EAST NASSAU
STEWARDSHIP DISTRICT

CONTINUED PUBLIC HEARINGS AND REGULAR MEETING AGENDA

February 15, 2018

East Nassau Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013

February 6, 2018

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
East Nassau Stewardship District

Dear Board Members:

The Board of Supervisors of the East Nassau Stewardship District will hold continued public hearings and a regular meeting on Thursday, February 15, 2018, at 10:00 a.m., in the Nassau Room (T0126), Building 30, at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097. The agenda is as follows:

1. Call to Order

2. Roll Call

3. Chairman's Opening Remarks

4. Public Comments *(limited to 3 minutes per person)*

5. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Wildlight Village Phase 1

   - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
   - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

   A. Affidavit/Proof of Publication

   B. Mailed Notice to Property Owner(s)

   C. Consideration of Resolution 2018-09, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Within the Area Known as Wildlight Village Phase 1 Specially Benefited By Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments By the Methods Provided for by Chapters 170 and 197, Florida Statutes , and Chapter 2017-206, Laws of Florida; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

6. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
   A. Affidavit/Proof of Publication
   B. Consideration of Resolution 2018-10, Expressing Its Intent of the East Nassau Stewardship District to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments Which May Be Levied By the East Nassau Stewardship District in Accordance With Section 197.3632, Florida Statutes, For the Area Known as Wildlight Village Phase 1; Providing a Severability Clause; and Providing an Effective Date

7. Staff Reports
   A. District Counsel: *Hopping Green & Sam, P.A.*
   B. District Engineer: *England-Thims & Miller, Inc.*
   C. District Manager: *Wrathell, Hunt and Associates, LLC*
      i. **NEXT MEETING DATE:** March 15, 2018 at 10:00 A.M. *(Nassau Room, Building 30)*

8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, if you should have any questions or concerns, please do not hesitate to contact me directly at 561-719-8675.

Sincerely,

Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

Call-in number: 1-888-354-0094
Conference ID: 2144145

EAST NASSAU STEWARDSHIP DISTRICT

5A

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE EAST NASSAU STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE EAST NASSAU STEWARDSHIP DISTRICT

NOTICE OF REGULAR MEETING OF THE EAST NASSAU STEWARDSHIP DISTRICT

The East Nassau Stewardship District Board of Supervisors ("Board") will hold public hearings on **Friday, February 2, 2018, at 10:00 a.m. at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097,** to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the East Nassau Stewardship District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District's *Engineers Report for Wildlight Village Phase 1*, as revised December 14, 2017 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the District's Records Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadway improvements, stormwater management system, water distribution system, wastewater system, landscaping, hardscaping and irrigation system improvements, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Master Special Assessment Methodology Report for the Wildlight Village Phase 1*, dated December 14, 2017 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The Assessment Report identifies the legal description of the property within the District which will be subject to the assessments and the assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than $60,000,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Wildlight Village Phase 1
Combined Master and Neighborhood Infrastructure Improvements Annual Assessment Apportionment

Land Use	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./Acre/Unit	Neighborhood Infrastructure Improvements ERU per Unit	Combined Total Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit	Combined Annual Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
Commercial				
Village Center	1.45	n/a	$35,721.54	$2,849.44
Educational/Community				
Elementary School	n/a	n/a	$0.00	$0.00
Community Center	n/a	n/a	$0.00	$0.00
Wellness Center/Private School	5.88	n/a	$144,856.99	$11,554.98
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SF 30'	0.62	0.58	$34,698.54	$2,767.84
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SF 55'	1.00	1.00	$58,126.06	$4,636.61
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Apartment	0.52	n/a	$12,810.48	$1,021.87
Undeveloped/Unplatted				
Gross Acre			$93,551.20	$7,163.91

* Includes costs of collection and assumes payment in **November**

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Nassau County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on Friday, February 2, 2018, at 10:00 a.m. at Florida State College, Nassau Center, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

EAST NASSAU STEWARDSHIP DISTRICT

RESOLUTION 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS FOR THE AREA KNOWN AS WILDLIGHT VILLAGE PHASE 1; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the East Nassau Stewardship District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Engineers Report for Wildlight Village Phase 1*, as revised December 14, 2017, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2017-206, Laws of Florida (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2017-206, Laws of Florida, and Chapter 189, the Uniform Special District Accountability Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report for Wildlight Village Phase 1,* dated December 14, 2017, attached hereto as **Exhibit B** and incorporated herein by reference and on file at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved; and

WHEREAS, the District previously adopted Resolutions 2017-23 and 2017-24, declaring special assessments and setting a public hearing thereon for September 28, 2017, which public hearing was continued to later dates; and

WHEREAS, the Board determined it to be in the best interests of the District not to take action at such continued public hearing and to instead recommence the proceedings authorized by Chapters 170 and 197, Florida Statutes, to impose, levy and collect the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.

2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is $46,000,000 (the "Estimated Cost").

4. The Assessments will defray approximately $60,000,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Nassau County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

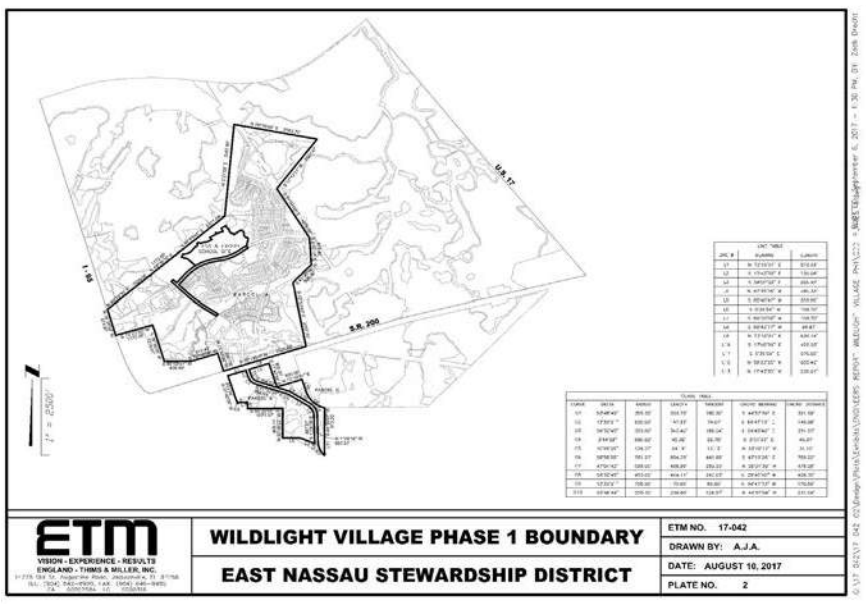
PASSED AND ADOPTED this 14th of December, 2017**.**

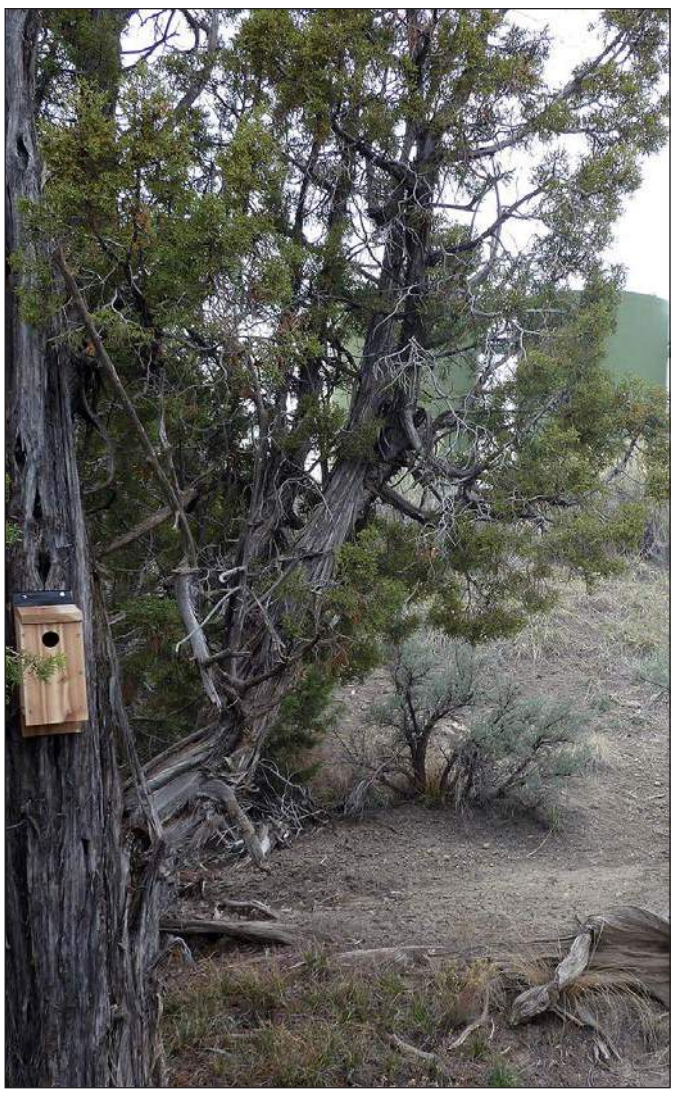
Attest: **EAST NASSAU STEWARDSHIP DISTRICT**

_/S/Craig Wrathell_____ _/S/Mike Hahaj_____
Secretary/Assistant Secretary Chair, Board of Supervisors

Exhibit A: *Engineers Report for Wildlight Village Phase 1*, as revised December 14, 2017
Exhibit B: *Master Special Assessment Methodology Report for Wildlight Village Phase 1*, dated December 14, 2017

MAP OF ASSESSMENT AREA





UNIVERSITY OF FLORIDA/NATHAN KLEIST

The research team installed nesting boxes at precise distances from gas compressors to measure the health effects of noise across a gradient of sound levels.

NOISE *Continued from 5A*

The team tested levels of the stress hormone corticosterone in three species – western bluebirds, mountain bluebirds and ash-throated flycatchers. Expecting corticosterone levels to be high, the researchers found the opposite: The louder the noise from gas compressors, the lower the birds' baseline corticosterone levels. These results were consistent in adults and chicks across all three species.

While initially surprising, the findings came into focus when compared with lab studies of chronic stress. Low corticosterone can be a sign that stress is so intense, the body has dialed down the baseline levels of the hormone as a means of self-protection.

"On the surface, you might look at this result and assume this means they are not stressed," said Christopher Lowry, study co-author and stress physiologist at CU Boulder. "But what we are learning from both human and rodent research is that with inescapable stressors, including post-traumatic stress disorder in humans, stress hormones are often chronically low."

When testing chicks' response to a sudden threat, researchers found that the birds' corticosterone skyrocketed compared with typical high-stress levels and was slow to return to baseline levels. The link between low baseline corticosterone levels and abnormal spikes in acute stressor-triggered corticosterone also parallels previous chronic stress studies on human and rodents, Guralnick said.

"This is a neat alignment between two entirely different types of literature – studies about stress and studies about conservation and physiology," he said. "The connection between these low and high hormone levels helps explain why data on corticosterone from previous conservation physiology studies seemed to be all over the place. This helps illuminate the underlying pattern and suggests a new paradigm for how noise affects wildlife."

Noise levels at natural gas fields are not unusually loud compared with human-made noise in many other parts of the country, which has important implications for protecting wildlife and possibly human health, the researchers said.

"This study shows that noise pollution reduces animal habitat and directly influences their fitness and ultimately their numbers," Guralnick said. "By doing so, it makes it harder for animals to survive. Taken together, that's a pretty damning picture of what human-made noise can do to natural populations of animals."

A 10-decibel increase in noise above natural levels can shrink animals' listening area by 90 percent, the researchers said. In the U.S., the amount of land area characterized by this moderate noise increase is an estimated 301,532 square miles – greater than the size of Texas.

"Hearing is the universal surveillance system across vertebrates, including humans," said co-author Clinton Francis, assistant professor of biology at California Polytechnic State University. "Hearing is also the sense that remains active even during sleep and other instances of unconsciousness. Because we and other animals rely on hearing in these capacities, it may not be too much of a stretch to expect similar physiological impacts on humans."

The study was funded by the National Geographic Society, the National Science Foundation, the North American Bluebird Society and the University of Colorado Graduate School and department of ecology and evolutionary biology.

UNIVERSITY OF FLORIDA/DAVE KEELING

The study showed that even species that are more noise tolerant, such as this western bluebird, are chronically stressed by persistent human-made noise.

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EAST NASSAU STEWARDSHIP DISTRICT

RESOLUTION 2018-04

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WHEREAS, the Board of Supervisors (the "Board") of the East Nassau Stewardship District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Engineers Report for Wildlight Village Phase 1*, as revised December 14, 2017, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2017-206, Laws of Florida (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2017-206, Laws of Florida, and Chapter 189, the Uniform Special District Accountability Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report for Wildlight Village Phase 1*, dated December 14, 2017, attached hereto as **Exhibit B** and incorporated herein by reference and on file at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved; and

WHEREAS, the District previously adopted Resolutions 2017-23 and 2017-24, declaring special assessments and setting a public hearing thereon for September 28, 2017, which public hearing was continued to later dates; and

WHEREAS, the Board determined it to be in the best interests of the District not to take action at such continued public hearing and to instead recommence the proceedings authorized by Chapters 170 and 197, Florida Statutes, to impose, levy and collect the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.

2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is $46,000,000 (the "Estimated Cost").

4. The Assessments will defray approximately $60,000,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Nassau County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

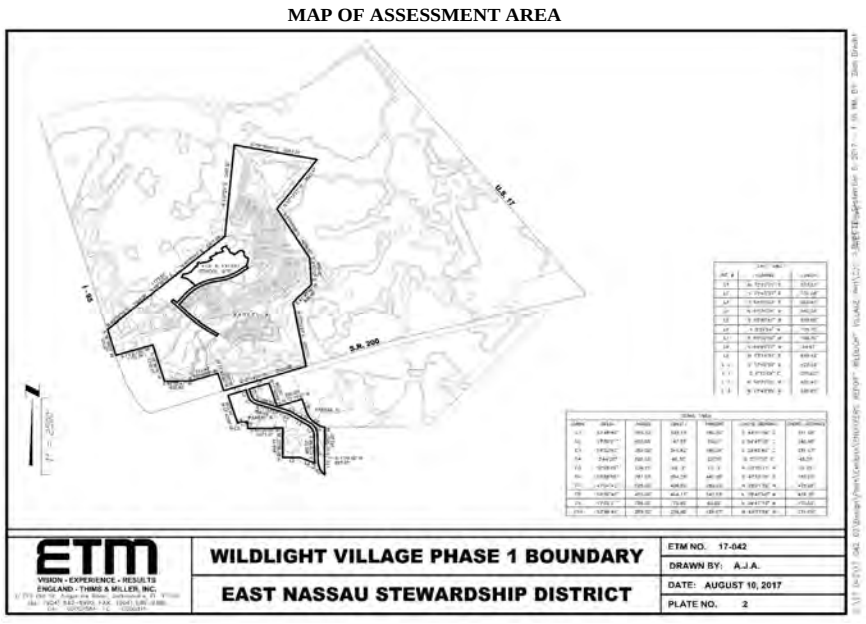
PASSED AND ADOPTED this 14th of December, 2017**.**

Attest: **EAST NASSAU STEWARDSHIP DISTRICT**

/S/Craig Wrathell _____ /S/Mike Hahaj _____
Secretary/Assistant Secretary Chair, Board of Supervisors

Exhibit A: *Engineers Report for Wildlight Village Phase 1*, as revised December 14, 2017
Exhibit B: *Master Special Assessment Methodology Report for Wildlight Village Phase 1*, dated December 14, 2017

MAP OF ASSESSMENT AREA



Fat loss can be triggered through brain stimulation

University of Florida

Activating a part of the central nervous system triggers fat loss and reduces body mass in rat models independent of dieting, University of Florida Health researchers have found.

Stimulating the central nervous system to promote long-lasting weight loss that doesn't depend solely on cutting calories is an intriguing idea, although the challenge will be finding an anti-obesity therapy that acts in that manner without negative side effects, said Isabelle Côté, Ph.D. Côté was a postdoctoral associate in the laboratory of Philip Scarpace, Ph.D., an emeritus professor in the UF College of Medicine's department of pharmacology and therapeutics, when the research was conducted.

Melanotan II was initially developed to prevent skin cancer and is known to activate two molecular signaling pathways in the brain. The researchers found that when the drug stimulated the brain's central melanocortin system, the rat models lost body mass independent of a reduction in caloric intake.

After 19 days, rat models that did not receive Melanotan II gained body weight while those receiving the drug lost weight, the researchers found. Those two groups, plus a third one in which the rat models were given a low dose of the drug, were restricted to the same amount of food during the study. The findings were published recently in the Canadian Journal of Physiology and Pharmacology.

The drug's short-term appetite suppression effect was already established, but researchers wanted to know more about how it could affect energy balance and body mass over a longer period of time, Côté said.

"Our data show that Melanotan II produces a long-lasting weight loss without the need of maintaining caloric restriction. We did not observe any change in spontaneous physical activity level and we found that calorie-matched group did not lose weight to the same extent as the Melanotan-treated animals, suggesting that the drug increases energy expenditure. In other words, it triggers weight loss independent of dieting or exercising," Côté said.

The drug also produced positive effects on the amount of fat: Abdominal fat pads were 40-percent smaller in the animals that received either a low or high dose of Melanotan II compared with those that did not, and it appears that those effects were independent of caloric restriction. That, the researchers noted, suggests the central melanocortin system has the potential to be a unique regulator of lean body mass – all of the body's non-fat weight.

Finding a way to regulate the body's long-term energy balance independent of food consumption is important because most diets that rely on calorie reduction typically fail, Côté said. More than 75 percent of dieters regain their lost weight within five years, according to a 2001 study by other researchers. Currently, more than two-thirds of Americans are overweight and half of that group is considered obese.

That makes alternative approaches particularly attractive in the fight against obesity, the researchers noted. The current study showed that the melanocortin system can do just that: induce long-term body mass loss without restricting calories. The longer response was both unexpected and encouraging, said Côté, who is now a postdoctoral associate in the UF College of Medicine's department of pediatrics.

For now, though, the drug isn't a panacea for obese people – development of Melanotan II as a pharmaceutical ceased in 2003 because it was associated with high blood pressure and other side effects. Humans could not be treated with the drug in the same way the rat models received it, Côté said.

