



Nassau County Engineering Services
96161 Nassau Place
Yulee, FL 32097

Robert T. Companion, PE
County Engineer

Memorandum

Date: November 3, 2021

To: Taco Pope, County Manager
Marshall Eyerman, Assistant County Manager
Ashley Metz, Director of Human Resources

From: Robert T. Companion, County Engineer

Re: William Burgess Boulevard Extension & Nassauville School Site

Background:

Construction plans are nearly complete for the William Burgess Boulevard Extension. Right-of-way acquisition needs is a few parcels short of being resolved. One of the major parcels needed is the Nassau County School District owned property south of Yulee High School and Yulee Middle School. The property is roughly eight (8) acres in area and was recently appraised by Buzz Wagand and Associates, inc. for \$340,000.

A school site in the Nassauville area is desired by the Nassau County School District and the Board of County Commissioners to serve students and families in District 2. A twelve (12) acre site in Nassauville has been identified that is strategically placed to serve the Nassauville area. The proposed site appraised at \$373,500.

Recommendation:

Staff recommends that the Board of County Commissioners and the Nassau County School Board approve their respective Staff to perform a "land swap" in order to bring both projects to fruition.

RECONCILIATION OF INDICATIONS OF VALUE

We analyzed the subject property and market information. We valued the subject parent parcel using the land sales comparison approach and then applied the value per acre conclusion to the subject 8.5-acre portion of the parent parcel. The indications of value as derived by this approach is as follows.

Appraisal Premise	Interest Appraised	Standard of Value	Date of Value	Approach	Value Indication
As Is	Fee Simple	Market Value	8/10/2020	Land Sales Comparison	\$340,000

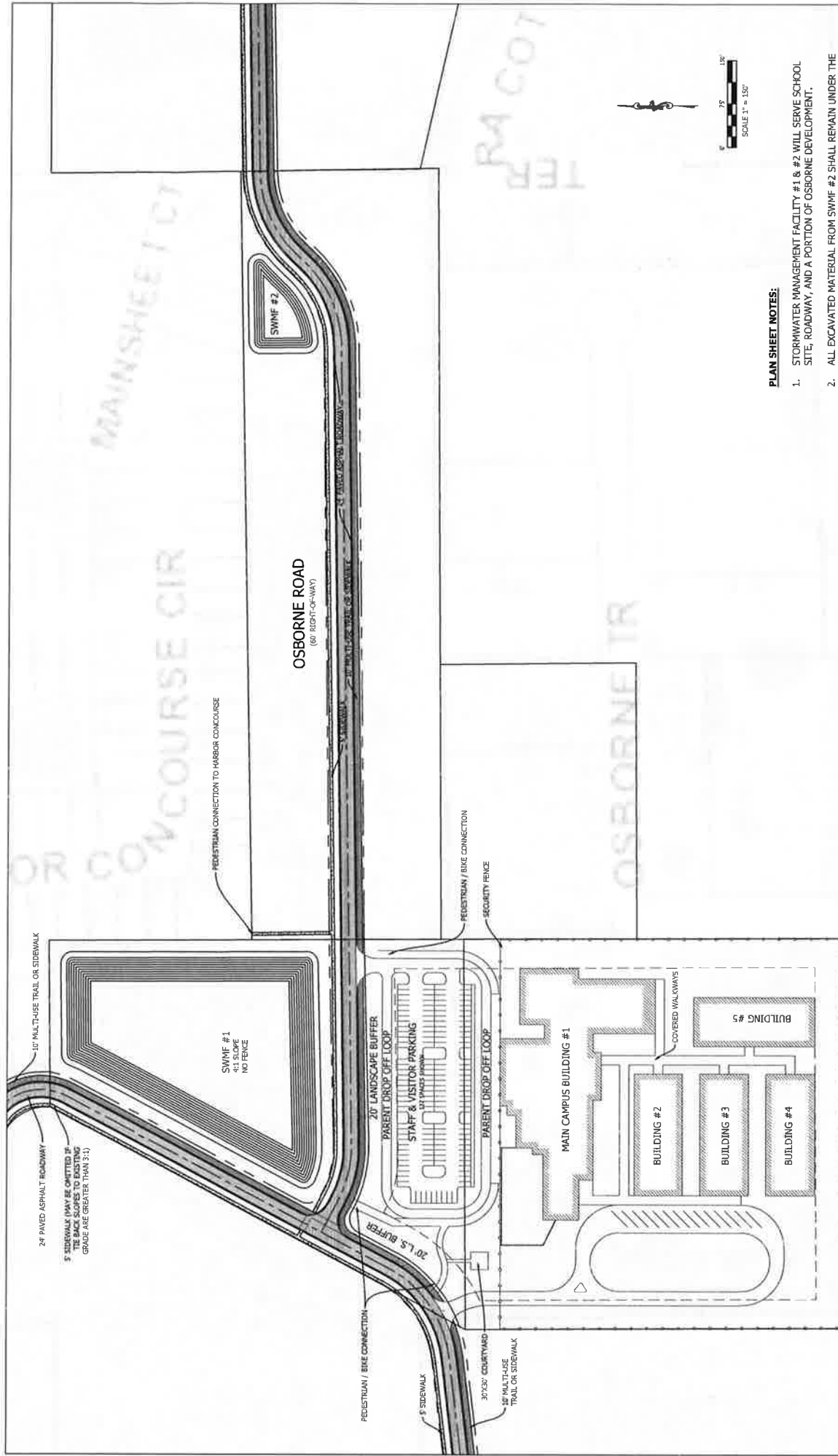
We found and analyzed appropriate comparable land sales within the subject market area, and compared these sales to the subject.

