

HILLIARD TOWN COUNCIL MEETING

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

TOWN COUNCIL MEMBERS

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

ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk
Cory Hobbs, Public Works Director
Gabe Whittenburg, Parks & Rec Director

TOWN ATTORNEY

Christian Waugh

AGENDA

THURSDAY, NOVEMBER 06, 2025, 7:00 PM

NOTICE TO PUBLIC

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

PLEDGE OF CIVILITY

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

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

ITEM-1

Ordinance No. 2025-11 – Reservation of Plant Capacity and Cost Recovery Agreement Sherry Downs West Fifth Street; and providing for an effective date.
Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2025-11

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-11, on Second & Final Reading.

ITEM-2

Ordinance No. 2025-12 – Amending Chapter 1 and 30, Town Code to reflect Code Enforcement Special Magistrate; and providing for an effective date.
Mayor Beasley

Open Public Hearing

Call for Public Comments
Close Public Hearing on Ordinance No. 2025-12

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-12, on Second & Final Reading.

ITEM-3

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

Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2025-13

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-13, on First Reading and Set Second Public Hearing & Final Reading for December 4, 2025.

REGULAR MEETING

ITEM-4 Additions/Deletions to Agenda

ITEM-5

Town Council to approve AECOM Recommendation to Award Contract to Lylam, LLC dba Facility's Constructors, to construct Box Hangar Building at the Hilliard Airpark in the amount of \$269,989.60. Funding provided through FDOT Public Transportation Grant Agreement No. 441751-1-94-24.

Lisa Purvis, MMC – Town Clerk

ITEM-6

Town Council to consider Ordinance No. 2025-14, an ordinance relating to Public Right-of-Way or Alley; making findings; vacating Public Right-of-Way or Alley within or surrounded by Block 93; Plat of the West Portion of Hilliard; within Town of Hilliard, Florida; authorizing recording of a certified copy of this ordinance. Adopting on First Reading and Set Public Hearing & Final Reading for December 4, 2025.

Lisa Purvis, MMC – Town Clerk

ITEM-7

Town Council to consider Ordinance No. 2025-15, an ordinance relating to Public Right-of-Way or Alley; making findings; vacating a Block of Public Right-of-Way known as West Eighth Avenue which falls between Georgia Street and Virginia Street; Plat of the West Portion of Hilliard; within Town of Hilliard, Florida; authorizing recording of a certified copy of this ordinance; providing for severability; and providing for an effective date. Adopting on First Reading and Set Public Hearing & Final Reading for December 4, 2025.

Lisa Purvis, MMC – Town Clerk

ITEM-8

Town Council approval of the Minutes for the October 16, 2025, Regular Meeting and October 23, 2025, Workshop.

Lisa Purvis, MMC – Town Clerk

ITEM-9 Town Council approval of AECOM, Payable through October 10, 2025, Project Name: Design & Construct New Box Hangar at the Hilliard Airpark in the amount of \$1,100.00.
FDOT PTGA 100% GRANT FUNDED PROJECT \$391,000; AECOM S.A. NO. 20 LUMP SUM CONTRACT \$111,441

ITEM-10 Town Council approval of CPH Consulting, LLC, Payable through October 17, 2025, Project Name: 8" Parallel Water Main Extension to FAA Facility in the amount of \$8,484.00.
CAPITAL FUNDED PROJECT LUMP SUM CONTRACT \$199,680

ITEM-11 Town Council approval of Nassau County Public Library System Donation for Fiscal Year 2025-2026, to Friends of the Hilliard Branch Library in the amount of \$8,000.00.
BUDGETED DONATION FROM GENERAL FUND TO CULTURE AND RECREATION

ITEM-12 Town Council approval of Suez Annual Payment No. 5 of 5, Payable through October 1, 2025, Project Name: Advanced Metering Infrastructure (AMI), in the amount of \$109,553.00.
CAPITAL FUNDED PROJECT LUMP SUM CONTRACT \$547,765.00

ADDED ITEMS

ADDITIONAL COMMENTS

PUBLIC

MAYOR & TOWN COUNCIL

ADMINISTRATIVE STAFF

TOWN ATTORNEY

ADJOURNMENT

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

TOWN COUNCIL MEETINGS

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

PLANNING & ZONING BOARD MEETINGS

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

MINUTES & TRANSCRIPTS

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

TOWN WEBSITE & YOUTUBE MEETING VIDEO

The Town's Website can be access at www.townofhilliard.com.

Live & recorded videos can be accessed at www.youtube.com search - Town of Hilliard, FL.

ADA NOTICE

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

APPEALS

Pursuant to the requirements of Section 286.0105, Florida Statues, the following notification is given: If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

PUBLIC PARTICIPATION

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

EXPARTE COMMUNICATIONS

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

2025 HOLIDAYS

TOWN HALL OFFICES CLOSED

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

10. New Year's Eve
11. New Year's Day

Wednesday, December 31, 2025
Thursday, January 1, 2026



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Public Hearing & Regular Meeting Meeting Date: November 6, 2025

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

SUBJECT: Town Council adopting Ordinance No. 2025-11, an Ordinance of the Town of Hilliard, Florida, approving the confirmation of Reservation of Plant Capacity and Cost Recovery Agreement between the Town of Hilliard and Sherry Downs; and providing for non-codification and an effective date. Adopting on Second & Final Reading.

BACKGROUND:

Agreement is being requested in connection with the approved Water & Wastewater Extension Project awarded on August 21, 2025, for the approved lot split and development on West Fifth Street.

FINANCIAL IMPACT:

Water & Wastewater Extension Project
Developer's cost \$25,000 plus 30%.
Town cost \$4,250.00 covered by developers 30%.

RECOMMENDATION:

Town Council adopting Ordinance No. 2025-11, on Second & Final Reading.

**ORDINANCE NO. 2025-11
TOWN OF HILLIARD, FLORIDA**

**AN ORDINANCE APPROVING THE CONFIRMATION OF
RESERVATION OF PLANT CAPACITY AND COST RECOVERY
AGREEMENT BETWEEN THE TOWN OF HILLIARD AND SHERRY
DOWNS; AND PROVIDING FOR NON-CODIFICATION AND AN
EFFECTIVE DATE**

WHEREAS, Sherry Downs is the owner of the property located at W. 5th St. described as 0.84-acre parcel 08-3N-24-2380-0075-0021;

WHEREAS, Sherry Downs will undertake substantial investments in the engineering, design, and construction of certain wastewater utility line infrastructure improvements to be dedicated to public use and capable of serving both the Development and additional future development along W. 5th St., thereby enhancing the Town's infrastructure and providing substantial long-term economic benefits to the Town;

WHEREAS, in consideration of Sherry Down's expenditure of funds to create excess capacity in the Line Capacity Improvements, which excess capacity can serve developments in addition to the Property, the Town has further agreed to allow Sherry Downs to recover a portion of the costs of the Line Capacity Improvements, and to facilitate said cost recovery;

WHEREAS, to facilitate this cost recovery, the Town and Sherry Downs negotiated and executed the Confirmation of Reservation of Plant Capacity and Cost Recovery Agreement (the "Agreement"), which is attached as Exhibit A.

WHEREAS, the Agreement contemplates water and sewage infrastructure and budgetary items which, in compliance with Article III, Section 58-81 of the Hilliard Code of Ordinances, require approval by ordinance.

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

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated as if fully set forth herein.

SECTION 2. Cost Recovery Agreement Approved. The Town of Hilliard hereby approves the Agreement. The Town recognizes the value of the wastewater infrastructure improvements to the public and finds that the cost recovery mechanism established in the Agreement serves the public interest by facilitating the construction of essential infrastructure while providing Sherry Downs with a fair opportunity to recover her investment.

SECTION 3. Non-Codification. The provisions of this Ordinance approving the Agreement shall not be codified in the Town of Hilliard's Code of Ordinances, as the Agreement is a separate and distinct document from the general laws of the Town.

SECTION 4. Effective Date. This ordinance shall take effect immediately upon its passage and adoption by the Town Council.

ADOPTED this _____ day of _____, 2025 by the Town Council for the Town of Hilliard, Florida.

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

First Reading:	October 16, 2025
Publication Date:	October 22, 2025
Public Hearing:	November 6, 2025
Second/Final Reading:	November 6, 2025

**CONFIRMATION OF RESERVATION OF PLANT CAPACITY
AND COST RECOVERY AGREEMENT**

THIS CONFIRMATION OF RESERVATION OF PLANT CAPACITY AND COST RECOVERY AGREEMENT (this “**Agreement**”) is made this ___ day of _____, 202___, by **SHERRY DOWNS**, its successors and assigns (“**Developer**”), and the **TOWN OF HILLIARD**, Florida, a municipal corporation within the State of Florida (the “**Town**”). Developer and Town may be collectively referred to herein as the “**Parties**” and individually referred to as a “**Party**”.

WHEREAS, Sherry Downs is the owner of the property located at W. 5th St. described as 0.84-acre parcel 08-3N-24-2380-0075-0021 hereto and incorporated herein by this reference (the “**Property**”);

WHEREAS, Developer desires to connect the Property to the Town’s current and future water and wastewater utility plant capacities (collectively, the “**Utility Plant Capacities**”);

WHEREAS, as part of the expansion, Developer will expend significant funds for the engineering, design, and construction of certain wastewater utility line infrastructure improvements being described in **Exhibit B** (collectively, the “**Line Capacity Improvements**”) to be dedicated to public use and capable of serving both the Development and additional future development along W. 5th St., thereby providing an additional substantial economic benefit to Town;

WHEREAS, in consideration of the aforesaid substantial economic benefits conferred on Town by Developer, Town has agreed to provide Utility Plant Capacities, including without limitation the future water and wastewater utility line capacity of at least 14 dwelling units realized from the Line Capacity Improvements, to serve the Property on a preferred and priority basis to the Developer and/or its assigns;

WHEREAS, in consideration of Developer’s expenditure of funds to create excess capacity in the Line Capacity Improvements, which excess capacity can serve developments in addition to the Property, the Town has further agreed to allow Developer to recover a portion of the costs of the Line Capacity Improvements, and to facilitate said cost recovery; and

WHEREAS, the Parties desire to enter into this Agreement in order to memorialize the agreement between the Parties to confirm the reservation of sufficient capacity in the Utility Plant Capacities to serve the Property, and to allow and facilitate the recovery of costs associated with the Line Capacity Improvements.

NOW, THEREFORE, in consideration of the mutual terms, covenants, and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **RECITALS**. The foregoing recitals are true and correct and are incorporated as if fully set forth herein.

2. EFFECTIVE DATE. This Agreement shall become effective upon execution by the Parties (hereinafter, the “**Effective Date**”).

3. RESERVATION OF PLANT CAPACITY. Prior to the Effective Date of this Agreement, the Town has guaranteed and reserved 2,266 gallons per day (“**GPD**”) in water capacity and 2,266 GPD in sewer capacity from the Utility Plant Capacities to serve the Property (collectively, the “**Reserved Utility Plant Capacities**”). This guarantee and reservation of the Reserved Utility Plant Capacities is exclusive of and will not be affected by any potential future capacity allocations to other property owners who may request connection to the Utility Plant Capacities. Furthermore, Town agrees that it will not allocate or allow any connections, extension or modification to the Utility Plant Capacities that will result in insufficient utility capacity to meet the requirements of the Property, nor adversely impact the obligations of the Town under this Agreement. The Town shall not impose any further conditions upon the use of the Reserved Utility Plant Capacities or vested rights hereunder unless any such conditions are determined by the Town to be essential to protect the health, safety, and welfare of the citizens of Town.

4. COST RECOVERY. Developer will cause the engineering, design, construction, and dedication to public use of the Line Capacity Improvements. Developer has agreed to use the Town’s approved utility provider, Cunningham Company LLC, to construct and extend the utility lines accepting the agreed invoiced construction cost of \$32,500.00 (the “**Cost Recovery Amount**”). For a period of twenty (20) years from the Effective Date of this Agreement, or until Developer recoups the Cost Recovery Amount, whichever occurs first (the “**Cost Recovery Period**”), the Town shall charge any user connecting to the Line Capacity Improvements, at the time of connection, a fee calculated at \$2,341.42 per dwelling unit based on said user’s pro rata utilization of the sewer main capacity of the Line Capacity Improvements (the “**Cost Recovery Fee**”). Town shall pay the collected Cost Recovery Fees to Developer on or before March 15, June 15, September 15, and December 15 of each year at the address in the Notice provision of this Agreement. The Cost Recovery Period shall be suspended during the period of any interruption in the collection and/or payment of the Cost Recovery Fees due to force majeure. For the purposes of clarification, any suspension for a force majeure event shall toll the Cost Recovery Period for the total number of days for said suspension under this Section 4.

5. WATER/SEWER TAP AND CAPACITY FEES. Developer is granted an exemption from payment of any and all water and sewer tap-in fees, except that Developer shall be required to pay for the meter and meter transmission unit (MTU) cost plus \$275.00 per unit for installation of same plus the \$2,321.42 recovery fee. Developer shall be subject to all other fees set forth in Resolution No. 2024-11. For clarity, Developer shall not be exempt from any water or sewer connection fees, turn-on or turn-off fees, or system development fees.

6. MAINTENANCE AND IMPROVEMENTS. The Cost Recovery Period shall be suspended during the period of any maintenance work on the Line Capacity Improvements by Town or its agent(s) that lasts for more than sixty (60) days. Should Town and/or its agent(s) make any non-maintenance modification(s) to the Line Capacity Improvements in the future, said modification(s) shall not affect the Cost Recovery Amount, the Reserved Utility Plant Capacities, or Town’s obligation to facilitate the recovery of the Cost Recovery Amount and payment of same to Developer.

7. INTEREST. This Agreement shall not include interest.

8. NECESSITY TO OBTAIN PERMITS. Developer hereby acknowledges its obligation to obtain all necessary state and/or local development permits which may be needed for the Development. The failure of this Agreement to address any particular permit, condition, term, or restriction applicable to the Development shall not relieve the Developer or any successor or assign of the necessity of complying with federal, state, and local permitting requirements, conditions, terms, or restrictions as may be applicable to the Property.

9. GOOD FAITH; DEFAULT. The Town shall execute in good faith all of its responsibilities under this Agreement. In the event the Town defaults in the performance of the obligations set forth in this Agreement, then Developer may, upon notice to the Town, allow the Town thirty (30) days to cure the default or provide evidence to Developer that such default will be cured in a timely manner (not to exceed ninety (90) days) if it cannot be cured during said 30-day period. If the Town fails to cure such default or provide such evidence as provided above, then, Developer may begin proceedings to require specific performance of this Agreement or bring suit for damages, costs, expenses and compensation available in equity or at law for breach of the Agreement. The prevailing party shall be entitled to a reasonable attorney's fee for having brought such action.

10. RECORDING. This Agreement shall run with the land and a copy of this Agreement shall be filed and recorded in the Official Public Records of Nassau County, Florida.

11. BINDING EFFECT. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the Parties of this Agreement. The benefits of this Agreement shall be retained by Sherry Downs. It is understood that the Cost Recovery Fee are personal to Sherry Downs.

12. APPLICABLE LAW, JURISDICTION AND VENUE. This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be in Nassau County, Florida. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. JOINT PREPARATION. Preparation of this Agreement has been a joint effort of the Parties, and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

14. CAPTIONS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope of intent of this Agreement, nor the intent of any provision hereof.

15. ENTIRE AGREEMENT. The Parties hereto acknowledge that this Agreement constitutes the sole agreement between the Parties; that all prior proposals and agreements, whether oral or written, are hereby superseded; and that this Agreement may not be changed, altered or modified except in writing and signed by the Parties hereto. The Parties hereto further

acknowledge that, in entering into this Agreement, each party has not been induced by, has not relied upon, and has not included as part of the basis of the bargain herein, any representation or statement, whether expressed or implied, made by any agent, representative or employee of the Town, which representation or statement is not approved by the other at any public hearing or work session of the Town Council or otherwise made as part of the official public record in the proceedings related to this Agreement.

16. FURTHER ASSURANCES. Each of the Parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall reasonably be requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the Parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

17. NOTICES. Any notices or reports required by this Agreement shall be effective and valid only if delivered personally to the other party or sent by express 24-hour guaranteed courier or delivery service, or by registered or certified mail of the United States Postal Service, postage prepaid and return receipt requested, and sent as follows (or to such other place as any party may by Notice to the other specify):

To Town: Town of Hilliard
 c/o Town Clerk
 15859 West County Road 108 (physical address)
 P.O. Box 249 (mailing address)
 Hilliard, Florida 32046

With a copy to: Town Attorney
 Christian Waugh, Esq.
 Waugh PLLC
 201 E. Pine Street, Suite 315
 Orlando, Florida 32801

To Developer: Sherry Downs
 54819 Honeysuckle Ln
 Callahan, Florida 32011

Notices shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance.

