



## APPLICATION FOR REZONING

### Official Use Only

Zoning District: OR  
 FLUM Designation: COM  
 Commission District: 4  
 Application #: R23-006  
 Date Filed: 6-8-23

**(1) Name and Address of the Owner:**

Name: 553519 US 1 Trust  
 Mailing address: 447795 US 301  
Callahan, FL 32011  
 Telephone: 904-248-1034  
 Email: keith@mountolivehomes.com

**(2) Name and Address of the Applicant / Authorized Agent:**

Name: Gillette & Associates, Inc.  
 Mailing address: 20 South 4th Street  
Fernandina Beach, Florida 32034  
 Telephone: 904-335-1983  
 Email: asa@gilletteassociates.com

Nassau County Planning Dept  
**2023 JUN 8 AM 10:03**

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

**(3) Location:**

On the West side of US Hwy 1  
 (north, south, east, west) (street)  
 between Andrews Road and Davis Road  
 (street) (street)

**(4) Parcel Identification Numbers:**

30 4N 24 2470 0003 0000  
 \_\_\_\_\_

Please attach additional Parcel Identification numbers using 8½" x 11" size paper with the answers typed or printed legibly

**(OFFICIAL USE ONLY)**

Legal Advertisement deadline:     /    /    

Newspaper for legal advertisement:      Fernandina Beach News Leader      Nassau County Record

PZB Hearing Date:     /    /     BOCC Hearing Date:     /    /    

REZONING  
 Application Page 1 of 5

- (5) **Current Zoning District:** Open Rural
- (6) **Proposed Zoning District:** Commercial General
- (7) **Future Land Use Map Designation:** Commercial
- (8) **Area (acres):** 3.08

- (9) **Current Use** (list any improvements on the site or uses):

Residential- Mobile Home

(10) **Water Supply:**

- ☒ Private Well
- ☐ Private treatment plant
- ☐ Public Water System \_\_\_\_\_ (name of provider)

(11) **Wastewater Treatment:**

- ☒ On-site Sewage Treatment System
- ☐ Private Sewer Treatment Plant
- ☐ Public Sewer System \_\_\_\_\_ (name of provider)

(12) **Review Criteria for Rezoning:**

All rezoning applications shall provide justification for the proposed rezoning. In evaluating proposed rezoning, the County shall consider each of the following. Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

- (A) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives, and policies of the adopted Comprehensive Plan.
- (B) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.
- (C) Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.
- (D) The rezoning does not result in a sprawl development pattern as determined by Chapter 163 Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing urban or transitioning areas.
- (E) The availability of, and potential impact to, public infrastructure and facilities that will serve the site in question including public water and wastewater, public roads, public schools, public parks, police and fire service and other similar items. These items may also be reviewed if an amendment to the Future Land Use Map filed is filed in conjunction with a rezoning.

- (F) Consistency of the proposed rezoning with any applicable substantive requirements of the Code, including minimum or maximum district size, access, setback and buffering requirements.
- (G) The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.
- (H) The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.
- (I) Substantial changes in the character or development of areas in or near the area under consideration which affect the suitability or unsuitability of the land for its use as presently zoned.
- (J) The extent to which land use and development conditions have changed since the effective date of the existing zoning district regulations involved which are relevant to the property.
- (K) Public policies in favor of the rezoning. Examples include identified economic development or affordable housing projects, mixed-use development, or sustainable environmental features, which are consistent with specific adopted plans or policies of the Board of County Commissioners.
- (L) The extent to which the rezoning will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.
- (M) The extent to which the rezoning does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.
- (N) The extent to which the rezoning results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:
  - (1) Clustered population and/or employment centers;
  - (2) Medium to high densities appropriate to context;
  - (3) A mix of land uses;
  - (4) Interconnected street networks;
  - (5) Innovative and flexible approaches to parking;
  - (6) Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
  - (7) Proximity to transit.

**(13) Required Attachments:**

- ☐ (a) Location Map (see instructions)
- ☐ (b) Legal description (see instructions)
- ☐ (c) Survey (see instructions)
- ☐ (d) Environmental Assessment (see instructions)
- ☐ (e) Transportation Impact Analysis (see instructions)
- ☐ (f) Owners Authorization for Agent\* (form is attached to this application)
- ☐ (g) Consent for Inspection Form (form is attached to this application)

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

**(14) Additional Attachments for Planned Unit Developments (PUD):**

- ☐ (a) Preliminary Development Plan (see instructions)
- ☐ (b) PUD Written Description/Conditions (see instructions)
- ☐ (c) Proposed Deed Restrictions and Association Bylaws (see instructions)

**(15) Signatures:**

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

Signature of Owner: \_\_\_\_\_  
Signature of Applicant/Agent: [Signature]  
(if different than Owner)

State of Florida  
County of Nassau

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

9th day of May, 2023.

