

# HILLIARD PLANNING AND ZONING BOARD MEETING

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

## BOARD MEMBERS

Harold "Skip" Frey, Chair  
Dustin Winnon, Vice Chair  
Kevin Webb, Board Member  
Michael Hallman, Board Member  
Dalton Hood, Board Member

## ADMINISTRATIVE STAFF

Lee Anne Wollitz  
Land Use Administrator

## PLANNING AND ZONING ATTORNEY

Juan Quintero Bornas

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## AGENDA

**THURSDAY, MAY 28, 2026, 7:00 PM**

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### NOTICE TO PUBLIC

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

### PLEDGE OF CIVILITY

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

## CALL TO ORDER

## PRAYER & PLEDGE OF ALLEGIANCE

## ROLL CALL

## REGULAR MEETING

**ITEM-1** Additions/Deletions to Agenda

**ITEM-2** Planning & Zoning Board recommendation to the Town Council for approval of an Ordinance, for the Vacation of Right of Way for property known as Dayspring Cottages Application No. 20260417.1 VAC Rights of Way and Alleyways in blocks 68, 69, 71. Property Owner – Doug Adkins, Dayspring Property Services LLC. Parcel ID No. 08-3N-24-2400-0069-0010, 08-3N-24-2400-0068-0100, 08-3N-24-2400-0071-0010, 08-3N-24-2380-0073-0010.  
***Lee Anne Wollitz – Land Use Administrator***

**ITEM-3** Planning & Zoning Board to Review and Discussion of the Pre-Application for the Alleys Within Blocks: 92, 95, 106-111, 113, 115-117 and Portions of the Following Rights-of-Way: W 6th Ave. and make recommendation to Town Council.  
***Lee Anne Wollitz – Land Use Administrator***

**ITEM-4** Planning & Zoning Board Consideration of Site Clearing Site Work Application for Parcel ID # 08-3N-24-2380-0193-0090, LL Property Application # 20260513.  
***Lee Anne Wollitz – Land Use Administrator***

**ITEM-5** Planning & Zoning Board Approval of Minutes from April 23, 2026 Regular Meeting.

**ADDITIONAL COMMENTS**

**PUBLIC**

**BOARD MEMBERS**

**LAND USE ADMINISTRATOR**

**PLANNING AND ZONING ATTORNEY**

**ADJOURNMENT**

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

**TOWN COUNCIL MEETINGS**

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

**PLANNING & ZONING BOARD MEETINGS**

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

**MINUTES & TRANSCRIPTS**

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

**TOWN WEBSITE & YOUTUBE MEETING VIDEO**

The Town’s Website can be access at [www.townofhilliard.com](http://www.townofhilliard.com).  
Live & recorded videos can be accessed at [www.youtube.com](http://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 Statutes, the following notification is given: If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

## **PUBLIC PARTICIPATION**

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

## **EXPARTE COMMUNICATIONS**

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

## **2026 HOLIDAYS**

### **TOWN HALL OFFICES CLOSED**

- |                                  |                              |
|----------------------------------|------------------------------|
| 1. Martin Luther King, Jr. Day   | Monday, January 19, 2026     |
| 2. Memorial Day                  | Monday, May 25, 2026         |
| 3. Independence Day              | Friday, July 3, 2026         |
| 4. Labor Day                     | Monday, September 7, 2026    |
| 5. Veterans Day                  | Wednesday, November 11, 2026 |
| 6. Thanksgiving Day              | Thursday, November 26, 2026  |
| 7. Friday after Thanksgiving Day | Friday, November 27, 2026    |
| 8. Christmas Eve                 | Thursday, December 24, 2026  |
| 9. Christmas Day                 | Friday, December 25, 2026    |
| 10. New Year's Eve               | Thursday, December 31, 2026  |
| 11. New Year's Day               | Friday, January 1, 2027      |



# AGENDA ITEM REPORT

## TOWN OF HILLIARD, FLORIDA

TO: Planning & Zoning Regular Meeting Meeting Date: May 28, 2026

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 property known as Dayspring Cottages Application No. 20260417.1 VAC Rights of Way and Alleyways in blocks 68, 69, 71. Property Owner – Doug Adkins, Dayspring Property Services LLC. Parcel ID No. 08-3N-24-2400-0069-0010, 08-3N-24-2400-0068-0100, 08-3N-24-2400-0071-0010, 08-3N-24-2380-0073-0010.

**BACKGROUND:** Documents included for Review:

- 2.0 Agenda Item Report
- 2.1 Ordinance 2026-XY
- 2.2 Legal Description
- 2.3 Final Vacation of Right of Way Application

In September 2025, the owner of parcels 08-3N-24-2400-0069-0010, 08-3N-24-2400-0068-0100, 08-3N-24-2400-0071-0010, 08-3N-24-2380-0073-0010, filed a Pre-application for Vacation of Right of Way for the Alleyways and Rights of Way within Block 68, 69, 71 on the North Hilliard Terrace.

All property owners for blocks 68, 69, and 71 were invited via letter mailed from Town Hall to attend the workshop on November 13<sup>th</sup> as well as the Planning and Zoning meeting on December 2<sup>nd</sup> and the Town Council Meeting on December 18<sup>th</sup> 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 December 18<sup>th</sup> Town Council meeting, the Council voted to allow the applicant to continue in the vacation process.

On April 17<sup>th</sup> 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 Town Owned Properties within blocks 68, 69, and 71..

**ORDINANCE NO. 2026-XY**

**AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY OR ALLEY; MAKING FINDINGS; VACATING BLOCKS 68, 69, and 71 OF PUBLIC RIGHT-OF-WAY, STREETS, AND ALLEYS WITHIN AND ADJACENT TO "NORTH HILLIARD TERRACE" AND THE "MAP OF HILLIARD"; WITHIN THE 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 public right-of-ways, streets, and alleys within the Town Limits of Hilliard, Florida, as described in Exhibit A, including parcels within blocks 68, 69, 71 of North Hilliard Terrace as recorded in plat book 0, page 22; and

**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

**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: June 4, 2026  
Town Council Publication: June 17, 2026  
Town Council Public Hearing: July 2, 2026  
Town Council Final Reading: July 2, 2026

**Exhibit A****PROPOSED ROAD CLOSURE LEGAL DESCRIPTIONS:**

THE LOCATION OF THESE LEGAL DESCRIPTIONS WILL BE IN OR DIRECTLY ADJACENT TO "NORTH HILLIARD TERRACE" A RE-PLAT OF BLOCKS 68, 69, AND 71 OF RECORDED IN PLAT BOOK 0, PAGE 22

**BLOCK 71****PARCEL 1:**

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 2 THROUGH 5 AND LOTS 6 THROUGH 9, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

**PARCEL 2:**

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

**PARCEL 3:**

ALL OF THE 50 FOOT WIDE UN-NAMED RIGHT-OF-WAY BEING IN BETWEEN LOT 1 AND LOTS 2 THROUGH 5, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

**PARCEL 4:**

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS MAGNOLIA STREET, IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

**8TH STREET BETWEEN BLOCK 71 AND BLOCK 69****PARCEL 5:**

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS 8TH STREET, IN BETWEEN BLOCK 71, AND BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

BLOCK 69  
PARCEL 6:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 2 THROUGH 5 AND LOTS 6 THROUGH 9, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 7:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 8:

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS 8TH PLACE, IN BETWEEN LOT 1 AND LOTS 2 THROUGH 5, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 9:

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS MAGNOLIA STREET, IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

NEW OAK STREET BETWEEN BLOCK 69 AND BLOCK 68

PARCEL 10:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS NEW OAK STREET (SHOWN AS OAK STREET ON SAID PLAT), IN BETWEEN BLOCK 68, AND BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

BLOCK 68

PARCEL 11:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 68, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

THE SOUTH HALF OF WEST 9TH STREET AND WEST HALF OF CITRUS STREET

PARCEL 12:

A PORTION OF THE SOUTH HALF OF WEST NINTH STREET (ALSO KNOWN AS 9TH STREET, HAVING A 60 FOOT RIGHT-OF-WAY), AS SHOWN IN "MAP OF HILLIARD" A PLAT RECORDED IN PLAT BOOK 1, PAGE 28, NASSAU COUNTY FLORIDA PUBLIC RECORDS; AND THE WEST HALF OF CITRUS STREET (HAVING A 50 FOOT RIGHT-OF-WAY), AS SHOWN IN "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA, PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

**BEGIN** AT THE MOST WESTERLY CORNER OF BLOCK 69, AS SHOWN IN BOTH PLATS, ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 69 AS SHOWN IN "NORTH HILLIARD TERRACE" BEING A FOUND  $\frac{1}{2}$ " REBAR NO CAP; THENCE NORTH  $27^{\circ}18'52''$  EAST ALONG THE NORTHWEST LINE OF BLOCKS 69, AND 68 A DISTANCE OF 740.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST NINTH STREET, WITH THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET, BEING A FOUND  $\frac{5}{8}$ " REBAR NO CAP; THENCE SOUTH  $62^{\circ}30'40''$  EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET A DISTANCE OF 420.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET (ALSO KNOWN AS 8TH STREET, HAVING A 60 FOOT RIGHT-OF-WAY); THENCE NORTH  $27^{\circ}18'52''$  EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET A DISTANCE OF 25.00 FEET; TO THE INTERSECTION OF THE CENTER-LINE OF CITRUS STREET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET; THENCE NORTH  $62^{\circ}30'40''$  WEST ALONG THE CENTER-LINE OF CITRUS STREET A DISTANCE OF 450.00 FEET TO THE INTERSECTION OF THE CENTER-LINE OF CITRUS STREET, WITH THE CENTER-LINE OF WEST NINTH STREET; THENCE SOUTH  $27^{\circ}18'52''$  WEST ALONG THE CENTER-LINE OF WEST

NINTH STREET A DISTANCE OF 765.00 FEET TO A POINT; THENCE SOUTH  $62^{\circ}30'40''$   
EAST, 30.00 FEET TO THE **POINT OF BEGINNING.**



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

For Staff Only	ITEM-2
File #	20260417.1
Application Fee:	\$37,300.00
Payment Processed By:	CW 4/17/26

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

Portions of West Ninth Street (aka 9th Street), Citrus Street, New Oak Street (aka Oak Street), 8th Place, Magnolia Street, West Eight Street (aka 8th Street), and certain unnamed streets and alleyway parcels as depicted and further described on the attached survey.

**A. PROPOSED CLOSING, ABANDONING, OR VACATON**

- a. Street, Alley, Right of Way Name to be closed, vacated, or abandoned: \_\_\_\_\_
- b. Legal Description: See attached.  
 08-3N-24-2400-0069-0010; 08-3N-24-2400-0068-0100
- c. Parcel ID Number(s) and/or Adjoining Parcel ID Number(s): 08-3N-24-2400-0071-0010
- d. Acreage of closure, abandonment, or vacation: \_\_\_\_\_

**B. APPLICANT**

- a. Applicant's Status:  Owner (title holder)  Agent
- b. Name of Applicant(s) or Contact Person(s): Courtney P. Gaver Title: Attorney  
 Company (if applicable): Rogers Towers, P.A.  
 Mailing address: 1301 Riverplace Blvd., Suite 1500  
 City: Jacksonville State: FL ZIP: 32207  
 Telephone: (904) 398-3911 E-mail: cgaver@rtlaw.com

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

Name of Owner (titleholder): Dayspring Property Services LLC  
 Mailing address: PO Box 1080  
 City: Hilliard State: FL ZIP: 32046  
 Telephone: ( ) \_\_\_\_\_ E-mail: \_\_\_\_\_

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

**ROGERS TOWERS**  
**ATTORNEYS AT LAW**

Courtney P. Gaver

904.473.1388  
CGaver@rtlaw.com

1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

904.824.0879 Main  
904.396.0663 Fax  
www.rtlaw.com

April 17, 2026

**VIA E-MAIL**

Town of Hilliard  
Attn: Lee Anne Wollitz, Land Use Administrator  
15859 County Road 108  
Hilliard, Florida 32046  
[lwollitz@townofhilliard.com](mailto:lwollitz@townofhilliard.com)

**RE: Final Application for Vacation of Portions of West Ninth Street (aka 9th Street), Citrus Street, New Oak Street (aka Oak Street), 8th Place, Magnolia Street, West Eight Street (aka 8th Street), and certain unnamed streets and alleyway**

Dear Ms. Wollitz:

As you know, our firm represents Dayspring Property Services, LLC ("Dayspring"). Dayspring previously submitted a Pre-Application to Close, Abandon, or Vacate Street, Alley, Easement, or Right of Way for the purpose of vacating the above-referenced streets owned by the Town of Hilliard. The Town Council approved the Pre-Application to proceed to final application on December 18, 2025.

Enclosed please find the Final Application to Close, Abandon, or Vacate Street, Alley, Easement, or Right of Way (the "Application"). Mr. Adkins will hand-deliver the application fee in the amount of \$37,300.00.

If you have any questions, please do not hesitate to contact me. As always, we look forward to working with you on this application.

Sincerely,

**ROGERS TOWERS, P.A**



Courtney P. Gaver

Enclosure  
cc: Doug Adkins



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

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

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

**D. FEES**

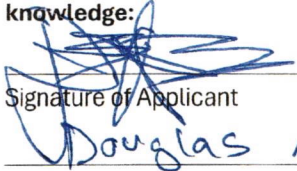
- a. Right of Way (streets or alley or easements) - \$200 pre application fee & final application fee TBD
- b. The Cost of advertisement and outside consultants are in addition to the application fee

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

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

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

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

  
 Signature of Applicant  
 \_\_\_\_\_  
 Douglas Adkins

\_\_\_\_\_  
 Signature of Co-applicant  
 \_\_\_\_\_

Typed or printed name and title of applicant

Typed or printed name of co-applicant

Courtney P. Gaver

Date

Date

State of Florida

County of \_\_\_\_\_

The foregoing application is acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_

Courtney P. Gaver, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL

\_\_\_\_\_  
Signature of Notary Public, State of \_\_\_\_\_

OWNER'S AUTHORIZATION FOR AGENT  
PLANNING DEPARTMENT

TOWN OF HILLIARD, FLORIDA

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

Agent Authorization Form

I/We Dayspring Property Services LLC  
(Print Name of Property Owner)

hereby authorize Rogers Towers, P.A. (Courtney P. Gaver)  
(Print Name of Agent)

to represent me/us in processing an application for any and all applications (vacation of roadways, zoning,  
comprehensive plan amendments, concurrency and the like)  
(Type of Application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner(s) attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]  
(Signature of Owner)

\_\_\_\_\_  
(Signature of Owner)

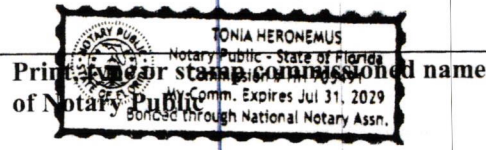
Douglas Adkins  
(Print Name of Owner)

\_\_\_\_\_  
(Print Name of Owner)

State of Florida  
} ss  
Nassau County

Sworn to and subscribed before me on this 8 day of Sept., 2025,  
by Douglas D. Adkins, Manager  
(Name of Person Making Statement)

Tonia Heronemus  
Signature of Notary Public  
State of Florida



My Commission Expires: \_\_\_\_\_

Individual making statement is  personally known or \_\_\_\_\_ produced identification.

Type of identification produced: \_\_\_\_\_



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

### Abutting Property Owner Acknowledgement

Date: \_\_\_\_\_  
Name: (Abutting Owner) Mary Lou Humphrey  
Address: P.O. Box 363  
Hilliard, FL 32046

RE: NOTICE TO ABUTTING OWNER OF  
REQUEST TO CLOSE Citrus Street  
Parcel #08-3N-24-0000-0068-0010

Dear Mr/Ms Mary Lou Humphrey(Abutting Owner)

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

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

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

Your prompt response is greatly appreciated.