18. COUNTERPARTS. This Agreement may be executed and delivered via facsimile, electronic mail (including pdf or any electronic signature complying with the U.S. federal E-SIGN Act of 2000, e.g., www.docusign.com) or other transmission method and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes

19. RECORDING. A copy of this Agreement shall be filed and recorded in the Official Public Records of Nassau County, Florida.

[SIGNATURES FOLLOW ON NEXT PAGES]

IN WITNESS WHEREOF, the Town and Developer have caused these presents to be executed the day and year first above written.

ATTEST:

TOWN OF HILLIARD

By: _____
Lisa Purvis
Town Clerk

John Beasley
Mayor

Form Approved:

By: _____
Christian Waugh
Town Attorney

STATE OF FLORIDA
COUNTY OF NASSAU

Sworn to and subscribed before me by means of *(check one)* ☐ physical presence or ☐ online notarization, this _____ day of _____, 202____, by John Beasley, Mayor, of the Town of Hilliard, Florida, a municipal corporation within the State of Florida, who are *(check one)* ☐ personally known to me or ☐ have produced _____ as identification and who has taken an oath.

(SEAL)

Name: _____
NOTARY PUBLIC, State of Florida
Serial Number (if any) _____
My Commission Expires: _____

DEVELOPER

Sherry Downs

STATE OF _____
COUNTY OF _____

Sworn to and subscribed before me by means of (*check one*) ☐ physical presence or
☐ online notarization, this _____ day of _____, 202____, by
 _____, the _____ who is (*check one*) ☐ personally known to me or ☐
 has produced _____ as identification and who has taken an oath.

(SEAL)

Name: _____
 NOTARY PUBLIC, State of Aforesaid
 Serial Number (if any) _____
 My Commission Expires: _____

EXHIBIT A**Property Legal Description**

Property has the Nassau County Tax PARCEL ID # of: 08-3N-24-2380-0075-0021, with a Legal Description of: SURVEYOR'S LEGAL DESCRIPTION

ALL OF LOT 2, BLOCK 75 TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS

LESS AND EXCEPT THE EASTERLY 70.00 FEET OF THE SOUTHERLY 105.00 FEET OF LOT 2, BLOCK 75, TOWN OF HILLIARD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, in the Official Records book of the Clerk of Court, Nassau County, Florida. THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

EXHIBIT B

Line Capacity Improvements

Sewer Flow Calculations

8" Gravity Main Capacity: Gravity main size should be 8" in order to handle future sewage flows. A gravity main is designed to carry the peak hour sewage flow which is estimated at 3.5 times average daily flow. Assume maximum velocity in the gravity main at 15 fps.

Note: 1 Equivalent Residential Unit (ERU) = 130 GPD for water and sewage per Town Code Section 58-121.

14 dwelling units X 2.49(ERU)=34.86 persons

34.86 X 65 GPD = 2265.90 GPD

Total water reservation required 2,266

Total sewer reservation required 2,266

Capacity for all customers connecting to subject main shall be as shown on the Florida DEP permit application and shall be further clarified as "maximum flow" per day.

Terminating Manhole will also be installed.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Public Hearing & Regular Meeting Meeting Date: November 6, 2025

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

SUBJECT: Town Council adopting Ordinance No. 2025-12, an Ordinance of the Town of Hilliard, Florida amending Chapter 1 and 30 of the Town Code to reflect the Code Enforcement Special Magistrate; providing for conflict, severability, administrative correction of scrivener's error, publication and effective date. Adopting on Second & Final Reading.

BACKGROUND:

Nassau County dissolved the Code Enforcement Board in April 2024 and has since contracted with an attorney who acts as Special Magistrate.

The Town contacted Nassau County in May 2025, to request to update our 2000 interlocal agreement with a new agreement that would allow the Town of Hilliard to also move from their Board to their Special Magistrate.

Since that date the Town Council approved a new interlocal agreement with Nassau County on June 5, 2025, and Nassau County finalized the approval on July 14, 2025.

The new agreement allows the Town to transition from the Nassau County Code Enforcement Board to Code Enforcement Special Magistrate to hear any unresolved code violation cases. Ordinance No. 2025-12, signifies this amendment to the Town's Code.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

Town Council adopting Ordinance No. 2025-12, on Second & Final Reading.

**ORDINANCE NO. 2025-12
TOWN OF HILLIARD, FLORIDA**

AN ORDINANCE OF THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA, AMENDING CHAPTER 1 AND 30 OF THE TOWN CODE TO REFLECT THE CODE ENFORCEMENT SPECIAL MAGISTRATE; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, on July 24, 2023, the Nassau County Board of Commissioners signed Nassau County Ordinance No. 2023-021, dissolving the Code Enforcement Board and appointing a Special Magistrate by majority vote; and

WHEREAS, Chapter 1, Section 1-13, and Chapter 30, Section 30-79 of the Town Code currently conflicts with Nassau County Ordinance No. 2023-021; and

WHEREAS, the passage of this ordinance is intended to ensure that the Town of Hilliard is in compliance with Nassau County Ordinance No. 2023-021.

SECTION 1: AUTHORITY

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

SECTION 2: AMENDING SECTION 1-13

The Hilliard Code of Ordinances Chapter 1, “General Provisions,” Sec. 1-13 is hereby amended to read as follows:

Sec. 1-13. – Code enforcement procedures.

- (a) The code enforcement officer or designee is authorized to issue a citation to a person when, based upon personal investigation, either has reasonable cause to believe that a person has committed a civil infraction in violation of a duly enacted code or ordinance and that the Nassau County Special Magistrate for Code Enforcement ~~Board~~ will hear the charge. The fine imposed shall not exceed \$250.00 per day for the first violation and shall not exceed \$1,000.00 per day for a repeat violation. An additional fine shall be imposed to cover all costs incurred in enforcing the particular code or ordinance. The additional fine will consist of an administration fee based on hours of enforcement of the officer plus any additional cost incurred in enforcement.
- (b) Prior to issuing a citation, the code enforcement officer or designee shall provide notice to the person and the property owner that the person has committed a violation of a code

or ordinance and shall establish a reasonable time period within which the person must correct the violation, not to exceed 30 days. If, upon personal investigation, the code enforcement officer or his designee finds that the person has not corrected the violation within the time period, the code enforcement officer or his designee may issue a citation to the person who has committed the violation. However, the code enforcement officer or his designee does not have to provide the person with a reasonable time period to correct the violation prior to issuing a citation and may immediately issue a citation if the code enforcement officer or his designee has reason to believe that the violation presents a serious threat to the public health, safety or welfare, or if the violation is irreparable or irreversible.

- (c) The citation issued by the code enforcement officer or his designee shall be on file in the town clerk's office which is hereby incorporated by reference as if fully set forth in this section.
- (d) After issuing a citation to an alleged violator, the code enforcement officer or his designee shall, upon determining that the violator has failed to correct the violation, provide a copy of the original citation and notification of failure to comply to the county special magistrate code enforcement board and one copy of the citation and notification to the town clerk.
- (e) Reserved.
- (f) Reserved.
- (g) Any person who willfully refuses to sign and accept a citation issued by the code enforcement officer or his designee shall be guilty of a municipal code violation.
- (h) Reserved.
- (i) The provisions of this article are an additional and supplemental means of enforcing the Town Code and ordinances by any other means.

In addition to this section, the provisions as set forth in the county Code, article III, sections 1-51 through 1-61, and any amendments, modifications or revisions to same are incorporated herein by reference as if fully set forth herein.

SECTION 3: AMENDING SECTION 30-79

The Hilliard Code of Ordinances Chapter 30, "Offenses and Miscellaneous Provisions," Sec. 30-79 is hereby amended to read as follows:

Sec. 30-79. – Trespass warnings on public property and other property generally open to the public.

- (a) Any head of a town department, including, but not limited to the town clerk, head of the public works department, and head of the parks and recreation department, is authorized to issue a trespass warning to any individual who violates any town ordinance, rule or regulation, or state law, which violation was committed while on or within a town facility, building, or outdoor area, including municipal parks, but

excluding public right-of-way. The trespass warning shall be limited to the specific property where the violation occurred.

- (b) For the purpose of this section, "right-of-way" shall only include those sidewalks which are adjacent to a paved street, provided that the street-side edge of the sidewalk is within 20 feet of the curb line.
- (c) Trespass warnings shall be issued as follows:
 - (1) For the first violation, the individual may be issued a trespass warning for a period not to exceed one year.
 - (2) For a second or subsequent violation, the individual may be issued a trespass warning for a period not to exceed two years.
- (d) A copy of the trespass warning shall be provided by mail or hand delivery to the individual given the warning. The written trespass warning shall advise of the right to appeal and the location at which to file the appeal.
- (e) Any person found on or within any town facility, building, or outdoor area, including municipal parks, in violation of a trespass warning may be arrested for trespassing, except as otherwise provided in this section.
- (f) The town clerk may authorize an individual who has received a trespass warning to enter the property or premises to exercise his or her First Amendment rights if there is no other reasonable alternative location to exercise such rights or to conduct necessary municipal business. Such authorization must be in writing, shall specify the duration of the authorization and any conditions thereof, and shall not be unreasonably denied.
- (g) This section shall not be construed to limit the authority of any town employee or official to issue a trespass warning to any person for any lawful reason for any town property, including rights-of-way when closed to general vehicular or pedestrian use, when necessary or appropriate in the sole discretion of the town employee or official.
- (h) This section shall not be construed to limit the authority of officers of any police department or sheriff's office to cite or arrest individuals for violating any section of the Code of Ordinances or the Florida Statutes.
- (i) Appeal of trespass warning. A person to whom a trespass warning is issued under this section shall have the right to appeal as follows:
 - (1) An appeal of the trespass warning must be filed, in writing, within ten days of the issuance of the warning, and shall include the appellant's name, address, and phone number, if any. No fee shall be charged for filing the appeal.
 - (2) The appeal shall be filed at the location specified in the trespass warning.
 - (3) Appeals shall be heard by the Nassau County Special Magistrate for Code Enforcement Board pursuant to the interlocal agreement between Nassau County and the Town of Hilliard dated August 14, 2000, or such other entity, including a special magistrate, as the town contracts to provide this service.

- (4) Within 15 days following the filing of the appeal, the Nassau County Special Magistrate for Code Enforcement Board or other entity specified pursuant to section 30-79(i)(3), supra, shall schedule a hearing. Notice of the hearing shall be provided to the appellant in the following ways:
 - a. By posting the notice at the town hall, and
 - b. By mail if an address has been provided. In the event of nondelivery, then the notice posted at the town hall shall be sufficient.
- (5) Nassau County Code Enforcement ~~Board~~ or the other specified entity shall hold the hearing as soon as possible. In no event shall the hearing be held sooner than 15 days following the filing of the appeal and no later than 45 days from the filing of the appeal.
- (6) Copies of documents in the town's control which are intended to be used at the hearing, and which directly relate to the issuance of the trespass warning to the appellant, shall be made available upon request to the appellant at no cost.
- (7) The appellant and the town shall have the right to attend with an attorney, the right to testify, to call witnesses, to cross-examine witnesses and to present evidence. The appellant shall have the right to bring a court reporter, at his or her own expense.
- (8) Nassau County Code Enforcement ~~Board~~ or such other specified entity shall consider the testimony, reports or other documentary evidence, and any other evidence presented at the hearing. Formal rules of evidence shall not apply, but fundamental due process shall govern the proceedings.
- (9) The town shall bear the burden of proof by clear and convincing evidence that the trespass warning was properly issued pursuant to the criteria of this section.
- (10) If the appellant fails to attend a scheduled hearing, Nassau County Code Enforcement ~~Board~~ or such other specified entity shall review the evidence presented and determine if the trespass warning was properly issued pursuant to the criteria of this section.
- (11) Within ten days of the hearing, Nassau County Code Enforcement ~~Board~~ or such other specified entity shall issue a written decision on the appeal which shall be mailed to the appellant at the address provided. If no address is provided, a copy of the decision shall be posted at the town hall.
- (12) The decision of the Nassau County Code Enforcement ~~Board~~ or such other specified entity shall be final and the appellant shall be deemed to have exhausted all administrative remedies. Such decision may be subject to judicial review in the manner provided by law.
- (13) The trespass warning shall remain in effect during the appeal and review process, including any judicial review.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: CODIFICATION

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

SECTION 7: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 8: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall not be immediately effect in order to allow for a transition from the code enforcement board to the code enforcement special magistrate. This Ordinance and its Amendments shall be effective on **November 6, 2025**.

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

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

First Reading:	October 16, 2025
Publication Date:	October 22, 2025
Public Hearing:	November 6, 2025
Second/Final Reading:	November 6, 2025

**INTERLOCAL AGREEMENT BETWEEN TOWN OF HILLIARD,
FLORIDA AND THE NASSAU COUNTY BOARD OF COUNTY
COMMISSIONERS FOR CODE ENFORCEMENT SPECIAL
MAGISTRATE SERVICES**

THIS INTERLOCAL AGREEMENT is made by and between the **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as the "County", and the **TOWN OF HILLIARD, FLORIDA**, a municipal corporation (hereinafter referred to as "Town") (hereinafter collectively the "Parties").

RECITALS:

WHEREAS, on August 14, 2000, the Parties entered into an Interlocal Agreement for the use of the Nassau County Code Enforcement Board for the adjudication of Town code enforcement cases; and

WHEREAS, on April 1, 2024, and pursuant to the requirements of Chapter 162, Florida Statutes, the Nassau County Board of County Commissioners dissolved the Nassau County Code Enforcement Board and implemented a Code Enforcement Special Magistrate; and

WHEREAS, the Parties now desire to terminate the Interlocal Agreement dated August 14, 2000, and enter into this Interlocal Agreement thereby setting forth the terms and conditions under which the Nassau County Code Enforcement Special Magistrate may serve as the Code Enforcement Special Magistrate for the Town; and

WHEREAS, this Interlocal Agreement is authorized pursuant to Section 125.01(1)(p), Florida Statutes and Section 163.01, Florida Statutes.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and agreements herein contained, the Parties hereto agree as follows:

SECTION 1. RECITALS.

1.1 The above recitals are incorporated into this Interlocal Agreement and are adopted as findings of fact.

SECTION 2. AUTHORITY.

2.1 This Interlocal Agreement is entered into pursuant to the Florida Interlocal Cooperation Act, Section 163.01, Florida Statutes, and pursuant to the constitutional and statutory powers of the County and the Town.

SECTION 3. TOWN'S OBLIGATIONS.

3.1 The Town shall utilize a state certified Code Enforcement Officer for code enforcement within the corporate limits of the Town. The Town Code Enforcement Officer shall maintain a **Code Enforcement Level I Certification** throughout the duration of this Interlocal Agreement.

3.2 The Town's Code Enforcement Officer shall coordinate with the County Manager or designee and the County Attorney or designee in order to schedule any cases before the Code Enforcement Special Magistrate. All meetings shall be held at a regularly scheduled Code Enforcement Special Magistrate hearing.

3.3 The Town shall provide copies of all notices, affidavits, photographs, administrative costs, mailings, postings, draft proposed orders and any other documentation required along with the applicable Town codes (hereinafter "Town Code Case Agenda Packet") to the County Attorney or designee for review prior to placement of the code case onto an agenda for the Code Enforcement Special Magistrate.

3.4 The Town's Code Enforcement Officer or Town Attorney or designee shall present all cases before the Code Enforcement Special Magistrate and shall ensure that copies of the complete Town Code Case Agenda Packet is available for each case at any meeting. The Town's Code Enforcement Officer, Town Attorney or designee shall follow the procedures set forth by the Code Enforcement Special Magistrate, Chapter 162, Florida Statutes, and the Town Code of Ordinances.

3.5 All decisions and Orders of the Code Enforcement Special Magistrate shall be final and the Town shall be bound by all decisions and Orders of the Code Enforcement Special Magistrate.

3.6 The Town understands that the County has contracted with the Code Enforcement Special Magistrate and that current compensation under that contract is at the hourly rate of \$300.00. The Town agrees that it shall be responsible for and shall pay all costs charged by the Code Enforcement

Special Magistrate to hear Town Code Cases. In the event that the Town disagrees with the costs charged by the Code Enforcement Special Magistrate, the Town's sole remedy shall be to pay said costs in full and then terminate this Interlocal Agreement.

3.7 The Town in its sole discretion shall record any Code Enforcement Special Magistrate Orders in the Official Records of the Clerk of Court pursuant to the requirements of Chapter 162, Florida Statutes. All costs for recording shall be borne by the Town.