Cutting calories is important in weight loss and combining that with a secondary effort such as targeting the melanocortin system may be a valuable anti-obesity tool, the researchers concluded. In the future, they plan to study whether using Melanotan II outside the central nervous system would deliver similar results. That approach might someday be an option in humans, they noted.

"The whole idea that you can modulate the body's energy balance independent of diet through the brain is fascinating," Côté said.

Researchers from the departments of psychiatry and aging and geriatric research collaborated on the work under the direction of Scarpace, who received funding from a National Institutes of Health grant.

UPDATE *Continued from 2A*

that 100 percent of sponsorship and ticket proceeds go to college scholarships for Nassau County high school seniors. Due to the nature of this unique event, tickets are limited and can be purchased from any Rotarian or by contacting Rotary President Ron Heymann at ronheymann@gmail.com or 753-1488.

Big Band Bash in February

The Amelia Island Jazz Festival will present its seventh annual Big Band Bash Benefit Gala Dinner and Dance Saturday, Feb. 17 in the Amelia Ballroom at the Omni Amelia Island Plantation Resort. The event will feature The Dynamic Les DeMerle 17-Piece Orchestra along with vocalist Bonnie Eisele and special guests. The evening will begin with a meet and great with the musicians from 6:30 to 7 p.m. followed by dinner and dancing until 10 p.m. Tickets cost $90 per person with proceeds benefiting the Amelia Island Jazz Festival Scholarship Program. To purchase tickets, go online to ameliaislandjazzfestival.com/events/big-band-bash-benefit-gala.

Take Off Pounds Sensibly

The TOPS weight loss group meets at 3:45 p.m. Thursdays in the county building located at 86026 Pages Dairy Road in Yulee.

Various 2018 grants available

The Community Foundation for Northeast Florida has posted grant applications for certain categories of competitive 2018 grant making. Grants opportunities are available at www.jaxcf.org/receive and are limited to the following areas at this time.

Early Childhood – Emerging Opportuni-ties: Grant applications are now available to nonprofit organizations interested in applying for up to $1,000 to improve the quality of childcare centers. These applications should focus on emerging opportunities such as training or other professional development, curriculum needs, or conference attendance. Applications are due Feb. 15 and work must be completed in 2018. For information, go online to jaxcf.org/receive/early-childhood.

Individual Artists – Art Ventures: The Community Foundation seeks to invest in individual professional artists in Northeast Florida who are pursuing the next step in their artistic development. Grants of up to $3,500 will be awarded for one year. Applicants must be at least 18 years of age, and reside in Duval, Clay, Nassau, St. Johns or Baker County. Applications are due March 5. For information, go online to jaxcf.org/receive/individual-artists.

Coffee and Karaoke

The Nassau County Council on Aging is offering free Coffee and Karaoke every Tuesday in January from 9:30 to 11:30 a.m. at 1367 S. 18th St. in Fernandina Beach. Studies show that singing offers many health benefits, especially with the treatment of depression, anxiety and fatigue. Questions? Feel free to contact Melody Dawkins at mdawkins@nassaucountycoa.org or 261-0701. No reservations needed.

Overeaters Anonymous

Overeaters Anonymous meets in the parlor at St. Peter's Episcopal Church, 801 Atlantic Ave., Fernandina Beach, at 1 p.m. Thursdays. There is also a meeting at the Alachua Club, 32 N. Third St. at 6 p.m. Mondays. For more information, contact Lorrie at 343-4771.

EAST NASSAU STEWARDSHIP DISTRICT

5B

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.

2. I, Michal Szymonowicz, serve as Director of Financial Services at Wrathell, Hunt and Associates, LLC.

3. Among other things, my duties include preparing and transmitting correspondence relating to the East Nassau Stewardship District.

4. I do hereby certify that on January 3, 2018, and in the regular course of business, I caused a letter, in the form attached hereto as **Exhibit A**, to be sent via U.S. Mail to the addressees identified in **Exhibit B**.

5. I have personal knowledge of having sent the letter to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

Michal Szymonowicz
By: Michal Szymonowicz

SWORN AND ASCRIBED before me this 3rd day of January 2018, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is [✓] personally known to me or [ ] has provided _____ as identification, and who did __ / did not ✓ take an oath.

Daphne Gillyard
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF899542
Expires 8/20/2019

NOTARY PUBLIC
Daphne Gillyard
Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: FF899542
My Commission Expires: 8/20/2019

EXHIBIT A: Copies of Letters Sent
EXHIBIT B: Mailing List

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WILDLIGHT, FL 32097

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YULEE, FL 32097

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FLORIDA PUBLIC UTILITIES
ATTN: MARK CUTSHAW
1750 SOUTH 14TH STREET, SUITE 200
FERNANDINA BEACH, FL 32034

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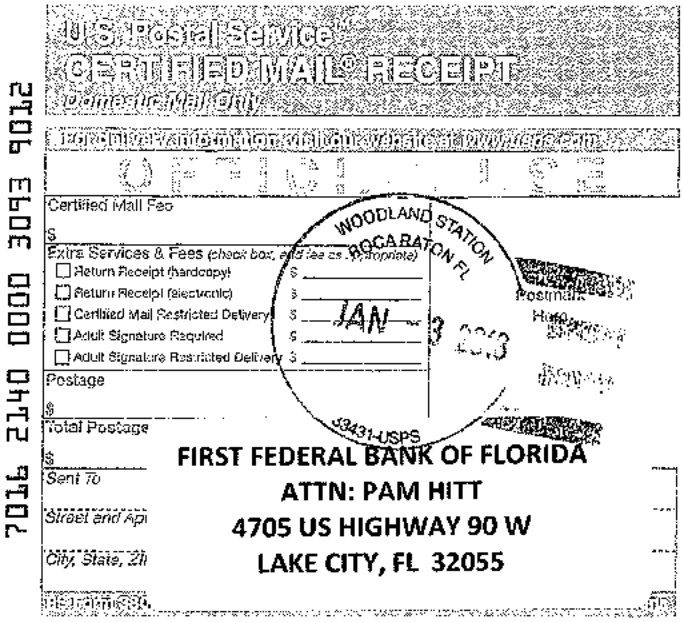
DS WARE HOMES, LLC
ATTN: GINA L. POLSENO
6101 GAZEBO PARK PLACE NORTH
SUITE 105
JACKSONVILLE, FL 32257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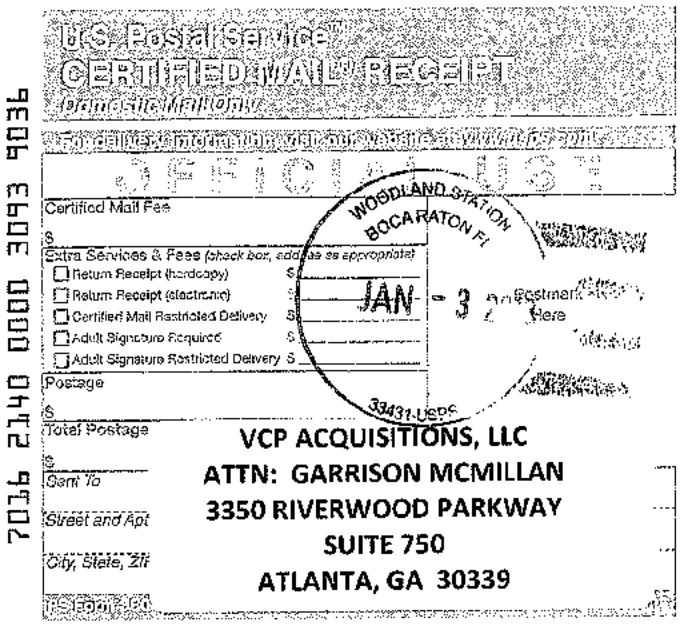
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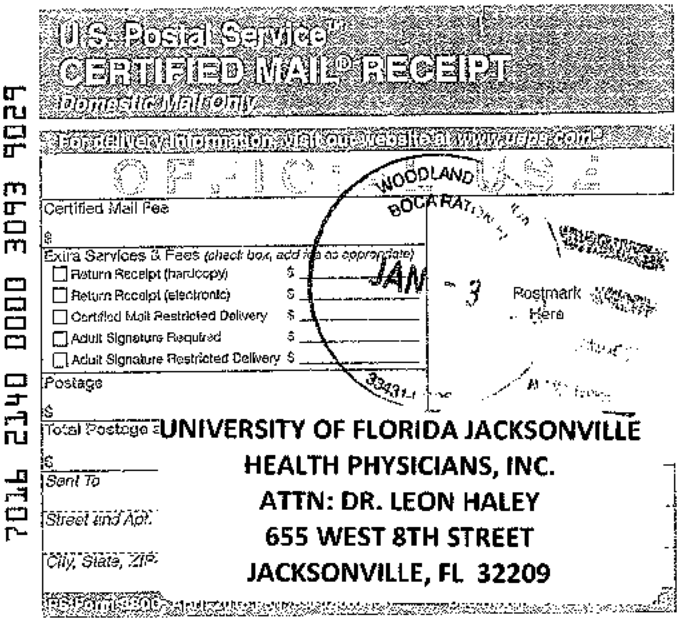
VCP ACQUISITIONS, LLC
ATTN: GARRISON MCMILLAN
3350 RIVERWOOD PARKWAY
SUITE 750
ATLANTA, GA 30339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UNIVERSITY OF FLORIDA JACKSONVILLE
HEALTH PHYSICIANS, INC.
ATTN: DR. LEON HALEY
655 WEST 8TH STREET
JACKSONVILLE, FL 32209

Exhibit A

East Nassau Stewardship District

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

NOTICE TO PROPERTY OWNER

January 3, 2018

Transmitted via U.S. Mail - Certified/Return Receipt

WILDLIGHT LLC
1 RAYONIER WAY
WILDLIGHT, FL 32097

Parcel Number: See Exhibit A

RE: East Nassau Stewardship District
Notice of Hearing on Assessments to Property (Wildlight Village Phase 1)

Dear Property Owner:

You are receiving this notice because Nassau County records indicate that you are a property owner within the East Nassau Stewardship District (the "District"). The District is a special-purpose unit of local government that was established pursuant to Chapter 2017-206, Laws of Florida, and in accordance with Chapter 189, Florida Statutes. The property that you own that is the subject of this notice is identified above and in **Exhibit A** attached hereto and is within the area known as "Wildlight Village Phase 1."

At the December 14, 2017, meeting of the District's Board of Supervisors, the District approved in substantial form the *Engineer's Report for Wildlight Village Phase 1* as revised December 14, 2017 (the "Improvement Plan"), that describes the nature of the improvements that may be built or acquired by the District that benefit lands within the District known as Wildlight Village Phase 1, including, but not limited to, Master Infrastructure Improvements consisting of mobility roads, local roads, mobility/public trails, stormwater management facilities, utilities (water, wastewater and reclaimed water), street lighting, landscaping/irrigation, park and recreation facilities, and entry features, and Neighborhood Infrastructure Improvements consisting of neighborhood roads, utilities (water, wastewater and reclaimed water), and street lighting, all as more specifically described in the Improvement Plan (the "Improvements"). A copy of the Improvement Plan is attached hereto as **Exhibit B**.

The District estimates that it will cost approximately $46,000,000 to finance the Improvements contemplated by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance the Improvements. As a property owner of assessable land within the Wildlight Village Phase 1 of the District, the District intends to assess your property, in the manner set forth in the District's *Master Special Assessment Methodology Report for the Wildlight Village Phase 1*, dated December 14, 2017 (the "Assessment Report"). The purpose of

any such assessment is secure special assessment revenue bonds that may be issued to fund the cost of construction and/or acquisition of the Improvements. For your review, we have enclosed a copy of the Assessment Report as **Exhibit C**.

The Assessment Report allocates the District's total anticipated principal debt over the benefited property within the District. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent assessment unit ("EAU") basis for the Master Infrastructure Improvements and equivalent residential unit ("ERU") basis for the Neighborhood Infrastructure Improvements at the time that such property is platted or subject to a site plan in accordance with the Assessment Report. The total maximum amount of principal to levied against each parcel and the number of units contained within each parcel is as set forth in the Assessment Report, attached hereto as **Exhibit C** and incorporated herein by reference, as such Assessment Report may be amended at the below referenced hearing.

The total revenue that the District will collect by levying assessments in connection with the issuance of the special assessment notes or bonds for the construction and/or acquisition of the Improvements is estimated to be $60,000,000, exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. These assessments may appear on your regular tax bill issued by the Nassau County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments.

As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

In accordance with Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on **Friday, February 2, 2018 at 10:00 a.m. at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097**. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the District's Board of Supervisors within twenty (20) days of this notice.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District's Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. You may appear

at the hearing, or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,

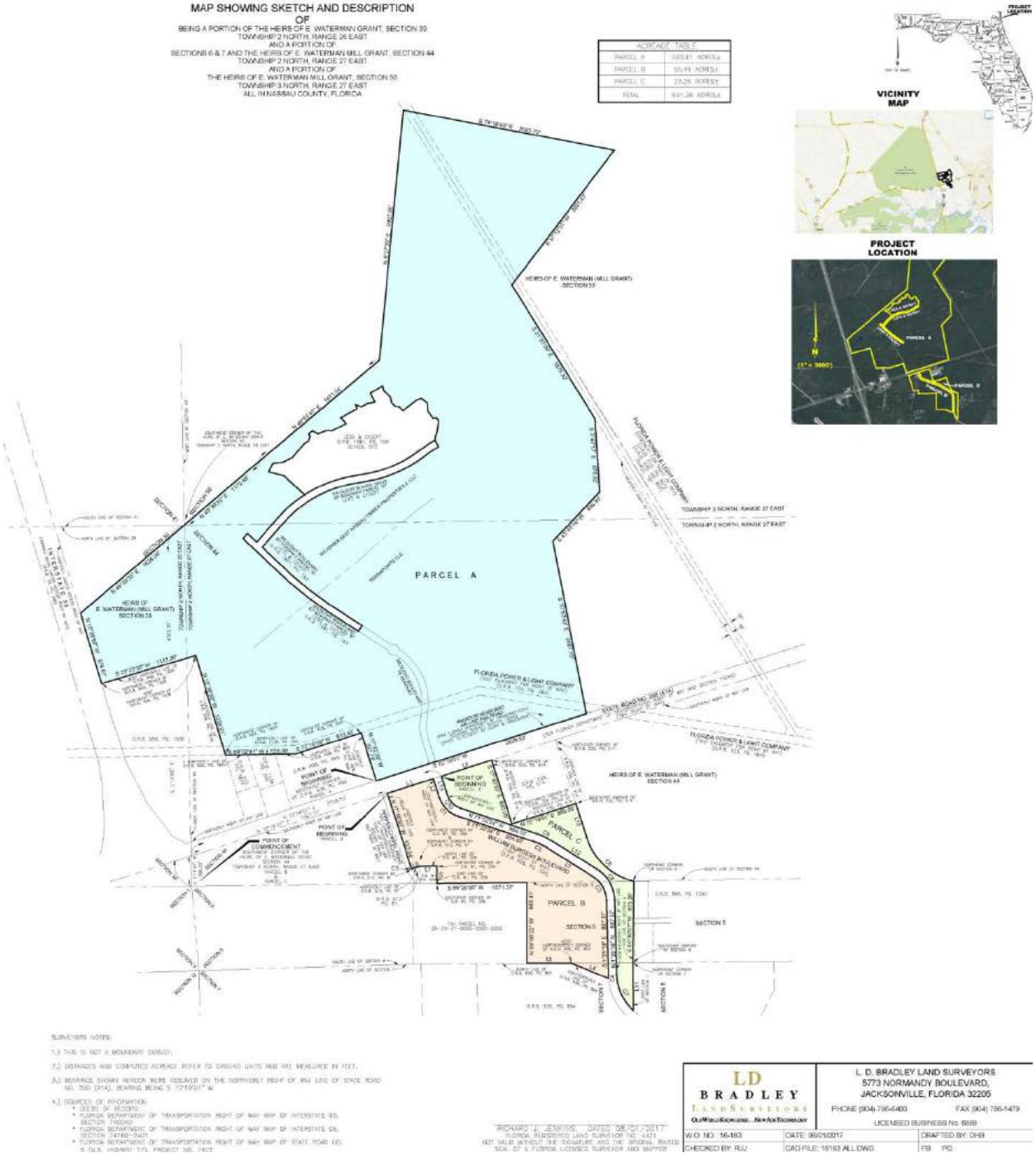
Craig A. Wrathell
District Manager

Enclosures:

Exhibit A: Property subject to assessment
Exhibit B: *Engineer's Report for Wildlight Village Phase 1*, dated December 14, 2017
Exhibit C: *Master Special Assessment Methodology Report for the Wildlight Village Phase 1*, December 14, 2017

Exhibit A

An Assessment in the amount of $60,000,000 will be allocated to the following land:



Parcel A:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E.

Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of those lands described in Official Record Book 408, Page 695 of the Public Records of Nassau County, Florida; thence on the Easterly line of said lands, N 17°42'30" W, a distance of 597.78 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1136, Page 260 and Official Record Book 932, Page 1824 of the said Public Records for the next 2 courses, S 72°16'09" W, a distance of 819.42 feet; thence S 89°02'41" W, a distance of 838.80 feet to the Northwest corner of last said lands said point also being on the Easterly line of those lands described in Official Record Book 956, Page 1636 of the aforesaid Public Records; thence departing said Northerly line and on the Easterly line of said lands, N 16°36'59" W, a distance of 1239.01 feet to the most Northeast corner of said lands, thence departing said Easterly line and on the most Northerly line of said lands, S 73°23'30" W, a distance of 1172.26 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'59" W, a distance of 874.67 feet; thence departing said Easterly Limited Access Right of Way line, N 49°39'35" E, a distance of 1624.06 feet to the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence continue N 49°39'35" E, a distance of 1172.85 feet; thence N 49°55'41" E, a distance of 1871.04 feet; thence N 05°27'29" E, a distance of 2997.60 feet to a point on the Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way as Recorded in Official Record Book 273, Page 551 and Official Record Book 278, Page 607 of the aforesaid Public Records; thence S 79°16'48" E, a distance of 2563.70 feet; thence S 37°12'31" W, a distance of 2021.47 feet to a point on aforesaid Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way; thence on said Westerly Right of Way line, S 31°51'09" E, a distance of 1875.32 feet; thence S 03°47'17" E, a distance of 876.82 feet; thence S 43°45'16" W, a distance of 806.96 feet; thence S 10°53'43" E, a distance of 2097.70 feet to a point on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on said Northerly Right of way line, S 72°19'01" W, a distance of 2626.63 feet to the Point of Beginning.