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

Mary Lou Humphrey  
Abutting Owner Signature

MARY Lou Humphrey  
Abutting Owner Print

02/12/26  
Date



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

### Abutting Property Owner Acknowledgement

Date: \_\_\_\_\_  
Name: (Abutting Owner) Ronald R. Humphrey  
Address: 37125 W 8TH ST  
Hilliard, FL 32046

RE: NOTICE TO ABUTTING OWNER OF  
REQUEST TO CLOSE Citrus Street  
Parcel #08-3N-24-0000-0068-0020

Dear Mr/Ms Ronald Humphrey(Abutting Owner)

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

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

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

Your prompt response is greatly appreciated.

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

*Ronald R. Humphrey*  
Abutting Owner Signature

RONALD R. HUMPHREY  
Abutting Owner Print

2/13/2026  
Date



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

### Abutting Property Owner Acknowledgement

Date: \_\_\_\_\_

Name: (Abutting Owner) Jason Christopher Lathrop

Address: 451672 State Road 200  
Callahan, Florida 32011

RE: NOTICE TO ABUTTING OWNER OF  
REQUEST TO CLOSE West Ninth Street (AKA 9th Street)  
Parcel #08-3N-24-0000-0001-0000

Dear Mr/Ms Jason C. Lathrop (Abutting Owner)

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

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

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

Your prompt response is greatly appreciated.

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

\_\_\_\_\_  
Abutting Owner Signature

\_\_\_\_\_  
Abutting Owner Print

\_\_\_\_\_  
Date

PROPOSED ROAD CLOSURE LEGAL DESCRIPTIONS:

THE LOCATION OF THESE LEGAL DESCRIPTIONS WILL BE IN OR DIRECTLY ADJACENT TO "NORTH HILLIARD TERRACE" A RE-PLAT OF BLOCKS 68, 69, AND 71 OF RECORDED IN PLAT BOOK 0, PAGE 22

BLOCK 71

PARCEL 1:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 2 THROUGH 5 AND LOTS 6 THROUGH 9, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 2:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 3:

ALL OF THE 50 FOOT WIDE UN-NAMED RIGHT-OF-WAY BEING IN BETWEEN LOT 1 AND LOTS 2 THROUGH 5, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 4:

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS MAGNOLIA STREET, IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

8TH STREET BETWEEN BLOCK 71 AND BLOCK 69

PARCEL 5:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS 8TH STREET, IN BETWEEN BLOCK 71, AND BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

BLOCK 69  
PARCEL 6:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 2 THROUGH 5 AND LOTS 6 THROUGH 9, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 7:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 8:

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS 8TH PLACE, IN BETWEEN LOT 1 AND LOTS 2 THROUGH 5, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 9:

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS MAGNOLIA STREET, IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

NEW OAK STREET BETWEEN BLOCK 69 AND BLOCK 68

PARCEL 10:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS NEW OAK STREET (SHOWN AS OAK STREET ON SAID PLAT), IN BETWEEN BLOCK 68, AND BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

## BLOCK 68

## PARCEL 11:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 68, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

THE SOUTH HALF OF WEST 9TH STREET AND WEST HALF OF CITRUS STREET

## PARCEL 12:

A PORTION OF THE SOUTH HALF OF WEST NINTH STREET (ALSO KNOWN AS 9TH STREET, HAVING A 60 FOOT RIGHT-OF-WAY), AS SHOWN IN "MAP OF HILLIARD" A PLAT RECORDED IN PLAT BOOK 1, PAGE 28, NASSAU COUNTY FLORIDA PUBLIC RECORDS; AND THE WEST HALF OF CITRUS STREET (HAVING A 50 FOOT RIGHT-OF-WAY), AS SHOWN IN "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA, PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

**BEGIN** AT THE MOST WESTERLY CORNER OF BLOCK 69, AS SHOWN IN BOTH PLATS, ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 69 AS SHOWN IN "NORTH HILLIARD TERRACE" BEING A FOUND  $\frac{1}{2}$ " REBAR NO CAP; THENCE NORTH  $27^{\circ}18'52''$  EAST ALONG THE NORTHWEST LINE OF BLOCKS 69, AND 68 A DISTANCE OF 740.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST NINTH STREET, WITH THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET, BEING A FOUND  $\frac{5}{8}$ " REBAR NO CAP; THENCE SOUTH  $62^{\circ}30'40''$  EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET A DISTANCE OF 420.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET (ALSO KNOWN AS 8TH STREET, HAVING A 60 FOOT RIGHT-OF-WAY); THENCE NORTH  $27^{\circ}18'52''$  EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET A DISTANCE OF 25.00 FEET; TO THE INTERSECTION OF THE CENTER-LINE OF CITRUS STREET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET; THENCE NORTH  $62^{\circ}30'40''$  WEST ALONG THE CENTER-LINE OF CITRUS STREET A DISTANCE OF 450.00 FEET TO THE INTERSECTION OF THE CENTER-LINE OF CITRUS STREET, WITH THE CENTER-LINE OF WEST NINTH STREET; THENCE SOUTH  $27^{\circ}18'52''$  WEST ALONG THE CENTER-LINE OF WEST

NINTH STREET A DISTANCE OF 765.00 FEET TO A POINT; THENCE SOUTH 62°30'40"  
EAST, 30.00 FEET TO THE **POINT OF BEGINNING.**





## Hotaling Moody & Associates

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

# APPRAISAL REPORT



Twelve Right-of-Way Sites  
 Multiple Locations in the Northwestern Quadrant of  
 Oxford Street and West Seventh Street  
 Hilliard, Florida 32046

Prepared For: Doug Atkins  
 Dayspring Property Services, LLC  
 PO Box 1088  
 Hilliard, Florida 32046



March 17, 2026

Doug Atkins  
Dayspring Property Services, LLC  
PO Box 1088  
Hilliard, Florida 32046

RE: Appraisal of Twelve Right-of-Way Sites Located in the Northwestern Quadrant of Oxford Street and West Seventh Street, Hilliard, Florida 32046  
Appraisal Number: 2026-0019

Dear Mr. Atkins:

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

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

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

Appraisal Premise	Interest Appraised	Date of Value	Opinion of Value
Right-Of-Way Parcel 1	Fee Simple	March 11, 2026	\$220
Right-Of-Way Parcel 2	Fee Simple	March 11, 2026	\$840
Right-Of-Way Parcel 3	Fee Simple	March 11, 2026	\$1,100
Right-Of-Way Parcel 4	Fee Simple	March 11, 2026	\$4,200
Right-Of-Way Parcel 5	Fee Simple	March 11, 2026	\$5,040
Right-Of-Way Parcel 6	Fee Simple	March 11, 2026	\$220
Right-Of-Way Parcel 7	Fee Simple	March 11, 2026	\$840
Right-Of-Way Parcel 8	Fee Simple	March 11, 2026	\$1,100
Right-Of-Way Parcel 9	Fee Simple	March 11, 2026	\$4,200
Right-Of-Way Parcel 10	Fee Simple	March 11, 2026	\$5,040
Right-Of-Way Parcel 11	Fee Simple	March 11, 2026	\$840
Right-Of-Way Parcel 12	Fee Simple	March 11, 2026	\$13,690
Aggregate:			\$37,330
Rounded:			\$37,300

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



### **Extraordinary Assumptions & Hypothetical Conditions**

---

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

1. None.

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

1. None

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

Respectfully submitted,

Hotaling Moody & Associates, LLC

A handwritten signature in blue ink, appearing to read 'Michael Hotaling'.

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

A handwritten signature in blue ink, appearing to read 'Brian A. Hall'.

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



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## EXECUTIVE SUMMARY

Subject	Twelve Right-Of-Way Sites
Address	Sixth Street Hilliard, Florida 32046
Property Type	Twelve Right-Of-Way Sites
Property Interest Appraised	Fee Simple Interest
Owner of Record	Town of Hilliard
Tax ID Number	The subject's twelve sites are public Right-Of-Ways and have no tax identification numbers.
<b>Land Sizes</b>	
Parcel 1:	0.025 Acres; 1,100 SF
Parcel 2:	0.096 Acres; 4,200 SF
Parcel 3:	0.126 Acres; 5,500 SF
Parcel 4:	0.482 Acres; 21,000 SF
Parcel 5:	0.579 Acres; 25,200 SF
Parcel 6:	0.025 Acres; 1,100 SF
Parcel 7:	0.096 Acres; 4,200 SF
Parcel 8:	0.126 Acres; 5,500 SF
Parcel 9:	0.482 Acres; 21,000 SF
Parcel 10:	0.579 Acres; 25,200 SF
Parcel 11:	0.096 Acres; 4,200 SF
Parcel 12:	<u>1.571 Acres; 68,452 SF</u>
Aggregate	4.285 Acres; 186,652 SF
Zoning Designation	R-3 (Moderate Density Residential District)
Highest & Best Use - "As Vacant"	Considering the legally permissible, physically possible, financially feasible, and maximally productive uses, the highest and best use of the subject is to assemble the subject sites with the adjacent properties for either single-family or multi-family such as a senior living facility.
Exposure Time	6-12 Months
Marketing Period	6-12 Months
Date of Report	March 17, 2026



### Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Opinion of Value
Right-Of-Way Parcel 1	Fee Simple	March 11, 2026	\$220
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Aggregate:			\$37,330
Rounded:			\$37,300

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

### Extraordinary Assumptions & Hypothetical Conditions

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

1. None.

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

1. None



## GENERAL OVERVIEW

### IDENTIFICATION OF REAL ESTATE

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

### LEGAL DESCRIPTION

The subject's legal descriptions, which were taken directly from a survey provided by the client and created by Glass Land Surveying, LLC (job #25-128), are lengthy and have been included in the addendum of this appraisal report.

### PROPERTY OWNER

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

### SALES HISTORY

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

### PENDING TRANSACTIONS

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

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

### SUBJECT LEASES

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

### PURPOSE OF APPRAISAL

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

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

### SCOPE OF WORK

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

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

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

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



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

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

#### **APPRAISAL REPORT TYPE**

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

#### **CLIENT**

The client of this assignment is Doug Atkins of Dayspring Property Services, LLC

#### **INTENDED USE & USERS**

The intended use of this appraisal report is to establish fair market values to assist the client in closing (acquiring) the subject properties, which are right-of-way sites reserved for future development of a senior living facility.

#### **APPRAISAL REQUIREMENTS**

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

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

#### **INSPECTION**

Brian A. Hall inspected the subject property on March 11, 2026. The inspection included a visual observation of site conditions, including access, visible easements or encroachments, site layout and utility, and on and off-site improvements affecting the property.

Michael Hotaling, MAI, ASA also inspected the subject.



#### **DATE OF THE REPORT**

The date of the report is March 17, 2026, which is the date the report is completed and transmitted to the client.

#### **MARKET VALUE DEFINITION<sup>1</sup>**

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

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

#### **PROPERTY INTEREST APPRAISED**

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

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

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

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

<sup>2</sup> The Dictionary of Real Estate Appraisal, 7<sup>th</sup> Edition (Chicago: Appraisal Institute, 2022), p. 73.

<sup>3</sup> The Dictionary of Real Estate Appraisal, 7<sup>th</sup> Edition (Chicago: Appraisal Institute, 2022), p. 105.



### PRIOR SERVICES

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

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

### ASSESSMENT AND TAXES

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

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

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

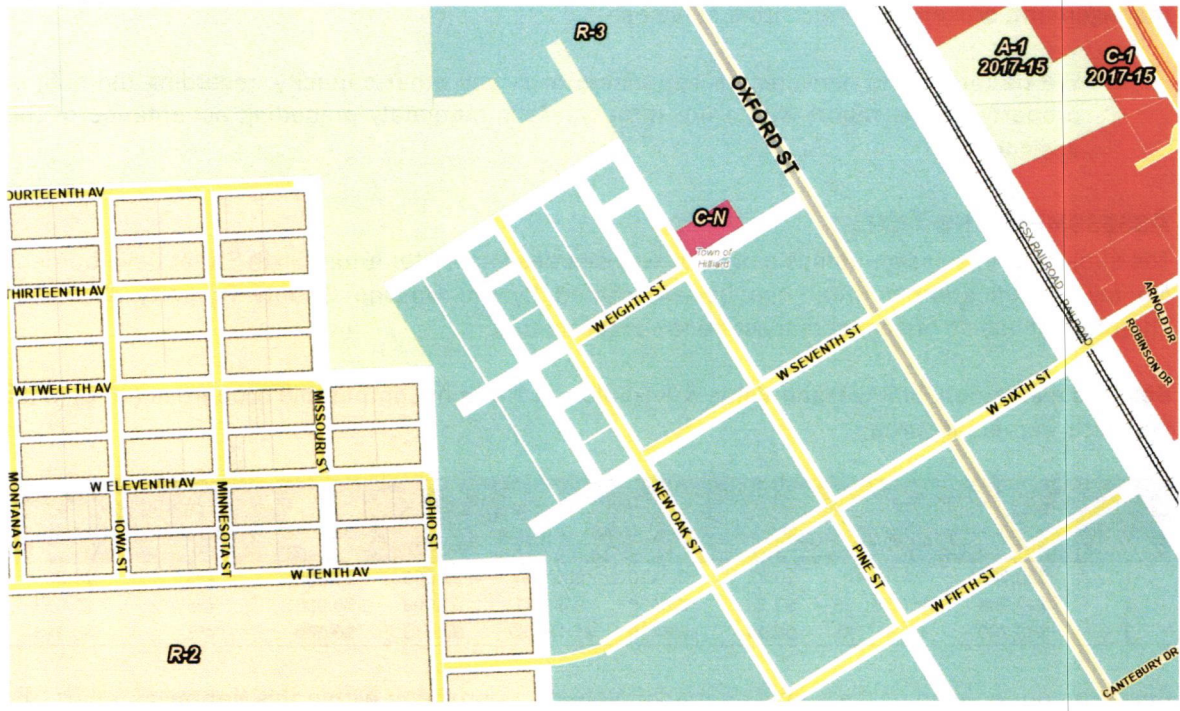
Based on our opinion of the subject's market values, as provided within this appraisal report, the following table details our projection of the subject's taxes if the subject were sold and a tax identification number were assigned.

