYOND THE SCOPE OF THIS ASSIGNMENT AND THE EXPERTISE OF THE APPRAISER. UNLESS OTHERWISE NOTED, STANDARD UTILITY AND RIGHT OF WAY EASEMENTS ARE INSIGNIFICANT FACTORS ON MARKET VALUE. HOWEVER, A CURRENT SURVEY, WHICH WAS NOT PROVIDED TO THE APPRAISER, MAY REVEAL ENCROACHMENTS, EASEMENT, ZONING VIOLATIONS, OR OTHER MATTERS OF INTEREST THAT COULD WARRANT MODIFICATIONS OF THE APPRAISER'S ANALYSIS AND OPINIONS. WITHOUT A SURVEY, THE APPRAISER CANNOT DETERMINE IF THE IMPROVEMENTS MEET SETBACK REQUIREMENTS AS DESIGNATED BY THE SUBJECT'S ZONING.

SINKHOLES ARE A NATURAL AND COMMON GEOLOGIC FEATURE IN MANY PARTS OF FLORIDA. SINKHOLES ARE FORMED WHEN RAIN DISSOLVES UNDERGROUND LIMESTONE OR WHEN SURFACE MATERIALS COLLAPSE INTO UNDERLYING CAVITIES IN THE ROCK. ABRUPT COLLAPSE-TYPE SINKHOLES HAVE BECOME MORE COMMON OVER THE PAST TWENTY FIVE YEARS, PRIMARILY DUE TO INCREASED WITHDRAWAL OF GROUND WATER, DIVERSION OF SURFACE WATER, OR CONSTRUCTION OF PONDS.

UNDER FLORIDA LAW, ALL INSURANCE COMPANIES ISSUING PROPERTY INSURANCE IN THE STATE OF FLORIDA MUST PROVIDE FOR DAMAGE CAUSED BY SINKHOLES. IT IS UP TO THE BORROWER TO HAVE PROPER INSURANCE THAT COVERS THIS TYPE OF NATURAL SITE CONDITIONS. THE APPRAISER IS NOT RESPONSIBLE FOR SUCH CONDITIONS NOR IS LIABLE AND IS ABSOLVED OF ANY RESPONSIBILITY OF ANY KIND FOR SUCH BY ACCEPTANCE OF THIS REPORT.

Site Comments

THE APPRAISER CANNOT GUARANTEE THAT THE PROPERTY IS FREE OF ENCROACHMENTS OR EASEMENTS NOT NOTED IN THIS APPRAISAL, AND RECOMMENDS A CURRENT SURVEY.

THE APPRAISER'S CONCLUSION OF VALUE IS BASED UPON THE ASSUMPTION THAT THERE ARE NO MORE HIDDEN OR UNAPPARENT CONDITIONS OF THE PROPERTY THAT MIGHT IMPACT UPON BUILDING ABILITY. THE APPRAISER RECOMMENDS DUE DILIGENCE BE CONDUCTED THROUGH LOCAL BUILDING DEPARTMENT OR MUNICIPALITY TO INVESTIGATE BUILD ABILITY AND WHETHER THE PROPERTY IS SUITABLE FOR INTENDED USE. THE APPRAISER MAKES NO REPRESENTATIONS, GUARANTEES OR WARRANTIES.

Comments on Sales Comparison

THIS SUBJECT OF THIS REPORT IS A STRIP OF LAND "RIGHT OF WAY" BEING ABANDONED BY THE COUNTY AND OFFERED FOR SALE TO ONE OF THE ADJOINING PARCELS. PLEASE SEE ATTACHED PARCEL MAPS.

ALL ABOVE REFERENCED STRIPS OF LAND WERE SELECTED FROM THE COUNTY WEBSITE SHOWING THE ASSESSED VALUE. THE ASSESSED VALUE IS BASED ON THE PREVIOUS YEAR SALES AND STILL CONSIDERED TO BE AS CLOSE TO THE MARKET AS IT CAN BE DETERMINED AT THE TIME OF THIS REPORT. THESE STRIPS ARE CONSIDERED TO HAVE THE BEST INDICATIONS OF VALUE FOR THE SUBJECT PROPERTY.

THE SUBJECT OF THIS REPORT IS LOCATED IN A RURAL MARKET AREA, MAKING IT NEEDED TO GO OUTSIDE OF THE ONE MILE RADIUS CUSTOMARILY EXPECTED.

APPAISER CHOOSE COMPARABLES FROM SAME MARKET AREA, THEREFORE ALL COMPARABLES HAVE SIMILAR MARKETABILITY. ALL SALES ARE CONSIDERED TO HAVE THE BEST INDICATIONS OF VALUE FOR THE

ADDENDUM

ITEM-2

Borrower: N/A	File No.: AJ25P0574
Property Address: 93 ALLEY WAY	Case No.:
City: HILLIARD	State: FL
Lender: ANDREW WHITAKER	Zip: 32046

SUBJECT PROPERTY.

THE SITE ADJUSTMENTS ARE RELATIVE TO THE MARKET REACTION OF SURPLUS LAND OR A LARGER SITE. SURPLUS LAND IS DEFINED AS THAT WHICH IS LARGER THAN WHAT IS TYPICAL. THE MARKET REACTION IS MINIMAL BECAUSE THE LARGER LOT IS NOT NEEDED TO SERVE OR SUPPORT THE PRIMARY HIGHEST AND BEST USE. THE LARGER LOT, AS PER CURRENT ZONING FOR THE COMPARABLE SALES, CANNOT BE SOLD OFF SEPARATELY OR SUBDIVIDED THEREFORE; AN ADJUSTMENT WAS MADE.

IF A ZERO IS PUT INTO A FIELD (PER UAD GUIDELINES) THIS WOULD MEAN THAT IT DOES NOT APPEAR FOR THIS MARKET AREA THAT THE PUBLIC WAS WILLING TO PAY ANY DIFFERENCE.

THE SITE ADJUSTMENT WAS DERIVED USING THE $850 / 3049 = .2787$ A SQ FT BASED ON PREVIOUS SALES.

Conditions of Appraisal

IN COMPLIANCE WITH FEDERAL LAW, THE GRAMM-LEACH-BLILEY ACT, (15 USC 6801 ET SEQ.) AND IT'S IMPLEMENTING REGULATIONS (16 C.F.R. PART 313). AND OTHER FEDERAL AND STATE LAWS AND REGULATIONS, THE APPRAISER IS PROHIBITED FROM GIVING INFORMATION TO ANYONE OTHER THAN OUR CLIENT WITHOUT WRITTEN AUTHORIZATION.

ALL ELECTRONIC SIGNATURES ON THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY INDIVIDUAL PASSWORDS FOR EACH SIGNING APPRAISER. NO PERSON CAN ALTER THE APPRAISAL WITH THE EXCEPTION OF THE ORIGINAL SIGNING APPRAISER/S.

SITE SIZE AND FLOOD ZONE ARE SUBJECT TO A CURRENT SURVEY.

THE SUBJECTS MARKET AREA APPEARS TO BE UNAFFECTED BY THE ONGOING COVID-19 VIRUS, AS THE SUPPLY IS LIMITED AND BANKS ARE LENDING MONEY AT THE TIME OF INSPECTION.

THE CORONAVIRUS (COVID-19) OUTBREAK HAS HAD A SIGNIFICANT IMPACT ON LOCAL, NATIONAL AND GLOBAL ECONOMIES. FINANCIAL MARKETS WORLDWIDE ARE EXPERIENCING UNPRECEDENTED VOLATILITY. IN SOME AREAS OF THE UNITED STATES, THERE ARE CURRENT SHELTER-IN-PLACE ORDERS AND OTHER RESTRICTIONS ON DAILY ACTIVITIES. THESE EVENTS ARE LIKELY TO IMPACT REAL ESTATE VALUES IN THE SHORT TERM BUT, AS OF THE DATE OF THIS APPRAISAL, THERE IS NOT ENOUGH DATA TO SUBSTANTIATE THAT POSITION. I HAVE RESEARCHED ALL AVAILABLE LOCAL SOURCES AND, AS OF THIS DATE, I HAVE NOT FOUND ANY DATA SUGGESTING THAT SIGNIFICANT CHANGES IN LOCAL REAL ESTATE MARKET HAVE OCCURRED. THE MARKET DATA PRESENTED IN THIS APPRAISAL REPORT IS CONSIDERED THE MOST RECENT AND RELEVANT AVAILABLE AND THE RESULTING ANALYSIS BEST REFLECTS MARKET CONDITIONS AS OF THE EFFECTIVE DATE OF APPRAISAL.

CLARIFICATION OF INTENDED USE AND INTENDED USER:

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THIS APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

PLEASE NOTE: I (ANNA M JOWERS) CERTIFY, AS THE APPRAISER, THAT I HAVE COMPLETED ALL ASPECTS OF THIS VALUATION, INCLUDING RECONCILING MY OPINION OF MARKET VALUE, FREE OF INFLUENCE FROM THE CLIENT, CLIENT'S REPRESENTATIVES, BORROWER, OR ANY OTHER PARTY TO THE TRANSACTION.

THE ADJUSTMENTS MADE BY THE APPRAISER ARE MARKET DERIVED AND BASED UPON MATCH PAIRED SALES ANALYSIS. THE QUALITY AND CONDITION RATINGS FOR THE SUBJECT AND COMPARABLE SALES ARE BASED UPON MY PERSONAL INSPECTION OF THE SUBJECT, AND MY INTERPRETATION OF THE PHOTOS AND COMMENTS FOR COMPARABLE SALES FROM THE MLS, AND HOW THEY COMPARE TO THE SUBJECT. THE APPRAISER IS NOT PRIVY TO AND DOES NOT HAVE ACCESS OR KNOWLEDGE OF QUALITY AND CONDITION RATINGS FROM OTHER APPRAISER'S PEERS FOR THE SAME COMPARABLE SALES UTILIZED. ADDITIONALLY, THE APPRAISER DOES NOT HAVE KNOWLEDGE OR INFORMATION REGARDING THE ADJUSTMENT METHODS UTILIZED BY OTHER APPRAISER'S PEERS.

AT THE TIME OF VIEWING THERE HAS BEEN "NO KNOWN" DISASTER WARNING'S OR STORMS IN THE SUBJECT'S MARKET AREA THAT WOULD HAVE ANY ADVERSE EFFECT ON THE SUBJECT'S MARKET VALUE.

THE ADDRESS ON THE REPORT MAY DIFFER FROM THE ADDRESS ON THE ORIGINAL ORDER AS THE APPRAISER HAS UTILIZED THE USPS ADDRESS PER UAD GUIDELINES. THE ADDRESS AS NOTED IN THIS APPRAISAL REPORT IS CORRECT BASED ON DATA OBTAINED FROM THE COUNTY APPRAISERS WEBSITE OR DOCUMENTS PROVIDED TO THE APPRAISER.

THE APPRAISER PERFORMED A EXTERIOR INSPECTION OF THE SUBJECT'S PROPERTY.

NO VALUE GIVEN FOR ANY PERSONAL PROPERTY.

THE APPRAISER HAS KNOWLEDGE AND EXPERIENCE IN APPRAISING THIS TYPE OF PROPERTY IN THIS MARKET AREA AND THE APPRAISER IS AWARE OF, AND HAS ACCESS TO, THE NECESSARY AND

ADDENDUM

ITEM-2

Borrower: N/A	File No.: AJ25P0574
Property Address: 93 ALLEY WAY	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	

APPROPRIATE PUBLIC AND PRIVATE DATA SOURCES, SUCH AS MULTIPLE LISTING SERVICES, TAX ASSESSMENT RECORDS, PUBLIC LAND RECORDS AND OTHER SUCH DATA SOURCES FOR THE AREA IN WHICH THE PROPERTY IS LOCATED.

I CERTIFY, AS THE APPRAISER, THAT I HAVE COMPLIED WITH THE HOME VALUATION CODE OF CONDUCT IN ALL ASPECTS OF THE APPRAISAL PROCESS.

THE LOCATION MAP CONTAINED IN THIS REPORT IS PRODUCED ELECTRONICALLY USING SOFTWARE (GEO-LOCATOR/STREET ATLAS) SUPPLIED BY A VENDOR. THIS SOFTWARE WHILE BELIEVED TO BE RELIABLE IS CONSIDERED ONLY AN APPROXIMATION OF THE EXACT LOCATION OF THE SUBJECTS RESIDENCE AND COMPARABLES INCLUDED IN THIS REPORT AND SHOULD NOT BE RELIED ON FOR EXACT MAP LOCATIONS, DISTANCES, ETC.

PLEASE NOTE: THAT THE APPRAISER HAS "NOT" PERFORMED A PRIOR APPRAISAL RELATING TO THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS, AND HAS NO PRIOR/CURRENT, OR EXPECTATION OF ANY PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

SCOPE OF WORK PERFORMED:

INFORMATION ABOUT THE SUBJECT PROPERTY WAS OBTAINED FROM PUBLIC RECORDS, USING THE COUNTY'S WEBSITES, AND IF ANY DOCUMENTS PROVIDED BY HOMEOWNER OR BUILDER, IF A REASONABLY RECENT LISTING OF THE PROPERTY WAS DETECTED, FROM ANY LOCAL MULTIPLE LISTING DATA. THIS INFORMATION INCLUDED THE AGE OF THE IMPROVEMENTS, THE LAST DATE OF SALE, THE TAX ACCOUNT NUMBER AND LEGAL DESCRIPTION CONTAINED IN THESE RECORDS, PHYSICAL CHARACTERISTICS, INCLUDING SQUARE FOOT INFORMATION AND ROOM COUNT, THE ASSESSED VALUATION OF THE LAND AND THE IMPROVEMENTS, CURRENT REAL ESTATE TAXES AND ZONING INFORMATION. MAPS SHOWING THE SUBJECT SITE AND THE SUBJECT MARKET AREA WERE EXAMINED AND PREPARED FOR INCLUSION IN THE APPRAISAL REPORT.

A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY WAS MADE, AND AN ANALYSIS WAS MADE OF THE NEIGHBORHOOD, SITE AND IMPROVEMENTS. THIS INSPECTION AND ANALYSIS INCLUDED THE CONSIDERATION OF ANY KNOWN FACTORS THAT COULD BE EXPECTED TO HAVE AN IMPACT ON THE VALUE OF THE SUBJECT PROPERTY. ALTHOUGH DUE DILIGENCE WAS EXERCISED, THE APPRAISER IS NOT AN EXPERT IN MATTERS SUCH AS PEST CONTROL, STRUCTURAL ENGINEERING, HAZARDOUS SUBSTANCES OR ENVIRONMENTAL HAZARDS, AND NO WARRANTY IS GIVEN AS TO THESE ELEMENTS.

AN ANALYSIS WAS MADE OF THE SUBJECT REAL ESTATE MARKET AND OF AVAILABLE MARKET/SALES DATA, UTILIZING MULTIPLE LISTING DATA. THOSE SALES CONSIDERED TO PROVIDE THE BEST INDICATION OF THE MARKET VALUE OF THE SUBJECT PROPERTY WERE SELECTED AND COMPARED TO THE SUBJECT IN THE QUANTITATIVE SALES COMPARISON ANALYSIS. TYPICALLY, ONLY AN EXTERIOR INSPECTION FROM THE STREET IS MADE OF THE COMPARABLE PROPERTIES. INFORMATION ABOUT THE COMPARABLES WAS VERIFIED, INCLUDING PERTINENT FINANCING INFORMATION RELATING TO THE TRANSACTION, USING THE NAMED SOURCES.

DOLLAR ADJUSTMENTS WERE MADE TO EACH OF THE COMPARABLE PROPERTIES, REFLECTING ESTIMATED MARKET REACTION TO THOSE ITEMS OF SIGNIFICANT VARIATION BETWEEN THE SUBJECT AND COMPARABLE PROPERTIES. IF A SIGNIFICANT ITEM IN A COMPARABLE PROPERTY WAS SUPERIOR TO, OR MORE FAVORABLE THAN THE SUBJECT PROPERTY, A MINUS (-) ADJUSTMENT WAS MADE TO THE COMPARABLE, THUS REDUCING THE INDICATED VALUE OF THE SUBJECT IN COMPARISON TO THAT COMPARABLE; IF A SIGNIFICANT ITEM IN A COMPARABLE WAS INFERIOR TO, OR LESS FAVORABLE THAN THE SUBJECT, A PLUS (+) ADJUSTMENT WAS MADE, THUS INCREASING THE INDICATED VALUE OF THE SUBJECT.

FURTHER ANALYSIS WAS MADE, CONSIDERING SUCH FACTORS AS THE COMPARABLES RELATIVE PROXIMITY TO THE SUBJECT PROPERTY, RECENTNESS OF SALE AND OVERALL SIMILARITY TO THE SUBJECT PROPERTY, IN ORDER TO RECONCILE TO THE FINAL ESTIMATE OF THE VALUE OF THE SUBJECT PROPERTY BY THE SALES COMPARISON APPROACH TO VALUE.

THE APPRAISAL REPORT WAS PREPARED, TOGETHER WITH ATTACHED EXHIBITS, AND THE COMPLETED APPRAISAL REPORT WAS DELIVERED TO THE CLIENT, WHICH CONSTITUTED COMPLETION OF THE ASSIGNMENT.

USPAP ADDENDUM

File No. AJ25P0574

Borrower: N/A
 Property Address: 93 ALLEY WAY
 City: HILLIARD County: NASSAU State: FL Zip Code: 32046
 Lender: ANDREW WHITAKER

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- ☐ Appraisal Report A written report prepared under Standards Rule 2-2(a).
☒ Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

THIS IS A PERSONAL APPRAISAL NOT FOR ANY MORTGAGE PURPOSES.

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 DAYS

Exposure Time – The Exposure Time opinion required is specific to the subject property and represents the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure Time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Marketing Time – An opinion of the typical length of time, after the effective date of the appraisal, the properties in the subject's neighborhood would be expected to be on the market prior to a sales agreement.

Additional Certifications

- ☒ 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-year period immediately preceding acceptance of this assignment.
☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PLEASE NOTE: THAT THE APPRAISER HAS "NOT" PERFORMED A PRIOR APPRAISAL RELATING TO THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS, AND HAS NO PRIOR/CURRENT, OR EXPECTATION OF ANY PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

Additional Comments

APPRAISER:

Signature: 
 Name: ANNA M JOWERS
 Date Signed: 09/22/2025
 State Certification #: CERT RES RD7877
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2026
 Effective Date of Appraisal: September 17, 2025

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser inspection of Subject Property:
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

PLAT MAP

Borrower: N/A
 Property Address: 93 ALLEY WAY
 City: HILLIARD
 Lender: ANDREW WHITAKER

File No.: AJ25P0574
 Case No.:
 State: FL
 Zip: 32046

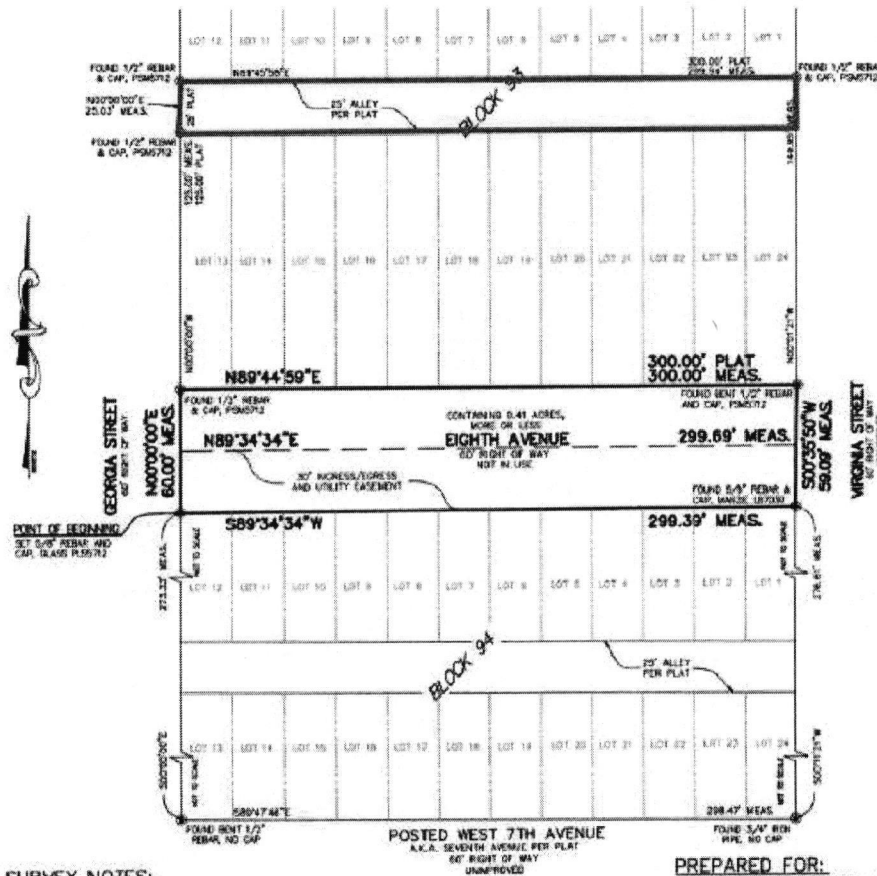
MAP OF BOUNDARY SURVEY

SURVEYORS LEGAL

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PL55712", SET AT THE NORTHWEST CORNER OF SAID BLOCK 94, THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'30"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.