By ASA R Gillette

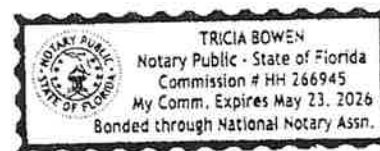
Identification verified: personally known

Oath sworn: ☐ Yes ☒ No

Tricia Bowen

Notary Signature

My Commission expires: 5/23/26





Planning Department of  
Nassau County  
96161 Nassau Place  
Yulee, Florida 32097

Nassau County Planning Dept  
2023 JUN 8 AM 10:04

## CONSENT FOR INSPECTION

I, Asa R. Gillette, the owner or authorized agent for the owner of the premises located at 553519 US Highway 1, Hilliard 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 for an application pursuant to a:

- |  |  |
|--|--|
| <input type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use               |
| <input type="checkbox"/> Variance              | <input type="checkbox"/> Preliminary Binding Site Plan |
| <input type="checkbox"/> Plat                  | <input type="checkbox"/> Future Land Use Map Amendment |

without further notice.

Dated this 9th day of May, 2023

*Asa R. Gillette*  
Signature of Owner or Authorized Agent

904-261-8819

Telephone Number

State of Florida  
County of Nassau

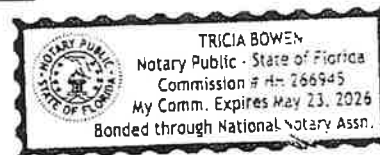
The foregoing instrument was acknowledged before me by means of ✓ physical presence or    online notarization, this 9th day of May, 2023.

