

**CU&V**  
**AGENDA AND BACKUP**





## **NASSAU COUNTY CONDITIONAL USE & VARIANCE BOARD**

**Regular Meeting  
June 22, 2017**

Location:

Commission Chambers, James S. Page Governmental Complex  
96135 Nassau Place  
Yulee, FL 32097  
7:00PM – Public Hearing  
Call to Order  
Procedures to be followed for the meeting

Agenda:

- (TAB A)     Approval of Minutes – May 25, 2017
- (TAB B)     V16-002 BLUE POTATO – Variance request seeking relief from Sections 28.03 and 9.04(A) of the Land Development Code to reduce the minimum lot width from 90' to 73.44' within the Residential Single Family-1 (RS-1) zoning district located on the north side of Bellville Lane between Iris Lane and Chester River Road, Parcel ID# 42-3N-28-0000-0001-0000, Yulee. (staff report)
- (TAB C)     E17-004 NexTower – Conditional Use request seeking approval pursuant to Section 28.19 (4) (a) (1) (b) of the Nassau County Land Development Code to allow for the construction of a 130ft monopole antenna support structure within the Commercial Professional Office (CPO) zoning district located approximately 830 feet east of the South Fletcher Avenue/Buccaneer Trail round-about and approximately 300 feet north of South Fletcher Avenue, Parcel ID# 00-00-30-042A-000G-0000, Amelia Island. (Request for Continuance)

**(continued on next page)**

- (TAB D) E17-006 Chamblee - Conditional Use request seeking approval pursuant to Section 28.14(J) of the Nassau County Land Development Code to allow the establishment of a Mother-In-Law dwelling in the Residential Single Family 1 (RS-1) zoning district located at 96806 Blackrock Road on the east side of Blackrock Road between Wisteria Lane and Pirates Way, Parcel ID# 42-3N-28-5080-0005-0080, Yulee.
- (TAB E) E17-007 PoGo's Kitchen - Conditional Use request seeking approval pursuant to Sections 5.03, 5.04, and 15-A.04 (B) of the Nassau County Land Development Code to allow for the sale and consumption of alcoholic beverages within the Commercial Neighborhood - American Beach (CN-AB) zoning district located at 1408 Lewis Street on the east side of First Coast Highway on the southeastern corner of Lewis Street and First Coast Highway, Parcel ID# 00-00-30-010D-0013-0030, Amelia Island. (Exhibits)
- (TAB F) E17-008 Marine Repair Shop - Conditional Use request seeking approval pursuant to Section 20.03(A) of the Nassau County Land Development Code to establish a multi-unit repair and service garage facility within the Industrial Warehouse (IW) zoning district located on the west side of US HWY 17 between William Burgess Blvd and Deonas Way, Parcel ID# 42-2N-27-0000-0002-0000, Yulee. (Exhibits)
- (TAB G) E17-009 Shannon - Conditional Use request seeking approval pursuant to Section 28.14(I) of the Nassau County Land Development Code to allow the replacement of a mobile home in the Residential Single-family 2 (RS-2) zoning district located at 85292 Myrtice Rd on the east side of Myrtice Road between Radio Avenue and Condor Lane, Parcel ID# 42-2N-27-4460-0022-0000, Yulee.



**170622 Conditional Use and Variance – Tab B**

**(TAB B)     V16-002 BLUE POTATO – Variance request seeking relief from Sections 28.03 and 9.04(A) of the Land Development Code to reduce the minimum lot width from 90' to 73.44' within the Residential Single Family-1 (RS-1) zoning district located on the north side of Bellville Lane between Iris Lane and Chester River Road, Parcel ID# 42-3N-28-0000-0001-0000, Yulee.  
(staff report)**

1. Application for a Variance – 2 pages
2. Application background – 7 pages
3. Boundary Survey Subject Lot – Parcel C – 1 page
4. Survey B – Parent Tract (Applicant Exhibit B)- 1 page
5. Applicant's Exhibits 1 thru 11 – 2 pages
6. Applicant Exhibit 1 - 2009 Aerial of Stellmach Property (Subject Lot) 1 page
7. Applicant Exhibit 1 – Indenture dated 5-25-75 from Rhein to Stellmach and legal description -4 pages
8. Applicant Exhibit 1 – Indenture dated 11-12-58 Skipper to Rhein – 2 pages
9. Applicant Exhibit 2 – Property Survey Notes Adams & Malcolm – 1 page
10. Applicant Exhibit 4-A – Property Appraiser website information for 38 various riverfront lots in the general area – 38 pages
11. Applicant Exhibit 5 – five photos of septic tanks (same photo) 5 pages
12. Applicant Exhibit 7 – CUV application V14-001 dated 2-27-14 10 pages
13. Applicant Exhibit 8 – Various pages of CU&V Minutes from 6-25-15 from Bill Hazes Court Reporting – 64 pages
14. Applicants Exhibit 9 – Copy of Municode Section 5.05 Variance – From Municode Online Library – 1 page
15. Applicant Exhibit 10 – Copy of Law Enforcement Short Form – 2 pages

**STAFF REPORT**

**(staff report)**

1. Staff Report for V16-002 – 10 pages



Application for a Variance (2 pages)



# APPLICATION FOR A VARIANCE

Official Use Only

Map Number: \_\_\_\_\_  
Commission District: \_\_\_\_\_  
Census Tract: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Date Received/Filed: \_\_\_\_\_

42- 3N -28 - 0000 - 001 - 0000

**Parcel Identification Number (18 digit number)**

Driving Instructions: Chester Road to end of pavement. Then about ¼ mile on the right to Belleville Lane sign.

**1. Legal Description:** Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Plat Book \_1921 Page 1762 (Please attach Legal Description if not located in a subdivision)

SEE EXHIBIT "A" ATTACHED HERETO

**2. Location:** On the North \_\_\_\_\_ side of \_\_\_\_\_ Belleville Lane  
(north, south, east, west) (

between IRIS LANE and CHESTER RIVER ROAD.

Nearest identifiable landmark (i.e. Walmart, I-95, etc.) Off A1A turn at Home Depot onto Chester Road. Go to end of pavement. Property is about ¼ mile on the <sup>right</sup> left at Belleville Lane.

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

Blue Potato Properties, LLC  
5152 Rivoli Drive  
Macon, Ga. 31210

**4. Current Zoning District:** RS-1

**5. Zoning Variance Sought:** Section 9.04 (A) and Section 28.03 LDR

**6. Addresses:** In the label sheet provided please list the names and addresses of all property owners within 300 feet of the land upon which this variance is requested. *Must be obtained from the Property Appraiser's Office.*

**7. Section of Zoning Code or provision that authorizes the granting of this Variance:**

Criteria A, B, C, D, E, F, & G are addressed on the attached. B, D, E, F, & G, have been met and satisfied in prior hearing.

**8. Section 3.04B(3) - Conditional Use and Variance Board Powers and Duties:**

*(Please answer the following questions fully and in detail. If additional space is required please identify those responses as Exhibit "A")*

- A. Show that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same zoning district.



- B. Show that the special conditions and circumstances do not result from actions of the applicant.
- C. Show that granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.
- D. Show that literal interpretation of the provisions of this ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would place unnecessary and undue hardship on the applicant.
- E. Show that the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- F. Show that the granting of the variance will be in harmony with the general intent and purpose of this ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**9. Supporting data which is considered by the Planning Board:**

☒ Site Plan ☐ Tax Map  
☒ Any additional data ( SEE ATTACHED )

**10. Has any application been submitted within the last two (2) years for a Zoning Exception, Zoning Variance, or for the Rezoning of any portion of the parcel included in this application? YES**  
 If so, please give details of such application and final deposition.