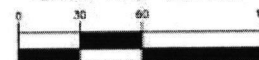


SURVEY NOTES:

1. The "SURVEYORS LEGAL" hereon was provided by the surveyor at the request of the client.
2. Underground improvements were not located or shown.
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4. Bearings based on N 00°00'00" E for the West line of Blocks 93 & 94, of PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to the plat thereof, as recorded in Plat Book 1, Page 23 of the Public Records of Nassau County Florida (PLAT).
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6. Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
7. 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 22,945 feet. Commercial / High risk linear accuracy: 1 foot in 10,000 feet. SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:
 ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE



1 inch = 80ft.
 (IN U.S. SURVEY FEET)

LEGEND

A/C = AIR CORNER
 A/C = ALSO KNOWN AS
 B.S. = BUILDING STRUCTURE LINE
 Δ = CENTRAL ANGLE
 C = CENTERLINE
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 CONC = CONCRETE
 MESH = CONCRETE REINFORCEMENT
 CAP = CORRUGATED METAL PIPE
 ELEV = ELEVATION
 F.F. = FINISHED FLOOR
 F.F. = FIRE INTERVET
 L = AND LORRY
 MEAS = MEASURED
 S.B. = OFFICIAL RECORDS BOOK
 P.I. = PARCEL IDENTIFICATION NUMBER
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RADII
 RCP = REINFORCED CONCRETE PIPE
 R/W = RIGHT-OF-WAY
 W = WATER METER
 W = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY:
 ALAN FRANKLIN GLASS
 FLORIDA REGISTERED SURVEYOR/MAPPER
 CERTIFICATE NO. 5712

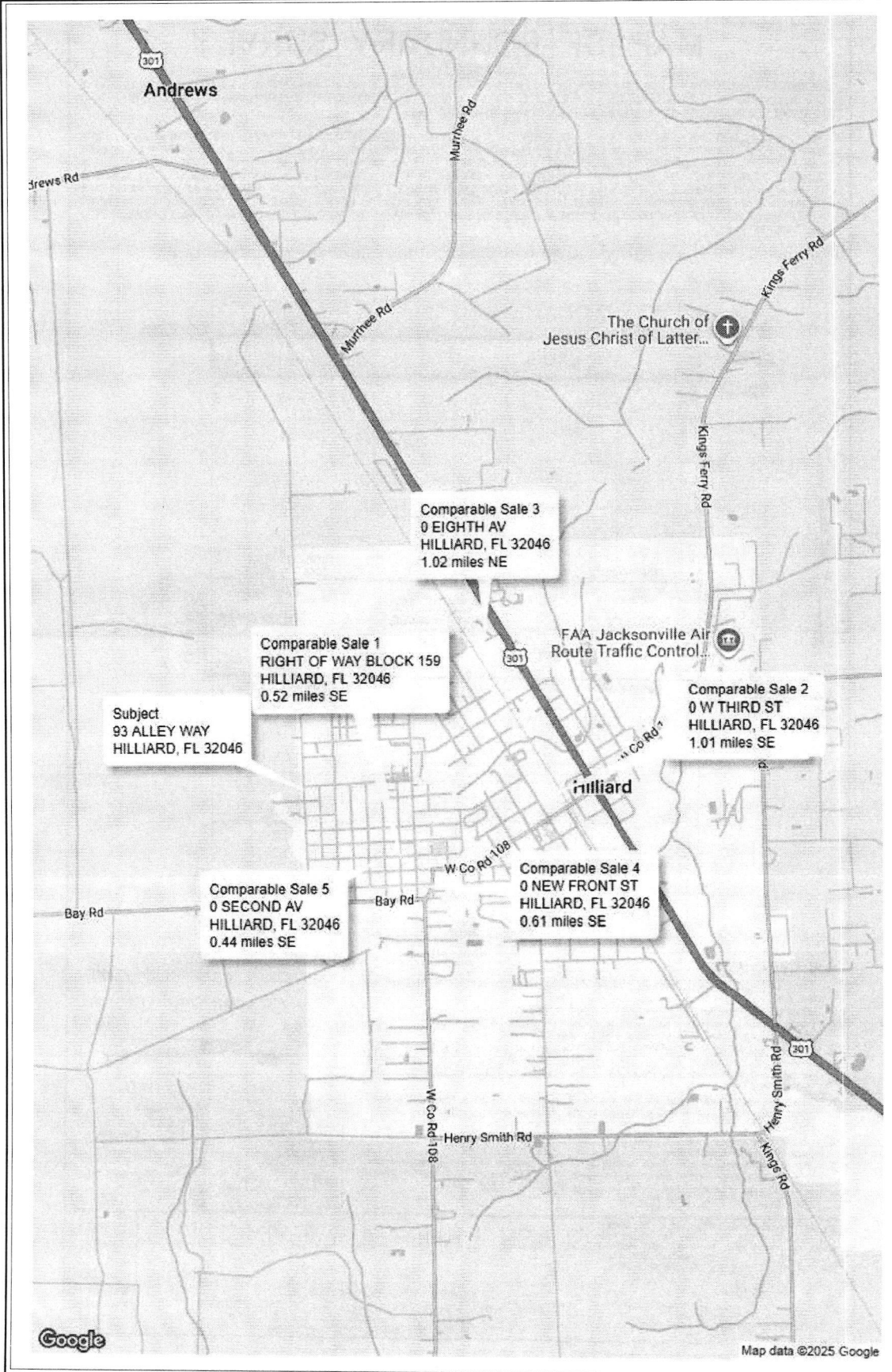
GLASS LAND SURVEYING, LLC

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" = 60'
 DATE: 08/20/25
 DWN BY: ALH
 CKD BY: AED
 JOB NO. 25-171
 F.S. NO. A881
 PAGE NO. 53

LOCATION MAP

Borrower: N/A	File No.: AJ25P0574
Property Address: 93 ALLEY WAY	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	



FLOOD MAP

ITEM-2

Borrower: N/A	File No.: AJ25P0574
Property Address: 93 ALLEY WAY	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	



FLOOD INFORMATION

Community: TOWN OF HILLIARD
 Property is NOT in a FEMA Special Flood Hazard Area
 Map Number: 12089C0130F
 Panel: 12089C0130
 Zone: X
 Map Date: 12-17-2010
 FIPS: 12089
 Source: FEMA DFIRM

LEGEND

- = FEMA Special Flood Hazard Area - High Risk
- = Moderate and Minimal Risk Areas
- Road View:
 - = Forest
 - = Water

Sky Flood™


No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

AERIAL MAP

Borrower: N/A	File No.: AJ25P0574
Property Address: 93 ALLEY WAY	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	




Borrower: N/A		File No.: AJ25P0574
Property Address: 93 ALLEY WAY		Case No.:
City: HILLIARD	State: FL	Zip: 32046
Lender: ANDREW WHITAKER		



Ron DeSantis, Governor

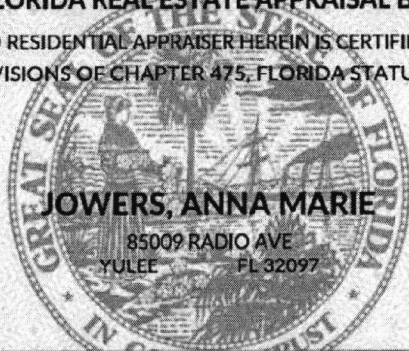
Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

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



JOWERS, ANNA MARIE
 85009 RADIO AVE
 YULEE FL 32097

LICENSE NUMBER: RD7877


EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/20/2024

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.



E & O INSURANCE

Borrower: N/A	File No.: AJ25P0574
Property Address: 93 ALLEY WAY	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	



Appraiser Independence Certification

File No.: AJ25P0574

Borrower:	N/A		
Property Address:	93 ALLEY WAY		
City:	HILLIARD	County:	NASSAU
		State:	FL
Lender/Client:	ANDREW WHITAKER		
		Zip Code:	32046

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.


I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

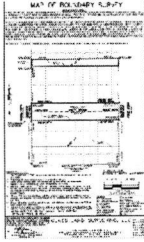
Additional Comments:

APPRAISER:

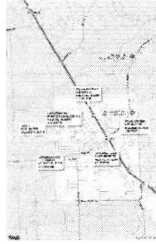
Signature: 
 Name: ANNA M JOWERS
 Date Signed: 09/22/2025
 State Certification #: CERT RES RD7877
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2026

SUPERVISORY APPRAISER (only if required):

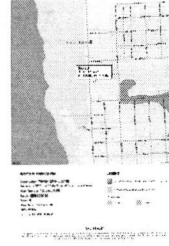
Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____



Plat Map



Location Map



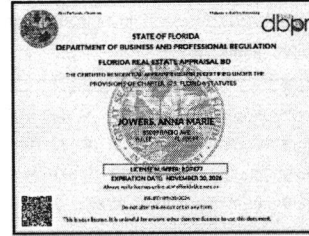
Flood Map



Aerial Map



License Image



Extra Image



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 4, 2025

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council to consider Ordinance No. 2025-15, an ordinance relating to Public Right-of-Way or Alley; making findings; vacating a Block of Public Right-of-Way known as West Eighth Avenue which falls between Georgia Street and Virginia Street; Plat of the West Portion of Hilliard; within Town of Hilliard, Florida; authorizing recording of a certified copy of this ordinance; providing for severability; and providing for an effective date.

BACKGROUND:

See attached documents.

FINANCIAL IMPACT:

All financial expenses to be covered by applicant.

RECOMMENDATION:

Town Council adoption of Ordinance No. 2025-15, on Second & Final Reading.

ORDINANCE NO. 2025-15

AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY OR ALLEY; MAKING FINDINGS; VACATING A BLOCK OF PUBLIC RIGHT-OF-WAY KNOWN AS W EIGHTH AVENUE WHICH FALLS BETWEEN GEORGIA STREET AND VIRGINIA STREET; PLAT OF THE WEST PORTION OF HILLIARD; WITHIN TOWN OF HILLIARD, FLORIDA; AUTHORIZING RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council passed Ordinance No. 2023-01 to enact a process for the Vacation of Public Right-of-Ways within the Town Limits,

WHEREAS, through the process set forth in Ordinance 2023-01, the town has received an application for the vacation of a block of the Town owned Right of Way West Eighth Avenue the Town Limits of Hilliard,

WHEREAS, the Town Council finds that it will further the public health, safety, and welfare of the citizens of the Town of Hilliard for there to be said public right-of-way or alley to be vacated, abandoned, discontinued and closed; and

WHEREAS, the Town Council finds that the citizens of the Town of Hilliard have not used the right-of-way or alley and currently do not use the right-of-way or alley and see the need for there to be a 30 feet wide utility easement recorded within the right-of-way or alley.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA:

SECTION 1. The foregoing findings are true and correct and are hereby adopted and made a part hereof.

SECTION 2. The Town Council hereby discontinues, abandons, closes, vacates, and cancels that certain existing public right-of-way as more specifically and graphically described in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3. The Town Clerk is authorized and directed to forward a certified copy of this Ordinance to the Clerk of the Court for recordation.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction such portion shall not affect the validity of the remaining portion of this Ordinance.

SECTION 6. This Ordinance shall become effective upon its passage.

ADOPTED this _____ day of _____, _____, by the Hilliard Town Council.

Kenneth A. Sims
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Town Council First Reading:	November 6, 2025
Town Council Publication:	November 19, 2025
Town Council Public Hearing:	December 4, 2025
Town Council Final Reading:	December 4, 2025

MAP OF BOUNDARY SURVEY

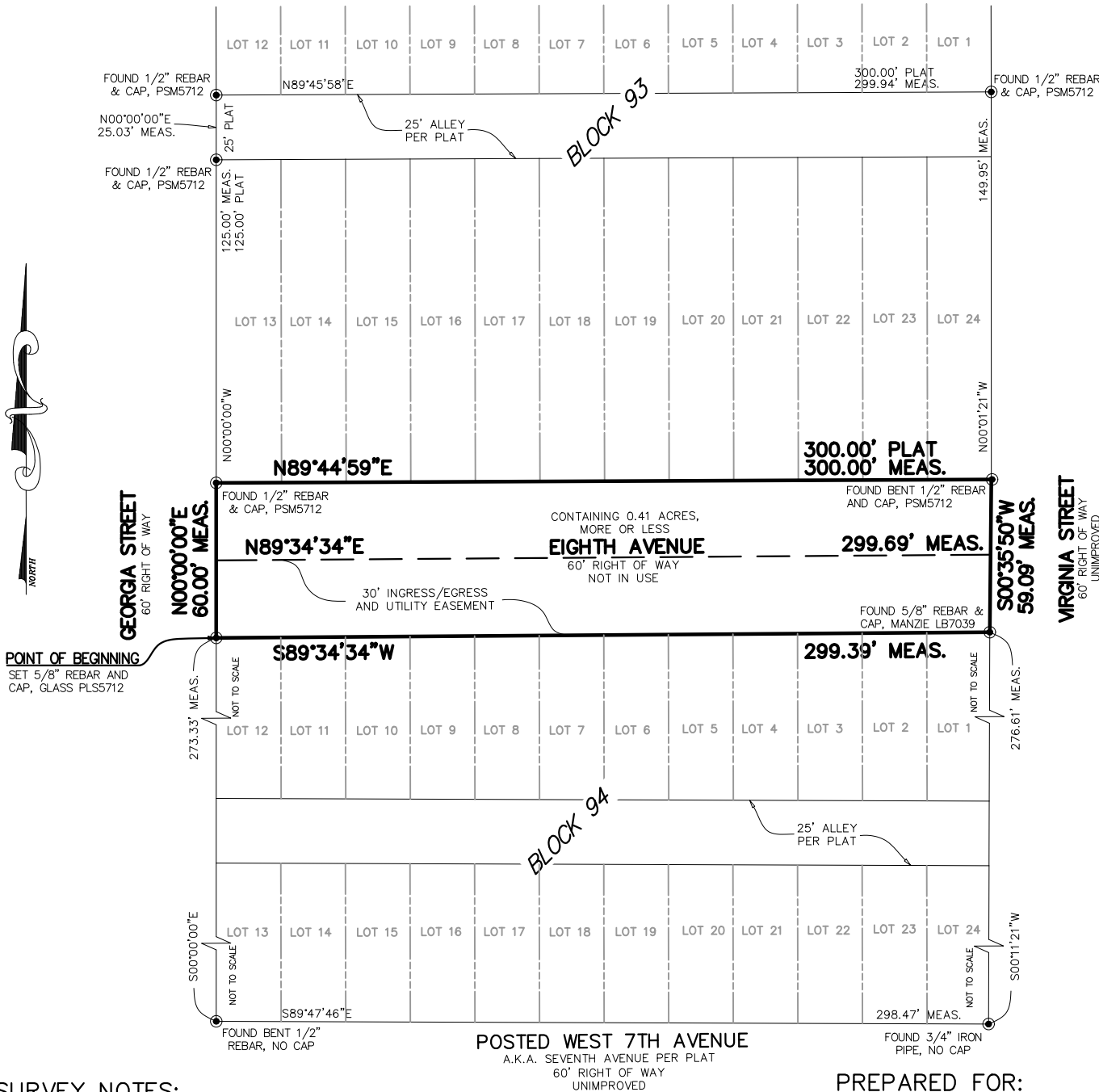
ITEM-3

SURVEYORS LEGAL

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PLS5712", SET AS THE NORTHWEST CORNER OF SAID BLOCK 94; THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A 60 RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'50"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.



SURVEY NOTES:

- The "SURVEYORS LEGAL" hereon was provided by the surveyor at the request of the client.
- Underground improvements were not located or shown.
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- Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- 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 22,945 feet Commercial / High risk linear accuracy: 1 foot in 10,000 feet
SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:

ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE



1 inch = 60ft.
(IN U.S. SURVEY FEET)

LEGEND

A/C = AIR CONDITIONER	⊗ = FIRE HYDRANT
AKA = ALSO KNOWN AS	L = ARC LENGTH
B.R.L. = BUILDING RESTRICTION LINE	MEAS. = MEASURED
Δ = CENTRAL ANGLE	O.R.B. = OFFICIAL RECORD BOOK
⊙ = CENTERLINE	P.I.N. = PARCEL IDENTIFICATION NUMBER
CB = CHORD BEARING	P.O.B. = POINT OF BEGINNING
CD = CHORD DISTANCE	P.O.C. = POINT OF COMMENCEMENT
CONC. = CONCRETE	R = RADIUS
CONC. FLATWORK	RCP = REINFORCED CONCRETE PIPE
OMP = CORRUGATED METAL PIPE	R/W = RIGHT-OF-WAY
ELEV. = ELEVATION	W = WATER METER
F.F. = FINISHED FLOOR	⊗ = 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" = 60'
DATE: 08/20/25
DRN BY: ALN
CKD BY: AFG
JOB NO: 25-171
F.B. NO: 43
PAGE NO:



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Public Hearing Regular Meeting Meeting Date: November 4, 2025

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

SUBJECT: Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for a Block of W 8th Ave.
Application No. 20250925.02 VAC Portion of W 8th Ave, Property Owner – Andy Whitaker Parcel ID No. 08-3N-24-2380-0093-0130.

BACKGROUND: Documents included for Review:

- 4.0 Agenda Item Report
- 4.1 Ordinance 2025-XY
- 4.2 Legal Description
- 4.3 Final Vacation of Right of Way Application

In April 2025, the owner of the Dwelling unit located at 27589 Georgia Street, filed a Pre-application for Vacation of Right of Way for the section of W 8th Ave between Georgia Street and Virginia Street.

All property owners for blocks 92, 93, 94, and 95 were invited via letter mailed from Town Hall to attend the workshop on June 12th as well as the Planning and Zoning meeting on July 1st and the Town Council Meeting on July 17th 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 July 17th Town Council meeting, the Council voted to allow the applicant to continue in the vacation process but, requested that a 30 feet wide utility easement be recorded for future use.

On September 25th 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 oversight, advertisement cost, codification cost.

RECOMMENDATION:

Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for a Block of W 8th Ave.



Town of Hilliard

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

FOR OFFICE USE ONLY

File # 20250925.02

Application Fee: \$4,950.00

Filing Date: 09/25/25 Acceptance Date: _____

Paid by check #1496

A. PROPOSED CLOSING, ABANDONING, OR VACATON

1. Street, Alley, Right of Way Name to be closed, vacated, or abandoned: 8th Ave, East of Georgia, West of Virginia
2. Legal Description: See attached Survey
3. Parcel ID Number(s) and/or Adjoining Parcel ID Number(s): 08-3N-24-2380-0093-0130 - North Adjacent
4. Acreage of closure, abandonment, or vacation: 60' + 300' = 18,000 Ft² ≈ 0.409 acres
08-3N-24-2380-0094-0010 is South Adjacent

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Andrew J + Sherri A. Whitaker Title: Owners
Company (if applicable): N/A
Mailing address: 27589 Georgia St.
City: Hilliard State: FL ZIP: 32046
Telephone: (904) 303-1471 (A) FAX: () e-mail: andywhitaker2002@gmail.com
whitakersherri@hotmail.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): N/A

Company (if applicable): _____

Mailing address: _____

City: _____ State: _____ ZIP: _____

Telephone: () _____ FAX: () _____ e-mail: _____

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

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

- ✓ 1. Legal description *- On Survey*
- ✓ 2. Location Map clearly identifying the location of the proposed closure. (nassauflpa.com) *- shown on survey*
- ✓ 3. Survey of Property to be Vacated. *attached*
- ✓ 4. Appraisal of Property to be Vacated. *attached*

E. FEES

- 1. Right of Way (streets or alley or easements) - \$200 pre application fee & final application fee TBD
- 2. 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:

Andrew J. Whitaker
Signature of Applicant

Andrew J. Whitaker
Typed or printed name and title of applicant

9/24/25
Date

State of Florida

County of Duval

Sherri A. Whitaker
Signature of Co-applicant

Sherri A. Whitaker
Typed or printed name of co-applicant

9/24/25
Date

The foregoing application is acknowledged before me this 24 day of Sept, 20 25,

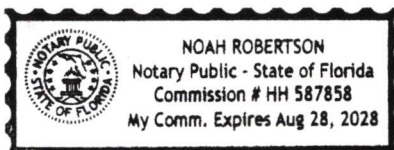
by Andrew and Sherri Whitaker, who is/are personally known to me or who has/have produced

_____ as identification.

NOTARY SEAL

Noah Robertson

Signature of Notary Public, State of Florida



Town of Hilliard ♦ 15859 West CR 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555

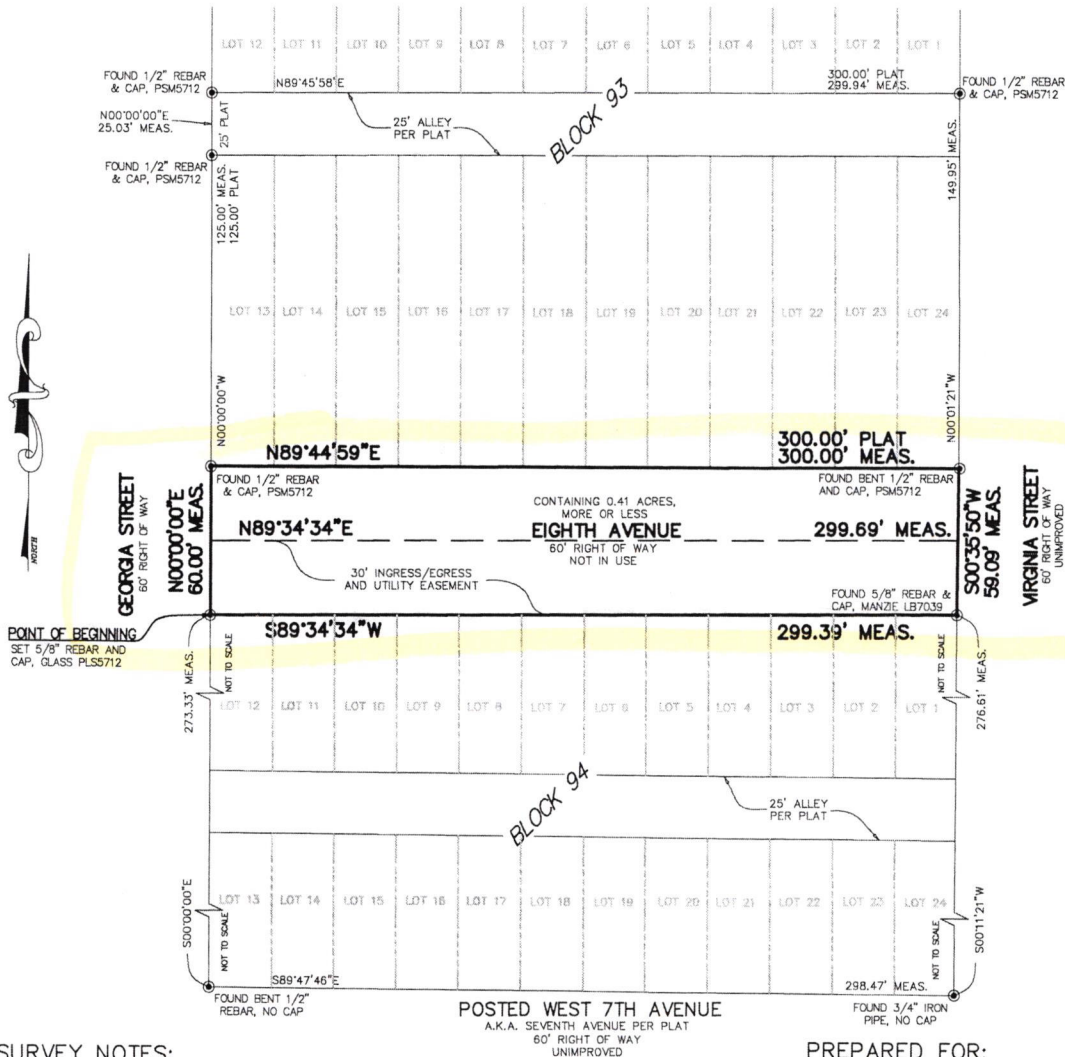
MAP OF BOUNDARY SURVEY

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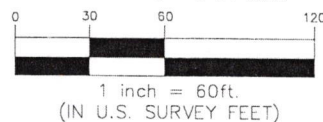
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SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:

ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE



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CONC. = CONCRETE	RCR = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE	R/W = RIGHT-OF-WAY
ELEV. = ELEVATION	WM = WATER METER
F.F. = FINISHED FLOOR	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" = 60'
DATE: 08/20/25
DRN BY: ALN
CKD BY: AFG
JOB NO: 25-171
F.B. NO: ABB1
PAGE NO: 53

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0573

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL, 32046

File Number: AJ25P0573

In accordance with your request, I have appraised the real property at:

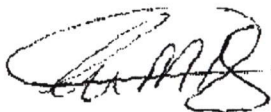
8TH AVE EASEMENT
HILLIARD, FL 32046

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of September 17, 2025 is:

\$4,950
Four Thousand Nine Hundred Fifty Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



ANNA M JOWERS
CERT RES RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0573

***** INVOICE *****

File Number: AJ25P0573

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL 32046

Borrower : N/A

Invoice # : AJ25P0573
Order Date : 09/10/2025
Reference/Case # :
PO Number :

8TH AVE EASEMENT
HILLIARD, FL 32046

LAND	\$	350.00
	\$	-----
Invoice Total	\$	350.00
State Sales Tax @	\$	0.00
Deposit	(\$	350.00)
Deposit	(\$	-----)
Amount Due	\$	0.00

Terms: PAID

Please Make Check Payable To:

APPRAISALS FIRST CLASS, P A
85328 AVANT RD
YULEE, FL 32097

Fed. I.D. #: 56-2642174

WE GREATLY APPRECIATE YOUR BUSINESS !!
ANNA MARIE JOWERS, STATE CERTIFIED RESIDENTIAL APPRAISER RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A
PHONE: 904-548-0605 FAX: 904-548-0615

File No. AJ25P0573

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL, 32046

File Number: AJ25P0573

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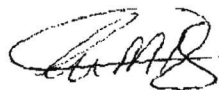
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The attached report contains the description, analysis and supportive data for the conclusions,
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ANNA M JOWERS
CERT RES RD7877, EXPIRES 11/30/2026

APPRAISALS FIRST CLASS, P A
LAND APPRAISAL REPORT

File No. AJ25P0573

ITEM-3

The purpose of this appraisal report is to provide the lender/client with an accurate supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: **8TH AVE EASEMENT** City: **HILLIARD** State: **FL** Zip: **32046**
 Borrower: **N/A** Owner of Public Record: **TOWN OF HILLIARD** County: **NASSAU**
 Legal Description: **SEE ADDENDUM**
 Assessor's Parcel #: **08-3N-24-2380-0093-0130** Tax Year: **2024** R.E. Taxes: **0.00**
 Neighborhood Name: **TOWN OF HILLIARD** Map Reference: **00803N24E** Census Tract: _____
 Special Assessments: **0.00** PUD ☐ Yes ☒ No HOA: \$ _____ ☐ Per Year ☐ Per Month
 Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other (describe) _____
 Assignment Type: ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) **MARKET VALUE**
 Lender/Client: **ANDREW WHITAKER** Address: **27589 GEORGIA STREET, HILLIARD, FL 32046**

CONTRACT ANALYSIS

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$: **0** Date of Contract: _____ Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the items to be paid. \$ _____

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	50 %
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	0 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	3 Low	0	Multi-Family	0 %
Neighborhood Boundaries: NORTH AND WEST BY GA/FL LINE, SOUTH RIVER RD, AND EAST								20 High	100	Commercial	5 %
BY MIDDLE RD. MOSTLY RURAL SFR'S.								11 Pred	75	Other Undeveloped	45 %

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Comparability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Description: **See Attached Addendum**