We were provided with an aerial with the subject 8.5 acres highlighted in yellow as well as a Plan Layout for the proposed road that was prepared by GAI Consultants. We were told that the land contains about 8.5 acres. We were not provided with a legal description that included the actual acreage of the subject land. We have assumed that the information provided is correct. This is an extraordinary assumption under which this appraisal was performed that may affect the opinion of value developed in this report. If it is determined that the subject site contains a slightly different number of acres, then the value of the subject will be indicated as the product of the actual number of acres multiplied by \$40,000, the value per acre developed in this report.

In our opinion, the as is fee simple market value of the subject site as of August 10, 2020 was:

\$340,000

Three Hundred Forty Thousand Dollars



PLAN SHEET NOTES:

1. STORMWATER MANAGEMENT FACILITY #1 & #2 WILL SERVE SCHOOL SITE, ROADWAY, AND A PORTION OF OSBORNE DEVELOPMENT.
2. ALL EXCAVATED MATERIAL FROM SWMF #2 SHALL REMAIN UNDER THE OWNERSHIP OF MR. & MRS. OSBORNE.

REVISIONS				ENGINEER OF RECORD:		OSBORNE CONCEPT PLAN		SHEET NO.	
NO.	DATE	BY	DESCRIPTION	MASSAU COUNTY PROJECT MANAGER:		PRELIMINARY LAYOUT PLANS FOR:		S-1	
				ROBERT T. COMPANION, PE		OSBORNE ROAD RIGHT-OF-WAY			
				DATE: 12/03/2021 BY: RTC					
				MASSAU COUNTY ENGINEERING SERVICES					
				96161 MASSAU PLACE					
				YULEE, FL 32097					
				(904) 530-6225					

CERTIFICATE OF VALUE


Project	<u>Elementary School Site: 12.248 Acres</u>
Address:	<u>Hatton Road / Amelia Concourse</u>
County:	<u>Nassau</u>
Owner:	<u>Nassau County</u>
RE#:	<u>32-2N-28-0000-0003-0010 (entire)</u>
RE#:	<u>32-2N-28-0000-0003-0020 (portion)</u>