3.8 The Town shall be responsible for and shall bear all costs for any appeal filed by an owner/respondent in regard to any Town Code Case, including, but not limited to, filing costs and attorney fees for said appeal.

SECTION 4. COUNTY'S OBLIGATIONS.

4.1 Upon receipt and approval of the Town Code Case Agenda Packet by the County Manager or designee and the County Attorney or designee, the County shall schedule the case for the next available Code Enforcement Special Magistrate Hearing and shall ensure that the Town Code Case Agenda Packet as submitted to the County is entered into the County agenda software.

4.2 Pursuant to Section 3.6 hereinabove, the County shall ensure that the Code Enforcement Special Magistrate itemizes all billing to reflect the costs incurred specifically for Town Code Cases and shall ensure that the Town receives the billing in order for the Town to make payment. Notwithstanding the foregoing, the County shall not be responsible in any way for payment of the Code Enforcement Special Magistrate costs related to a Town Code Case.

SECTION 5. TERM.

5.1 This Interlocal Agreement shall commence and be effective upon its approval and execution by the elected bodies of both the County and the Town and filing with the Clerk of the Circuit Court in and for Nassau County, Florida. This Interlocal Agreement shall initially be in effect for **ten (10)** years unless terminated or amended as described in Section 6. Termination/Revision of Agreement.

SECTION 6. TERMINATION/AMENDMENTS TO INTERLOCAL AGREEMENT.

6.1 This Interlocal Agreement may be terminated by either Party upon written notice of termination to the other Party at least thirty (30) days prior to the date of such termination.

6.2 Either Party may request that this Interlocal Agreement be amended. Such requests must be placed in writing and address the reason for the revision as well as provide proposed revised language. In order to be deemed effective, the amendment must be approved by both respective

governing bodies, signed both either the Chair of the County or the County Manager, as directed by the Board, and the Town, and filed with the Clerk of the Circuit Court in and for Nassau County, Florida. This section does not apply to any changes made to the person to whom notices shall be mailed as set forth in Section 7 herein.

SECTION 7. NOTIFICATION.

7.1 Any required notice to be provided by either Party to this Interlocal Agreement shall be delivered to the other Party's representative at the following locations:

COUNTY:

Taco Pope, County Manager
96135 Nassau Place, Suite 1
Yulee, Florida 32097

Denise May, County Attorney
96135 Nassau Place, Suite 6
Yulee, Florida 32097

TOWN:

Lisa Purvis, Town Clerk
15859 West County Road 108
Hilliard, Florida 32046

Christian Waugh, Town Attorney
Waugh PLLC
201 E. Pine Street, Suite 315
Orlando, FL 32801

7.2 Any notice to be sent to either Party under the provisions of this Interlocal Agreement shall be deemed to have been properly sent when personally delivered or mailed, postage prepaid, first-class U.S. mail, or by nationally recognized overnight courier to the last known address of the Party with appropriate copies as set forth above. A mailing is deemed received at the time of hand delivery or five (5) days after mailing. Either Party may unilaterally change the person to whom a mailing is to be sent to or the address of said person by giving notice to the other Party as provided for herein. Any change of the person to whom a mailing is to be sent shall be provided to the other party in writing and further shall provide the effective date of said change.

SECTION 8. AUDITING, RECORDS AND INSPECTION.

8.1 In the performance of this Interlocal Agreement, the Town and the County shall keep books, records, and accounts of all activities, related to the Interlocal Agreement, in compliance with generally accepted accounting procedures, as adopted by the Department of Financial Services, as

set forth in Rule 691-61.0012, Florida Administrative Code, as amended or superseded from time to time, or the Auditor General. Books, records, and accounts related to the performance of this Interlocal Agreement shall be open to inspection during regular business hours by an authorized representative of the office and shall be retained by each Party for a period of five (5) years after termination of this Interlocal Agreement. All books, records, and accounts related to the performance of this Interlocal Agreement shall be subject to the applicable provisions of Chapter 119 and section 401.30, Florida Statutes.

8.2 No reports, data, programs or other materials produced by a Party, in whole or in part, for the benefit and use of either Party under this Interlocal Agreement shall be subject to copyright by the either Party in the United States or any other country.

8.3 The Parties agree to comply with the requirements of Florida's Public Records Law and public records request made in accordance with Section 119.07, Florida Statutes.

SECTION 9. JURISDICTION, VENUE AND CHOICE OF LAW.

9.1 All questions pertaining to the validity and interpretations of this Interlocal Agreement shall be determined in accordance with the Laws of the State of Florida. Any legal action by either Party against the other concerning this Interlocal Agreement shall be filed in a court having jurisdiction in Nassau County, Florida, which shall be deemed the proper venue for any action arising out of or through this Interlocal Agreement. The parties waive trial by jury for any dispute or action that arises out of this Interlocal Agreement. This waiver is knowingly, willingly and voluntarily made by the parties, and the parties hereby represent that no representations of fact or opinion have been made by any person or entity to induce this waiver of trial by jury or to in anyway modify or nullify its effect. This provision is a material term for the parties entering into this Interlocal Agreement. Each party is hereby authorized to file a copy of this section in any proceeding as conclusive evidence of this waiver of jury trial. The parties further represent and warrants that they have been represented in the signing of this Interlocal Agreement and in the making of this waiver by independent legal counsel of their own free will, and that they have had the opportunity to discuss this waiver with counsel.

SECTION 10. ATTORNEY'S FEES AND COSTS.

10.1 In the event of any litigation between the parties arising out of this Interlocal Agreement, each party will bear its own attorney's fees and costs.

SECTION 11. SEVERABILITY.

11.1 If any section, paragraph, sentence, clause, phrase, or word of this Interlocal Agreement, is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding will not affect the remainder of this Interlocal Agreement. The remainder of this Interlocal Agreement shall be effective and shall remain in full force and effect, unless amended or modified by mutual consent of the parties.

SECTION 12. INDEMNIFICATION/HOLD HARMLESS.

12.1 The Town shall indemnify and hold harmless the County and its agents and employees from and against any and all claims, damages, losses, bodily injuries (including death), and expenses, including attorney's fees, arising out of or resulting from any services provided pursuant to this Interlocal Agreement, where such claim, damage, loss, or expense is caused in whole or in part by the act or omission of the Town, or anyone directly or indirectly employed by the Town or anyone whose acts any of them may be liable, regardless of whether or not it is caused by or in part by a party indemnified thereunder. No indemnification or requirement to hold harmless the County pursuant hereto shall exceed \$200,000 per person per accident or \$300,000 arising out of the same occurrence or incident. The Town shall not be required to indemnify or hold harmless the County to the extent that the County is negligent or intentionally causes or omits to act, thereby causing claims, damages, bodily injuries (including death), losses, or expenses.

12.2 County shall indemnify and hold harmless the Town and its agents and employees from and against any and all claims, damages, losses, bodily injuries (including death), and expenses, including attorney's fees arising out of or resulting from any services provided pursuant to this Interlocal Agreement, where such claim, damage, loss, expense is caused, in whole or part, by the act or omission of County, or anyone directly or indirectly employed by County, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused by or in part by a party indemnified thereunder. No indemnification or requirement to hold harmless the Town pursuant hereto shall exceed \$200,000 per person per accident or \$300,000 arising out of the same occurrence or incident. The County shall not be required to indemnify or hold harmless the Town to the extent that Town is negligent or intentionally causes or omits to act, thereby causing claims, damages, bodily injuries (including death), losses, or expenses.

12.3 Each Party agrees it shall bear responsibility for any injury or loss caused by its agents,

representatives, officials, employees or volunteers (hereinafter "agents") including when such agents are acting outside their jurisdiction.

12.4 In agreeing to this provision, neither party intends to waive any defense or limit of sovereign immunity or limits to damages to which it may be entitled under section 768.28, Florida Statutes, as that section may be amended from time to time, or as otherwise provided by law. Nothing herein shall be construed as consent by either Party to be sued by third parties in any matter arising out of any contract. The Parties acknowledge that specific consideration has been exchanged for this provision.

SECTION 13. INDEPENDENT CONTRACTORS.

13.1 It is specifically understood and agreed to by and between the Parties that a material provision in this Interlocal Agreement is that the relationship between the County and the Town is one in which each Party and its employees are independent contractors of the other Party, and not acting as agents, employees, joint venturers, or other partners and neither Party is entitled to any benefits of the other Party. Nothing contained herein shall be construed to be inconsistent with this relationship or status.

SECTION 14. ASSIGNMENT.

14.1 Neither the County nor the Town, its assigns or representatives, shall enter into any agreement with third parties to delegate any or all of the rights and responsibilities herein set forth without the prior written approval of the other party's governing body.

SECTION 15. ENTIRE AGREEMENT.

15.1 This Interlocal Agreement, including exhibits, riders, and/or addenda, if any, attached hereto, sets forth the entire agreement between the Parties. This Interlocal Agreement shall not be modified except in writing and executed by all Parties or as otherwise allowed under the terms of this Interlocal Agreement.

[The remainder of this page left intentionally blank.]

IN WITNESS WHEREOF, the Parties have caused this Interlocal Agreement to be executed by its duly authorized representatives, effective as of the last date below.

**BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA**

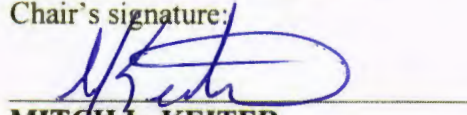


By: A.M. "HUPP" HUPPMANN

Its: CHAIR

Date: JUL 14 2025

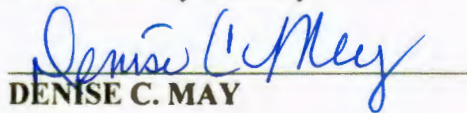
Attest as to authenticity of the
Chair's signature:



MITCH L. KEITER

Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney



DENISE C. MAY

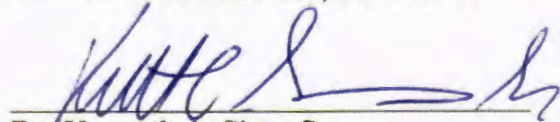
ATTEST:



LISA PURVIS

Its: Town Clerk

TOWN OF HILLIARD, FLORIDA

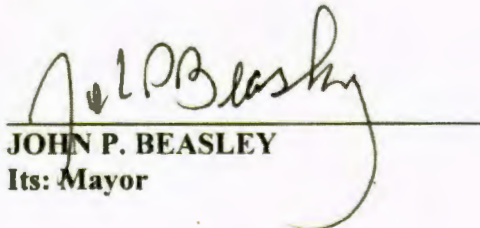


By: Kenneth A. Sims, Sr.

Its: Council President

Date: JUN 05 2025

APPROVED:



JOHN P. BEASLEY

Its: Mayor



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Public Hearing & Regular Meeting Meeting Date: November 6, 2025

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

SUBJECT: Town Council to consider Ordinance No. 2025-13, an ordinance of the Town of Hilliard, Nassau County, Florida, amending Chapter 62 Zoning of the Town Code to require approval of Plat Submittals within the Town limits by an Administrative Authority, and to incorporate other statutory requirements pursuant to Section 177.071, Florida Statutes; providing for conflict, severability, administrative correction of scriveners error, publication and effective date. Adopting on First Reading and Set Second Public Hearing & Final Reading for December 4, 2025.

BACKGROUND:

See Attached.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Town Council adopting of Ordinance No. 2025-13, on First Reading and Set Second Public Hearing & Final Reading for December 4, 2025.

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

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

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

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

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

SECTION 1: AUTHORITY

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

SECTION 2: AMENDING SECTION 62-576

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

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

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

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

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

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

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

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

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

Subdivision means one of the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: CODIFICATION

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

SECTION 7: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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

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

TOWN OF HILLIARD, FLORIDA

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

APPROVED AS TO FORM AND LEGALITY

Christian W. Waugh
Town Attorney

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



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 6, 2025

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

SUBJECT: Town Council to approve AECOM Recommendation to Award Contract to Lylam, LLC dba Facility's Constructors, to construct Box Hangar Building at the Hilliard Airpark in the amount of \$269,989.60. Funding provided through FDOT Public Transportation Grant Agreement No. 441751-1-94-24.

BACKGROUND:

See attached email from AECOM Aviation Civil Engineer Bill Prange, PE.

FINANCIAL IMPACT:

100% FDOT Grant Funded Project.

RECOMMENDATION:

Town Council approval to award contract to Lylam, LLC dba Facility's Constructors, to construct Box Hangar Building at the Hilliard Airpark in the amount of \$269,989.60.

Lisa Purvis

From: Prange, Bill <bill.prange@aecom.com>
Sent: Wednesday, August 20, 2025 4:42 PM
To: Lisa Purvis; Michael Swain; Hilliard Airpark; Coffman, Kyle; Nalsen, Christina; Kutney, Victoria
Cc: Al Labban, Ahmad
Subject: HILLIARD APK DESIGN & CONSTRUCT HANGARS G2B73 (441751-1)
Attachments: 2025-0820 01J_Const Box Hgr Bldg Bid Docs_CSPP.pdf; 2025-0820 01J_Const Box Hgr Bldg Bid Docs_Plans.pdf; 2025-0820 01J_Const Box Hgr Bldg Bid Docs_Specs.pdf; 2025-0820 01J_Const Box Hgr Bldg Bid Docs_Cost Est.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon all,

I am transmitting Final Plans, Specs, the CSPP and an updated cost estimate for this project for your review.

We are ready to go to bid unless anyone has any comments or questions. The proposed bidding schedule is as follows:

- Advertise 9/3 and 9/10 local paper and on Town website. Submit the adv next week to meet local paper deadline.
- Plans/specs available to bidders 9/3 via email, pdf only.
- Pre-Bid meeting 9/17 at 10 am
- Bid Opening 10/8 at 2:00 pm
- Award at Town Council meeting on Nov. 6 at 7 pm

I can/will upload these documents to the JACIP site as soon as I know the FDOT staff are OK with that.

Please respond with comments via email or let me know if you want to have a Teams call to discuss anything.

Thank you.

Bill Prange, PE
 Aviation Civil Engineer
 M 386-898-2298
bill.prange@aecom.com

AECOM
 7650 W Courtney Campbell Causeway
 Tampa, Florida, 33607 , United States
aecom.com

Delivering a better world

October 10, 2025
60732142

Ms. Lisa Purvis, Clerk
Town of Hilliard
15859 West County Road 108
Hilliard, FL 32046

**RE: Hilliard Airpark
Construct Box Hangar Building
FDOT No. 441751-1-94-24
Recommendation of Award**

Dear Ms. Purvis:

On October 8, 2025, four bids were received for the referenced project and publicly opened and read aloud. The following is a list of bidders and the amount bid (see enclosed Bid Tabulation and Bid Checklist) by each:

Company	Total Amount Bid
Lylam, LLC dba Facility's Constructors	\$269,989.60
JH Construction	\$288,000.00
Southland Contracting, INC	\$430,402.36*
KBT Contracting Corp	\$508,380.00
Engineer's Estimate	\$292,450.00

*Minor mathematical errors have been corrected on the Bid Tabulation

We have evaluated the qualifications of Lylam, LLC dba Facility's Constructors and, in our opinion, we believe they are qualified to perform the project. We recommend they be awarded the contract for the Total Bid in the amount of Two Hundred Sixty-Nine Thousand Nine Hundred Eighty-Nine Dollars & Sixty Cents (\$269,989.60). This recommendation is subject to the legal and financial review of Town of Hilliard and the Florida Department of Transportation.

Please call if you have any questions or need additional information.

Sincerely,
AECOM Technical Services, Inc.