Market Conditions (including support for the above conclusions): **THE SUBJECT'S MARKET AREA APPEARS TO BE STABLE OVER THE LAST TWELVE MONTHS, WITH A SHORTAGE IN SUPPLY/ DEMAND, AND MARKETING/EXPOSURE TIME IS UNDER THREE MONTHS.**

SITE DESCRIPTION

Dimensions: **59.09X300X60X299.39** Area: **17845 sf** ☐ Acres ☒ Sq Ft Shape: **Rectangular** View: **RESIDENTIAL**
 Zoning Classification: **R-2** Zoning Description: **MEDIUM DENSITY**
 Zoning Compliance: ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe) **MEDIUM DENSITY**
 Uses permitted under current zoning regulations: **See Attached Addendum**
 Highest & Best Use: **See Attached Addendum**
 Describe any improvements: **NONE**
 Do present improvements conform to zoning? ☐ Yes ☐ No ☒ No improvements If No, explain: _____
 Present use of subject site: **LOT** Current or proposed ground rent? ☐ Yes ☒ No If Yes, \$ _____
 Topography: **GENTLY SLOPING** Size: **TYPICAL FOR AREA** Drainage: **APPEARS ADEQUATE**
 Corner Lot: ☐ Yes ☒ No Underground Utilities: ☒ Yes ☐ No Fenced: ☐ Yes ☒ No If Yes, type: _____
 Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone: **X** FEMA Map #: **12089C0065F** FEMA Map Date: **12-17-2010**

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	OKEFENOKEE RURAL ELECTRIC	Street Surface	ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PRIVATE/BOTTLED	Street Type/Influence	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PRIVATE WELL	Curb/Gutter		<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PRIVATE SEPTIC	Sidewalk		<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights		<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input type="checkbox"/>

Are the utilities and off-site improvements typical for the market? ☒ Yes ☐ No If No, describe: _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe: _____
See Attached Addendum

Site Comments: **See Attached Addendum**

File No. AJ25P0573

There are 0 comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0	
There are 4 comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from \$ 3,000 to \$ 20,000	

COMPARABLE SALES									
FEATURE		SUBJECT		COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address 8TH AVE EASEMENT		RIGHT OF WAY BLOCK 159		0 W THIRD ST		0 EIGHTH AV			
City/State/Zip HILLIARD, FL 32046		HILLIARD, FL 32046		HILLIARD, FL 32046		HILLIARD, FL 32046			
Proximity to Subject		0.63 miles SE		1.01 miles SE		0.96 miles NE			
Data Source(s)		County/Tax Record/Drive By		County/Tax Record/Drive By		County/Tax Record/Drive By		County/Tax Record/Drive By	
Verification Source(s)		County/Tax Record/Drive By		#083N24238001470070		#083N24238000940080			
Sale Price		\$ 0		\$ 850		\$ 850		\$ 850	
Price/		\$ 0.00		\$ 0.28		\$ 0.28		\$ 0.28	
Date of Sale (MO/DA/YR)									
Days on Market									
Financing Type									
Concessions									
Location		RURAL;RES		RURAL;RES		RURAL;RES		RURAL;RES	
Property Rights Appraised		FEE SIMPLE		FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site Size Sq.Ft.		17845 sf /8923 sf		3049 sf		3049 sf		3049 sf	
View		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Topography		LEVEL		LEVEL		LEVEL		LEVEL	
Available Utilities		WELL;SEPTIC;ELEC		WELL;SEPTIC;ELEC		WELL;SEPTIC;ELEC		WELL;SEPTIC;ELEC	
Street Frontage		COUNTY RD		COUNTY RD		COUNTY RD		COUNTY RD	
Street Type		ASPHALT		ASPHALT		ALL WEATHER		ASPHALT	
Water Influence		NONE		NONE		NONE		NONE	
Fencing		NONE		NONE		NONE		NONE	
Improvements		NONE		NONE		NONE		NONE	
CLEARED		NOT CLEARED		CLEARED		CLEARED		CLEARED	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 4,100		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 4,100	
Adjusted sales price of the		Net Adj. 482.4%		Net Adj. 482.4%		Net Adj. 482.4%		Net Adj. 482.4%	
Comparable Sales (in \$)		Gross Adj. 482.4%		Gross Adj. 4,950		Gross Adj. 482.4%		Gross Adj. 4,950	

The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal.

The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.

The appraiser's research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.

Data Sources: **PUBLIC RECORDS, REALQUEST, TAX RECORDS**

The appraiser's research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Sources: **PUBLIC RECORDS, REALQUEST, TAX RECORDS**

The appraiser's research ☐ did ☒ did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.

Data Sources: **PUBLIC RECORDS, REALQUEST, TAX RECORDS**

Listing/Transfer History	Transfer/Sale (ONLY) of the Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months:	Listing and Transfer history of Comp 2 in past 12 months:	Listing and Transfer history of Comp 3 in past 12 months:
(If more than two, use comments section or an addendum.)	\$	\$	\$	\$
	\$	\$	\$	\$

Subject Property Is Currently Listed For Sale? ☐ Yes ☒ No Data Source: THE SUBJECT OF THIS REPORT IS NOT CURRENTLY LISTED FOR SALE ON MLS#0000

Current Listing History	List Date	List Price	Days on Market	Data Source
		\$		

Subject Property has been listed within the last 12 Months? ☐ Yes ☒ No Data Source: THE SUBJECT OF THIS REPORT IS NOT CURRENTLY LISTED FOR SALE ON MLS#0000

12 Month Listing History	List Date	List Price	Days on Market	Data Source
		\$		
		\$		

Comments on Prior Sales/Transfers and Current and Prior Listings: **THERE HAVE BEEN NO TRANSFERS OF THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS/ 36 MONTHS.**

COMPARABLE SALES HAVE NO PRIOR TRANSFERS OR LISTINGS IN THE LAST 12 MONTHS PRIOR TO THEIR LAST DATE OF SALE, OTHER THAN CURRENT SALE.

Summary of the Sales Comparison Approach: **See Attached Addendum**

Reconciliation Comments: **THE FINAL VALUE ESTIMATE WAS OBTAINED FROM THE SALES COMPARISON APPROACH WHICH REFLECTS THE ACTIONS OF TYPICAL HOME-BUYERS AND SELLERS IN AN OPEN MARKET.**

This appraisal is made ☒ "as is", or ☐ subject to the following conditions or inspections: **See Attached Addendum**

Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:

Opinion of Market Value: \$ **4,950** as of: **09/17/2025**, which is the date of inspection and the effective date of this appraisal.

APPRAISALS FIRST CLASS, P A
LAND APPRAISAL REPORT

File No. AJ25P0573

ITEM-3

PRODUCT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s): ☐ Detached ☐ Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
 Legal Name of Project: _____
 Total number of phases: _____ Total number of units: _____ Total number of units sold: _____
 Total number of units rented: _____ Total number of units for sale: _____ Data source(s): _____
 Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion: _____
 Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source: _____
 Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion: _____

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of the appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: 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 acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States 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. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

* Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such condition exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible result and/or reliable indicators of value for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining multiple transactions into reported sales.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

**APPRAISALS FIRST CLASS, P A
LAND APPRAISAL REPORT**

File No. AJ25P0573

ITEM-3

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.
- SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:
1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER

Signature 
 Name ANNA M JOWERS
 Company Name APPRAISALS FIRST CLASS, P A
 Company Address 85328 AVANT RD
Yulee, FL 32097
 Telephone Number 904-548-0605
 Email Address ANNA@APPRAISALSFIRSTCLASS.COM
 Date of Signature and Report 09/22/2025
 Effective Date of Appraisal 09/17/2025
 State Certification # CERT RES RD7877
 or State License # _____
 or Other (describe) _____ State # _____
 State FL
 Expiration Date of Certification or License 11/30/2026

ADDRESS OF PROPERTY APPRAISED

8TH AVE EASEMENT
HILLIARD, FL 32046
 APPRAISED VALUE OF SUBJECT PROPERTY \$ _____ 4,950

LENDER/CLIENT

Name NO AMC
 Company Name ANDREW WHITAKER
 Company Address 27589 GEORGIA STREET
HILLIARD, FL 32046
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

File No. **AJ25P0573**

[illegible]

Borrower: N/A		File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT		Case No.:
City: HILLIARD	State: FL	Zip: 32046
Lender: ANDREW WHITAKER		

Legal Description

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PLS5712", SET AS THE NORTHWEST CORNER OF SAID BLOCK 94; THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A 60 RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'50"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS. TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.

Neighborhood Description

THE SUBJECT PROPERTY IS LOCATED IN NASSAU COUNTY WHICH HAS A VAST LAND MASS UNIMPROVED TIMBERLAND. THE GENERAL POPULATION IN THE SUBJECTS MARKET AREA TEND TO "HOMESTEAD" WHEREAS, THEY ACQUIRE A TRACT OF VACANT LAND AND HAVE A CUSTOM BUILT HOME CONSTRUCTED OR MOVE A NEW MANUFACTURED DWELLING ON THE SITE WITH INTENT TO RESIDE PERMANENTLY AND PASS DOWN THEIR ASSETS TO FOLLOWING GENERATIONS. THEREFORE THERE WERE VERY LIMITED SALES IN THE SUBJECTS MARKET AREA WITHIN CLOSE PROXIMITY TO THE SUBJECT.

NASSAU COUNTY IS AN EASY COMMUTE TO ALL NASSAU COUNTY MUNICIPALITIES, SUCH AS THE JACKSONVILLE INTERNATIONAL AIRPORT, GEORGIA'S KING'S BAY NAVAL BASE, AND IS ONLY A 25 MINUTE COMMUTE TO DOWNTOWN JACKSONVILLE, FLORIDA. THIS MARKET AREA HAS NEW SCHOOLS, AND NEW SHOPPING CENTERS SUCH AS RIVER CITY MARKETPLACE MALL, TARGET, HOME DEPOT, AND LOWES.

CSX AND NORFOLK SOUTHERN ARE TWO MAJOR RAILROADS THAT INTERTWINE THROUGH NASSAU AND DUVAL COUNTIES WHICH IS WITHIN THE SUBJECTS GENERAL MARKET AREA AND IS WELL ACCEPTED BY THE MARKET AND NOT CONSIDERED ADVERSE TO VALUE OR MARKETABLE. THEY ARE AN INTEGRAL PART OF THE COMMUNITIES AND THE LOCAL MARKET HAS ADJUSTED AND DO NOT APPEAR TO BE ADVERSE.

Uses Allowed Under Current Zoning Regulations

OPEN RURAL: OR INTENT: This district is intended to apply to areas which are sparsely developed and including uses as normally found in rural areas away from urban activity. It is intended that substantial residential, commercial, or industrial development shall not be permitted in the OR district, however agricultural uses, accessory uses and activities that support such uses are encouraged. Lands in such district may be rezoned to the proper district to accommodate more intense uses when conditions warrant rezoning.

Section 22.01. - Permitted uses and structures.
modified

(A) Agricultural, horticultural and forestry uses, also the keeping and raising of farm animals and poultry, provided structures for same shall not be located within one hundred (100) feet of any property line; and, further, provided that goats, sheep, or swine shall not be kept or permitted within two hundred (200) feet of any residence under different ownership. The noncommercial keeping and raising of horses and ponies is permitted; provided, however, that no more than one (1) horse or pony six (6) months of age or older shall be permitted per one-half (½) acre of land. Structures for horses or ponies shall not be located in a required front yard. No structure used for the keeping of horses or ponies shall be located closer than thirty-five (35) feet to any property line of different ownership.

(B) Permanent or temporary housing of farm labor in conjunction with a permitted agricultural or farming activity. All housing for such use shall be in compliance with the county's building and housing codes and in the case of mobile homes as per state requirements. (C) Roadside stands where the major portion of products offered for sale are grown on the premises. (D) Dude ranch, riding academy, or boarding stable, provided structures for the housing of animals shall not be located within one hundred (100) feet of any property line. (E) Public parks, camping grounds and recreational areas, playgrounds, playfields and government structures. (F) Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs, control structures, wells and similar uses. (G) Temporary revival establishments (not to exceed thirty (30) days). (H) Borrow pits and ponds, as defined herein. (I) Single-family dwellings and mobile homes on individual lots. (J) Day nurseries, kindergartens, day care and child care centers licensed for less than fifteen (15) children. (K) Governmental uses. (L) U-Pick berry, fruit or vegetable farms, Christmas tree farms and similar uses. (M) Wholesale or retail plant nurseries, subject to supplementary development standards found in section 28.16. (Ord. No. 2012-10, § 5, 4-30-12; Ord. No. 2019-01, § 2(Exh. A), 1-14-19)

Minimum lot requirements.

(A) Single-family dwelling or mobile home on individual lot: (1) Minimum lot width: a. One hundred (100) feet. (2) Minimum lot area: a. One (1) acre. (B) Churches including temporary revival establishments: (1) Minimum lot width: One hundred fifty

ADDENDUM

ITEM-3

Borrower: N/A	File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	

(150) feet. (2) Minimum lot area: Two (2) acres. (C) Golf course (other than par three): Minimum lot area: One hundred (100) acres. (D) Other permitted or permissible uses or structures: Two (2) acres, unless otherwise listed). (E) Limited development overlay areas: The comprehensive plan and future land use map (FLUM) series established limited development overlays on areas depicted as conservation, wetlands and floodplains. (1) Areas depicted on the FLUM as wetlands may not be developed at a density greater than one (1) unit per five (5) acres. Development within the limited development overlay areas must be clustered on the upland or least environmentally sensitive portion of the site.

Highest & Best Use

THE SUBJECT AS IMPROVED IS A LEGALLY PERMISSIBLE USE BASED ON ITS CURRENT ZONING. THE LOT SIZE, SHAPE, PHYSICAL CONDITION AND LAND TO BUILDING RATIO ALLOW THE PRESENT STRUCTURE AND INDICATE A GOOD UTILIZATION OF THE IMPROVEMENTS. BASED UPON THE CURRENT MARKET CONDITIONS, THE PRESENT USE AS A SINGLE FAMILY RESIDENCE IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE. THE HIGHEST AND BEST USE IS ITS PRESENT USE.

Adverse Site Conditions

THERE WILL BE A 30X600 EASEMENT GRANTED FOR FUTURE UTILITIES

NO ADVERSE ENVIRONMENTAL CONDITIONS ARE KNOWN TO THE APPRAISER INCLUDING BUT NOT LIMITED TO THE INSIDE OR OUTSIDE OF PROPERTY BOUNDARY SUCH AS NATURAL OR MAN MADE HAZARDS THAT WOULD HAVE AN ADVERSE AFFECT ON VALUE, ALSO TERMITE, LEAD PAINT, MOLD, SOIL TREATMENT, RADON GASES OR OTHERS. THESE INSPECTIONS ARE TO BE DONE BY PROFESSIONALS IN THEIR FIELD. THE APPRAISER IS NOT RESPONSIBLE FOR SUCH CONDITIONS NOR IS LIABLE AND IS ABSOLVED OF ANY RESPONSIBILITY OF ANY KIND FOR SUCH BY ACCEPTANCE OF THIS REPORT.

EXTERNALITIES: IN RESEARCHING FACTORS THAT AFFECT THE SUBJECT'S NEIGHBORHOOD AND MARKETABILITY OF THE NEIGHBORHOOD, THE APPRAISER DID NOT VERIFY POTENTIALLY ADVERSE NEIGHBORHOOD INFLUENCES SUCH AS, BUT NOT LIMITED TO CRIMINAL ACTIVITY, REGISTERED SEX OFFENDERS, TOXIC OR SUPERFUND SITES, MARIJUANA CULTIVATION OR INTERIM REHABILITATE FACILITIES FOR FELONIOUS OFFENDERS. WHILE NO ADVERSE SITE CONDITIONS WERE NOTED. MANY SITE RELATED ISSUES ARE BEYOND THE SCOPE OF THIS ASSIGNMENT AND THE EXPERTISE OF THE APPRAISER. UNLESS OTHERWISE NOTED, STANDARD UTILITY AND RIGHT OF WAY EASEMENTS ARE INSIGNIFICANT FACTORS ON MARKET VALUE. HOWEVER, A CURRENT SURVEY, WHICH WAS NOT PROVIDED TO THE APPRAISER, MAY REVEAL ENCROACHMENTS, EASEMENT, ZONING VIOLATIONS, OR OTHER MATTERS OF INTEREST THAT COULD WARRANT MODIFICATIONS OF THE APPRAISER'S ANALYSIS AND OPINIONS. WITHOUT A SURVEY, THE APPRAISER CANNOT DETERMINE IF THE IMPROVEMENTS MEET SETBACK REQUIREMENTS AS DESIGNATED BY THE SUBJECT'S ZONING.

SINKHOLES ARE A NATURAL AND COMMON GEOLOGIC FEATURE IN MANY PARTS OF FLORIDA. SINKHOLES ARE FORMED WHEN RAIN DISSOLVES UNDERGROUND LIMESTONE OR WHEN SURFACE MATERIALS COLLAPSE INTO UNDERLYING CAVITIES IN THE ROCK. ABRUPT COLLAPSE-TYPE SINKHOLES HAVE BECOME MORE COMMON OVER THE PAST TWENTY FIVE YEARS, PRIMARILY DUE TO INCREASED WITHDRAWAL OF GROUND WATER, DIVERSION OF SURFACE WATER, OR CONSTRUCTION OF PONDS.

UNDER FLORIDA LAW, ALL INSURANCE COMPANIES ISSUING PROPERTY INSURANCE IN THE STATE OF FLORIDA MUST PROVIDE FOR DAMAGE CAUSED BY SINKHOLES. IT IS UP TO THE BORROWER TO HAVE PROPER INSURANCE THAT COVERS THIS TYPE OF NATURAL SITE CONDITIONS. THE APPRAISER IS NOT RESPONSIBLE FOR SUCH CONDITIONS NOR IS LIABLE AND IS ABSOLVED OF ANY RESPONSIBILITY OF ANY KIND FOR SUCH BY ACCEPTANCE OF THIS REPORT.

Site Comments

PLEASE NOTE THERE IS A PROPOSED EASEMENT OF 30 X 300 FOR FUTURE UTILITIES TO BE MAINTAINED BY THE CITY OF HILLIARD.

THE APPRAISER CANNOT GUARANTEE THAT THE PROPERTY IS FREE OF ENCROACHMENTS OR EASEMENTS NOT NOTED IN THIS APPRAISAL, AND RECOMMENDS A CURRENT SURVEY.

THE APPRAISER'S CONCLUSION OF VALUE IS BASED UPON THE ASSUMPTION THAT THERE ARE NO MORE HIDDEN OR UNAPPARENT CONDITIONS OF THE PROPERTY THAT MIGHT IMPACT UPON BUILDING ABILITY. THE APPRAISER RECOMMENDS DUE DILIGENCE BE CONDUCTED THROUGH LOCAL BUILDING DEPARTMENT OR MUNICIPALITY TO INVESTIGATE BUILD ABILITY AND WHETHER THE PROPERTY IS SUITABLE FOR INTENDED USE. THE APPRAISER MAKES NO REPRESENTATIONS, GUARANTEES OR WARRANTIES.

Comments on Sales Comparison

THIS SUBJECT OF THIS REPORT IS A STRIP OF LAND "RIGHT OF WAY" BEING ABANDONED BY THE COUNTY AND OFFERED FOR SALE TO ONE OF THE ADJOINING PARCELS PLEASE SEE ATTACHED PARCEL MAPS.

ALL ABOVE REFERENCED STRIPS OF LAND WERE SELECTED FROM THE COUNTY WEBSITE SHOWING THE ASSESSED VALUE. THE ASSESSED VALUE IS BASED ON THE PREVIOUS YEAR SALES AND STILL CONSIDERED TO BE AS CLOSE TO THE MARKET AS IT CAN BE DETERMINED AT THE TIME OF THIS REPORT. THESE STRIPS ARE CONSIDERED TO HAVE THE BEST INDICATIONS OF VALUE FOR THE SUBJECT PROPERTY.

ADDENDUM

ITEM-3

Borrower: N/A	File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	

APPRAISER CHOOSE COMPARABLES FROM SAME MARKET AREA, THEREFORE ALL COMPARABLES HAVE SIMILAR MARKETABILITY. ALL SALES ARE CONSIDERED TO HAVE THE BEST INDICATIONS OF VALUE FOR THE SUBJECT PROPERTY.

IF A ZERO IS PUT INTO A FIELD (PER UAD GUIDELINES) THIS WOULD MEAN THAT IT DOES NOT APPEAR FOR THIS MARKET AREA THAT THE PUBLIC WAS WILLING TO PAY ANY DIFFERENCE.

THE SITE ADJUSTMENT WAS DERIVED USING THE $850 / 3049 = .2787$ A SQ FT BASED ON PREVIOUS SALES.

Conditions of Appraisal

IN COMPLIANCE WITH FEDERAL LAW, THE GRAMM-LEACH-BLILEY ACT, (15 USC 6801 ET SEQ.) AND IT'S IMPLEMENTING REGULATIONS (16 C.F.R. PART 313). AND OTHER FEDERAL AND STATE LAWS AND REGULATIONS, THE APPRAISER IS PROHIBITED FROM GIVING INFORMATION TO ANYONE OTHER THAN OUR CLIENT WITHOUT WRITTEN AUTHORIZATION.

ALL ELECTRONIC SIGNATURES ON THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY INDIVIDUAL PASSWORDS FOR EACH SIGNING APPRAISER. NO PERSON CAN ALTER THE APPRAISAL WITH THE EXCEPTION OF THE ORIGINAL SIGNING APPRAISER/S.

SITE SIZE AND FLOOD ZONE ARE SUBJECT TO A CURRENT SURVEY.

THE SUBJECTS MARKET AREA APPEARS TO BE UNAFFECTED BY THE ONGOING COVID-19 VIRUS, AS THE SUPPLY IS LIMITED AND BANKS ARE LENDING MONEY AT THE TIME OF INSPECTION.

THE CORONAVIRUS (COVID-19) OUTBREAK HAS HAD A SIGNIFICANT IMPACT ON LOCAL, NATIONAL AND GLOBAL ECONOMIES. FINANCIAL MARKETS WORLDWIDE ARE EXPERIENCING UNPRECEDENTED VOLATILITY. IN SOME AREAS OF THE UNITED STATES, THERE ARE CURRENT SHELTER-IN-PLACE ORDERS AND OTHER RESTRICTIONS ON DAILY ACTIVITIES. THESE EVENTS ARE LIKELY TO IMPACT REAL ESTATE VALUES IN THE SHORT TERM BUT, AS OF THE DATE OF THIS APPRAISAL, THERE IS NOT ENOUGH DATA TO SUBSTANTIATE THAT POSITION. I HAVE RESEARCHED ALL AVAILABLE LOCAL SOURCES AND, AS OF THIS DATE, I HAVE NOT FOUND ANY DATA SUGGESTING THAT SIGNIFICANT CHANGES IN LOCAL REAL ESTATE MARKET HAVE OCCURRED. THE MARKET DATA PRESENTED IN THIS APPRAISAL REPORT IS CONSIDERED THE MOST RECENT AND RELEVANT AVAILABLE AND THE RESULTING ANALYSIS BEST REFLECTS MARKET CONDITIONS AS OF THE EFFECTIVE DATE OF APPRAISAL.

CLARIFICATION OF INTENDED USE AND INTENDED USER:

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THIS APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

PLEASE NOTE: I (ANNA M JOWERS) CERTIFY, AS THE APPRAISER, THAT I HAVE COMPLETED ALL ASPECTS OF THIS VALUATION, INCLUDING RECONCILING MY OPINION OF MARKET VALUE, FREE OF INFLUENCE FROM THE CLIENT, CLIENT'S REPRESENTATIVES, BORROWER, OR ANY OTHER PARTY TO THE TRANSACTION.

THE ADJUSTMENTS MADE BY THE APPRAISER ARE MARKET DERIVED AND BASED UPON MATCH PAIRED SALES ANALYSIS. THE QUALITY AND CONDITION RATINGS FOR THE SUBJECT AND COMPARABLE SALES ARE BASED UPON MY PERSONAL INSPECTION OF THE SUBJECT, AND MY INTERPRETATION OF THE PHOTOS AND COMMENTS FOR COMPARABLE SALES FROM THE MLS, AND HOW THEY COMPARE TO THE SUBJECT. THE APPRAISER IS NOT PRIVY TO AND DOES NOT HAVE ACCESS OR KNOWLEDGE OF QUALITY AND CONDITION RATINGS FROM OTHER APPRAISER'S PEERS FOR THE SAME COMPARABLE SALES UTILIZED. ADDITIONALLY, THE APPRAISER DOES NOT HAVE KNOWLEDGE OR INFORMATION REGARDING THE ADJUSTMENT METHODS UTILIZED BY OTHER APPRAISER'S PEERS.