Less and Except:

District School Board of Nassau County, School Site, as described in Official Record Book 1981, Page 109, of the Public Records of Nassau County, Florida.

and Less and Except:

90 FOOT AND 81 FOOT ROADWAY PARCEL “A” AND PARCEL “B”:

as described in Official Record Book 1981, Page 163, of the Public Records of Nassau County, Florida.

Parcel B:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 2457.17 feet to a point on the Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 573.63 feet to a point on the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way); thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 8 courses, S 17°43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44°37'59" E, a distance of 321.59 feet to the curves end; thence S 71°32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64°47'13" E, a distance of 146.98 feet to the curves end; thence S 58°02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S 29°45'40" E, a distance of 331.57 feet to the curves end; thence S 01°29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3°44'28"; thence on the arc of said curve a distance of 45.38 feet said arc being subtended by a chord which bears S 03°21'32" E, a distance of 45.37 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line, N 67°35'28" W, a distance of 480.33 feet to the most Northeasterly corner of said lands; thence departing said Northeasterly line and on the North line of said lands, S 89°40'42" W, a distance of 528.86 feet; thence departing said North line, N 00°06'22" W, a distance of 965.41 feet; thence S 89°20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the said Public Records; thence on the East line of said lands, N 00°39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89°20'06" W, a distance of 208.70 feet to the Northeast corner of those lands described in Official Record Book 513, Page 91 of the said Public Records;

thence departing said North line and on the Northerly line of said lands , S 69°45'17" W, a distance of 94.87 feet to a point on the aforesaid Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) said point on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10°58'25"; thence departing said Northerly line and on the Easterly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 24.18 feet said arc being subtended by a chord which bears N 23°10'12" W, a distance of 24.15 feet to the curves end; thence N 17°40'59" W, a distance of 923.94 feet to the Point of Beginning.

Parcel C:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 3128.70 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 630.14 feet to the Northwest corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence S 17°40'59" E, a distance of 422.53 feet to the beginning of a curve, concave Northeast, having a radius of 781.27 feet and a central angle of 58°58'55"; thence on the arc of said curve a distance of 804.26 feet said arc being subtended by a chord which bears S 47°10'26" E, a distance of 769.22 feet to the northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida and the curves end; thence on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the east line of said Section 7, S 00°35'09" E, a distance of 570.02 feet to the a foresaid Northeasterly Right of Way line of William Burgess Boulevard said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses, a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a

distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'13" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a radius of 255.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 239.80 feet said arc being subtended by a chord which bears N 44°37'59" W, a distance of 231.09 feet to the curves end; thence N 17°43'35" W, a distance of 230.01 feet to the Point of Beginning.

Parcel ID	Owner	Address1	Address2	City State ZIP	Calculated Acres /Description	Deed Acres /Description	Comments/Description
39-2N-26-0000-0001-0070	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	128.84	128.79	part
44-2N-27-0000-0001-0270	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	40.21	40.21	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	11.21	11.21	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	12.49	12.49	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	1.29	1.29	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	7.95	5.8	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	7.85	7.85	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	1.29	1.29	
44-2N-27-0000-0001-0360	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	114.54	114.55	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	2.75	2.75	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	5.4	5.41	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	1.38	1.38	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	13.76	13.76	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	2.15	7.95	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.14	0.14	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.09	0.09	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.14	0.14	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.19	0.19	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.45	0.45	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.19	0.19	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.14	0.14	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.2	0.2	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.14	0.14	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.14	0.14	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.19	0.19	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.17	0.17	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.19	0.19	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.28	0.28	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.29	0.29	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.29	0.29	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.34	0.34	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.34	0.34	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.21	0.21	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.21	0.21	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.23	0.23	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.3	0.3	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.24	0.24	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.21	0.21	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.2	0.2	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.15	0.15	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.15	0.15	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.29	0.29	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.27	0.27	
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.15	0.15	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.15	0.15	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.16	0.16	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.2	0.2	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.2	0.2	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.16	0.16	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.18	0.18	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.15	0.15	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.13	0.13	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.17	0.17	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.13	0.13	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.13	0.13	lot

Parcel ID	Owner	Address1	Address2	City State ZIP	Calculated Acres /Description	Deed Acres /Description	Comments/Description
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.12	0.12	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.1	0.1	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.15	0.15	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.15	0.15	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.17	0.17	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.13	0.13	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.1	0.1	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.16	0.16	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.1	0.1	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.13	0.13	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.12	0.12	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.07	0.07	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.09	0.09	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.17	0.17	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.13	0.13	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.07	0.07	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.07	0.07	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.07	0.07	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.07	0.07	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.07	0.07	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.1	0.1	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.14	0.14	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.11	0.11	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.11	0.11	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.12	0.12	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.12	0.12	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.14	0.14	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.1	0.1	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.1	0.1	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.1	0.1	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.14	0.14	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.14	0.24	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.09	0.24	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.11	0.11	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.12	0.12	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.16	0.16	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.13	0.13	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.12	0.12	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.16	0.16	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.11	0.11	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.17	0.17	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.18	0.18	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.19	0.19	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.19	0.19	lot
unassigned by County	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	0.23	0.23	lot
44-2N-27-0000-0001-0350	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	38.04	38.59	
50-3N-27-0000-0001-0370	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	74.79	74.79	
06-2N-27-0000-0001-0000	WILDLIGHT LLC	1 RAYONIER WAY		WILDLIGHT, FL 32097	55.29	56.22	
44-2N-27-1960-000D-0000	TERRAPOINTE LLC	C/O RAYONIER TAX SERVICES	PO BOX 161139	MOBILE, AL 36616	1.34	1.34	
44-2N-27-1960-0001-0000	TERRAPOINTE LLC	C/O RAYONIER TAX SERVICES	PO BOX 161139	MOBILE, AL 36616	3.66	3.67	
44-2N-27-1960-000A-0000	TERRAPOINTE LLC	C/O RAYONIER TAX SERVICES	PO BOX 161139	MOBILE, AL 36616	3.56	3.56	
44-2N-27-1960-0003-0000	TERRAPOINTE LLC	C/O RAYONIER TAX SERVICES	PO BOX 161139	MOBILE, AL 36616	0.77	0.75	
50-3N-27-0000-0001-0270	TERRAPOINTE LLC	C/O RAYONIER TAX SERVICES	PO BOX 161139	MOBILE, AL 36616	911.03	904.12	small part
44-2N-27-0000-0001-0340	TERRAPOINTE LLC	C/O RAYONIER TAX SERVICES	PO BOX 161139	MOBILE, AL 36616	191.83	199.67	small part
06-2N-27-0000-0001-0020	TERRAPOINTE LLC	C/O RAYONIER TAX SERVICES	PO BOX 161139	MOBILE, AL 36616	6.49	7.13	

Parcel ID	Owner	Address1	Address2	City State ZIP	Calculated Acres /Description	Deed Acres /Description	Comments/Description
50-3N-27-0000-0001-0270	RAYONIER EAST NASSAU TIMBER PROPERTIES II, LLC	1 RAYONIER WAY		YULEE, FL 32097	911.03	904.12	small part
41-3N-26-0000-0001-0030	RAYONIER EAST NASSAU TIMBER PROPERTIES V, LLC	1 RAYONIER WAY		YULEE, FL 32097	1329.95	1327.61	small part
44-2N-27-1960-0002-0000	FLORIDA PUBLIC UTILITIES	ATTN: MARK CUTSHAW	1750 SOUTH 14TH STREET, SUITE 200	FERNANDINA BEACH, FL 32034	1.3	1.31	
unassigned by County	DS WARE HOMES, LLC	ATTN: GINA L. POLSENO	6101 GAZEBO PARK PLACE NORTH, SUITE 105	JACKSONVILLE, FL 32257	LOTS 20, 21, 22, 43, 44, 45, 46, 48 AND 61 AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PHASE 1A AS RECORDED IN PLAT BOOK 8, PAGES 203-213 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA		
unassigned by County	FIRST FEDERAL BANK OF FLORIDA	ATTN: PAM HITT	4705 US HIGHWAY 90 W	LAKE CITY, FL 32055	TRACT "H" AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PHASE 1A AS RECORDED IN PLAT BOOK 8, PAGES 203-213 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA		
44-2N-27-0000-0001-0370	UNIVERSITY OF FLORIDA JACKSONVILLE HEALTH PHYSICIANS, INC.	ATTN: DR. LEON HALEY	655 WEST 8TH STREET	JACKSONVILLE, FL 32209	8.41	8.74	
unassigned by County	VCP ACQUISITIONS, LLC	ATTN: GARRISON MCMILLAN	3350 RIVERWOOD PARKWAY, SUITE 750	ATLANTA, GA 30339	TRACT "A" AS SHOWN ON THE PLAT OF EAST NASSAU - WILDLIGHT PHASE 1A AS RECORDED IN PLAT BOOK 8, PAGES 203-213 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA		

Exhibit B

EAST NASSAU STEWARDSHIP DISTRICT
ENGINEERS REPORT
For
WILDLIGHT VILLAGE PHASE 1

Prepared for

Board of Supervisors
East Nassau
Stewardship District

Prepared by

England-Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS
14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

E 17-042

August 10, 2017
Revised December 14, 2017

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I. PURPOSE

This report is to document the infrastructure associated with the East Nassau Stewardship District (District), as defined in Chapter 2017-206 Laws of Florida, that is expected to be designed, permitted, constructed, acquired, operated and maintained by the District. Infrastructure that may or may not be supplied or funded by other entities will be acknowledged to provide a more complete view of the entire District. Plate 1 depicts the location of the District.

II. BACKGROUND

The District is a 23,600 ± acre independent special district located in Nassau County, Florida. The land within the District consists of parcels within the East Nassau Community Planning Area, referred to herein as the ENCPA. The authorized land uses within the ENCPA include Regional Center, Employment Center, Village Center, Resort Development, Residential (Tier 1, 2 and 3), and Conservation Habitat Network (wetland and upland conservation).

This community has a need for significant infrastructure in order for the planned development to occur. The present use is timber, which has not required the installation of infrastructure improvements to any significant degree. The Legislature determined that the District will allow for orderly financing, construction and provision of a variety of infrastructure improvements. Either the District, Nassau County, utility companies, property owners associations, or in some cases private parties, are expected to operate and maintain the infrastructure improvements contemplated within the District. The District will provide for environmental features, stormwater management systems, utility systems, parks, street lights, roads, civic uses embodied in development approvals or permit conditions, among other improvements and services authorized by Chapter 2017-206 Laws of Florida. The environmental features include the wetland and upland systems (CHNs) within the District and the state conservation areas that are used for mitigation purposes. Utilities to be provided include the distribution and collection systems for water, sewer and reuse systems, communications, electric supply facilities and other types of utilities. The primary utilities will be maintained by JEA, which is a public utility with a franchise area that extends over the entire District. The construction of the utilities will be funded by the District. The roads will include onsite major and minor roads. The civic use commitments include but are not limited to schools, parks and the donation of property for public purposes.

The infrastructure construction for the District began in 2016 and is expected to continue through the year 2066, and will consist of numerous phases. The timeline could be lengthened or shortened and the number of phases could be modified based on actual developer sales, economic conditions and future development trends in the area.

III. GENERAL INFORMATION

The terrain within the District is generally flat, with elevations ranging from elevation 50 feet down to 5 feet North American Vertical Datum (NAVD). Soils are generally clayey, typical for Nassau County. Groundwater generally is located zero to five feet below natural grade. A series of stormwater ponds and control structures will control stormwater discharge. St. Johns River Water Management District (SJRWMD) design criteria will be utilized for design of all stormwater management facilities within the District. The stormwater management design criteria of Nassau County will also be utilized for design.

The District is served or planned to be served by entry from several major roadways including I-95, US-17, State Road 200, Pages Dairy Road, and Chester Road.

Potable water will be provided by JEA, which is a community owned public utility. Reclaim water for irrigation and wastewater treatment will also be provided by JEA.

IV. LAND USES

The full development within the District boundaries is currently anticipated to include the following:

TYPE	Acreage (approximate)	Entitlements
Regional Center	1,923	11,000,000 S.F.
Employment Center	1,907	
Village Center	449	
Resort Development	1,008	
Residential Tier 1	769	24,000 Units
Residential Tier 2	3,679	
Residential Tier 3	2,720	
Wetland System	7,913	CHN
Upland Conservation	3,862	11,775 Acres
TOTAL	**24,230**	

This Improvement Plan is specific to Wildlight Village Phase 1, which is a 641 +/- acre subset of the Central Planning Area of the ENCPA. The development within Wildlight Village Phase 1 is currently anticipated to include the following:

TYPE	Acreage (approximate)	Program
Apartments Multi-Family (For Rent)		300 units
Single Family		581 units
Village Center		550,000 S.F.
Elementary School	27	
Community Center	2	
Park and Open Space	350	
Wellness Center/Private School	28	

(Refer to Plate 2 for the limits of Wildlight Village Phase 1 and Plate 3 for its legal description.)

V. PROPOSED UNIT DISTRIBUTION FOR WILDLIGHT VILLAGE PHASE 1

The currently proposed development within Wildlight Village Phase 1 is as tabulated below:

Proposed Unit Distribution for Phase 1 Bonds		
Phase 1 Bonds		
Phase	**Approximate Lot Width (Feet)**	**Number**
1a	30	26
1a	45	32
1a	55	15
1a	70	11
1a	**Sub-Total**	**84**
1c	30	34
1c	45	209
1c	55	160
1c	70	94
1c	**Sub-Total**	**497**
1a, 1c	**TOTAL**	**581**

VI. INFRASTRUCTURE IMPROVEMENTS

The District is expected to fund, finance, construct, acquire or otherwise provide public infrastructure improvements within the District including but not limited to the following: roadways (including landscaping and lighting), stormwater management systems (i.e., stormwater management facilities, control structures, stormwater conveyance systems, etc.), recreation (i.e., mobility trails, parks), decorative walls, fences, water, sewer, and reclaim facilities together with technical and permitting fees. Table 1 lists anticipated operation and maintenance entities.

The District is located within the franchise areas of Florida Power & Light for electrical supply. Private entities are expected to provide telephone service and cable television for the lands within the District.

The capital improvements described in this report represent the present intentions of the District. The implementation of any improvements discussed in this plan requires the final approval by regulatory agencies including local, state and federal agencies. The cost estimates provided in this report have been prepared based upon recent cost data. The actual cost of construction, final design, planning, approvals and permitting may vary from the cost estimates provided. The improvements are further described in the following sections.

A. Roads

Numerous roads within the District will be constructed concurrent with development of the land within the District. The roadways will be designed and constructed in accordance with Nassau County standards and specifications. Roads outside the District boundaries may be constructed, widened or extended as required to allow for development of the property to comply with local criteria. Rights-of-way for roads inside the District may be acquired by the District. These roadways may include (but are not to be limited to):

1. Mobility Roads
2. Local Roads
3. Internal Subdivision roadways
4. I-95 Interchange
5. Other roadways affected by the development as may be required by development approval or permit

B. Utilities

The District will construct the potable water, sanitary sewer and reclaim systems necessary to support the District's residents and industrial and commercial activities. Potable water, sewer and reclaim facilities will be designed and constructed to the appropriate standards and specifications, including JEA and the State of Florida. Utilities may include offsite systems (i.e., offsite force mains, water mains, pumping facilities and treatment facilities) and onsite systems constructed as part of roadways or subdivisions.

C. Stormwater Management/Drainage

The stormwater management/drainage system for the District will be designed and constructed in accordance with St. Johns River Water Management District (SJRWMD) and Nassau County regulations. System elements will include stormwater management facilities, swales, piping, control structures, storm inlets, bio swales, etc. Land acquisition for some or all of the system elements is possible. Each portion of the system will be required to be reviewed and approved by the appropriate agencies prior to construction.

D. Landscaping and Hardscape Features

Landscaping and hardscape features will be an integral part of the District infrastructure. Typically (though not always required), major roadways will be landscaped, irrigated, and street lights provided. Development areas and various neighborhoods will have entry features and various hardscape features designed to provide a distinctive look for the community.

E. Recreation

Recreation areas throughout the District may include (but are not limited to) County, community and neighborhood parks (some with ball fields, playground equipment, restrooms, tennis courts, etc.), mobility trails, greenways, and active recreation amenities.

TABLE 1

Proposed Operation and Maintenance Responsibilities	
Description	**Anticipated Obligated Party for Maintenance**
I-95 Interchange	FDOT
Arterial/Collector Roads	Nassau County
Local/Neighborhood Roads	Nassau County/ District
Alleys	Property Owners Association
Potable Water/Sanitary Sewer/Reclaim	JEA
Electric	Florida Power and Light
Natural Gas	Florida Public Utilities
Mobility Trails	District
Schools	Nassau County
Recreation Facilities	Nassau County/District/YMCA
Conservation Habitat Networks	District
Communication Networks	Utility Provider or District

VII. PERMITS

Permits that will be required or that have been obtained for development include those from Nassau County, St. Johns River Water Management District, Florida Department of Transportation, U.S. Army Corps of Engineers and Florida Department of Environmental Protection. These permits are a normal part of the development process and are expected to be issued upon submittal and processing of the appropriate applications. However, all permits are subject to final agency action.

VIII. OPINION OF PROBABLE COST

Table 2 presents a summary of the District financed improvements for Wildlight Village Phase 1, as described in Section VI. INFRASTRUCTURE IMPROVEMENTS of this report. In developing the estimates presented in this Table, the Engineer estimated the cost to construct the Project based on other projects of similar sizes and types. The following estimates are based upon sound engineering principles and judgment. To the estimated construction cost, professional/technical service fees were estimated at 12% and a 15% contingency was added. Initial costs are in 2017 dollars; inflation is applied based upon a 7-year buildout, at 5% per year, averaged with the 2017 cost.

TABLE 2
PROPOSED IMPROVEMENT COSTS – WILDLIGHT VILLAGE PHASE 1

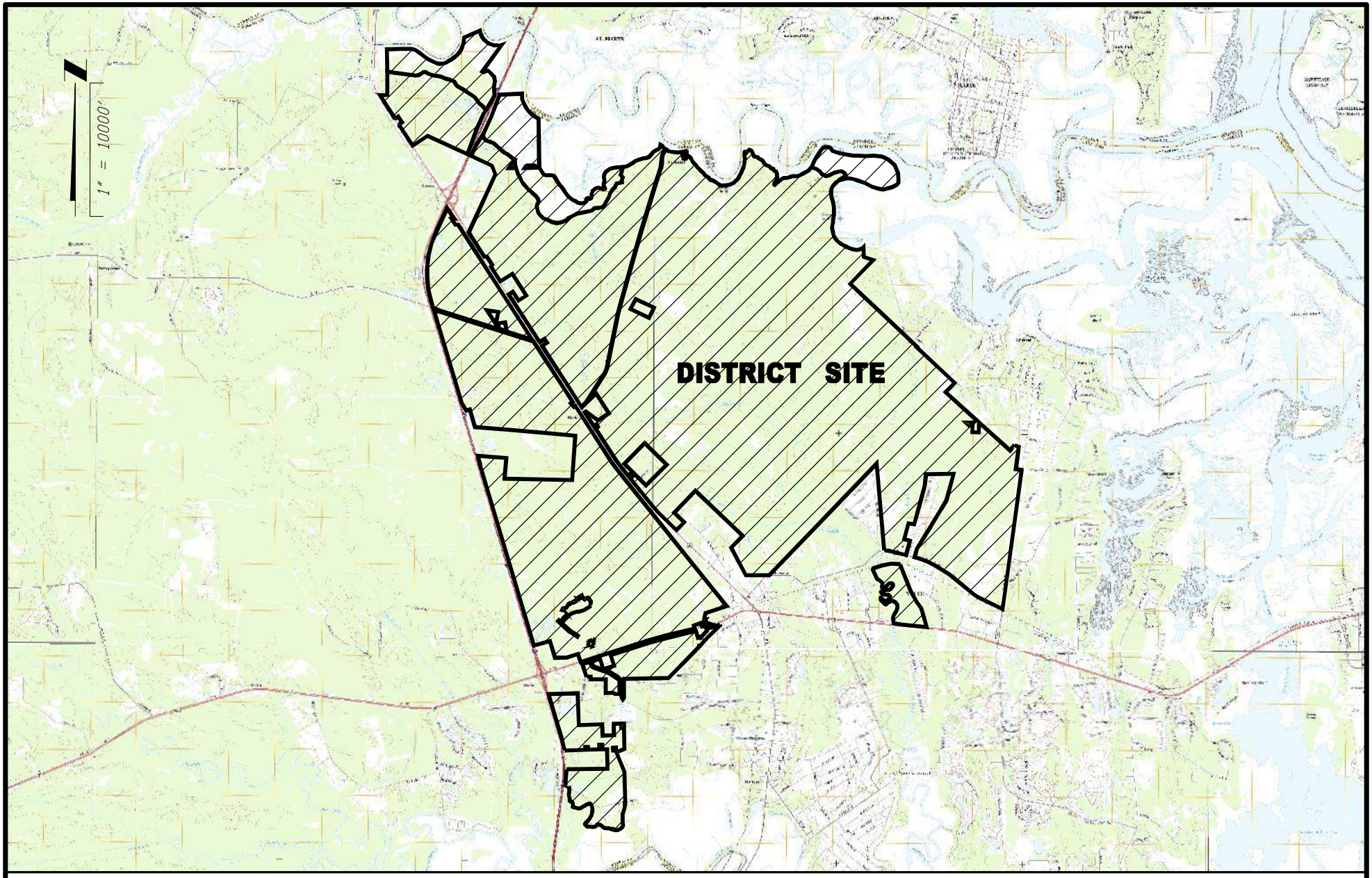
Improvement Category	Master Infrastructure Improvement	Neighborhood Infrastructure Improvement*
Mobility Roads	$2,300,000	
Local Roads	$3,400,000	
Neighborhood Roads		$4,700,000
Mobility/Public Trails	$1,600,000	
Stormwater Management Facilities	$4,700,000	
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	$5,700,000	$4,300,000
Street Lighting	$300,000	$300,000
Landscaping/Irrigation	$1,200,000	
Parks and Recreation Facilities	$500,000	
Entry Feature(s)	$1,000,000	
SUBTOTAL	**$20,700,000**	**$9,300,000**
Design, Engineering, Surveying & Permitting (12%)	$2,485,000	$1,120,000
Construction Cost Contingency (15%)	$3,105,000	$1,400,000
2017 TOTAL	**$26,290,000**	**$11,820,000**
BUILDOUT TOTAL	**$31,700,000**	**$14,300,000**

*****Neighborhood infrastructure improvements associated with the neighborhood roads depicted on Plate 7 of this report shall serve the lands currently projected as single family units adjacent to said roads. All other improvements outside the limits of these roadways shall be considered Master Infrastructure Improvements.

IX. SUMMARY AND CONCLUSION

The project as outlined is necessary for the functional development of the District. The project is being designed in accordance with current regulatory requirements. The project will serve its intended function provided that the construction is in substantial compliance with the design. Items of construction for the project are based upon current development plans.

It is our professional opinion that the Infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the lands within the District. The estimated costs are based upon prices currently being experienced for similar items of work in North Florida. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



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EAST NASSAU STEWARDSHIP DISTRICT
LOCATION MAP

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	17-042
DRAWN BY:	A.J.A.
DATE:	AUGUST 10, 2017
PLATE NO.	1

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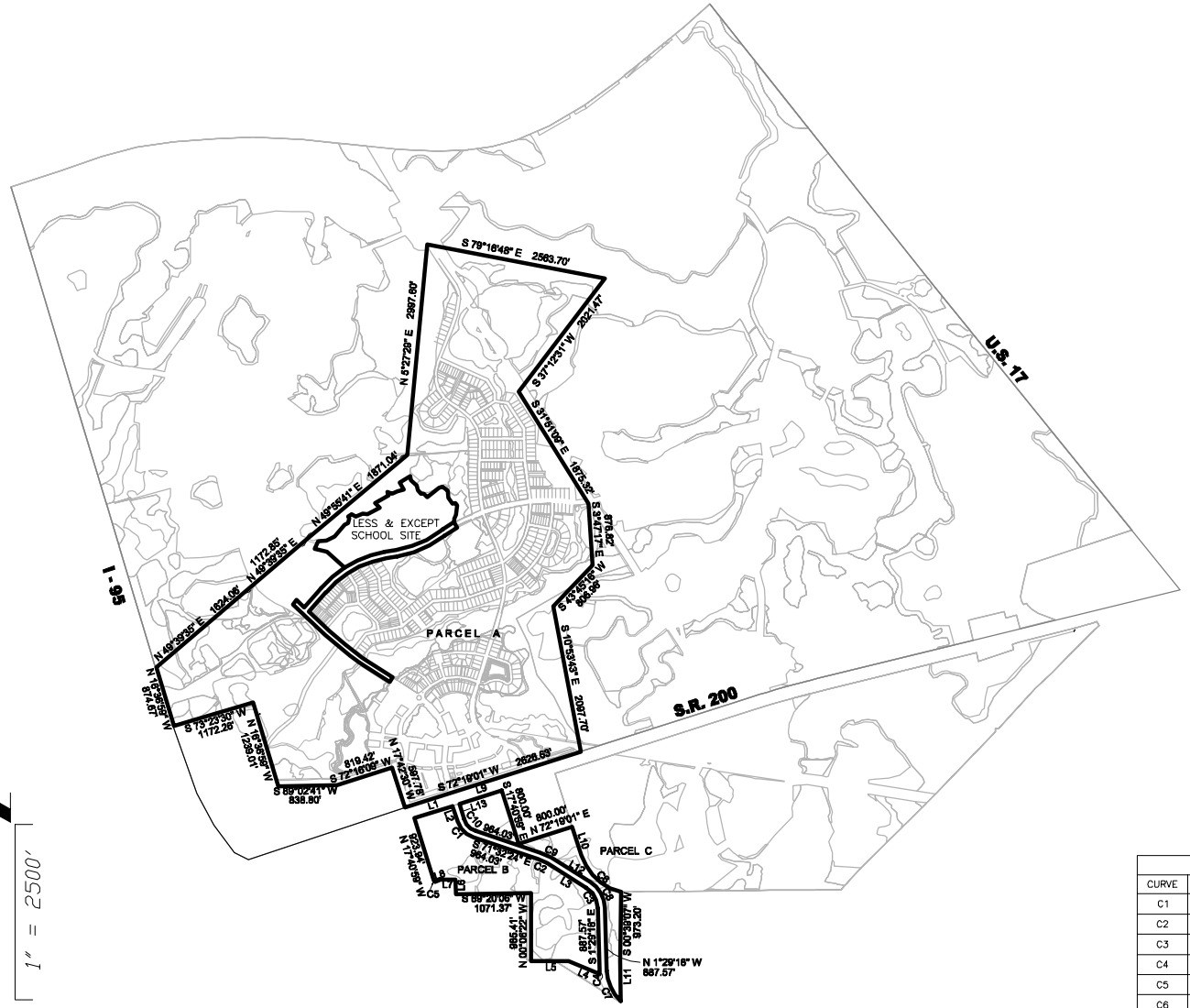

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 72°19'01" E	573.63'
L2	S 17°43'35" E	230.08'
L3	S 58°02'03" E	655.42'
L4	N 67°35'28" W	480.33'
L5	S 89°40'42" W	528.86'
L6	N 0°39'54" W	208.70'
L7	S 89°20'06" W	208.70'
L8	S 69°45'17" W	94.87'
L9	N 72°19'01" E	630.14'
L10	S 17°40'59" E	422.53'
L11	S 0°35'09" E	570.02'
L12	N 58°02'03" W	655.42'
L13	N 17°43'35" W	230.01'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	53°48'49"	355.32'	333.73'	180.32'	S 44°37'59" E	321.59'
C2	13°30'21"	625.00'	147.33'	74.01'	S 64°47'13" E	146.98'
C3	56°32'45"	350.00'	345.42'	188.24'	S 29°45'40" E	331.57'
C4	3°44'28"	695.00'	45.38'	22.70'	S 3°21'32" E	45.37'
C5	10°58'25"	126.27'	24.18'	12.13'	N 23°10'12" W	24.15'
C6	58°58'55"	781.27'	804.26'	441.86'	S 47°10'26" E	769.22'
C7	47°04'42"	595.00'	488.89'	259.20'	N 25°01'39" W	475.26'
C8	56°32'45"	450.00'	444.11'	242.03'	N 29°45'40" W	426.30'
C9	13°30'21"	725.00'	170.90'	85.85'	N 64°47'13" W	170.50'
C10	53°48'49"	255.32'	239.80'	129.57'	N 44°37'59" W	231.09'

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WILDLIGHT VILLAGE PHASE 1 BOUNDARY

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042
DRAWN BY: A.J.A.
DATE: AUGUST 10, 2017
PLATE NO. 2

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Parcel A:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of those lands described in Official Record Book 408, Page 695 of the Public Records of Nassau County, Florida; thence on the Easterly line of said lands, N 17°42'30" W, a distance of 597.78 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1136, Page 260 and Official Record Book 932, Page 1824 of the said Public Records for the next 2 courses, S 72°16'09" W, a distance of 819.42 feet; thence S 89°02'41" W, a distance of 838.80 feet to the Northwest corner of last said lands said point also being on the Easterly line of those lands described in Official Record Book 956, Page 1636 of the aforesaid Public Records; thence departing said Northerly line and on the Easterly line of said lands, N 16°36'59" W, a distance of 1239.01 feet to the most Northeast corner of said lands, thence departing said Easterly line and on the most Northerly line of said lands, S 73°23'30" W, a distance of 1172.26 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'59" W, a distance of 874.67 feet; thence departing said Easterly Limited Access Right of Way line, N 49°39'35" E, a distance of 1624.06 feet to the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence continue N 49°39'35" E, a distance of 1172.85 feet; thence N 49°55'41" E, a distance of 1871.04 feet; thence N 05°27'29" E, a distance of 2997.60 feet to a point on the Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way as Recorded in Official Record Book 273, Page 551 and Official Record Book 278, Page 607 of the aforesaid Public Records; thence S 79°16'48" E, a distance of 2563.70 feet; thence S 37°12'31" W, a distance of 2021.47 feet to a point on aforesaid Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way; thence on said Westerly Right of Way line, S 31°51'09" E, a distance of 1875.32 feet; thence S 03°47'17" E, a distance of 876.82 feet; thence S 43°45'16" W, a distance of 806.96 feet; thence S 10°53'43" E, a distance of 2097.70 feet to a point on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on said Northerly Right of way line, S 72°19'01" W, a distance of 2626.63 feet to the Point of Beginning.

Less and Except:

District School Board of Nassau County, School Site, as described in Official Record Book 1981, Page 109, of the Public Records of Nassau County, Florida.

and Less and Except:

90 FOOT AND 81 FOOT ROADWAY PARCEL "A" AND PARCEL "B":

as described in Official Record Book 1981, Page 163, of the Public Records of Nassau County, Florida.

Parcel B:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 2457.17 feet to a point on the Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 573.63 feet to a point on the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way); thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 8 courses, S 17°43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44°37'59" E, a distance of 321.59 feet to the curves end; thence S 71°32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64°47'13" E, a distance of 146.98 feet to the curves end; thence S 58°02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S 29°45'40" E, a distance of 331.57 feet to the curves end; thence S 01°29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3°44'28"; thence on the arc of said curve a distance of 45.38 feet said arc being subtended by a chord which bears S 03°21'32" E, a distance of 45.37 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line, N 67°35'28" W, a distance of 480.33 feet to the most Northeasterly corner of said lands; thence departing said Northeasterly line and on the North line of said lands, S 89°40'42" W, a distance of 528.86 feet; thence departing said North line, N 00°06'22" W, a distance of 965.41 feet; thence S 89°20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the said Public Records; thence on the East line of said lands, N 00°39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89°20'06" W, a distance of 208.70 feet to the Northeast corner of those lands described in Official Record Book 513, Page 91 of the said Public Records; thence departing said North line and on the Northerly line of said lands , S 69°45'17" W, a distance of 94.87 feet to a point on the aforesaid Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) said point on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10°58'25"; thence departing said Northerly line and on the Easterly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 24.18 feet said arc being subtended by a chord which bears N 23°10'12" W, a distance of 24.15 feet to the curves end; thence N 17°40'59" W, a distance of 923.94 feet to the Point of Beginning.

ETM
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WILDLIGHT VILLAGE PHASE 1 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	17-042
DRAWN BY:	A.J.A.
DATE:	AUGUST 10, 2017
PLATE NO.	3A

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Parcel C:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 3128.70 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 630.14 feet to the Northwest corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence S 17°40'59" E, a distance of 422.53 feet to the beginning of a curve, concave Northeast, having a radius of 781.27 feet and a central angle of 58°58'55"; thence on the arc of said curve a distance of 804.26 feet said arc being subtended by a chord which bears S 47°10'26" E, a distance of 769.22 feet to the northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida and the curves end; thence on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the east line of said Section 7, S 00°35'09" E, a distance of 570.02 feet to the a foresaid Northeasterly Right of Way line of William Burgess Boulevard said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses, a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'13" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a radius of 255.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 239.80 feet said arc being subtended by a chord which bears N 44°37'59" W, a distance of 231.09 feet to the curves end; thence N 17°43'35" W, a distance of 230.01 feet to the Point of Beginning.

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WILDLIGHT VILLAGE PHASE 1 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	17-042
DRAWN BY:	A.J.A.
DATE:	AUGUST 10, 2017
PLATE NO.	3B

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Home Site Map by Type

This site plan is conceptual, for illustrative purposes, and should be used for general reference only. The layout may not be to scale and is not intended to form any part of a contract or warranty unless expressly incorporated into a written agreement. No representation express or implied is made. This site plan is subject to change, modification or revision without notice.

As of 06/27/2017

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DEVELOPMENT PLAN - PHASE 1a (RESIDENTIAL)

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	17-042
DRAWN BY:	A.J.A.
DATE:	AUGUST 10, 2017
PLATE NO.	4A

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DEVELOPMENT PLAN - PHASE 1c (RESIDENTIAL)

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 4B

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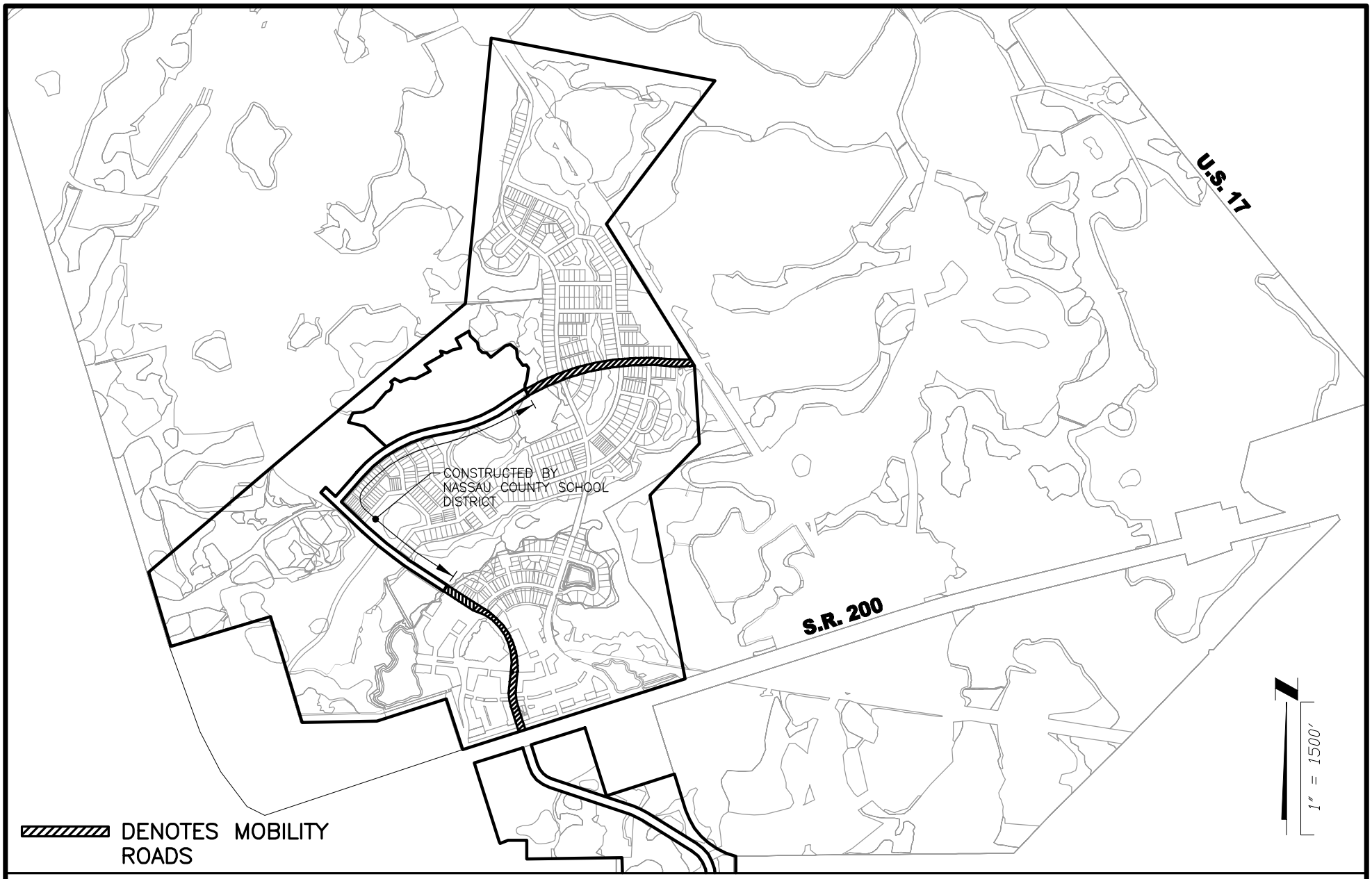

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MOBILITY ROADS

EAST NASSAU STEWARDSHIP DISTRICT

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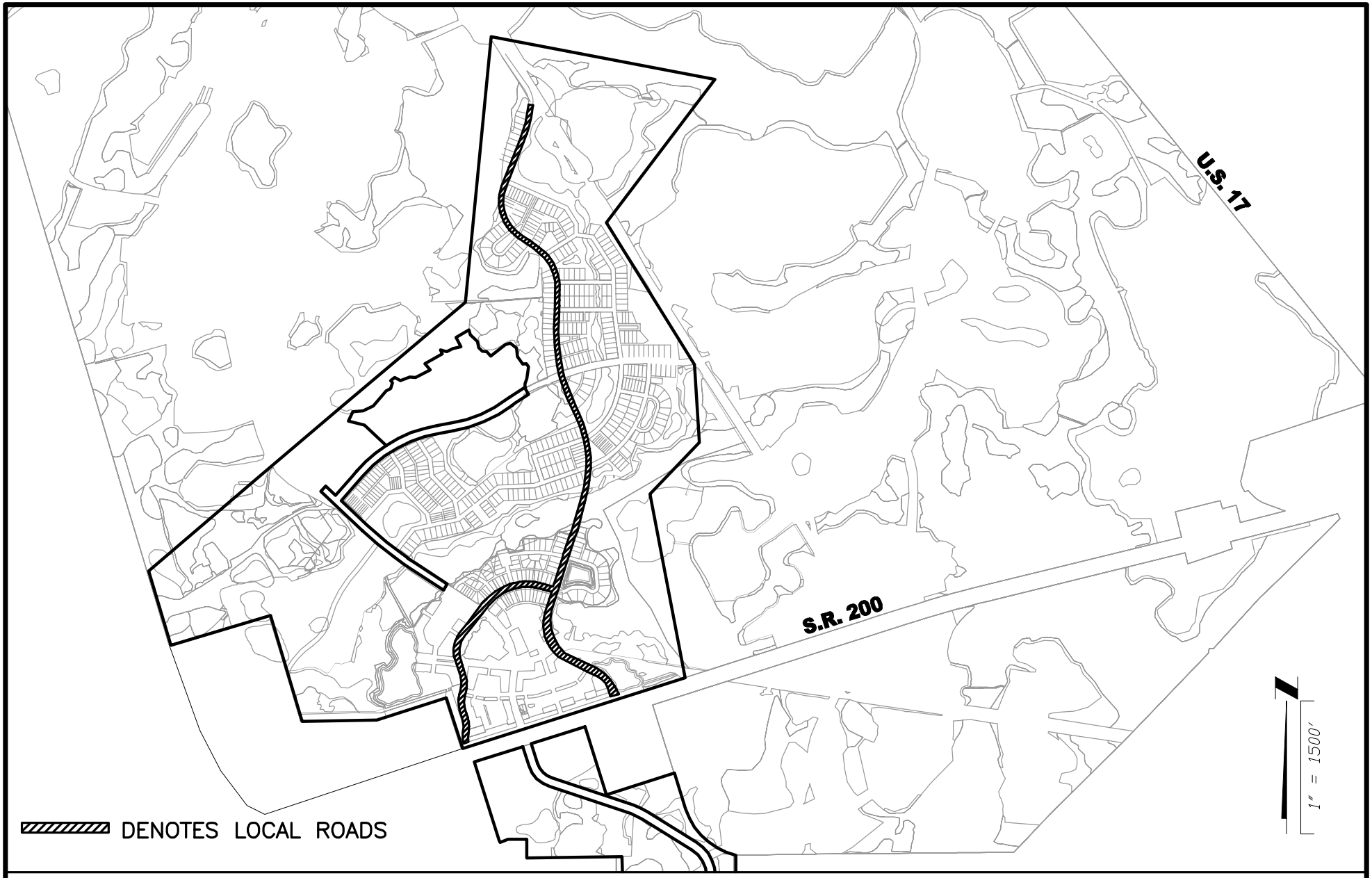

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LOCAL ROADS

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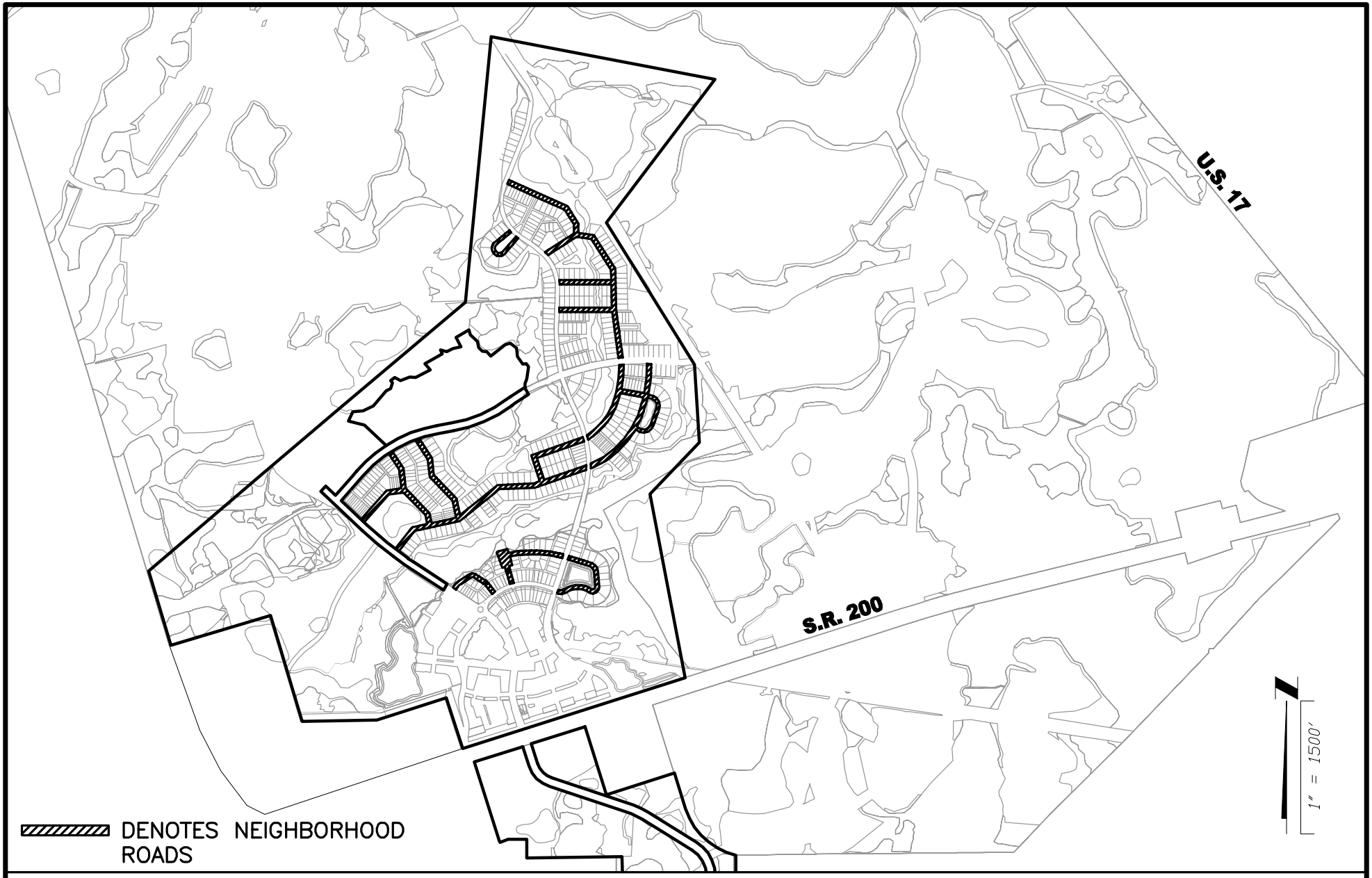

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NEIGHBORHOOD ROADS

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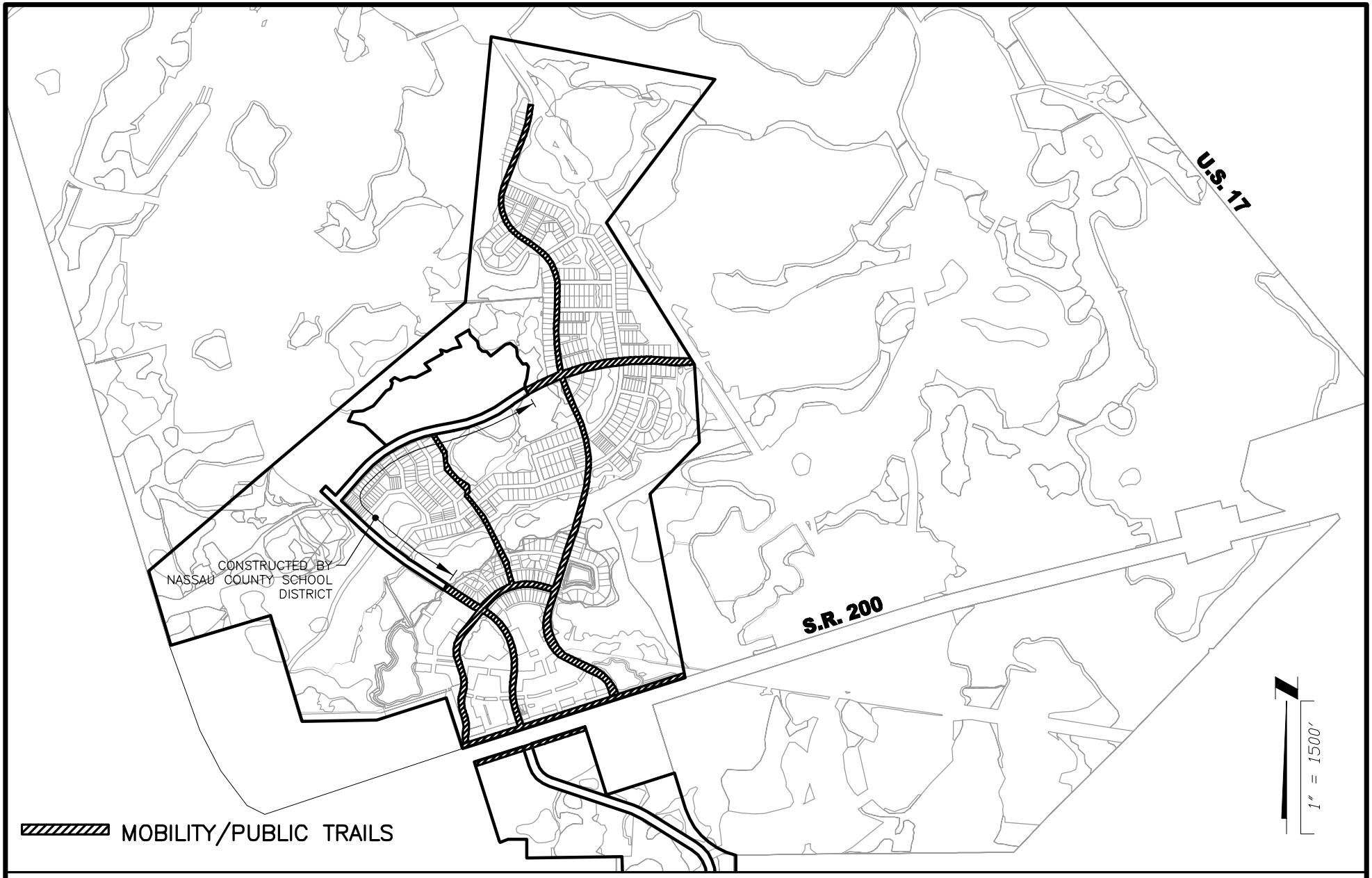

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MOBILITY/PUBLIC TRAILS

EAST NASSAU STEWARDSHIP DISTRICT

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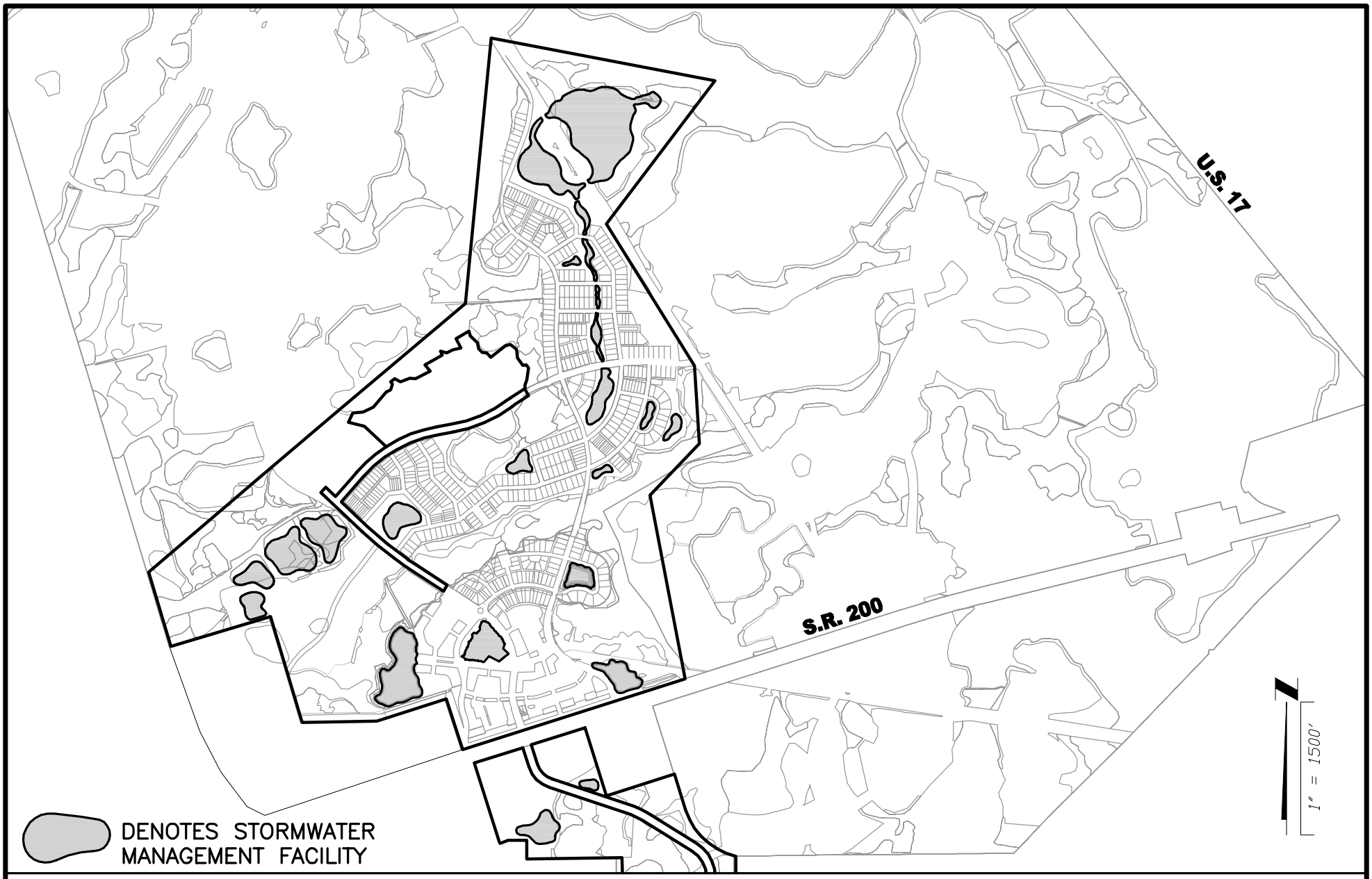

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STORMWATER MANAGEMENT FACILITIES

EAST NASSAU STEWARDSHIP DISTRICT

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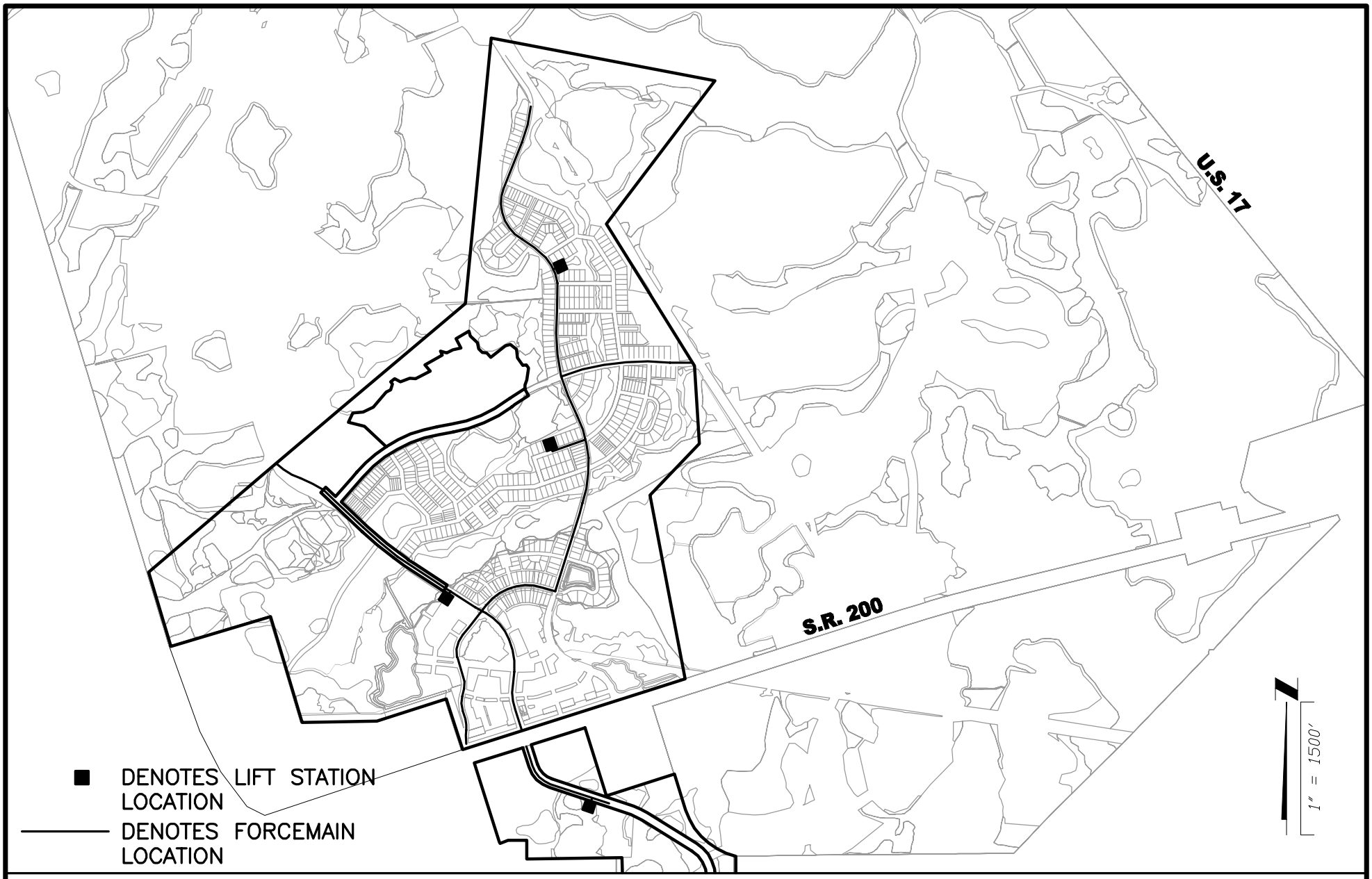

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SANITARY SEWER LIFT STATIONS AND FORCEMAINS

EAST NASSAU STEWARDSHIP DISTRICT

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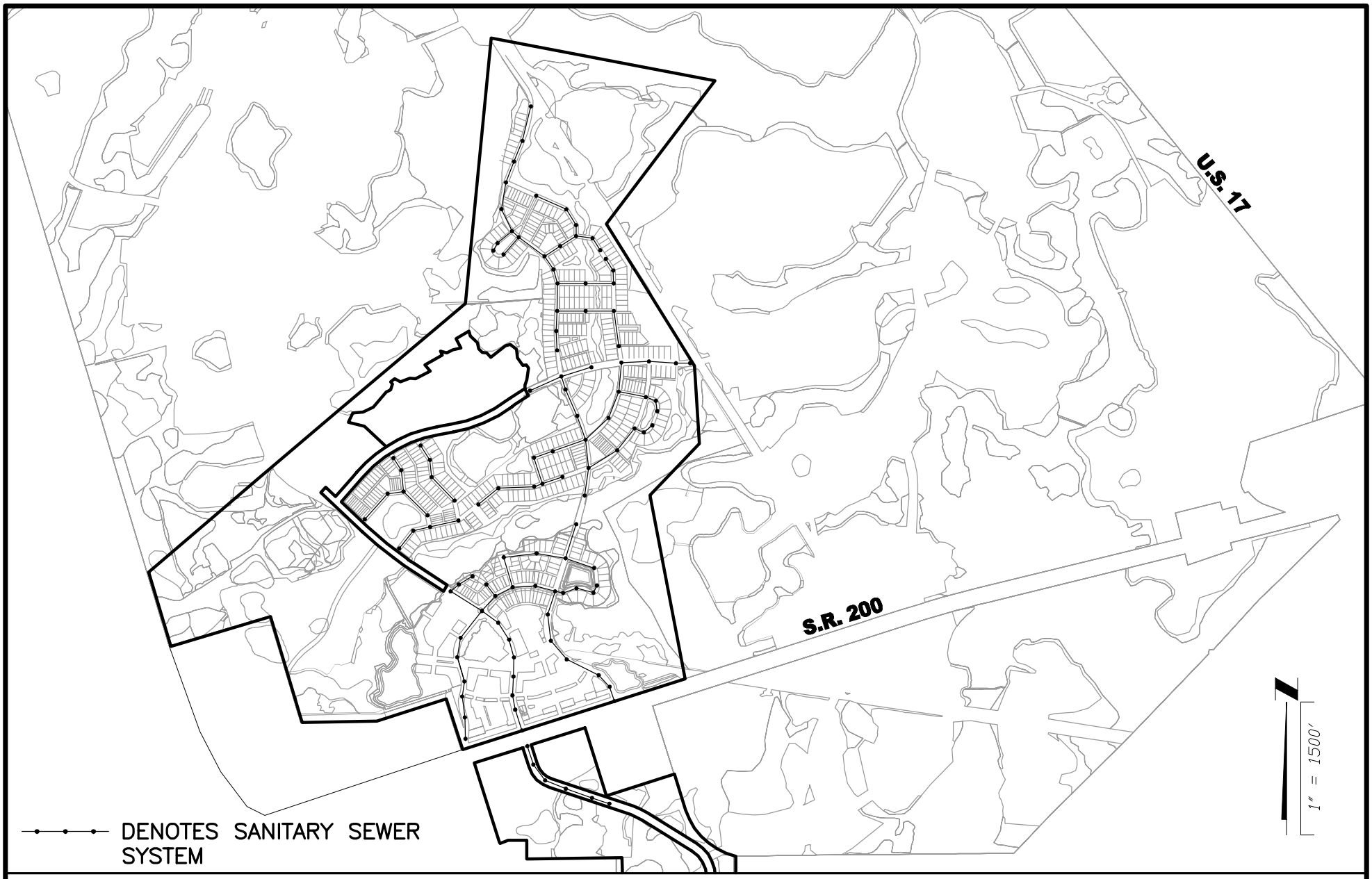

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SANITARY SEWER COLLECTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

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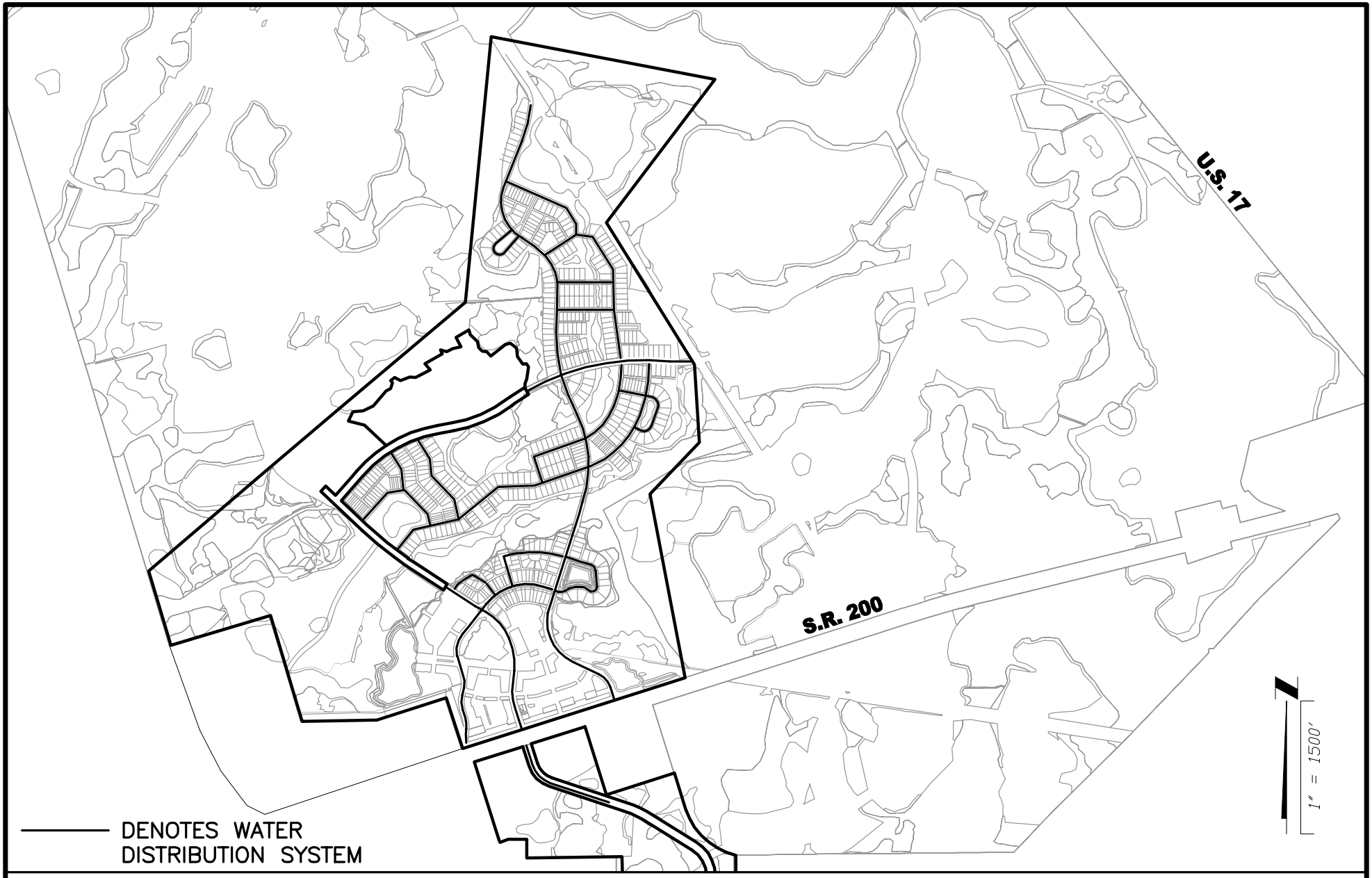

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POTABLE WATER DISTRIBUTION SYSTEM

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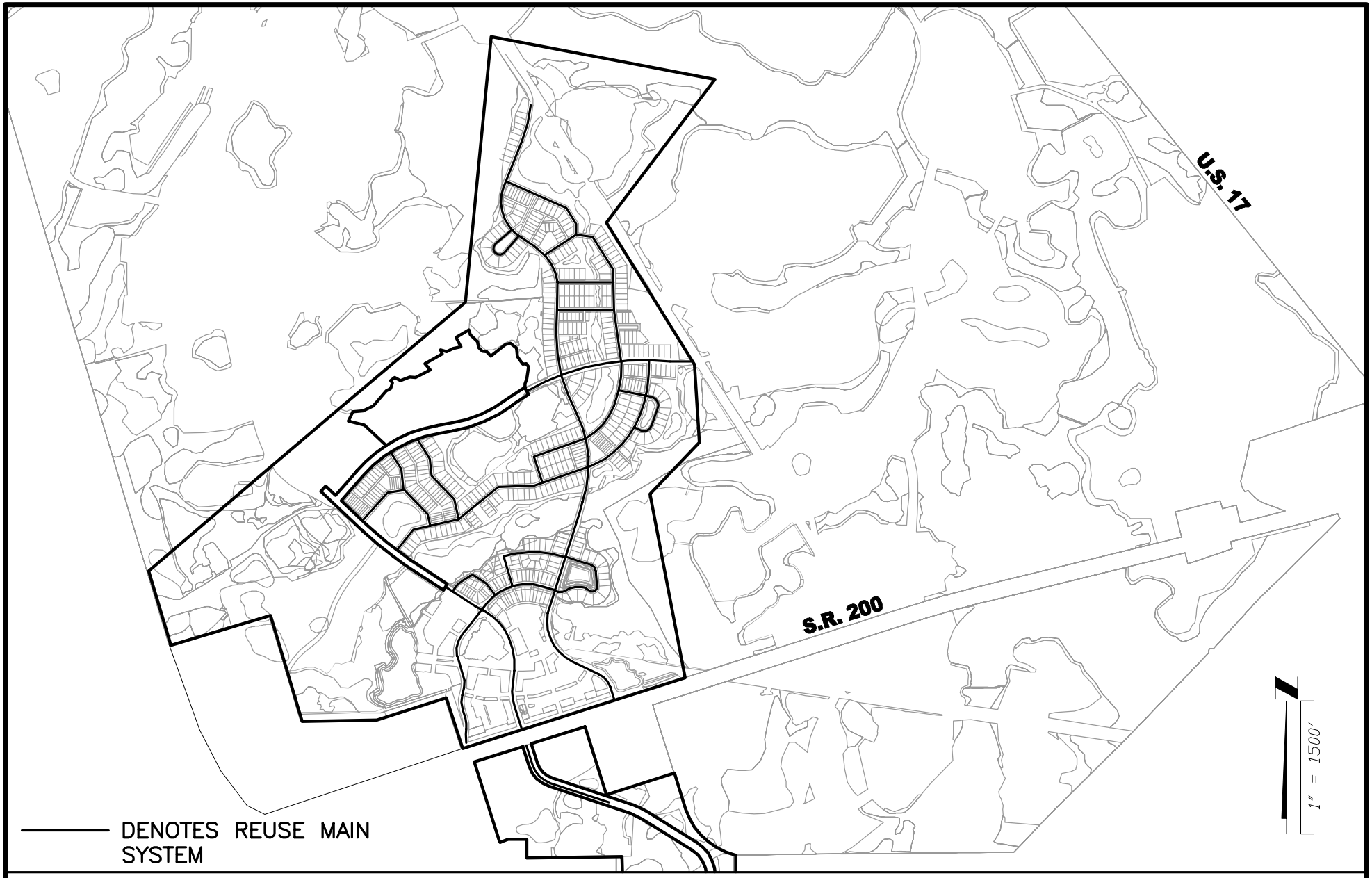

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RECLAIM WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

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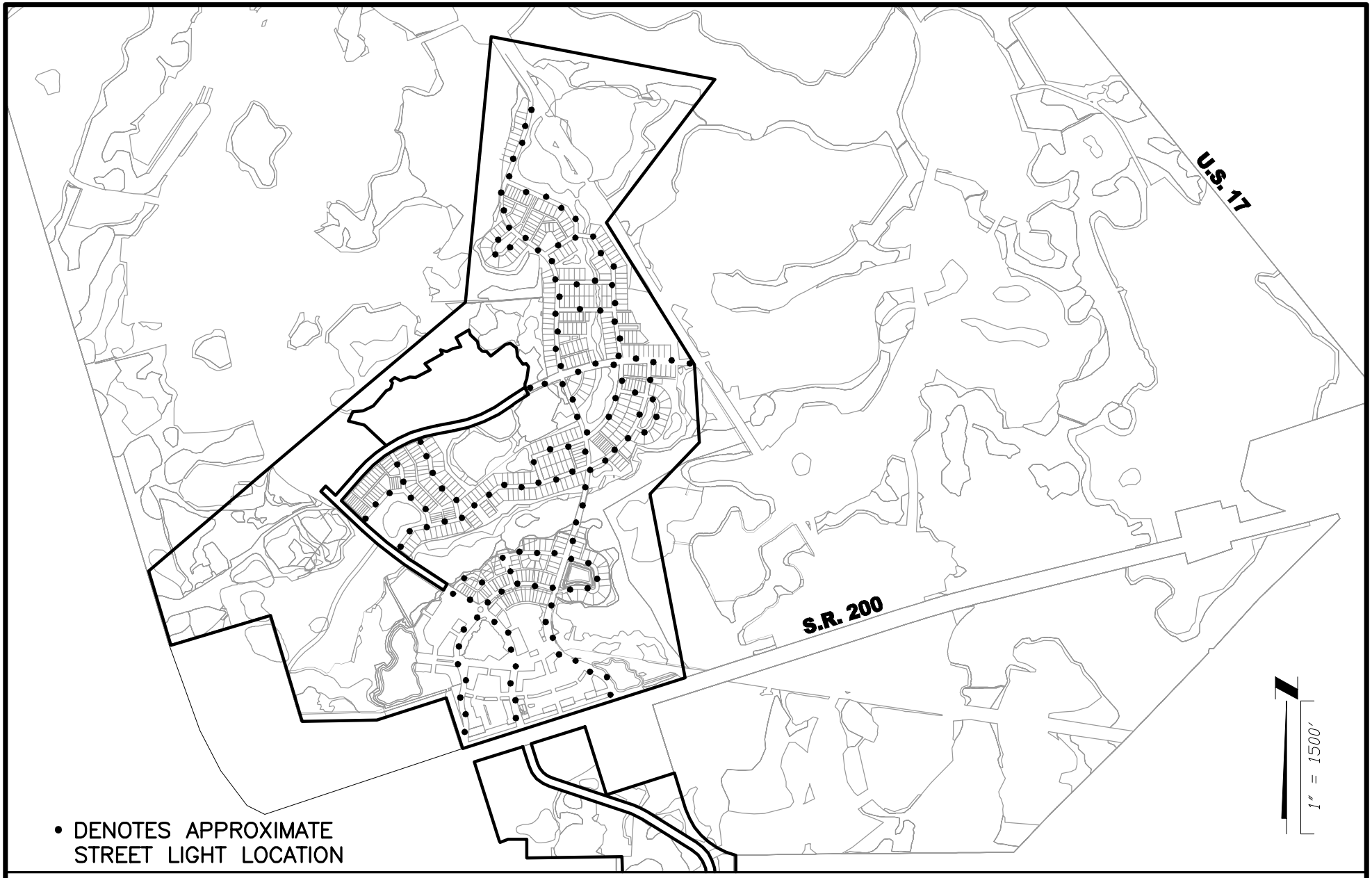

• DENOTES APPROXIMATE STREET LIGHT LOCATION

ETM
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STREET LIGHTING

EAST NASSAU STEWARDSHIP DISTRICT

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Exhibit C

EAST NASSAU STEWARDSHIP DISTRICT

Master
Special Assessment
Methodology Report
for the
Wildlight Village Phase 1

December 14, 2017

Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Wildlight Village Phase 1 (the “Wildlight Phase 1”) portion of the East Nassau Stewardship District (the “District”), located in unincorporated Nassau County, Florida, as related to funding the costs of public infrastructure improvements (the “Wildlight Phase 1 Project”) contemplated to be provided for the Wildlight Phase 1 by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Wildlight Phase 1 Project for the Wildlight Phase 1 described in the East Nassau Stewardship District Engineer’s Report for Wildlight Village Phase 1 prepared by ETM, Inc. dated August 10, 2017 revised December 14, 2017 (the “Engineer's Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Wildlight Phase 1 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Wildlight Phase 1 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within the Wildlight Phase 1 well as general benefits to the areas outside Wildlight Phase 1, areas outside the District, and public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the Wildlight Phase 1. The District’s Wildlight Phase 1 Project enables properties within the boundaries of the Wildlight Phase 1 to be developed.

There is no doubt that the general public, property owners of property outside the District, and property owners of property outside the Wildlight Phase 1 but inside the District will benefit from the provision of the Wildlight Phase 1 Project. However, these benefits are only incidental since the Wildlight Phase 1 Project is designed solely to provide special benefits peculiar to property within the Wildlight Phase 1. Properties outside the Wildlight Phase 1 are not directly served by the Wildlight Phase 1 Project and do not depend upon the Wildlight Phase 1 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which the Wildlight Phase 1 properties receive compared to those lying outside of the Wildlight Phase 1, whether inside or outside of the District's boundaries.

The Wildlight Phase 1 Project will provide public infrastructure improvements which are all necessary in order to make the lands within the Wildlight Phase 1 developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the Wildlight Phase 1 to increase by more than the sum of the financed cost of the individual components of the Wildlight Phase 1 Project. Even though the exact value of the benefits provided by the Wildlight Phase 1 Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Wildlight Phase 1 Project as determined by the District Engineer.

Section Four discusses the master financing program for the District.

Section Five introduces the master special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The Wildlight Phase 1 will serve that portion of the District located within the Central Planning Area of the East Nassau Community Planning Area. The Wildlight Phase 1 is generally located directly east of Interstate I-95 primarily on the north, but to a small degree also on the south side of S.R. 200 in unincorporated Nassau County, Florida. The land within the District consists of approximately 23,600 +/- acres, while the area of the Wildlight Phase 1 consists of approximately 641.36 /- acres.

2.2 The Development Program

The development of the Wildlight Phase 1 is anticipated to be conducted by the Wildlight LLC or its affiliates (the "Developer"). Based upon the information provided by the Developer and the Engineer, the current development plan envisions a total of approximately 550,000 square feet of commercial uses, 581 single-family residential units, 300 rental apartments, a 27-acre elementary school, 2-acre community center, and a 28-acre Wellness Center/Private School, although land use types and unit/sq. ft./acre numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the Wildlight Phase 1.

3.0 The Wildlight Phase 1 Project

3.1 Overview

The public infrastructure costs to be funded by the District for the Wildlight Phase 1 are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Florida laws and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Wildlight Phase 1 Project

The Wildlight Phase 1 Project needed to serve the Wildlight Phase 1 is projected to consist of improvements which will serve all of the lands in the District (the "Master Infrastructure Improvements") and improvements which will only serve the single-family residential neighborhoods within the District (the "Neighborhood Infrastructure Improvements").

The Master Infrastructure Improvements will consist of mobility roads, local roads, mobility/public trails, stormwater management facilities, utilities (water, wastewater and reclaimed water), street lighting, landscaping/irrigation, and entry features. The cost of the Master Infrastructure Improvements is estimated to total approximately $26,290,000 in 2017 dollars and due to anticipated cost escalation during a 7-year infrastructure construction period, $31,700,000 at buildout. According to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses within the Wildlight Phase 1 and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire Wildlight Phase 1 and Master Infrastructure Improvements will be interrelated such that they will reinforce one another.

The Neighborhood Infrastructure Improvements will consist of neighborhood roads, utilities (water, wastewater and reclaimed water), and street lighting, all within the residential neighborhoods. The cost of the Neighborhood Infrastructure Improvements is estimated to total approximately $11,820,000 in 2017 dollars and due to anticipated cost escalation during a 7-year infrastructure construction period, $14,300,000 at buildout. According to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to the single-family residential land uses within the Wildlight Phase 1.

Table 2 in the *Appendix* illustrates the specific components of the Wildlight Phase 1 Project, Master Infrastructure Improvements and Neighborhood Infrastructure Improvements and their costs, which total approximately $46,000,000 at buildout.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the Wildlight Phase 1. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Wildlight Phase 1 Project as described in *Section 3.2* in two financing transactions, the District would have to issue approximately $60,000,000 in par amount of special assessment bonds (the "Bonds"), with the special assessment bonds financing the Master Infrastructure Improvements totaling approximately $41,250,000 in par amount (the "Master Bonds") and the special assessment bonds financing the Neighborhood Infrastructure Improvements totaling approximately $18,750,000 in par amount (the "Neighborhood Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Wildlight Phase 1 Project to the various land uses in the Wildlight Phase 1 and based on such benefit allocation to apportion the maximum debt necessary to fund the Wildlight Phase 1 Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed master financing plan for the Wildlight Phase 1 provides for the issuance of the Bonds in the approximate principal amount of $60,000,000 to finance approximately $46,000,000 in Wildlight Phase 1 Project costs. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period.

Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately $60,000,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Revised Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Wildlight Phase 1 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the Wildlight Phase 1 and general benefits accruing to areas outside of Wildlight Phase 1 but being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the Wildlight Phase 1 Project. All properties that receive special benefits from the Wildlight Phase 1 Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the Wildlight Phase 1 Project.

5.2 Benefit Allocation

The most current revised development plan envisions the development of approximately 550,000 square feet of commercial uses, 581 single-family residential units, 300 rental apartments, a 27-acre elementary school, 2-acre community center, and a 28-acre Wellness Center/Private School, although unit numbers and land use types may change throughout the development period.

As indicated in *Section 3.2*, according to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire Wildlight Phase 1 and Master Infrastructure Improvements will be interrelated such that they will reinforce one another. Additionally, according to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to the single-family residential land uses within the Wildlight Phase 1.

By allowing for the land in the Wildlight Phase 1 to be developable, both the Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the Wildlight Phase 1 will benefit from each infrastructure improvement category of the Master Infrastructure Improvements, as the improvements provide basic infrastructure to all land within the Wildlight Phase 1 and benefit all land within the Wildlight Phase 1 as an integrated system of improvements. Further, the single-family residential land uses within the Wildlight Phase 1 will benefit from each infrastructure improvement category of the Neighborhood Infrastructure Improvements.

As stated previously, the public infrastructure improvements included in the Wildlight Phase 1 Project have a logical connection to the special and peculiar benefits received by the land within the Wildlight Phase 1, as without such improvements, the development of the properties within the Wildlight Phase 1 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the Wildlight Phase 1, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land

receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The development of land in the Wildlight Phase 1 will include an approximately 27-acre elementary school facility that is owned and operated by Nassau County School District and an approximately 2-acre community center site owned and operated by the home owners' association for the Wildlight Phase 1. A portion of the land in the Wildlight Phase 1 was conveyed to Nassau County School District, the local governmental agency responsible for public education within Nassau County. While it is beyond question that such land will benefit from the provision of the District's Wildlight Phase 1 Project, it is proposed that such land be exempted from the assessments levied by the District in connection with issuance of the Bonds. The rationale for this exemption is that such land is owned by a governmental entity providing services to, among others, the property owners and residents of the District.

Additionally, based upon representations of the Developer, the community center will be owned and operated by the home owners' association whose members will be residential landowners within the Wildlight Phase 1. While it is beyond question that the parcels containing the community center will benefit from the provision of the District's Wildlight Phase 1 Project, the District may determine to exempt such property from assessments levied in connection with the issuance of the Bonds provided that the requirements of Section 193.0235, F.S. have been satisfied. The rationale for this exemption is that the cost of any capital assessments will already be borne by the capital assessment-paying residential property owners within the Wildlight Phase 1in the proportion equivalent to their benefit of public improvements.

The benefit associated with the Master Infrastructure Improvements of the Wildlight Phase 1 Project of the District is proposed to be allocated to the different product types within the Wildlight Phase 1 in proportion to the density of development and intensity of use of the master infrastructure as measured by a standard unit called an Equivalent Assessment Unit ("EAU"). Table 4 in the *Appendix* illustrates the Master Infrastructure Improvements EAU weights that

are proposed to be assigned to the land uses contemplated to be developed within the Wildlight Phase 1 based on the relative density of development and the intensity of use of master infrastructure, the total EAU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different EAU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Master Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Master Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of EAU measures serves as a reasonable approximation of the relative amount of benefit received from the District's master improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Master Infrastructure Improvements (the “Master Assessment”) in accordance with the EAU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected Master Assessment annual debt service assessments per 1,000 square feet for commercial land uses, acre for the educational/community land uses, and unit for residential land uses and.

The benefits of Neighborhood Infrastructure Improvements will be allocated to the different single-family residential product types within the Wildlight Phase 1 in proportion to the density of development and intensity of use of the neighborhood infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Based on the determination made by the District Engineer that all of the benefit of the Neighborhood Infrastructure Improvements accrues to the single-family residential land uses, only single-family residential products will be assessed for the costs of Neighborhood Infrastructure Improvements.

Table 6 in the *Appendix* illustrates the Neighborhood Infrastructure Improvements ERU weights that are proposed to be assigned to the single-family residential land uses contemplated to be developed within the Wildlight Phase 1 based on the relative density of development and the intensity of use of neighborhood infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Neighborhood Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Neighborhood Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's neighborhood improvements.

Table 7 in the *Appendix* presents the apportionment of the assessment associated with the Neighborhood Infrastructure Improvements (the "Neighborhood Assessment") in accordance with the ERU benefit allocation method presented in Table 6. Table 7 also presents the annual levels of the projected Neighborhood Assessment annual debt service assessments per unit.

Finally, Tables 8 and 9 in the *Appendix* present the combined Master Assessment and Neighborhood Assessment levels for the different product types.

5.3 Assigning Debt

The assessment associated with repayment of the Bonds comprises the sum of the Master Assessment and Neighborhood Assessment (cumulatively the "Assessment") and will initially be levied on all of the gross acre land in the Wildlight Phase 1.

Consequently, the Assessment will be levied on approximately 641.36 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of $60,000,000 will be preliminarily levied on approximately 641.36 +/- gross acres at a rate of $93,551.20 per acre.

For residential land uses, as the land is platted, Master Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*, and Neighborhood Assessment (if applicable) will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 7 in the *Appendix*. Such allocation of Assessments to platted parcels will reduce the amount of Master Assessment levied on unplatted gross acres within the Wildlight Phase 1 and also reduce the amount of Neighborhood Assessment levied on unplatted gross acres.

For non-residential land uses, as they receive a development or site approval, Master Assessment will be allocated to such parcels that received development or site approval based on the planned use for that parcel as reflected in Table 5 in the *Appendix*.

Further, to the extent that any residential land which has not been platted or non-residential land which has not received a development or site approval, is sold to another developer or builder, the Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the Wildlight Phase 1. The District's improvements benefit assessable properties within the Wildlight Phase 1 and accrue to all such assessable properties, with the exceptions described in the previous section, on an EAU and ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the Wildlight Phase 1. The special and peculiar benefits resulting from each improvement are:

a. added use of the property;
b. added enjoyment of the property;
c. decreased insurance premiums;
d. increased marketability and value of the property.

The improvements which are part of the Wildlight Phase 1 Project make the land in the Wildlight Phase 1 developable and saleable and when implemented jointly as parts of the Wildlight Phase 1 Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as EAU factors) in the *Appendix* and Table 6 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the Wildlight Phase 1 according to reasonable estimates of the special and peculiar benefits derived from the Wildlight Phase 1 Project by different land uses.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of EAUs and ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessment on a per EAU and ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Master Assessment per EAU preliminarily equals $24,635.54 ($41,250,000 in Master Assessment divided by 1,674.41 EAUs), and Neighborhood Assessment per ERU preliminarily equals $33,490.52 ($18,750,000 in Neighborhood Assessments divided by 559.86 Neighborhood Assessment residential ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular land uses within each and every parcel as signified by the number of EAUs and ERUs.

As the land for residential land uses is platted or as land for non-residential land uses receives a development or site approval, the Assessment is assigned to platted parcels with respect to land for residential land uses or assigned to parcels based on development or site approval with respect to land for non-residential land uses based on the figures in Tables 8 and 9 in the *Appendix.* If as a result of platting and apportionment of the Assessment to the platted parcel of land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the parcel of land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted with respect to parcels for residential land uses or does not have development or site approval with respect to parcels for non-residential land uses within the Wildlight Phase 1 remains equal to $24,635.54, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted within the Wildlight Phase 1 remains equal to $33,490.52, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or

site approval and apportionment of the Assessment to the parcels for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land within parcels for residential land uses that remain unplatted or land within parcels for non-residential land uses that do not have development or site approval within the Wildlight Phase 1 equals less than $24,635.54, and the Neighborhood Assessment per ERU (if applicable) for the land that remains unplatted within the Wildlight Phase 1 equals less than $33,490.52, (either as a result of a larger number of units, different units or both), then the per EAU/ERU Assessment for all parcels within the Wildlight Phase 1 will be lowered if that state persists at the conclusion of platting of all land within the Wildlight Phase 1 with respect to land for residential land uses and obtaining development or site approval with respect to land for non-residential land uses.

If, in contrast, a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted for residential land uses or does not have development or site approval for land for non-residential land uses within the Wildlight Phase 1 equals more than $24,635.54, and/or the Neighborhood Assessment per ERU (if applicable) for the residential land that remains unplatted within the Wildlight Phase 1 equals more than $33,490.52, (either as a result of a smaller number of units, different units or both), then the difference in Assessment plus accrued interest will be collected from the owner of the property which platting or development or site approval caused the increase of assessment per EAU/ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Master Assessment per EAU and $24,635.54, and, if applicable, the difference between the actual Neighborhood Assessment per ERU and $33,490.52, multiplied by the actual number of EAUs/ERUs plus accrued interest to the next succeeding interest payment date on the respective Series of Bonds, unless such interest payment date occurs within 45 days of

such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within the Wildlight Phase 1 or any development or site approval within the Wildlight Phase 1, any planned sale of an unplatted land for residential land uses or sale of land for non-residential land uses that does not have development or site approval by the Developer to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Master Assessment per EAU for land for residential land uses that remains unplatted or land for non-residential land uses that does not have development or site approval and is also unsold by the Developer within the Wildlight Phase 1 remains equal to $24,635.54, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted and unsold by the Developer within the Wildlight Phase 1 remains equal to $33,490.52. The test will be based upon the development rights as signified by the number of EAUs/ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.7 Final Assessment Roll

The Assessment of $60,000,000 is proposed to be levied over the area described in Exhibit “A”. Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

6.0 Appendix

Table 1

East Nassau Stewardship District

Wildlight Village Phase 1

Development Plan

Land Use	Unit of Measurement	Number of Sq. Ft./Acres/Units
Comercial		
Village Center	Square Foot	550,000
Total Commercial		**550,000**
Educational/Community		
Elementary School	Acre	27
Community Center	Acre	2
Wellness Center/Private School	Acre	28
Total Government/Community		**57**
Residential		
SF 30'	Dwelling Unit	60
SF 45'	Dwelling Unit	241
SF 55'	Dwelling Unit	175
SF 70'	Dwelling Unit	105
Apartment	Dwelling Unit	300
Total Residential		**881**

Table 2

East Nassau Stewardship District

Wildlight Village Phase 1

Wildlight Phase 1 Project

Improvement	Cost
Master Infrastructure Improvements	
Mobility Roads	$2,300,000
Local Roads	$3,400,000
Mobility/Public Trails	$1,600,000
Stormwater Management Facilities	$4,700,000
Utilities (Water, Wastewater and Reclaimed Water)	$5,700,000
Street Lighting	$300,000
Landscaping/Irrigation	$1,200,000
Park and Recreation Facilities	$500,000
Entry Features	$1,000,000
Design, Engineering, Surveying & Permitting	$2,485,000
Contingency	$3,105,000
Sub-Total (2017 Dollars)	**$26,290,000**
Buildout Total	**$31,700,000**
Neighborhood Infrastructure Improvements	
Neighborhood Roads	$4,700,000
Utilities (Water, Wastewater and Reclaimed Water)	$4,300,000
Street Lighting	$300,000
Design, Engineering, Surveying & Permitting	$1,120,000
Contingency	$1,400,000
Sub-Total (2017 Dollars)	**$11,820,000**
Buildout Total	**$14,300,000**
Total	**$46,000,000**

Table 3

East Nassau Stewardship District

Wildlight Village Phase 1

Preliminary Sources and Uses of Funds

	Master Bonds	Neighborhood Bonds	Total - All Bonds
Sources			
Bond Proceeds:			
Par Amount	$41,250,000	$18,750,000	$60,000,000
Total Sources	**$41,250,000**	**$18,750,000**	**$60,000,000**
Uses			
Project Fund Deposits:			
Project Fund	$31,700,000	$14,300,000	$46,000,000
Other Fund Deposits:			
Debt Service Reserve Fund	$3,158,819	$1,435,827	$4,594,647
Capitalized Interest Fund	$5,362,500	$2,437,500	$7,800,000
	$8,521,319	$3,873,327	$12,394,647
Delivery Date Expenses:			
Costs of Issuance	$1,028,681	$576,673	$1,605,353
Total Uses	**$41,250,000**	**$18,750,000**	**$60,000,000**