William R. Prange, PE
Project Manager
Enclosures

cc: Micheal Swain, Town of Hilliard
Kyle Coffman, Christina Nalsen, & Victoria Kutney, FDOT D2
AECOM/Project File

BID TABULATION			Date of Bid Opening: October 08, 2025				OFFICIAL NAME AND LOCATION OF AIRPORT				FDOT FM NO.: 441751-1-94-24 AECOM PROJECT NO.: 60732142					
SPONSOR'S NAME AND ADDRESS						Hilliard Airpark										
Hilliard Airpark						Hilliard, FL										
37792 Eastwood Rd.						DESCRIPTION OF WORK										
Hilliard, FL 32046						CONSTRUCT BOX HANGAR BUILDING										
						ENGINEER'S ESTIMATE AECOM Technical Services, Inc.		Lylam, LLC dba Facility Constructors		JH Construction, LLC		Southland Contracting, Inc.		KBT Contracting Group		
BID NO	ITEM NO.	ITEM DESCRIPTION				UNITS	ESTIMATED QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
BASE BID																
1	C-105-6.1	MOBILIZATION (NOT TO EXCEED 10% OF THE TOTAL BID AMOUNT)				LS	1	\$27,000.00	\$27,000.00	\$26,999.00	\$26,999.00	\$27,600.00	\$27,600.00	\$38,549.00	\$38,549.00	
2	P-101-5.1	REMOVE EXISTING WATERLINE AND HOSE BIBB				LS	1	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$11,914.21	\$11,914.21	
3	F-162-5.1	REMOVE EXISTING AIRFIELD FENCE				LF	75	\$10.00	\$750.00	\$13.34	\$1,000.50	\$48.00	\$3,600.00	\$42.87	\$3,215.25	
4	F-162-5.2	NEW 6' HIGH FENCE WITH 3 STRANDS BARBED WIRE, 1 FOOT BARBED WIRE EXTENSION ARMS, TOP RAIL, BOTTOM TENSION WIRE INCLUDING GROUNDING AND SIGN RELOCATION				LF	90	\$30.00	\$2,700.00	\$38.89	\$3,500.10	\$95.00	\$8,550.00	\$117.09	\$10,538.10	
5	120-8	HANGAR SLAB FOUNDATION PREPARATION				LS	1	\$10,000.00	\$10,000.00	\$4,673.00	\$4,673.00	\$55,000.00	\$55,000.00	\$49,045.61	\$49,045.61	
6	425-1	NYLOPLAST-ADS 12" DRAIN BASINS WITH STANDARD DUCTILE GRATE				EA	3	\$3,000.00	\$9,000.00	\$5,000.00	\$15,000.00	\$100.00	\$300.00	\$6,085.72	\$18,257.16	
7	425-4	MODIFY EXISTING INLET				EA	1	\$5,000.00	\$5,000.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$12,108.43	\$12,108.43	
8	430-96-6	6" ADS PIPE, INCLUDING ALL FITTINGS AND APPURTENANCES				LF	80	\$50.00	\$4,000.00	\$106.25	\$8,500.00	\$15.00	\$1,200.00	\$151.91	\$12,152.80	
9	430-96-8	8" ADS PIPE, INCLUDING ALL FITTINGS AND APPURTENANCES				LF	200	\$80.00	\$16,000.00	\$66.50	\$13,300.00	\$20.00	\$4,000.00	\$154.90	\$30,980.00	
10	13125-1	PREFABRICATED BOX HANGAR WITH HYDRAULIC DOOR, INCLUDING FINAL DESIGN, PERMITTING, FOUNDATION, SITE WORK, BUILDING ELECTRICAL WORK, AND ALL NECESSARY APPURTENANCES, COMPLETE IN PLACE				LS	1	\$200,000.00	\$200,000.00	\$181,714.00	\$181,714.00	\$134,750.00	\$134,750.00	\$174,205.00	\$174,205.00	
11	U-1	INTERCEPT EXISTING WATER SERVICE WITH 1" "T" BALL VALVE IN BOX, 1" SCHEDULE 40 PVC WATER SERVICE LINE, INCLUDING ALL FITTINGS AND BENDS, AND CONCRETE POST WITH HOSE BIBB				LS	1	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$9,436.12	\$9,436.12	
12	E-1	ELECTRICAL DISTRIBUTION SYSTEM FROM EXISTING METER BOX TO HANGAR AND ALL RELATED COSTS (INCLUDING SERVICE DISCONNECT, BURIED ELECTRICAL SERVICE, AND TEMPORARY POWER TO EXISTING HANGAR IF REQUIRED)				LS	1	\$15,000.00	\$15,000.00	\$11,803.00	\$11,803.00	\$45,000.00	\$45,000.00	\$60,000.68	\$60,000.68	
TOTAL BID									\$292,450.00		\$269,989.60		\$288,000.00		\$430,402.36	
Some bids contained typographical errors. Corrections are indicated by highlighted <i>bold italics</i>																

BID CHECKLIST		Date of Bid Opening: October 8, 2025			
SPONSOR'S NAME AND ADDRESS					
Hilliard Airpark					
37792 Eastwood Rd.					
Hilliard, FL 32046					
DESCRIPTION OF WORK					
CONSTRUCT BOX HANGAR BUILDING					
		Lylam, LLC dba Facility's Constructors 1090 Ellis Rd N Jacksonville, FL 32254	JH Construction 15831 NW 50th Ave Trenton, FL 32693	Southland Contracting, INC 1873 Commerce Blvd Midway, FL 32343	KBT Contracting Corp 5105 Blanding Blvd Jacksonville, FL 32210
BIDDER NAME					
Proposal Form	X	X	X	X	X
Bid Schedule	X	X	X	X	X
Bid Bond or Certified Check	X	X	X	X	X
Equal Employment Opportunity Statement	X	X	X	X	X
Certification of Non-Segregated Facilities	X	X	X	X	X
Prime Bidder's Qualifications	X	X	X	X	X
License Verification	CGC1510982 Expires 08/31/2026	CGC152774 Expires on 08/31/2026	CGC021954 CBC058187 Expires on 08/31/2027	CGC1520730 CBC058625 CCC1330401 Expires on 08/31/2026	
Subcontractors List	X	X	X	X	X
Public Entity Crimes Statement	X	Contractor didnt state which statement applies under item 6	X	X	X
Trench Safety Act Statement	X	X	X	X	X
Non-Collusion Affidavit	X	X	X	X	X
DBE Utilization	0%	0%	0%	5%	
Bid Price	\$269,989.60	\$288,000.00	\$430,404.00	\$508,380.00	



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 6, 2025

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

SUBJECT: Town Council to consider Ordinance No. 2025-14, an ordinance relating to Public Right-of-Way or Alley; making findings; vacating Public Right-of-Way or Alley within or surrounded by Block 93; Plat of the West Portion of Hilliard; within Town of Hilliard, Florida; authorizing recording of a certified copy of this ordinance. Adopting on First Reading and Set Public Hearing & Final Reading for December 4, 2025.

BACKGROUND:

See attached documents.

FINANCIAL IMPACT:

All financial expenses to be covered by applicant.

RECOMMENDATION:

Town Council adoption of Ordinance No. 2025-14, on First Reading and Set Public Hearing & Final Reading for December 4, 2025.

ORDINANCE NO. 2025-14

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

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

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

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

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

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

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

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

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

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

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

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

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

Kenneth A. Sims
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

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



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

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

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

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

BACKGROUND:

Documents included for Review:

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

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

All property owners for blocks 92, 93, 94, and 95 were invited via letter mailed from Town Hall to attend the workshop on June 12th as well as the Planning and Zoning meeting on July 1st and the Town Council Meeting on July 17th where the Pre-Vacation of Right of Way Application was discussed and staff findings were reviewed by the Planning & Zoning Board as well as the Town Council.

At the July 17th Town Council meeting, the Council voted to allow the applicant to continue in the vacation process.

On September 25th the Applicant provided a Final Vacation of Right of Way Application along with an appraisal of the property.

The Appraisal report is attached with the application.

FINANCIAL IMPACT:

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

RECOMMENDATION:

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



Town of Hilliard

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

FOR OFFICE USE ONLY

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

A. PROPOSED CLOSING, ABANDONING, OR VACATON

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

B. APPLICANT

- Applicant's Status ☒ Owner (title holder) ☐ Agent

- Name of Applicant(s) or Contact Person(s):

Andrew J & Sherri A. Whitaker Title: Owners

Company (if applicable): _____

Mailing address: 27589 Georgia St.City: Hilliard State: FL ZIP: 32046Telephone: (904) 303-1471 (A) 303-1473 (S) FAX: () e-mail: andy.whitaker2002@gmail.com
whitakersherri@hotmail.com

- If the applicant is agent for the property owner*:

Name of Owner (title holder): N/A

Company (if applicable): _____

Mailing address: _____

City: _____ State: _____ ZIP: _____

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

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

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

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

E. FEES

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

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

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

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

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

[Signature]
Signature of Applicant

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

9/24/25
Date

State of Florida County of Duval

[Signature]
Signature of Co-applicant

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

9/24/25
Date

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

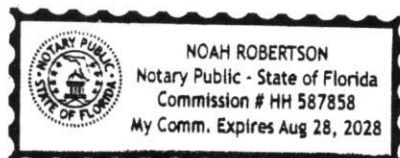
by Andrew and Sherri Whitaker, who is/are personally known to me or who has/have produced

_____ as identification.

NOTARY SEAL

[Signature]
Signature of Notary Public, State of Florida

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



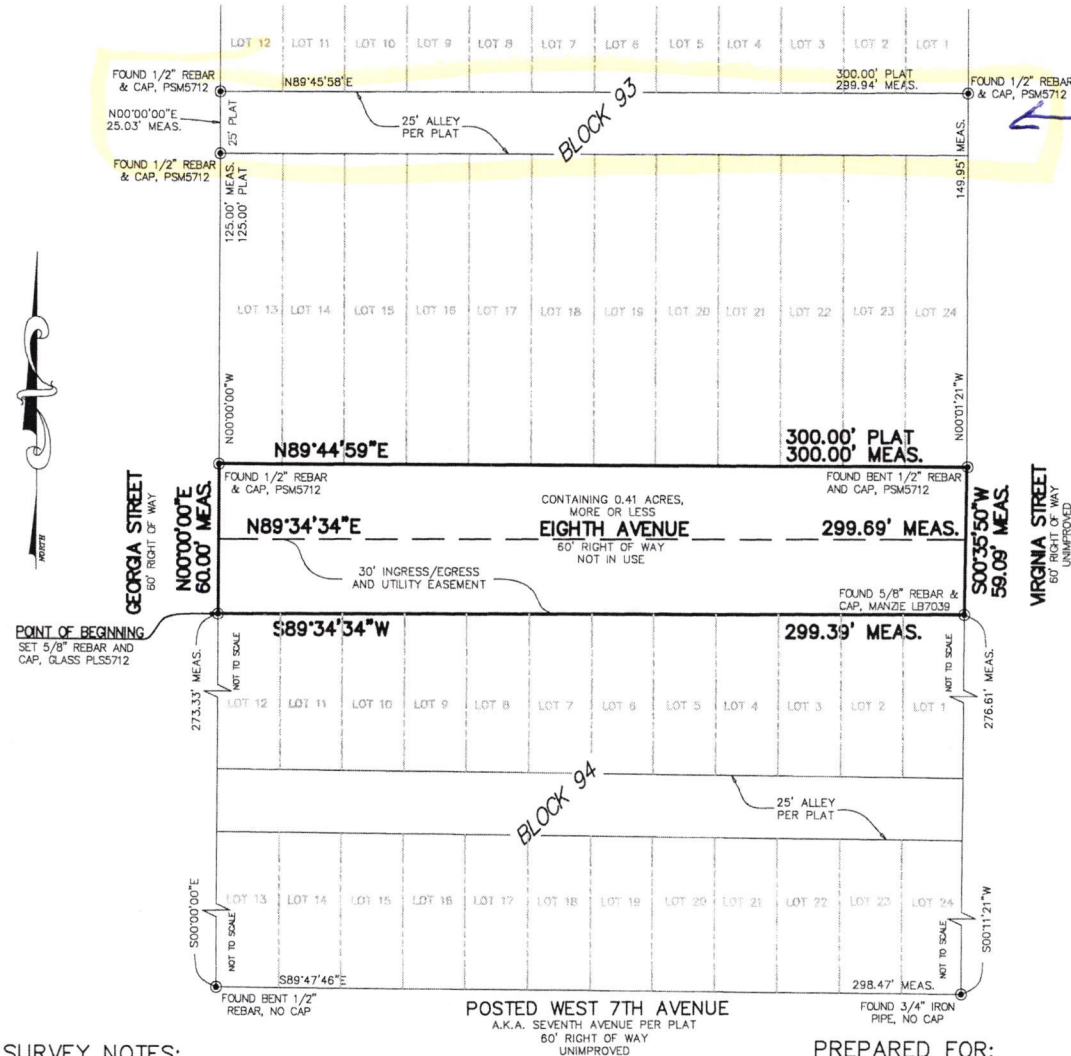
MAP OF BOUNDARY SURVEY

SURVEYORS LEGAL

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

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

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



This survey does NOT describe Block 93, it only describes 8th Ave.

SURVEY NOTES:

- The "SURVEYORS LEGAL" hereon was provided by the surveyor at the request of the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings based on N 00°00'00" E for the West line of Blocks 93 & 94, of PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to the plat thereof, as recorded in Plat Book 1, Page 23 of the Public Records of Nassau County Florida (PLAT).
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,945 feet Commercial / High risk linear accuracy: 1 foot in 10,000 feet
SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:

ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE



LEGEND

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

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

BY:

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR MAPPER
CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

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

SCALE: 1" = 60'
DATE: 08/20/25
DRN BY: ALN
CKD BY: AFG
JOB NO: 25-171
F.B. NO: ABB1
PAGE NO: 53

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

File No. AJ25P0574

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

File Number: AJ25P0574

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

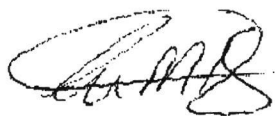
93 ALLEY WAY
HILLIARD, FL 32046

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

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

\$2,050
Two Thousand Fifty Dollars

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



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

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

File No. AJ25P0574

***** INVOICE *****

File Number: AJ25P0574

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL 32046

Borrower : N/A

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

93 ALLEY WAY
HILLIARD, FL 32046

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

Terms: PAID

Please Make Check Payable To:

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

Fed. I.D. #: 56-2642174

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

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

File No. AJ25P0574

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

File Number: AJ25P0574

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

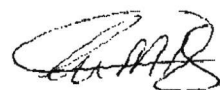
93 ALLEY WAY
HILLIARD, FL 32046

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Two Thousand Fifty Dollars

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



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

APPRAISALS FIRST CLASS, P A
LAND APPRAISAL REPORT

File No. AJ25P0574

ITEM-6

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

CLIENT AND PROPERTY IDENTIFICATION

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

CONTRACT ANALYSIS

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

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

NEIGHBORHOOD DESCRIPTION

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

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

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	☒	☐	☐	☐	Property Comparability	☒	☐	☐	☐
Convenience to Shopping	☒	☐	☐	☐	General Appearance of Properties	☒	☐	☐	☐
Convenience to Primary Education	☒	☐	☐	☐	Adequacy of Police/Fire Protection	☒	☐	☐	☐
Convenience to Recreational Facilities	☒	☐	☐	☐	Protection from Detrimental Conditions	☒	☐	☐	☐
Employment Stability	☒	☐	☐	☐	Overall Appeal to Market	☒	☐	☐	☐

Neighborhood Description: **See Attached Addendum**

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

SITE DESCRIPTION

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

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

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	☒	☐	OKEFENOKEE RURAL ELECTRIC	Street Surface	ASPHALT	☒	☐
Gas	☐	☒	PRIVATE/BOTTLED	Street Type/Influence	ASPHALT	☐	☐
Water	☐	☒	PRIVATE WELL	Curb/Gutter		☐	☐
Sanitary Sewer	☐	☒	PRIVATE SEPTIC	Sidewalk		☐	☐
Other	☐	☐		Street Lights		☐	☐
Other	☐	☐		Alley		☐	☐

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

Site Comments: **See Attached Addendum**

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

COMPARABLE SALES					
FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3	
Address	93 ALLEY WAY	RIGHT OF WAY BLOCK 159	0 W THIRD ST	0 EIGHTH AV	
City/State/Zip	HILLIARD, FL 32046	HILLIARD, FL 32046	HILLIARD, FL 32046	HILLIARD, FL 32046	
Proximity to Subject		0.60 miles SE	1.02 miles SE	0.95 miles NE	
Data Source(s)	County/Tax Record/Drive By	County/Tax Record/Drive By	County/Tax Record/Drive By	County/Tax Record/Drive By	
Verification Source(s)	County/Tax Record/Drive By	08-3N-24-2380-0159-0010	#083N24238001470070	#083N24238000940080	
Sale Price	\$ 0	\$ 850	\$ 850	\$ 850	
Price/sf	\$ 0.00	\$ 0.28	\$ 0.28	\$ 0.28	
Date of Sale (MO/DA/YR)					
Days on Market					
Financing Type					
Concessions					
Location	RURAL;RES	RURAL;RES	RURAL;RES	RURAL;RES	
Property Rights Appraised	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	
Site Size Sq.Ft.	7500 sf	3049 sf	3049 sf	3049 sf	
View	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	
Topography	LEVEL	LEVEL	LEVEL	LEVEL	
Available Utilities	WELL;SEPTIC;ELEC	WELL;SEPTIC;ELEC	WELL;SEPTIC;ELEC	WELL;SEPTIC;ELEC	
Street Frontage	COUNTY RD	COUNTY RD	COUNTY RD	COUNTY RD	
Street Type	ASPHALT	ASPHALT	ALL WEATHER	ASPHALT	
Water Influence	NONE	NONE	NONE	NONE	
Fencing	NONE	NONE	NONE	NONE	
Improvements	NONE	NONE	NONE	NONE	
CLEARED	CLERED	CLERED	CLERED	CLERED	
Net Adjustment (Total, in \$)		[X] + [] - \$ 1,200	[X] + [] - \$ 1,200	[X] + [] - \$ 1,200	
Adjusted sales price of the		Net Adj. 141.2%	Net Adj. 141.2%	Net Adj. 141.2%	
Comparable Sales (in \$)		Gross Adj. 141.2% \$ 2,050	Gross Adj. 141.2% \$ 2,050	Gross Adj. 141.2% \$ 2,050	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Opinion of Market Value: \$ **2,050**, as of: **09/17/2025**, which is the date of inspection and the effective date of this appraisal.