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

- 1 The statements of fact contained in this report are true and correct.
- 2 The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
- 3 I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 4 I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 5 My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 6 My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
- 7 I have made a personal inspection of the property that is the subject of this report. I have also made a personal field inspection of the upland comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
- 8 No persons other than those named herein provided significant real property appraisal assistance to the person signing this
- 9 I understand that this appraisal is to be used in connection with the acquisition of right-of-way for a transportation facility to be constructed by the State of Florida with the assistance of Federal-aid highway funds, or other Federal or State funds.
- 10 This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
- 11 I have not revealed the findings or results of this appraisal to anyone other than the proper officials of the Florida Department of Transportation or officials of the Federal Highway Administration and I will not do so until so authorized by State officials, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
- 12 Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of the Department without restriction or limitation on their use.
- 13 Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part taken, including net severance damages after special benefits, if any, of the property appraised as of 7/3/2021 is: \$373,500.00

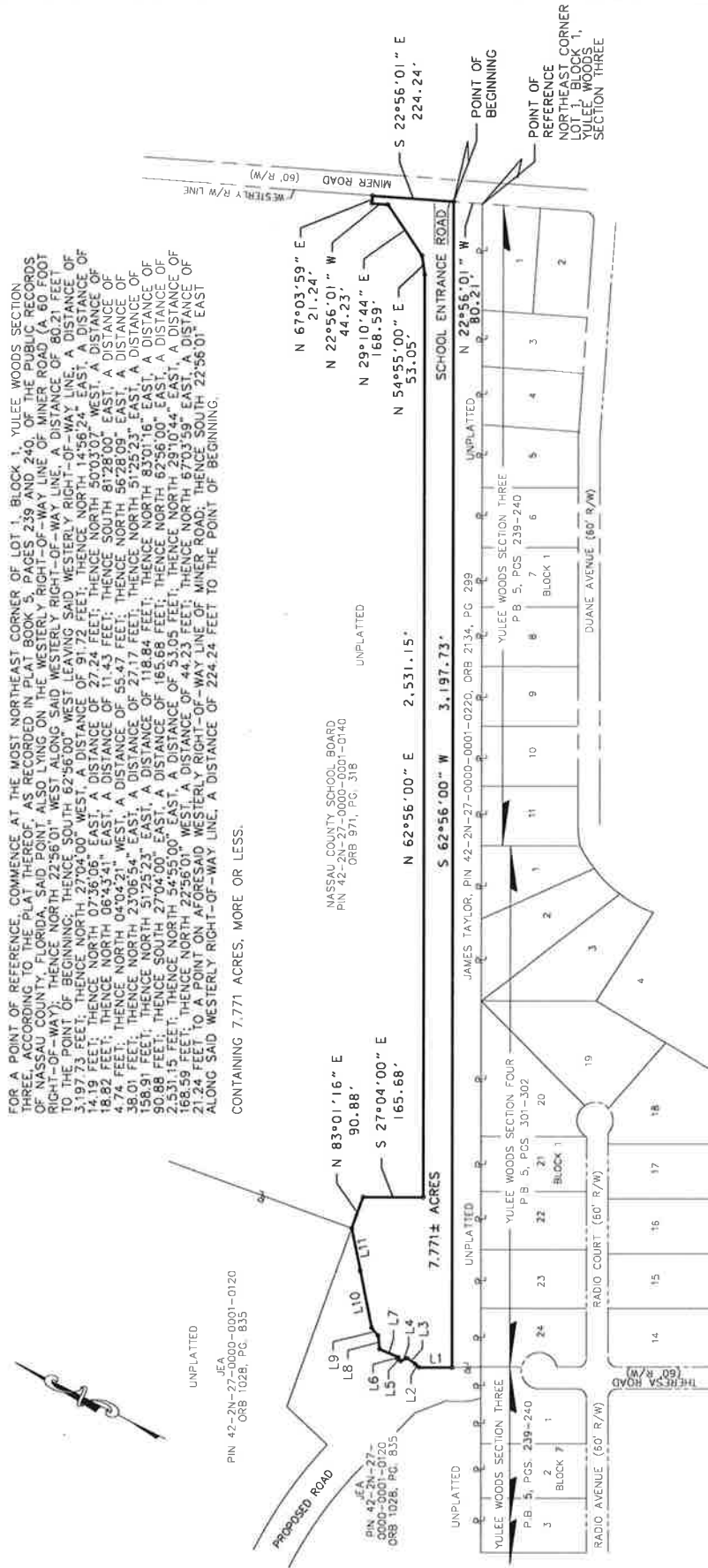
Market value should be allocated as follows:

LAND \$	<u>\$373,500.00</u>	Land Area:	<u>533,521 SF</u>	(12.248 acres)
IMPROVEMENTS \$	<u>\$0.00</u>	Land Use (HABU as Vacant):	<u>Subdivision Use</u>	
NET DAMAGES &/OR Cost to Cure	<u>\$0.00</u>	Appraiser:		
TOTAL \$	<u>\$373,500.00</u>	Steven Slotkin, MAI		
DATE of REPORT	<u>7/8/2021</u>	Florida State-Certified General Real Estate Appraiser RZ2801		

A PART OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 971, PAGE 318, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEAST CORNER OF LOT 1, BLOCK 10, YULEE WOODS SECTION THREE, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 239 AND 240, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID YULEE WOODS SECTION THREE, BEING A 60-ACRE TRACT OF LAND, MORE OR LESS, LINGUALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE RIGHT-OF-WAY, THENCE NORTH 72°56'01" WEST, 140 FEET, THENCE WESTERLY, RIGHT-OF-WAY LINE, A DISTANCE OF 60 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 87°56'00" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 319.73 FEET, THENCE NORTH 27°04'20" WEST, A DISTANCE OF 91.72 FEET, THENCE NORTH 1°56'44" EAST, A DISTANCE OF 14.19 FEET, THENCE NORTH 07°56'06" EAST, A DISTANCE OF 27.24 FEET, THENCE NORTH 50°10'22" WEST, A DISTANCE OF 18.82 FEET, THENCE NORTH 06°34'24" EAST, A DISTANCE OF 11.43 FEET, THENCE SOUTH 81°78'00" EAST, A DISTANCE OF 37.01 FEET, THENCE NORTH 04°04'21" WEST, A DISTANCE OF 55.47 FEET, THENCE NORTH 51°25'23" EAST, A DISTANCE OF 38.01 FEET, THENCE NORTH 23°06'54" EAST, A DISTANCE OF 27.17 FEET, THENCE NORTH 51°25'23" EAST, A DISTANCE OF 15.91 FEET, THENCE NORTH 51°25'23" EAST, A DISTANCE OF 118.84 FEET, THENCE NORTH 83°01'16" EAST, A DISTANCE OF 90.88 FEET, THENCE SOUTH 27°04'00" EAST, A DISTANCE OF 165.68 FEET, THENCE NORTH 62°56'00" EAST, A DISTANCE OF 12.51, 15 FEET, THENCE SOUTH 27°04'00" WEST, A DISTANCE OF 53.05 FEET, THENCE NORTH 23°10'44" EAST, A DISTANCE OF 168.59 FEET, THENCE NORTH 54°55'00" EAST, A DISTANCE OF 53.05 FEET, THENCE NORTH 67°03'59" EAST, A DISTANCE OF 21.24 FEET, TO A POINT ON AFORESAID WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD, THENCE SOUTH 22°56'01" EAST, 21.24 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.771 ACRES. MORE OR LESS.



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 27°04'00" W	91.72'
L2	N 14°56'26" E	14.19'
L3	N 07°36'08" E	27.24'
L4	N 50°33'07" W	18.82'
L5	N 05°43'41" E	11.43'
L6	S 81°28'00" E	4.74'
L7	N 04°04'21" W	55.47'
L8	N 56°28'09" E	38.01'
L9	N 23°06'54" E	27.17'
L10	N 51°25'23" E	158.91'
L11	N 51°25'23" E	118.84'


NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM EAST ZONE (83/11) WITH THE BEARING ON THE WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD, BEING SOUTH 22°56'01" WEST.
2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

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I HEREBY CERTIFY THAT THIS MAP MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND APPEARS PURSUANT TO CHAPTER 472.07 OF THE FLORIDA STATUTES, AND 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.	JOSEPH A. LEK F.L.A. P.S.M. CERT. NO. LS 6016
JOB NUMBER: T9727003	DATE: 11/08/39

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Scale: 1" = 300'
 Drawn By: J. LEK
 Field Date: N/A
 Date Signed: APRIL 20, 2021



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