By ASA R. Gillette

Identification verified: personally known  
Oath sworn: Yes ✓ No

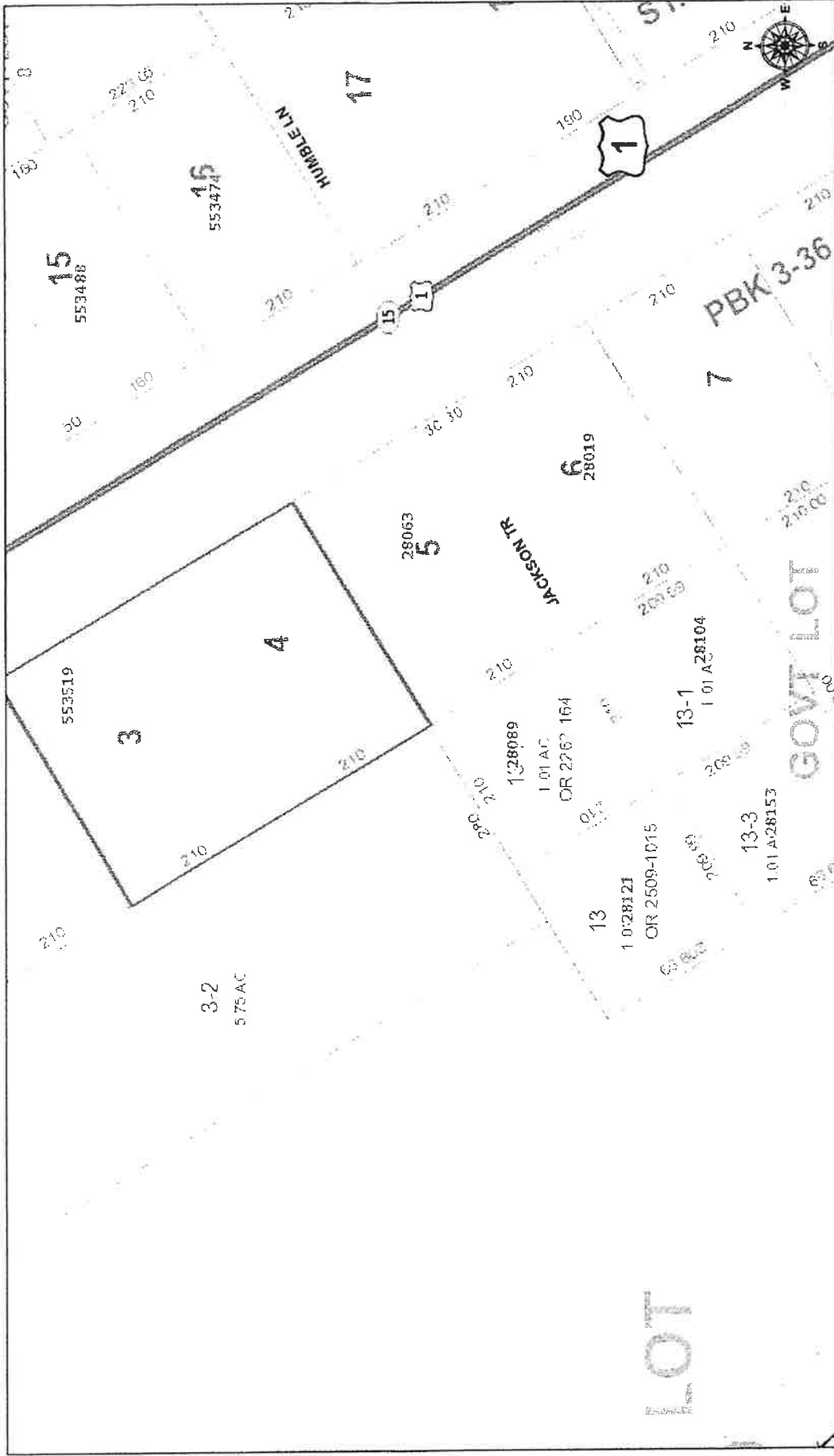
*Tricia Bowen*  
Notary Signature

My Commission expires: 5/23/26



CONSENT FOR INSPECTION

# GoMaps



May 8, 2023

☐ Hwy\_Exits

Airports

-- Nassau\_6CountyLines\_TIGER19

USRoutes

Y

<Null>

Interstates

StateRoutes

N

Y

CountyRds

911 Apartment Labels

911 Address Labels

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





Gillette & Associates, Inc.

Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

**AGENT AUTHORIZATION**

I, Tom Nardone of 553519 US 1 Trust the owner the following property(s) do hereby authorize, Gillette & Associates, Inc. to act as my Agent in conjunction with all site plan applications and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Property Id Number(s): 30-4N-24-2740-0003-0000  
Location: 553519 US Hwy 1, Hilliard

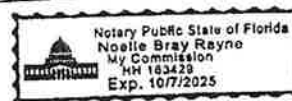
Tom Nardone 5/5/2023 904-248-1034  
Signature Date Telephone Number

STATE OF FLORIDA  
COUNTY OF NASSAU 5<sup>th</sup>  
Subscribed and sworn to before me this 5/5/23 day of May  
2023

Who is personally known to me or has produced identification

[Signature] Noelle Rayne  
Notary Public Signature Printed Name

My Commission Expires: 10-7-2025





Nassau County Planning Dept  
2023 JUN 8 AM 10:04

Prepared by: D. Gonzales  
and Return to: Sunshine Title Corporation  
8613 Old Kings Road South, Suite 100  
Jacksonville, Florida 32217  
File Number: STC #115820

## TRUST AFFIDAVIT

State of: Florida  
County of: Duval

The undersigned Tom Nardone, being duly sworn, deposes and says:

That said trust named 553519 US 1 Trust, dated September 3 2020 has not been amended, modified or revoked, except as heretofore disclosed, and that the Trust is still in full force and effect and that Tom Nardone is/are still acting trustee(s) and has/have full power to grant, sell, convey, purchase and refinance the real property described as follows:

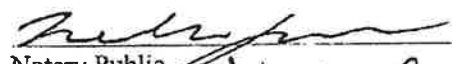
Lots 3 and 4, Block , St. Marys Heights Subdivision, Section 30, Township 4 South, Range 24 East, as per plat thereof, recorded in Plat Book 3, Page(s) 36, of the Public Records of Nassau County, Florida.

Further your affiant sayeth naught.

  
Tom Nardone

State of Florida  
County of

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of [x ] physical presence or [ ] online notarization, this December 16, 2022, by Tom Nardone, who is/are personally known to me or who produced a driver's license as identification and who did take an oath.