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PRODUCT INFORMATION FOR PUDs (if applicable)

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

 Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

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

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

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

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

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

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

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

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

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

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

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CERTIFICATIONS AND LIMITING CONDITIONS (continued)

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

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

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

SIGNATURES

APPRAISER

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

ADDRESS OF PROPERTY APPRAISED

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

LENDER/CLIENT

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

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

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

COMPARABLE SALES

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

File No. AJ25P0574

[illegible]

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

Legal Description

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

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

Neighborhood Description

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

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

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

Uses Allowed Under Current Zoning Regulations

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

Section 22.01. - Permitted uses and structures.
modified

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

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

Minimum lot requirements.

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

ADDENDUM

ITEM-6

Borrower: N/A	File No.: AJ25P0574
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(150) feet. (2) Minimum lot area: Two (2) acres. (C) Golf course (other than par three): Minimum lot area: One hundred (100) acres. (D) Other permitted or permissible uses or structures: Two (2) acres, unless otherwise listed. (E) Limited development overlay areas: The comprehensive plan and future land use map (FLUM) series established limited development overlays on areas depicted as conservation, wetlands and floodplains. (1) Areas depicted on the FLUM as wetlands may not be developed at a density greater than one (1) unit per five (5) acres. Development within the limited development overlay areas must be clustered on the upland or least environmentally sensitive portion of the site.

Highest & Best Use

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

Adverse Site Conditions

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

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

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

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

Site Comments

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

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

Comments on Sales Comparison

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

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

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

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

ADDENDUM

ITEM-6

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Property Address: 93 ALLEY WAY		Case No.:
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SUBJECT PROPERTY.

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

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

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

Conditions of Appraisal

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

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

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

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

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

CLARIFICATION OF INTENDED USE AND INTENDED USER:

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

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

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

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

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

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

NO VALUE GIVEN FOR ANY PERSONAL PROPERTY.

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

ADDENDUM

ITEM-6

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

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

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

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

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

SCOPE OF WORK PERFORMED:

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

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

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

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

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

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

USPAP ADDENDUM

File No. AJ25P0574

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

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

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

THIS IS A PERSONAL APPRAISAL NOT FOR ANY MORTGAGE PURPOSES.

Reasonable Exposure Time

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

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

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

Additional Certifications

- ☒ I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

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

Additional Comments

APPRAISER:

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

SUPERVISORY APPRAISER (only if required):

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

PLAT MAP

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

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

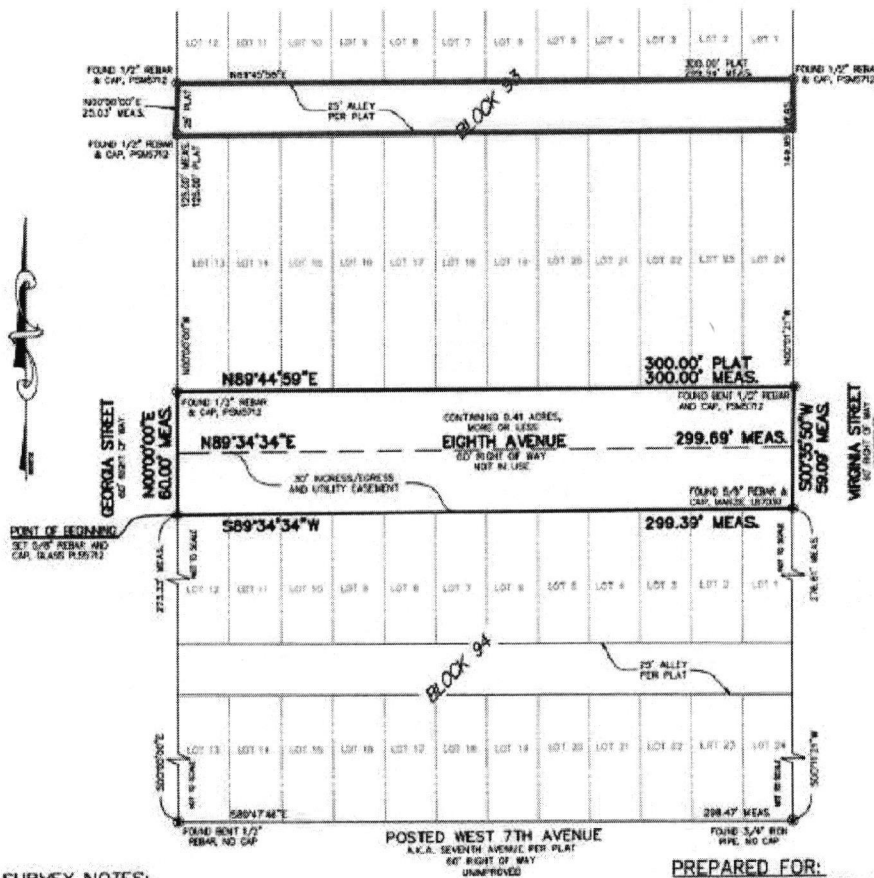
MAP OF BOUNDARY SURVEY

SURVEYORS LEGAL

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

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

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

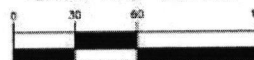


SURVEY NOTES:

1. The "SURVEYORS LEGAL" hereon was provided by the surveyor at the request of the client.
2. Underground improvements were not located or shown.
3. Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4. Bearings based on N 00°00'00" E for the West line of Blocks 93 & 94, of PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to the plat thereof, as recorded in Plat Book 1, Page 23 of the Public Records of Nassau County Florida (PLAT).
5. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6. Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
7. This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,945 feet. Commercial / High risk linear accuracy: 1 foot in 10,000 feet. SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:
 ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE



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

LEGEND

A/C = AIR CORNER
 A/C = ALSO KNOWN AS
 B.S. = BUILDING STRUCTURE LINE
 Δ = CENTRAL ANGLE
 C = CENTERLINE
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 CONC = CONCRETE
 MESH = CONCRETE REINFORCEMENT
 CAP = CORRUGATED METAL PIPE
 ELEV = ELEVATION
 F.F. = FINISHED FLOOR

XY = FIRE HYDRANT
 L = AND LENS
 MEAS = MEASURED
 S.B. = OFFICIAL RECORDS BOOK
 P.I. = PARCEL IDENTIFICATION NUMBER
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RADII
 RCP = REINFORCED CONCRETE PIPE
 R/W = RIGHT-OF-WAY
 W = WATER METER
 W = WELL

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

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

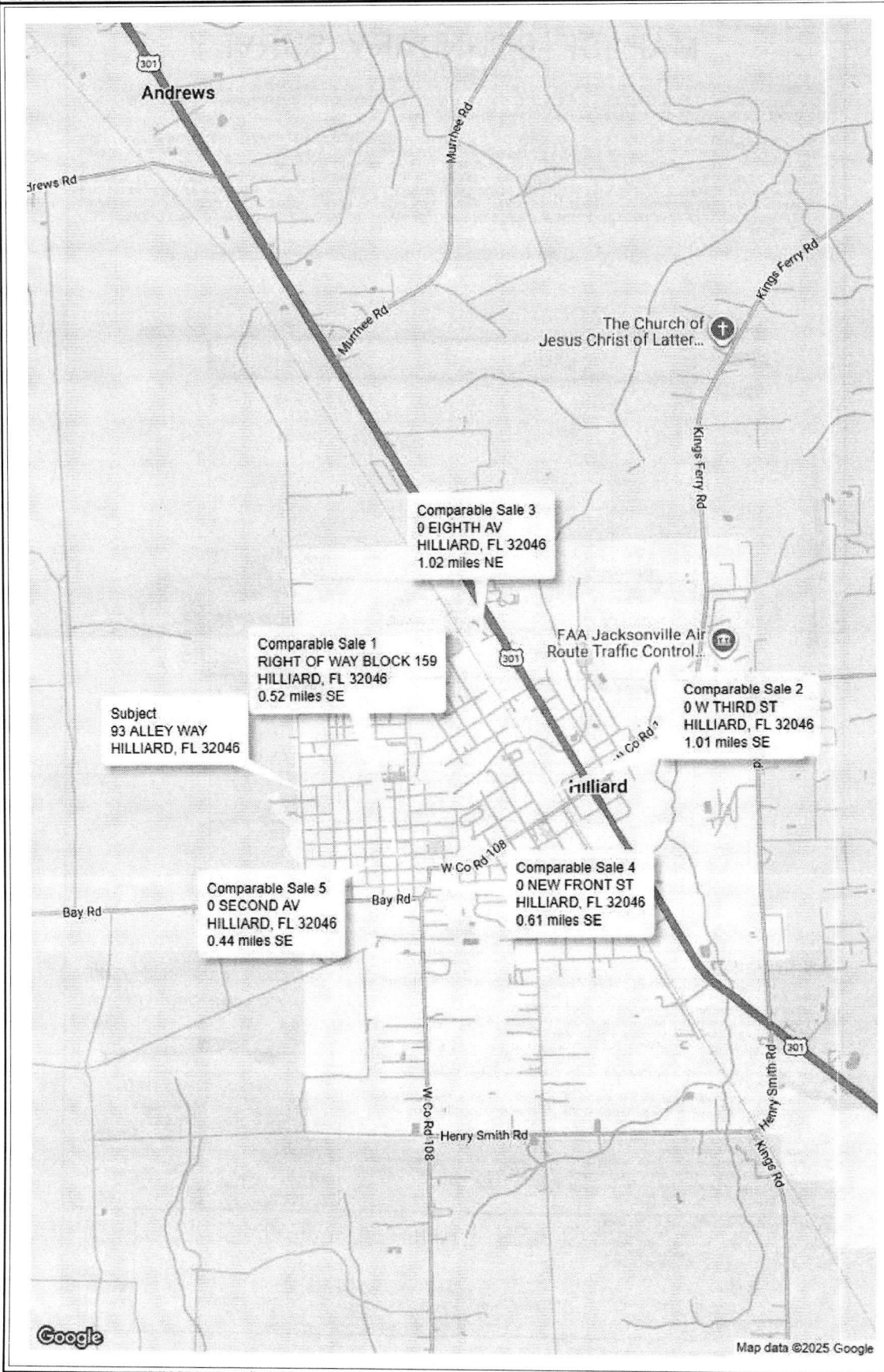
GLASS LAND SURVEYING, LLC

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

SCALE: 1" = 60'
 DATE: 08/20/25
 DWN BY: ALH
 CKD BY: AED
 JOB NO. 25-171
 F.S. NO. A881
 PAGE NO. 53

LOCATION MAP

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



FLOOD MAP

ITEM-6

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



FLOOD INFORMATION

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

LEGEND

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

Sky Flood™

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

AERIAL MAP

Borrower: N/A

File No.: AJ25P0574

Property Address: 93 ALLEY WAY

Case No.:

City: HILLIARD

State: FL

Zip: 32046

Lender: ANDREW WHITAKER



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



Ron DeSantis, Governor

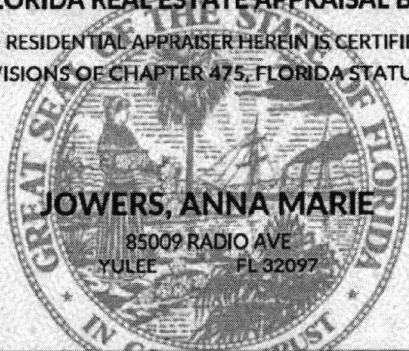
Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

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



JOWERS, ANNA MARIE
 85009 RADIO AVE
 YULEE FL 32097

LICENSE NUMBER: RD7877

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/20/2024

Do not alter this document in any form.

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



E & O INSURANCE

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



Appraiser Independence Certification

File No.: AJ25P0574

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

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

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

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

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

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

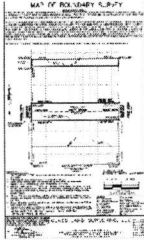
Additional Comments:

APPRAISER:

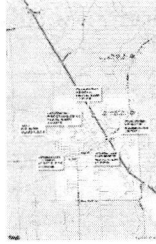
Signature: 
 Name: ANNA M JOWERS
 Date Signed: 09/22/2025
 State Certification #: CERT RES RD7877
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2026

SUPERVISORY APPRAISER (only if required):

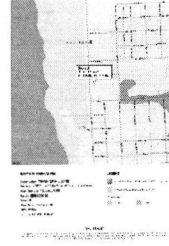
Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____



Plat Map



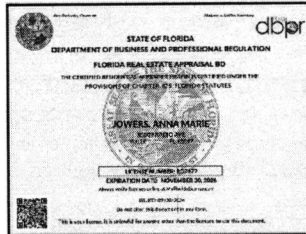
Location Map



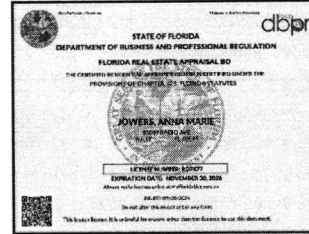
Flood Map



Aerial Map



License Image



Extra Image



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: November 6, 2025

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

SUBJECT: Town Council to consider Ordinance No. 2025-15, an ordinance relating to Public Right-of-Way or Alley; making findings; vacating a Block of Public Right-of-Way known as West Eighth Avenue which falls between Georgia Street and Virginia Street; Plat of the West Portion of Hilliard; within Town of Hilliard, Florida; authorizing recording of a certified copy of this ordinance; providing for severability; and providing for an effective date. Adopting on First Reading and Set Public Hearing & Final Reading for December 4, 2025.

BACKGROUND:

See attached documents.

FINANCIAL IMPACT:

All financial expenses to be covered by applicant.

RECOMMENDATION:

Town Council adoption of Ordinance No. 2025-15, on First Reading and Set Public Hearing & Final Reading for December 4, 2025.