An application for a variance was denied on June 25, 2015, citing failure to demonstrate consistency with the standards of review A and C as defined in Section 3.05 (B) (2) of the LDC of Nassau County.

**11. Is this parcel governed by a homeowners association? NO** If so, please provide an address and contact name.

*In the filing of this application for a Zoning Variance, 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: \_\_\_\_\_

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

Address: 5152 Rivoli Drive  
Macon, Ga. 31210

Telephone: 478-731-2686

Fax: \_\_\_\_\_

Email: [jbuddydukes@aol.com](mailto:jbuddydukes@aol.com)



Application Background (7 pages)



## **BACKGROUND:**

Subject parcel, comprising 0.54 acres, is shown on the attached survey, and as Parcel 'C' on attached Parent Tract survey 'B'. It is a vacant parcel approximately 75 feet wide by 320 feet deep. The parcel is a portion of a larger parent tract, comprising 1.7 acres, which was purchased in 1993, by Willis and Dorothy Adams ( Parents) who purchased Two Thirds ownership, and Michael Adams ( Son ) who purchased a one-third interest.

In 2000, as part of their estate planning, Willis and Dorothy Adams had the parent tract surveyed into three separate tracts of land. One parcel for the parents, one for Michael Adams and a parcel for a second son, Malcolm Adams.

Willis and Dorothy Adams, were unaware of the minimum 90 ft. lot width requirement in the RS-1 zoning district. Thus the lot does not meet the required width to construct a single family home, without a variance being granted.

This is a beautiful deep water lot fronting the Bells River. It is over 320 feet deep, with ancient oak and cedar trees, and gorgeous long range views.

When Applicant first visited subject property, he was told by Mike Adams that the lot was unbuildable, due to lot width, and that "it would never be allowed a well and septic tank". Applicant had well and septic experts visit the lot and all agreed there was no reason one could not install a well and septic system.

The lot was brought before the CU&VB in April, 2014. The staff report suggested that the remedy to this nonconformity should be reached by the heirs to the estate and not through the interceding of the local government. Staff also stated that there appears to be enough land area to construct a single family home provided the future owner can meet the requirements of the State of Florida for the installation of a private well system and onsite sewage disposal system. There are no physical restraints to the lot prohibiting building a home here.

However, Variance was denied at subject hearing citing failure to demonstrate consistency with review criteria, A,B,C, and F.

Applicant was aware that the solution to this situation would not be worked out by the family heirs do the conflict between the brothers. But applicant did believe the property was capable of sustaining a well and septic system.

Applicant had strong faith in The Conditional Use & Variance Board and believed, and still believes, that a variance will be granted since the lot is certainly capable of being utilized for a single family home. The property had three (3) homes on it in the past. All we are asking for is what was historically here.



All municipalities through the country have Rules & Regulations and Land Development Codes and the purpose is the same everywhere – to foster and control new development. To the applicant's mindset the purpose of the CU&VB is to protect those properties that fell thru the cracks.

If applicant was applying for a new development—say 10 or 20 acres for a subdivision, applicant would certainly have to comply with the existing LDC rules and regulations.

However, this is not a new development, and this parcel had a home on it in the past. Again, there were once 3 homes on the parent tract -- one on subject lot.

Section 5.05. Variance – Page 1 of the Municode ( Exhibit 9 attached ) states:

“A variance from the provisions of this ordinance is granted when practical difficulties or unnecessary hardships that are not caused through actions of the applicant, will result from carrying out the strict letter of this zoning ordinance”.

Thus, having full faith in the CU&VB, applicant purchased the lot, believing that addressing the septic system concerns would alleviate any concerns the Board had in granting a variance.

Subject lot was brought back to the CU&VB in June, 2015. There was much discussion about the septic system. Although the installation of a septic system is a matter governed by the Environments Health Department, the Board again denied the variance citing failure to demonstrate consistency with review criteria A and C.

Considering the overall depth of the lot, there has never been any concerns about the ability to install a well on this property.

What has changed is the discovery of an existing septic tank and drain field on the property. A septic tank and drain field already exist here. It has been here for a long time. No septic permit is needed – only a repair permit.

### **Review Criteria:**

- A.** Show that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same zoning district.

Part (A) of the Variance Review Criteria allows for approval of a variance where “special conditions and circumstances exist which are peculiar to the land,



**( there are no current buildings or structures here) involved and are not applicable to other lands in the same zoning district.**

**First of all, one special condition and circumstances exist which is peculiar to the land is that there was a home on this parcel in the past. We are asking for nothing different than what was historically here. The Parent tract met the current zoning density requirements of no more than 3 lots per acre. The parent parcel was 1.7 acres with 3 homes on it. Subject parcel is well over one-half of an acre by itself.**

**The requested variance will not cause the structure or lot to exceed the density or intensity of the land use as designated on the Future Land Use Map 2030 or the underlying land use.**

**Secondly, Mr. Steelmach's property right next door is only 80 feet wide and has a home and well and septic system. This property was developed in 1976, two years after the 1974 LDC went into effect. Consequently, this competent substantial evidence illustrating Mr. Steelmach doing, right next door, the same thing that applicant request meets the threshold of Variance Review Criteria Part A as a special condition or circumstance peculiar to the land.**

**Another example of special conditions or circumstances that exist, which are sufficient to grant the requested variance is Applicant's competent and substantial evidence addressing the amount of taxes paid on the assessed value of subject property, without being able to utilize the property. Based on county tax records Applicant is paying higher taxes per sq. ft. than over 90% of the property owners fronting on the Bells River and Applicant is currently not allowed to build a home on the lot. After being denied for a variance in April 2014, the taxable value of subject lot increased over \$50,000. One would think taxes would be reduced on a non buildable lot. Obviously, the Tax Assessor has a high opinion of this property.**

**Further competent and substantial evidence relates to the existing development of the lots along the Bells River. The river frontage is just over a mile long and contains 42 lots. Subject lot and one other large lot are the only undeveloped lots along the entire Bells River. Here, special conditions and circumstances exist which are peculiar to the land due to the very nature of the development of the River front. Because the entire area is well developed applicant's request is unique and will not be a recurring situation of others making a similar request for a like variance.**

**It is important to note that the access to subject lot has not changed for decades. Subject lot contains the original driveway that for years served the entire parent tract of 1.7 acres. The Driveway remains unchanged to this day and will remain unchanged. Subject driveway has served all commercial traffic, ( Fire Truck, UPS etc.) with no issues in the past and will continue to do so. What has changed is that Mike Adams purchased additional land and installed his own driveway to access his property – Parcels A & B as shown on the Parent tract survey.**



- B. Show that the special conditions and circumstances do not result from actions of the applicant.**

**Applicant did not create the boundaries of subject lot. He had no hand in the division of this property.**

**This issue was addressed in the Minutes of the CU&VB dated June 25, 2015. On page 71, lines 15 thru Page 72, line one, Board Member Martin omitted Subparagraph B.**

**The Criteria B was not an issue or considered a reason in denying the requested variance in the prior hearing before this Board , dated June 25, 2015.**

- C. Show that granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.**

**Part (C) of the Variance Review Criteria allows for approval of a variance where “ granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.**

**Applicant asserts competent substantial evidence has been introduced on the record proving that granting the variance will not confer any special privilege on Applicant.**

**No special privilege will be conferred on Applicant by granting approval of the variance requested. Applicant has shown that Mr. Steelmach’s property right next door does not meet the lot width requirements of the LDC, yet his land is improved with a home and well and septic system.**

**Applicant’s lot is capable of functioning properly in the neighborhood just as Mr. Steelmach’s property has since 1976. The staff report, dated May 22, 2015, page 6, paragraph 3, states “ there appears to be enough suitable land area associated with ( subject lot ) to construct one single family home provided the future owner can meet the requirements of the State of Florida for installation of a private well and onsite sewage disposal system”.**

**Applicant has demonstrated that subject lot can meet the requirements for a well and septic disposal system. A septic tank and drain field already exist on the property.**



Thus Applicant has met his burden of demonstrating by competent and substantial evidence that his variance request meets the requirements of Variance Review Criteria Part (C) and will not confer any special privilege on Applicant that is denied to other lands in the same zoning district.