  
Notary Public  
Print Name: Noelle Rayne  
My Commission expires: 10/7/2025

Notary seal

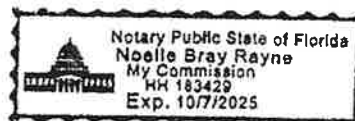


EXHIBIT "A"

REZONING REVIEW CRITERIA

- A. Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives and policies adopted Comprehensive Plan.**

*Surrounding property has commercial use. This change would match the existing FLUM for the property.*

- B. Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surround zoning districts.**

*The proposed change would not create any additional isolated districts. The existing OR zoning is on other surrounding properties as well as CG zoning.*

- C. Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.**

*Land use along US Highway 1 is primarily commercial and this proposed zoning change is in accordance with established land use patterns.*

- D. The rezoning does not result in a sprawl development pattern as determined by Chapter 163 Florida Statutes and will not discourage infilling of more appropriate areas available for development within existing urban or transitions areas.**

*The current and proposed use would be low impact and would not have negative impacts on surrounding area.*

- E. The availability of, and potential impact to, public infrastructure and facilities that will serve the site in question including public water and wastewater, public road, public schools, public parks, police and fire service and other similar items. These items may also be review if an amendment to the Future Land Use Map is filed in conjunction with a rezoning.**

*Site will be served by well and septic. Current use would be low impact and would not draw significant traffic or congestion.*

- F. Consistency of the proposed rezoning with any applicable substantive requirements of the Code, including minimum or maximum district size, access, setback and buffering requirements.**

*Proposed change will be meet all County requirements.*

- G. The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.**

*Proposed change is compatible with neighboring properties.*

Nassau County Planning Dept  
2023 JUN 8 AM10:05

- H. The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.**

*There will be no adverse impacts.*

- I. Substantial changes in the character or development of areas in or near the areas under consideration which affect the suitability or unsuitability of the land for its use as presently zoned.**

*The land is currently zoned Open Rural (OR) with a Commercial Land Use. The character and development of the area is commercial. Updating the zoning would bring the property in compliance with the surrounding area.*

- J. The extent to which land use and development conditions have changes since the effective date of the existing zoning district regulations involved which are relevant to the property.**

*The current zoning does not allow for commercial use.*

- K. Public policies in favor of the rezoning. Examples include identified economic development or affordable housing projects, mixed-use development, or sustainable environmental features, which are consistent with specific adopted plans or policies of the Board of County Commissioners.**

*One of the goals of the Future Land Use Element is to accommodate land uses which create a sound revenue base and offer diverse opportunities with minimum adverse impacts on the natural environment.*

- L. The extent to which the rezoning will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automotive modes of transportation; and appropriately addresses the infrastructure needs of the community.**

*This would provide a commercial service to Nassau County and would fit more appropriately with the surrounding area.*

- M. The extent to which the rezoning does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding and stormwater issues.**

*The current use does not alter the natural landscape and topography. We are unaware of any drainage problems at the site. Any future development would require compliance with Nassau County rules and regulations.*