AT THE TIME OF VIEWING THERE HAS BEEN "NO KNOWN" DISASTER WARNING'S OR STORMS IN THE SUBJECT'S MARKET AREA THAT WOULD HAVE ANY ADVERSE EFFECT ON THE SUBJECT'S MARKET VALUE.

THE ADDRESS ON THE REPORT MAY DIFFER FROM THE ADDRESS ON THE ORIGINAL ORDER AS THE APPRAISER HAS UTILIZED THE USPS ADDRESS PER UAD GUIDELINES. THE ADDRESS AS NOTED IN THIS APPRAISAL REPORT IS CORRECT BASED ON DATA OBTAINED FROM THE COUNTY APPRAISERS WEBSITE OR DOCUMENTS PROVIDED TO THE APPRAISER.

THE APPRAISER PERFORMED A EXTERIOR INSPECTION OF THE SUBJECT'S PROPERTY.

NO VALUE GIVEN FOR ANY PERSONAL PROPERTY.

THE APPRAISER HAS KNOWLEDGE AND EXPERIENCE IN APPRAISING THIS TYPE OF PROPERTY IN THIS MARKET AREA AND THE APPRAISER IS AWARE OF, AND HAS ACCESS TO, THE NECESSARY AND APPROPRIATE PUBLIC AND PRIVATE DATA SOURCES, SUCH AS MULTIPLE LISTING SERVICES, TAX ASSESSMENT RECORDS, PUBLIC LAND RECORDS AND OTHER SUCH DATA SOURCES FOR THE AREA IN WHICH THE PROPERTY IS LOCATED.

ADDENDUM

Borrower: N/A		File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT		Case No.:
City: HILLIARD	State: FL	Zip: 32046
Lender: ANDREW WHITAKER		

ITEM-3

I CERTIFY, AS THE APPRAISER, THAT I HAVE COMPLIED WITH THE HOME VALUATION CODE OF CONDUCT IN ALL ASPECTS OF THE APPRAISAL PROCESS.

THE LOCATION MAP CONTAINED IN THIS REPORT IS PRODUCED ELECTRONICALLY USING SOFTWARE (GEO-LOCATOR/STREET ATLAS) SUPPLIED BY A VENDOR. THIS SOFTWARE WHILE BELIEVED TO BE RELIABLE IS CONSIDERED ONLY AN APPROXIMATION OF THE EXACT LOCATION OF THE SUBJECTS RESIDENCE AND COMPARABLES INCLUDED IN THIS REPORT AND SHOULD NOT BE RELIED ON FOR EXACT MAP LOCATIONS, DISTANCES, ETC.

PLEASE NOTE: THAT THE APPRAISER HAS "NOT" PERFORMED A PRIOR APPRAISAL RELATING TO THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS, AND HAS NO PRIOR/CURRENT, OR EXPECTATION OF ANY PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

SCOPE OF WORK PERFORMED:

INFORMATION ABOUT THE SUBJECT PROPERTY WAS OBTAINED FROM PUBLIC RECORDS, USING THE COUNTY'S WEBSITES, AND IF ANY DOCUMENTS PROVIDED BY HOMEOWNER OR BUILDER, IF A REASONABLY RECENT LISTING OF THE PROPERTY WAS DETECTED, FROM ANY LOCAL MULTIPLE LISTING DATA. THIS INFORMATION INCLUDED THE AGE OF THE IMPROVEMENTS, THE LAST DATE OF SALE, THE TAX ACCOUNT NUMBER AND LEGAL DESCRIPTION CONTAINED IN THESE RECORDS, PHYSICAL CHARACTERISTICS, INCLUDING SQUARE FOOT INFORMATION AND ROOM COUNT, THE ASSESSED VALUATION OF THE LAND AND THE IMPROVEMENTS, CURRENT REAL ESTATE TAXES AND ZONING INFORMATION. MAPS SHOWING THE SUBJECT SITE AND THE SUBJECT MARKET AREA WERE EXAMINED AND PREPARED FOR INCLUSION IN THE APPRAISAL REPORT.

A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY WAS MADE, AND AN ANALYSIS WAS MADE OF THE NEIGHBORHOOD, SITE AND IMPROVEMENTS. THIS INSPECTION AND ANALYSIS INCLUDED THE CONSIDERATION OF ANY KNOWN FACTORS THAT COULD BE EXPECTED TO HAVE AN IMPACT ON THE VALUE OF THE SUBJECT PROPERTY. ALTHOUGH DUE DILIGENCE WAS EXERCISED, THE APPRAISER IS NOT AN EXPERT IN MATTERS SUCH AS PEST CONTROL, STRUCTURAL ENGINEERING, HAZARDOUS SUBSTANCES OR ENVIRONMENTAL HAZARDS, AND NO WARRANTY IS GIVEN AS TO THESE ELEMENTS.

AN ANALYSIS WAS MADE OF THE SUBJECT REAL ESTATE MARKET AND OF AVAILABLE MARKET/SALES DATA, UTILIZING MULTIPLE LISTING DATA. THOSE SALES CONSIDERED TO PROVIDE THE BEST INDICATION OF THE MARKET VALUE OF THE SUBJECT PROPERTY WERE SELECTED AND COMPARED TO THE SUBJECT IN THE QUANTITATIVE SALES COMPARISON ANALYSIS. TYPICALLY, ONLY AN EXTERIOR INSPECTION FROM THE STREET IS MADE OF THE COMPARABLE PROPERTIES. INFORMATION ABOUT THE COMPARABLES WAS VERIFIED, INCLUDING PERTINENT FINANCING INFORMATION RELATING TO THE TRANSACTION, USING THE NAMED SOURCES.

DOLLAR ADJUSTMENTS WERE MADE TO EACH OF THE COMPARABLE PROPERTIES, REFLECTING ESTIMATED MARKET REACTION TO THOSE ITEMS OF SIGNIFICANT VARIATION BETWEEN THE SUBJECT AND COMPARABLE PROPERTIES. IF A SIGNIFICANT ITEM IN A COMPARABLE PROPERTY WAS SUPERIOR TO, OR MORE FAVORABLE THAN THE SUBJECT PROPERTY, A MINUS (-) ADJUSTMENT WAS MADE TO THE COMPARABLE, THUS REDUCING THE INDICATED VALUE OF THE SUBJECT IN COMPARISON TO THAT COMPARABLE; IF A SIGNIFICANT ITEM IN A COMPARABLE WAS INFERIOR TO, OR LESS FAVORABLE THAN THE SUBJECT, A PLUS (+) ADJUSTMENT WAS MADE, THUS INCREASING THE INDICATED VALUE OF THE SUBJECT.

FURTHER ANALYSIS WAS MADE, CONSIDERING SUCH FACTORS AS THE COMPARABLES RELATIVE PROXIMITY TO THE SUBJECT PROPERTY, RECENTNESS OF SALE AND OVERALL SIMILARITY TO THE SUBJECT PROPERTY, IN ORDER TO RECONCILE TO THE FINAL ESTIMATE OF THE VALUE OF THE SUBJECT PROPERTY BY THE SALES COMPARISON APPROACH TO VALUE.

THE APPRAISAL REPORT WAS PREPARED, TOGETHER WITH ATTACHED EXHIBITS, AND THE COMPLETED APPRAISAL REPORT WAS DELIVERED TO THE CLIENT, WHICH CONSTITUTED COMPLETION OF THE ASSIGNMENT.

USPAP ADDENDUM

File No. AJ25P0573

Borrower: <u>N/A</u>			
Property Address: <u>8TH AVE EASEMENT</u>			
City: <u>HILLIARD</u>	County: <u>NASSAU</u>	State: <u>FL</u>	Zip Code: <u>32046</u>
Lender: <u>ANDREW WHITAKER</u>			

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- ☐ Appraisal Report A written report prepared under Standards Rule 2-2(a).
- ☒ Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

THIS IS A PERSONAL APPRAISAL NOT FOR ANY MORTGAGE PURPOSES.

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 DAYS

Exposure Time – The Exposure Time opinion required is specific to the subject property and represents the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure Time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Marketing Time – An opinion of the typical length of time, after the effective date of the appraisal, the properties in the subject's neighborhood would be expected to be on the market prior to a sales agreement.


Additional Certifications

- ☒ 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-year period immediately preceding acceptance of this assignment.
- ☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PLEASE NOTE: THAT THE APPRAISER HAS "NOT" PERFORMED A PRIOR APPRAISAL RELATING TO THE SUBJECT PROPERTY WITHIN THE PAST THREE YEARS, AND HAS NO PRIOR/CURRENT, OR EXPECTATION OF ANY PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

Additional Comments

APPRAISER:

Signature: 

Name: ANNA M JOWERS

Date Signed: 09/22/2025

State Certification #: CERT RES RD7877

or State License #: _____

or Other (describe): _____ State #: _____

State: FL

Expiration Date of Certification or License: 11/30/2026

Effective Date of Appraisal: September 17, 2025

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

PLAT MAP

Borrower: N/A
 Property Address: 8TH AVE EASEMENT
 City: HILLIARD
 Lender: ANDREW WHITAKER

File No.: AJ25P0573
 Case No.:
 State: FL
 Zip: 32046

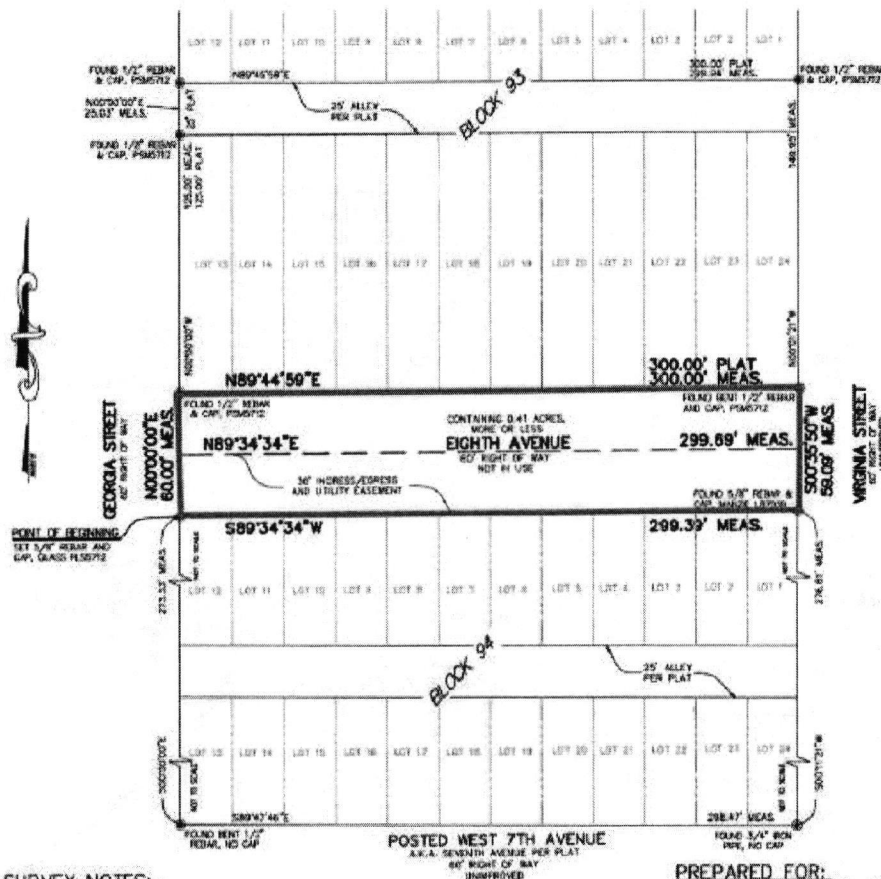
MAP OF BOUNDARY SURVEY

SURVEYORS LEGAL

A PORTION OF LAND KNOWN AS EIGHTH AVENUE LYING BETWEEN BLOCK 93 AND BLOCK 94, WEST PORTION OF THE TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8 INCH REBAR AND CAP, STAMPED "GLASS PL55712", SET AS THE NORTHWEST CORNER OF SAID BLOCK 94, THENCE N00°00'00"E ALONG THE EASTERLY RIGHT OF WAY OF GEORGIA STREET (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.00 FEET TO A 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 93; THENCE N89°44'59"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH AVENUE (HAVING A 60 FOOT RIGHT OF WAY), A DISTANCE OF 300.00 FEET TO A BENT 1/2 INCH REBAR AND CAP, STAMPED "PSM 5712", FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 93; THENCE S00°35'50"W, A DISTANCE OF 59.09 FEET TO A 5/8 INCH REBAR AND CAP, STAMPED "MANZIE LB7039", FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 94; THENCE S89°34'34"W ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EIGHTH AVENUE, A DISTANCE OF 299.39 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT BEING THE SOUTHERLY 30 FEET OF DESCRIBED LANDS.

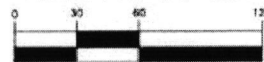


SURVEY NOTES:

1. The "SURVEYORS LEGAL" hereon was provided by the surveyor at the 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 00°00'00" E for the West line of Blocks 93 & 94, of PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to the plat thereof, as recorded in Plat Book 1, Page 23 of the Public Records of Nassau County Florida (PLAT).
5. 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.
6. Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
7. 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 22,945 feet Commercial / High risk their accuracy: 1 foot in 10,000 feet
 SOP Rule 5J-17.05(3) (b) (15) b.3

PREPARED FOR:
 ANDREW & SHERRI WHITTAKER

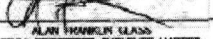
GRAPHIC SCALE



LEGEND

A/C = AIR CONDITIONER	LY = FIRE HYDRANT
A/S = AS-50 PAVING AS	L = ARC LENGTH
B/L = BRIDGING RESTRICTION LINE	M = MEASURES
C/A = CENTRAL ANGLE	O/S = OFFICIAL RECORD BOOK
C = CENTERLINE	P/L = PARCEL IDENTIFICATION NUMBER
CD = CHORD BEARING	P/OB = POINT OF BEGINNING
CD = CHORD DISTANCE	P/OC = POINT OF COMMENCEMENT
CONC = CONCRETE	R = RADIUS
CONC = CONCRETE PLATFORM	REF = REINFORCED CONCRETE PIPE
CWP = CORRUPTED METAL PIPE	R/W = RIGHT-OF-WAY
E/W = ELEVATION	WM = WATER METER
FZ = FINISHED FLOOR	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 HARKINS GLASS
 FLORIDA REGISTERED SURVEYOR/MAPPER
 CERTIFICATE NO. 5712

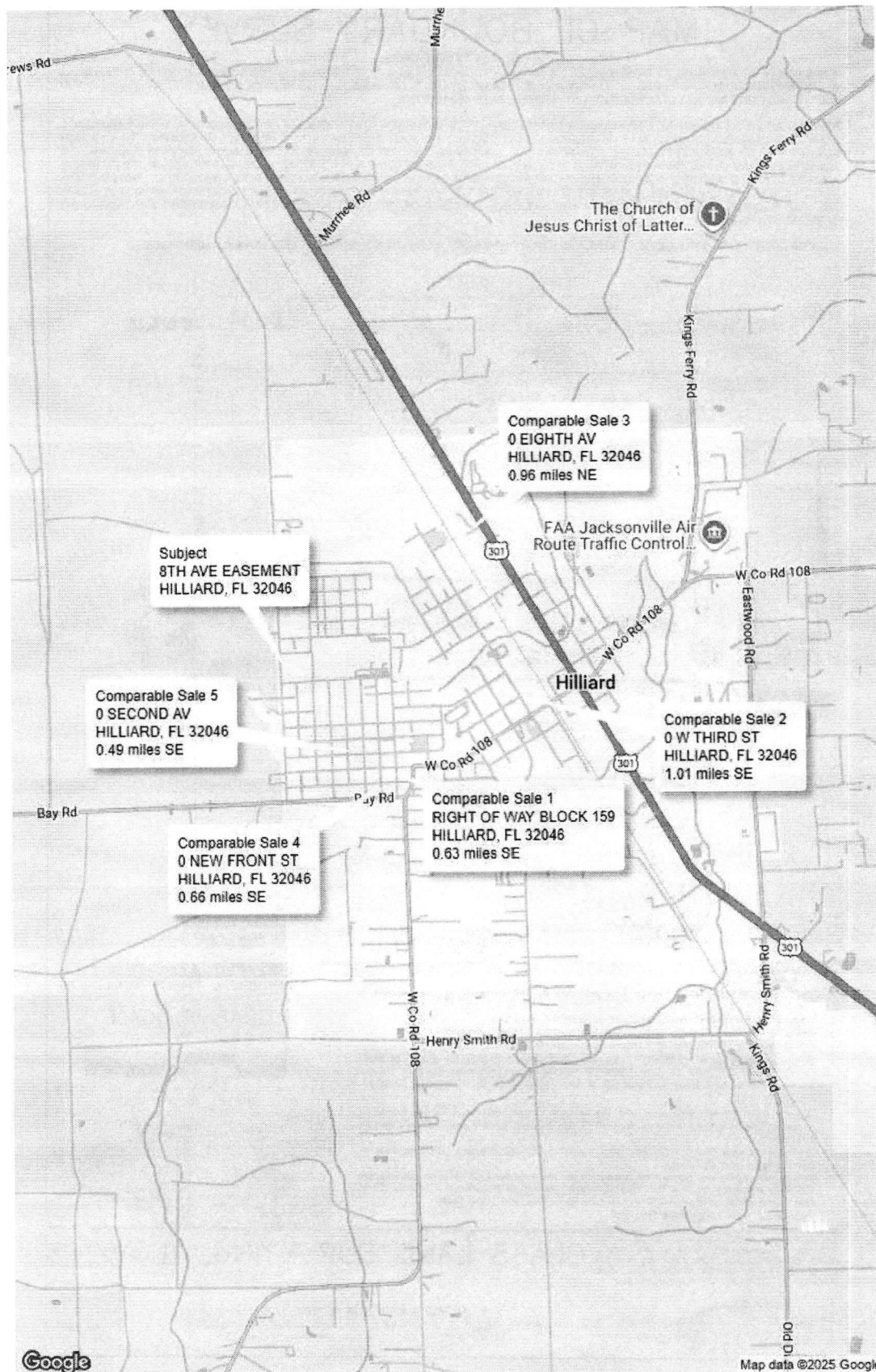
GLASS LAND SURVEYING, LLC

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" = 60'
 DATE: 08/20/24
 DWN BY: ALH
 QKD BY: AEG
 JOB NO: 24-171
 P.R. NO.: A881
 PAGE NO. 03

LOCATION MAP

Borrower: N/A	File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	



AERIAL MAP

ITEM-3

Borrower: N/A	File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	

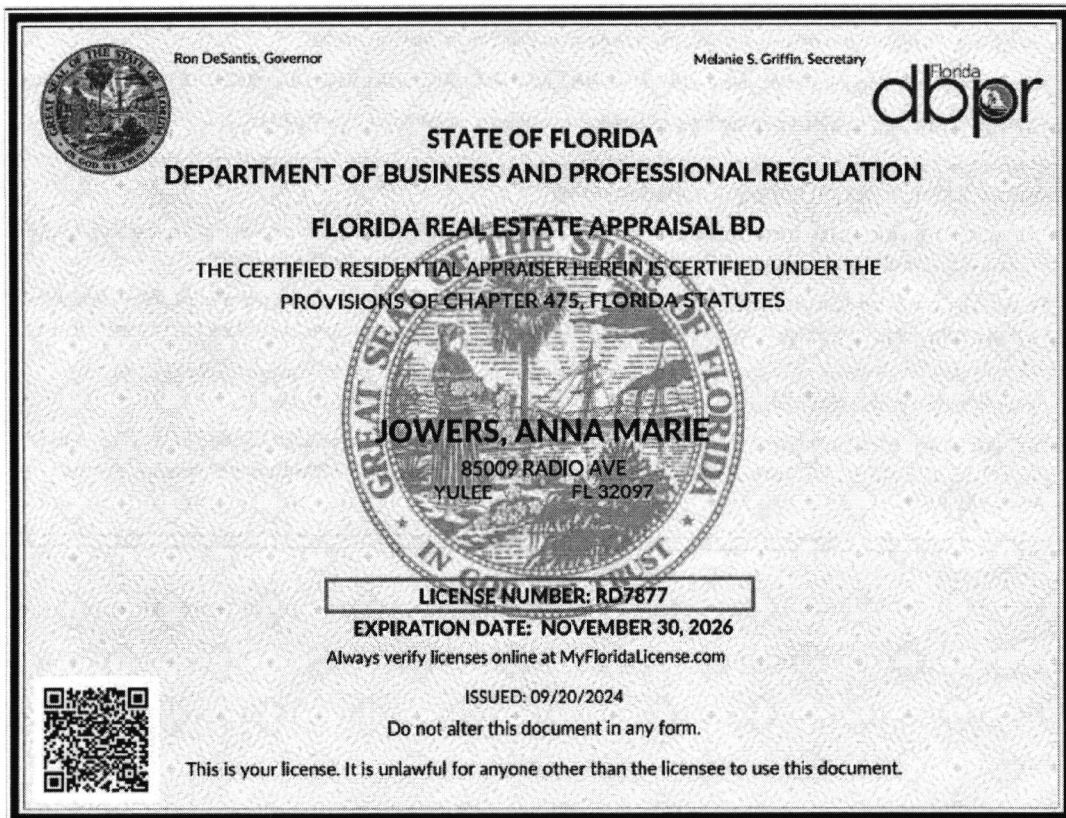


LICENSE PAGE

Borrower: N/A	File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	

	Ron DeSantis, Governor	Melanie S. Griffin, Secretary	
STATE OF FLORIDA			
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION			
FLORIDA REAL ESTATE APPRAISAL BD			
THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES			
			
JOWERS, ANNA MARIE			
85009 RADIO AVE YULEE FL 32097			
LICENSE NUMBER: RD7877			
EXPIRATION DATE: NOVEMBER 30, 2026			
Always verify licenses online at MyFloridaLicense.com			
	ISSUED: 09/20/2024		
	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.		

Borrower: N/A	File No.: AJ25P0573
Property Address: 8TH AVE EASEMENT	Case No.:
City: HILLIARD	State: FL Zip: 32046
Lender: ANDREW WHITAKER	



Appraiser Independence Certification

File No.: AJ25P0573

Borrower: N/A
 Property Address: 8TH AVE EASEMENT
 City: HILLIARD County: NASSAU State: FL Zip Code: 32046
 Lender/Client: ANDREW WHITAKER

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.


I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

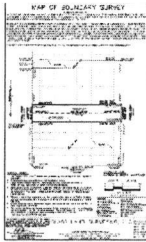
Additional Comments:

APPRAISER:

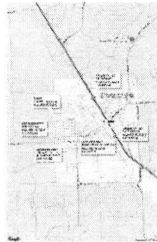
Signature: 
 Name: ANNA M JOWERS
 Date Signed: 09/22/2025
 State Certification #: CERT RES RD7877
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2026

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____



Plat Map



Location Map

Flood Map



Aerial Map



License Image



Extra Image



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 4, 2025

FROM: ***Sherri Mitchell, Executive Director – Nassau County Economic Development Board***

SUBJECT: Presentation to the Town Council of the Nassau County Economic Development Board's Operations and Events Update.

BACKGROUND:

See attached email.

FINANCIAL IMPACT:

TBD

RECOMMENDATION:

Sherri Mitchell, Executive Director of the Nassau County Economic Development Board, to present the Board's Operations and Events Update to the Town Council.

Lisa Purvis

From: Tim Richardson <Tim@nassauflorida.com>
Sent: Monday, November 10, 2025 8:30 AM
To: Lisa Purvis
Subject: Re: NCEDB Request

I'm so sorry. I seem to have overlooked a conference Sherri will be attending on the 20th. Can we push her appearance back to 12/04? I apologize again for the mix-up. Thank you again!

**Tim Richardson****Office Manager**

Economic Development Board

Phone: 904-225-8878

Web: www.NassauFlorida.comAddress: 76346 William Burgess
Blvd., Yulee FL 32097

Disclaimer: According to Florida Public Records Law, email correspondence to and from the Nassau County Economic Development Board, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Lisa Purvis <lpurvis@townofhilliard.com>
Sent: Friday, November 7, 2025 12:25 PM
To: Tim Richardson <Tim@nassauflorida.com>
Subject: RE: NCEDB Request

Tim,

I have added Sherri to the 11/20 agenda and sent out your email to prompt all regarding the swag 😊

Wishing you all a great weekend!

