



Nassau County Department of Planning &  
Economic Opportunity  
96161 Nassau Place  
Yulee, Florida 32097

## **APPLICATION AND INSTRUCTIONS FOR CONDITIONAL USE**

**NOTICE:** Florida Statutes and the Courts of Florida require that all Conditional Use applications be heard as a Quasi-Judicial hearing, procedures attached.

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1. The Conditional Use and Variance Board will conduct a public hearing for this application.
2. The procedure will require:
  - A. That the public notice of this application be mailed to adjacent property owners, a legal advertisement published in the newspaper and a sign posted on the property.
  - B. To be sworn in to present testimony;
  - C. To be allowed witnesses and the right to present evidence into the record;
  - D. To have the right to cross-examine witnesses opposed to the application and to be cross-examined by those opposed; and,
  - E. That the testimony and evidence address the criteria defined in the Land Development Code that is applicable to the application.
3. The Department of Planning & Economic Opportunity will prepare a staff report for the Conditional Use and Variance Board and for the applicant.
4. If you have any questions about procedures or the criteria, please consult with the Department of Planning & Economic Opportunity prior to the Conditional Use and Variance Board meeting.
5. Before submitting this application, contact the Department of Planning & Economic Opportunity to confirm if site plan review is required by the Development Review Committee (DRC). Some applications require DRC approval before the submittal of this application.

## **INSTRUCTIONS FOR APPLYING FOR A CONDITIONAL USE**

It is essential that all the information provided is accurate. Incorrect information can delay or nullify the application process. Use the Department of Planning & Economic Opportunity forms that are available for download at [www.nassaucountyfl.com](http://www.nassaucountyfl.com) under Departments, Planning & Economic Opportunity, Downloadable Application forms. Please attach additional sheets as needed, using 8½" x 11" size paper, typed or printed legibly and identifying each question on the application.

- The **Parcel Identification Number** is an eighteen (18) digit number defining the subject property. This number is located at the Property Appraiser's website at [www.nassaufipa.com](http://www.nassaufipa.com).  
*Pin #17-2N-25-0000-0005-0010*
- The legal description of the subject property is shown on the deed and the survey. If the property is in a recorded subdivision, use the lot and block number. If the property is not in a recorded subdivision, use the metes and bounds description as shown on the deed or survey. A reference to the section, township, range, or deed book will not be sufficient. **A .txt file of the metes and bounds description of the boundaries of the property is required.**
- Fill in the street location by indicating the property location by side (north, south, east or west) of the street and the nearest intersecting streets (for example: west side of Amelia Road, between Magnolia Street and Amelia Lane). If a street address has been assigned to this property, include such number. If it is impractical to describe the street location by intersecting streets, indicate the approximate distance to the nearest intersecting street (for example: west side of Blackrock Road, CR 107, 1/2 mile north of A1A).
- Provide the name and address of the property owner. The owner's name should agree with the recorded deed. *David & Lisa Hicken 540271 Fern Turner Rd. Callahan, Fla. 32011*
- Describe the Conditional Use sought in detail. This should be completed with as much detail as possible to fully describe the proposed use. In addition to the detailed written description of the proposed use, include a site plan and floor plan. For home occupations, a copy of the survey can suffice for a site plan. The Conditional Use and Variance Board may also require architectural drawings or sketches of all buildings showing front, side, rear elevations and setbacks, etc.
- **SPECIAL INSTRUCTIONS FOR DAY CARE AND PRE-SCHOOL:** If your application is for a daycare or pre-school, the site plan must demonstrate compliance with the following conditions:
  - (1) Minimum lot area shall not be less than 7,500 square feet and lot width used for fenced play area shall not be less than 75 feet.
  - (2) A fenced outdoor play area of not less than 600 square feet shall be provided which shall be located in the rear yard.
  - (3) The requested maximum number of children in the facility.
  - (4) Parking areas, loading and unloading areas, and relation to surrounding land uses.