	Closing		Projected Assessment	Est. Millage Rate	Projected RE Taxes	Non-Ad Valorem Taxes	Early Pmt Disc. %	Projected Tax Burden
	Market Value Conclusion	Cost Deduction						
Parcel 1:	\$300	15.0%	\$255	16.6430	\$4.24	\$0.00	4%	\$4.07
Parcel 2:	\$1,100	15.0%	\$935	16.6430	\$15.56	\$0.00	4%	\$14.94
Parcel 3:	\$1,400	15.0%	\$1,190	16.6430	\$19.81	\$0.00	4%	\$19.01
Parcel 4:	\$5,300	15.0%	\$4,505	16.6430	\$74.98	\$0.00	4%	\$71.98
Parcel 5:	\$6,300	15.0%	\$5,355	16.6430	\$89.12	\$0.00	4%	\$85.56
Parcel 6:	\$300	15.0%	\$255	16.6430	\$4.24	\$0.00	4%	\$4.07
Parcel 7:	\$1,100	15.0%	\$935	16.6430	\$15.56	\$0.00	4%	\$14.94
Parcel 8:	\$1,400	15.0%	\$1,190	16.6430	\$19.81	\$0.00	4%	\$19.01
Parcel 9:	\$5,300	15.0%	\$4,505	16.6430	\$74.98	\$0.00	4%	\$71.98
Parcel 10:	\$6,300	15.0%	\$5,355	16.6430	\$89.12	\$0.00	4%	\$85.56
Parcel 11:	\$1,100	15.0%	\$935	16.6430	\$15.56	\$0.00	4%	\$14.94
Parcel 12:	\$17,100	15.0%	\$14,535	16.6430	\$241.91	\$0.00	4%	\$232.23
Aggregate	\$47,000		\$39,950		\$664.89	\$0.00		\$638.29

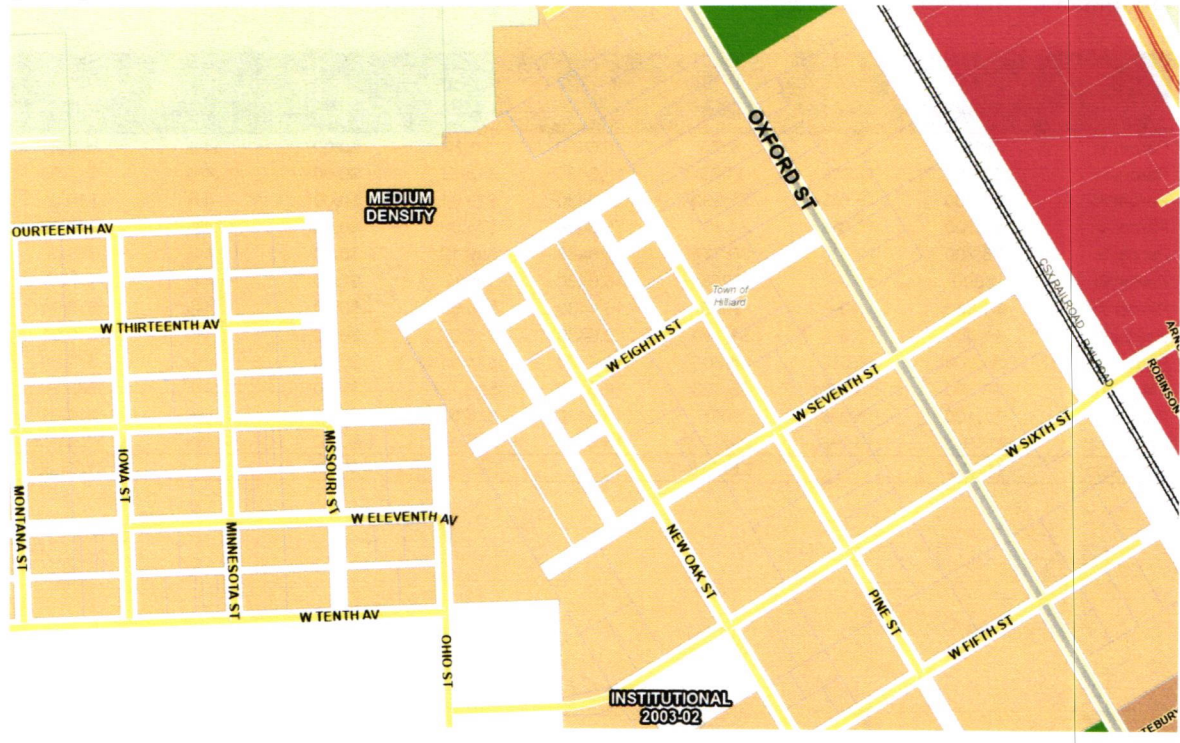


# LAND USE AND ZONING

## ZONING MAP



## LAND USE MAP





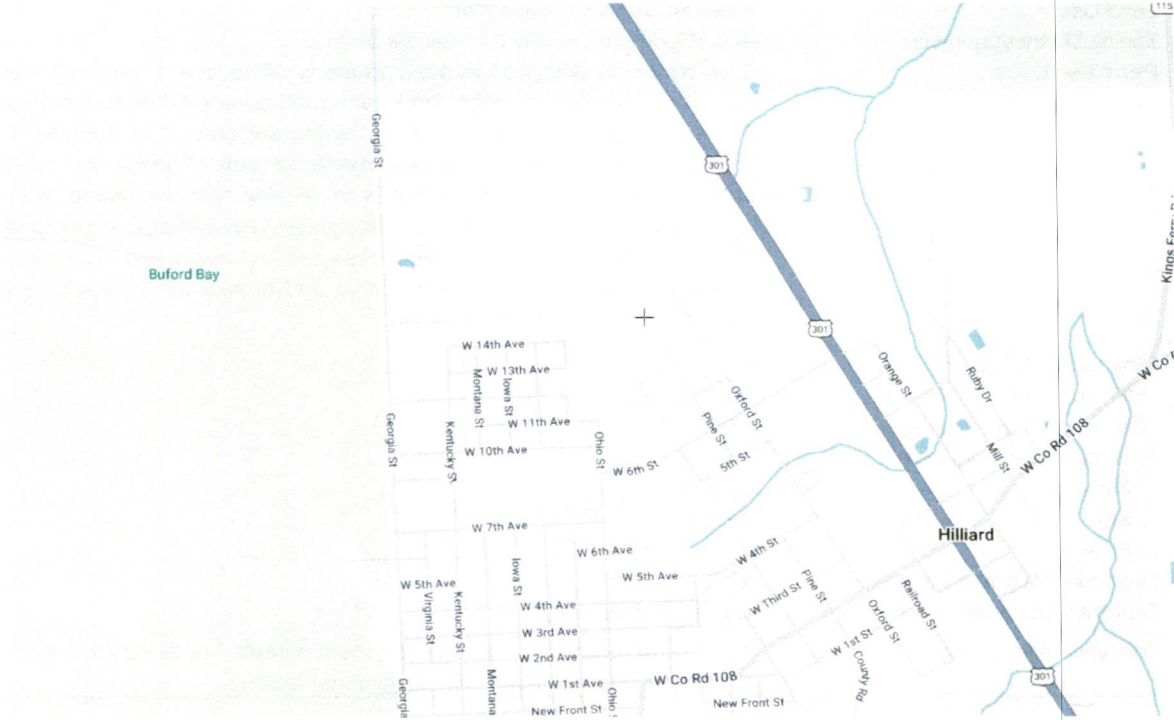
## LAND USE/ZONING REQUIREMENTS

Zoning Jurisdiction	Town of Hilliard
Land Use	Medium Density Residential
Zoning District/Land Use	R-3 (Moderate Density Residential District)
Permitted Uses	This district is designed to apply to areas which are to be developed with a combination of single-family and multiple-family homes on small lots as is appropriate in a multiple residential area. It is intended to create and maintain a residential district of small homes and rental dwelling units at an intensity that is in keeping with the needs of the community and can be served adequately by available community services and facilities. It is also designed to create and maintain a multiple-family housing stock to serve and protect the character and stability of the district and the town.
Minimum Lot Requirements	
Minimum Lot Width/Area	70 ft. / 7,000 SF
Maximum Site Coverage	35%
Minimum Yard Requirements	
Front	25 ft
Side	12.5 ft.
Rear	30 ft.
Maximum Height of Structures	30 ft.
Current Use Legally Conforming	Legally Conforming
Zoning Change Likely	The subject along with multiple adjacent parcels are being rezoned to PUD for a 105-bed residential senior living facility.



**SITE DESCRIPTION**

**LOCATION MAP**



**AERIAL TAX MAP**



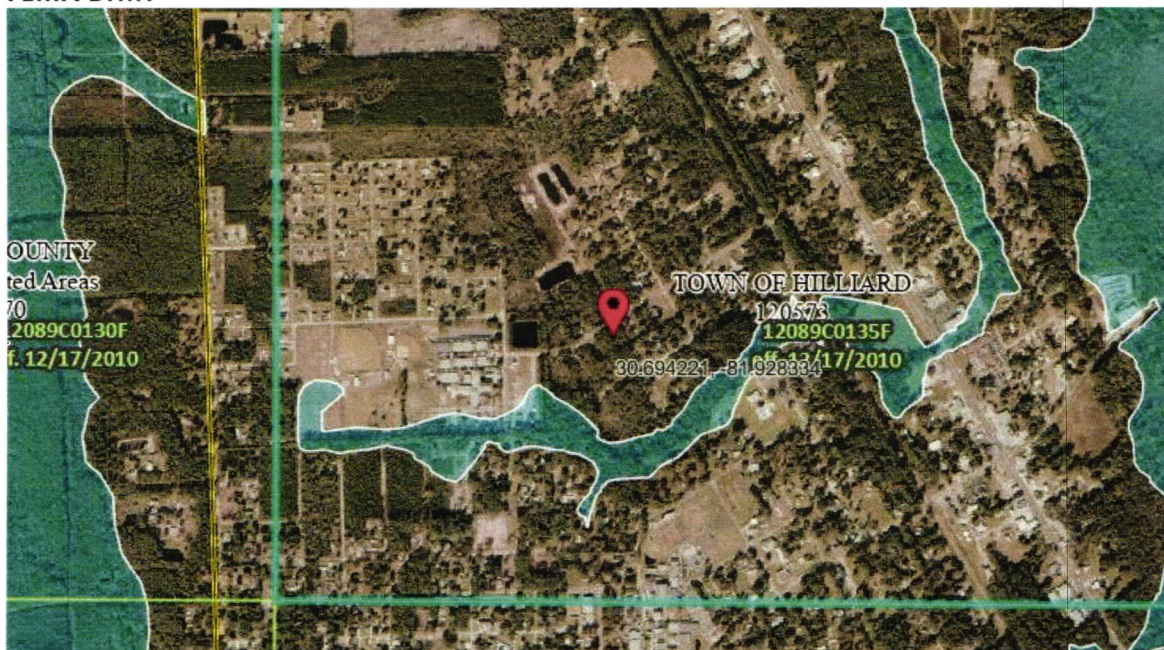




**PHYSICAL CHARACTERISTICS**

Location	Unpaved rights-of-way along portions of West Eight Street, West Ninth Street, 8th Place, Magnolia Street, New Oak Street (AKA Oak Street), Citrus Street, and other alleys and unnamed streets. These are all located west of Oxford Street and north of West Seventh Street within the Town of Hilliard.
Land Sizes	
Parcel 1:	0.025 Acres; 1,100 SF
Parcel 2:	0.096 Acres; 4,200 SF
Parcel 3:	0.126 Acres; 5,500 SF
Parcel 4:	0.482 Acres; 21,000 SF
Parcel 5:	0.579 Acres; 25,200 SF
Parcel 6:	0.025 Acres; 1,100 SF
Parcel 7:	0.096 Acres; 4,200 SF
Parcel 8:	0.126 Acres; 5,500 SF
Parcel 9:	0.482 Acres; 21,000 SF
Parcel 10:	0.579 Acres; 25,200 SF
Parcel 11:	0.096 Acres; 4,200 SF
Parcel 12:	<u>1.571 Acres; 68,452 SF</u>
Aggregate	4.285 Acres; 186,652 SF
Shape	Parcels 1-11 are rectangular. Parcel 12 is "L" shaped.
Topography	Generally level and at road grade

**FEMA DATA**





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

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**ENVIRONMENTAL HAZARDS**

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

**EASEMENTS/ENCROACHMENTS/RESTRICTIONS**

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

**CONCLUSION OF SITE UTILITY**

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



## **SURROUNDING AREA ANALYSIS**

### **LOCATION**

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

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

### **ACCESS AND LINKAGES**

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

#### North/South Routes:

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

#### East/West Routes:

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

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



**SURROUNDING LAND USES**

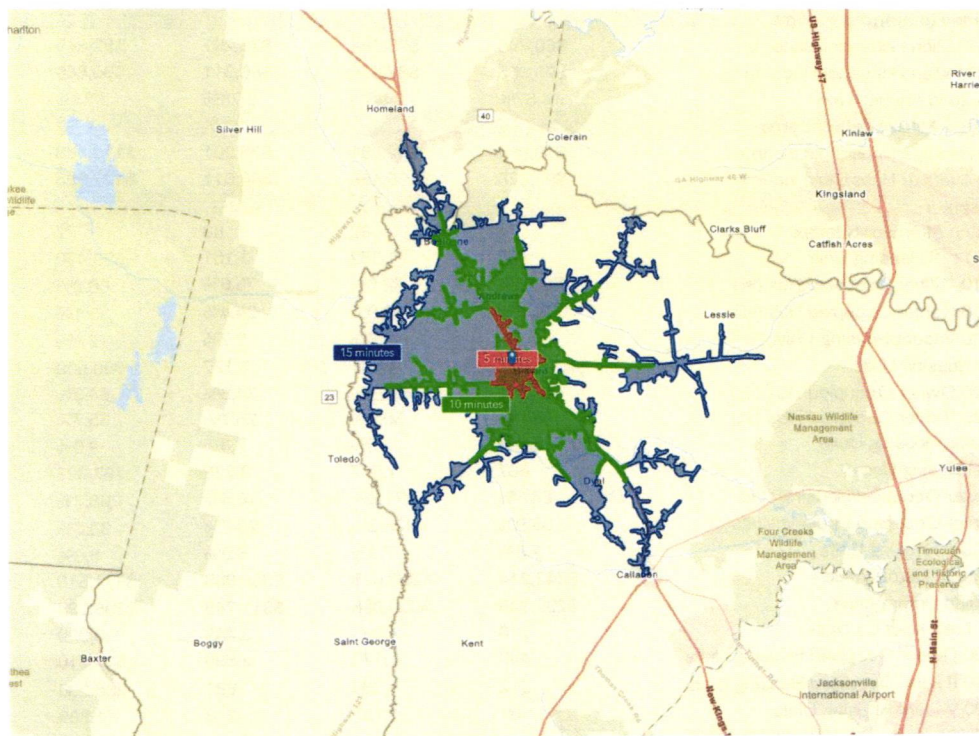
Land uses immediately surrounding the subject are predominantly vacant and improved agricultural land, rural single-family homesites improved with varying single-family structures from single wide mobile homes to larger custom-built residential homes. Several commercial properties are located within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

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

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

**SURROUNDING AREA DEMOGRAPHICS**

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





## Executive Summary

New Oak St, Hilliard, Florida, 32046

Prepared by  
Esri

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

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

**Data Note:** Income is expressed in current dollars**Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025, 2030).



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

#### **OUTLOOK AND CONCLUSION**

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

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



## HIGHEST AND BEST USE

### Definition

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

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

1. **Legal Permissibility:** *“a property use that is either currently allowed or most probably allowable under zoning codes, building codes, environmental regulations, and other applicable laws and regulations that govern land use.”*
2. **Physical Possibility:** *“the parcel of land must be able to accommodate the construction of any building that would be a candidate for the ideal improvement.”*
3. **Financial Feasibility:** *“the capability of a physically possible and legal use of property to produce a positive return to the land after considering risk and all costs to create and maintain the use.”*
4. **Maximally Productive Use:** *“a specific land use must yield the highest value of all the physically possible, legally permissible, and financially feasible possible uses.”*

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



## **HIGHEST AND BEST USE “AS VACANT”**

### **LEGALLY PERMISSIBLE**

The subject tracts represent 12 undeveloped sites within an area surrounding Moderate Density Residential District (R-3) zoned properties and a future land use of Medium Density Residential. This district is designed to apply to areas that are to be developed with a combination of single-family and multiple-family homes on small lots, as is appropriate in a multiple residential area. It is intended to create and maintain a residential district of small homes and rental dwelling units at an intensity that is in keeping with the needs of the community and can be served adequately by available community services and facilities. It is also designed to create and maintain a multiple-family housing stock to serve and protect the character and stability of the district and the town.

### **PHYSICALLY POSSIBLE**

The physically possible uses for the subject are limited to the legally permissible uses that current zoning and land use of the site mandates. The subject sites range in size from 1,100 square feet to 68,452 square feet, with widths ranging from 10 feet to 60 feet. While any of the allowable uses could be physically possible, R-3 zoning requires a medium width of 70 feet. Therefore, the sites “as is” are not considered developable unless they are assembled with an adjoining property.

### **FINANCIALLY FEASIBLE**

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

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

### **MAXIMALLY PRODUCTIVE**

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

Considering the legally permissible, physically possible, financially feasible, and maximally productive uses, the highest and best use of the subject is to assemble the subject properties with the adjacent properties for either single-family or multi-family, such as a senior living facility.

### **MOST PROBABLE BUYER/USER**

Considering the property's size and characteristics, the likely buyer of the subject would be adjacent property owners looking to assemble the subject properties with their adjacent properties for either single-family or multi-family use, such as a senior living facility.