Lisa Purvis, MMC

Town Clerk
 Town of Hilliard
 PO Box 249
 15859 West CR 108
 Hilliard, FL 32046
 904.845.3555 Phone
 904.845.1221 Fax
www.townofhilliard.com



From: Tim Richardson <Tim@nassauflorida.com>
Sent: Friday, November 7, 2025 12:12 PM
To: Lisa Purvis <lpurvis@townofhilliard.com>
Subject: NCEDB Request

Hi Lisa,

I hope November is off to a good start for you all over in Hilliard. I'm reaching out to see if we can add Sherri to the agenda for your 11/20 Town Council Meeting. She'll provide updates on our operations and events.

Also, I just wanted to check-in with a gentle reminder for swag table items for Rural Counties Day. Please let me know if I can be of assistance in the preparation as we approach the holidays, new year, and the event itself.

Have a great weekend!



Tim Richardson

Office Manager

Economic Development Board

Phone: 904-225-8878

Web: www.NassauFlorida.com

Address: 76346 William Burgess
Blvd., Yulee FL 32097

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"Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing." This email and any files transmitted with it may contain privileged or confidential information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply mail. "This institution is an equal opportunity provider and employer" If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a

letter containing all of the information requested in the form. Send your completed complaint form letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.”

ITEM-4



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 4, 2025

FROM: ***Cory Hobbs – Public Works Director***

SUBJECT: Town Council approval of Septic Exception Application No. 20251121.02, allowing for a septic system to be placed within the Town Boundaries to serve a new Commercial Business at 0 Henry Smith Road, Parcel ID No. 16-3N-24-2320-0012-0010.

BACKGROUND:

On August 18, 2024, a development investigation was submitted for 0 Henry Smith Road. The recommendation of the Public Works Department is for a septic exception application to be submitted, as the closest sewer connection is approx. 1480 feet from this parcel. A review from CPH agreed with this recommendation.

Sec. 58-42. With sewer system.

The owner of each lot or parcel of land within the town, upon which lot or parcel of land any building or trailer used as a dwelling is now situated or shall be hereafter situated, for either residential, commercial or industrial use, shall connect or cause such building or trailer to be connected with the public sewer facilities of the municipal sewer system of the town, and use such facilities within 12 months following notification to do so by the town clerk. All such connections shall be made in accordance with rules and regulations which shall be adopted as necessary by the town council, which rules and regulations shall provide for a charge for making any such connections in such reasonable amounts as such town council may fix and determine. The owner may apply for an exception from the town council upon good cause shown.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Town Council approval of Septic Exception Application No. 20251121.02, allowing for a septic system to be placed within the Town Boundaries to serve a new Commercial Business at 0 Henry Smith Road, Parcel ID No. 16-3N-24-2320-0012-0010. With the following condition: Public Works and/or the Land Use Administrator of the Town of Hilliard must approve proposed/staking out location of drain field before soil testing. If the location is moved due to test results a second location approval is needed prior to installation of drain field.



Town of Hilliard Septic Tank Exception Application

ITEM-6

FOR OFFICE USE ONLY

File # 20251121.02
Application Fee: \$250
Filing Date: 11/21/25 by: HL
Acceptance Date: _____ by: _____

Paid by check

A. PROJECT

1. Project Name: Key Plumbing Shop
2. Address of Subject Property: 0 Henry Smith Road Hilliard, FL 32046
3. Parcel ID Number(s): 16-3N-24-2320-0012-0010
4. Existing Use of Property: Not currently in use
5. Future Land Use Map Designation: Light Commerical
6. Zoning Designation: Light Commerical
7. Acreage: 0.98 acres

B. APPLICANT/CONTRACTOR*

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): John & Cynthia Key Title: Owners
Company (if applicable): Key Plumbing Contractors, LLC
Mailing address: 2488 1st Avenue, A
City: Fernandina Beach State: FL ZIP: 32034
Telephone: (478) 244-8891 FAX: () e-mail: kpcplumbing@yahoo.com
3. Contractor:
Name of Contractor: _____
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () FAX: () e-mail: _____

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

C. ATTACHMENTS (One copy plus one copy in PDF format)

1. Site Plan including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - c. Statement of Proposed Uses.
 - d. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - e. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet).
 - f. Area and dimensions of site.
 - g. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - h. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
 - i. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways and lot coverage.
 - j. Required buffers.
 - k. Location of existing trees, identifying any trees to be removed.
2. Legal description with tax parcel number.
3. Warranty Deed or other proof of ownership.

D. FEE

1. \$250.00

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

All 3 attachments are required for a complete application. A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

John M Key, Jr.

Typed or printed name and title of applicant

11/20/2025

Date

State of FLORIDA County of NASSAU

Signature of Co-applicant

Cynthia C. Key

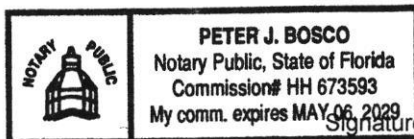
Typed or printed name of co-applicant

11/20/2025

Date

The foregoing application is acknowledged before me this 20 day of NOV, 2025 by JOHN
KEY, who is/are personally known to me, or who has/have produced FL / DL
as identification.

NOTARY SEAL



Signature of Notary Public, State of

FLORIDA

Town of Hilliard ♦ 15859 West CR 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555



KEVIN J. LILLY ASA, CFA
 Nassau County Property Appraiser
Consistent, Fair, Efficient

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

Owners

KEY CYNTHIA CHARIE & JOHN MATTHEW
 2488 1ST AVE A
 FERNANDINA BEACH, FL 32034

Parcel Summary

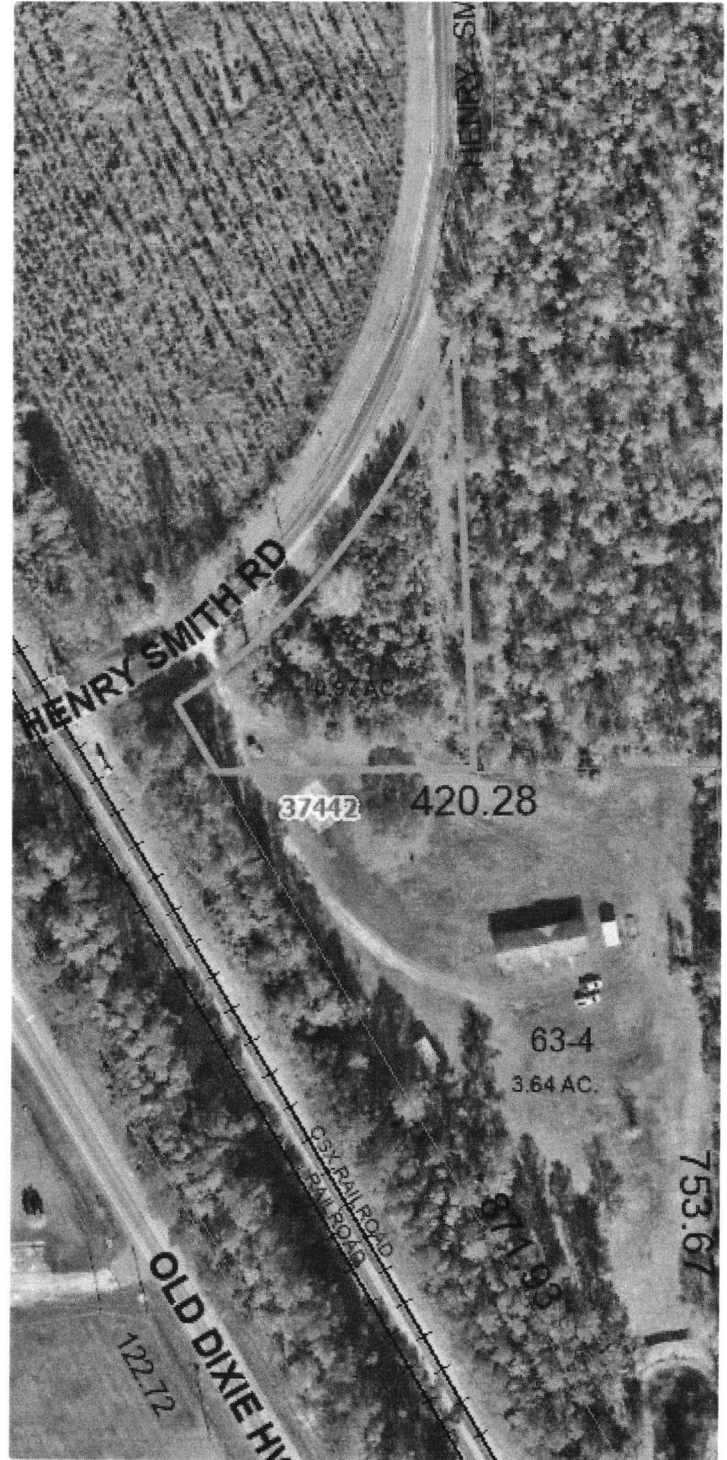
Situs Address	HENRY SMITH RD
Use Code	0000: VACANT
Tax District	3: Hilliard
Acreage	.9700
Section	16
Township	3N
Range	24
Subdivision	
Exemptions	None

Short Legal

PT OF LOTS 11,12
 IN OR 2752/208 & OR 2752/210
 LYING EAST OF RR & SOUTH...

Values

	2025 Preliminary Values	2024 Certified Values
Land Value *	\$17,460	\$403
(+) Improved Value	\$0	\$0
(=) Market Value	\$17,460	\$29,100
(-) Agricultural Classification	\$0	\$403
(-) SOH or Non-Hx* Capped Savings **	\$0	\$0
(=) School Assessed Value	\$17,460	\$403
County Assessed Value	\$17,460	\$403
(-) School Exemptions	\$0	\$0
(-) Non-school Exemptions	\$0	\$0
(=) School Taxable Value ***	\$17,460	\$403
(=) County Taxable Value	\$17,460	\$403





10/03/2025

Town Of Hilliard
Building Department

RE: Key Plumbing Shop - 0 Henry Smith Road Hilliard, FL 32046

To Whom It May Concern:

John and Cynthia Key, owners of Key Plumbing Contractors, have purchased a small 0.97-acre parcel of property on Henry Smith Road to build their new plumbing shop. We are proposing to build a 30'x70' building to house all our plumbing materials and equipment for running our day-to-day plumbing operation. Per the survey, (attached), we will be installing a fence around the property, allowing easement access for the resident directly behind our property. Per Town of Hilliard Development Investigation, Town of Hilliard will allow well and septic application. Per St. Johns River Water Management District, we will not be required to permit this project, (letter attached). Per Egans Environmental, Septic System Feasibility Study, our parcel is in compliance with the Florida Administrative Code and the Florida Statutes regarding having a well and septic on the property, (letter attached). Our shop will not open to the public as we are an off-site service provider plumbing contractor who specializes in all phases of new and existing construction.

Sincerely,

John M. and Cynthia C. Key

John M. and Cynthia C. Key
Key Plumbing Contractors, LLC.

SITE PLAN

Henry Smith Rd

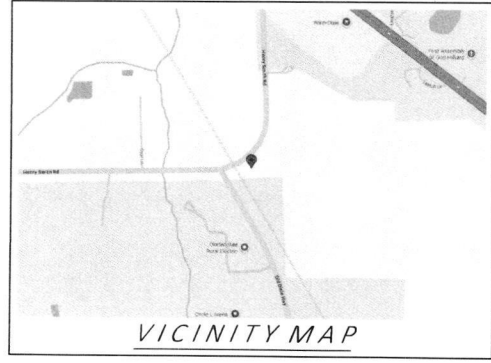
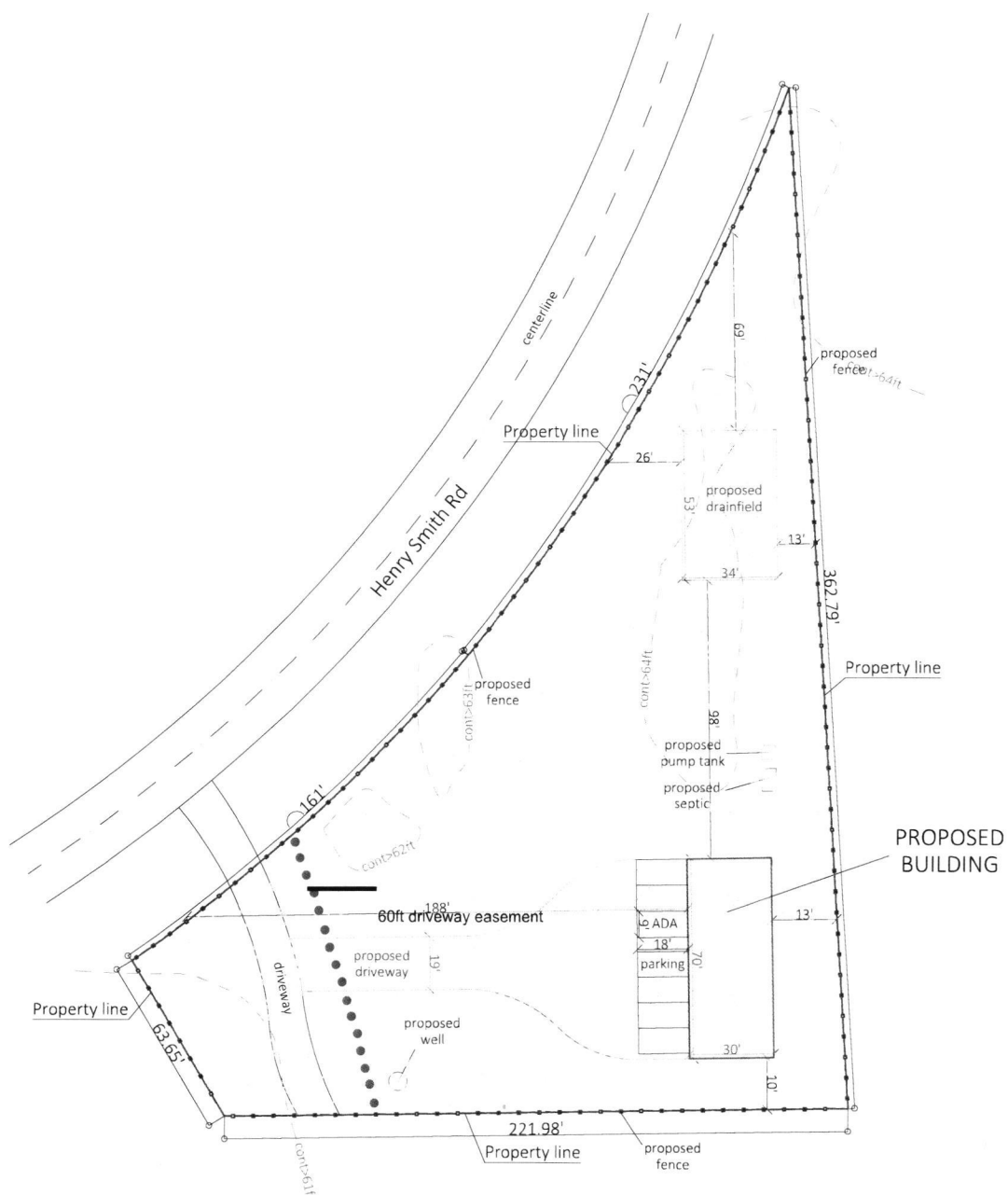
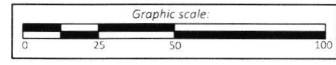
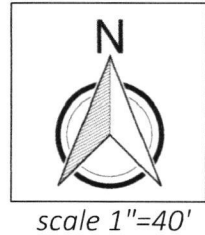
Hillrad, FL 32046

Parcel ID: 16-3N-24-2320-0012-0010

Lot area: 0.97 Acres

Paper Size: 11"x17"

ITEM-6



Disclaimer
This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



Town of Hilliard Development Investigation Application

FOR OFFICE USE ONLY

File # 20240814.1
 Application Fee \$100.00 ck # 6832
 Filing Date: 08/16/2024 By: KM
 Acceptance Date: _____ By: _____

A. PROJECT

- Address of Subject Property: 0 Henry Smith Rd
- Parcel ID Number(s): 16-3N-24-2320-0012-0010
- Acreage of Project: 1 acre

B. APPLICANT

- Name of Applicant(s) or Contact Person(s): John & Cindy Key Title: _____
 Company (if applicable): Key Plumbing Contractors LLC
 Mailing address: 319 A Regent Wood Ln
 City: Claxton State: Ga ZIP: 30417
 Telephone: 478 244-8891 FAX: () e-mail: kcpplumbing@yahoo.com

C. ATTACHMENTS, if available (One copy, no larger than 8 1/2 x 11)

- Site Plan of proposed development
- Survey of proposed development
- Design of the proposed development
- Vicinity map - indicating general location of the site and all abutting streets and properties (*Required)
- Statement of proposed development

D. APPLICATION FEE

- \$100 plus \$20 per acre

FOR OFFICE USE ONLY DO NOT WRITE BELOW THIS LINE (REVIEWS ARE COMPLETED WITHIN 14 DAYS)

Zoning M-1 Reviewed By: [Signature]
 Water Service Available NO Location of Service over 1,000' Feet away
 Improvements Required for Water Service Well exc. app. Reviewed By: CH
 Sewer Service Available NO Location of Service over 1,000 Feet away
 Improvements Required for Sewer Service septic exc. app. Reviewed By: CH
 Access onto Public Right of Way or Approved Private Road _____ Paved Road ✓ Unpaved Road _____
 Improvements Required for Access NC Driveway permit Reviewed By: CH
 Temporary Culvert needed during construction? Y _____ N ✓ Location? _____

Town of Hilliard ♦ 15859 C.R. 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555

Lee Anne Wollitz

From: Jarrod Petrohovich <jarrod.petrohovich@cphcorp.com>
Sent: Monday, November 10, 2025 5:30 PM
To: Lee Anne Wollitz
Cc: Tim Norman; Kellen Lindsey
Subject: RE: Site Plan Application- Key Plumbing 9610-23-1

Lee Anne,

We always tend to recommend putting the responsibility on the developer to extend water and sewer to serve them, and/or try to work out a Developer Agreement for construction of the extensions. However, we must default to established regulations and/or Town Ordinances. I do see that the cost to extend service may be unreasonable due to the size and use of the proposed development, and it meets the proposed septic considerations stated in the Town Code, Chapter 58, Section 58-4.

The County Department of Health will be the responsible entity to review and permit the proposed well and septic system.

We recommend the developer's site plan show all required setback lines for the well and septic system for the limits of their property and surrounding properties to demonstrate Florida Administrative Code requirements are maintained. They currently only provide a statement that these setbacks will be maintained.

Thanks,

Jarrod P. Petrohovich, P.E.

PROJECT MANAGER

Jarrod.Petrohovich@cphcorp.com

O: 904.278.0030 D: 904.644.0646



BUILDING STRONGER COMMUNITIES TOGETHER



From: Lee Anne Wollitz <lwollitz@townofhilliard.com>

Sent: Tuesday, October 14, 2025 10:15 AM

To: Jarrod Petrohovich <jarrod.petrohovich@cphcorp.com>; Tim Norman <tim.norman@cphcorp.com>; Kellen Lindsey <kellen.lindsey@cphcorp.com>

Subject: Site Plan Application- Key Plumbing 9610-23-1

CPH Team,

We have a site plan application for review but, this is a bit of an unusual one. The property is over 1,000 feet from our Water and Wastewater systems. Due to the small size for the project and the distance from our existing services, the Public Works Department has recommended a Septic Tank and Well.

I am attaching the Development Investigation report from 8.2024.

There are no Civil Plans because they are planning to be self-contained.

So, I guess...my ask for this project is for you to give feedback on the appropriateness of the septic and well.

The project will have to file an application for exception for both and have them approved by the Council and I am sure that they will want your feedback.

Please reach out if you have any questions.

Regards,

Lee Anne Wollitz

Land Use Administrator

Town of Hilliard

PO Box 249

15859 West CR 108

Hilliard, FL 32046

904.845.3555 Phone

904.845.1221 Fax

www.townofhilliard.com



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"Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing." This email and any files transmitted with it may contain privileged or confidential information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply mail. "This institution is an equal opportunity provider and employer" If you wish to file a

Egans Environmental
 95065 Willet Way,
 Fernandina Beach, FL 32034
 Tel (904) 652-3017 Fax (904)204-0165
 EgansEnviro@gmail.com



RE: Septic System Feasibility Study
 Henry Smith Rd
 Hillaird, FL 32046
 RE# 16-3N-2320-0012-0010

Egans Environmental conducted a site evaluation and feasibility study for an Onsite Sewage Treatment and Disposal System (Septic) at Real Estate ID# 16-3N-2320-0012-0010 along Henry Smith Road, Nassau County, Florida. The purpose of the study to determine if the subject site meets the regulations for a septic and well on the property as defined in Chapter 62-6 , Florida Administrative Code (F.A.C.), Chapter 381 of the Florida Statutes (F.S.), and Chapter 489 F.S. In order to obtain a septic permit on a parcel that also has a potable onsite well, the following requirements must be met:

- Chapter 381.0065 (4) (a) - Consist of at least a half-acre of usable land. Net usable land is the total acreage minus any surface water or paved roadways.
- Chapter 381.0065 (4) (a) - Have at least 100 feet of street frontage or the mean of street frontage and the opposite property line parallel to the street.
- Chapter 381.0065 (4) (a) - Discharge no more than 1500 gallons per day (gpd) per acre.
- Meet all setbacks established in Chapter 62-6, F.A.C.

According to the Nassau County Property Appraiser website, the subject site consists of 0.97-Acres. The parcel is greater than 0.5-acres so it meets the requirement of Chapter 381.0065 (4) (a).

Measuring off the Nassau County Property Appraiser website, the subject site has at least 380 feet of street frontage and 0 feet on the back property line that is parallel to the street. The mean of these two distances is at least 190 feet, greater than 100 feet. Based on the information gathered, this parcel meets the requirement of Chapter 381.0065 (4) (a).

According to the Nassau County Property Appraiser website, the subject site consists of 0.97-Acres. 0.97-Acres has an allowable sewage flow of 1,455 gpd. A parcel of land with 1,455 gpd would accommodate a house with 21 bedrooms and up to 16,050 square feet or a commercial office building up to 9,700 Square feet provided it can still meet all required setbacks.

On August 29, 2024, a soil evaluation was conducted and documented on DEP Form 4015 which is provided in this report. Results of the soil evaluation indicated that the soil loading rate is fine sand and a seasonal high-water table is 6" below land surface (BLS) which would give a mound height of 36". There was an excavation of 18" BLS.

A 30' x 70' office building with two bathrooms is proposed for this project. It would have an estimated sewage flow of 315 gpd. That is calculated by applying 15 gpd per every 100 feet of floor space. A sewage flow of 315 gpd with a fine sand loading rate would require a drainfield to be 394 square feet in a trench configuration or 525 square feet in a bed configuration. A typical drainfield for a system sized for 394 square feet in a trench configuration would be a total footprint size of 34'x53' and a system sized for 525 square feet in a bed configuration would be 36'x42'. Length a width can be adjust to some degree to better fit the property. The property meets the requirements to install this building, and a septic system will fit and meet all setback. A site plan showing the layout of the system is provided in this report.

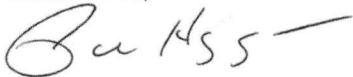
Please note, since the intended use of the property is for commercial purposes, the onsite well will have to be 100 feet away from the septic system. In additional, the well would have to be a limited use well registered with the department of health and require at least annual sampling.

If the final determination of the placement of the drainfield is changed, soil conditions may alter drainfield size. The Nassau County Health Department has the final determination of the seasonal high-water table and the mound that is required. I have been certified to conduct soil evaluations and inspect septic systems since 2005.

This parcel is in compliance with the Florida Administrative Code and the Florida Statutes regarding having a well and septic on the property.