ORDINANCE NO. 2025-15

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

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

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

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

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

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

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

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

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

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

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

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

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

Kenneth A. Sims
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

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

MAP OF BOUNDARY SURVEY

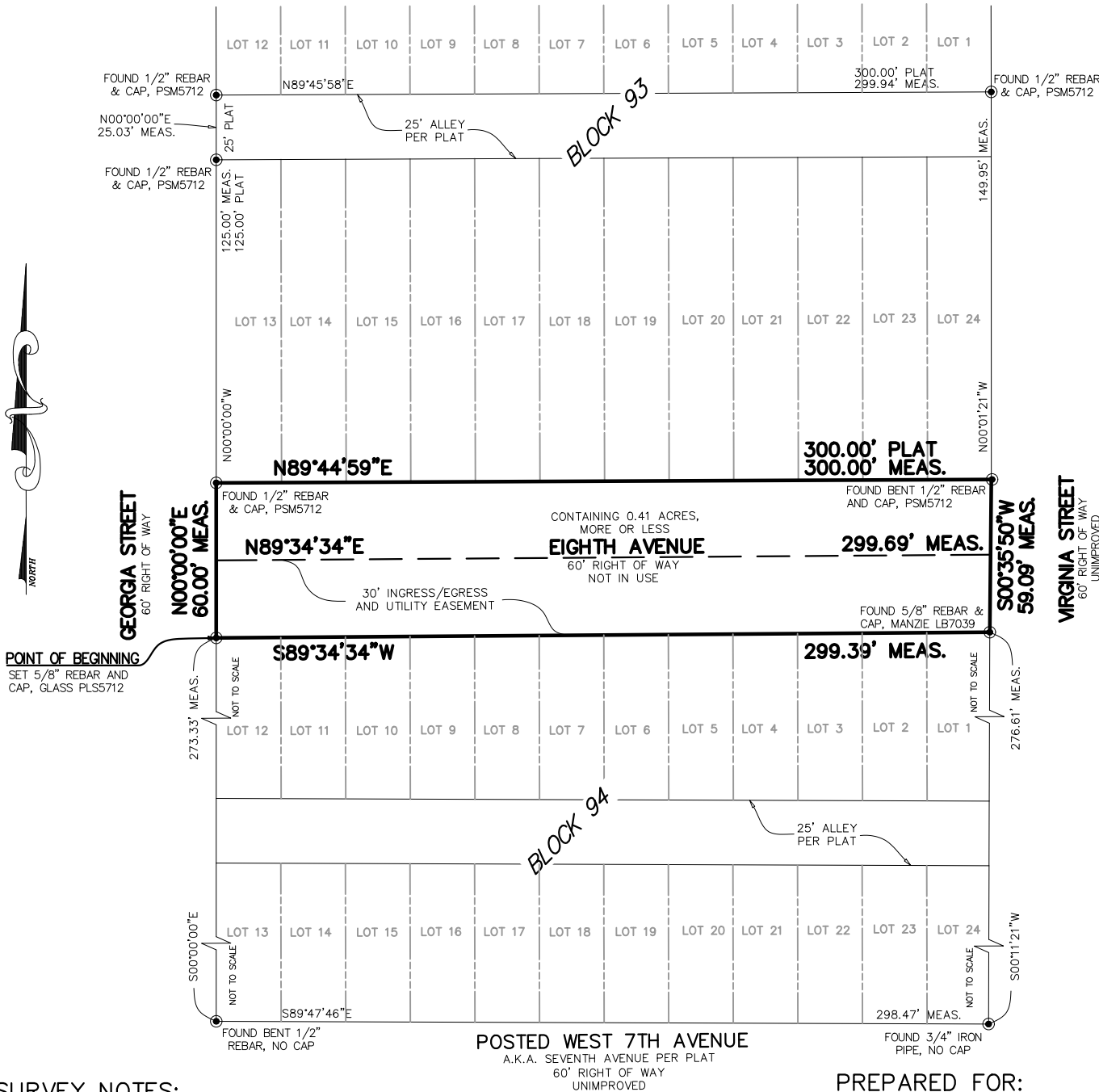
ITEM-7

SURVEYORS LEGAL

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

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

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



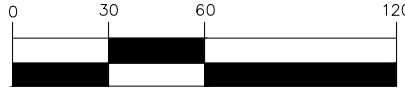
SURVEY NOTES:

- The "SURVEYORS LEGAL" hereon was provided by the surveyor at the request of the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings based on N 00°00'00" E for the West line of Blocks 93 & 94, of PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to the plat thereof, as recorded in Plat Book 1, Page 23 of the Public Records of Nassau County Florida (PLAT).
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,945 feet Commercial / High risk linear accuracy: 1 foot in 10,000 feet
SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:

ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE



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

LEGEND

A/C = AIR CONDITIONER	⊗ = FIRE HYDRANT
AKA = ALSO KNOWN AS	L = ARC LENGTH
B.R.L. = BUILDING RESTRICTION LINE	MEAS. = MEASURED
Δ = CENTRAL ANGLE	O.R.B. = OFFICIAL RECORD BOOK
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CONC. FLATWORK	RCP = REINFORCED CONCRETE PIPE
OMP = CORRUGATED METAL PIPE	R/W = RIGHT-OF-WAY
ELEV. = ELEVATION	W = WATER METER
F.F. = FINISHED FLOOR	⊗ = WELL

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

BY:

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR MAPPER
CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

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

SCALE: 1" = 60'
DATE: 08/20/25
DRN BY: ALN
CKD BY: AFG
JOB NO: 25-171
F.B. NO: 76
PAGE NO:



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

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

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

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

BACKGROUND: Documents included for Review:

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

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

All property owners for blocks 92, 93, 94, and 95 were invited via letter mailed from Town Hall to attend the workshop on June 12th as well as the Planning and Zoning meeting on July 1st and the Town Council Meeting on July 17th where the Pre-Vacation of Right of Way Application was discussed and staff findings were reviewed by the Planning & Zoning Board as well as the Town Council.

At the July 17th Town Council meeting, the Council voted to allow the applicant to continue in the vacation process but, requested that a 30 feet wide utility easement be recorded for future use.

On September 25th the Applicant provided a Final Vacation of Right of Way Application along with an appraisal of the property.

The Appraisal report is attached with the application.

FINANCIAL IMPACT:

TBD, will include legal oversight, advertisement cost, codification cost.

RECOMMENDATION:

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



Town of Hilliard

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

FOR OFFICE USE ONLY

File # 20250925.02Application Fee: \$4,950.00Filing Date: 09/25/25 Acceptance Date: _____Paid by check #1496

A. PROPOSED CLOSING, ABANDONING, OR VACATON

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

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Andrew J + Sherri A. Whitaker Title: Owners
Company (if applicable): N/A
Mailing address: 27589 Georgia St.
City: Hilliard State: FL ZIP: 32046
Telephone: (904) 303-1471 (A) 303-1473 (S) FAX: () e-mail: andywhitaker2002@gmail.com
whitakersherri@hotmail.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): N/A
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ FAX: () _____ e-mail: _____

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

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

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

E. FEES

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

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

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

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

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

Andrew J. Whitaker
Signature of Applicant

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

9/24/25
Date

State of Florida

County of Duval

Sherri A. Whitaker
Signature of Co-applicant

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

9/24/25
Date

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

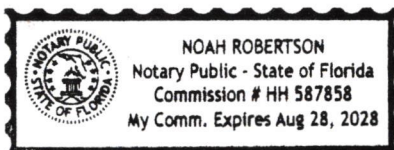
by Andrew and Sherri Whitaker, who is/are personally known to me or who has/have produced

_____ as identification.

NOTARY SEAL

[Signature]

Signature of Notary Public, State of Florida



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

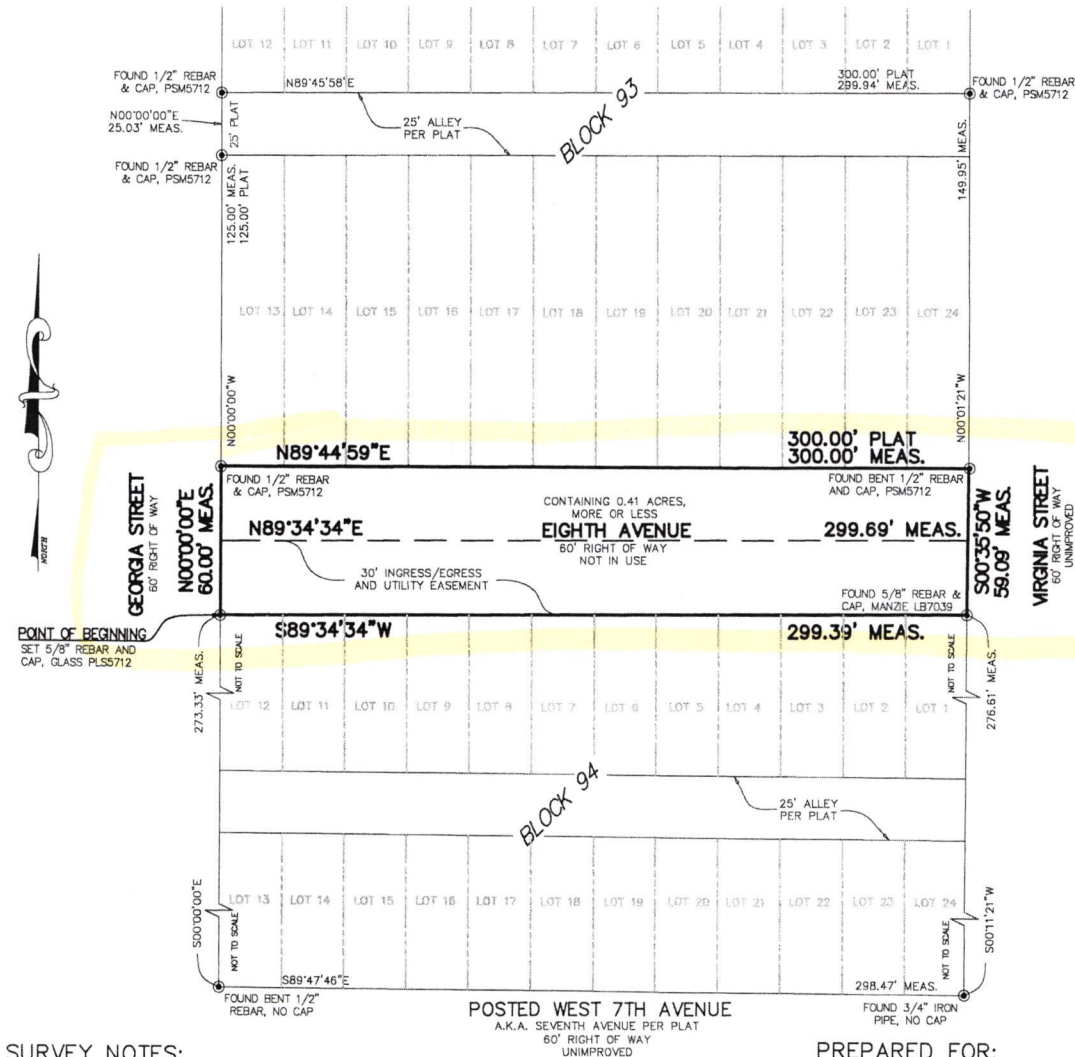
MAP OF BOUNDARY SURVEY

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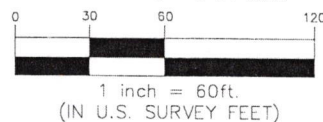
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6. Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
7. This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,945 feet Commercial / High risk linear accuracy: 1 foot in 10,000 feet
SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:

ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE



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

GLASS LAND SURVEYING, LLC

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

SCALE: 1" = 60'
DATE: 08/20/25
DRN BY: ALN
CKD BY: AFG
JOB NO: 25-171
F.B. NO: ABB1
PAGE NO: 53

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

File No. AJ25P0573

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

File Number: AJ25P0573

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

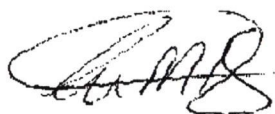
8TH AVE EASEMENT
HILLIARD, FL 32046

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

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

\$4,950
Four Thousand Nine Hundred Fifty Dollars

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



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

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

File No. AJ25P0573

***** INVOICE *****

File Number: AJ25P0573

NO AMC
ANDREW WHITAKER
27589 GEORGIA STREET
HILLIARD, FL 32046

Borrower : N/A

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

8TH AVE EASEMENT
HILLIARD, FL 32046

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

Terms: PAID

Please Make Check Payable To:

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

Fed. I.D. #: 56-2642174

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

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

File No. AJ25P0573

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

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final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



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

APPRAISALS FIRST CLASS, P A
LAND APPRAISAL REPORT

File No. AJ25P0573

ITEM-7

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

CLIENT AND PROPERTY IDENTIFICATION

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

CONTRACT ANALYSIS

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

NEIGHBORHOOD DESCRIPTION

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

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

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	☒	☐	☐	☐	Property Comparability	☒	☐	☐	☐
Convenience to Shopping	☒	☐	☐	☐	General Appearance of Properties	☒	☐	☐	☐
Convenience to Primary Education	☒	☐	☐	☐	Adequacy of Police/Fire Protection	☒	☐	☐	☐
Convenience to Recreational Facilities	☒	☐	☐	☐	Protection from Detrimental Conditions	☒	☐	☐	☐
Employment Stability	☒	☐	☐	☐	Overall Appeal to Market	☒	☐	☐	☐

Neighborhood Description: **See Attached Addendum**

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

SITE DESCRIPTION

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

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	☒	☐	OKEFENOKEE RURAL ELECTRIC	Street Surface	ASPHALT	☒	☐
Gas	☐	☒	PRIVATE/BOTTLED	Street Type/Influence	ASPHALT	☐	☐
Water	☐	☒	PRIVATE WELL	Curb/Gutter		☐	☐
Sanitary Sewer	☐	☒	PRIVATE SEPTIC	Sidewalk		☐	☐
Other	☐	☐		Street Lights		☐	☐
Other	☐	☐		Alley		☐	☐

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

Site Comments: **See Attached Addendum**

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

COMPARABLE SALES							
FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	8TH AVE EASEMENT	RIGHT OF WAY BLOCK 159		0 W THIRD ST		0 EIGHTH AV	
City/Zip	HILLIARD, FL 32046	HILLIARD, FL 32046		HILLIARD, FL 32046		HILLIARD, FL 32046	
Proximity to Subject		0.63 miles SE		1.01 miles SE		0.96 miles NE	
Data Source(s)	County/Tax Record/Drive By	County/Tax Record/Drive By		County/Tax Record/Drive By		County/Tax Record/Drive By	
Verification Source(s)	County/Tax Record/Drive By	08-3N-24-2380-0159-0010		#083N24238001470070		#083N24238000940080	
Sale Price	\$ <u>0</u>	\$ <u>850</u>		\$ <u>850</u>		\$ <u>850</u>	
Price/	\$ <u>0.00</u>	\$ <u>0.28</u>		\$ <u>0.28</u>		\$ <u>0.28</u>	
Date of Sale (MO/DA/YR)							
Days on Market							
Financing Type							
Concessions							
Location	RURAL;RES	RURAL;RES		RURAL;RES		RURAL;RES	
Property Rights Appraised	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site Size Sq.Ft.	17845 sf /8923 sf	3049 sf <u>4,100</u>		3049 sf <u>4,100</u>		3049 sf <u>4,100</u>	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Topography	LEVEL	LEVEL		LEVEL		LEVEL	
Available Utilities	WELL;SEPTIC;ELEC	WELL;SEPTIC;ELEC		WELL;SEPTIC;ELEC		WELL;SEPTIC;ELEC	
Street Frontage	COUNTY RD	COUNTY RD		COUNTY RD		COUNTY RD	
Street Type	ASPHALT	ASPHALT		ALL WEATHER		ASPHALT	
Water Influence	NONE	NONE		NONE		NONE	
Fencing	NONE	NONE		NONE		NONE	
Improvements	NONE	NONE		NONE		NONE	
CLEARED	NOT CLEARED	CLEARED		CLEARED		CLEARED	
Net Adjustment (Total, in \$)		[X] + [] - \$ <u>4,100</u>		[X] + [] - \$ <u>4,100</u>		[X] + [] - \$ <u>4,100</u>	
Adjusted sales price of the		Net Adj. <u>482.4%</u>		Net Adj. <u>482.4%</u>		Net Adj. <u>482.4%</u>	
Comparable Sales (in \$)		Gross Adj. <u>482.4%</u> \$ <u>4,950</u>		Gross Adj. <u>482.4%</u> \$ <u>4,950</u>		Gross Adj. <u>482.4%</u> \$ <u>4,950</u>	

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

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

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

Data Sources: PUBLIC RECORDS, REALQUEST, TAX RECORDS

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

Data Sources: PUBLIC RECORDS, REALQUEST, TAX RECORDS

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

Data Sources: PUBLIC RECORDS, REALQUEST, TAX RECORDS

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

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

Current Listing History	List Date	List Price	Days on Market	Data Source
		\$ <u> </u>		

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

12 Month Listing History	List Date	List Price	Days on Market	Data Source
		\$ <u> </u>		
		\$ <u> </u>		

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

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

Summary of the Sales Comparison Approach: See Attached Addendum

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

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

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

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

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PRODUCT INFORMATION FOR PUDs (if applicable)

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

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

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

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

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

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

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

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

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

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

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

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

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

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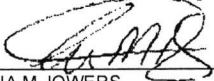
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CERTIFICATIONS AND LIMITING CONDITIONS (continued)

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

SIGNATURES

APPRAISER

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

ADDRESS OF PROPERTY APPRAISED

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

LENDER/CLIENT

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

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

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

COMPARABLE SALES

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

File No. AJ25P0573

[illegible]

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

Legal Description

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

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

Neighborhood Description

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

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

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

Uses Allowed Under Current Zoning Regulations

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

Section 22.01. - Permitted uses and structures.
modified

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

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

Minimum lot requirements.

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

ADDENDUM

ITEM-7

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

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

Highest & Best Use

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

Adverse Site Conditions

THERE WILL BE A 30X600 EASEMENT GRANTED FOR FUTURE UTILITIES

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

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

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

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

Site Comments

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

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

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

Comments on Sales Comparison

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

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

ADDENDUM

ITEM-7

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

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

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

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

Conditions of Appraisal

IN COMPLIANCE WITH FEDERAL LAW, THE GRAMM-LEACH-BLILEY ACT, (15 USC 6801 ET SEQ.) AND IT'S IMPLEMENTING REGULATIONS (16 C.F.R.PART313).AND OTHER FEDERAL AND STATE LAWS AND REGULATIONS,THE APPRAISER IS PROHIBITED FROM GIVING INFORMATION TO ANYONE OTHER THAN OUR CLIENT WITHOUT WRITTEN AUTHORIZATION.