## **VALUATION METHODOLOGY & DEFINITIONS**

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

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

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

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

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

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



### **SALES COMPARISON APPROACH**

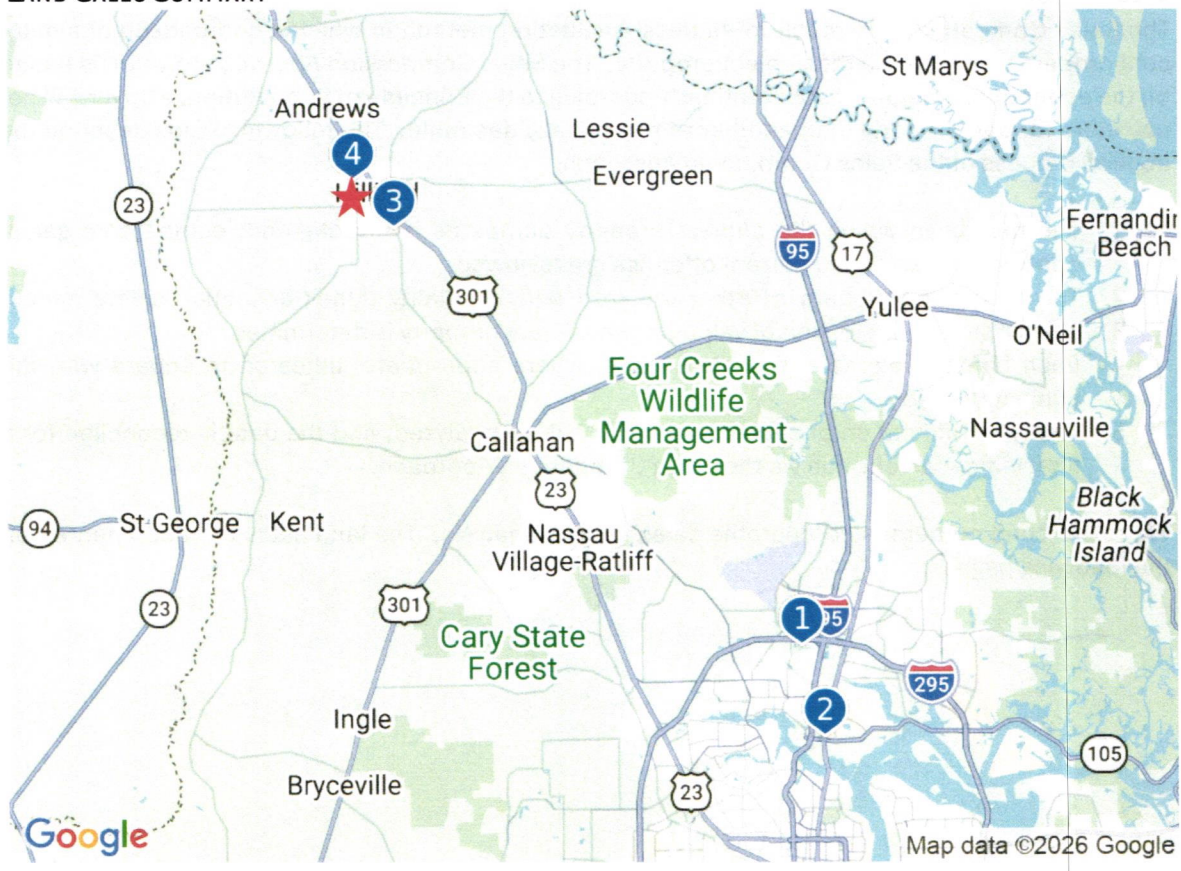
The Sales Comparison Approach to Value is a valuation method in which a comparison of similar sold properties is made to the subject property. The Sales Comparison Approach to value is based on the economic principle of substitution. According to the Principle of Substitution, a buyer will not pay more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

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

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



**LAND SALES SUMMARY**



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



## Harts Road

Comparable 1

### Sale Information

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

### Property

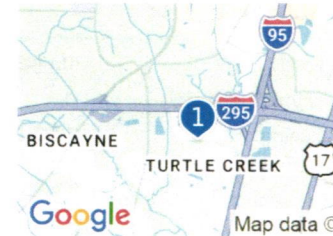
Land Area	1.01 Acres (43,996 SF)
Number of Parcels	1
Zoning	RR-Acres
Shape	Irregular
Topography	Level
Utilities	Public
Frontage	151' Harts Road



Harts Road  
Jacksonville, FL 32218

County  
Duval

APN  
019701-2000



### Confirmation

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

### Remarks

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





## Vacant Land

Comparable 3

### Sale Information

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



### Property

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

Henry Smith Rd  
Hilliard, FL 32046

County  
Nassau

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



### Confirmation

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

### Remarks

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



## Vacant Residential Land

Comparable 4

### Sale Information

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

### Property

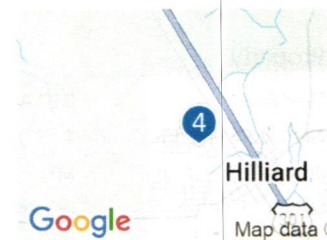
Land Area	4.0497 Acres (176,404 SF)
Number of Parcels	2
Zoning	R-3
Shape	Generally Rectangular
Topography	Generally Level



New Oak St  
Hilliard, FL 32046

County  
Nassau

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



### Confirmation

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

### Remarks

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



### **ANALYSIS OF LAND SALES**

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

- Quantitative adjustments are often developed as dollar or percentage amounts and are most credible when there is enough data to perform a paired sales or statistical analysis.
- Qualitative adjustments are based on qualitative judgment rather than empirical data when there is not sufficient data to develop a sound quantified estimate within a reasonable degree of confidence.

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

### **PROPERTY RIGHTS**

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

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

### **FINANCING**

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

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

### **CONDITIONS OF SALE**

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

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

### **MARKET CONDITIONS**

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



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

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

**LOCATION/ACCESS/EXPOSURE**

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

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

**PHYSICAL CHARACTERISTICS**

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

**ECONOMIES OF SCALE**

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

**ZONING**

The subject sites represent undeveloped site properties surrounding Residential (R-3) zoned land and future land use of Medium Density Residential. Sale 1 as inferior residential zoning warranted an upward adjustment. Sales 2 and 3 have superior commercial zoning and warranted downward adjustments. Sale 4 has similar zoning; therefore, no adjustment was warranted.



### LAND SALES ADJUSTMENT GRID

	Subject	Land Sale 1	Land Sale 2	Land Sale 3	Land Sale 4
Sale Site		Harts Road	Zoo Parkway	Henry Smith Road	New Oak Road
Date of Value & Sale	3/11/26	1/12/23	3/8/24	11/4/24	6/12/25
Average Size (Square Feet)	15,554	43,996	6,309	42,253	176,404
Zoning	R-3	RR-Acre	CCG-2	M-1	R-3
Effective Sale Price		\$5,000	\$1,000	\$20,000	\$238,000
Unadjusted Sale Price (PSF)		\$0.11	\$0.16	\$0.47	\$1.35
<b>Transactional Adjustments</b>					
Property Rights Conveyed	Fee Simple	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%
Adjusted Price		\$0.11	\$0.16	\$0.47	\$1.35
Financing Terms	Cash to seller	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%
Adjusted Price		\$0.11	\$0.16	\$0.47	\$1.35
Conditions of Sale	Arm's Length	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%
Adjusted Price		\$0.11	\$0.16	\$0.47	\$1.35
Market Condition		Similar	Similar	Similar	Similar
Value Growth/Decline (Annual)	0.00%				
Adjustment		0.00%	0.00%	0.00%	0.00%
<b>Adjusted Price PSF</b>		<b>\$0.11</b>	<b>\$0.16</b>	<b>\$0.47</b>	<b>\$1.35</b>
<b>Property Adjustments</b>					
Location	Average	Average	Average	Average	Average
Access/Exposure	Average	Average	Average	Average	Average
Compared to the subject		Similar	Similar	Superior	Similar
Adjustment		0.00%	0.00%	-5.00%	0.00%
Physical Characteristics	Narrow/ROW	Easement	Narrow/Ditch	Shape/Easement	Developable
Compared to the subject		Similar	Inferior	Superior	Superior
Adjustment		0.00%	25.00%	-50.00%	-95.00%
Economies of Scale	15,554 SF	43,996 SF	6,309 SF	42,253 SF	176,404 SF
Compared to the subject		Larger	Smaller	Larger	Larger
Adjustment		3.26%	-1.06%	3.06%	18.46%
Zoning	R-3	RR-Acre	CCG-2	M-1	R-3
Compared to the subject		Inferior	Superior	Superior	Similar
Adjustment		25.00%	-5.00%	-5.00%	0.00%
<b>Net Property Adjustment</b>		<b>28.26%</b>	<b>18.94%</b>	<b>-56.94%</b>	<b>-76.54%</b>
Adjusted Sale Price		\$0.15	\$0.19	\$0.20	\$0.32
	High	\$0.32			
	Median	\$0.20			
	Average	\$0.21			
	Low	\$0.15			



**CONCLUSIONS OF SALES COMPARISON APPROACH**

<b>Indicated Market Value -Parcels 1-12</b>			
Parcel 1:	1,100 SF	x \$0.20 / SF	\$220
Parcel 2:	4,200 SF	x \$0.20 / SF	\$840
Parcel 3:	5,500 SF	x \$0.20 / SF	\$1,100
Parcel 4:	21,000 SF	x \$0.20 / SF	\$4,200
Parcel 5:	25,200 SF	x \$0.20 / SF	\$5,040
Parcel 6:	1,100 SF	x \$0.20 / SF	\$220
Parcel 7:	4,200 SF	x \$0.20 / SF	\$840
Parcel 8:	5,500 SF	x \$0.20 / SF	\$1,100
Parcel 9:	21,000 SF	x \$0.20 / SF	\$4,200
Parcel 10:	25,200 SF	x \$0.20 / SF	\$5,040
Parcel 11:	4,200 SF	x \$0.20 / SF	\$840
Parcel 12:	68,452 SF	x \$0.20 / SF	\$13,690
<b>Aggregate</b>	<b>186,652 SF</b>		<b>\$37,330</b>
		<b>Rounded</b>	<b>\$37,300</b>

**EXPOSURE TIME**

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

**MARKETING TIME**

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



## ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions:

1. The effective date is March 11, 2026. The appraisers assume no responsibility for economic or physical factors occurring at some later date, which may affect the opinions stated herein.
2. No responsibility for legal matters is assumed, although such matters may be discussed in the report. No opinion is rendered as to the title, which is assumed marketable and free and clear of all liens, encumbrances, easements, encroachments, and restrictions, except as herein described. The property was appraised under the assumption that it is under responsible ownership and competent management and available for its highest and best use.
3. Certain information in this report was furnished from sources believed reliable; however, such information is not guaranteed as to its accuracy, although it has been checked insofar as possible and is believed correct.
4. No engineering test boring was made to determine soil-bearing qualities. The soil of the area under valuation appears firm and solid unless otherwise stated. Subsidence in the area is unknown or uncommon, but the appraisers do not warrant against this condition or occurrence.
5. In this assignment, the existence of toxic waste, including, without limitation, cyclodienes, petroleum leakage, or agricultural chemicals that may or may not be present, was not observed by, nor do the appraisers know the existence of any such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The existence of potentially hazardous waste materials may affect the value of the property.
6. The appraisers, by reason of this report, are not required to give testimony in court regarding the property herein appraised, nor are the appraisers obligated to appear before any governmental body, board, agent, or representative for investigation, questioning, depositions, conferences, or hearings unless specific arrangements have been previously made therefore concerning time and fees.
7. Any drawings, maps, or exhibits included in this report are for illustration only to visualize the property and its surroundings. They may not be considered surveys or relied upon for any other purpose.
8. A member of The Appraisal Institute signed this report. The Bylaws and Regulations of the Institute require each member to control the use and distribution of each appraisal report signed by such members. Therefore, no out-of-context quoting or partial reprinting of this report is authorized. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by using media for public communication without the prior written consent of the signatory of this appraisal report. The Bylaws and Regulations of the Institute also provide for the review of appraisal reports by its duly authorized representatives in some instances. No change of any item in the appraisal report shall be



- made by anyone other than the appraisers, and the appraisers shall have no responsibility for any such unauthorized change.
9. Any distribution of the total estimated values in this report between land, improvement, and/or personal property applies only to the property's planned utilization as described in this report. These separate value estimates must not be used in conjunction with any other appraisal or any other intended use and are invalid if used. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
  10. We inspected the subject on March 11, 2026. This appraisal is conditioned upon there being no hidden or unapparent conditions of the property, subsoil, or structure, no major structural defects, sinkholes, the existence of endangered species, nor any termite and/or other insect infestations or damages that were not visible to the appraisers during the inspection, which, had such been observed, would be discussed herein.
  11. The Highest and Best Use Analysis of the subject and the valuation estimate of the analysis and report are subject to the continuing land uses identified herein being continued according to the Town of Hilliard.
  14. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws and that all zoning and use regulations and restrictions of all types have been complied with (unless noncompliance is stated, defined, and considered in the appraisal report). It is further assumed that all licenses, consents, permits, or legislative or administrative authority required by any local, state, federal, and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimates.
  15. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
  16. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the appraisal's contents without the express written consent of Hotaling Moody & Associates, LLC and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraisers assumed no obligation, liability, or accountability to any third party.
  17. The distribution of this report is at the sole discretion of the client. However, no third party that is not listed as an intended user on the face of the appraisal or the engagement letter may rely upon the appraisal's contents. In no event shall the client give a third party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
  18. The subject property is under Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain. Federal law does not require flood insurance in these zones. Unless otherwise noted, we have not completed nor have we contracted to have completed



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

19. The size of the subject land was taken from a land survey. Should a future survey prove this information inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.
20. This appraisal applies to the land only. The value of trade fixtures, furnishings, personal property, and other equipment, or subsurface rights (minerals, gas, and oil) was not considered in this appraisal. A business value was not estimated.
21. No changes in any federal, state, or local laws, regulations, or codes (including, without limitation, the Internal Revenue Code) are anticipated unless specifically stated to the contrary.
22. The data gathered in the course of this assignment shall remain the property of the appraisers. The client authorizes the appraisers to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraisers to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
23. Acceptance and/or use of this appraisal report constitutes acceptance of these general assumptions and limiting conditions.



## **CERTIFICATION – MICHAEL HOTALING, MAI**

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three years immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of any subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. Michael Hotaling, MAI, ASA, made a personal inspection of the properties that are the subject of this report on March 11, 2026.
10. Brian A. Hall provided significant real property appraisal assistance to the person signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



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

A handwritten signature in blue ink, appearing to read 'Michael Hotaling', with a long, sweeping underline.

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



## CERTIFICATION – BRIAN A. HALL

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three years immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of any subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. Brian A. Hall, made a personal inspection of the property that is the subject of this report on March 11, 2026.
10. Michael Hotaling, MAI, ASA provided significant real property appraisal assistance to the person signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.



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

A handwritten signature in blue ink that reads "Brian A. Hall".

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



**ADDENDUM**



## LEGAL DESCRIPTIONS

PARCEL 1:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 2 THROUGH 5 AND LOTS 6 THROUGH 9, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 2:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 3:

ALL OF THE 50 FOOT WIDE UN-NAMED RIGHT-OF-WAY BEING IN BETWEEN LOT 1 AND LOTS 2 THROUGH 5, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 4:

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS MAGNOLIA STREET, IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 5:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS 8TH STREET, IN BETWEEN BLOCK 71, AND BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 6:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 2 THROUGH 5 AND LOTS 6 THROUGH 9, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 7:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 8:

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS 8TH PLACE, IN BETWEEN LOT 1 AND LOTS 2 THROUGH 5, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 9:

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS MAGNOLIA STREET, IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.



PARCEL 10:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS NEW OAK STREET (SHOWN AS OAK STREET ON SAID PLAT), IN BETWEEN BLOCK 68, AND BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 11:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 68, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 12:

A PORTION OF WEST NINTH STREET (ALSO KNOWN AS 9TH STREET, HAVING A 60 FOOT RIGHT-OF-WAY), AS SHOWN IN "MAP OF HILLIARD" A PLAT RECORDED IN PLAT BOOK 1, PAGE 28, NASSAU COUNTY FLORIDA PUBLIC RECORDS; AND ALL OF CITRUS STREET (HAVING A 50 FOOT RIGHT-OF-WAY), AS SHOWN IN "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA, PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGIN AT THE MOST WESTERLY CORNER OF BLOCK 69, AS SHOWN IN BOTH PLATS, ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 69 AS SHOWN IN "NORTH HILLIARD TERRACE" BEING A FOUND ½" REBAR NO CAP; THENCE NORTH 27°18'52" EAST ALONG THE NORTHWEST LINE OF BLOCKS 69, AND 68 A DISTANCE OF 740.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST NINTH STREET, WITH THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET, BEING A FOUND ⅝" REBAR NO CAP; THENCE SOUTH 62°30'40" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET A DISTANCE OF 420.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET (ALSO KNOWN AS 8TH STREET, HAVING A 60 FOOT RIGHT-OF-WAY); THENCE NORTH 27°20'56" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET A DISTANCE OF 50.00 FEET; TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CITRUS STREET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET; THENCE NORTH 62°30'40" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CITRUS STREET A DISTANCE OF 480.07 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CITRUS STREET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST NINTH STREET; THENCE SOUTH 27°18' 52" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST NINTH STREET A DISTANCE OF 790.33 FEET TO A POINT; THENCE SOUTH 62°30'40" EAST, 60.09 FEET TO THE POINT OF BEGINNING.