The granting of the variance will be in harmony with the general intent and purpose of this ordinance and granting said variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- D.** Show that literal interpretation of the provisions of this ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would place unnecessary and undue hardship on the applicant.

Competent and substantial evidence has been introduced showing that the literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and will place unnecessary and undue hardship on the applicant.

The lot has no meaningful use without the granting of a variance. Thus applicant is unable to build a home on subject lot. This in itself is an undue hardship on the applicant.

Secondly, competent and substantial evidence has been introduced showing that Mr. Steelmach's property, right next door to subject lot, does not meet the current LDC requirements in regard to lot width, and his property has a home and well and septic system. Again, his home was built in 1976, 2 years after the 1974 LDC went into effect.

The use of this lot for a single family home will be the same as the use of other lots in this zoning district and will not exceed the density or intensity of the land use as designated on the Future Land Use Map 2030.

This Criteria D was not an issue or considered a reason in denying the requested variance in the prior hearing before this Board, dated June 25, 2015.

- E.** Show that the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

In the staff report dated February 27, 2014, bottom of page 8, staff states that

“ it is reasonable to conclude that the variance is the minimum necessary” to facilitate the request “ ..... top of page 9, “the potential home builder would still be required to meet the building setbacks (minimum yard requirements) for the zoning district and the width of the parcel is not going to be further diminished”.

This review criteria was not an issue in the prior hearing on June 25, 2015.

- F. Show that granting of the variance will be in harmony with the general Intent and purpose of this ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

The granting of the variance will permit a single family home to be built on subject lot. Home builder will be required to meet all requirements necessary to obtain a building permit. The building of a single family home here will certainly be in harmony with the existing uses in the neighborhood and will not be injurious to the area involved or otherwise detrimental to the public welfare. The building of a home will be a plus for the neighborhood.

In the staff report dated February, 27, 2014, middle of page 9, staff states “ the need for this variance is not related to the physical surroundings, the shape of the parcel, or any topographical conditions”.

Again, criteria F was not cited as a reason for denial in the June 25, 2015 hearing before this Board.

- G. The granting of the variance will not exceed the density or intensity of Land use as designated on the Future Land Use Map 2010 or the underlying land use.**

The subject property is designated as Medium Density Residential on the Future Land Use Map as adopted with the 2030 Comprehensive Plan of Nassau County. The MDR land use category allows for a residential Density not to exceed 3 dwelling units per acre of land. The Parent Tract Comprised 1.7 acres of land and contained 3 dwelling units. Subject



**Parcel, which contained a home of its own at one time, is .54 acre in size.**

**The requested variance will not cause the lot to exceed the density or Intensity of the land as designated on the Future Land Use Map 2030 or the underlying land use.**

**Again Criteria G was not cited as a reason for denial in the June 25, 2015 Hearing before this Board.**

Boundary Survey Subject Lot – Parcel C  
(1 page)



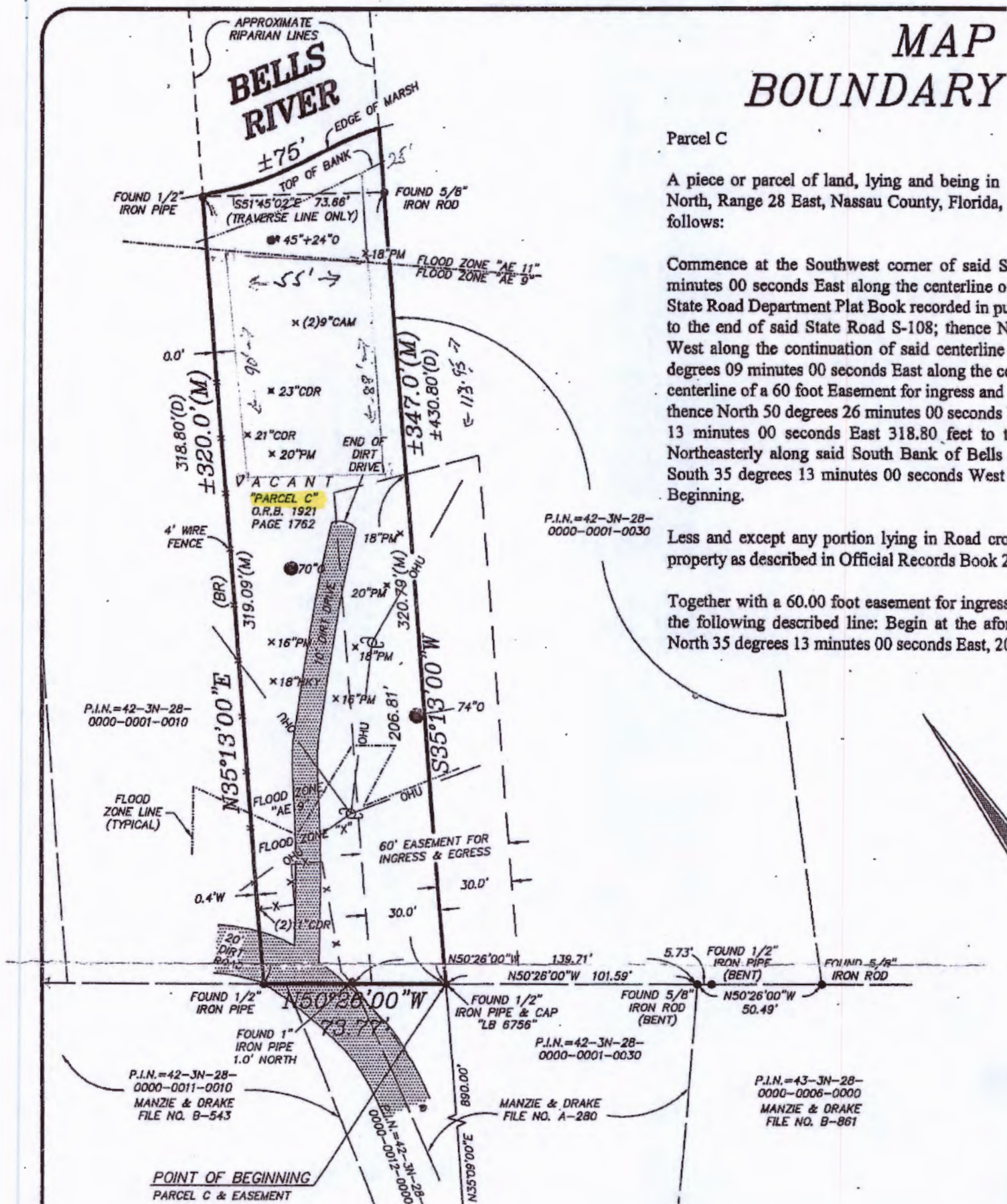
Relief Hwy Bridge 11/15/50

### Parcel C

Commence at the Southwest corner of said S minutes 00 seconds East along the centerline of State Road Department Plat Book recorded in pt to the end of said State Road S-108; thence N West along the continuation of said centerline degrees 09 minutes 00 seconds East along the centerline of a 60 foot Easement for ingress and thence North 50 degrees 26 minutes 00 seconds 13 minutes 00 seconds East 318.80 feet to the Northeasterly along said South Bank of Bells South 35 degrees 13 minutes 00 seconds West Beginning.