**In addition, applicants should consult with Department of Children and Families (DCF).**

- **SPECIAL CONDITIONS FOR HOME OCCUPATIONS:** In addition to any specific conditions that the Conditional Use and Variance Board may impose for a home occupation, all applicants must comply with the following regulations:
  - (1) No person other than members of the family residing on the premises shall be engaged in such occupation.
  - (2) The use of the premises shall be clearly incidental and subordinate to its use for residential purposes and shall under no circumstances change the residential character thereof.
  - (3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, except that one (1) sign may be permitted not exceeding one (1) square foot in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet distance from the main entrance to the residence.
  - (4) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood.
  - (5) No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
  - (6) The giving of art, music or other instruction or lessons shall be limited to not more than four (4) persons at any one (1) time.
  - (7) Fabrication of articles such as are commonly classified under the terms of arts and handicrafts may be deemed a home occupation and can be sold on the premises.
  - (8) All goods and services offered for sale in conjunction with a home occupation shall be produced on the premises, and all services shall be performed by a member of the immediate family.
- When considering conditional use requests, the Conditional Use and Variance Board will provide a written finding that the conditional use satisfies the criteria listed in Section 5.04 - *Conditional Use Review Criteria of the Nassau County Zoning Ordinance*. Questions A-K refer to the review criteria. Please address the criteria as completely as possible and attach additional sheets (using 8½" x 11" size paper) with the answers typed or printed legibly and identified by the number of the question on the application.
- Conditional Uses are generally granted subject to commencement within a period of one (1) year after its effective date. If you cannot commence the use of the Conditional Use sought by this application within one (1) year, you should request a longer period of time and state your reasons for the request.
- The owner's signature is required on the application. If the application is signed by the agent, an *Owner's Authorization for Agent* form must be signed by the owner. Please include the telephone number of the person who can be contacted, and familiar with the application, to obtain additional information.

The non-refundable application fee for a Conditional Use (a/k/a Zoning Exception) is required at the time of application. To confirm the fees, including postage based on the number of property owners within 300 feet, please contact the Department of Planning and Economic Opportunity at 904-530-6300. Return the completed application, any supporting data and the application fee to the Department of Planning & Economic Opportunity. Please make checks payable to: Nassau County Board of County Commissioners (Nassau County BOCC). **The applicant is responsible for the legal advertisement payment and must be made directly with the newspaper.**

Nassau County requires **due public notice** which includes a legal advertisement published in an approved newspaper of general circulation not less than fifteen (15) days in advance of the public hearing, a sign posted in a conspicuous place on or around the subject property and a public notice mailed to all property owners within 300 feet of the periphery of the subject property. The Department of Planning & Economic Opportunity will prepare the legal advertisement, the public notice and the sign. If the signs are destroyed or rendered illegible, notify the Department of Planning & Economic Opportunity immediately so that a replacement can be erected. **The applicant is responsible for delivering the original Proof of Publication from the newspaper to the Department of Planning & Economic Opportunity. The public hearing cannot be held unless Proof of Publication is received by the Department of Planning & Economic Opportunity before the public hearing.**

The applicant is not required to obtain the signatures or approval of the adjoining property owners. If you choose to present a petition of adjoining property owners favoring your application, attach a legibly printed or typed list of the names and addresses submitted on the petition.

If, for any reason, you wish to withdraw the application, you must notify the Department of Planning & Economic Opportunity, in writing, prior to the date of the public hearing. No refunds.

**Persons with disabilities** requiring accommodations in order to participate at the public hearing should contact (904) 530-6300 at least twenty-four (24) hours in advance to request such accommodation.

**The public is invited to be present and be heard. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose may need to ensure that a verbatim record of the proceedings is made.**

The Department of Planning & Economic Opportunity can be reached at 96161 Nassau Place, Yulee, FL 32097, and (904) 530-6300, Monday through Friday, 8:00am until 5:00pm.