# QUALIFICATIONS OF MICHAEL HOTALING, MAI, ASA

President/Owner  
Hotaling Moody & Associates, LLC

### State Certifications

**State of Florida**  
State-Certified General Real Estate Appraiser RZ3226

**State of Georgia**  
Certified General Real Property Appraiser 334632

**State of Tennessee**  
Certified General Real Estate Appraiser 6647

**Commonwealth of Virginia**  
Certified General Real Estate Appraiser 4001018762

**State of Alabama**  
Certified General Real Estate Appraiser 3257

**State of South Carolina**  
Certified General Real Estate Appraiser 7020

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

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

### Experience

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

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

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

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

### Professional Activities

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



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

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

Ron DeSantis, Governor Melanie S. Griffin, Secretary

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

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

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

**LICENSE NUMBER: RZ3226**

**EXPIRATION DATE: NOVEMBER 30, 2026**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

ISSUED: 11/13/2024

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# QUALIFICATIONS OF BRIAN A. HALL

Vice President - Commercial  
Hotaling Moody & Associates, LLC

State Certifications

**State of Florida**  
State-Certified General Real Estate Appraiser RZ3163

**State of Georgia**  
Certified General Real Property Appraiser 446951

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

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

Experience

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

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

Professional Activities

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

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



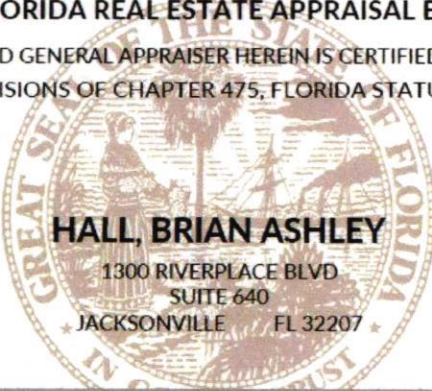
Ron DeSantis, Governor Melanie S. Griffin, Secretary

**Florida**  
**dbpr**

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

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



**HALL, BRIAN ASHLEY**  
1300 RIVERPLACE BLVD  
SUITE 640  
JACKSONVILLE FL 32207

**LICENSE NUMBER: RZ3163**


**EXPIRATION DATE: NOVEMBER 30, 2026**

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ISSUED: 12/01/2024

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## AGENDA ITEM REPORT

### TOWN OF HILLIARD, FLORIDA

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TO: Planning & Zoning Board Regular Meeting Meeting Date: May 28, 2026

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

SUBJECT: Planning & Zoning Board to Review and Discussion of the Pre-Application for the Alleys Within Blocks: 92, 95, 106-111, 113, 115-117 and Portions of the Following Rights-of-Way: W 6<sup>th</sup> Ave. and make recommendation to Town Council.

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#### **BACKGROUND:**

- 3.2 Letter of Intent
- 3.3 Application
- 3.4 Letter of Revision
- 3.5 Updated Map
- 3.6 Updated Legal Descriptions

In May 2026, the owner of the subject properties submitted a Pre-Application for the Vacation of Right-of-Way for the alleys within Blocks 92, 95, 106–111, 113, and 115–117, as well as portions of the following rights-of-way: W. 8th Ave. (1 block), W. 7th Ave. (2 blocks), W. 6th Ave. (4 blocks), Virginia St. (2 blocks), Kentucky St. (1 block), Iowa St. (2 blocks), and Minnesota St. (2 blocks).

Letters were mailed to all adjacent property owners inviting them to attend this Workshop, the Planning and Zoning (PZ) Meeting on May 28th, and the Town Council (TC) Meeting on June 4th.

Please see the attached survey illustrating the scope of the requested vacation.

Following the workshop, edits were made to the application to only include the Alleyways as well as portions of W 6<sup>th</sup> Ave.

**FINANCIAL IMPACT:** All cost will be paid by the Applicant.

#### **RECOMMENDATION:**

Planning & Zoning Board to recommend to the Town Council concerning moving forward with the Vacation of Right of Way process for application 20260506, with the edited request.

May 5, 2026

**VIA FEDERAL EXPRESS OVERNIGHT & E-MAIL**

Town of Hilliard  
Attn: Lee Anne Wollitz, Land Use Administrator  
15859 County Road 108  
Hilliard, Florida 32046

**RE: Pre-Application to Close, Abandon, or Vacate Street, Alley, Easement or Right of Way**

Dear Ms. Wollitz:

On behalf of our client, Dayspring Property Services, LLC (“Dayspring”), please find enclosed a completed Pre-Application to Close, Abandon, or Vacate Street, Alley, Easement or Right of Way certain portions of West Sixth Avenue, Iowa Street, Minnesota Street, West Seventh Avenue, West Eighth Avenue, Kentucky Street, and Virginia Street, and portions of certain named streets and alleyways located within Blocks 95, 107, 108, 109, 110, 111, 113, 115, 116, and 117, as shown on the enclosed survey and further described in the enclosed legal description. Enclosed with the application are all required attachments. Please note that Dayspring will hand-deliver a check payable to the Town of Hilliard covering the \$200.00 application fee and the \$1,000.00 deposit.

This filing represents the initial step for Dayspring to advance its proposed project, an active adult community known as Dayspring Garden, which envisions privately owned and maintained internal roadways to serve the Dayspring Gardens proposed community. The roadway portions requested to be vacated are largely surrounded by Dayspring-owned property, along with certain privately owned parcels held by third parties, as identified on the enclosed Schedule B and abutting property owner acknowledgment forms.

As always, we very much look forward to working with you and your colleagues on these applications. Please let us know if this preliminary application may be workshopped on Thursday, May 15, 2026.

Sincerely,

ROGERS TOWERS, P.A.



Courtney P. Gaver

Enclosures



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

<b>For Staff Only</b>
File #: _____
Application Fee: \$ _____
Payment Processed By: _____

ITEM-3

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

Portions of West Sixth Avenue, Iowa Street, Minnesota Street, West Seventh Avenue, West Eighth Avenue, Kentucky Street, and Virginia Street, and portions of various alleyways and rights-of-way located within Blocks 95, 107, 108, 109, 110, 111, 113, 115, 116, and 117.

**A. PROPOSED CLOSING, ABANDONING, OR VACATON**

- a. Street, Alley, Right of Way Name to be closed, vacated, or abandoned: \_\_\_\_\_
- b. Legal Description: See attached. \_\_\_\_\_
- c. Parcel ID Number(s) and/or Adjoining Parcel ID Number(s): See attached. \_\_\_\_\_
- d. Acreage of closure, abandonment, or vacation: See enclosed survey. \_\_\_\_\_

**B. APPLICANT**

- a. Applicant's Status:     Owner (title holder)                       Agent
- b. Name of Applicant(s) or Contact Person(s): Courtney P. Gaver                      Title: Attorney

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

Mailing address: 1301 Riverplace Blvd., Ste. 1500 \_\_\_\_\_

City: Jacksonville                      State: FL                      ZIP: 32207

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

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

Name of Owner (titleholder): Dayspring Property Services, LLC, a Florida limited liability company

Mailing address: PO Box 1080 \_\_\_\_\_

City: Hilliard                      State: FL                      ZIP: 32046

Telephone: (904) 583-0134                      E-mail: doug@dayspring.health

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



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

**C. STATEMENT OF PROPOSED CLOSING, ABANDONING, OR VACATON SOUGHT**

a. Reason for Request To vacate unopened and unutilized alleyways located among properties and lots wholly owned by Applicant to allow for future development of the property as one unified development.

b. How was the street / alley / easement / right-of-way established? See attached legal description.

i. Subdivision Plat Book No: \_\_\_\_\_ Page No: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Official Records Book No: \_\_\_\_\_ Page No: \_\_\_\_\_

Other: \_\_\_\_\_

c. Do you propose to close, abandon, or vacate the entirety of a street, easement, alley, or right-of-way, or only a portion? If a portion, please describe the portion that you desire the Town to close, abandon, or vacate: Portions of the streets and alleyways. See attached legal description.

d. What is the Purpose of the Easement / Street / Alley / Right-of-Way?

Drainage

Utilities

All Utilities

Other – Please Specify Rights-of-Way

e. What are the dimensions of the Easement/ Street / Alley / Right-of-Way? See attached survey and legal description.

f. Is there an existing encroachment? No.

Building

Pool

Other – Please Specify \_\_\_\_\_

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

- a. Legal Description
- b. List of property owners by name and address who own property abutting the street, alley, easement, or right-of-way, or portion thereof, to be abandoned, closed, or vacated.
- c. List of abutting property owners (with addresses).
- d. Acknowledgement Letter(s) from each abutting property owner. (use Town form attached)
- e. Location Map clearly identifying the location of the proposed closure. ([nassaufpa.com](http://nassaufpa.com))



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

**E. FEES**

- a. Right of Way (streets or alley or easements) - \$200 pre application fee & final application fee TBD
- b. The Cost of postage and outside consultants are in addition to the application fee.
- c. The applicant is responsible for paying a \$1,000.00 deposit at the time of submittal.

*No application shall be accepted for processing until the required application fee is paid in full.*

**All attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the applicant will be required to provide the needed documents prior to approval of work. Work prior to approval will result in a Code Enforcement Violation.**

**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:

*Courtney P. Gaver*  
Signature of Applicant

Courtney P. Gaver  
Typed or printed name and title of applicant

5/4/2026  
Date

State of Florida

*Doug D. Adkins*  
Signature of Co-applicant

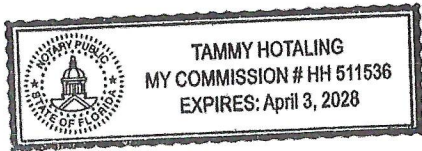
Doug D. Adkins, Manager of Dayspring Property Services, LLC  
Typed or printed name of co-applicant

\_\_\_\_\_ Date

County of St. Johns

The foregoing application is acknowledged before me this 4<sup>th</sup> day of May, 2026, by Courtney P. Gaver, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL



*Tammy Hotaling*  
Signature of Notary Public, State of Florida



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

## Process for Request Close, Abandon, or Vacate Street, Alley, Easement, or Right of Way

1. Submit Pre-Application with all available supporting documents, application fee and deposit.
2. Land Use Administrator review.
3. Town Staff- meet and review (Town Hall Staff, Land Use Administrator, Public Works).
4. Field work- Public Works, Land Use Administrator and Town Hall Staff.
5. Town Staff meet- To discuss findings.
6. Findings and meetings schedule shared with applicants.
7. Town to notify by letter surrounding property owners of Planning and Zoning and Town Council meeting dates and times. (Applicant billed for postage)
8. Planning and Zoning Board meeting- Board to make recommendations to Town Council concerning moving forward with vacation.
9. Town Council Meeting- Council to hear recommendations from P and Z Board. Council makes recommendations on moving forward with process.
10. Applicant submits Final Vacation Application with all supporting documents and fees to Town Hall.
11. Planning and Zoning agenda concerning moving forward with final vacation.
12. Ordinance placed on Town Council agenda for First Reading.
13. Ordinance places on Town Council agenda for Public Hearing. (Applicant billed for advertisement)

### Legal Description

PARCEL 1:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 106, AND LOTS 1 THROUGH 12, BLOCK 117 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 2:

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

PARCEL 3:

A PORTION OF THE 60 FOOT RIGHT-OF-WAY, KNOWN AS MINNESOTA STREET, "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF BLOCK 107; THENCE SOUTH 00°01'01" WEST ALONG THE EASTERLY LINE OF BLOCK 107 A DISTANCE OF 274.83 FEET TO THE SOUTHEAST CORNER OF BLOCK 107; THENCE SOUTH 00°08'58" EAST A DISTANCE OF 60.01 FEET TO THE NORTHEAST CORNER OF BLOCK 116; THENCE SOUTH 00°00'44" EAST ALONG THE EASTERLY LINE OF BLOCK 116 A DISTANCE OF 275.39 FEET TO THE SOUTHEAST CORNER OF BLOCK 116; THENCE NORTH 89°41'23" EAST A DISTANCE OF 59.80 FEET TO THE SOUTHWEST CORNER OF BLOCK 117; THENCE NORTH 00°02'48" WEST ALONG THE WESTERLY LINE OF BLOCK 117 A DISTANCE OF 275.00 FEET TO THE NORTHWEST CORNER OF BLOCK 117; THENCE NORTH 00°23'28" EAST A DISTANCE OF 59.89 FEET TO THE SOUTHWEST CORNER OF BLOCK 106; THENCE NORTH 00°01'01" EAST ALONG THE WESTERLY LINE OF BLOCK 106 A DISTANCE OF 275.00 FEET TO THE NORTHWEST CORNER OF BLOCK 106; THENCE NORTH 89°59'01" WEST A DISTANCE OF 60.20 FEET TO THE POINT OF BEGINNING. CONTAINING 0.84 ACRES MORE OR LESS.

## PARCEL 4:

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

## PARCEL 5:

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

## PARCEL 6:

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

## PARCEL 7:

A PORTION OF THE 60 FOOT RIGHT-OF-WAY, KNOWN AS IOWA STREET, "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF BLOCK 108; THENCE SOUTH 00°00'33" EAST ALONG THE EASTERLY LINE OF BLOCK 108 A DISTANCE OF 275.25 FEET TO THE SOUTHEAST CORNER OF BLOCK 108; THENCE SOUTH 00°17'53" WEST A DISTANCE OF 59.55 FEET TO THE NORTHEAST CORNER OF BLOCK 115; THENCE SOUTH 00°00'33" EAST ALONG THE EASTERLY LINE OF BLOCK 115 A DISTANCE OF 275.12 FEET TO THE SOUTHEAST CORNER OF BLOCK 115; THENCE NORTH 89°59'19" EAST A DISTANCE OF 60.12 FEET TO THE SOUTHWEST CORNER OF BLOCK 116; THENCE NORTH 00°07'05" WEST ALONG THE WESTERLY LINE OF BLOCK 116 A DISTANCE OF 274.71 FEET TO THE NORTHWEST CORNER OF BLOCK 116; THENCE NORTH 00°29'25"

EAST A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 107; THENCE NORTH 00°00'33" WEST ALONG THE WESTERLY LINE OF BLOCK 107 A DISTANCE OF 275.18 FEET TO THE NORTHWEST CORNER OF BLOCK 107; THENCE NORTH 89°59'01" WEST A DISTANCE OF 59.80 FEET TO THE POINT OF BEGINNING. CONTAINING 0.84 ACRES MORE OR LESS.

PARCEL 8:

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

PARCEL 9:

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

PARCEL 10:

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

PARCEL 11:

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

PARCEL 12:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS KENTUCKY STREET, BEING IN BETWEEN BLOCK 109, AND BLOCK 110 ; AS SHOWN IN "PLAT OF THE WEST

PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 13:

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

PARCEL 14:

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

PARCEL 15:

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

PARCEL 16:

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

PARCEL 17:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS VIRGINIA STREET, BEING IN BETWEEN BLOCK 110, AND BLOCK 111 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

## PARCEL 18:

A PORTION OF THE 60 FOOT RIGHT-OF-WAY, KNOWN AS WEST SEVENTH AVENUE, AND A PORTION OF A 60 FOOT RIGHT-OF-WAY, KNOWN AS VIRGINIA STREET, "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BLOCK 111; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF BLOCK 111 A DISTANCE OF 300.05 FEET TO THE NORTHEAST CORNER OF BLOCK 111; THENCE SOUTH 89°58'58" EAST A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF BLOCK 110; THENCE NORTH 00°00'17" WEST A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 95; THENCE NORTH 00°01'03" EAST ALONG THE WESTERLY LINE OF BLOCK 95 A DISTANCE OF 149.74 FEET TO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 95; THENCE NORTH 89°43'06" WEST A DISTANCE OF 60.23 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 94; THENCE SOUTH 00°00'32" EAST ALONG THE EAST LINE OF BLOCK 94 A DISTANCE OF 150.02 FEET TO THE SOUTHEAST CORNER OF BLOCK 94; THENCE NORTH 89°59'49" WEST ALONG THE SOUTH LINE OF BLOCK 94 A DISTANCE OF 299.93 FEET TO THE SOUTHWEST CORNER OF BLOCK 94; THENCE SOUTH 00°06'17" WEST A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING.