Less and except any portion lying in Road cro  
property as described in Official Records Book 2

Together with a 60.00 foot easement for ingress the following described line: Begin at the afor North 35 degrees 13 minutes 00 seconds East, 20

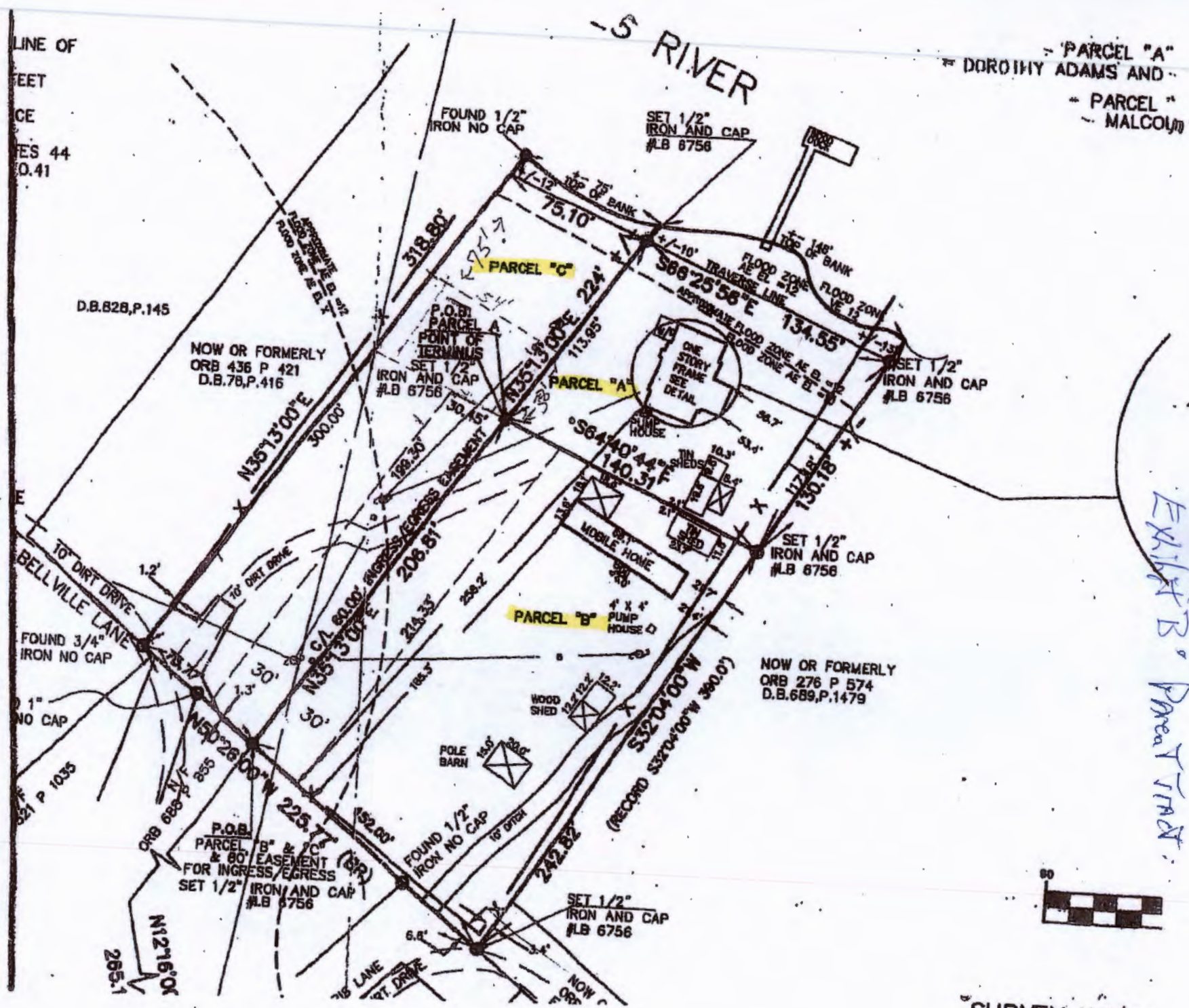


Survey B – Parent Tract (Applicant  
Exhibit B) (1 pages)



97297 ~~Bethesda~~ Survey "B" 15-24  
Parent Tract

- 'PARCEL "A"  
 - DOROTHY ADAMS AND  
 - PARCEL  
 - MALCOLM



$\text{Exhibit B}^{\circ}$  PreaT JMA

Applicant's Exhibits 1 thru 11 (2 pages)



## **Exhibits**

**Exhibit 1** – Documents supporting Richard Steelmach buying the land adjacent to subject lot in 1976, two years after the LDC went into effect. Plat also included showing Mr. Stellmach's property is only 80 foot in width.

There are no records of Mr. Stellmach getting a permit for his home or a permit for his well and septic system.

**Exhibit 2** - Survey showing existing entrance to Parent Tract. This driveway only serves subject lot now, due to Mike Adams acquiring additional property and thus independent access to his home. However existing entrance served the entire Parent Tract for over 10 years with no issues. During this time there were no safety issues, the UPS truck came and went down Belleville Lane as necessary, Fire trucks responded to calls and had no problem getting in and out, etc. Belleville Lane seemed to be wide enough and handle all required services. Things only became an issue after Applicant purchased subject lot.

**Exhibit 3** – River Lots along Bells River. All but one lot is developed. ( On White Board )

**Exhibit 4** – Map of River Lots showing the amount of taxes assessed for each river lot based on a sq. ft. basis for land value only. Exhibit 4-1 is a copy of the tax report from A. Michael Hickox, Nassau County Property Appraiser backing up the numbers on the river lot map.

Subject lot is paying more taxes per sq. ft. than over 97% of the lots along the river and Applicant lot is not allowed to build a home on it. After being denied a variance to build a home on subject lot in 2014, the taxable value of this lot increased by over \$50,000. Next door neighbor Mike Adam's taxable value increased a little \$3,000 and other neighbor, Richard Stellmach's taxable value increased by \$670. And again, I am not allowed to build on subject lot without a variance. ( On White Board )

**Exhibit 5** – Photos of the discovery of the existing septic tank on subject property. This should answer and alleviate all concerns related to the installation of a well and septic system on subject lot.

**Exhibit 6** – Map of Chester Road and Belleville Lane showing properties in the neighborhood and where some of the residents live in relation to subject lot. ( On White Board )

**Exhibit 7** – Staff Report dated February 27, 2014.

**Exhibit 8** – Minutes from the CU&V Board dated June 25, 2015.

**Exhibit 9** – Section 5.05. of Municode – Variance.

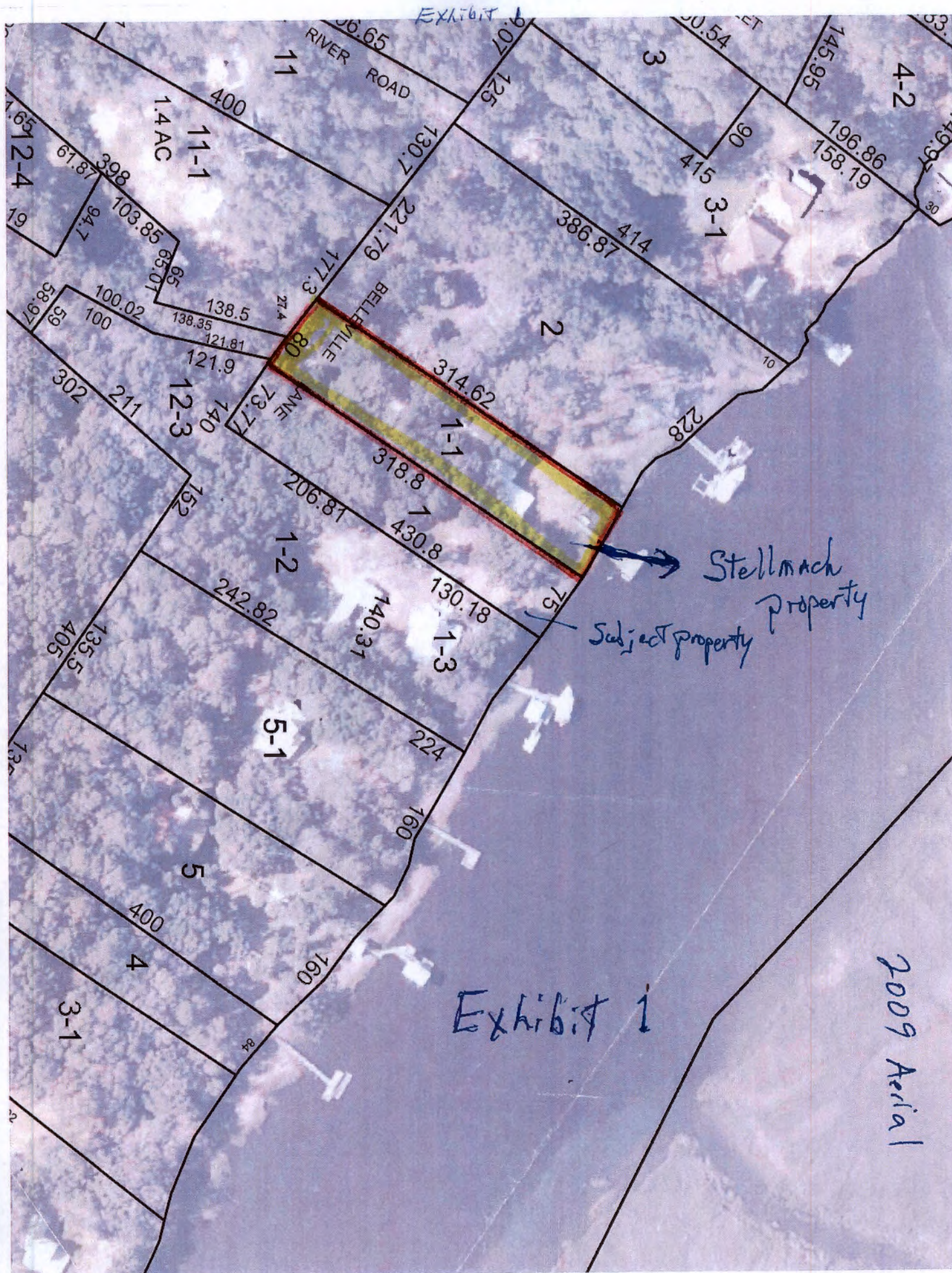
**Exhibit 10 – Incident report from Sheriff's Office. Provided by Mrs. Mary Mercer,  
Director Of Public Records.**

**Exhibit 11 – Minutes from BOCC meeting dated August 24, 2015**



Applicant Exhibit 1 – 2009 aerial of  
Stellmach Property (Subject Lot) (1 page)







Applicant Exhibit 1 – Indenture dated 5-25-75 from Rhein to Stellmach and legal description (4 pages)

Exhibit 1

FORM 1102 Florida WARRANTY DEED—(Statutory Form.)



TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT.  
REGISTERED U.S. PAT. OFFICE

OFFICIAL RECORDS

# This Indenture

RECORDED MAY 25 1976

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors, and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 24th day of May A. D. 1976,

Between, ARTHUR W. RHEIN and NORA H. RHEIN, his wife, both of the Village of Yulee, and

of the County of Nassau in the State of Florida,  
party of the first part, and RICHARD STELLMACH and ALMA N. STELLMACH, his wife, whose full post office address is Route 2, Box 291, Village of Yulee, and

of the County of Nassau in the State of Florida,  
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

All of those certain pieces, parcels or tracts of land, the legal description of which is hereto attached and marked Exhibit "A" and by this reference is hereby specifically made a part of this Warranty Deed as though the same were set out in full and at length herein.

Subject, however, to the current or 1976 taxes.

THIS INSTRUMENT WAS PREPARED BY:  
HERBERT WM. FISHLER  
1314 N. 4TH STREET  
FERNANDINA BEACH, FLORIDA 32034

\$8.00  
6.00  
2.20  
Rel.  
State  
Sun. 10/1



Deborah R. Carter      Arthur W. Rhein  
Nora H. Rhein  
 EXHIBIT 1 CONT.

State of Florida      OFFICIAL RECORDS      BOOK 218 PAGE 165  
 County of NASSAU

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

ARTHUR W. RHEIN and NORA H. RHEIN, his wife,  
 to me well known and known to me to be the individuals described in and who  
 executed the foregoing deed, and they acknowledged before me that  
 they executed the same freely and voluntarily for the purposes therein expressed.  
 Witness my hand and official seal at the City of Fernandina Beach,  
 County of Nassau, and State of Florida, this 24th  
 day of May, A. D. 1976.

~~My Commission Expires~~

Deborah R. Carter  
 Notary Public, State of Florida at Large;  
 My Commission Expires: 4/10/1980.

**Return to:**

ARTHUR W. RHEIN and  
 RHEIN, his wife,

TO

RICHARD STELLMACH;  
 N. STELLMACH, his wife

Date May 24th, 1976

ABSTRACT OF DESCR

Portion of Sec. 43-3N-28

County, Florida. (Meets

description).

Return to: Mr. Richard



Exhibit / cont.  
Steel mark.

**EXHIBIT "A"**

**PARCEL 1:**

That certain piece, parcel or tract of land, situate, lying and being in the County of Nassau and State of Florida, known and described as: The Northwesterly sixty-five (65) feet of land as described in Deed Book 266, page 260, public records of Nassau County, Florida, and being particularly described by metes and bounds as follows:

All of that certain lot, piece or parcel of land situate, lying and being in Section Forty-three (43), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida, and being more particularly described by metes and bounds as follows: For a point of reference start at the Southwest corner of said Section Forty-three (43), thence go North twenty-four (24) degrees, twenty-five (25) minutes East for five thousand, three hundred seventeen and five tenths (5317.5) feet to the center of the right of way of State Road No. S-108, this point being the end of said State Road No. S-108, as shown in the State Road Department Plat Book in the public records of said Nassau County, Florida; thence go North Twelve (12) degrees, sixteen (16) minutes West along the continuation of the center of said State Road for Two hundred sixty-five and one tenth (265.1) feet; thence go North thirty-five (35) degrees, nine (09) minutes East along the center of a dirt road most of the way, for eight hundred ninety (890) feet to an iron pipe for a point of beginning; thence go North fifty (50) degrees, twenty-six (26) minutes West for one hundred fifty-four (154) feet to the center of a ditch and South end of a culvert over ditch; thence go North thirty-five (35) degrees, thirty-one (31) minutes East along the center of said ditch, for three hundred fourteen (314) feet to the South bank of Bells River, thence go Easterly along the South bank of said River for three hundred (300) feet, more or less, to the East bank of another ditch; thence go South thirty-two (32) degrees, four (04) minutes West for three hundred ninety (390) feet to an iron pipe thirty-seven (37) feet Easterly of said ditch; thence go North fifty (50) degrees, twenty-six (26) minutes West for one hundred fifty-two (152) feet to the iron pipe at the point of beginning.

Being the same lands described in OR Book 78, pages 416-417, public records of Nassau County, Florida.

**PARCEL 2:**

A portion of Section Forty-three (43), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida. Being the Easterly Fifteen (15.0) feet of the Westerly Eighty (80.0) feet of lands described in deed recorded in the public records of said county, in Deed Book 266, page 260. Said portion being more particularly described as follows:

Begin at the Southeasterly corner of lands described in deed recorded in said public records in Official Records Book 78, page 416, and run North Thirty-five (35) degrees, Thirteen (13) minutes East along the Easterly line of said lands a distance of Three



EXHIBIT 1 - cont.

Hundred Seventeen and Sixty-five Hundredths (317.65) feet to an iron pipe; continue North Thirty-five (35) degrees, Thirteen (13) minutes East along said lien a distance of Fifty (50.0) feet, more or less, to the approximate high water line of Bells River; run thence in a Southeasterly direction along said highwater line a distance of Fifteen (15) feet to an iron pin; run thence South Thirty-five (35) degrees, Thirteen (13) minutes West, a distance of Three Hundred Sixty-seven and Sixty-five Hundredths (367.65) feet to an iron pin; run thence North Fifty (50) degrees, Twenty-six (26) minutes West a distance of Fifteen (15.0) feet to the point of beginning.

SUBJECT TO AN EASEMENT in any portion lying in road crossing Southerly line of above described property as shown on Survey prepared by Vernon N. Drake, Registered Land Surveyor No. 1558, dated May 3, 1976. (This is not a public road)

Being the same lands described at OR Book 218, pages 164-166, public records of Nassau County, Florida.

Applicant Exhibit 1 – Indenture dated 11-12-58 Skipper to Rhein (2 pages)



EXHIBIT 1 - CONT.

Form 4½ Florida WARRANTY DEED—(Statutory Form.)

TUTBLANX, REGISTERED U.S. PAT. OFFICE  
Tuttle Law Print, Publishers, Rutland, Vt.

# This Indenture.

DEED BOOK 266 PAGE 400

Made this 12th. day of November, A. D. 1958

Between MABLE MIXON SKIPPER, unmarried,

of the County of Nassau in the State of Florida,  
part y of the first part, and

ARTHUR W. RHEIN and NORA H. RHEIN, husband and wife, whose full post office  
is the Town of Hilliard,

of the County of Nassau, in the State of Florida,  
part ies of the second part,

**Witnesseth,** that the said party of the first part, for and in consideration  
of the sum of Ten (\$10.00) Dollars and other good and valuable considerations,  
to her in hand paid by the said parties of the second part, the receipt  
whereof is hereby acknowledged, has granted, bargained and sold to the  
said parties of the second part, their heirs and assigns  
forever, the following described land, situate, lying and being in the County of  
Nassau, State of Florida, to wit:

All of that certain lot, piece or parcel of land, situate, lying and being in Section  
Forty-three (43), Township Three (3) North, Range Twenty-eight (28) East, Nassau  
County, Florida, and being more particularly described by metes and bounds as  
follows: For a Point of Reference start at the Southwest corner of said Section 43,  
thence go North 24° 25' East for 5317.5 feet to the center of the right-of-way of  
State Road No. S-108, this point being the end of said State Road No. S-108, as  
shown in the State Road Department Plat Book in the Public Records of said Nassau  
County, Florida; thence go North 12° 16' West along the continuation of the center  
of said State Road for 265.1 feet, thence go North 35° 09' East along the center of  
a dirt road most of the way, for 890.0 feet to an iron pipe for a POINT OF BEGIN-  
NING, thence go North 50° 26' West for 154.0 feet to the center of a ditch and  
South end of culvert over ditch, thence go North 35° 31' East, along the center of  
said ditch, for 314 feet to the South bank of Bells River, thence go Easterly along  
the South bank of said river for 300 feet, more or less, to the East bank of another  
ditch, thence go South 32° 04' West for 390 feet to an iron pipe 37 feet Easterly of  
said Ditch, thence go North 50° 26' West for 152 feet to the iron pipe at Point of  
Beginning. This parcel of land contains 2.43 acres, more or less.

Together with all riparian rights and all buildings, dwellings, docks and wharves



Between MABLE MIXON SKIPPER, unmarried,

of the County of Nassau in the State of Florida,  
part y of the first part, and  
ARTHUR W. RHEIN and NORA H. RHEIN, husband and wife, whose full post office  
is the Town of Hilliard,

of the County of Nassau, in the State of Florida,  
part ies of the second part,

**Witnesseth,** that the said party of the first part, for and in consideration  
of the sum of Ten (\$10.00) Dollars and other good and valuable considerations,  
to her in hand paid by the said parties of the second part, the receipt  
whereof is hereby acknowledged, has granted, bargained and sold to the  
said parties of the second part, their heirs and assigns  
forever, the following described land, situate, lying and being in the County of  
Nassau, State of Florida, to wit:

All of that certain lot, piece or parcel of land, situate, lying and being in Section  
Forty-three (43), Township Three (3) North, Range Twenty-eight (28) East, Nassau  
County, Florida, and being more particularly described by metes and bounds as  
follows: For a Point of Reference start at the Southwest corner of said Section 43,  
thence go North 24° 25' East for 5317.5 feet to the center of the right-of-way of  
State Road No. S-108, this point being the end of said State Road No. S-108, as  
shown in the State Road Department Plat Book in the Public Records of said Nassau  
County, Florida; thence go North 12° 16' West along the continuation of the center  
of said State Road for 265.1 feet, thence go North 35° 09' East along the center of  
a dirt road most of the way, for 890.0 feet to an iron pipe for a POINT OF BEGIN-  
NING, thence go North 50° 26' West for 154.0 feet to the center of a ditch and  
South end of culvert over ditch, thence go North 35° 31' East, along the center of  
said ditch, for 314 feet to the South bank of Bells River, thence go Easterly along  
the South bank of said river for 300 feet, more or less, to the East bank of another  
ditch, thence go South 32° 04' West for 390 feet to an iron pipe 37 feet Easterly of  
said Ditch, thence go North 50° 26' West for 152 feet to the iron pipe at Point of  
Beginning. This parcel of land contains 2.43 acres, more or less.

Together with all riparian rights and all buildings, dwellings, docks and wharves  
contained thereon.

Subject to mortgage in the original or principal sum of \$2,600.00 in favor of  
Fernandina Federal Savings and Loan Association being Loan No. 1008 of said  
Association; the balance due on said mortgage as of October 14, 1958 is in the sum  
of \$2,212.60 which said mortgage the grantees herein do hereby assume and agree  
to pay on its several due dates.

Subject, also, to the current or 1958 taxes.

And the said party of the first part does hereby fully warrant the title to said  
land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof,** the said party of the first part has hereunto  
set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*Arthur W. Rhein* *Nora H. Rhein* *50.*

Exhibit 1-cont.



Applicant Exhibit 2 – Property Survey  
Notes Adams and Malcolm (1 page)





Applicant Exhibit 4A – Property  
Appraiser website information for 38  
various riverfront lots in the general area  
(38 pages)



Exhibit 4-A

904-491-7300

www.NassauFLPA.com



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

1.13 Ac

49,223 sq ft

\$4.74 sq ft

\$206,687 Ac.

**Parcel Report**  
**Parcel ID**  
**Owner Information**

**Results**  
42-3N-28-0000-0005-0000  
JACOBY BILLY LEE TRUSTEE

OF BILLY LEE JACOBY REV  
TRUST  
97127 BELLEVILLE LN

**Mailing Address**

YULEE, FL 32097

**Site Address**

97127 BELLEVILLE LN  
YULEE  
32097

**Previous Site Address (If  
Changed by 911)**

3325 BELLEVILLE LN (NMR)

**Deed Acre**

1.13

**Approximate Acres (GIS  
Calculated)**

1.33

**Property Use Code**

000100

**Municipality**

Unincorporated Nassau County

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

7 - Mainland

**Subdivision**

None

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

\$233,550.00

**Building Value**

\$177,265.00

**Misc. Value**

\$45,329.00

**Just Value (Market Value)**

\$456,144.00

**Assessed Value**

\$435,608.00

**Taxable Value****Sales Information**

**Date**  
20111230

**Price**  
\$375,000.00

**Vacant?**  
N

**Qual**  
Q

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

RS 1

**Future Land Use**

MEDIUM DENSITY

**Community Development District**

Note: (Must be verified with Municipality)

Note: (Must be verified with Municipality)

Note: (Must be verified with City of Fernandina)

904-491-7300



www.NassauFLPA.com

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

.68 AC

**Parcel Report**  
**Parcel ID**  
**Owner Information**

**Results**  
42-3N-28-0000-0004-0010  
WRIGHT GRADY HOWARD &

29,620 #

6.83 #

**Mailing Address**

STEVENS JODI ANN (JTROS)  
97068 CAPE STREET

297,794 AC.

YULEE, FL 32097

**Site Address**

97068 CAPE ST  
YULEE  
32097

**Previous Site Address (If  
Changed by 911)**

2297 CAPE ST (NMR)

**Deed Acre**

0.00

**Approximate Acres (GIS  
Calculated)**

0.68

**Property Use Code**

000100

**Municipality**

Unincorporated Nassau County

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

7 - Mainland

**Subdivision**

None

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

\$202,500.00

Value of land

**Building Value**

\$81,728.00

Value of all improvement on the land

**Misc. Value**

\$23,855.00

Any extra features to the land and/or building(s)

**Just Value (Market Value)**

\$308,083.00

The Just, or Market Value, for tax purposes

**Assessed Value**

\$243,399.00

Market Value minus assessment limits

**Taxable Value**

Assessed Value minus any Exemptions

**Sales Information**

**Date**  
19991122

**Price**  
\$76,000.00

**Vacant?**  
Y

**Qual**  
Q

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

RS 1

Note: (Must be verified with Municipality)

**Future Land Use**

MEDIUM DENSITY

Note: (Must be verified with Municipality)

**Community Development District****Community Redevelopment Area No**

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



904-491-7300

www.NassauFLPA.com



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

1.57Ac

24,829#

\$8.15#

\$355,263 Ac.

**Parcel Report**  
**Parcel ID**  
**Owner Information**

**Results**  
42-3N-28-0000-0004-0020  
SASSER JOHN E & GINA M

1766 MEMORIAL DR. STE 1

**Mailing Address**

WAYCROSS, GA 31501

**Site Address**

97060 CAPE ST  
YULEE  
32097

**Previous Site Address (If  
Changed by 911)**

3349 CAPE ST (NMR)

**Deed Acre**

0.00

**Approximate Acres (GIS  
Calculated)**

0.57

**Property Use Code**

000100

**Municipality**

Unincorporated Nassau County

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

7 - Mainland

**Subdivision**

None

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

\$202,500.00

**Building Value**

\$46,201.00

**Misc. Value**

\$6,417.00

**Just Value (Market Value)**

\$255,118.00

**Assessed Value**

\$218,572.00

**Taxable Value****Sales Information**

**Date**  
20030530

**Price**  
\$250,000.00

**Vacant?**  
N

**Qual**  
Q

Value of land

Value of all improvement on the land

Any extra features to the land and/or building(s)

The Just, or Market Value, for tax purposes

Market Value minus assessment limits

Assessed Value minus any Exemptions

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

RS 1

**Future Land Use**

MEDIUM DENSITY

**Community Development District****Community Redevelopment Area No**

Note: (Must be verified with Municipality)

Note: (Must be verified with Municipality)

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

Note: (Must be verified with City of Fernandina)

904-491-7300

www.NassauFLPA.com



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

1.51 Ac.

65,775 \$

\$3.37 \$

\$146,770 Ac.

**Parcel Report**  
**Parcel ID**  
**Owner Information**

**Results**  
42-3N-28-0000-0003-0010  
BARBER VERNON L L/E

**Mailing Address**

97205 BELLEVILLE LANE

YULEE, FL 32097

**Site Address**

97205 BELLEVILLE LN  
YULEE  
32097

**Previous Site Address (If  
Changed by 911)**

3357 BELLEVILLE LN

**Deed Acre**

0.00

**Approximate Acres (GIS  
Calculated)**

1.51

**Property Use Code**

000100

**Municipality**

Unincorporated Nassau County

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

7 - Mainland

**Subdivision**

None

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

\$221,625.00

Value of land

**Building Value**

\$151,851.00

Value of all improvement on the land

**Misc. Value**

\$18,591.00

Any extra features to the land and/or building(s)

**Just Value (Market Value)**

\$392,067.00

The Just, or Market Value, for tax purposes

**Assessed Value**

\$346,434.00

Market Value minus assessment limits

**Taxable Value**

Assessed Value minus any Exemptions

**Sales Information**

Date

Price

Vacant?

Qual

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

RS 1

Note: (Must be verified with Municipality)

**Future Land Use**

MEDIUM DENSITY

Note: (Must be verified with Municipality)

**Community Development District****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)



904-491-7300

www.NassauFLPA.com



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

1.91 AC.

83,199 #

4.20 #

182,889 AC.

**Parcel Report****Parcel ID****Owner Information****Results**

42-3N-28-0000-0002-0000

HAGEN ARTHUR R &amp; CHARLOTE

2304 SOUTH FLETCHER AVE

**Mailing Address**

FERNANDINA BEACH, FL 32034

**Site Address**

97229 BELLEVILLE LN

YULEE

32097

**Previous Site Address (If Changed by 911)**

3373 BELLVILLE LN

**Deed Acre**

0.00

**Approximate Acres (GIS Calculated)**

1.91

**Property Use Code**

000100

**Municipality**

Unincorporated Nassau County

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

7 - Mainland

**Subdivision**

None

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

\$349,319.00

Value of land

**Building Value**

\$48,619.00

Value of all improvement on the land

**Misc. Value**

\$23,356.00

Any extra features to the land and/or building(s)

**Just Value (Market Value)**

\$421,294.00

The Just, or Market Value, for tax purposes

**Assessed Value**

\$371,659.00

Market Value minus assessment limits

**Taxable Value**

Assessed Value minus any Exemptions

**Sales Information**

**Date**  
20030822  
19980330

**Price**  
\$580,000.00  
\$195,000.00

**Vacant?**  
N  
N

**Qual**  
Q  
Q

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

RS 1

Note: (Must be verified with Municipality)

**Future Land Use**

MEDIUM DENSITY

Note: (Must be verified with Municipality)

**Community Development District****Community Redevelopment Area No**

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

904-491-7300

www.NassauFLPA.com

6

Richard Stellmach



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

.69 AC

**Parcel Report**  
**Parcel ID**  
**Owner Information**

**Results**  
42-3N-28-0000-0001-0010  
STELLMACH RICHARD &

30,056 #

\$5.99 #

\$260,000 AC

**Mailing Address**

STELLMACH BARBARA (H&W)  
L/E  
WAYNE R STELLMACH

**Site Address**

97265 BELLEVILLE LN  
YULEE, FL 32097

**Previous Site Address (If Changed by 911)**

97265 BELLEVILLE LN  
YULEE  
32097

**Deed Acre**

3380 CHESTER RD

**Approximate Acres (GIS Calculated)**

0.00

0.69

**Property Use Code**

000100

**Municipality**

Unincorporated Nassau County

**Census Tract**

**MLS Zone**

7 - Mainland

**Subdivision**

None

**Value & Sales Report**

**Results**

**Land Value**

\$180,000.00

Value of land

**Building Value**

\$27,340.00

Value of all improvement on the land

**Misc. Value**

\$4,729.00

Any extra features to the land and/or building(s)

**Just Value (Market Value)**

\$212,069.00

The Just, or Market Value, for tax purposes

**Assessed Value**

\$83,742.00 39.5%

Market Value minus assessment limits

**Taxable Value**

Assessed Value minus any Exemptions

**Sales Information**

**Date**  
19760101

**Price**  
\$2,000.00

**Vacant?**  
Y

**Qual**  
U

**Land Use Report**

**Results**

**Zoning**

RS 1

Note: (Must be verified with Municipality)

**Future Land Use**

MEDIUM DENSITY

Note: (Must be verified with Municipality)

**Community Development District**

Note: (Must be verified with City of Fernandina)



904-491-7300

www.NassauFLPA.com



*Blue Potato*  
*only 2 lots*  
*pay me per*  
*in Taxes*  
*than subject lot*

*7*

*\$7.07*

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

**Parcel Report**  
**Parcel ID**  
**Owner Information**

**Results**  
 42-3N-28-0000-0001-0000  
 BLUE POTATO PROPERTIES LLC

97277 BELLEVILLE LN

**Mailing Address**

YULEE, FL 32097

**Site Address**  
**Previous Site Address (If**  
**Changed by 911)**

97277 Belleville Lane

**Deed Acre**  
**Approximate Acres (GIS**  
**Calculated)**

0.00

~~0.65~~**Property Use Code**

000000

**Municipality**

Unincorporated Nassau County

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

7 - Mainland

**Subdivision**

None

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

**Land Value**  
**Building Value**  
**Misc. Value**  
**Just Value (Market Value)**  
**Assessed Value**  
**Taxable Value**

\$166,500.00

\$0.00

\$0.00

\$166,500.00

\$134,310.00 *80.7%***Sales Information**

**Date**  
 20140530

**Price**  
 \$105,000.00

**Vacant?**  
 Y

**Qual**  
 U

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

RS 1

**Future Land Use**

MEDIUM DENSITY

**Community Development District****Community Redevelopment Area No****Historic District**

No

**Municipal Service Benefit Unit**

No

Note: (Must be verified with Municipality)

Note: (Must be verified with Municipality)

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

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

Value (1.95x)

Nearly Twice  
 Mike's Value

Almost 2 1/4 Times  
 2.23 Times  
 Mike's Value

.54 AC

23,520 #

*\$7.07*

Value of land \$256,153 AC.

Value of all improvement on the land

Any extra features to the land and/or building(s)

The Just, or Market Value, for tax purposes

Market Value minus assessment limits

Assessed Value minus any Exemptions

*\$1.08*  
*More Than*  
*Stellmach*



904-491-7300

www.NassauFLPA.com



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

8

**Parcel Report**  
**Parcel ID**  
**Owner Information**

**Results**  
42-3N-28-0000-0001-0030  
ADAMS MICHAEL R

1.70 AC

74,052 \$

3.17 \$

138,374 AC

**Mailing Address**

97275 BELLEVILLE LANE

YULEE, FL 32097

**Site Address**

97277 BELLEVILLE LN  
YULEE  
32097  
97275 BELLEVILLE LN  
YULEE  
32097

**Previous Site Address (If  
Changed by 911)**

3397 BELLEVILLE LN

**Deed Acre**

0.00

**Approximate Acres (GIS  
Calculated)**

1.70

**Property Use Code**

000100

**Municipality**

Unincorporated Nassau County

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

7 - Mainland

**Subdivision**

None

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

\$235,237.00

Value of land

**Building Value**

\$70,573.00

Value of all improvement on the land

**Misc. Value**

\$13,721.00

Any extra features to the land and/or building(s)

**Just Value (Market Value)**

\$319,531.00

The Just, or Market Value, for tax purposes

**Assessed Value**

\$230,468.00

Market Value minus assessment limits

**Taxable Value**

Assessed Value minus any Exemptions

**Sales Information**

Date

Price

Vacant?

Qual

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

RS 1

Note: (Must be verified with Municipality)

**Future Land Use**

MEDIUM DENSITY

Note: (Must be verified with Municipality)

**Community Development District**

Note: (Must be verified with City of Fernandina)



904-491-7300

www.NassauFLPA.com

9



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

1.55 AC

67,518 #

\$3.45 #

\$150,387 AC.

**Parcel Report**  
**Parcel ID**  
**Owner Information**

**Results**  
43-3N-28-0000-0005-0010  
JONES IRIS M

97055 IRIS LANE

**Mailing Address**

YULEE, FL 32097

**Site Address**

97055 IRIS LN  
YULEE  
32097

**Previous Site Address (If  
Changed by 911)**

3411 IRIS LN

**Deed Acre**

0.00

**Approximate Acres (GIS  
Calculated)**

1.55

**Property Use Code**

000100

**Municipality**

Unincorporated Nassau County

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

7 - Mainland

**Subdivision**

None

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

\$233,100.00

Value of land

**Building Value**

\$97,296.00

Value of all improvement on the land

**Misc. Value**

\$9,475.00

Any extra features to the land and/or building(s)

**Just Value (Market Value)**

\$339,871.00

The Just, or Market Value, for tax purposes

**Assessed Value**

\$179,945.00

Market Value minus assessment limits

**Taxable Value**

Assessed Value minus any Exemptions

**Sales Information**

**Date**  
19940519

**Price**  
\$2,500.00

**Vacant?**  
Y

**Qual**  
U

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

RS 1

Note: (Must be verified with Municipality)

**Future Land Use**

MEDIUM DENSITY

Note: (Must be verified with Municipality)

**Community Development District****Community Redevelopment Area No**

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

Note: (Must be verified with City of Fernandina)