# APPLICATION FOR A CONDITIONAL USE

Official Use Only

Zoning District: \_\_\_\_\_  
FLUM Designation: \_\_\_\_\_  
Commission District: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

17-2N-25-0000-0005-0010

Parcel Identification Number (18 digit number)

Driving Instructions: 543455 US Hwy 1, Callahan, FL 32011

1. Legal Description: Lot \_\_\_\_\_ Block N/A Subdivision \_\_\_\_\_  
Plat Book N/A Page \_\_\_\_\_  
(Please attach a legal description if not located in a subdivision)

X 2. Location: On the Northwest side of US Highway 1  
(north, south, east, west) (street)  
between Zidell Road and \_\_\_\_\_  
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Nassau County Fairgrounds

X 3. Name and Address of the Owner as shown in the public records of Nassau County:

D&J's Motorsports Promotions Inc.  
543455 US Highway 1  
Callahan, Florida 32011

Name and Address of the Applicant / Authorized Agent:

N/A

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)

**Conditional Use Review Criteria (Section 5.04):**

**Please answer the following questions as completely as possible and attach additional sheets (using 8½" x 11" size paper) with the answers typed or printed legibly and identifying the question.**

- A. Will the establishment, maintenance or operation of the conditional use be detrimental to or endanger the public health, safety or general welfare? In addition, show that the conditional use will not be contrary to the established standards, regulations, or ordinances of other governmental agencies.
- B. Will each structure or improvement be designed and constructed so that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Nassau County and the zoning district in which it is proposed?
- C. Will the conditional use adversely impact the permitted uses in the zoning district or unduly restrict the enjoyment of other property in the immediate vicinity or substantially diminish or impair property values within the area?
- D. Will the establishment of the conditional use impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?
- E. Will adequate water supply and sewage disposal facilities be provided in accordance with state and health requirements?
- F. Will adequate access roads, on-site parking, on-site loading areas and drainage be provided where required?
- G. Will adequate measures be taken to provide ingress and egress to the property that is designed in a manner to minimize traffic congestion on local streets?
- H. Will adequate screening and buffering of the conditional use be provided, if needed?
- I. Will the conditional use require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Will any signs or exterior lighting required by the conditional use be compatible with development in the zoning district?
- J. Will the conditional use conform to all applicable regulations of the zoning district in which it is proposed?
- K. Will the conditional use conform to all applicable regulations listed in the adopted comprehensive plan?

## Conditional Use Review Criteria

- A. With Successfully running our Go Kart Track along with Flat track Motorcycles, we do not believe there are indications that the proposed Conditional use of a 1/8 mile Drag Strip will act as a detriment to or endanger the public health, Safety, or general welfare.
- B. Everything at Callahan Speedway is well maintained and it not unsightly in appearance. We take great pride in our facility.
- C. We feel that the 1/8 mile drag strip will not impact, impair or diminish the property value within the area.
- D. *N/A Do not believe that the new conditional use will impact orderly development. Existing conditional use has not.*
- E. The Race has been active since 2014 and has adequate water supply and sewage disposal facilities for all programmed use. It will not require any additional water and sewer infrastructure.
- F. Since the racetrack opening in 2014 it has provided adequate access, on-site parking, on-site loading and unloading berths, and drainage. The addition to allow for the 1/8 mile drag strip would not increase the need listed above.
- G. There is no indication that the issuance of the request conditional use permit will result in any substantial increase in traffic on local roadways.
- H. We do not believe that this request to allow for the 1/8 mile will require any additional buffering along the subject property. We also broadcast over an FM transmitter to the participants.
- I. The lighting will not an issue for any traffic or neighbors.
- J. The 1/8 mile drag strip we feel is consistent with the available conditional use options in the Open Rural zoning district.
- K. We believe that this is an acceptable outdoor venue that would be good for the community and surrounding area's.

**\*4. Detailed Description of Conditional Use Sought:**

To add a Family Oriented Drag Strip at Callahan Speedway.

Our plan is a 600 Foot Drag Strip with 500 Foot of Run off with Jersey Barriers on each side. Fence on each side of the drag strip keeping spectators at a safe distance.

**5. Required Attachments:**

- Exhibit "A" - Survey —
- Exhibit "B" - Site Plan —
- Exhibit "C" - Interior Floor Plan, drawn to scale —
- Exhibit "D" - Other (please list) —

6. Section of Zoning Code or provision that authorizes the granting of this Conditional Use: \_\_\_\_\_

**7. For HOME OCCUPATIONS Only** Section 28.14 (A), (1-8):

The following conditions will apply if the Conditional Use is granted. On a separate sheet of paper (8 1/2" x 11"), please address the following in detail and attach as Exhibit "E".