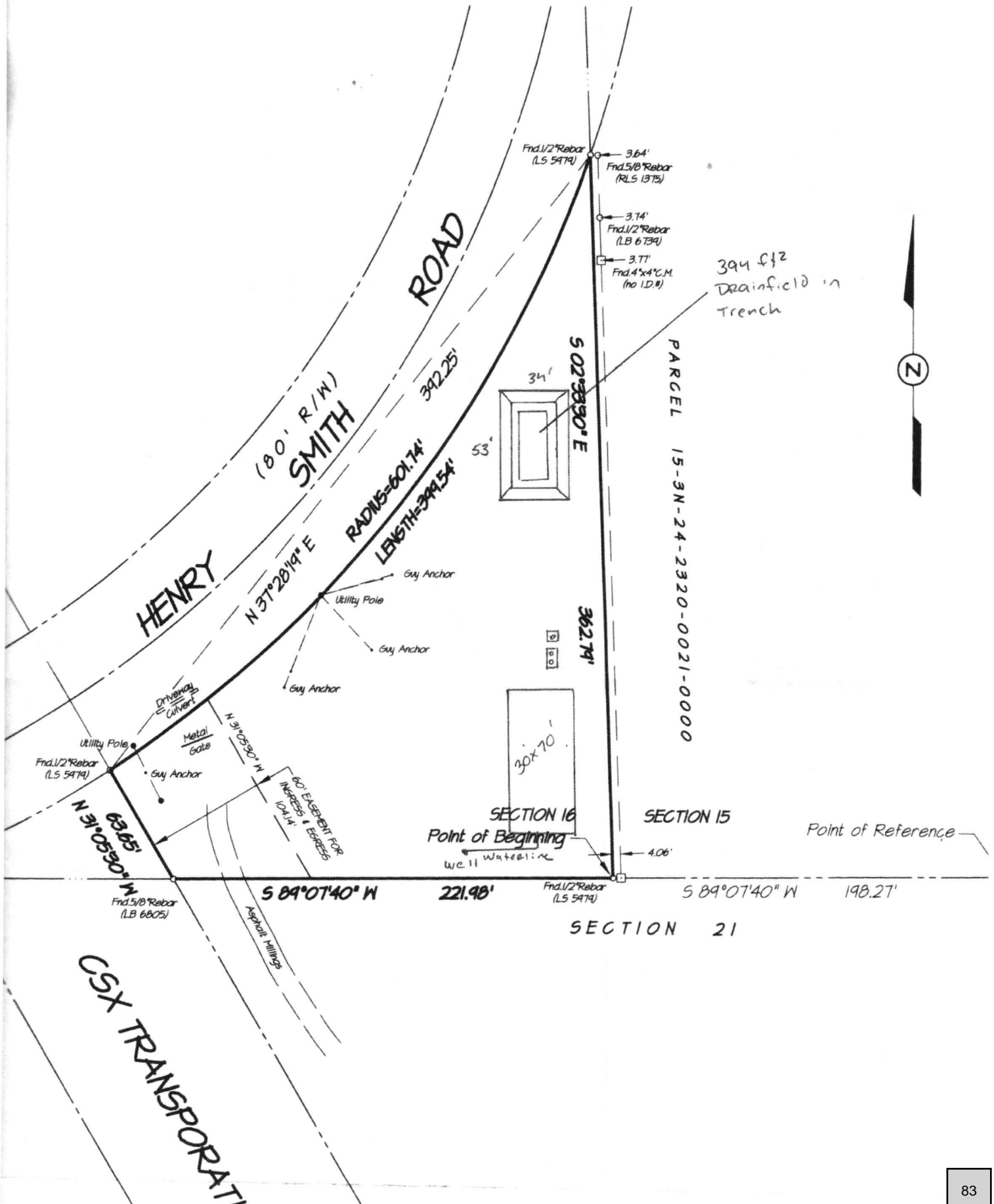
Please let me know if you have any questions.

Thank You,



Patrick Higgins

Environmental Health Professional #23-1483





STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

PERMIT NO. _____

SITE EVALUATION AND SYSTEM SPECIFICATIONS

APPLICANT: _____ AGENT: Egans Environmental - Patrick Higgins
LOT: _____ BLOCK: _____ SUBDIVISION: _____
PROPERTY ID #: 16-3N-24-2320-0012-0010 [Section/Township/Parcel No. or Tax ID Number]

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: ☒ YES ☐ NO NET USABLE AREA AVAILABLE: 0.97 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 315 GALLONS PER DAY [TABLE 1 / OTHER]
AUTHORIZED SEWAGE FLOW: 1,455 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: _____ SQFT UNOBSTRUCTED AREA REQUIRED: 591 SQFT

BENCHMARK/REFERENCE POINT LOCATION: nail with survey disc

ELEVATION OF PROPOSED SYSTEM SITE IS _____ [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: NA FT DITCHES/SWALES: NA FT NORMALLY WET? ☐ YES ☒ NO
WELLS: PUBLIC: _____ FT LIMITED USE: NA FT PRIVATE: NA FT NON-POTABLE: NA FT
BUILDING FOUNDATIONS: _____ FT PROPERTY LINES: _____ FT POTABLE WATER LINES: _____ FT

SITE SUBJECT TO FREQUENT FLOODING: ☐ YES ☒ NO 10 YEAR FLOODING? ☐ YES ☒ NO
10 YEAR FLOOD ELEVATION FOR SITE: _____ FT MSL/NGVD SITE ELEVATION: _____ FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
10 YR 2/1	Fine Sand	0 TO 6
10 YR 4/1, 6/1	Fine Sand	6 TO 12
10 YR 4/2	Fine Sand	12 TO 18
10 YR 6/3, 6/1	Fine Sand	18 TO 24
10 YR 6/2, 5/6	Fine Sand	24 TO 35
		TO
		TO
		TO
Water Refusal		35 TO
USDA SOIL SERIES: Mapped Boulogne		

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
10 YR 2/1	Fine Sand	0 TO 6
10 YR 2/1, 4/1, 6/1	Fine Sand	6 TO 18
10 YR 4/1	Fine Sand	18 TO 38
		TO
		TO
		TO
		TO
Water Refusal		38 TO
USDA SOIL SERIES: Mapped Boulogne		

OBSERVED WATER TABLE: 9 INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE: [PERCHED / APPARENT]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 6 INCHES [ABOVE / BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: ☒ YES ☐ NO WSWT INDICATOR: ☒ YES ☐ NO DEPTH: 6 INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: Fine Sand 0.8 DEPTH OF EXCAVATION: 18 INCHES
DRAINFIELD CONFIGURATION: ☒ TRENCH ☐ BED ☐ OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: DF = 394 SF, Septic = 1050-gallons, Dosing = 450-gallons, Fill = 36"

SB1 = SB2 =

FNT STRP MTRX @ " BLS = ESHWT

SITE EVALUATED BY: Patrick Higgins #23-1483 DATE: 8/29/24

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Incorporated: 62-6.004, FAC



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 4, 2025

FROM: ***Cory Hobbs – Public Works Director***

SUBJECT: Town Council approval of Well Exception Application No. 20251121.01, allowing for a septic system to be placed within the Town Boundaries to serve a new Commercial Business at 0 Henry Smith Road, Parcel ID No. 16-3N-24-2320-0012-0010.

BACKGROUND:

On August 18, 2024, a development investigation was submitted for 0 Henry Smith Road. The recommendation of the Public Works Department is for a septic exception application to be submitted, as the closest sewer connection is approx. 1480 feet from this parcel. A review from CPH agreed with this recommendation.

After the Greenbrier loop is installed water service will be approx. 630 feet from the parcel.

Sec. 58-41. With waterworks system.

The owner of each lot or parcel of land within the town, upon which lot or parcel of land any building or trailer used as a dwelling is now situated or shall be hereafter situated, for either residential, commercial or industrial use, shall connect or cause such building or trailer to be connected with the municipal waterworks system of the town, and use such facilities within 12 months following notification to do so by the town clerk. All such connections shall be made in accordance with rules and regulations which shall be adopted as necessary by the town council, which rules and regulations shall provide for a charge for making any such connections in such reasonable amounts as such town council may fix and determine. No connection shall be required where the waterworks system or line is more than 200 feet from the boundary line of any lot containing a building or trailer. The owner may apply for an exception from the town council upon good cause shown.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Town Council approval of Well Exception Application No. 20251121.01, allowing for a septic system to be placed within the Town Boundaries to serve a new Commercial Business at 0 Henry Smith Road, Parcel ID No. 16-3N-24-2320-0012-0010.



Town of Hilliard Well Exception Application

ITEM-7

FOR OFFICE USE ONLY

File # 20251121.01
Application Fee: \$250
Filing Date: 11/21/25 by: tl
Acceptance Date: _____ by: _____

Paid by check

A. PROJECT

1. Project Name: Key Plumbing Shop
2. Address of Subject Property: 0 Henry Smith Road Hilliard, FL 32046
3. Parcel ID Number(s): 16-3N-24-2320-0012-0010
4. Existing Use of Property: Not currently in use
5. Future Land Use Map Designation: Light Commerical
6. Zoning Designation: Light Commerical
7. Acreage: 0.98 acres

B. APPLICANT/CONTRACTOR*

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): John & Cynthia Key Title: Owners
Company (if applicable): Key Plumbing Contractors, LLC
Mailing address: 2488 1st Avenue, A
City: Fernandina Beach State: Florida ZIP: 32034
Telephone: (478) 244-8891 FAX: () e-mail: kpcplumbing@yahoo.com

3. Contractor:

Name of Contractor: _____
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ FAX: () _____ e-mail: _____

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

C. ATTACHMENTS (One copy plus one copy in PDF format)

1. Site Plan including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - c. Statement of Proposed Uses.
 - d. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - e. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet).
 - f. Area and dimensions of site.
 - g. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - h. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
 - i. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways and lot coverage.
 - j. Required buffers.
 - k. Location of existing trees, identifying any trees to be removed.
2. Legal description with tax parcel number.
3. Warranty Deed or other proof of ownership.

D. FEE

1. \$250.00

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

All 3 attachments are required for a complete application. A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

John M Key, Jr.

Typed or printed name and title of applicant

11/20/2025

Date

State of

FLORIDA

County of

NASSAU

Signature of Co-applicant

Cynthia C. Key

Typed or printed name of co-applicant

11/20/2025

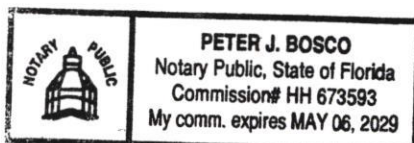
Date

The foregoing application is acknowledged before me this 20 day of NOV, 2025, by JOHN KEY, who is/are personally known to me, or who has/have produced FL/DL as identification.

NOTARY SEAL

Signature of Notary Public, State of

FLORIDA



Town of Hilliard ♦ 15859 West CR 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555



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

Owners
KEY CYNTHIA CHARIE & JOHN MATTHEW
2488 1ST AVE A
FERNANDINA BEACH, FL 32034

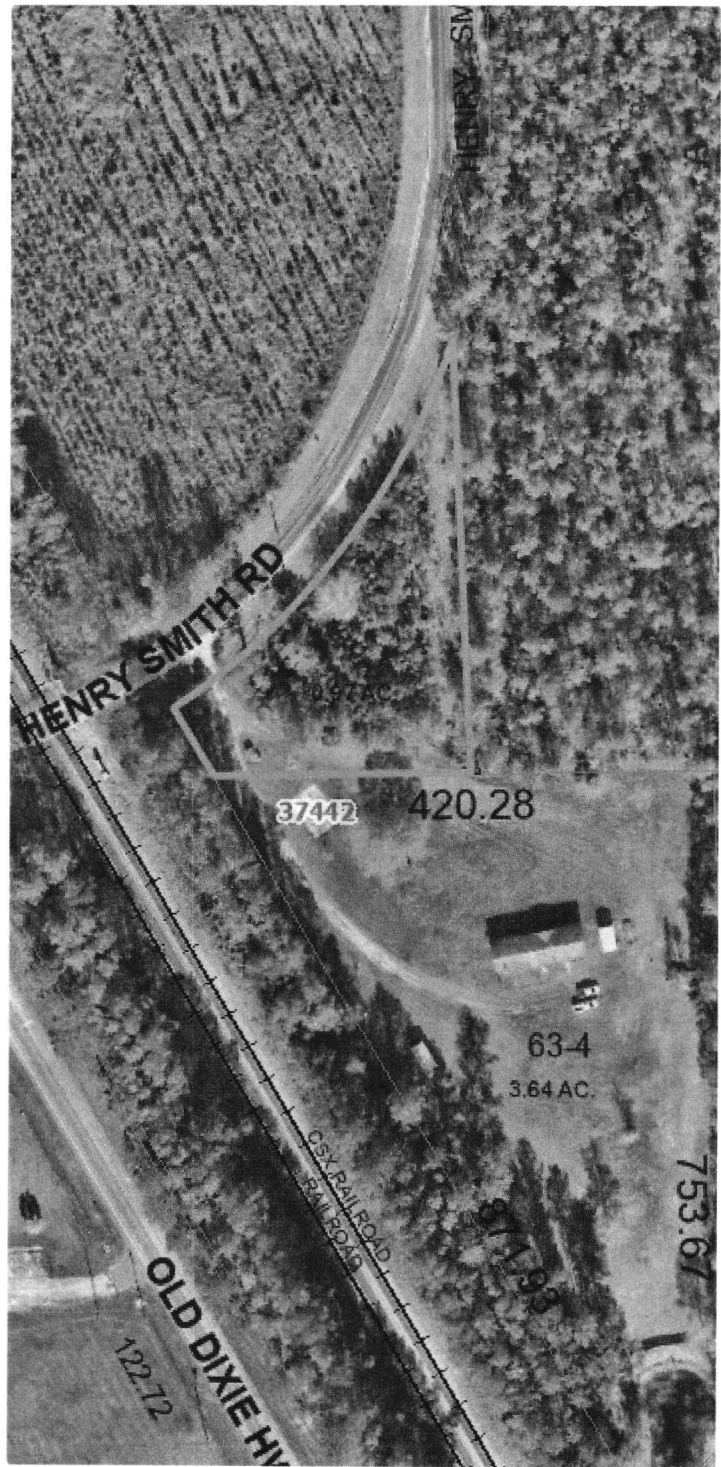
Parcel Summary

Situs Address	HENRY SMITH RD
Use Code	0000: VACANT
Tax District	3: Hilliard
Acreage	.9700
Section	16
Township	3N
Range	24
Subdivision	
Exemptions	None

Short Legal
PT OF LOTS 11,12
IN OR 2752/208 & OR 2752/210
LYING EAST OF RR & SOUTH...

Values

	2025 Preliminary Values	2024 Certified Values
Land Value *	\$17,460	\$403
(+) Improved Value	\$0	\$0
(=) Market Value	\$17,460	\$29,100
(-) Agricultural Classification	\$0	\$403
(-) SOH or Non-Hx* Capped Savings **	\$0	\$0
(=) School Assessed Value	\$17,460	\$403
County Assessed Value	\$17,460	\$403
(-) School Exemptions	\$0	\$0
(-) Non-school Exemptions	\$0	\$0
(=) School Taxable Value ***	\$17,460	\$403
(=) County Taxable Value	\$17,460	\$403





10/03/2025

Town Of Hilliard
Building Department

RE: Key Plumbing Shop - 0 Henry Smith Road Hilliard, FL 32046

To Whom It May Concern:

John and Cynthia Key, owners of Key Plumbing Contractors, have purchased a small 0.97-acre parcel of property on Henry Smith Road to build their new plumbing shop. We are proposing to build a 30'x70' building to house all our plumbing materials and equipment for running our day-to-day plumbing operation. Per the survey, (attached), we will be installing a fence around the property, allowing easement access for the resident directly behind our property. Per Town of Hilliard Development Investigation, Town of Hilliard will allow well and septic application. Per St. Johns River Water Management District, we will not be required to permit this project, (letter attached). Per Egans Environmental, Septic System Feasibility Study, our parcel is in compliance with the Florida Administrative Code and the Florida Statutes regarding having a well and septic on the property, (letter attached). Our shop will not open to the public as we are an off-site service provider plumbing contractor who specializes in all phases of new and existing construction.

Sincerely,

John M. and Cynthia C. Key

John M. and Cynthia C. Key
Key Plumbing Contractors, LLC.

SITE PLAN

Henry Smith Rd

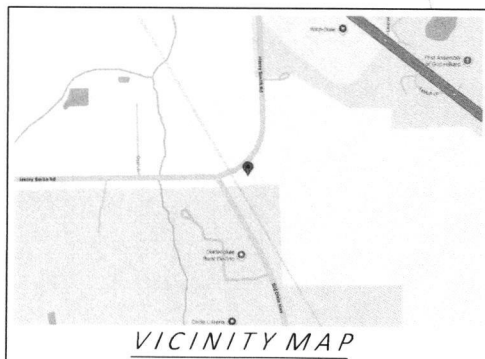
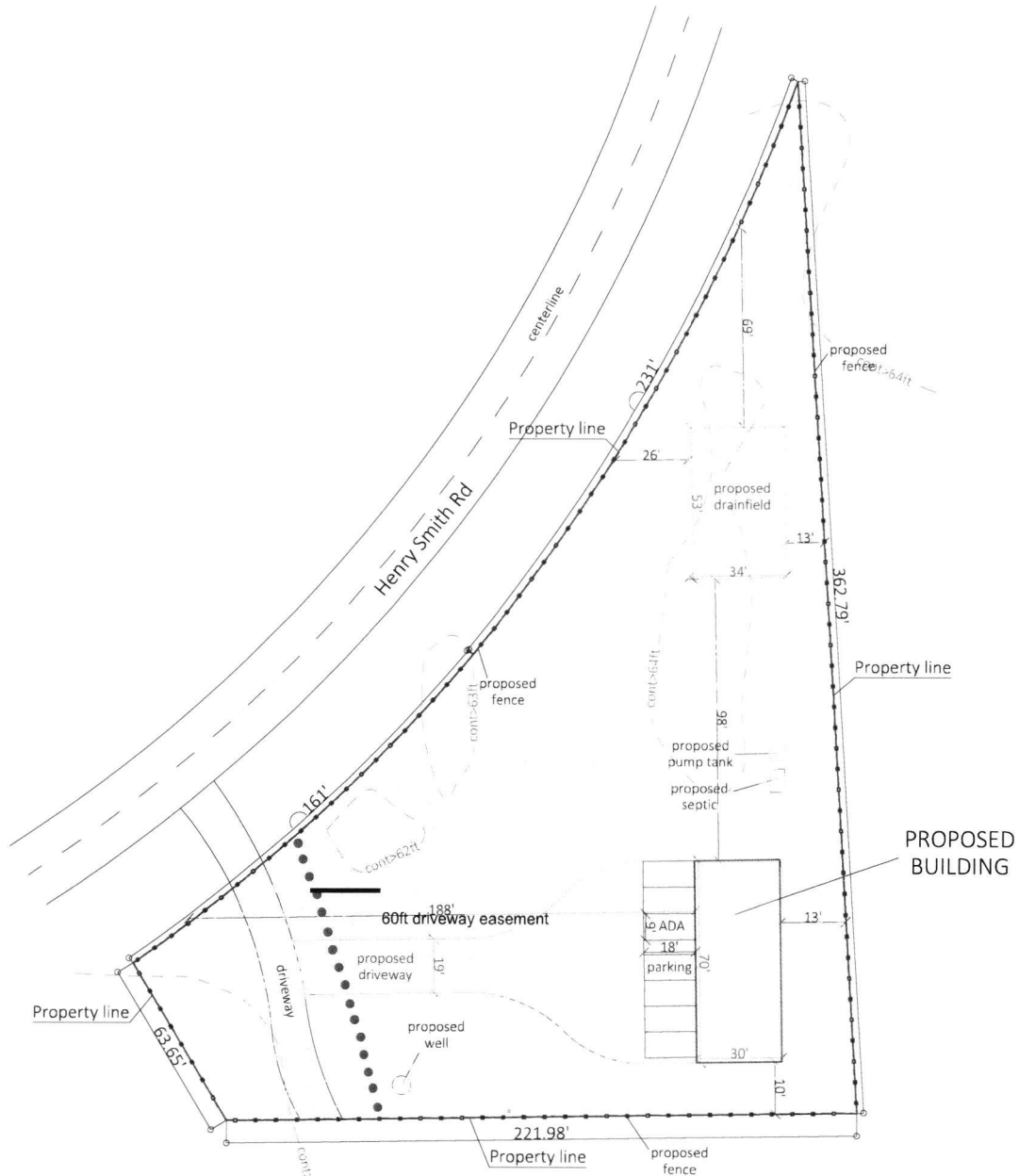
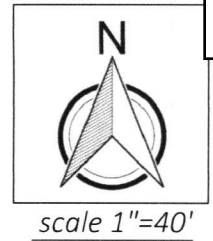
Hillrad, FL 32046

Parcel ID: 16-3N-24-2320-0012-0010

Lot area: 0.97 Acres

Paper Size: 11"x17"

ITEM-7



Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



Town of Hilliard Development Investigation Application

FOR OFFICE USE ONLY

File # 20240814.1
 Application Fee \$100.00 ck # 6832
 Filing Date: 08/16/2024 By: KM.
 Acceptance Date: _____ By: _____

A. PROJECT

1. Address of Subject Property: 0 Henry Smith Rd
2. Parcel ID Number(s): 16-3N-24-2320-0012-0010
3. Acreage of Project: 1 acre

B. APPLICANT

1. Name of Applicant(s) or Contact Person(s): John & Cindy Key Title: _____
 Company (if applicable): Key Plumbing Contractors LLC
 Mailing address: 319 A Regent Wood Ln
 City: Claxton State: Ga ZIP: 30417
 Telephone: (478) 244-8891 FAX: () e-mail: kpeplumbing@yahoo.com

C. ATTACHMENTS, if available (One copy, no larger than 8 1/2 x 11)

1. Site Plan of proposed development
2. Survey of proposed development
3. Design of the proposed development
4. Vicinity map - indicating general location of the site and all abutting streets and properties (*Required)
5. Statement of proposed development

D. APPLICATION FEE

1. \$100 plus \$20 per acre

FOR OFFICE USE ONLY DO NOT WRITE BELOW THIS LINE (REVIEWS ARE COMPLETED WITHIN 14 DAYS)

Zoning M-1 Reviewed By: [Signature]
 Water Service Available NO Location of Service over 1,000' Feet away
 Improvements Required for Water Service Well exc. app. Reviewed By: CH
 Sewer Service Available NO Location of Service over 1,000 Feet away
 Improvements Required for Sewer Service septic exc. app. Reviewed By: CH
 Access onto Public Right of Way or Approved Private Road _____ Paved Road ✓ Unpaved Road _____
 Improvements Required for Access NC Driveway permit Reviewed By: CH
 Temporary Culvert needed during construction? Y _____ N ✓ Location? _____

Town of Hilliard ♦ 15859 C.R. 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555

Lee Anne Wollitz

From: Jarrod Petrohovich <jarrod.petrohovich@cphcorp.com>
Sent: Monday, November 10, 2025 5:30 PM
To: Lee Anne Wollitz
Cc: Tim Norman; Kellen Lindsey
Subject: RE: Site Plan Application- Key Plumbing 9610-23-1

Lee Anne,

We always tend to recommend putting the responsibility on the developer to extend water and sewer to serve them, and/or try to work out a Developer Agreement for construction of the extensions. However, we must default to established regulations and/or Town Ordinances. I do see that the cost to extend service may be unreasonable due to the size and use of the proposed development, and it meets the proposed septic considerations stated in the Town Code, Chapter 58, Section 58-4.

The County Department of Health will be the responsible entity to review and permit the proposed well and septic system.

We recommend the developer's site plan show all required setback lines for the well and septic system for the limits of their property and surrounding properties to demonstrate Florida Administrative Code requirements are maintained. They currently only provide a statement that these setbacks will be maintained.

Thanks,

Jarrod P. Petrohovich, P.E.

PROJECT MANAGER

Jarrod.Petrohovich@cphcorp.com

O: 904.278.0030 D: 904.644.0646



BUILDING STRONGER COMMUNITIES TOGETHER



From: Lee Anne Wollitz <lwollitz@townofhilliard.com>
Sent: Tuesday, October 14, 2025 10:15 AM
To: Jarrod Petrohovich <jarrod.petrohovich@cphcorp.com>; Tim Norman <tim.norman@cphcorp.com>; Kellen Lindsey <kellen.lindsey@cphcorp.com>
Subject: Site Plan Application- Key Plumbing 9610-23-1

CPH Team,

We have a site plan application for review but, this is a bit of an unusual one. The property is over 1,000 feet from our Water and Wastewater systems. Due to the small size for the project and the distance from our existing services, the Public Works Department has recommended a Septic Tank and Well.

I am attaching the Development Investigation report from 8.2024.

There are no Civil Plans because they are planning to be self-contained.

So, I guess...my ask for this project is for you to give feedback on the appropriateness of the septic and well.

The project will have to file an application for exception for both and have them approved by the Council and I am sure that they will want your feedback.

Please reach out if you have any questions.