## PARCEL 19:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SEVENTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 95, AND LOTS 1 THROUGH 12, BLOCK 110 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

## PARCEL 20:

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

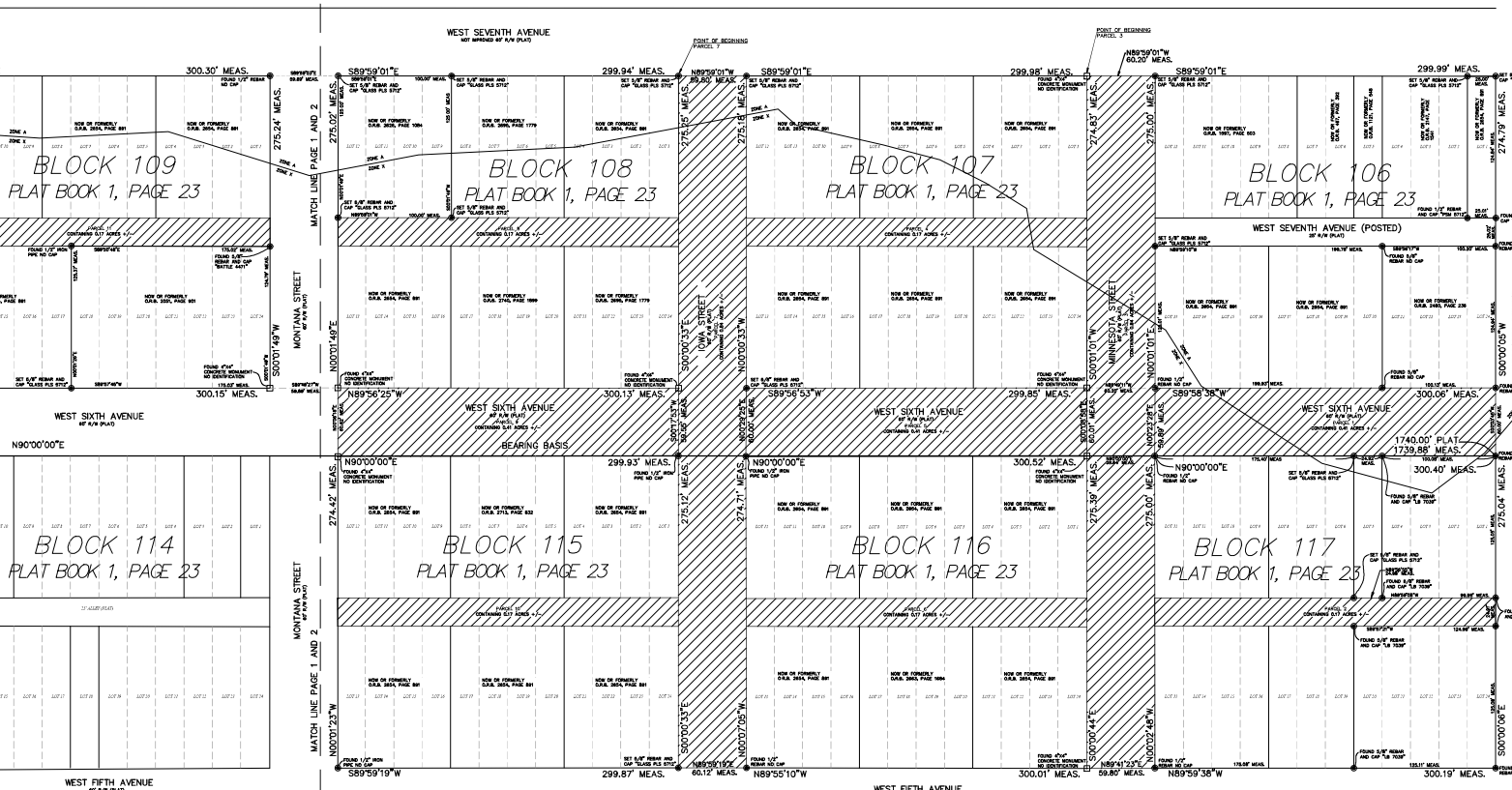
## PARCEL 21:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST EIGHTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 92, AND LOTS 1 THROUGH 12, BLOCK 95 ; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

## PARCEL 22:

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

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



PARCEL 1  
ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 106, AND LOTS 1 THROUGH 12, BLOCK 117; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 2  
ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 8 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 117, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 3  
A PORTION OF THE 60 FOOT RIGHT-OF-WAY, KNOWN AS MINNESOTA STREET, "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD" RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF BLOCK 107, THENCE SOUTH 09°00'00" WEST ALONG THE EASTERLY LINE OF BLOCK 107 A DISTANCE OF 274.83 FEET TO THE SOUTHEAST CORNER OF BLOCK 107, THENCE SOUTH 09°08'58" EAST A DISTANCE OF 60.20 FEET TO THE NORTHEAST CORNER OF BLOCK 116, THENCE SOUTH 00°00'00" EAST ALONG THE EASTERLY LINE OF BLOCK 116 A DISTANCE OF 274.90 FEET TO THE SOUTHWEST CORNER OF BLOCK 116, THENCE NORTH 89°42'29" EAST A DISTANCE OF 59.80 FEET TO THE SOUTHWEST CORNER OF BLOCK 117, THENCE NORTH 00°23'28" EAST A DISTANCE OF 59.80 FEET TO THE SOUTHWEST CORNER OF BLOCK 106, THENCE NORTH 00°00'00" EAST ALONG THE WESTERLY LINE OF BLOCK 117 A DISTANCE OF 274.90 FEET TO THE NORTHWEST CORNER OF BLOCK 106, THENCE NORTH 89°59'01" WEST A DISTANCE OF 60.20 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 ACRES MORE OR LESS.

PARCEL 4  
ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 107, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 5  
ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 107, AND LOTS 1 THROUGH 12, BLOCK 116; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 6  
ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 116, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 7  
A PORTION OF THE 60 FOOT RIGHT-OF-WAY, KNOWN AS IOWA STREET, "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF BLOCK 108, THENCE SOUTH 09°00'00" EAST ALONG THE EASTERLY LINE OF BLOCK 108 A DISTANCE OF 274.25 FEET TO THE SOUTHWEST CORNER OF BLOCK 108, THENCE SOUTH 00°17'53" WEST A DISTANCE OF 59.55 FEET TO THE NORTHEAST CORNER OF BLOCK 115, THENCE SOUTH 00°00'00" EAST ALONG THE EASTERLY LINE OF BLOCK 115 A DISTANCE OF 274.12 FEET TO THE SOUTHWEST CORNER OF BLOCK 115, THENCE NORTH 89°59'19" EAST A DISTANCE OF 60.12 FEET TO THE SOUTHWEST CORNER OF BLOCK 116, THENCE NORTH 00°00'00" WEST ALONG THE WESTERLY LINE OF BLOCK 116 A DISTANCE OF 274.12 FEET TO THE NORTHWEST CORNER OF BLOCK 116, THENCE NORTH 00°25'28" EAST A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 107, THENCE NORTH 00°00'00" WEST ALONG THE WESTERLY LINE OF BLOCK 107 A DISTANCE OF 274.18 FEET TO THE NORTHWEST CORNER OF BLOCK 106, THENCE NORTH 89°59'01" WEST A DISTANCE OF 59.80 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 ACRES MORE OR LESS.

PARCEL 8  
ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 108, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 9  
ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 108, AND LOTS 1 THROUGH 12, BLOCK 115; AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 10  
ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 115, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PAGE 1 OF 3

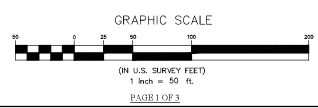
AREA TABLE		
PARCEL NUMBER	SQUARE FEET	ACERAGE
1	17997.12ft <sup>2</sup>	0.41
2	7513.77ft <sup>2</sup>	0.17
3	36575.19ft <sup>2</sup>	0.84
4	7513.31ft <sup>2</sup>	0.17
5	18012.57ft <sup>2</sup>	0.41
6	7522.44ft <sup>2</sup>	0.17
7	36483.04ft <sup>2</sup>	0.84
8	7875.03ft <sup>2</sup>	0.17
9	18028.35ft <sup>2</sup>	0.41
10	7522.44ft <sup>2</sup>	0.17

THE PROPERTIES OWNED BY DAYSPRING PROPERTY SERVICES LLC AT THE TIME OF THIS SURVEY ARE LISTED BELOW.  
 LOTS 13 THROUGH 24, BLOCK 92 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 7, AND LOTS 13 THROUGH 24, BLOCK 95 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOT 1, AND LOTS 13 THROUGH 20, BLOCK 106 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 24, BLOCK 107 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 8, AND LOTS 13 THROUGH 24, BLOCK 108 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 17, BLOCK 109 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 24, BLOCK 110 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 14, AND LOT 17, BLOCK 111 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 24, BLOCK 113 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 24, BLOCK 115 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 24, BLOCK 116 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 8 THROUGH 18, BLOCK 117 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

SURVEY NOTES:

- The "Legal Descriptions" herein are provided by the surveyor per request of the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for assessments, rights-of-way, ownership or other instruments or records.
- Bearings based on N 90°00'00" E for the South line of West Sixth Avenue. (ASSUMED)
- Fence ownership, if applicable, has not been determined by this office. Fences are drawn not to scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless otherwise indicated.
- Unless it bears the signature and the original related seal of a Florida Licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within flood zone "A1" as per F.E.M.A. Flood Insurance Rate Map, Panel 120880030F, 120880030C. Dated 12/17/2010.
- 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 purposes: Surveyed Accuracy: 1 foot in 45,338 feet Commercial / High Risk Survey accuracy: 1 foot in 10,000 feet SPP Rule 54-17.06(3) (b) 1(b) b11

PREPARED FOR:  
DAYSPRING PROPERTY SERVICES LLC



LEGEND	
—●—●—	AERIAL UTILITY WIRES
A/C	AIR CONDITIONER
AKA	ALSO KNOWN AS
B/L	BUILDING RESTRICTION LINE
△	CABLE TELEVISION PIEDestal
△	CENTRAL ANGLE
⊕	CHANG BEARING
—●—	CHAIN LINK FENCE
CD	CHORD DISTANCE
CONC.	CONCRETE
CONC. PLATWORK	CONCRETE PLATWORK
CM	COMBUSTIBLE METAL PIPE
⊖	ELECTRIC METER
ELEV.	ELEVATION
F.F.	FIRE FLOOR
F.P.C.	POINT OF COMMENCEMENT
F.P.	FIRE HYDRANT
⊕	GAS METER
⊕	GAS METER
L	ARC LENGTH
⊕	LIGHT POLE
MEAS.	MEASURED
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OR	ORIGINAL RECORD BOOK
P.I.N.	PARCEL IDENTIFICATION NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.F.	REINFORCED CONCRETE
R.F.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
⊕	SEWER MANHOLE
⊕	SEWER MANHOLE
⊕	STORM MANHOLE
⊕	TELEPHONE FEDESTAL
⊕	WOOD FENCE
⊕	CHAIN LINK FENCE
⊕	WOOD POWER POLE
⊕	WATER METER
⊕	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.

ALAN FRANKLIN GLASS  
FLORIDA REGISTERED SURVEYOR  
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC  
3731 WEST 9TH STREET, HILLIARD FLORIDA 32048  
(904) 875-5141 • FAX (904) 875-0318  
LICENSE BUSINESS NO. B 8359



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

LOTS 13 THROUGH 24, BLOCK 92 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 3, AND LOTS 13 THROUGH 24, BLOCK 95 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOT 1, AND LOTS 13 THROUGH 20, BLOCK 106 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 24, BLOCK 107 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 8 AND LOTS 13 THROUGH 24, BLOCK 108 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 15, BLOCK 109 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 24, BLOCK 110 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 14, AND LOT 13, BLOCK 111 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 24, BLOCK 113 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 24, BLOCK 115 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 1 THROUGH 24, BLOCK 116 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"  
 LOTS 6 THROUGH 19, BLOCK 117 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

PARCEL 11  
 ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 109, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 12  
 ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS KENTUCKY STREET, BEING IN BETWEEN BLOCK 109, AND BLOCK 110, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

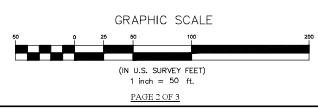
PARCEL 13  
 ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 110, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 14  
 ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SIXTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, ALL IN BLOCK 110, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 15  
 ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 113, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

PARCEL 16  
 ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 111, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS

AREA TABLE		
PARCEL NUMBER	SQUARE FEET	ACERAGE
11	7436.84ft <sup>2</sup>	0.17
12	16511.47ft <sup>2</sup>	0.38
13	7514.34ft <sup>2</sup>	0.17
14	17971.47ft <sup>2</sup>	0.41
15	7516.19ft <sup>2</sup>	0.17
16	7265.38ft <sup>2</sup>	0.17



- LEGEND**
- |—|— = AERIAL UTILITY WIRES
  - A/C = AIR CONDITIONER
  - AKL = ALSO KNOWN AS
  - B.R.L. = BUILDING RESTRICTION LINE
  - CB = CABLE TELEVISION PEDESTAL
  - ∠ = CENTRAL ANGLE
  - +—+— = CHAIN LINK FENCE
  - CD = CHORD BEARING
  - CD = CHORD DISTANCE
  - CONC. = CONCRETE
  - CONCRETE FLATWORK
  - COMBUSTED METAL PIPE
  - |—|— = ELECTRICITY METER
  - ELEV. = ELEVATION
  - F.F. = FINISHED FLOOR
  - ∠ = GAS METER
  - +—+— = ARC LENGTH
  - +—+— = LIGHT POLE
  - MEAS. = MEASURED
  - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
  - O.R.B. = ORIGINAL RECORD BOOK
  - P.I.N. = PARCEL IDENTIFICATION NUMBER
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R = RADIUS
  - RCP = REINFORCED CONCRETE PIPE
  - R/W = RIGHT-OF-WAY
  - |—|— = SEWER MANHOLE
  - |—|— = STORM MANHOLE
  - |—|— = TELEPHONE PEDESTAL
  - |—|— = WOOD FENCE
  - |—|— = CHAIN LINK FENCE
  - |—|— = WOOD POWER POLE
  - |—|— = WATER METER
  - |—|— = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, 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  
 3731 WEST 5TH STREET, HILLIARD FLORIDA 32048  
 (904) 878-9541 • CELL (904) 370-0318  
 LICENSE BUSINESS NO. LB 8396

SCALE: 1"=50'  
 DATE: 09/28/23  
 JOB NO.: 22-128  
 SHEET NO.: 03

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

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

LOTS 1 THROUGH 7, AND LOTS 13 THROUGH 24, BLOCK 93 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

LOT 1, AND LOTS 13 THROUGH 24, BLOCK 109 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

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

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

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

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

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

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

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

LOTS 6 THROUGH 18, BLOCK 117 "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD"

PARCEL 17:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS VIRGINIA STREET, BEING IN BETWEEN BLOCK 110 AND BLOCK 111, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 18:

A PORTION OF THE 60 FOOT RIGHT-OF-WAY, KNOWN AS WEST SEVENTH AVENUE, AND A PORTION OF A 60 FOOT RIGHT-OF-WAY, KNOWN AS VIRGINIA STREET, "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BLOCK 111, THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF BLOCK 111 A DISTANCE OF 300.06 FEET TO THE NORTHEAST CORNER OF BLOCK 111, THENCE SOUTH 89°58'58" EAST A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF BLOCK 110, THENCE NORTH 09°00'17" WEST A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 95, THENCE NORTH 09°00'17" EAST ALONG THE WESTERLY LINE OF BLOCK 95 A DISTANCE OF 149.74 FEET TO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 95, THENCE NORTH 89°49'00" WEST A DISTANCE OF 60.23 FEET TO THE SOUTHEAST CORNER OF LOT 11 IN BLOCK 94, THENCE SOUTH 09°00'17" EAST ALONG THE EAST LINE OF BLOCK 94 A DISTANCE OF 150.03 FEET TO THE SOUTHEAST CORNER OF BLOCK 94, THENCE NORTH 89°58'58" WEST ALONG THE SOUTH LINE OF BLOCK 94 A DISTANCE OF 299.59 FEET TO THE SOUTHWEST CORNER OF BLOCK 94, THENCE SOUTH 09°00'17" WEST A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING.