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

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

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

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

CLARIFICATION OF INTENDED USE AND INTENDED USER:

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

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

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

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

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

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

NO VALUE GIVEN FOR ANY PERSONAL PROPERTY.

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

ADDENDUM

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

ITEM-7

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

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

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

SCOPE OF WORK PERFORMED:

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

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

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

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

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

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

USPAP ADDENDUM

File No. AJ25P0573

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

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

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

THIS IS A PERSONAL APPRAISAL NOT FOR ANY MORTGAGE PURPOSES.

Reasonable Exposure Time

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

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

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

Additional Certifications

- ☒ I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

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

Additional Comments

APPRAISER:

Signature: 

Name: ANNA M JOWERS

Date Signed: 09/22/2025

State Certification #: CERT RES RD7877

or State License #: _____

or Other (describe): _____ State #: _____

State: FL

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

Effective Date of Appraisal: September 17, 2025

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

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

PLAT MAP

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

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

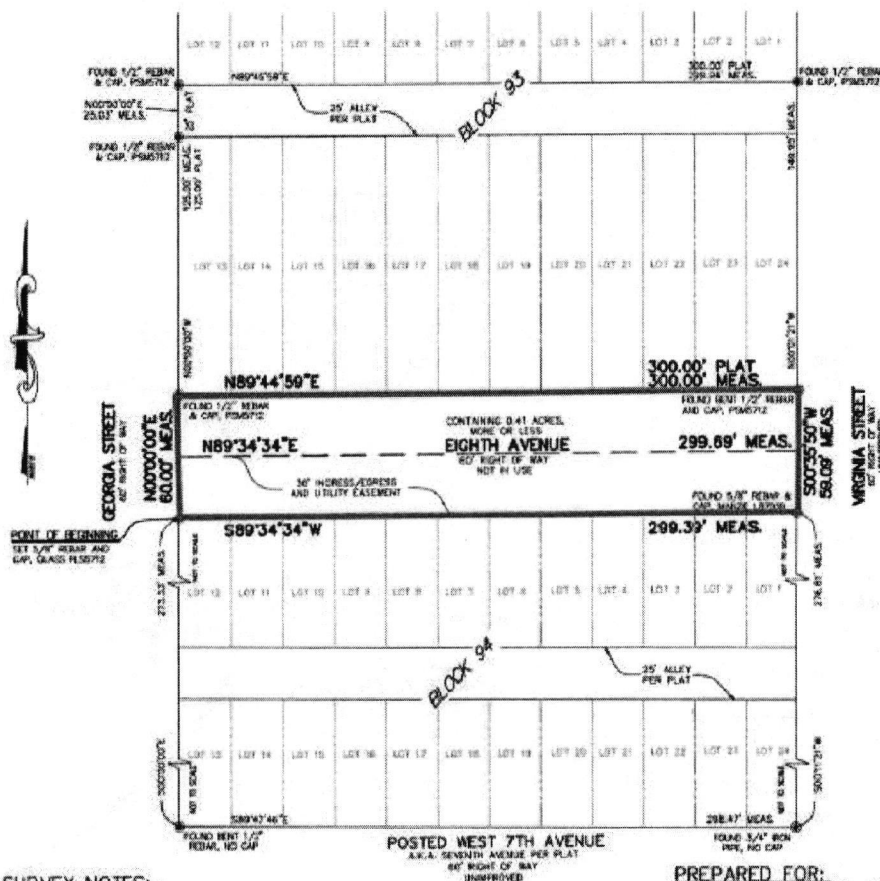
MAP OF BOUNDARY SURVEY

SURVEYORS LEGAL

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

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

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



SURVEY NOTES:

- The "SURVEYORS LEGAL" hereon was provided by the surveyor at the request of the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings based on N 00°00'00" E for the West line of Blocks 93 & 94, of PLAT OF THE WEST PORTION OF THE TOWN OF HILLIARD, according to the plat thereof, as recorded in Plat Book 1, Page 23 of the Public Records of Nassau County Florida (PLAT).
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,945 feet Commercial / High risk their accuracy: 1 foot in 10,000 feet
 SOP Rule 5J-17.05(3) (8) (15) b.3

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

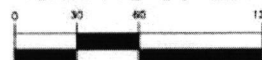
BY: 
 ALAN HASKINS GLASS
 FLORIDA REGISTERED SURVEYOR/MAPPER
 CERTIFICATE NO. 5712

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
 3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
 (904) 675-9241 • CELL (904) 370-0318
 LICENSE BUSINESS NO. LB 83559

PREPARED FOR:
 ANDREW & SHERRI WHITTAKER

GRAPHIC SCALE



LEGEND

A/C = AIR CONDITIONER	LY = FIRE HYDRANT
A/L = A-150 PAVING AS	L = ARC LENGTH
B/L = BRIDGING RESTRICTION LINE	MEAS = MEASURES
C = CENTRAL ANGLE	O/L = OFFICIAL RECORD BOOK
E = CENTERLINE	P/L = PARCEL IDENTIFICATION NUMBER
ED = CHORD BEARING	P/OB = POINT OF BEGINNING
ED = CHORD DISTANCE	P/OC = POINT OF COMMENCEMENT
CONC = CONCRETE	R = RADIUS
CONC = CONCRETE PLATFORM	REF = REINFORCED CONCRETE PIPE
CWP = CORRUGATED METAL PIPE	R/W = RIGHT-OF-WAY
E/W = ELEVATION	WM = WATER METER
FZ = FINISHED FLOOR	WM = WELL

SCALE: 1" = 60'

DATE: 08/20/25

DRAWN BY: ALH

CHECKED BY: AEG

JOB NO: 25-171

P.L. NO: A881

PAGE NO: 03

LOCATION MAP

Borrower: N/A

File No.: AJ25P0573

Property Address: 8TH AVE EASEMENT

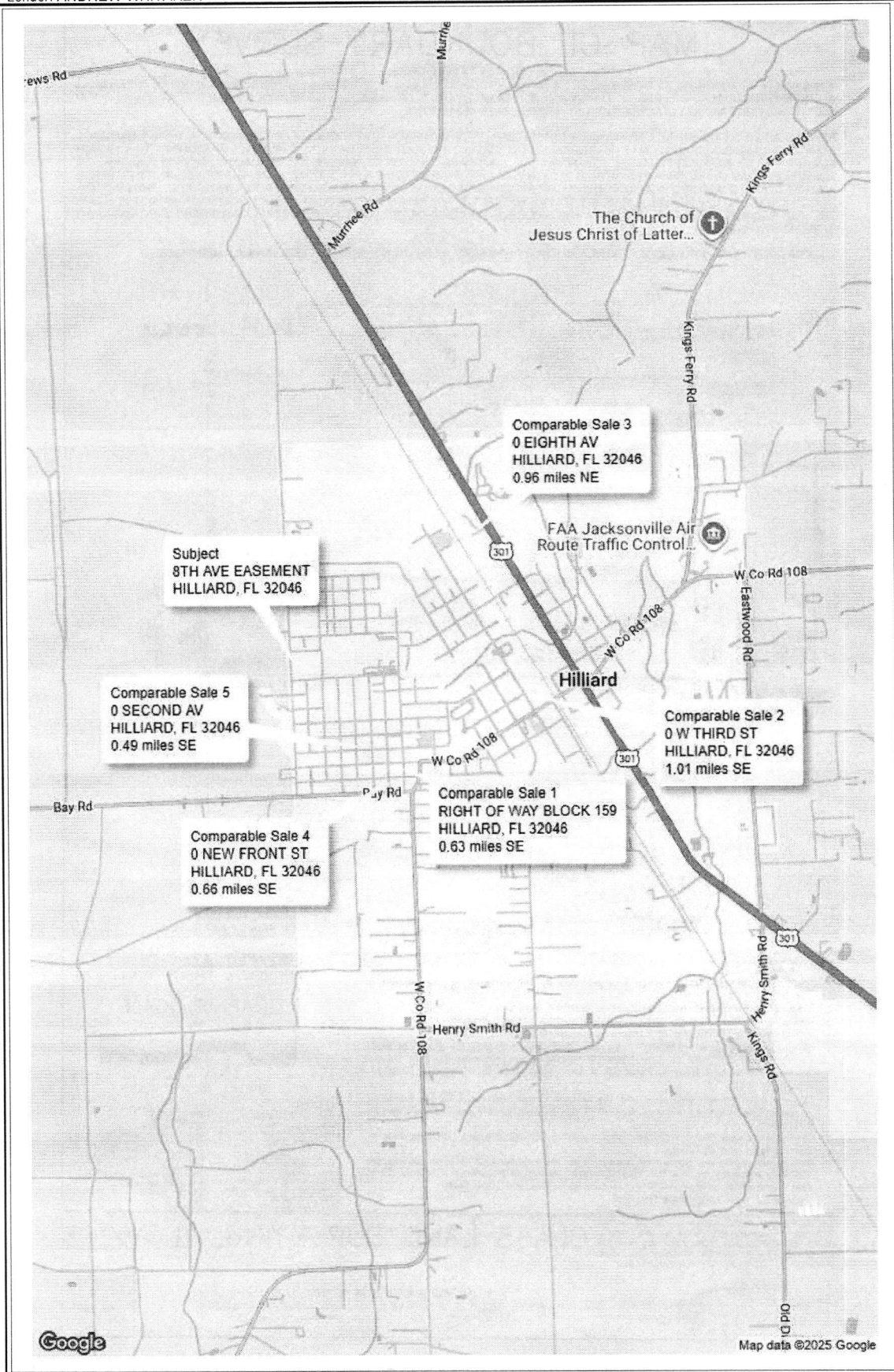
Case No.:

City: HILLIARD

State: FL

Zip: 32046

Lender: ANDREW WHITAKER



AERIAL MAP

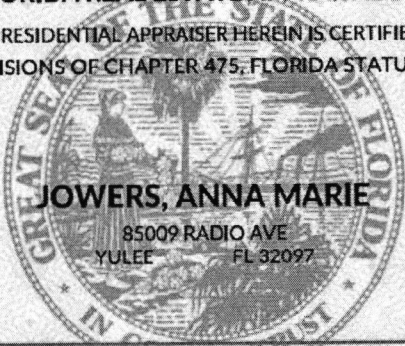
ITEM-7

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

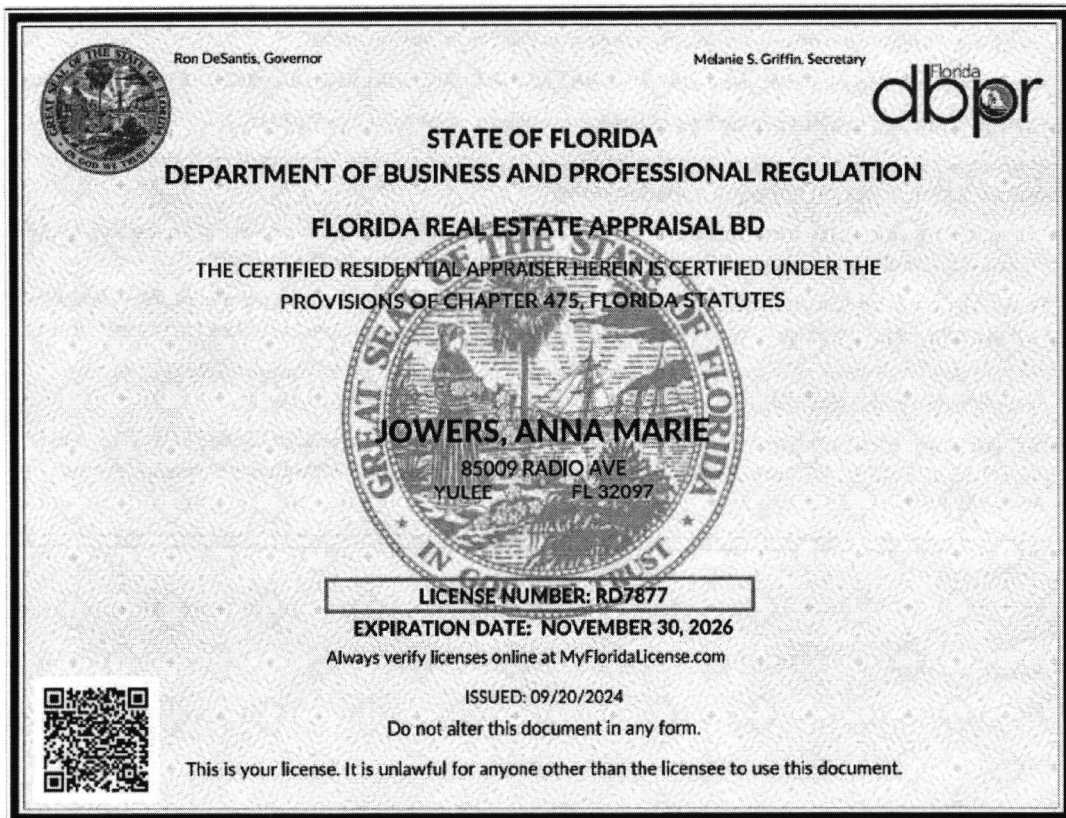


LICENSE PAGE

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

	Ron DeSantis, Governor	Melanie S. Griffin, Secretary	
STATE OF FLORIDA			
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION			
FLORIDA REAL ESTATE APPRAISAL BD			
THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES			
			
JOWERS, ANNA MARIE			
85009 RADIO AVE YULEE FL 32097			
LICENSE NUMBER: RD7877			
EXPIRATION DATE: NOVEMBER 30, 2026			
Always verify licenses online at MyFloridaLicense.com			
	ISSUED: 09/20/2024		
	Do not alter this document in any form.		
	This is your license. It is unlawful for anyone other than the licensee to use this document.		

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



Appraiser Independence Certification

File No.: AJ25P0573

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

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

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

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

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

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

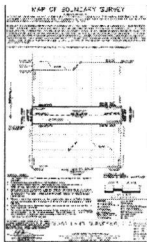
Additional Comments:

APPRAISER:

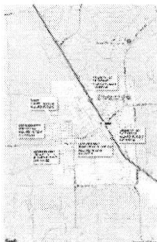
Signature: 
 Name: ANNA M JOWERS
 Date Signed: 09/22/2025
 State Certification #: CERT RES RD7877
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2026

SUPERVISORY APPRAISER (only if required):

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



Plat Map

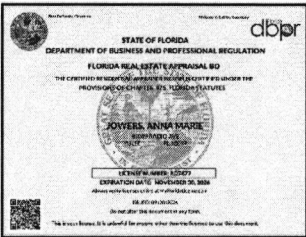


Location Map

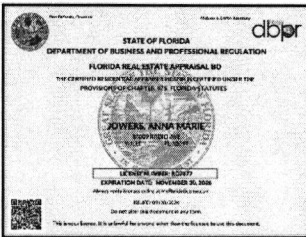
Flood Map



Aerial Map



License Image



Extra Image

HILLIARD TOWN COUNCIL MEETING

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

TOWN COUNCIL MEMBERS

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

ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk
Cory Hobbs, Public Works Director
Gabe Whittenburg, Parks & Rec Director

TOWN ATTORNEY

Christian Waugh

MINUTES

THURSDAY, OCTOBER 23, 2025, 7:00 PM

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

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

ABSENT

Council President Kenny Sims

WORKSHOP

- ITEM-1 In honor of Florida City Government Week, October 20 – 26, 2025, the Hilliard Elementary School students participated in an Essay Contest titled "If I were the Mayor of Hilliard _____".
John P. Beasley – Mayor

Mayor Beasley announces the winners of the "If I were the Mayor of Hilliard _____", essay contest and presents each with a certificate, goody bag and cash prize:

Bronson Miller, Honorable Mention
Shylynn Henry, Honorable Mention
Nash Henry, 3rd Place Winner
Paris, 2nd Place Winner
Miley Smith, 1st Place Winner

- ITEM-2 In honor of Florida City Government Week, October 20 – 26, 2025, the Hilliard Elementary School students will conduct a Mock Town Council Meeting.
John P. Beasley – Mayor

Mayor Beasley asks for the essay contest 1st place winner Milee Smith to come up and he appoints her as Mayor and asks her to take the Mayor seat.

Mayor Beasley then asks the following Hilliard Elementary Fifth Graders that were elected by their classmates to serve in the Mock Town Council Meeting as Council Members to please come up and take a Council Member seat:

Councilwoman Anniston Eddy
 Councilman Knox Payne
 Councilman Gentry Pickett
 Councilman Eli Thigpen
 Councilman Stratton Wingate

The Mock Town Mayor & Council Members are now seated, and the Mock Town Council Meeting begins.