1. No person other than members of the family residing on the premises will be engaged in such occupation.
2. The use of the premises for the home occupation shall be clearly incidental and subordinate to its use for residential purpose and shall under no circumstances change the residential character thereof.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, except that one sign may be permitted, not exceeding one square foot in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet distance from the main entrance to the residence.
4. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residence neighborhood.
5. No equipment or process shall be used in such home occupation that creates noise, vibrations, glare, fumes, odors, or electrical interference detectable to the normal sense off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
6. The giving of art, piano or other instruction or lessons shall be limited to not more than four (4) persons at the same time.
7. Fabrication of articles such as are commonly classified under the terms arts and handicrafts may be deemed a home occupation and can be sold on the premises.
8. All goods and services offered for sale in conjunction with a home occupation shall be produced on the premises, and a member of the immediate family on the premises shall perform all services.



$492.73\text{m} = 1616.56\text{Feet}$ . That is How much ~~Room~~  
Area we have to build our Strip  
We want to do a 500 foot drag area with a  
500 Feet Run off.



8. Has any application been submitted within the last two (2) years for a Zoning Exception, Conditional Use, Zoning Variance or for the Rezoning of any portion of the subject property included in this application?

yes

If so, give details of such application and final disposition.

CUT 2018-06 for flat go-kart race track. Approved


9. Is this parcel subject to deed restrictions enforced by a homeowners association? NO

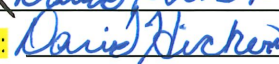
If so, please provide an address and contact name.

N/A

10. Applicant must address the Conditional Use Review Criteria on page 4.

*In filing this application for a Conditional Use, the undersigned understands it becomes a part of the official records of the Conditional Use and Variance Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.*

Signature of Owner: ~~X~~ 

Signature of Applicant: 

(if different than Owner)

Signature of Agent: \_\_\_\_\_

(if different than Owner)

Owner's mailing address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**NOTE:** If prepared or signed by an agent, a notarized *Owner's Authorization for Agent* form must be provided.

Newspaper for legal advertisement (OFFICIAL USE ONLY):

Fernandina Beach News Leader: \_\_\_\_\_

Nassau County Record: \_\_\_\_\_

**CONSENT FOR INSPECTION**

I, David Hicken, the owner or authorized agent for the owner of the premises located at 543455 US Hwy 1 do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction with application Cardinal US, without further notice.

Dated this 24 day of November, 2020

David Hicken

Signature of Owner or Authorized Agent

904.254.0638

Telephone Number

STATE OF FLORIDA:

COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online

notarization, this 24 day of November, 2020, by

David W. Hicken

who is personally known to me or who has produced

FDL H250-179-96-023-0 as identification.

Notary Public Signature

Andrew Ross Prokopiak

Name (typed or printed)

Andrew Ross Prokopiak  
(Seal)

ANDREW ROSS PROKOPIAK  
Notary Public, State of Florida  
My Comm. Expires 08/12/2023  
Commission No. GG 364811

904-491-7300



www.NassauFLPA.com

**A. Michael Hickox**  
Nassau County Property Appraiser

**Parcel Report**

Parcel ID

**Owner Information****Results**

17-2N-25-0000-0005-0010

D&J MOTORSPORTS  
PROMOTION INC

540271 LEM TURNER RD

**Mailing Address**

CALLAHAN, FL 32011

**Site Address**543455 US HWY 1  
CALLAHAN  
32011**Previous Site Address (If  
Changed by 911)**

NEW SITE - LOT 4

**Deed Acre**

55.90

**Approximate Acres (GIS  
Calculated)**

57.67

**Property Use Code**

003700

**Municipality**

Unincorporated Nassau County

**Census Tract****MLS Zone**

9 - Mainland

**Subdivision**

Not in a Subdivision

**Value & Sales Report****Results****Land Value**

\$156,400.00

Value of land

**Building Value**

\$2,779.00

Value of all improvement on the land

**Misc. Value**

\$29,062.00

Any extra features to the land and/or  
building(s)**Just Value (Market Value)**

\$251,241.00

The Just, or Market Value, for tax purposes

**Assessed Value**

\$191,841.00

Market Value minus assessment limits

**Taxable Value**

Assessed Value minus any Exemptions

**Sales Information**

Date	Price
20120831	\$332,000.00
20120621	\$450,000.00

Vacant?	Qual
Y	Q
Y	U

**Land Use Report****Results****Zoning**

OR

Note: (Must be verified with Municipality)