Regards,

Lee Anne Wollitz

Land Use Administrator

Town of Hilliard

PO Box 249

15859 West CR 108

Hilliard, FL 32046

904.845.3555 Phone

904.845.1221 Fax

www.townofhilliard.com



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Egans Environmental
 95065 Willet Way,
 Fernandina Beach, FL 32034
 Tel (904) 652-3017 Fax (904)204-0165
 EgansEnviro@gmail.com



RE: Septic System Feasibility Study
 Henry Smith Rd
 Hillaird, FL 32046
 RE# 16-3N-2320-0012-0010

Egans Environmental conducted a site evaluation and feasibility study for an Onsite Sewage Treatment and Disposal System (Septic) at Real Estate ID# 16-3N-2320-0012-0010 along Henry Smith Road, Nassau County, Florida. The purpose of the study to determine if the subject site meets the regulations for a septic and well on the property as defined in Chapter 62-6 , Florida Administrative Code (F.A.C.), Chapter 381 of the Florida Statutes (F.S.), and Chapter 489 F.S. In order to obtain a septic permit on a parcel that also has a potable onsite well, the following requirements must be met:

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Measuring off the Nassau County Property Appraiser website, the subject site has at least 380 feet of street frontage and 0 feet on the back property line that is parallel to the street. The mean of these two distances is at least 190 feet, greater than 100 feet. Based on the information gathered, this parcel meets the requirement of Chapter 381.0065 (4) (a).

According to the Nassau County Property Appraiser website, the subject site consists of 0.97-Acres. 0.97-Acres has an allowable sewage flow of 1,455 gpd. A parcel of land with 1,455 gpd would accommodate a house with 21 bedrooms and up to 16,050 square feet or a commercial office building up to 9,700 Square feet provided it can still meet all required setbacks.

On August 29, 2024, a soil evaluation was conducted and documented on DEP Form 4015 which is provided in this report. Results of the soil evaluation indicated that the soil loading rate is fine sand and a seasonal high-water table is 6" below land surface (BLS) which would give a mound height of 36". There was an excavation of 18" BLS.

A 30' x 70' office building with two bathrooms is proposed for this project. It would have an estimated sewage flow of 315 gpd. That is calculated by applying 15 gpd per every 100 feet of floor space. A sewage flow of 315 gpd with a fine sand loading rate would require a drainfield to be 394 square feet in a trench configuration or 525 square feet in a bed configuration. A typical drainfield for a system sized for 394 square feet in a trench configuration would be a total footprint size of 34'x53' and a system sized for 525 square feet in a bed configuration would be 36'x42'. Length a width can be adjust to some degree to better fit the property. The property meets the requirements to install this building, and a septic system will fit and meet all setback. A site plan showing the layout of the system is provided in this report.

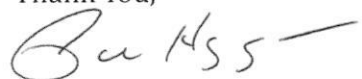
Please note, since the intended use of the property is for commercial purposes, the onsite well will have to be 100 feet away from the septic system. In additional, the well would have to be a limited use well registered with the department of health and require at least annual sampling.

If the final determination of the placement of the drainfield is changed, soil conditions may alter drainfield size. The Nassau County Health Department has the final determination of the seasonal high-water table and the mound that is required. I have been certified to conduct soil evaluations and inspect septic systems since 2005.

This parcel is in compliance with the Florida Administrative Code and the Florida Statues regarding having a well and septic on the property.

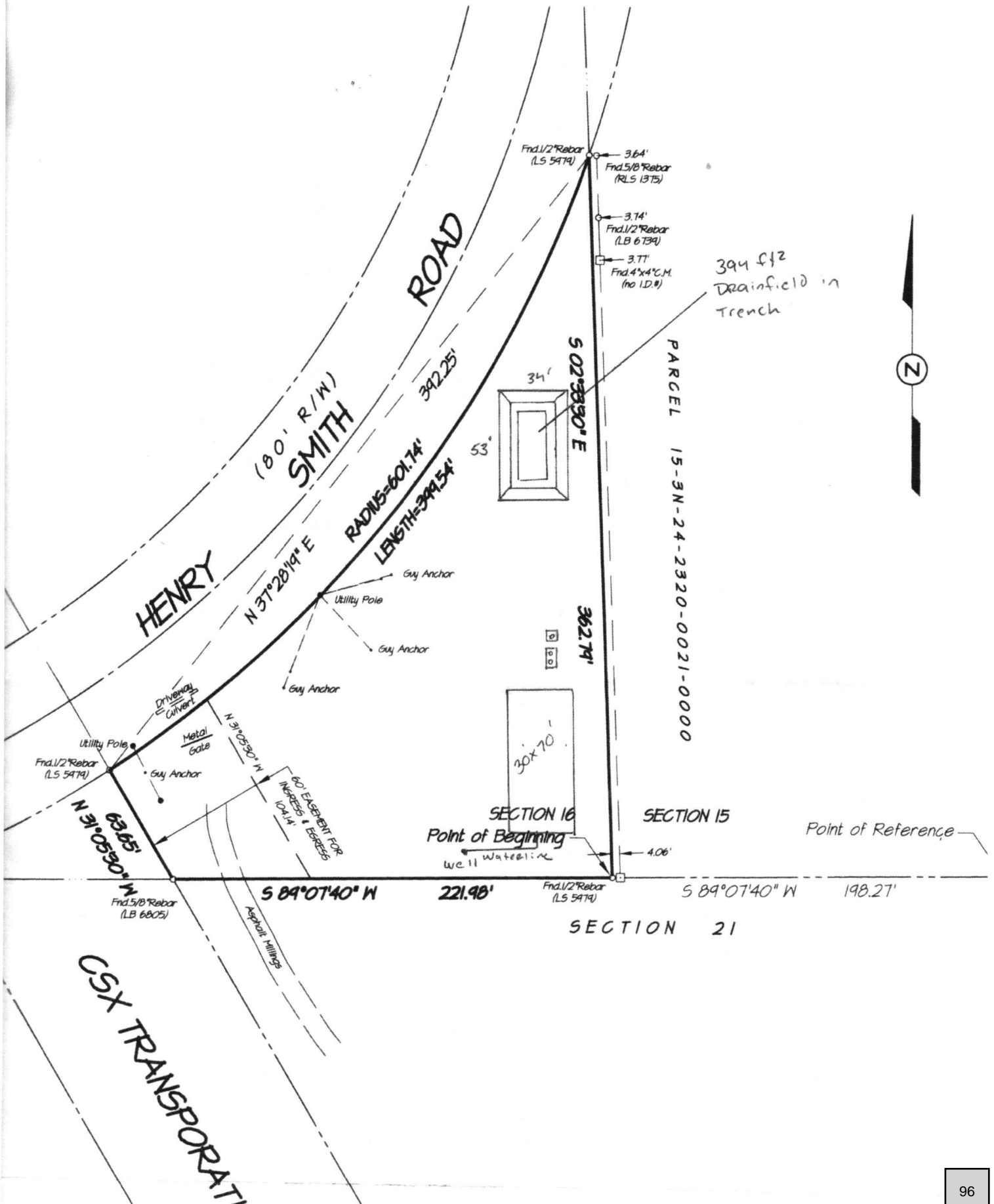
Please let me know if you have any questions.

Thank You,



Patrick Higgins

Environmental Health Professional #23-1483





STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

PERMIT NO. _____

SITE EVALUATION AND SYSTEM SPECIFICATIONS

APPLICANT: _____ AGENT: Egans Environmental - Patrick Higgins
LOT: _____ BLOCK: _____ SUBDIVISION: _____
PROPERTY ID #: 16-3N-24-2320-0012-0010 [Section/Township/Parcel No. or Tax ID Number]

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: ☒ YES ☐ NO NET USABLE AREA AVAILABLE: 0.97 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 315 GALLONS PER DAY [TABLE 1 / OTHER]
AUTHORIZED SEWAGE FLOW: 1,455 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: _____ SQFT UNOBSTRUCTED AREA REQUIRED: 591 SQFT

BENCHMARK/REFERENCE POINT LOCATION: nail with survey disc

ELEVATION OF PROPOSED SYSTEM SITE IS _____ [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: NA FT DITCHES/SWALES: NA FT NORMALLY WET? ☐ YES ☒ NO
WELLS: PUBLIC: _____ FT LIMITED USE: NA FT PRIVATE: NA FT NON-POTABLE: NA FT
BUILDING FOUNDATIONS: _____ FT PROPERTY LINES: _____ FT POTABLE WATER LINES: _____ FT

SITE SUBJECT TO FREQUENT FLOODING: ☐ YES ☒ NO 10 YEAR FLOODING? ☐ YES ☒ NO
10 YEAR FLOOD ELEVATION FOR SITE: _____ FT MSL/NGVD SITE ELEVATION: _____ FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
10 YR 2/1	Fine Sand	0 TO 6
10 YR 4/1, 6/1	Fine Sand	6 TO 12
10 YR 4/2	Fine Sand	12 TO 18
10 YR 6/3, 6/1	Fine Sand	18 TO 24
10 YR 6/2, 5/6	Fine Sand	24 TO 35
		TO
		TO
		TO
Water Refusal		35 TO
USDA SOIL SERIES: Mapped Boulogne		

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
10 YR 2/1	Fine Sand	0 TO 6
10 YR 2/1, 4/1, 6/1	Fine Sand	6 TO 18
10 YR 4/1	Fine Sand	18 TO 38
		TO
		TO
		TO
		TO
Water Refusal		38 TO
USDA SOIL SERIES: Mapped Boulogne		

OBSERVED WATER TABLE: 9 INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE: [PERCHED / APPARENT]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 6 INCHES [ABOVE / BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: ☒ YES ☐ NO WSWT INDICATOR: ☒ YES ☐ NO DEPTH: 6 INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: Fine Sand 0.8 DEPTH OF EXCAVATION: 18 INCHES
DRAINFIELD CONFIGURATION: ☒ TRENCH ☐ BED ☐ OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: DF = 394 SF, Septic = 1050-gallons, Dosing = 450-gallons, Fill = 36"

SB1 = SB2 =

FNT STRP MTRX @ "BLS = ESHWT

SITE EVALUATED BY: Patrick Higgins #23-1483 DATE: 8/29/24

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Incorporated: 62-6.004, FAC



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 4, 2025

FROM: ***Cory Hobbs – Public Works Director***

SUBJECT: Town Council review of estimates and approval of Capital Budget Expenditure for 36" Double Drum Roller.

BACKGROUND:

Three quotes were received on this item from Bobcat of Brunswick, Company Wrench, and Wacker Neuson.

FINANCIAL IMPACT:

Capital Budget \$30,000.00

RECOMMENDATION:

Town Council approval of the Capital Budget Expenditure for the 36" double drum roller from Bobcat of Brunswick.

Hydrostatic Vibratory Rollers

RD 12-90

RD 12A-90

High performance rollers offer excellent compaction results

» This RD 12 one-ton roller series from Wacker Neuson features dual drum drive and articulated steering for extremely accurate control. Front drum vibration with static rear drum leaves a quality asphalt finish. Outstanding overall roller performance and a high exciter frequency allows compaction at faster speeds while still delivering even coverage and excellent results. «



ADDITIONAL ADVANTAGES:

- **Pressurized water system offers consistent water flow.** An eight-position timer allows the operator to adjust water flow and match conditions.
- **Overall machine design eliminates overhang of unit.** Easily maneuverable units provide flush, right up to the edge asphalt compaction.
- **Rear platform and front hood tilt up** for easy access and improved machine serviceability.
- **Rollers offer reduced sound levels;** units run quieter than competitive machines in the same class.
- **Ideally suited for a variety of compaction applications** including compaction of level sublayers and finish layers on road repairs, driveways, parking lots and any asphalt surface.


**WACKER
NEUSON**

Technical Data		RD 12-90	RD 12A-90
Dry weight	lb (kg)	2171 (1002)	2171 (1002)
Operating weight (includes 175-pound operator and half-full water and fuel tanks)	lb (kg)	2490 (1130)	2490 (1130)
Weight w/ ballast in the rear drum	lb (kg)	2690 (1220)	2690 (1220)
Drum diameter	in (mm)	22 (560)	22 (560)
Drum width	in (mm)	35.4 (900)	35.4 (900)
Overall size (l x w x h) (height to top of ROPS)	in (mm)	71.8 x 40.8 x 90.6 (1825 x 1035 x 2300)	71.8 x 40.8 x 90.6 (1825 x 1035 x 2300)
Curb clearance (R and L)	in (mm)	15.7/8.2 (400/210)	15.7/8.2 (400/210)
Side clearance (R and L)	in (mm)	1.9/3.5 (45/90)	1.9/3.5 (45/90)
Water tank capacity	gal (l)	26.4 (100)	26.4 (100)
Shipping weight	lb (kg)	2230 (1012)	2230 (1012)
Shipping size (l x w x h) (with ROPS down)	in (mm)	79.8 x 42.5 x 58 (2025 x 1085 x 1470)	79.8 x 42.5 x 58 (2025 x 1085 x 1470)
Engine type		air-cooled, 4-cycle, 2-cylinder, gasoline engine WM 650 Honda GX 610	
Starting system		Electric	Electric
Displacement	in ³ (cm ³)	39.9 (653)	37.5 (614)
Max. rated power at rated speed	hp (kW) rpm	20.5 (15.3) 3600	16.6 (12.4) 3600
Power rating specification		SAE J1995	SAE J1349
Operating speed	rpm	3100	3100
Fuel consumption	gal (l)/h	1.3 (4.9)	1.3 (4.9)
Fuel tank capacity	gal (l)	6.1 (23)	6.1 (23)
Electrical system	Vdc	12	12
Number of vibrating drums		1	1
Dynamic (centrifugal) force per drum	lb (kN)	3400 (15.2)	3400 (15.2)
Frequency	vpm (Hz)	4200 (70)	3900 (65)
Static linear force (front/rear)	lb/in (kg/cm)	28/41.2 (5.0/7.4)	28/41.2 (5.1/7.4)
Dynamic linear force (front)	lb/in (N/mm)	96 (16.8)	96 (16.8)
Forward/reverse speed (infinitely variable)	mph (km/h) ft (m)/min	0-5.4 (0-8.7) 0-475 (0-145)	0-5.4 (0-8.7) 0-475 (0-145)
Maximum gradeability	%	30	30
Outside turning radius	ft (m)	8.0 (2.5)	8.0 (2.5)
Maximum area capacity	ft ³ (m ³)/h	84,100 (7800)	84,100 (7800)

Standard Package

Hydrostatic Vibratory Rollers includes operator's manual and parts book.

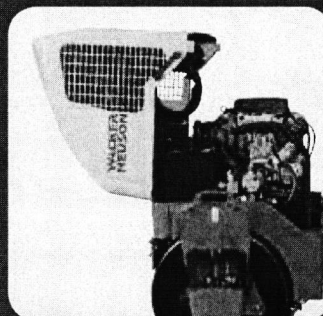
RD 12-90
RD 12A-90

Model Guide

R = Roller, D = Double Drum
12 = Weight class (kg/100)
90 = Drum width (cm), A = Honda engine

Please refer to our Price List and Ordering Guide for complete accessory information.

Specifications may change due to continuous product development. Users are advised to consult Wacker Neuson's Operator's Manual and website for specific information regarding the engine power rating. Actual power output may vary due to conditions of specific use.



0995717/Oct-2008/Layout Goes Studio/Printing Marek Group

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www.onesourcerental.com



**WACKER
NEUSON**

www.wackerneuson.com

**Bobcat of Brunswick**

5263 New Jesup Highway
Brunswick, GA 31523
912-342-8030

Bill of Sale

Sales Person: ANDY POPHAM

Deal #

ITEM-8

Date: 11/06/2025

Buyer: Town Of Hilliard
P.O Box 249, Hilliard, FL (Nassau) 32046
- chobbs@townofhilliard
(P) 904-845-3555 (M) 904-719-1012

Stock#	Unit	VIN	Mi/Hrs	Price
M01428SH OWROOM	New WACKER NEUSON SALES AMERICAS LLC RD12A-90 TANDEM ROLLER (YELLOW)	MNCRD12LVPUM01428	0	\$19,988.00
Total Unit(s) Price:				\$19,988.00

Invoice Summary	
Total Unit(s) Price:	\$19,988.00
Total Freight:	\$0.00
Total Set-Up:	\$0.00
Total Other:	\$0.00
Total F&I:	\$0.00
Total Parts:	\$0.00
Total Service:	\$0.00
Sales Tax:	\$0.00
Doc Fees:	\$0.00
Other Fees:	\$0.00
Total Sale Price:	\$19,988.00
Trade-In Allowance:	\$0.00
Trade-In Payoff:	\$0.00
Trade-In Value:	\$0.00
Cash Back:	\$0.00
Payments:	\$0.00
Balance Due:	\$19,988.00

Buyer: _____ Date: ____/____/____

Co-Buyer: _____ Date: ____/____/____

Dealer: _____ Date: ____/____/____

4600 Philips Highway
Jacksonville, FL 32207
Toll Free: (866) 262-4181
Phone: 904-456-1094
Fax:



Company Wrench, LTD.
1-866-262-4181
SALES AGREEMENT

Billing Address:
4805 Scooby Ln.
Carroll, OH 43112

CUSTOMER Town of Hilliard PURCHASE ORDER _____
ADDRESS PO Box 249 SHIP TO _____
CITY Hilliard ST FL ZIP 32046 ADDRESS _____
CITY _____ ST _____ ZIP _____

Customer Contact / Phone	Cory Hobbs / 904-719-1012	
YEAR / MAKE / MODEL / SERIAL NUMBER / DESCRIPTION	Hours	
2025 / WACKER / RD12A-90 Fixed ROPs / NA / New 2025 WACKER NEUSON RD-12A-90-FIXED ROPs.		
WARRANTY: 1 year warranty.		
SPECIAL TERMS: Freight Included. Delivered Price.		

F.O.B.: Jacksonville, FL

Taxable State: **FL**

☐ TAXABLE RATE: %.
☒ TAX EXEMPT Must Attach Exemption

PURCHASE PRICE:	\$	21,800.00
FREIGHT:	\$	
DELIVERED PRICE:	\$	21,800.00
SALES TAX:	\$	0.00

TOTAL PRICE:	\$	21,800.00
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TRADE IN:	\$	
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LIEN ON TRADE:	\$	0.00
----------------	----	-------------

Trade In: Make/Model/SN: / /

Description:

☐ Customer warrants trade-in is free and clear of all liens and encumbrances.
☐ Lien exists with:
Contact: Phone Number:

DOWN PAYMENT:	\$	
NET PRICE:	\$	21,800.00

TERMS OF PAYMENT: **Cash Prior to Delivery**

Cash other – explain:

Finance Company / Contact:

Term / Rate:

The undersigned hereby agrees to all terms and provisions on page 2 of this contract. Order must be approved by an Officer of Company Wrench, Ltd.

COMPANY WRENCH

CUSTOMER

PRINT NAME

TITLE

Brian Baum

AUTHORIZED BY

DATE

By:

SIGNATURE

DATE

EMAIL OR FAX SIGNED CONTRACT TO: b.baum@companywrench.com / 740-422-1715


**WACKER
NEUSON**
all it takes!

N92W15000 Anthony Ave,
Menomonee Falls, WI 53051, United States
Toll-free: 800-770-0957. Phone: 262-255-0500. Fax: 262-255-0550

Quotation

DATE 11/6/2025
Quotation # 19756
Customer Number

Quotation For:

Quotation valid until: 12/6/2025

Company Name: Town of Hilliard
Account Number:
Street Address: PO Box 249
City, ST ZIP Code: Hilliard, FL 32406
Phone:

Unlimited Steve Gilbert

Comments or Special Instructions:

SALESPERSON	P.O. NUMBER	SHIP DATE	SHIP VIA	F.O.B. POINT	TERMS

QUANTITY	DESCRIPTION	UNIT LIST	UNIT NET	AMOUNT
1	Wacker Neuson RD12A, HONDA POWERED, TANDEM ROLLER, FIXED ROPS	\$ 32,475.00	\$ 32,475.00	\$ 32,475.00
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
SUBTOTAL				\$ 32,475.00
				\$ -
FREIGHT				\$850.00
SUBTOTAL				\$ 33,325.00

THANK YOU FOR YOUR BUSINESS!



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 4, 2025

FROM: ***Cory Hobbs – Public Works Director***

SUBJECT: Town Council review of estimates and approval of Capital Budget Expenditure for Tree Trimming Project.

BACKGROUND:

Three quotes were received on this item from Affordable Tree Service, C & C Tree Service, and Morris Tractor Service.

The Scope of Work will include All open Town right of ways between- Bay Road and W 2nd Ave. Georgia Street and Ohio Street.

Trees will be trimmed to a minimum height of 16 feet.

Work will be done in partnership with the Public Works Department who will haul the debris.

Estimated time frame of work will be one week.

FINANCIAL IMPACT:

Capital Budget \$20,000.00

RECOMMENDATION:

Town Council approval of the Capital Budget Expenditure for the Tree Trimming Project using Affordable Tree Service to complete the work.

AFFORDABLE TREE SERVICE

P. O. Box 72 • Hilliard, Florida 32046
904-349-0869



WORK PERFORMED AT:

TOWN OF HILLIARD

DATE:

11-14-2025

ADDRESS:

P.O. BX 249

CITY

Hilliard

STATE

FL

ZIP

32046

DESCRIPTION

PRICE

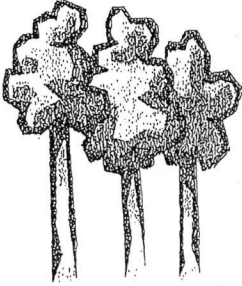
AMOUNT

Right of way TREE TRIMMING
Per Drive Thru with Charles Chavarrin

TOTAL

NINETEEN THOUSAND, SIX HUNDRED + SEVENTY FIVE

19,000



C & C Tree Surgeon International
 45028 Colson Callahan Fl 32011
 904 708-5097

WORK TO BE PERFORMED AT:

Proposal Submitted To:

Name Town of Hilliard Work To Begin: _____
 Address Po Box 297
 City & State Hilliard Fl
 Telephone _____

We propose to furnish the equipment and perform labor necessary to complete the following:

1. Right away tree
2. trimming
3. _____
4. _____
5. _____

All above work is to be performed in accordance with the specifications submitted by customer and completed in a substantial workmanlike manner for the sum of (\$ 21000.00) with payments to be made in full upon completion or as follows:

Respectfully Submitted,
CHUCK BROWN, Tree Surgeon

Note: This proposal may be withdrawn by us if not accepted within 1 days.

ACCEPTANCE

You are hereby authorized to furnish all equipment and labor required to complete the Tree and/or Fence work described in the above proposal, for which the undersigned agrees to pay as set forth in the terms above.

Customer Signature _____

Date Nov 18, 2025

ITEM-9

**Morris Tractor Service**

43196 Morris Drive, Callahan, FL., 32011

904-874-1890

morristractorservice@gmail.com

INVOICE

INV0143

DATE

11/19/2025

DUE

On Receipt

BALANCE DUE

USD \$23,750.00

BILL TO**Town Of Hilliard**

Cory Hobbs

PO Box 249, Hilliard, FL., 32046

9048453555

Chobbs@townofhilliard.com

DESCRIPTION	RATE	QTY	AMOUNT
Trimming all Right of Ways back to 16 Foot clearance height	\$23,750.00	1	\$23,750.00

TOTAL**\$23,750.00****Payment Info****BY CHECK**

Morris Tractor Service

BALANCE DUE

USD \$23,750.00**OTHER**

*****This is for estimate purposes only*****

Pay to the Order of "Morris Tractor Service"



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 4, 2025

FROM: **Cory Hobbs – Public Works Director**

SUBJECT: Town Council approval of Position Process for Jimmy Fralick's transition from Introductory/Probationary status to Regular Full-Time.

BACKGROUND:

Jimmy Fralick was hired September 2, 2025, in an Introductory/Probationary status. His probationary period ends December 4, 2025.

Since his hire, he has proven to be highly dependable, possesses an exceptional work ethic, and has become a valuable asset to the Public Works Department.

In recognition of his performance, I am recommending an overall pay increase from \$22.83 per hour to \$23.62 per hour, which is a 1 step increase as discussed at his date of hire.

FINANCIAL IMPACT:

Grade 4 / Step 7: \$23.62 Hourly & \$49,124.18 Annually

The position will now be eligible for health insurance benefits.

RECOMMENDATION:

Town Council approval of Position Process for Jimmy Fralick's transition from Introductory/Probationary status to Regular Full-Time with a one-step pay increase.