PARCEL 19:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST SEVENTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 95, AND LOTS 1 THROUGH 12, BLOCK 110, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 20:

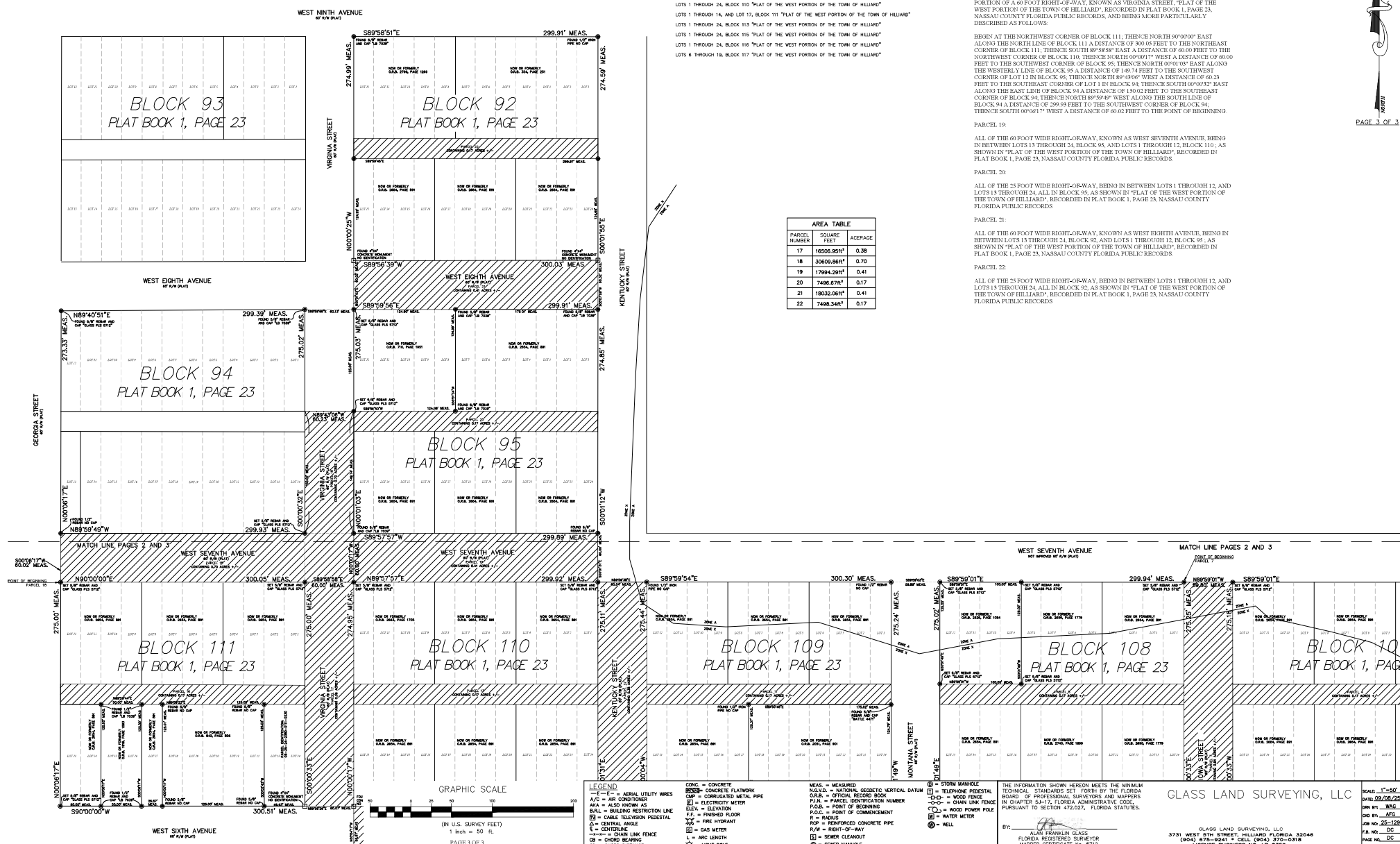
ALL OF THE 25 FOOT WIDE RIGHT-OF-WAY, BEING IN BETWEEN LOTS 1 THROUGH 12, AND LOTS 13 THROUGH 24, ALL IN BLOCK 95, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 21:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, KNOWN AS WEST EIGHTH AVENUE, BEING IN BETWEEN LOTS 13 THROUGH 24, BLOCK 95, AND LOTS 1 THROUGH 12, BLOCK 95, AS SHOWN IN "PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD", RECORDED IN PLAT BOOK 1, PAGE 23, NASSAU COUNTY FLORIDA PUBLIC RECORDS.

PARCEL 22:

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



PARCEL NUMBER	SQUARE FEET	ACERAGE
17	18506.2661	0.38
18	35900.8661	0.70
19	17994.2961	0.41
20	7486.6761	0.17
21	18032.0661	0.41
22	7488.3461	0.17

**LEGEND**

— = AERIAL UTILITY WIRES  
 A/C = AIR CONDITIONER  
 AKA = ALSO KNOWN AS  
 B.R.L. = BUILDING RESTRICTION LINE  
 C.T. = CABLE TELEVISION FIDELITY  
 C.A. = CENTRAL ANGLE  
 C.B. = CHORD BEARING  
 C.D. = CHORD DISTANCE

CONC. = CONCRETE  
 CP = CONCRETE PLATWORK  
 CM = CORRUGATED METAL PIPE  
 E = ELECTRICITY METER  
 ELEV. = ELEVATION  
 F.F. = FINISHED FLOOR  
 H = HUB  
 HYP = HYDRANT  
 I = IRON  
 L = ARC LENGTH  
 M = METAL

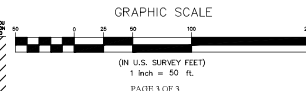
MEAS. = MEASURED  
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
 N.R.B. = NATIONAL RECORD BOOK  
 P.I.N. = PARCEL IDENTIFICATION NUMBER  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 P. = PILE  
 R.C.P. = REINFORCED CONCRETE PIPE  
 R/W = RIGHT-OF-WAY  
 S = SEWER CLEANOUT  
 SM = SEWER MANHOLE

⊕ = TELEPHONE FIDELITY  
 W.F. = WOOD FENCE  
 W.L.F. = WOOD LINK FENCE  
 W.P.P. = WOOD POWER POLE  
 W.M. = WATER METER  
 W. = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING IN CHAPTER 53-17, 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  
 3731 WEST 9TH STREET, HILLIARD, FLORIDA 32048  
 (904) 878-8541 • CELL (904) 370-0318  
 LICENSE BUSINESS NO. LB 8359



**SCHEDULE B**  
Adjacent Owners

1. Andrew & Sherri Whitaker  
27589 Georgia St.  
Hilliard, FL 32046  
08-3N-24-2380-0092-0080
2. Larry Cribb  
27123 W. 9th Ave  
Hilliard, FL 32046  
08-3N-24-2380-0092-0010
3. David & Marjorie Brown  
1795 Warm Springs Dr.  
Wenatchee, WA 98801  
08-3N-24-2380-0095-0080
4. Donald K. Carver  
27018 W. 6th Ave.  
Hilliard, FL 32046  
08-3N-24-2380-0111-0150
5. Myrna Fales  
15786 County Road 108  
Hilliard, FL 32046  
08-3N-24-2380-0111-0180
6. Mrs. EJ Knoll  
67831 Hill "N" Dale Dr.  
St. Clairsville, OH 43950  
08-3N-24-2380-0111-0230
7. Joshua Weisel  
27456 Montana St.  
Hilliard, FL 32042  
08-3N-24-2380-0109-0200
8. Dennison Barry  
422 E. Siera Madre Blvd.  
Siera Madre, CA 91024  
08-3N-24-2380-0108-0090

9. William Rewis  
27632 W. 7th Street  
Hilliard, FL 32046  
08-3N-24-2380-0106-0080
10. Brian R. Mackie  
27424 Missouri St.  
Hilliard, FL 32046  
08-3N-24-2380-0106-0210
11. Day Family Trust  
12517 Richards Road  
Overlook Park, KS 66213  
08-3N-24-2380-0117-0050
12. Michael & Vicki Franklin  
P.O. Box 1107  
Hilliard, FL 32046  
08-3N-24-2380-0117-0010
13. Team Sarah Nell L/E  
27406 Missouri St.  
Hilliard, FL 32046  
08-3N-24-2380-0117-0200
14. Jerry & Myra Cockerham  
27027 West Seventh Ave  
Hilliard, FL 32046  
08-3N-24-2380-0094-0140
15. Town of Hilliard  
15859 W. CR 108  
Hilliard, FL 32046  
08-3N-24-2380-0094-0130

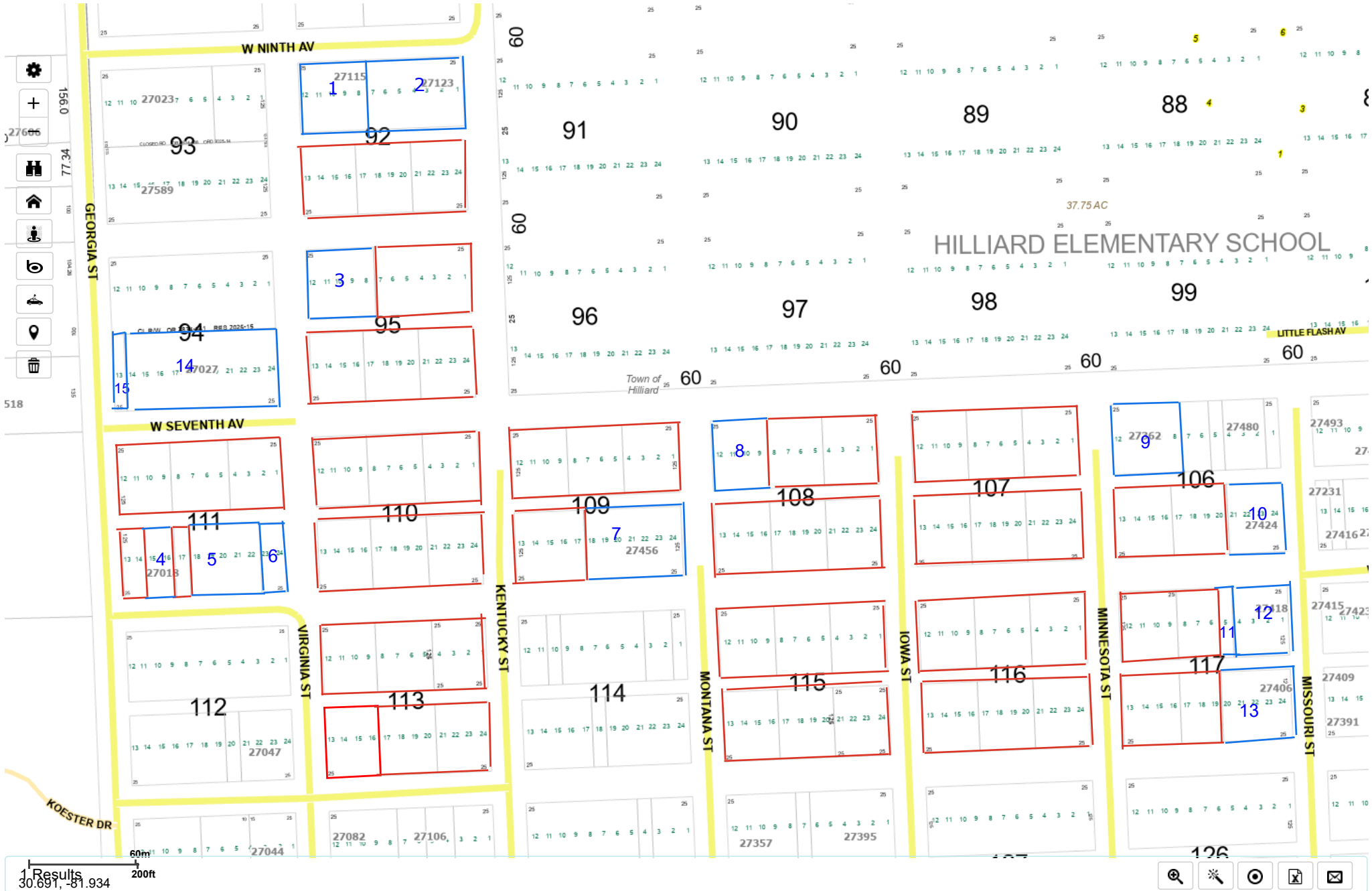
Parcels Owned by Dayspring Property Services LLC  
PO Box 1080  
Hilliard, FL 32046

08-3N-24-2380-0092-0130  
08-3N-24-2380-0092-0170  
08-3N-24-2380-0092-0210  
08-3N-24-2380-0095-0010  
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08-3N-24-2380-0116-0210  
08-3N-24-2380-0106-0130  
08-3N-24-2380-0106-0170  
08-3N-24-2380-0117-0090  
08-3N-24-2380-0117-0060  
08-3N-24-2380-0117-0130  
08-3N-24-2380-0117-0170

# Location Map

ITEM-3



92

May 22, 2026

**VIA E-MAIL**

Town of Hilliard  
Attn: Lee Anne Wollitz, Land Use Administrator  
15859 County Road 108  
Hilliard, Florida 32046

**RE: Revised Pre-Application to Close, Abandon, or Vacate Street, Alley, Easement or Right of Way**

Dear Ms. Wollitz:

On behalf of our client, Dayspring Property Services, LLC (“Dayspring”), please find enclosed an update to the Pre-Application to Close, Abandon, or Vacate Street, Alley, Easement, or Right-of-Way originally filed on May 5, 2026.

This letter confirms that Dayspring wishes to revise the application to remove certain rights-of-way from its original request and to proceed only with the proposed vacation of portions of West Sixth Avenue and certain unnamed alleyways located within Blocks 92, 95, 107, 108, 109, 110, 111, 113, 115, 116, and 117.

Enclosed please find: (i) an updated map depicting the areas proposed to be vacated in green, (ii) an updated Schedule B identifying adjacent property owners, and (iii) revised legal descriptions for the areas proposed to be vacated.

We look forward to presenting the revised application to the Planning and Zoning Board on Thursday, May 28, 2026. Please let me know if you require anything further to revise the application.

Sincerely,

ROGERS TOWERS, P.A.