**Future Land Use**

AGRICULTURAL

Note: (Must be verified with Municipality)

**Community Development  
District**

No

**Community Redevelopment  
Area**

No

Note: (Must be verified with City of Fernandina  
Beach)**Historic District**

No

Note: (Must be verified with City of Fernandina)

Beach)

<b>Municipal Service Benefit Unit (MSBU)</b>	No	
<b>Mobility Fee Zone</b>	Zone 3	
<b>Topographical Report</b>	<b>Results</b>	
	GOLDHEAD FINE	
<b>Soil Map Unit Name</b>	SAND,MEGETT LOAMY FINE	
	SAND,BUCCANEER CLAY,	
	FREQUENTLY FLOODED	
<b>Drainage Basin</b>	Nassau River	
<b>Drainage Basin Number</b>	Coming Soon	
<b>Vegetation</b>		Not a jurisdictional survey
<b>Approximate Elevation</b>	Coming Soon	
<b>Utility Report</b>	<b>Results</b>	
<b>Water Source</b>	Private Well	
<b>Waste Water</b>	Septic System	
<b>Electric Provider</b>	Florida Power & Light	
<b>Emergency Management Report</b>	<b>Results</b>	
<b>Fire District</b>	50	Note: (Must be verified with Nassau County Fire & Rescue)
<b>USNG</b>	17R MP 20 80	Note: (Must be verified with Nassau County Emergency Management )
<b>Storm Surge Zone</b>	Coming Soon	Note: (Must be verified with Nassau County Emergency Management )
<b>Hurricane Evacuation Zone</b>	Coming Soon	Note: (Must be verified with Nassau County Emergency Management )
<b>Special Flood Hazard Area</b>	A,X	Note: (Must be verified with Nassau County Building Dept.)
<b>DFIRM Panel</b>	12089C	Note: (Must be verified with Nassau County Building Dept.)
<b>Building Wind Zone</b>	Coming Soon	
<b>School Board Report</b>	<b>Results</b>	
<b>Elementary School Zone</b>	Callahan Elementary School	Note: (Must be verified with NCSB)
<b>Middle School Zone</b>	Callahan Middle School	Note: (Must be verified with NCSB)
<b>High School Zone</b>	Callahan High School	Note: (Must be verified with NCSB)
<b>Elections Report</b>	<b>Results</b>	
<b>Municipality</b>	Unincorporated Nassau County	
<b>Voting Precinct</b>	503	Note: (Must be verified with SOE)
<b>Polling Location</b>	Coming Soon	Note: (Must be verified with SOE)
<b>Congressional</b>	4	Note: (Must be verified with SOE)
<b>State Senate</b>	4	Note: (Must be verified with SOE)
<b>State House</b>	11	Note: (Must be verified with SOE)
<b>County Commissioner</b>	5 - Justin M. Taylor	Note: (Must be verified with SOE)
<b>School Board</b>	5 - Dr. Kathy Knight Burns	Note: (Must be verified with SOE)
<b>Ocean, Highway &amp; Port Authority</b>	5 - Ron Braddock	Note: (Must be verified with SOE)
<b>City of Fernandina Beach Commission</b>	Does Not Apply	Note: (Must be verified with City of Fernandina Beach)
<b>Hilliard Town Council</b>	Does Not Apply	Note: (Must be verified with Town of Hilliard)

**Callahan Town Council**  
**Mosquito Control**Does Not Apply  
NoNote: (Must be verified with Town of Callahan)  
Note: (Must be verified with SOE)

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

Nassau County makes no warranties or guarantees, either expressed or implied as to the completeness, accuracy, or correctness of the data portrayed in this product nor accepts any liability, arising from any incorrect, incomplete or misleading information contained therein. All information, data and databases are provided "as is" with no warranty, expressed or implied, including but not limited to, fitness for a particular purpose.