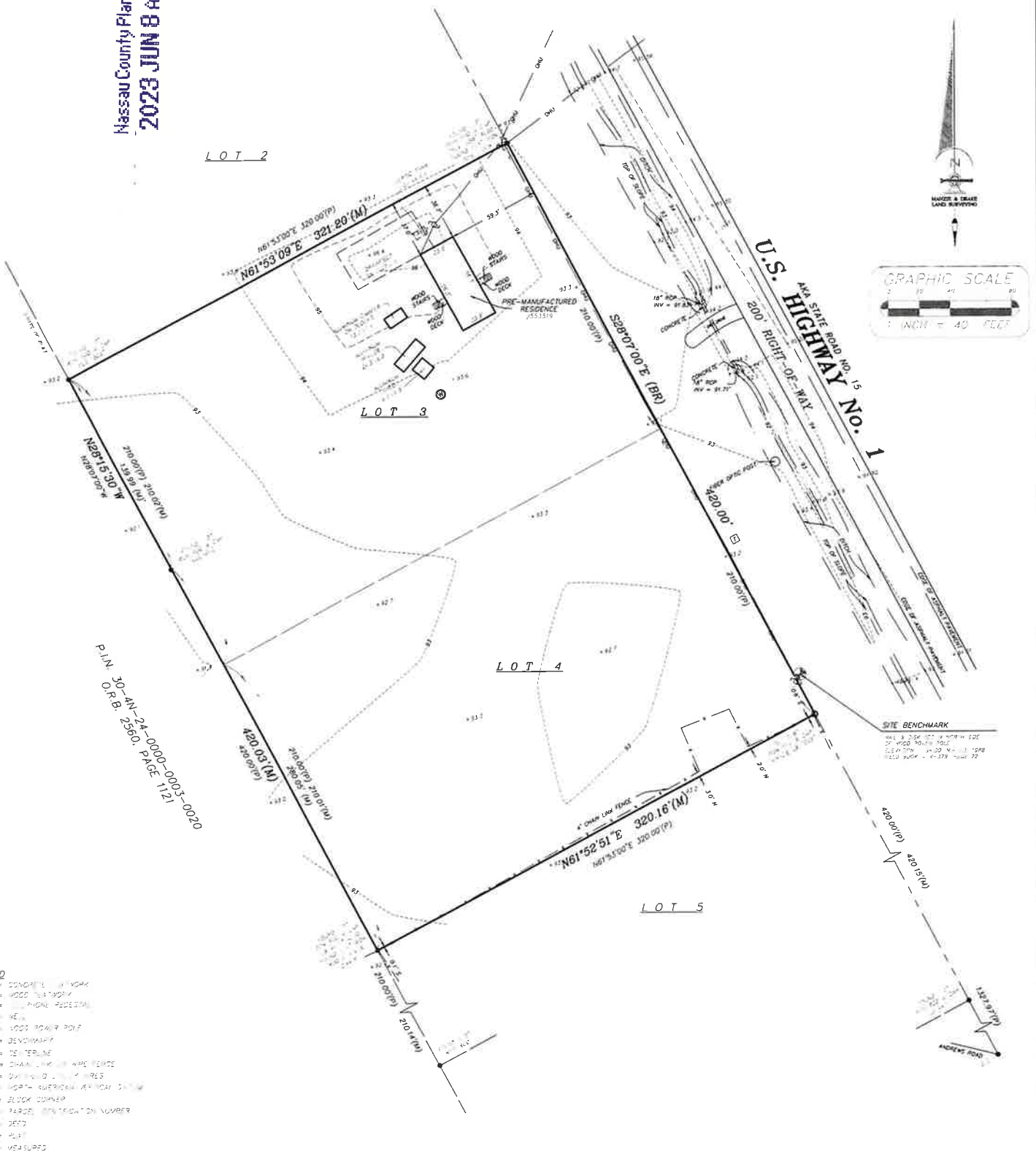
- N. The extent to which the rezoning results in a compact development form that fosters emergence of vibrant walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:**

- 1) Clustered population and/or employment centers**
- 2) Medium to high densities appropriate to context**
- 3) A mix of land uses**
- 4) Interconnected street networks**
- 5) Innovative and flexible approaches to parking**
- 6) Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options**
- 7) Proximity to transit**

*This rezoning is prudent to match the existing land use of Commercial. We will support the factors above to the best allowable by the property.*

AS RECORDED IN PLAT BOOK 3, PAGE 36  
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

Nassau County Planning Dept  
2023 JUN 8 AM 10:01



LEGEND

- 11 = JENNY'S WORK  
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SURVEY NOTES:

- [illegible]

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE 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.

Digitally signed by Michael A Manzie

MICHAEL A. MANZIE, P L S. 4069

117 South Ninth Street, Fernandina Beach, FL 32034  
(904) 491-5700 [www.MarieAndDrake.com](http://www.MarieAndDrake.com)

Certificate of Authorization Number LB 7039

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SCALE: 1"=40' JOB NO: 21784 DATE: 05/03/2023 CADD: 821/LP  
F.B. NO: X-379 PAGE NO: 22 CREW: JM FILE NO: 8-1887

Nassau County Planning Dept  
2023 JUN 8 AM 10:01

**Prepared By and Return To:**

Michelle Fusillo  
Landmark Title, LLC  
7220 Financial Way  
Jacksonville, FL 32256

**General Warranty Deed**

Made effective the 9<sup>th</sup> day of December, 2022, by Barbara Ann Baugh, a married woman, whose address is 43761 Ratliff Road, Callahan, FL 32011; Elizabeth Lawanda Harrison, a single person, whose address is 4130 Renee Lane, Blackshear, GA 31516; Edward Loton Head, a single man, whose address is 314 Osage Street, Buckner, MO 64016; James Curtis Snipes, a single man, whose address is 6644 Cisco Gardens Rd W, Jacksonville, FL 32219; and Tiffany Head Perez, a married person, whose address is 1797 Andrew Jackson Court, Pensacola, FL 32508; collectively hereinafter called the Grantor, to Tom Nardone, Trustee of 553519 US 1 Trust dated September 3, 2020, whose post office address is: 447795 U.S. 301, Callahan, FL 32011, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the Grantor, for and in consideration of the sum of Ten Dollars. (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienate, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Nassau County, Florida, more particularly described as follows:

Lot 3 and 4, St Marys Heights, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 36, of the Public Records of Nassau County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 05-3N-24-0000-0017-0050

**Subject to** taxes accruing subsequent to December 31, 2022.

**Subject to** covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.



Nassau County Planning Dept  
2023 JUN 8 AM 10:02

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]

Witness 1 Signature

Michelle L. Fusillo

[Signature]  
Tiffany Head Perez

Witness 1 Printed Name

[Signature]

Witness 2 Signature

Katherine Sapp  
Witness 2 Printed Name

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this  
22 day of Sept, 2022, by Tiffany Head Perez.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

Michelle L. Fusillo

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: FLA DL



MICHELLE L. FUSILLO  
Notary Public  
State of Florida  
Comm# HH192600  
Expires 2/21/2026



Nassau County Planning Dept  
2023 JUN 8 AM 10:02

**In Witness Whereof**, the Grantor has signed and sealed these presents the day and year written below.

*Signed, sealed and delivered in our presence:*

[Signature]  
Witness 1 Signature

Michelle L. Fusillo

Witness 1 Printed Name

Barbara Ann Baugh  
Barbara Ann Baugh

[Signature]  
Witness 2 Signature

Katherine Sapp  
Witness 2 Printed Name

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this  
22 day of Sept, 2022, by Barbara Ann Baugh.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Michelle L. Fusillo

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: FLA D.L.



MICHELLE L. FUSILLO  
Notary Public  
State of Florida  
Comm# HH192600  
Expires 2/21/2026

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below

Signed, sealed and delivered in our presence:

Rebecca Sellers  
Witness 1 Signature

Elizabeth Lawanda Harrison  
Elizabeth Lawanda Harrison

Rebecca Sellers  
Witness 1 Printed Name

Ariel Sellers  
Witness 2 Signature

Ariel Sellers  
Witness 2 Printed Name

STATE OF GEORGIA

COUNTY OF PIERCE

Nassau County Planning Dept  
2023 JUN 8 AM 10:02

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ☐ ) online notarization this  
17<sup>th</sup> day of NOVEMBER, 2022, by Elizabeth Lawanda Harrison.

Norman R. Reem  
Signature of Notary Public

Print Type Stamp Name of Notary NORMAN R. REEM

Personally Known: \_\_\_\_\_ OR Produced Identification: Y

Type of Identification

Produced: DRIVERS LICENSE



Nassau County Planning Dept  
2023 JUN 8 AM 10:02

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]  
Witness 1 Signature

Edward Loton Head  
Edward Loton Head

Steven Proctor  
Witness 1 Printed Name

Charles L. Lee  
Witness 2 Signature

Charles L. Lee  
Witness 2 Printed Name

STATE OF Missouri  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this  
25<sup>th</sup> day of Oct., 2022, by Edward Loton Head.

Crista Newman  
Signature of Notary Public  
Print, Type/Stamp Name of Notary Crista Newman



CRISTA NEWMAN  
My Commission Expires  
August 13, 2023  
Jackson County  
Commission #15635612

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: DL 4136284005 exp. 3-26-27

Nassau County Planning Dept  
2023 JUN 8 AM 10:02

**In Witness Whereof**, the Grantor has signed and sealed these presents the day and year written below.

*Signed, sealed and delivered in our presence:*

Witness 1 Signature

Michelle L. Fusillo

James Curtis Snipes

Witness 1 Printed Name

Witness 2 Signature

Witness 2 Printed Name

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this  
13<sup>th</sup> day of April, 2022, by James Curtis Snipes.

Signature of Notary Public

Print. Type/Stamp Name of Notary

Michelle L. Fusillo

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: FLA D.L.



Lot 3 and 4, St Marys Heights, according to the map or plat thereof, as recorded in  
Plat Book 3, Page(s) 36, of the Public Records of Nassau County, Florida

Nassau County Planning Dept  
2023 JUN 8 AM 10:02



Hwy_Exits	Airports
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## StateRoutes

Y

Inta

15

Inta

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