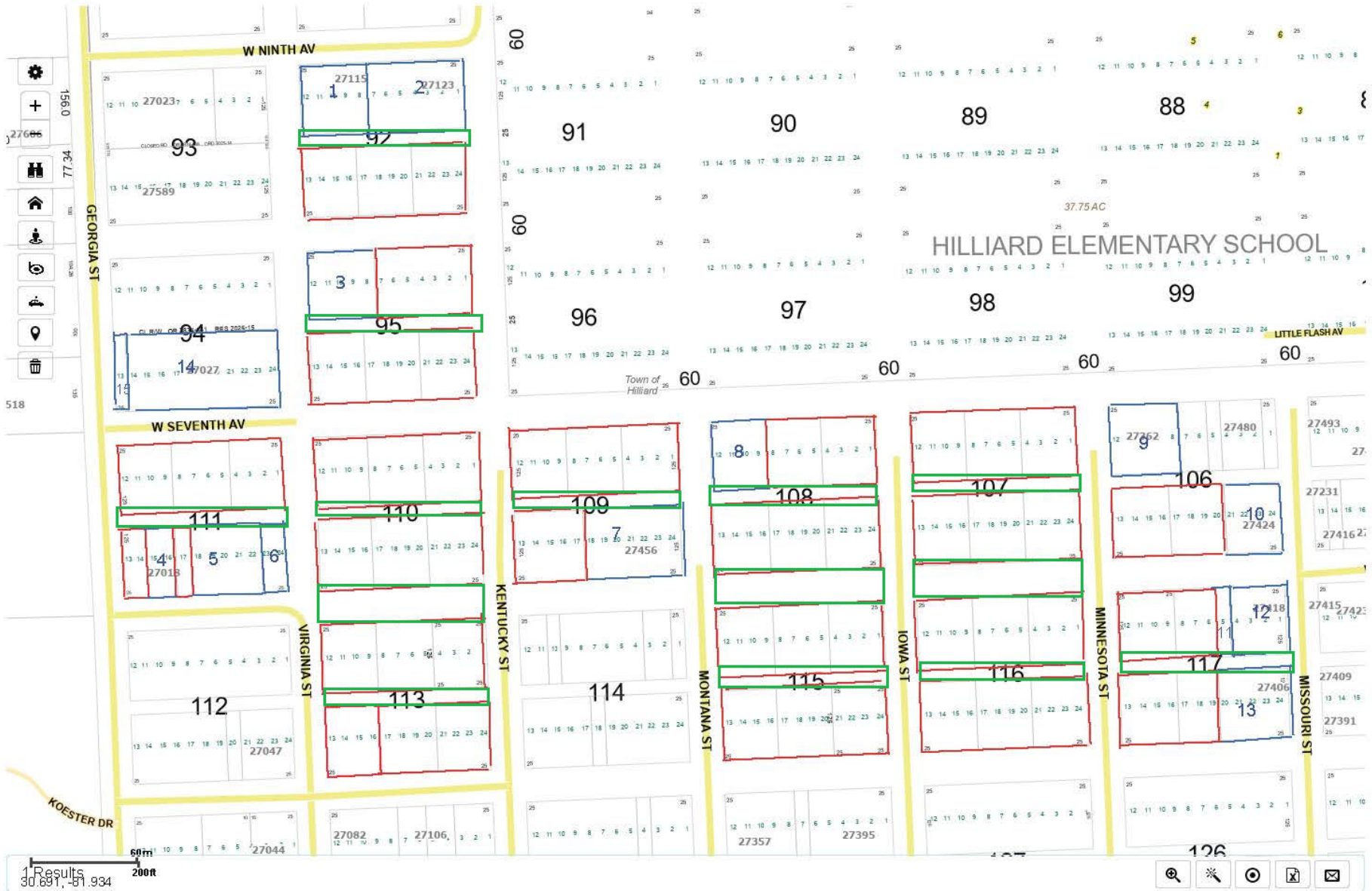


Courtney P. Gaver

Enclosures

4/20/26, 11:01 AM

Tax Maps 4.0



PARCEL 2: (Block 117 Alley)

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

PARCEL 4: (Block 107 Alley)

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

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

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

PARCEL 6: (Blok 116 Alley)

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

PARCEL 8: (Block 108 Alley)

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

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

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

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

PARCEL 10: (Block 115 Alley)

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

PARCEL 11: (Block 109 Alley)

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

PARCEL 13: (Block 110 Alley)

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

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

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

PARCEL 15: (Block 113 Alley)

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

PARCEL 16: (Block 111 Alley)

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

PARCEL 20: (Block 95 Alley)

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

PARCEL 22: (Block 92 Alley)

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



## AGENDA ITEM REPORT TOWN OF HILLIARD, FLORIDA

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TO: Planning and Zoning Board Regular Meeting Meeting Date: May 28, 2026

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

SUBJECT: Planning & Zoning Board Consideration of Site Clearing Site Work Application for Parcel ID # 08-3N-24-2380-0193-0090, LL Property Application # 20260513.

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**BACKGROUND:** Documents included for review:

- 4.1 Agenda Item Report
- 4.2 Application 20260513-Proof of Ownership, Scope of Work.
- 4.3 Development Investigation

The applicant wishes to construct a dwelling unit on a buildable lot within the Town. The applicant has gone through the development investigation process. The Applicant has expressed a desire to begin clearing and preparing the property prior to the issue of building permits for the property. Due to the requirements of Town Code 62- 353 the applicant is seeking Planning & Zoning Board approval to begin this work.

**Sec. 62-353. Excavation and/or filling.**

No excavation or filling can occur on a lot unless an active permit has been issued for the property. No runoff or fill can impede on adjoining properties. Permission for excavation for site clearing must be granted by the planning and zoning board and any necessary state permits are secured, except for the following:

- (1) Four loads of fill per year on homesteaded properties.

**FINANCIAL IMPACT:**

All expenses will be paid by the applicant.

**RECOMMENDATION:**

Planning & Zoning Board Approval of Site Clearing Site Work Application for Parcel ID # 08-3N-24-2380-0193-0900, LL Property, Application # 20260513.



TOWN OF HILLIARD  
SITE CLEARING/SITE WORK EXCEPETION  
APPLICATION  
15859 W CR 108 Hilliard, FL 32046  
Phone: 904-845-3555 | cs@townofhilliard.com

**For Staff Only**  
File #: 20260513  
Application Fee: \$ 200  
Payment Processed By: Chester W.

### Site Clearing / Site Work Application

**A. PROJECT**

- 1. Project Name: LL Property
- 2. Address of Subject Property: \_\_\_\_\_
- 3. Parcel Number(s): 08-3N-24-2380-0193-0090
- 4. Existing Use of Property: \_\_\_\_\_
- 5. Future Land Use Map Designation: \_\_\_\_\_
- 6. Zoning Designation: R-2
- 7. Acreage: .29

**B. Owner**

- 1. Name of Applicant(s) or Contact Person(s): Franklin Boyd Title: owner
- Mailing address: 1893 Vanzant Rd
- City: Hilliard State: FL ZIP: 32046
- Telephone: 904 845-5012 E-mail: felcoelectric@yahoo.com

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

Clear lot for single family home

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

- 1. Site Plan including but not limited to:
  - i. Name, location, owner, and designer of the proposed development.
  - ii. Vicinity map - indicating general location of the site and all abutting streets and properties.
  - iii. Statement of Proposed Work
- 2. Legal description with tax parcel number
- 3. Warranty Deed or other proof of ownership
- 4. Permit or Letter of Exception from the St. Johns River Water Management District
- 5. Fee
  - i. \$200.00

*No application shall be accepted for processing until the required application fee is paid in full.*

**All attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the applicant will be required to provide the needed documents prior to approval of work. Work prior to approval will result in a Code Enforcement Violation.**



TOWN OF HILLIARD  
SITE CLEARING/SITE WORK EXCPEITION  
APPLICATION  
15859 W CR 108 Hilliard, FL 32046  
Phone: 904-845-3555 | cs@townofhilliard.com

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

Franklin Ely  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Franklin Ely  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

5-11-26  
Date

\_\_\_\_\_  
Date

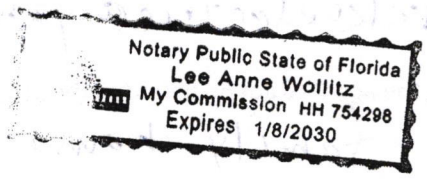
State of Florida

County of Nassau

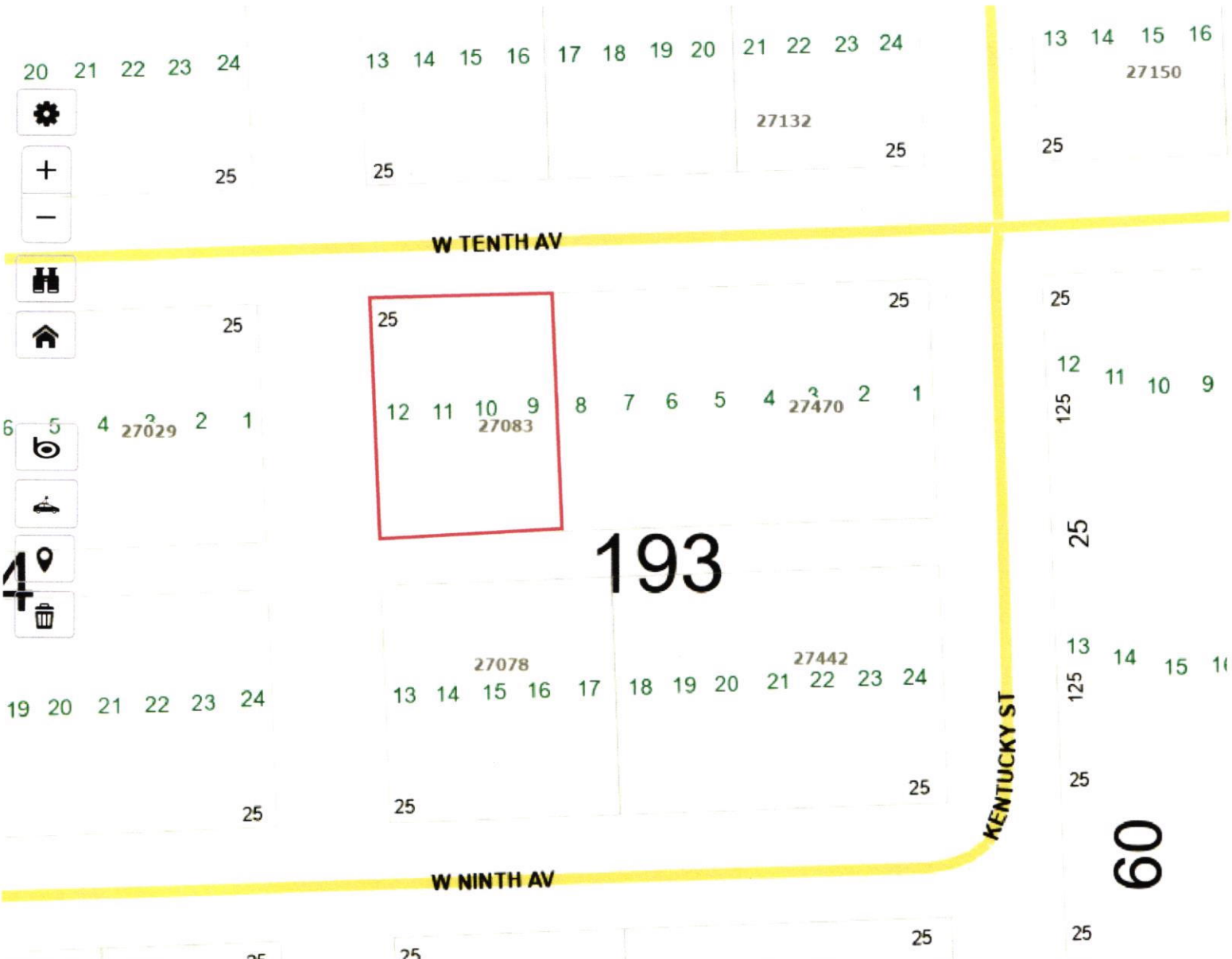
The foregoing application is acknowledged before me this 11 day of May, 20 26, by Lin  
\_\_\_\_\_, who is/are personally known to me, or who has/have produced FC DC  
as identification.

NOTARY SEAL

[Signature]  
Signature of Notary Public, State of FL



ITEM-4



1 Results

<b>Parcel ID:</b>	08-3N-24-2380-0193-0090 ( <a href="https://search.ncpafl.com/parcel/24%20N%20308238001930090">https://search.ncpafl.com/parcel/24%20N%20308238001930090</a> )
<b>Calculated Acreage:</b>	0.28
<b>Dead Acreage:</b>	0
<b>Property Use</b>	VACANT
<b>Ownership Information</b>	
<b>Name</b>	LL PROPERTIES OF HILLIARD FL LLC
<b>Mailing Address</b>	171194 HODGES ROAD HILLIARD, FL 32046
<b>Situs/Physical Address</b>	27073 W TENTH AV



101



# Town of Hilliard Development Investigation Application

**FOR OFFICE USE ONLY**

File # 20250707.1

Application Fee \$100-

Filing Date: 07/07/2025 By: JC

Acceptance Date: \_\_\_\_\_ By: \_\_\_\_\_

paid by check #12280 JC

~~08-3N-24-2380-0193-0090~~

**A. PROJECT**

1. Address of Subject Property: w 10th Ave parcel ID #
2. Parcel ID Number(s): 08-3N-24-2380-0193-0090
3. Acreage of Project: .28 (Lots 9-12)

**B. APPLICANT**

1. Name of Applicant(s) or Contact Person(s): LIN Loyd Title: owner
- Company (if applicable): LL Properties
- Mailing address: 4853 Vanzant Rd
- City: Hilliard State: FL ZIP: 32046
- Telephone: 904 545-5012 FAX: ( ) e-mail: felcoelectric@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 of 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 R-2 Reviewed By: MW

Water Service Available yes Location of Service on w 10th Ave

Improvements Required for Water Service Short tap needed Reviewed By: CH

Sewer Service Available no Location of Service \_\_\_\_\_

Improvements Required for Sewer Service Septic exception Application Reviewed By: CH

Access onto Public Right of Way or Approved Private Road \_\_\_\_\_ Paved Road \_\_\_\_\_ Unpaved Road X

Improvements Required for Access Culvert/Drive way PerMA Reviewed By: CH

Temporary Culvert needed during construction? Y X N \_\_\_\_ Location? W 10th Ave.

\* single family dwelling center of property

# HILLIARD PLANNING AND ZONING BOARD MEETING

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

## BOARD MEMBERS

Harold "Skip" Frey, Chair  
Dustin Winnon, Vice Chair  
Kevin Webb, Board Member  
Michael Hallman, Board Member  
Dalton Hood, Board Member

## ADMINISTRATIVE STAFF

Lee Anne Wollitz  
Land Use Administrator

## PLANNING AND ZONING ATTORNEY

Juan Quintero Bornas

## MINUTES

THURSDAY, APRIL 23, 2026, 7:00 PM

### NOTICE TO PUBLIC

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

### PLEDGE OF CIVILITY

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

## CALL TO ORDER

## PRAYER & PLEDGE OF ALLEGIANCE

## ROLL CALL

## PRESENT

Chair Harold "Skip" Frey  
Vice Chair Dustin Winnon  
Planning and Zoning Board Member Kevin Webb  
Planning and Zoning Board Member Michael Hallman  
Planning and Zoning Board Member Dalton Hood

Land Use Administrator Lee Anne Wollitz attends on Teams  
Building Permit Technician Chelsea Wingate attends to take minutes.

## REGULAR MEETING

- ITEM-1      Additions/Deletions to Agenda  
  
No additions or deletions to the agenda.
- ITEM-2      Planning & Zoning Board Approval of Minutes from March 26, 2026 Regular Meeting.

Motion made by Vice Chair Winnon, Seconded by Planning and Zoning Board Member Webb.

Voting Yea: Chair Frey, Vice Chair Winnon, Planning and Zoning Board Member Webb, Planning and Zoning Board Member Hallman, Planning and Zoning Board Member Hood

#### **ADDITIONAL COMMENTS**

**PUBLIC** - No Public wishes to address the Board.

**BOARD MEMBERS - Dustin Winnon- Vice Chair**, thank you to HVFD and Nassau County Fire Rescue for their work on wildfires in our area and our community for the provided food and drinks for those fighting the fire. There is a Burn Ban in effect. Nassau County Board of County Commissioner's meeting on Monday at 5pm.

**LAND USE ADMINISTRATOR- Lee Anne Wollitz - Land Use Administrator**, has nothing to add.

**PLANNING AND ZONING ATTORNEY - Juan Quintero Bornas, Board Attorney**, has nothing to add.

#### **ADJOURNMENT**

Motion to adjourn at 7:06pm.

Motion made by Vice Chair Winnon, Seconded by Planning and Zoning Board Member Hallman.

Voting Yea: Chair Frey, Vice Chair Winnon, Planning and Zoning Board Member Webb, Planning and Zoning Board Member Hallman, Planning and Zoning Board Member Hood

Approved this 28th day of May 2026, by the Hilliard Planning & Zoning Board, Hilliard, Florida

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Harold "Skip" Frey, Chair  
Hilliard Planning & Zoning Board