**TOWN OF HILLIARD
PUBLIC WORKS DEPARTMENT
Position Process**

Regular Meeting: September 4, 2025

Applicant: Jimmy Fralick
27437 W 2nd Ave
Hilliard, FL 32046

Position: Heavy Equipment Operator

Pay Rate: Grade 4 / Step 6
\$22.83 per hour / \$47,486.71 Annually

Pay Rate After 90 Days: Grade 4 / Step 7
\$23.62 per hour / \$49,124.18 Annually

Position Starts: September 2, 2025 – Introductory/Probationary Period

Position Status: December 4, 2025 – Regular Full Time Position

Position Requirements:

A current Driver's License and High School Diploma or equivalent are required. Certification in Water or Wastewater Plant Operation preferred or two years' experience in Water or Wastewater. Experience in landscaping, operating heavy equipment, driving dump trucks, water, and sewer utility work is a plus.

Position Information:

- Maintain accurate records of all duties performed.
- Assist in the maintenance and installation of driveway culverts and drainage,
- using and operating equipment as needed,
- Perform the installation of street signs throughout the Town.
- Maintain inventory of the Town's Street signs.
- Assist in maintaining the Town right of way and parks.
- Assist in trimming trees on Town right of way.
- Assist in the maintenance of water meters in Town, i.e., trouble shoot and change out as needed.
- Assist in reading water meters on an as needed basis for billing purposes.
- Performs water service cutoffs for non-payment as directed.
- Assists in maintenance of water main valve as scheduled.
- Perform water and sewer taps.
- Perform scheduled and emergency water and sewer repairs.
- Help to maintain inventory of water and wastewater supplies and stock.
- Locate and mark Town utilities as required for construction purposes.

- Check and maintain lift stations as needed.
- Assist in preventative and emergency maintenance of all equipment and property of the Town.
- Assist with special projects as directed by the Public Works Director, i.e., Holiday
- Decorations, July 4th celebration, Town Cleanup, etc.

Conditions of Employment:

The offer of employment is contingent upon the following: Satisfactory results of a background investigation and/or medical examination or inquiry, including a drug screen test.

The Town of Hilliard is an Equal Opportunity Employer and a Drug Free Workplace.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 4, 2025

FROM: **Cory Hobbs – Public Works Director**

SUBJECT: Town Council approval of Position Process for Trevor Hazel's transition from Introductory/Probationary status to Regular Full-Time.

BACKGROUND:

Trevor Hazel was hired September 8, 2025, in Introductory/Probationary status. His probationary period ends December 4, 2025.

Since his hire, he has met all expectations outlined in his job description. He has proven to be highly dependable, possesses a good work ethic, and has become a valuable asset to the Public Works Department.

FINANCIAL IMPACT:

Grade 3 / Step 4: \$20.30 Hourly & \$42,226.18 Annually

The position will now be eligible for health insurance benefits.

RECOMMENDATION:

Town Council approval of Position Process for Trevor Hazel's transition from Introductory/Probationary status to Regular Full-Time.

**TOWN OF HILLIARD
PUBLIC WORKS DEPARTMENT
Position Process**

Regular Meeting: September 4, 2025

Applicant: Trevor J. Hazel
54609 Cravey Rd
Callahan, FL 32011

Position: Public Works Technician

Pay Rate: Grade 3 / Step 4
\$20.30 per hour / \$42,226.18 Annually

Position Starts: September 8, 2025 – Introductory/Probationary Period

Position Status: December 4, 2025 – Regular Full Time Position

Position Requirements: A current Driver's License and High School Diploma or equivalent are required. Certification in Water or Wastewater Plant Operation preferred or two years' experience in Water or Wastewater. Experience in landscaping, operating, driving dump trucks, water, and sewer utility work is a plus.

Position Information:

- Maintain accurate records of all duties performed.
- Assist in the maintenance and installation of driveway culverts and drainage,
- using and operating equipment as needed,
- Perform the installation of street signs throughout the Town.
- Maintain inventory of the Town's Street signs.
- Assist in maintaining the Town right of way and parks.
- Assist in trimming trees on Town right of way.
- Assist in the maintenance of water meters in Town, i.e., trouble shoot and
- change out as needed.
- Assist in reading water meters on an as needed basis for billing purposes.
- Performs water service cutoffs for non-payment as directed.
- Assists in maintenance of water main valve as scheduled.
- Assist with water and sewer taps.
- Perform scheduled and emergency water and sewer repairs.
- Help to maintain inventory of water and wastewater supplies and stock.
- Locate and mark Town utilities as required for construction purposes.
- Check and maintain lift stations as needed.
- Assist in preventative and emergency maintenance of all equipment and property
- of the Town.

- Assist with special projects as directed by the Public Works Director, i.e., Holiday
- Decorations, July 4th celebration, Town Cleanup, etc.

Conditions of Employment:

The offer of employment is contingent upon the following: Satisfactory results of a background investigation and/or medical examination or inquiry, including a drug screen test.

The Town of Hilliard is an Equal Opportunity Employer and a Drug Free Workplace.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 4, 2025

FROM: **Cory Hobbs – Public Works Director**

SUBJECT: Town Council approval of Position Process for Travis Pasters transition from Introductory/Probationary status to Regular Full-Time.

BACKGROUND:

Travis Pasters was hired September 22, 2025, in Introductory/Probationary status. His probationary period ends December 4, 2025.

Since his hire, he has met all expectations outlined in his job description. He has proven to be highly dependable, possesses a good work ethic, and has become a valuable asset to the Public Works Department.

FINANCIAL IMPACT:

Grade 3/ Step 4: \$20.30 Hourly & \$42,226.18 Annually

The position will now be eligible for health insurance benefits.

RECOMMENDATION:

Town Council approval of Position Process for Travis Pasters transition from Introductory/Probationary status to Regular Full-Time.

**TOWN OF HILLIARD
PUBLIC WORKS DIRECTOR
Position Process**

Regular Meeting: September 4, 2025

Applicant: Travis K. Pasters
37639 West 1st Ave
Hilliard, FL 32046

Position: Public Works Technician

Pay Rate: Grade 3 / Step 4
\$20.30 per hour / \$42,226.18 Annually

Position Starts: September 22, 2025 – Introductory/Probationary Period

Position Status: December 4, 2025 – Regular Full Time Position

Position Requirements: A current Driver's License and High School Diploma or equivalent are required. Certification in Water or Wastewater Plant Operation preferred or two years' experience in Water or Wastewater. Experience in landscaping, operating, driving dump trucks, water, and sewer utility work is a plus.

Position Information:

- Maintain accurate records of all duties performed.
- Assist in the maintenance and installation of driveway culverts and drainage,
- using and operating equipment as needed,
- Perform the installation of street signs throughout the Town.
- Maintain inventory of the Town's Street signs.
- Assist in maintaining the Town right of way and parks.
- Assist in trimming trees on Town right of way.
- Assist in the maintenance of water meters in Town, i.e., trouble shoot and
- change out as needed.
- Assist in reading water meters on an as needed basis for billing purposes.
- Performs water service cutoffs for non-payment as directed.
- Assists in maintenance of water main valve as scheduled.
- Assist with water and sewer taps.
- Perform scheduled and emergency water and sewer repairs.
- Help to maintain inventory of water and wastewater supplies and stock.
- Locate and mark Town utilities as required for construction purposes.
- Check and maintain lift stations as needed.
- Assist in preventative and emergency maintenance of all equipment and property
- of the Town.

- Assist with special projects as directed by the Public Works Director, i.e., Holiday
- Decorations, July 4th celebration, Town Cleanup, etc.

Conditions of Employment:

The offer of employment is contingent upon the following: Satisfactory results of a background investigation and/or medical examination or inquiry, including a drug screen test.

The Town of Hilliard is an Equal Opportunity Employer and a Drug Free Workplace.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 4, 2025

FROM: ***Lee Anne Wollitz, land Use Administrator***

SUBJECT: Town Council Approval of the Land Use Administrator's recommendation to hire the Building & Zoning Administrative Assistant position.

BACKGROUND:

This is a request for the hiring the Building & Zoning Administrative Assistant position. Position Process will be sent separately and available for download on iPad.

FINANCIAL IMPACT:

Please send position process for details.

RECOMMENDATION:

Town Council Approval of the Land Use Administrator's recommendation to hire the Building & Zoning Administrative Assistant position.

**TOWN OF HILLIARD
TOWN CLERK'S OFFICE
Position Process**

Regular Meeting: December 4, 2025

Applicant: Chelsea Wingate
572734 Lessie Road
Hilliard FL 32046

Position: Building & Zoning Administrative Assistant

Pay Rate: Grade 3/ Step 9
\$21.65 per hour / \$45,041.26 Annually

Position Starts: December 15, 2025 – Introductory/Probationary Period

Position Status: March 16, 2026 – Regular Full Time Position

Position Requirements:

Position requires customer service, proofreading and editing, having effective oral and written communication skills, ability to complete assignments within stringent deadlines, excellent follow-up skills, ability to be sensitive to political issues, responding to citizen inquiries regarding official actions; knowledge of Public Information and Records Laws, and can take on additional municipal duties as required.

High School Diploma or equivalent required, associate degree in business preferred and at least two years' experience in the public sector or equivalent work experience required. Individuals must be proficient in Microsoft Word & Excel computer programs and have knowledge of Florida Statutes.

Position Information:

The purpose of this classification is to provide customer service to the citizens of the Town of Hilliard under the general supervision and direction of the Land Use Administrator. The Administrative Assistant is entrusted with numerous and diverse duties. In addition to the required duties performed, the Administrative Assistant provides assistance and support to the Land Use Administrator participating in discussion and decision making in a variety of areas relating to job duties and responsibilities. A person must be able to work independently with minimal supervision.

Conditions of Employment:

Offer of employment is contingent upon the following: An interview of references and previous employers. Satisfactory results of a background investigation and/or medical examination or inquiry, including a drug screen test.

The Town of Hilliard is an Equal Opportunity Employer and a Drug Free Workplace.

HILLIARD TOWN COUNCIL MEETING

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

TOWN COUNCIL MEMBERS

John P. Beasley, Mayor
Kenny Sims, Council President
Lee Pickett, Council Pro Tem
Joe Michaels, Councilman
Jared Wollitz, Councilman
Dallis Hunter, Councilman

ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk
Cory Hobbs, Public Works Director
Gabe Whittenburg, Parks & Rec Director
Lee Anne Wollitz, Land Use Administrator

TOWN ATTORNEY

Christian Waugh

MINUTES

THURSDAY, NOVEMBER 13, 2025, 6:00 PM

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor John Beasley
Council President Kenny Sims
Council Pro Tem Lee Pickett
Councilman Jared Wollitz
Councilman Dallis Hunter
Councilman Joe Michaels

WORKSHOP

- ITEM-1 Town Council and Planning & Zoning Board to review and discuss the Pre-Application for the Vacation of Right of Way for the Alleys and portions of Right of Way within and surrounding Blocks 68, 69, and 71.
Project name - Dayspring Cottages, Property Owner – Dayspring Property Services, LLC.
Parcel ID No.'s 08-3N-24-2400-0068-0100, 08-3N-24-2400-0069-0010 and 08-3N-24-2400-0071-0010.

Lee Anne Wollitz – Land Use Administrator

Courtney Gaver with Rogers Towers Law Firm is present to explain the upcoming request being made for Dayspring Cottages. Ms. Gaver passes out a survey map to show the right of way that Mr. Doug Adkins is requesting to be vacated. Lee Anne Wollitz, Land Use Administrator shows the property appraisers map of the property and discusses that she is recommending that a utility easement being requested. Ms. Gaver states that the property owner has no problem with granting a utility easement along the right of way if the Town will approve the vacation. Ms. Gaver further states that these will be efficiency homes / cottages consisting of one bedroom and one bathroom with the square footage being between 425' and 625'.

- ITEM-2 Town Council and Planning & Zoning Board to review and discuss the presentation of the Holland Walk Planned Unit Development Major Modification.
Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz, Land Use Administrator explains the issue with water for fire protection within the PUD and the surrounding areas. Discussion on the re writing of the written description to further address this issue. Developer Ben Buchanan, brings up the fire hydrant in the middle and if this hydrant has been repaired since the flow testing was conducted. Mr. Buchanan further states that this hydrant does not meet fire flow but the one on both ends does and questions when the one in the middle will be fixed. Lee Anne Wollitz, Land Use Administrator advises that she wants broader language that incase the model is incorrect on the fire flow. She further states that in the Written Description the builder would like four model homes verses the original three that were requested. With the stipulation that the models could not be sold until the final plat has been approved. Public Works Director Cory Hobbs states that he will make sure that the hydrant at Pine Street and Henry Smith Road is fixed as soon as possible.

- ITEM-3 Town Council to review, discuss and rank the Request for Qualifications Proposals Municipal Licensed Water and Wastewater Plant Operator received on November 13, 2025
Lisa Purvis, MMC – Town Clerk

Three Request for Qualifications were received earlier today and they are as follows:

US Water Services Corporation
Southern Operation Group, Inc.
Bethesda Water Solutions

The Town Council rank the three firms received and rank US Water Services as their number one and Southern Operation Group, Inc. as their number two. Following further discussion the Clerk states that she will place on the December monthly workshop to negotiate with the number one rank firm.

- ITEM-4 Town Council to review resumes and interview possible future Planning & Zoning Board members to fulfill the remaining time appointed to the seat being vacated by Wendy Prather, and to fill the Planning & Zoning Term to begin January 2026.
Lee Anne Wollitz – Land Use Administrator

Lee Anne Wollitz, Land Use Administrator states that with the resignations of Wendy Prather and Josetta Lawson this leaves two vacant Board seats. She states that three citizens have submitted resumes wishing to be appointed to the Board. They are Michael Hallman, Dalton Hood and Dillon Sheffield. Out of the three Mr. Hallman has been the most active and both Mr. Hallman and Mr. Hood are present tonight as requested. Following discussion with both present candidates the recommendation of the Land Use Administrator is requested and is provided as follows:

Michael Hallman to replace Josetta Lawson starting December 2, 2025, and for the term beginning January 2026 and ending December 2028.

Dalton Hood to replace Wendy Prather starting December 2, 2025, and to serve

the remaining term ending December 2026.
This item is to be placed on the next agenda, November 20, 2025.

- ITEM-5 Town Council to review and discuss Culvert fees and Parks & Recreation fees for the Unified Fee Schedule.

Lisa Purvis, MMC- Town Clerk

Lee Anne Wollitz, Land Use Administrator, explains that the culvert fees need to be increased and provides supporting costs documentation on the pipes and dirt required for culvert installation. She further states that the Parks & Recreation fees were recently re adopted by resolution in March of this year and that the Parks & Recreation Director has asked that the fees be more simplified when they are placed in the unified fee schedule.

- ITEM-6 Town Council to review and discuss the Town Clerk's Proposed Succession Plan & Staffing needs.

Lisa Purvis, MMC – Town Clerk

Town Clerk Lisa Purvis discusses the Town Hall staffing needs and that she has only received two applications for Deputy Town Clerk and unfortunately both are asking for more money then she currently is making. One of the applicants is Erin West the former Deputy Clerk that Town Clerk Lisa Purvis would very much like to see as her successor but can not see how the Town can meet her current requests. Following further discussion the Council President Sims states that he would like to talk to Ms. West because he agrees that she would be a great candidate for the position.

ADDITIONAL COMMENTS

- ITEM-7 Town Council to review and discuss the upcoming Water & Sewer Rates increases.

Kenneth A. Sims, Sr. – Council President

Council President Sims states that he would like for the Clerk to gather the past years expenses in the Water & Sewer Department pertaining to sewer infrastructure repairs. Town Clerk Lisa Purvis goes into detail regarding the rates and that she will have an information sheet to pass out at the upcoming Public Hearing for the Water & Sewer Rates Ordinance.

ADJOURNMENT

Motion to adjourn at 8:23 p.m.

Motion made by Council Pro Tem Pickett, Seconded by Councilman Michaels.

Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

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

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

HILLIARD TOWN COUNCIL MEETING

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Lisa Purvis, Town Clerk
Cory Hobbs, Public Works Director
Gabe Whittenburg, Parks & Rec Director
Lee Anne Wollitz, Land Use Administrator

TOWN ATTORNEY

Christian Waugh

MINUTES

THURSDAY, NOVEMBER 20, 2025, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Town Council regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Town Clerk. 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

Mayor John Beasley
Council President Kenny Sims
Council Pro Tem Lee Pickett
Councilman Jared Wollitz
Councilman Dallis Hunter
Councilman Joe Michaels

PUBLIC HEARING

ITEM-1 Ordinance No 2025-08 – Regulating Water & Sewer Usage Rates; and providing for an effective date.

Mayor Beasley

Open Public Hearing

Dyana Stewart with Florida Rural Water Association presents the Water & Sewer Rate Study review and provides the background regarding why the rates are

required to increase significantly for the Town to afford to maintain the system and qualify to for loan and grant funds to rehabilitate the sewer system.

Call for Public Comments

Kim Leinbach, 37001 Cypress Lane, Hilliard, FL, Mayor Beasley reads a letter in opposition of the rate increase that was submitted by Mr. Leinbach in his absence.

Heather Gates, 27306 West Fifth Avenue, Hilliard, FL, speaks not in favor of the Water & Sewer Rate increase.

John Russell, 37150 Walker Street, Hilliard, FL, speaks not in favor of the Water & Sewer Rate increase.

Close Public Hearing on Ordinance No. 2025-08

Motion to close Public Hearing at 7:23 p.m.

Motion made by Council President Sims, Seconded by Council Pro Tem Pickett. Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-08, on Second & Final Reading.

Cody Cooper, 37105 West Third Street, Hilliard, FL, speaks not in favor of the Water & Sewer Rates increase.

Ray Schmoldt, 37138 Lee Street, Hilliard, FL, states he would like to pass on his speaking time.

Kimberly Odden, 274122 Murrhee Road, Hilliard, FL, speaks on behalf of Eastwood Oaks Apartments not in favor of the Water & Sewer Rates increase.

Roger West, Protected Address, speaks not in favor of the Water & Sewer Rates increase.

Jeanne Scott, 39226 Prospect Landing, Hilliard, FL, speaks on behalf of her commercial property not in favor of the Water & Sewer Rates increase.

John Russell, 37150 Walker Street, Hilliard, FL, speaks not in favor of the Water & Sewer Rate increase.

Heather Gates, 27306 West Fifth Avenue, Hilliard, FL, speaks not in favor of the Water & Sewer Rate increase.

Brittney Cooper, 3715 West Third Street, Hilliard, FL, speaks not in favor of the Water & Sewer Rate increase.

Greg Franklin, 4919 River Bluff Drive, Hilliard, FL, speaks on behalf of his commercial property and states that once the rate increase was explained in dollars verses percentages that the increase was not as much as it seemed it would be and it is understood that the Town's sewer needs to be rehabilitated.

Harold "Skip" Frey, Jr., 37328 West Seventh Avenue, Hilliard, FL, although he does not like the increase he understands it and states how much everything is increasing.

Motion to adopt Ordinance No. 2025-08, on Second and Final Reading.

Motion made by Council President Sims, Seconded by Council Pro Tem Pickett.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

No additions to or deletions from the agenda.

ITEM-3 Town Council to appoint Michael Hallman as a Planning & Zoning Board Member for the remaining 3-year term vacated by Josetta Lawson ending December 2025 and the serve a new term from January 2026 through December 2028.

Lee Anne Wollitz – Land Use Administrator

Motion made by Councilman Hunter, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-4 Town Council to appoint Dalton Hood as a Planning & Zoning Board Member for the remaining 3-year term vacated by Wendy Prather ending December 2026.

Lee Anne Wollitz – Land Use Administrator

Motion made by Councilman Michaels, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-5 Town Council to consider Ordinance No. 2025-17, an ordinance of the Town of Hilliard, Nassau County, Florida, Amending Chapter 14 of the Town Code to create an article, addressing Unsafe Structures and/or Conditions; Providing for Conflict, Severability, Administrative Correction of Scriveners Error, Publication and Effective Date. Adopting on First Reading and Set Public Hearing & Final Reading for December 18, 2025.

Lisa Purvis, MMC – Town Clerk

Land Use Administrator, Lee Anne Wollitz, speaks regarding this item and why the amendment to the building section of the Town Code needs to be changed to allow Code Enforcement to cite unsafe structures.

Motion made by Councilman Hunter, Seconded by Council President Sims.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-6 Town Council approval of Position Process for Lee Anne Wollitz transition from Introductory/Probationary status to Regular Full-Time.

Cory Hobbs – Public Works Director

Motion made by Council President Sims, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-7 Town Council approval of Position Process for Colt Gandy's transition from Introductory/Probationary status to Regular Full-Time.
Cory Hobbs – Public Works Director
- Motion made by Councilman Wollitz, Seconded by Council Pro Tem Pickett.
 Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-8 Town Council approval of the Minutes for the November 6, 2025, Public Hearing & Regular Meeting.
Lisa Purvis, MMC – Town Clerk
- Motion made by Council President Sims, Seconded by Council Pro Tem Pickett.
 Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-9 Town Council approval of Nassau County Council on Aging Donation for Fiscal Year 2025-2026, to assist seniors with their Water & Sewer Bills in the amount of \$10,000.00.
BUDGETED DONATION FROM THE WATER & SEWER FUND PENTALITIES COLLECTED
- Motion made by Councilman Hunter, Seconded by Council President Sims.
 Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-10 Town Council approval of Peters & Yaffee Engineering, Payable through October 31, 2025, Project Name: Design West Sixth Street in the amount of \$5,642.30.
DAYSPINGS COMMONS DEVELOPER FUNDED PROJECT LUMP SUM CONTRACT \$101,672.26
- Motion made by Council Pro Tem Pickett, Seconded by Councilman Hunter.
 Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ADDITIONAL COMMENTS

PUBLIC

Harold Frey, Jr. 34328 West Sevent Street, Hilliard, FL states that he would like to thank the Council for increasing the rates to take care of securing the funding needed to start the process of rehabilitating the Town's Sanitary Sewer System.

Shane Barber, 37154 South Pine Street, Hilliard, FL states that he apologizes for not speaking earlier regarding the other side of what happens when a community does not increase their rates to cover the cost of maintaining their systems. He further states that he is employed by JEA, and he has seen firsthand what happens. The Florida Department of Environmental Protection steps in and will force you to increase rates and take care of failing infrastructure and that would be at a much higher rate than what has been approved tonight.

MAYOR & TOWN COUNCIL

Councilman Wollitz, thanks the Hilliard Action Committee for putting on a great Veterans Day Ceremony and for Congressman Aaron Bean for coming and speaking and staying for the entire event.

Councilman Michaels, states that the Parks & Recreation Department is doing great.

Council President Sims, states that as unfavorable to the citizens as it was to raise the Water & Sewer Rates so significantly it was the right thing to do for Hilliard to be able to maintain the systems.

Mayor Beasley, states that the Veterans Ceremony was very nice and thanks Congressman Aaron Bean for coming and speaking. Wishes everyone a Happy Thanksgiving and reminds every one of the Hilliard Harvest Festival that will be on the Saturday following Thanksgiving from 12:00 p.m. to 5:00 p.m. with the tree lighting at dark.

ADMINISTRATIVE STAFF

PRESENT:

Town Clerk Lisa Purvis

Public Works Director Cory Hobbs

Land Use Administrator Lee Anne Wollitz

ABSENT:

Parks & Recreation Director Gabe Whittenburg

Public Works Director Cory Hobbs, updates the Council that the fire hydrant at Pine Street and Henry Smith Road has been repaired. States that there are still Christmas trees available for sponsorship if anyone is interested. Assistant Director, Charles Chavarria advises that the water break at New Front Street between Illinois Street and Florida Avenue is currently waiting on locates to clear and as soon as they are the repair will be made.

Town Clerk Lisa Purvis, states that the Florida Statue requires that the Water & Sewer Rates percentage increase be disclosed in a notice that goes out with the bills. She later wished that she would have stated the dollar amount of the increase on an average bill so that the public could have seen that the increase was not what they may have thought it to be. She further states that the increase was also so that the Town could qualify for a loan to rehabilitate the failing sanitary sewer system infrastructure that was tied to grant funds.

Land Use Administrator Lee Anne Wollitz, updates the Council regarding the development within the Town. States that the O'Rielly's broke ground this week and the McDonald's is currently waiting on Nassau County for their driveway permit to be approved off CR 108.

TOWN ATTORNEY

No Comment.

ADJOURNMENT

Motion to adjourn at 8:12 p.m.

Motion made by Council President Sims, Seconded by Councilman Pro Tem Pickett.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

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

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor