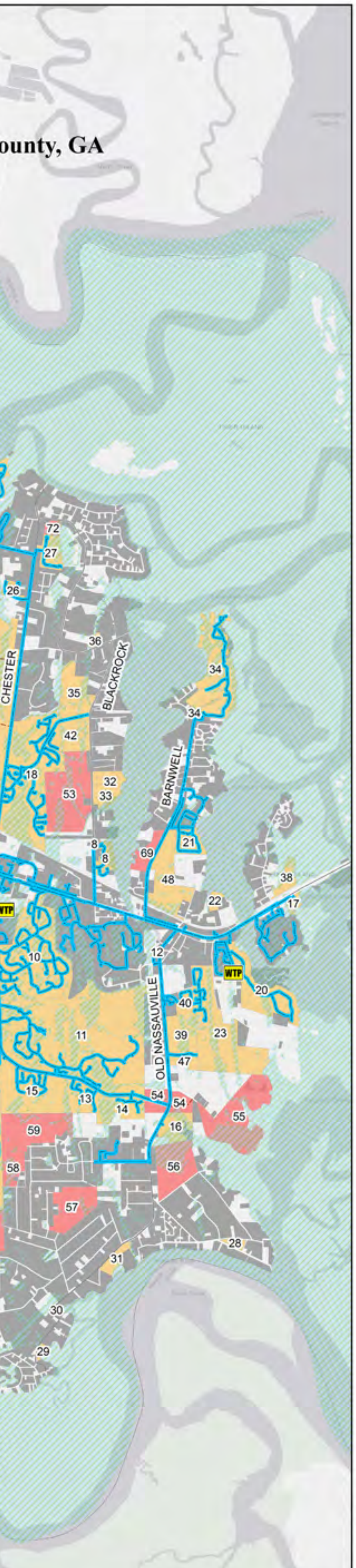


SR200/A1A - Yulee Existing Water Resources Infrastructure
Residential Development Tracking Project
Updated on: April 12, 2018

Tracked Developments* (Entitled)

ID	Development	Entitled Units	Built Units	Un-Built Units
1	Captains Pointe	20	10	10
2	Lumber Creek	318	98	241
3	River Glen	690	231	459
4	Timberland Estates	12	7	5
5	Plummers Creek	500	264	236
6	North Hampton	749	612	137
7	Hampton Lakes	749	181	568
8	Marshes @ Lanceford	62	50	12
9	Southern Creek	17	1	16
10	Flora Parke	732	554	178
11	Amelia National	749	190	559
12	Parliament Estates	4	1	3
13	Timber Lake	163	150	13
14	Harbor Concourse	138	54	84
15	Amelia Concourse	465	133	332
16	Amelia Bay Estates	39	4	35
17	Tuscany @ Marsh Lakes Condo	22	0	22
18	Heron Isles	749	636	113
19	Lofton Reserve	8	2	6
20	Brady Point Preserve	76	14	62
21	Grande Oaks @ Amelia Replat	80	37	43
22	Oysterville	5	2	3
23	Villages of Woodbridge	505	141	364
24	Watermans Bluff	142	27	115
25	The Hideaway	483	310	173
26	Northbrook	37	18	19
27	Oaks @ Bristol	52	51	1
28	Murrays Triangle	17	2	15
29	Holly Point Estates	9	1	8
30	Dockside on Christopher Creek Replat	4	0	4
31	Sheffield Bluff	17	4	13
32	Blackheath Park	22	0	22
33	Lanceford	40	22	18
34	Oyster Bay	399	163	236
35	Blackrock Hammock	48	31	17
36	Jordans Cove	8	3	5
37	Creekside	68	55	13
38	Piney Plantation (Proposed)	26	0	26
39	Sandy Pointe Preserve	121	0	121
40	Woodbrier	107	45	62
41	Cook Property/Riverpoint (Proposed)	748	0	748
42	Blackrock Park	82	2	80
43	Three Rivers DRI	3,200	0	3,200
44	ENCPA*(Sector plan less approved DSAPs)	18,087	0	18,087
45	ENCPA Employment Center DSAP	4,038	0	4,038
46	ENCPA Chester Road DSAP	1,875	0	1,875
47	Creekstone	46	0	46
48	Barnwell Manor	208	0	208
49	Pages Dairy Road Planning Area	0	0	0
50	Nassau Crossing	800	0	800
	Totals:	37,536	4,106	33,451

- WTP Water Treatment Plant*
- Water Main*
- Future Roads
- WHITE OAK OVERLAY
- FOUR CREEKS WMA
- NASSAU WMA
- NWI - Wetlands
- Potential Development
- Tracked Developments
- Existing Development

*JEA Data is from 2017.

Potential Development Parcels**

ID	Acreage	Approximate Wetlands	FLUM		Approximate Units
51	371	66	AGR		305
52	191	5	LDR		372
53	213	56	MDR		399
54	65	13	LDR/MDR		131
55	210	88	LDR		244
56	123	61	LDR		124
57	108	9	LDR		198
58	46	19	LDR		54
59	155	22	LDR		266
60	28	14	IND	(if HDR)	210
61	17	3	MDR		42
62	203	90	LDR		230
63	58	0	MDR		174
64	170	33	AGR		137
65	116	23	AGR		93
66	35	8	LDR		54
67	41	0	MDR		123
68	152	33	LDR		238
69	41	1	LDR		80
70	61	3	LDR		116
71	50	7	LDR/COM	(if HDR)	430
72	16	10	MDR		18
			Totals:		4,038

For the purpose of correlating dwelling units to population, according to the 2010 US Census, there are 2.53 persons per household in Nassau County.

*Tracked Developments are those which are entitled by a Development Order [or are in the review process] but not more than 85% built-out.

**Potential Development Parcels are those parcels on which projects have been discussed with this Office or, are situated in such a manner that makes residential development likely. The Potential Dwelling Units calculation is an approximation derived from acreage, wetlands (NWI) and FLUM designation. In no way does this information substitute for a density determination or entitle these properties to any density level beyond that provided for in the 2030 Comprehensive Plan and Land Development Code. This data shall not be relied upon for making business decision or substitute for adequate due diligence.

***Number of constructed homes in a given development is based upon the available records of the Nassau County Building Department for Certificates of Occupancy issued.

Published by:

NASSAU COUNTY
DEPARTMENT OF PLANNING AND ECONOMIC OPPORTUNITY
FLORIDA

N W E S

0 1.25 2.5 5 Miles

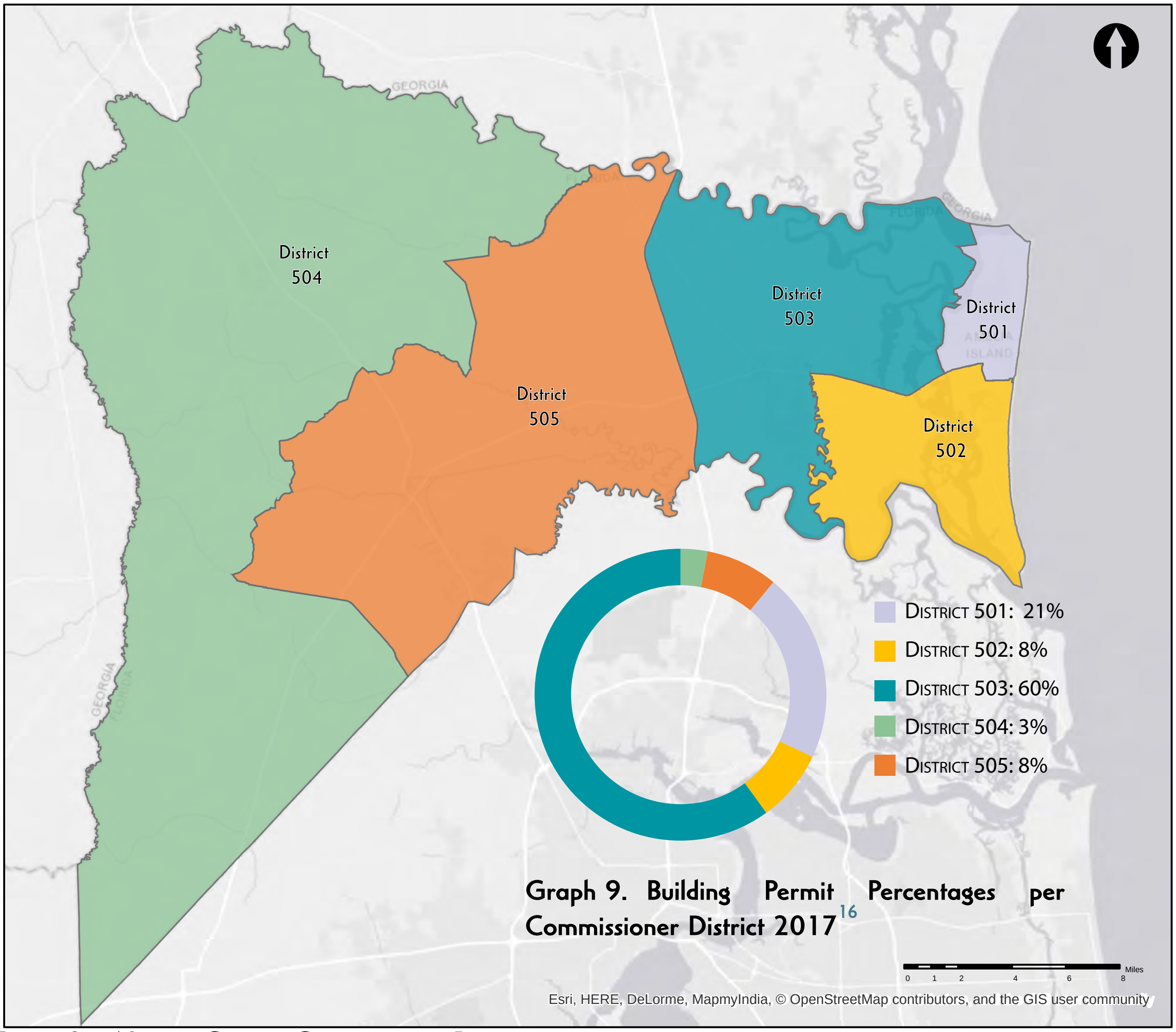
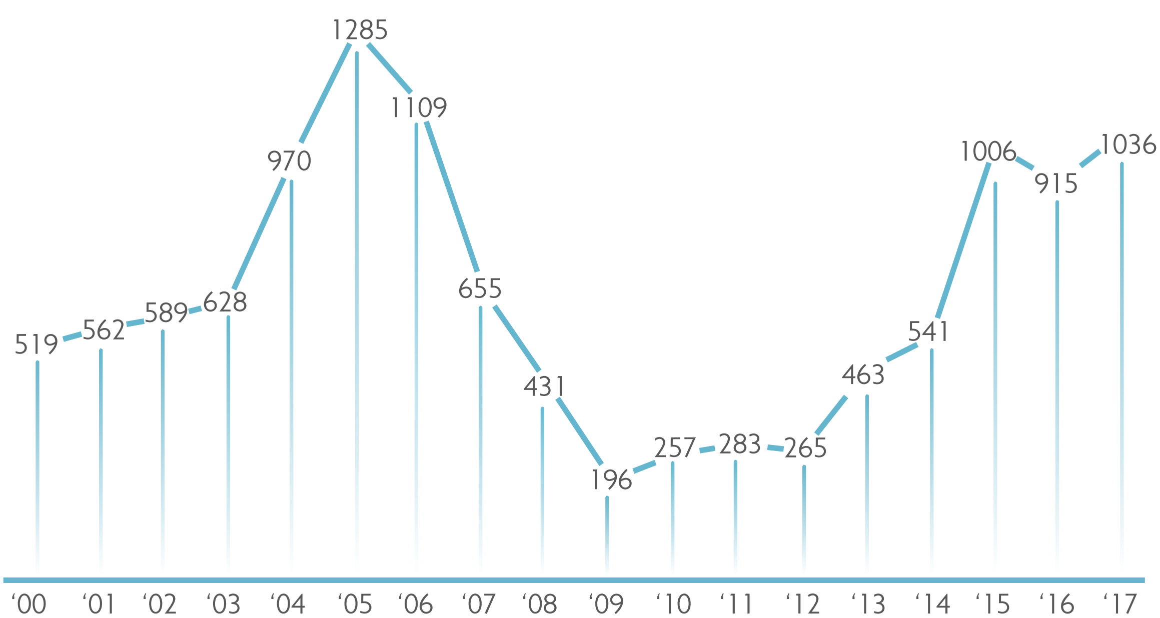


Figure 3. Nassau County Commissioner Districts



Graph 10. Building Permits for New Residential Dwelling Units in Nassau County from 2000 to 2017[16]

Plats Approved in 2017-2018 (SF = Single Family Lots/Units):

Blackrock Park Phase II:	55 SF Lots
ENCPA Village Center:	84 SF Lots
Plummer Creek Phase 2B:	76 SF Lots
Barnwell Manor:	189 SF Lots
Heron Isles Phase 3C:	39 SF Lots
Horseshoe Ridge:	4 SF Lots
Hampton Mill:	3 SF Lots
Mills Corner:	9 SF Lots
Lumber Creek Phase II:	78 SF Lots
Creekstone:	46 SF Lots
Hamtpon Lakes Phase II:	134 SF Lots
Heron Isles Phase Two C-3:	56 SF Lots
Amelia Concourse Phase 2:	153 SF Lots
Villas at Oyster Bay Harbour:	54 SF Lots
Clear Lakes Unit 2:	72 SF Lots
Cashen Farms:	6 SF Lots
McCully Forest:	7 SF Lots
Andy's Acres:	5 SF Lots
Lumber Creek Phase 3:	165 SF Lots
Flora Parke Unit 6B:	60 SF Lots
Woodbridge Phase 3:	113 SF Lots
Sandy Pointe Preserve Unit 1:	71 SF Lots
Woodbrier Phase 2:	41 SF Lots
Total:	**1,520 Units**

Plats/Housing Projects in Review:

Laurel Oak Estates:	30 SF Lots
Crane Island Phase I:	47 SF Lots
Hideaway Phase 1B:	73 SF Lots
Candlewood Farms:	6 SF Lots
Heartwood Farms:	6 SF Lots
Mills Creek Farms:	6 SF Lots
Hampton Lakes Phase 3:	95 SF Lots
Woodbridge Phase 4**:	104 SF Lots
Wildlight Apartment Complex:	300 MF Units
Mills Creek Preserve:	350 MF Units
Crane Island Phase II**:	66 SF Lots
Concourse Crossing PUD*:	275 SF Lots
Wildlight Phase 1C-1 and 1C-2:	257 SF Lots
Village Walk Phase One:	72 SF Lots
Village Walk Phase Two:	59 SF Lots
Total:	**1,746 Units**

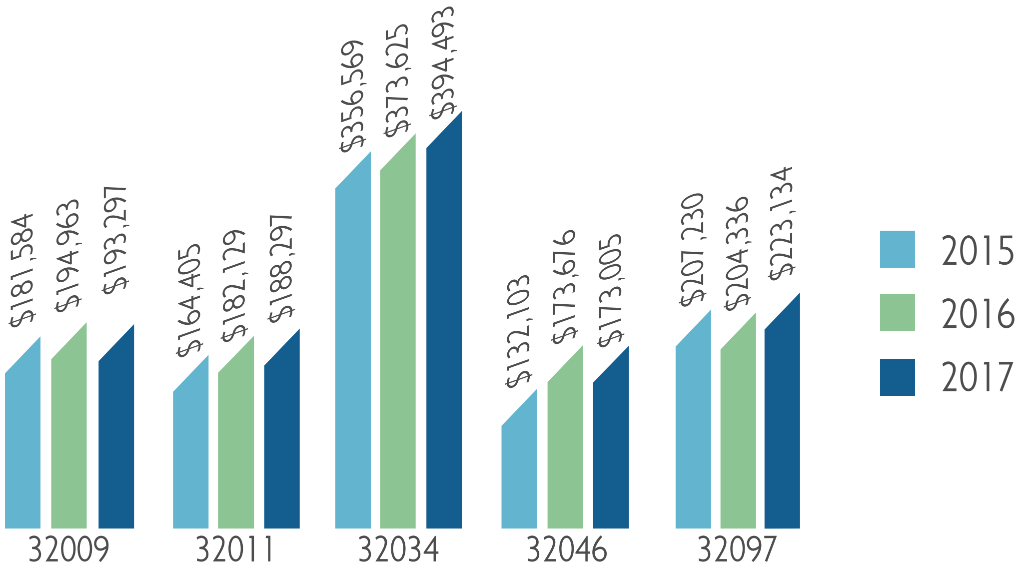
Approved PUD'S in 2017-2018:

Nassau Crossing:

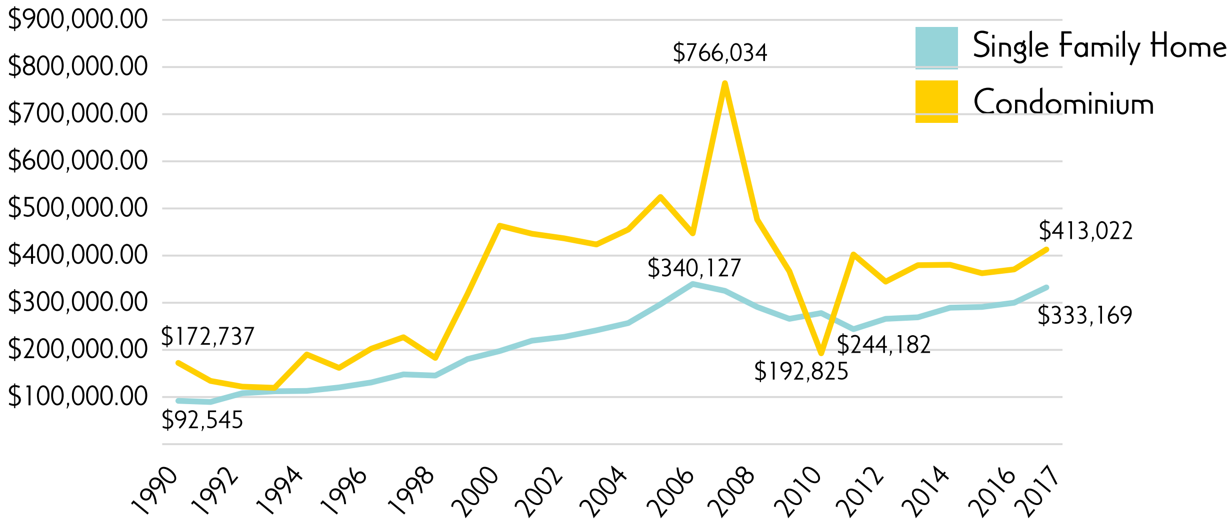
- *350 Single Family Units,
- *450 Multi-Family Units (15% reserved for workforce housing @ 80% AMI)
- *300,000sf of Office & Retail Space
- *Five acre reservation for a future transit station
- *Publicly accessible Community and Neighborhood Park
- *Private Neighborhood/Pocket Parks
- *Over two miles of publicly accessible multi-use trails
- *Redevelopment of William Burgess Blvd.

*Current PUD in review, not yet approved by decision making body.

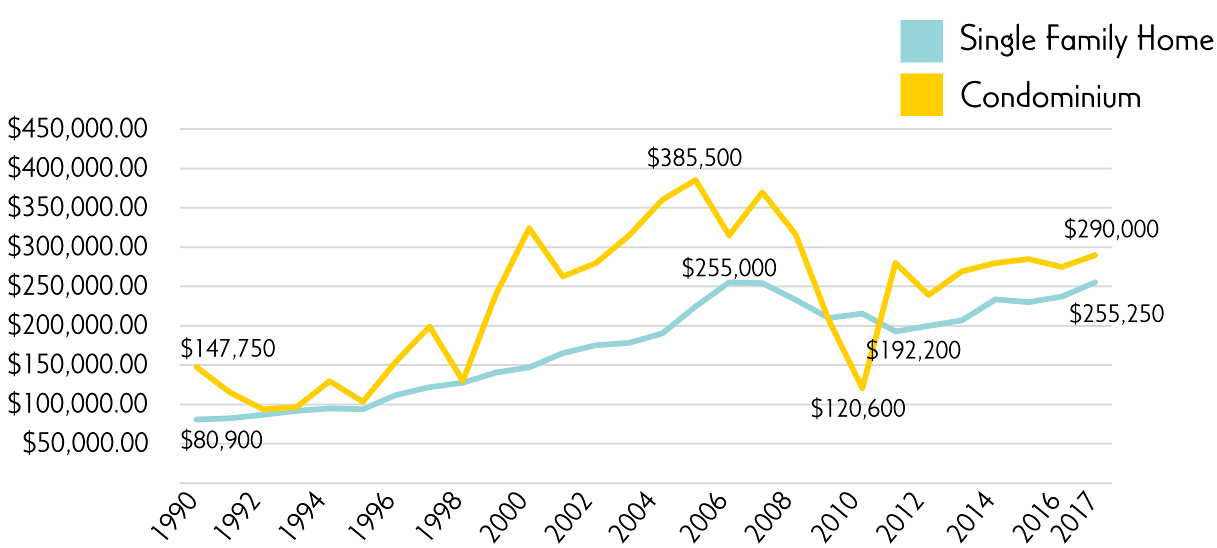
**Infrastructure Plans (Engineering Plans) in Review prior to plat submittal.



Graph 11. Average Home Sales Price in Nassau County by Zip Code[7]



Graph 12. Mean Sales Price in Nassau 1990-2017[9]



Graph 13. Median Sales Prices 1990-2017[9]

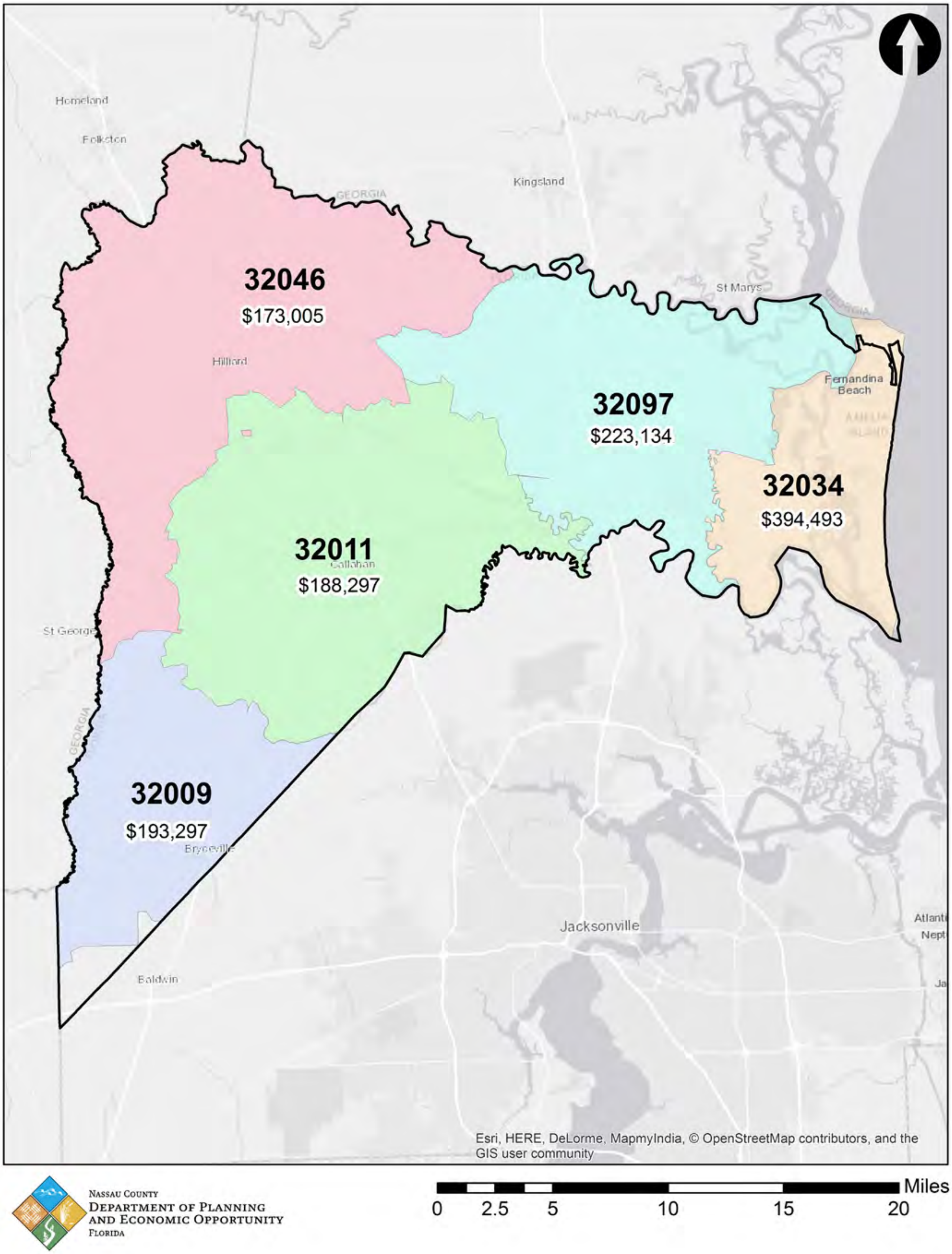
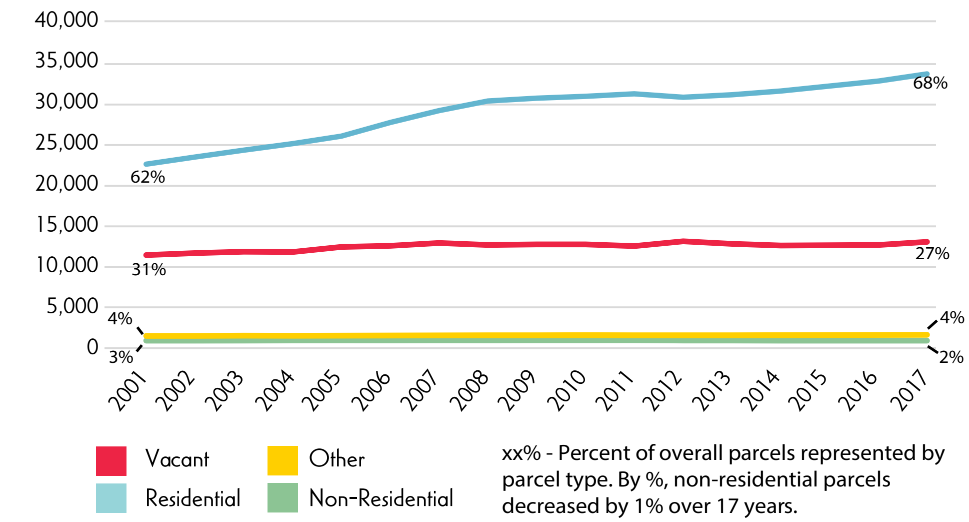


Figure 4. Zipcode Map & Average Sales Price by Zipcode

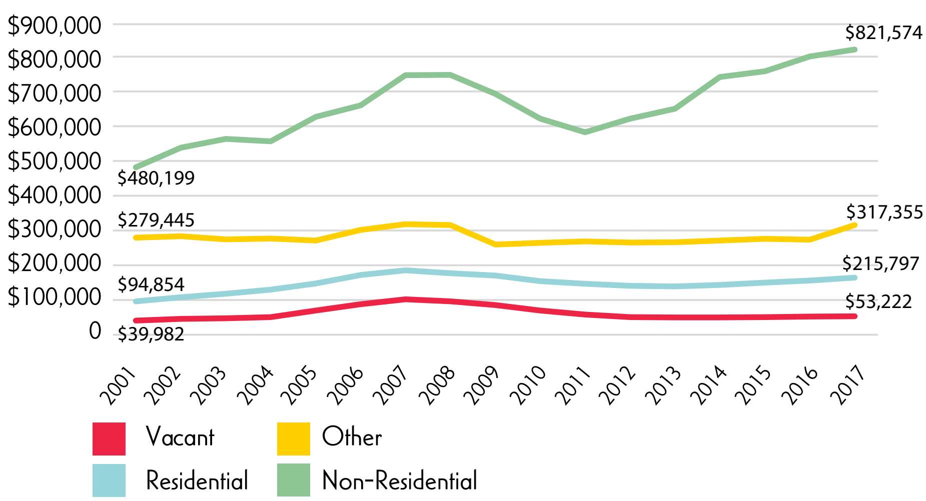
Taxable Value[17]

Total Number of Tax Parcels



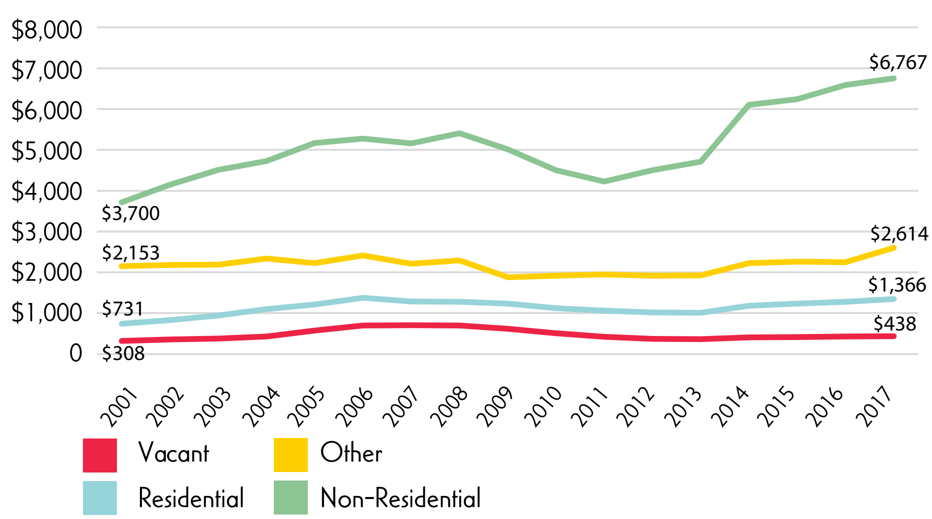
Graph 14. Total Number of Tax Parcels

Average Taxable Value per Parcel



Graph 15. Average Taxable Value per Parcel

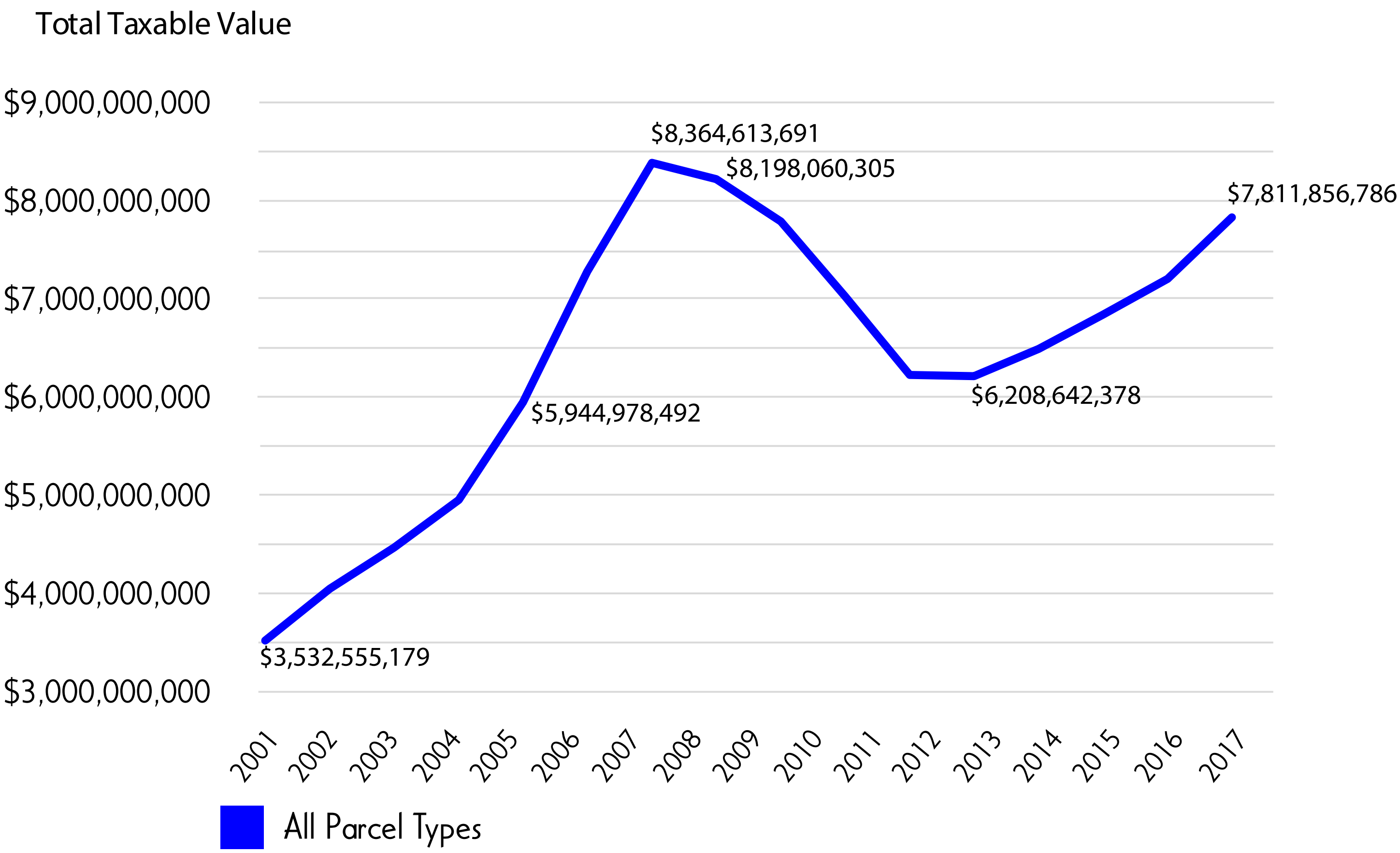
Average Taxes to the BOCC per Tax Parcel



Graph 16. Average Taxes to the BOCC per Parcel

Major Takeaways:

1. Taxable value remains below 2006 & 2007 levels
2. The % of non-residential tax parcels has decreased since 2001
3. The % of residential tax parcels has increased by 6% since 2001
4. Non-residential tax parcels only represent 2% of total tax parcels yet represents 11% of the total tax money collected
5. On a per parcel basis residential tax parcels provide an average of $1,366 to the BCC.
6. On a per parcel basis non-residential tax parcels provides an average of $6,767 to the BCC.



Graph 17. Total Taxable Value

Current Non-Res. & Mixed-use Projects

Major Approved Commercial Projects* in 2017-2018:

Lasserre Commercial Development (Aldi Grocery, Panda Express, 3 available development pads)
Villages of Amelia, Phase II (63,000 sqft of Retail Space)
Yulee Professional Plaza (16,000 sqft of Office/Retail Space)
Ratliff Commercial (9,200 sqft Retail Space)
Chester Corner Commercial (21,150 sqft Office and Retail Space)
Amelia Island Hotel (56,450 sqft)
Azar Commercial Building (6,000 sqft Retail Space)
ENCPA Village Center Infrastructure (infrastructure plans for the commercial portion of Wildlight)

Major Commercial Projects in Review:

Nassauville Commercial Retail (9,100 sqft Retail Space)
UF Health Center (52,000 sqft Medical Offices)
Nassau Crossing PUD Core I Final Development Plan (Infrastructure for up to 400,000 mixed-use)
Wildlight Commerce Park (1,300,000 sqft of Industrial Space)
Wildlight Commercial Parcel (9,100 sqft Retail/Restaurant Space)

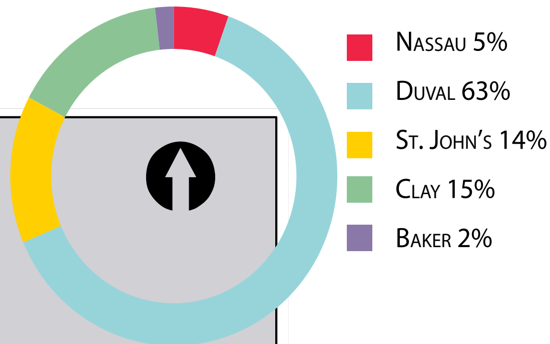
Development Overlay Areas:

East Nassau Community Planning Area (ENCPA) Sector Plan (http://www.nassaucountyfl.com/761/East-Nassau-Community-Planning-Area-ENCP)
William Burgess Mixed Use Activity Center Overlay District (http://www.nassaucountyfl.com/860/William-Burgess)

*Major Commercial Projects are projects over 5,000 square feet

Regional Context

Regional Population Trends



Graph 18. Population Distribution within the MSA in 2017[8]

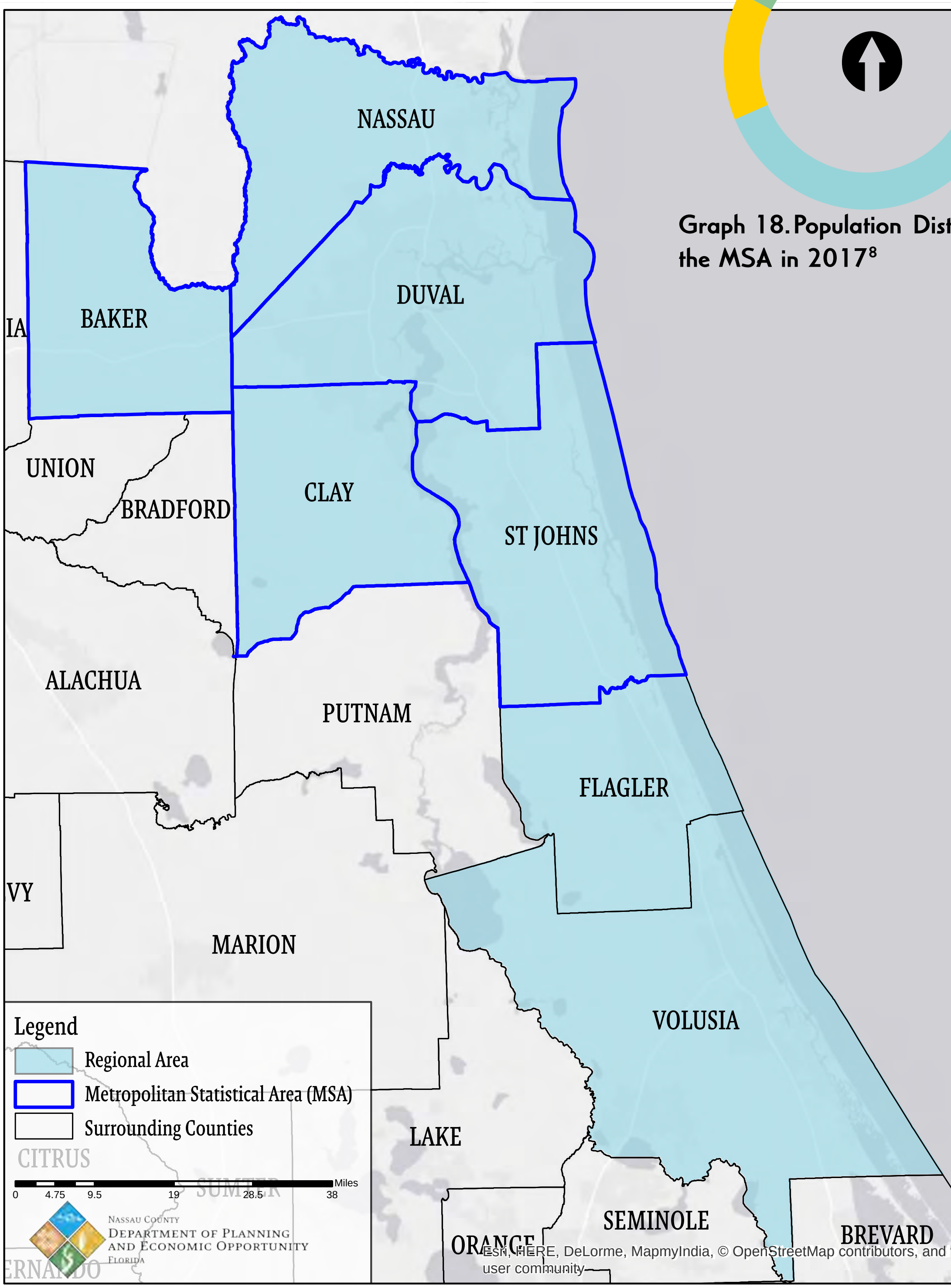
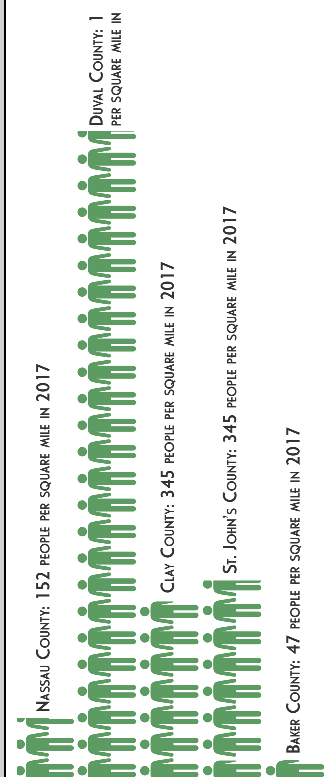
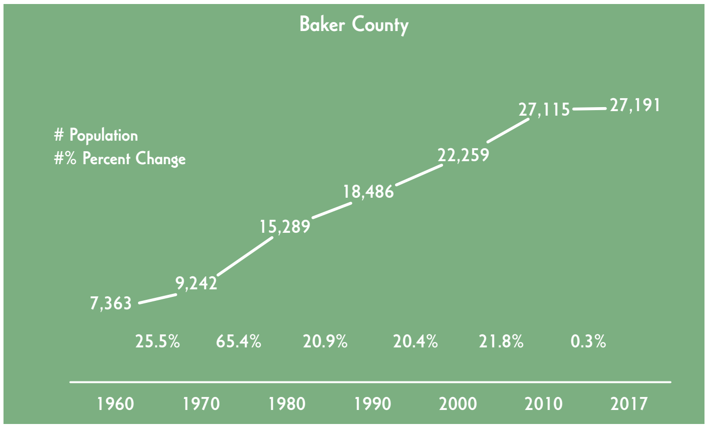
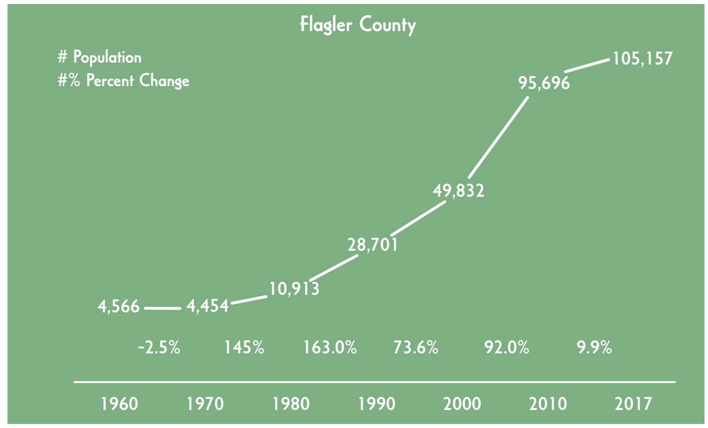


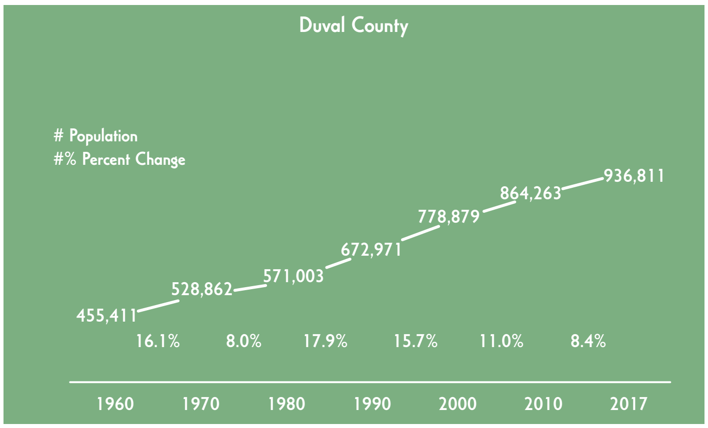
Figure 5. Regional Map

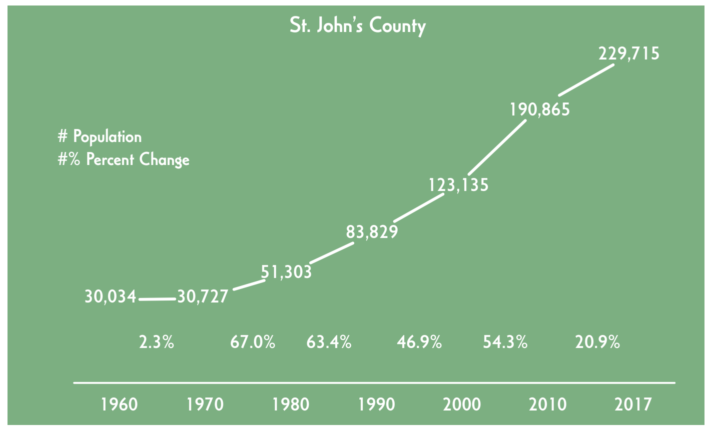


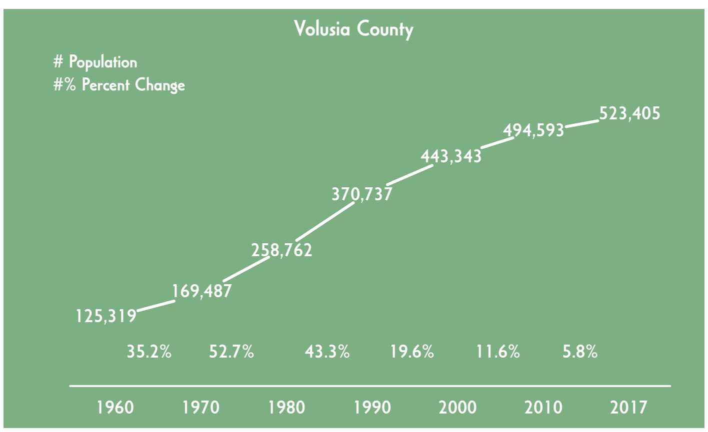
Graph 19. People Per Square Mile in the MSA[8]

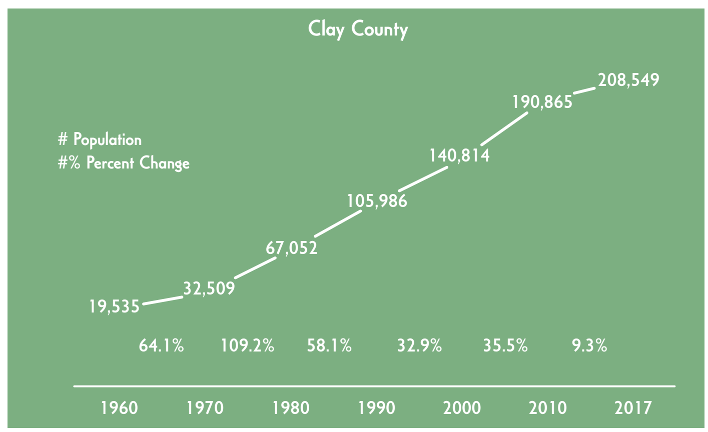


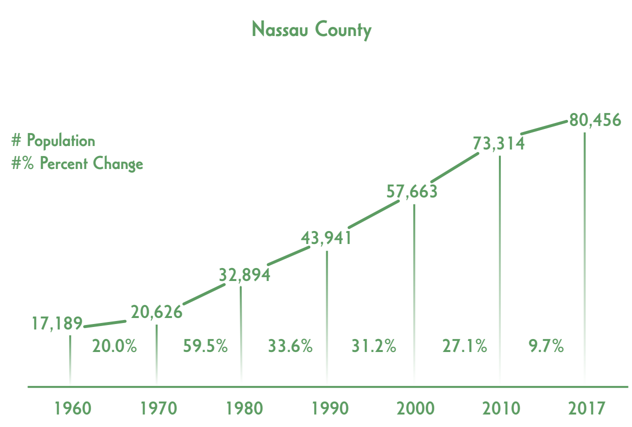












Graph 20. Historical Trends for Surrounding Region[8]

Regional Drivers Impacting Residential Growth in Nassau

"Post-Great Recession growth in Nassau County, particularly in the construction of single-family residential homes, is contributable to both internal and external drivers. Coming out of the Great Recession, the vast majority of buyers and builders looked south to St. Johns County. The depressed economic conditions created a potential for more affordable homes in St. Johns County (as compared to 2004-2007 values), a desired area given the quality of life in St. Johns County, including its No. 1 rated school district. However, the "gold rush" to St. Johns County quickly turned into too much of a good thing with prices rising dramatically for new homes and an overabundance of residential developments and available lots coming on-line.

In times past, builder's focus would have also been in Duval and Clay counties, but both have their challenges resulting in builders and buyers looking for an alternative. Nassau offers that alternative by providing one of the top rated school districts in the State, being located in proximity to expanding job centers in north and west Duval, new job growth internal to Nassau County and, in the broad perspective, offering a high quality of life. The combination of these forces and the resulting demand presents a challenge and an opportunity for Nassau County - how to encourage positive growth while elevating the quality of life for all citizens in the County."

Greg Matovina
President, Florida Home Builders Association
Past President, Northeast Florida Builder's Association
President, Matovina + Company

"While the people residing in western Nassau value their small town, rural lifestyle with its lack of congested roads, low crime and large tracts of land, all that is about to change. Ready or not, western Nassau is in the crosshairs for development. By 2045, Nassau County's population is expected to increase by 60 percent from 80,456 to 128,750. Pressure is already extending from eastern Nassau County and western Duval County. To the south of Jacksonville, the northern portion of St. Johns County has seen tremendous growth and is expected to be built out within 10 years. The panel agreed that the time is now to start planning before growth occurs. Without plans in place, the area will be ripe for unbridled growth and urban sprawl."

"Given the County's push for high-wage manufacturing and industrial jobs, it can be expected that emerging job centers will create demand for housing and services, as evidenced in Jacksonville over the past several decades. As jobs moved south from downtown to Southpoint and the Butler Boulevard corridor, residential development moved to southeast Jacksonville and northern St. Johns County."

"The greatest barrier to success is, first and foremost, inertia. There must be a sense of urgency to address the influx of development facing western Nassau County, along with strong leadership and governance to bring needed improvements to the area."

"Conclusion: While development is knocking at Western Nassau's door, there is time to get ahead of the curve and follow a plan that contains development to appropriate areas, while maintaining the character in others. Doing nothing, however, will assure that development comes without restraint."

Excerpts from the Urban Land Institutes' Final Report for
the Western Nassau Technical Assistance Panel
January 2018