Mayor Beasley has Mayor Smith read aloud each agenda item and call on each Council Member for their input.

MOCK COUNCIL MEETING - HES 5TH GRADERS

- ITEM-1** Town Council to discuss starting a “Happy Festival” for families and the community.
- ITEM-2** Town Council to discuss the current condition of roads and ideas for improvement.
- ITEM-3** Town Council to discuss stopping the cutting down of trees so that animals won’t continue to lose their homes.
- ITEM-4** Town Council to discuss how to attract more doctors and healthcare services to Hilliard.
- ITEM-5** Town Council to discuss building more stores so that we can collect government taxes to pay for more firefighters and police in Hilliard.

ADDITIONAL COMMENTS

Public Comments:

Members of the public all compliment the Mayor and Council Members on well they all did.

Mayor & Town Council Comments:

The Mock Mayor & Town Council Members all state that they all really liked participating and felt that they all did really well discussing each item on the agenda.

Mayor Beasley closes with a letter that he wrote to his young self and stress that being kind and spreading kindness is something that all students should strive to do.

Town Clerk Lisa Purvis states that she agrees that each student did extremely well discussing each item, and they all deserved a round of applause!

ADJOURNMENT

Motion to adjourn at 7:30 p.m.

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

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

Motion made by Councilman Wollitz, Seconded by Councilman Michaels.

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

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

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

HILLIARD TOWN COUNCIL MEETING

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

TOWN COUNCIL MEMBERS

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

ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk
Cory Hobbs, Public Works Director
Gabe Whittenburg, Parks & Rec Director

TOWN ATTORNEY

Christian Waugh

MINUTES

THURSDAY, OCTOBER 16, 2025, 7:00 PM

NOTICE TO PUBLIC

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

PLEDGE OF CIVILITY

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

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

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

PROCLAMATIONS

ITEM-1 Mayor & Town Council to Proclaim October 2025 as "Emily Adkins Blood Clot Awareness Month".

Mayor Beasley

Mayor Beasley reads the Proclamation in its entirety and proclaims October 2025 as "Emily Adkins Blood Clot Awareness Month".

Janet and Doug Adkins both speak about blood clot awareness.

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

ITEM-19 Payable from CPH Consulting, LLC, on the Manhole 167 & 170 Repairs.

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

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

ITEM-3 Town Council to consider Ordinance No. 2025-08, An Ordinance regulating the Water and Sewer Usage Rates; In accordance with the Town Charter Section 4.11 (5) Action Requiring an Ordinance; and further stated in Chapter 58 Utilities of the Town Code; and providing for an effective date. Adopting on First Reading and set a Public Hearing & Final Reading for November 20, 2025.

Lisa Purvis, MMC – Town Clerk

Motion made by Council President Sims, Seconded by Councilman Hunter.

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

ITEM-4 Town Council to consider Ordinance No. 2025-11, an Ordinance approving the confirmation of Reservation of Plant Capacity and Cost Recovery Agreement between the Town of Hilliard and Sherry Downs; and providing for non-codification and an effective date. Adopted on First Reading and set a Public Hearing & Final Reading for November 6, 2025.

Lisa Purvis, MMC – Town Clerk

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

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

ITEM-5 Town Council to consider Ordinance No. 2025-12, an Ordinance of the Town of Hilliard, Nassau County, Florida amending Chapter 1 and 30 of the Town Code to reflect the Code Enforcement Special Magistrate; providing for conflict, severability, administrative correction of scrivener's error, publication and effective date. Adopted on First Reading and set a Public Hearing & Final Reading for November 6, 2025.

Lisa Purvis, MMC – Town Clerk

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

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

ITEM-6 Town Council review, discussion and decision regarding the formal Request for Qualifications (RFQ) for Municipal Licensed Water and Wastewater Plant Operator Services, received on October 2, 2025, and publicly reviewed on October 9, 2025.

Lisa Purvis, MMC – Town Clerk

Motion to readvertise for RFQ's for Water & Wastewater Treatment Plant Operator.

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

- ITEM-7 Town Council to accept the resignation of Elise Earnest, Administrative Assistant, effective October 2, 2025.

Lisa Purvis, MMC – Town Clerk

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

- ITEM-8 Town Council to accept the resignation of Jennifer Cone, Administrative Assistant, effective October 8, 2025.

Lisa Purvis, MMC – Town Clerk

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

- ITEM-9 Town Council consideration and approval of the Town Clerk's recommendation to fill the Town Hall vacancies with a temporary, part-time position.

Lisa Purvis, MMC – Town Clerk

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

- ITEM-10 Town Council to accept the resignation of Wendy Prather from the Planning & Zoning Board, effective October 15, 2025.

Lisa Purvis, MMC – Town Clerk

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

- ITEM-11 Town Council approval of the Town Clerk's recommendation to fill the Town Hall Administrative Financial Analyst vacant position.

Lisa Purvis, MMC – Town Clerk

Harold "Skip" Frey Jr., 34328 West Seventh Street, Hilliard, FL, submitted a request to speak on this item. Mr. Frey speaks regarding the hiring of Wendy Prather and asks about the salary that she is being hired at.

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

- ITEM-12 Town Council approval of the Town Clerk's recommendation to fill the Town Hall Administrative Assistant vacant position.
Lisa Purvis, MMC – Town Clerk
- Motion made by Council Pro Tem Pickett, Seconded by Councilman Hunter.
 Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-13 Town Council approval of the Town Clerk's recommendation to fill the Town Hall Administrative Assistant vacant position.
Lisa Purvis, MMC – Town Clerk
- Motion made by Council President Sims, Seconded by Councilman Hunter.
 Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-14 Town Council approval of the Minutes for the September 23, 2025, Workshop, October 2, 2025, Regular Meeting, October 6, 2025, Special Meeting, and October 9, 2025, Workshop.
Lisa Purvis, MMC – Town Clerk
- Motion made by Council President Sims, Seconded by Council Pro Tem Pickett.
 Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-15 Town Council approval of AECOM Technical Services, Inc., Payable through September 26, 2025, Project Name: Environmental Assessment for the North and South Property Acquisitions at the Hilliard Airpark in the amount of \$1,650.00.
FDOT PTGA 100% GRANT FUNDED PROJECT \$55,000; AECOM S.A. NO. 21 LUMP SUM CONTRACT \$55,000
- Motion made by Council Pro Tem Pickett, Seconded by Councilman Hunter.
 Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-16 Town Council approval of AECOM, Payable through September 30, 2025, Project Name: Design & Construct New Box Hangar at the Hilliard Airpark in the amount of \$8,915.28.
FDOT PTGA 100% GRANT FUNDED PROJECT \$391,000; AECOM S.A. NO. 20 LUMP SUM CONTRACT \$111,441
- Motion made by Council President Sims, Seconded by Councilman Hunter.
 Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-17 Town Council approval of Peters & Yaffee Engineering, Payable through September 30, 2025, Project Name: Design West Sixth Street in the amount of \$31,564.90.
DAYSPRING COMMONS DEVELOPER FUNDED PROJECT LUMP SUM CONTRACT \$101,672.26

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

- ITEM-18 Town Council approval of PQH Group, Payable through September 30, 2025, Project Name: Hurricane Shelter / Community Center Project in the amount of \$18,750.00.
FDEM 100% GRANT FUNDED PROJECT \$5,890,200; PQH GROUP LUMP SUM CONTRACT \$572,000

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

ADDED ITEMS

- ITEM-19 Town Council approval of CPH Consulting, LLC, Payable through July 18, 2025, Project Name: Manhole 167 & 170 Repairs in the amount of \$3,360.
CAPITAL FUNDED PROJECT LUMP SUM CONTRACT \$18,400

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

ADDITIONAL COMMENTS

PUBLIC

Harold Frey, Jr. 34328 West Sevent Street, Hilliard, FL states that he feels like Wendy Prather is a qualified candidate but feels the Town is open a huge can of worms by offering health insurance waiver to be added to annual salary.

Lee Anne Wollitz, 37024 South Oak Street, Hilliard, FL states that she has no issues with offering insurance package but would like to request that the Town consider moving the open enrollment period to January so she could have taken advantage of.

MAYOR & TOWN COUNCIL

Mayor Beasley reminds everyone that next week is City Government Week and October 23rd we have Muffins with the Mayor from 8:00 a.m. to 10:00 a.m. Southeastern Bank ribbon cutting is set that same date from 4:00 p.m. to 6:00 p.m. and after at 7:00 p.m. we have our Mock Town Council Meeting with the students from Hilliard Elementary School. Saturday, October 25, 2025, we will have our first ever Trunk or Treat along with the Food Trucks instead of on Food Truck Friday. Thursday, October 30, 2025, the school is having a dress up banana ball game as a fund raiser. Friday, October 31, 2025, is Halloween and he reminds everyone to please watch out for the trick or treaters.

ADMINISTRATIVE STAFF

PRESENT:

Town Clerk Lisa Purvis
Public Works Director Cory Hobbs

ABSENT:
Parks & Recreation Director Gabe Whittenburg

TOWN ATTORNEY

No comment.

ADJOURNMENT

Motion to adjourn at 7:37 p.m.

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

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

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

IMPORTANT REMITTANCE INFORMATION

Please include the AECOM invoice number when sending payment

INVOICE NUMBER: 2001071847

Invoice Date: 15-OCT-25

Invoice Due Date: 14-NOV-25

Amount Due: \$1,100.00 USD

Project Number: 60732153

To process your payment timely and ensure credit is given, please include the AECOM invoice number when sending payment. Including this invoice number will allow AECOM to promptly apply your payment without delay or additional information requests placed upon your organization.

Failure to reference the AECOM invoice number when sending payment may result in delay of your account being credited.

To expedite payment processing, AECOM is asking its clients to submit payments electronically by ACH (Automated Clearing House) if possible.

ACH payments provide an alternative to paper checks, affording you the following advantages:

- Certainty of delivery
- Reduced operating costs through the elimination of paper check mailing

Regards,

AECOM Cash Application Department
CashAppsRemittance@aecom.com

Check Payment to:
AECOM Technical Services, Inc.
An AECOM Company
1178 Paysphere Circle
Chicago, IL 60674

ACH Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
Account Number 5800937020
ABA Number 071000039

Wire Transfer Payment to:
AECOM Technical Services, Inc.
An AECOM Company
Bank of America
New York, NY 10001
Account Number 5800937020
ABA Number 026009593
SWIFT CODE BOFAUS3N



7650 West Courtney Campbell Causeway, Tampa, FL 33607-1462
Tel: 813-286-1711
Fax: 813-287-8591

Federal Tax ID No. 95-2661922

ATTN : Lisa Purvis
MMC Town Clerk TOWN OF HILLIARD
15859 West County Road 108
Hilliard, FL 32046
United States

Invoice Date: 15-OCT-25
Invoice Number: 2001071847

Agreement Number: 60732153
Agreement Description:

Payment Term: 30 DAYS

Please reference Invoice Number and Project Number with Remittance

Project Number : 60732153

Project Name : 01J_Hilliard Airpark_Cultural Resources Support Services of Pea Farm Rd Relocation - SA 21

Bill Through Date : 27-SEP-25 - 10-OCT-25

Bil Prange

Phase Lump Sum					
<u>Project Number</u>	<u>Description</u>	<u>Fee</u>	<u>Percent Complete</u>	<u>Earned</u>	<u>Previous</u>
60732153	Hilliard Airpark Cultural Resources Support Services	55,000.00	100.00%	55,000.00	53,900.00
Total Phase Lump Sum:					1,100.00
Project Total : 01J_Hilliard Airpark_Cultural Resources Support Services of Pea Farm Rd Relocation - SA 21					1,100.00

Invoice Summaries

Total Current Amount :	1,100.00
Retention Amount :	0.00
Pre-Tax Amount :	1,100.00
Tax Amount :	0.00
Total Invoice Amount :	1,100.00

Billing Summaries

<u>Billing Summary</u>	<u>Current</u>	<u>Prior</u>	<u>Total</u>	<u>Total Fee</u>	<u>Percent Complete</u>
Billings	1,100.00	53,900.00	55,000.00	55,000.00	100.00
Tax	0.00	0.00	0.00		
Billing Total :	1,100.00	53,900.00	55,000.00		

Outstanding Invoices

<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Invoice Balance</u>
2001068335	30-SEP-25	1,650.00
Outstanding Total :		1,650.00

Invoice

500 West Fulton Street
Sanford, FL 32771
407-322-6841

Town of Hilliard
15859 W CR 108
Hilliard, FL 32046

October 24, 2025
Project No: 201.M961060.000
Invoice No: 171917

8-INCH PARALLEL WATER MAIN EXTENSION TO FAA FACILITY (DESIGN ONLY)

CLIENT NO. 9610-60-1

Engineering services regarding the 8-inch Parallel Water Main Extension to FAA Facility (Design Only) project for the Town of Hilliard including progress toward engineering design services.

Professional Services through October 17, 2025

Fee

Billing Phase	Fee	Percent Complete	Previous Fee Billing	Current Fee Billing
Engineering Design	84,840.00	90.00	67,872.00	8,484.00
Topographic Survey	17,200.00	100.00	17,200.00	0.00
Permit Applications	12,000.00	0.00	0.00	0.00
Construction Bidding Services	4,000.00	0.00	0.00	0.00
Construction Administration	36,360.00	0.00	0.00	0.00
Resident Project Representative Services	39,680.00	0.00	0.00	0.00
Record Drawings	5,600.00	0.00	0.00	0.00
Total Fee	199,680.00		85,072.00	8,484.00
Total Fee				8,484.00
			Total this Invoice	\$8,484.00



Vince Gadrix, Assistant Library Director

Nassau County Public Library System

Fernandina Beach Branch Library
25 N. 4TH Street
Fernandina Beach, FL 32034
Phone: 904-530-6501

<http://www.nassaureads.com>

To: Hilliard Town Council

From: Vince Gadrix, Assistant Library Director

Date: 7 October 2025

Re: Request for Contribution for Hilliard Branch Library

Town Council,

In fiscal year 2025, the Town of Hilliard generously contributed \$8,000 to the Hilliard Branch Library. The funds are greatly appreciated and allow the library to provide books, periodicals, and library programming for the residents of Hilliard that the County would not otherwise be able to provide. The County only receives a small operating grant from the State each year.

In the fiscal year 2025, the Hilliard Branch Library successfully issued 258 library cards and have had 19,793 people visit the Hilliard Library.

I am respectfully requesting a donation for the Hilliard Branch Library again, for fiscal year 2026. A contribution of \$8,000 is requested, however, any contribution the Town is able to provide would be greatly appreciated.

My understanding is funds received by the Town are considered a contribution and will be in addition to funds appropriated by the county.

Thank you for your consideration. If you have any questions, please do not hesitate to call me at the number above.

Vincent Gadrix

Callahan

450077 SR 200
Callahan, FL 32011

Hilliard

15821 CR 108
Hilliard, FL 32046

Yulee

76346 Wm Burgess Blvd
Yulee, FL 32097

Bryceville

7280 Motes Rd
Bryceville, FL 32009

Correspondence Only:
UTILITY SERVICE CO., INC.
P. O. Box 1350
Perry, Georgia 31069
(478) 987-0303



INVOICE

Mail Payments to:
UTILITY SERVICE CO., INC.
P. O. Box 207362
DALLAS, TX 75320-7362
(478) 987-0303

ITEM-12

Bill To:
TOWN OF HILLIARD, FL
P O BOX 249
HILLIARD, FL 32046

Ship To:
TOWN OF HILLIARD, FL
CITY HALL
NULL NULL
1300 METERS
HILLIARD, FL 32046

Please Inquire about ACH at
invoicing@usgwater.com

PLEASE INCLUDE THE INVOICE NUMBER ON PAYMENT

Customer Number: 6299

DUE UPON RECEIPT

or based on contract, if different

<u>PROJECT#</u>	<u>INV. #</u>	<u>INV DATE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TAX</u>	<u>TOTAL</u>
145872	635753	10-OCT-25	INFRASTRUCTURE - METER PROGRAM - ANNUAL	\$109,553.00	\$0.00	\$109,553.00

TOTAL DUE TO
UTILITY SERVICE CO., INC.

\$109,553.00

401 0653663

Thank You For Your Business
Questions regarding invoicing please email ar@usgwater.com
Have you asked your USG Sales Consultant about your advanced meter infrastructure needs?

A 1.5% PER MONTH FINANCE CHARGE MAY BE CHARGED FOR ALL PAST DUE INVOICES.