By accessing this website and/or data contained within the databases, you hereby release Nassau County, its employees, agents, contractors, and suppliers from any and all responsibility and liability associated with its use. In no event shall Nassau County or its officers or employees be liable for any damages arising in any way out of the use of the website, or use of the information contained in the databases.



### PROPERTY INFORMATION

#### Parcel Number 17-2N-25-0000-0005-0010

Owner Name D&J MOTORSPORTS PROMOTION INC

Mailing Address 540271 LEM TURNER RD

Location Address CALLAHAN, FL 32011

543455 US HWY 1

CALLAHAN 32011

Tax District DRAIN DIST

Milage 15.9618

Homestead No

Property Usage RACE TRACK 003700

Deed Acres 55.90

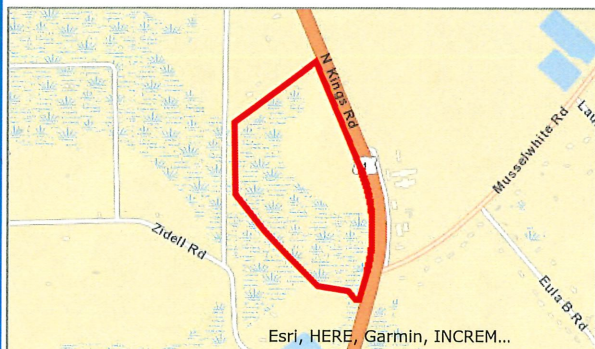
Short Legal IN OR 1811/110 EX 5-4 & 5-7 ESMT OR 1885/1670

### 2020 Final Values

Land Value	\$219,400
(+) Improved Value	\$31,841
<b>(=) Market Value</b>	<b>\$251,241</b>
(-) Agricultural Classification	\$59,400
(-) SOH or Non-Hx* Capped Savings	\$0
<b>(=) Assessed Value</b>	<b>\$191,841</b>
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$191,841
(-) Non-School HX & Other Exempt Value	\$0
<b>(=) County Taxable Value</b>	<b>\$191,841</b>

Note - \*10% Cap does not apply to School Taxable Value

### PARCEL MAP



### 2019 AERIAL MAP

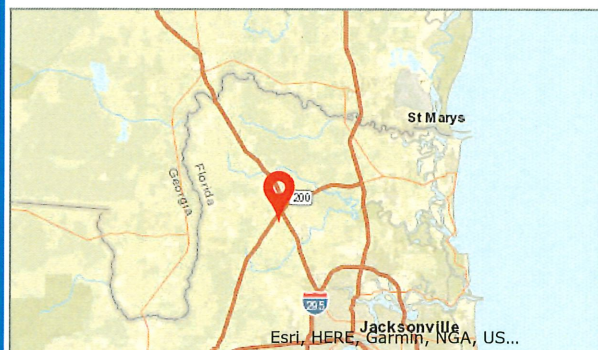


### PROPERTY PHOTO



If this picture is incorrect, please email [info@nassaulpa.com](mailto:info@nassaulpa.com)

### LOCATION MAP



### BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
BARN	170	170	0	0	CONC BLOCK		NONE	NONE	2014



### MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
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### SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2012-08-31	<a href="#">1811 / 110</a>	\$332,000	WD	Q	N	G&H LAND & TIMBER INVESTMENTS LLC	D&J MOTORSPORTS PROMOTION INC

2012-06-21	<a href="#">1810 / 1560</a>	\$450,000	WD	U	N	CALLAHAN HOLDINGS LLC	G&H LAND & TIMBER INVESTMENTS LLC
2007-07-19	<a href="#">1513 / 1174</a>	\$100	WD	U	N	G & H LAND DEVELOPMENT LLC	CALLAHAN HOLDINGS LLC
2006-08-16	<a href="#">1437 / 837</a>	\$2,155,000	WD	Q	N	G & H LAND DEVELOPMENT LLC	CALLAHAN HOLDINGS LLC
2001-08-14	<a href="#">1002 / 1794</a>	\$105,600	WD	Q	N	THE NEMOURS FOUNDATION	G & H LAND DEVELOPMENT LLC