Table 4

East Nassau Stewardship District

Wildlight Village Phase 1

Master Infrastructure Improvements Benefit Allocation

Land Use	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./Acre/Unit	Master Infrastructure Improvements Total EAU	Percent Share of Total
Comercial			
Village Center	1.45	797.50	47.62872%
Total Commercial		**797.50**	**47.62872%**
Educational/Community			
Elementary School	n/a	0.00	0.00000%
Community Center	n/a	0.00	0.00000%
Wellness Center/Private School	5.88	164.64	9.83272%
Total Government/Community		**164.64**	**9.83272%**
Residential			
SF 30'	0.62	37.20	2.22168%
SF 45'	0.87	209.67	12.52202%
SF 55'	1.00	175.00	10.45144%
SF 70'	1.28	134.40	8.02671%
Apartment	0.52	156.00	9.31671%
Total Residential		**712.27**	**42.53857%**
Total		**1,674.41**	**100.00000%**

Table 5

East Nassau Stewardship District

Wildlight Village Phase 1

Master Infrastructure Improvements Assessment Apportionment

Land Use	Total Master Assessment Apportionment	Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
Comercial			
Village Center	$19,646,845.75	$35,721.54	$2,849.44
Total Commercial	**$19,646,845.75**		
Educational/Community			
Elementary School	$0.00	$0.00	$0.00
Community Center	$0.00	$0.00	$0.00
Wellness Center/Private School	$4,055,995.84	$144,856.99	$11,554.98
Total Government/Community	**$4,055,995.84**		
Residential			
SF 30'	$916,442.21	$15,274.04	$1,218.38
SF 45'	$5,165,334.36	$21,432.92	$1,709.66
SF 55'	$4,311,220.07	$24,635.54	$1,965.13
SF 70'	$3,311,017.01	$31,533.50	$2,515.37
Apartment	$3,843,144.75	$12,810.48	$1,021.87
Total Residential	**$17,547,158.40**		
Total	**$41,250,000.00**		

* Included costs of collection and assumes payment in **November**

Table 6

East Nassau Stewardship District

Wildlight Village Phase 1

Neighborhood Infrastructure Improvements Benefit Allocation

Land Use	Neighborhood Infrastructure Improvements ERU per Unit	Neighborhood Infrastructure Improvements Total ERU	Percent Share of Total
Residential			
SF 30'	0.58	34.80	6.21584%
SF 45'	0.86	207.26	37.01997%
SF 55'	1.00	175.00	31.25781%
SF 70'	1.36	142.80	25.50638%
Total		**559.86**	**100.00000%**

Table 7

East Nassau Stewardship District

Wildlight Village Phase 1

Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Neighborhood Assessment Apportionment	Neighborhood Assessment Apportionment per Unit	Annual Neighborhood Assessment Apportionment per Unit*
Residential			
SF 30'	$1,165,469.94	$19,424.50	$1,549.46
SF 45'	$6,941,244.24	$28,801.84	$2,297.47
SF 55'	$5,860,840.21	$33,490.52	$2,671.48
SF 70'	$4,782,445.61	$45,547.10	$3,633.21
Total	**$18,750,000.00**		

* Included costs of collection and assumes payment in **November**

Table 8

East Nassau Stewardship District

Wildlight Village Phase 1

Combined Master and Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Master Assessment Apportionment	Total Neighborhood Assessment Apportionment	Combined Master and Neighborhood Total Assessment Apportionment	Combined Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit
Comercial				
Village Center	$19,646,846	$0	$19,646,846	$35,721.54
Total Commercial	**$19,646,846**	**$0**	**$19,646,846**	
Educational/Community				
Elementary School	$0	$0	$0	$0.00
Community Center	$0	$0	$0	$0.00
Wellness Center/Private School	$4,055,996	$0	$4,055,996	$144,856.99
Total Government/Community	**$4,055,996**	**$0**	**$4,055,996**	
Residential				
SF 30'	$916,442	$1,165,470	$2,081,912	$34,698.54
SF 45'	$5,165,334	$6,941,244	$12,106,579	$50,234.77
SF 55'	$4,311,220	$5,860,840	$10,172,060	$58,126.06
SF 70'	$3,311,017	$4,782,446	$8,093,463	$77,080.60
Apartment	$3,843,145	$0	$3,843,145	$12,810.48
Total Residential	**$17,547,158**	**$18,750,000**	**$36,297,158**	
Total	**$41,250,000**	**$18,750,000**	**$60,000,000**	

Table 9

East Nassau Stewardship District

Wildlight Village Phase 1

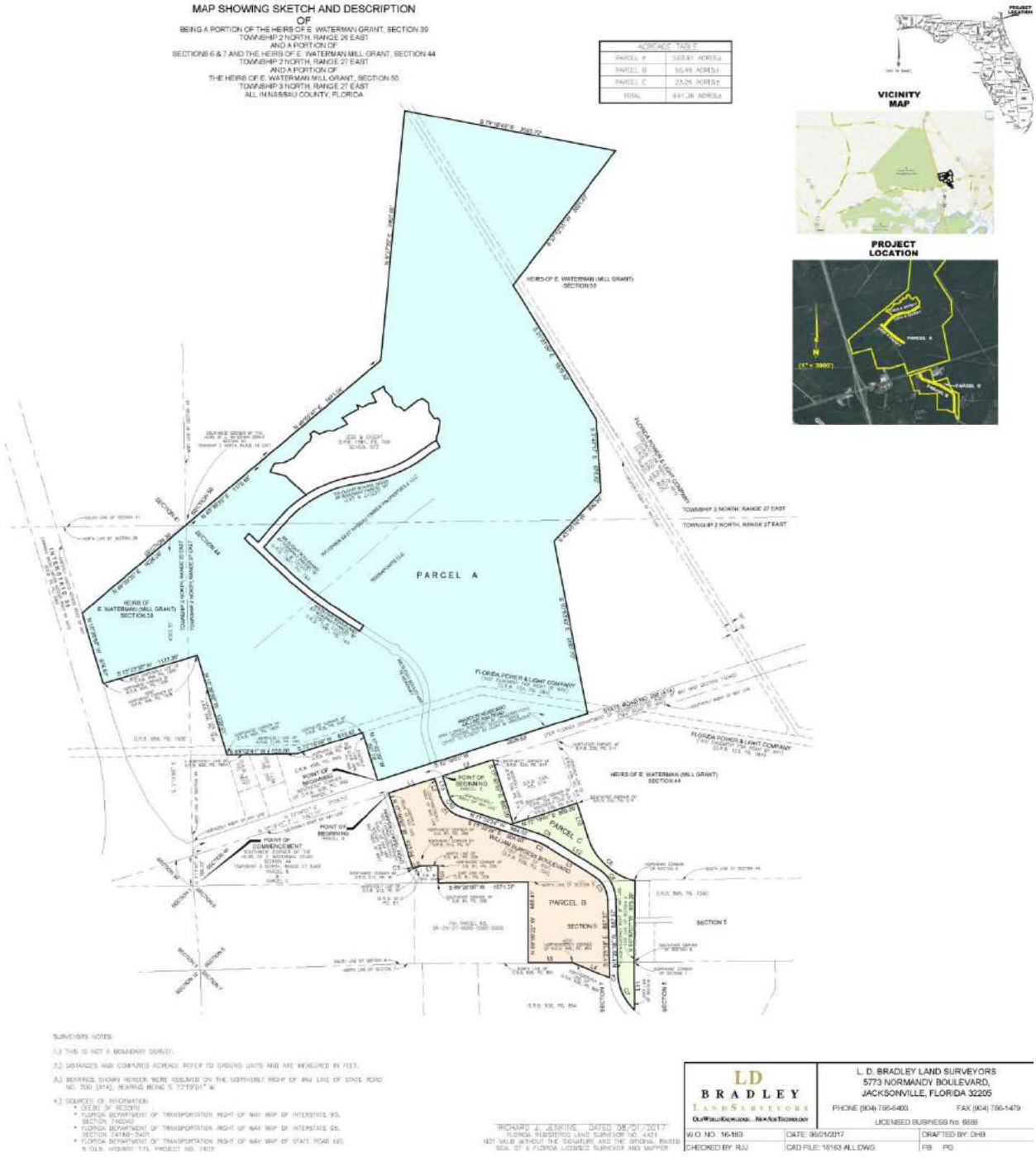
Combined Master and Neighborhood Infrastructure Improvements Annual Assessment Apportionment

Land Use	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*	Annual Neighborhood Assessment Apportionment per Unit*	Combined Annual Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit
Comercial			
Village Center	$2,849.44	$0.00	$2,849.44
Educational/Community			
Elementary School	$0.00	$0.00	$0.00
Community Center	$0.00	$0.00	$0.00
Wellness Center/Private School	$11,554.98	$0.00	$11,554.98
Residential			
SF 30'	$1,218.38	$1,549.46	$2,767.84
SF 45'	$1,709.66	$2,297.47	$4,007.14
SF 55'	$1,965.13	$2,671.48	$4,636.61
SF 70'	$2,515.37	$3,633.21	$6,148.58
Apartment	$1,021.87	$0.00	$1,021.87

* Included costs of collection and assumes payment in **November**

Exhibit “A”

An Assessment in the amount of $60,000,000 will be allocated to the following land:



Parcel A:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of those lands described in Official Record Book 408, Page 695 of the Public Records of Nassau County, Florida; thence on the Easterly line of said lands, N 17°42'30" W, a distance of 597.78 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1136, Page 260 and Official Record Book 932, Page 1824 of the said Public Records for the next 2 courses, S 72°16'09" W, a distance of 819.42 feet; thence S 89°02'41" W, a distance of 838.80 feet to the Northwest corner of last said lands said point also being on the Easterly line of those lands described in Official Record Book 956, Page 1636 of the aforesaid Public Records; thence departing said Northerly line and on the Easterly line of said lands, N 16°36'59" W, a distance of 1239.01 feet to the most Northeast corner of said lands, thence departing said Easterly line and on the most Northerly line of said lands, S 73°23'30" W, a distance of 1172.26 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'59" W, a distance of 874.67 feet; thence departing said Easterly Limited Access Right of Way line, N 49°39'35" E, a distance of 1624.06 feet to the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence continue N 49°39'35" E, a distance of 1172.85 feet; thence N 49°55'41" E, a distance of 1871.04 feet; thence N 05°27'29" E, a distance of 2997.60 feet to a point on the Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way as Recorded in Official Record Book 273, Page 551 and Official Record Book 278, Page 607 of the aforesaid Public Records; thence S 79°16'48" E, a distance of 2563.70 feet; thence S 37°12'31" W, a distance of 2021.47 feet to a point on aforesaid Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way; thence on said Westerly Right of Way line, S 31°51'09" E, a distance of 1875.32 feet; thence S 03°47'17" E, a distance of 876.82 feet; thence S 43°45'16" W, a distance of 806.96 feet; thence S 10°53'43" E, a distance of 2097.70 feet to a point on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on said Northerly Right of way line, S 72°19'01" W, a distance of 2626.63 feet to the Point of Beginning.

Less and Except:

District School Board of Nassau County, School Site, as described in Official Record Book 1981, Page 109, of the Public Records of Nassau County, Florida.

and Less and Except:

90 FOOT AND 81 FOOT ROADWAY PARCEL “A” AND PARCEL “B”:

as described in Official Record Book 1981, Page 163, of the Public Records of Nassau County, Florida.

Parcel B:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 2457.17 feet to a point on the Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 573.63 feet to a point on the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way); thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 8 courses, S 17°43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44°37'59" E, a distance of 321.59 feet to the curves end; thence S 71°32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64°47'13" E, a distance of 146.98 feet to the curves end; thence S 58°02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S

29°45'40" E, a distance of 331.57 feet to the curves end; thence S 01°29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3°44'28"; thence on the arc of said curve a distance of 45.38 feet said arc being subtended by a chord which bears S 03°21'32" E, a distance of 45.37 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line, N 67°35'28" W, a distance of 480.33 feet to the most Northeasterly corner of said lands; thence departing said Northeasterly line and on the North line of said lands, S 89°40'42" W, a distance of 528.86 feet; thence departing said North line, N 00°06'22" W, a distance of 965.41 feet; thence S 89°20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the said Public Records; thence on the East line of said lands, N 00°39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89°20'06" W, a distance of 208.70 feet to the Northeast corner of those lands described in Official Record Book 513, Page 91 of the said Public Records; thence departing said North line and on the Northerly line of said lands , S 69°45'17" W, a distance of 94.87 feet to a point on the aforesaid Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) said point on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10°58'25"; thence departing said Northerly line and on the Easterly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 24.18 feet said arc being subtended by a chord which bears N 23°10'12" W, a distance of 24.15 feet to the curves end; thence N 17°40'59" W, a distance of 923.94 feet to the Point of Beginning.

Parcel C:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 3128.70 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 630.14 feet to the

Northwest corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence S 17°40'59" E, a distance of 422.53 feet to the beginning of a curve, concave Northeast, having a radius of 781.27 feet and a central angle of 58°58'55"; thence on the arc of said curve a distance of 804.26 feet said arc being subtended by a chord which bears S 47°10'26" E, a distance of 769.22 feet to the northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida and the curves end; thence on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the east line of said Section 7, S 00°35'09" E, a distance of 570.02 feet to the a foresaid Northeasterly Right of Way line of William Burgess Boulevard said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses, a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'13" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a radius of 255.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 239.80 feet said arc being subtended by a chord which bears N 44°37'59" W, a distance of 231.09 feet to the curves end; thence N 17°43'35" W, a distance of 230.01 feet to the Point of Beginning.

Exhibit B

WILDLIGHT LLC
1 RAYONIER WAY
WILDLIGHT, FL 32097

TERRAPOINTE LLC
C/O RAYONIER TAX SERVICES
PO BOX 161139
MOBILE, AL 36616

RAYONIER EAST NASSAU TIMBER PROPERTIES II, LLC
1 RAYONIER WAY
YULEE, FL 32097

RAYONIER EAST NASSAU TIMBER PROPERTIES V, LLC
1 RAYONIER WAY
YULEE, FL 32097

FLORIDA PUBLIC UTILITIES
ATTN: MARK CUTSHAW
1750 SOUTH 14TH STREET, SUITE 200
FERNANDINA BEACH, FL 32034

DS WARE HOMES, LLC
ATTN: GINA L. POLSENO
6101 GAZEBO PARK PLACE NORTH
SUITE 105
JACKSONVILLE, FL 32257

FIRST FEDERAL BANK OF FLORIDA
ATTN: PAM HITT
4705 US HIGHWAY 90 W
LAKE CITY, FL 32055

VCP ACQUISITIONS, LLC
ATTN: GARRISON MCMILLAN
3350 RIVERWOOD PARKWAY
SUITE 750
ATLANTA, GA 30339

UNIVERSITY OF FLORIDA
JACKSONVILLE
HEALTH PHYSICIANS, INC.
ATTN: DR. LEON HALEY
655 WEST 8TH STREET
JACKSONVILLE, FL 32209

EAST NASSAU STEWARDSHIP DISTRICT

5C

RESOLUTION 2018-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE AREA KNOWN AS WILDLIGHT VILLAGE PHASE 1 SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2017-206, LAWS OF FLORIDA; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District ("District") is a local unit of special-purpose government established by and existing under and pursuant to Chapter 2017-206, Laws of Florida, and the Uniform Special District Accountability Act, Chapter 189, Florida Statutes, as amended ("Act"); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors ("Board") has noticed and conducted a public hearing pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT AS FOLLOWS:

1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes, including without limitation, Section 170.08, Florida Statutes. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. FINDINGS. The Board further finds and determines as follows:

The Capital Improvement Plan

a. The District is authorized by Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct earthwork, water, sewer, reuse and drainage system, roadway improvements, recreation improvements, wetland mitigation, landscape and hardscape improvements and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

b. On December 14, 2017, and pursuant to Section 170.03 of the Florida Statutes, among other laws, the Board adopted Resolution 2018-04 ("Declaring Resolution"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's infrastructure improvements for the area known as Wildlight Village Phase 1 ("Wildlight Phase 1 Project"); and

c. The Wildlight Phase 1 Project is described in the Declaring Resolution and the *Engineer's Report for Wildlight Village Phase 1*, as revised December 14, 2017 ("Engineer's Report," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Wildlight Phase 1 Project are on file in the offices of the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"); and

The Debt Assessment Process

d. Also as part of the Declaring Resolution, the Board expressed an intent to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Wildlight Phase 1 Project, and further declared its intent to defray the whole or any part of the expense of the Wildlight Phase 1 Project by levying special assessments ("Debt Assessments") on specially benefited property within the District and known as Wildlight Village Phase 1 ("Wildlight Phase 1 Assessment Area"); and

e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes, had been met; and

f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and

g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, Florida Statutes; and

h. As required by Section 170.07, Florida Statutes, and as part of the Declaring Resolution, the District's Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapter 2017-206, Laws of Florida, and Chapters 170, 189, and 197, Florida Statutes; and

i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, Florida Statutes, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and

j. On February 2, 2018, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board - Additional Findings

k. Having considered the estimated costs of the Wildlight Phase 1 Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Wildlight Phase 1 Project as set forth in the Engineer's Report; (2) the cost of such Wildlight Phase 1 Project be assessed against the lands specially benefited by such Wildlight Phase 1 Project; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and

ii. The provision of said Wildlight Phase 1 Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and

iii. The estimated costs of the Wildlight Phase 1 Project are as specified in the Engineer's Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and

iv. It is reasonable, proper, just and right to assess the cost of such Wildlight Phase 1 Project against the properties specially benefited thereby and known as Wildlight Phase 1 Assessment Area, using the method determined by the Board and set forth in the *Master Special Assessment Methodology Report for the Wildlight Village Phase 1,* as revised January 23, 1018 ("Assessment Report," attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and

v. The Wildlight Phase 1 Project benefits all developable property within what is known as Wildlight Phase 1 Assessment Area of the District; and

vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and

vii. All developable property within Wildlight Phase 1 Assessment Area is deemed to be benefited by the Wildlight Phase 1 Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and

viii. The Debt Assessments are fairly and reasonably allocated across the benefited property, as set forth in **Exhibit B**; and

ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and

x. In order to provide funds with which to pay the costs of the Wildlight Phase 1 Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "Bonds").

3. AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER'S REPORT. The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the costs of the Wildlight Phase 1 Project. The District hereby confirms that the Wildlight Phase 1 Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Wildlight Phase 1 Project and the costs to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. ADOPTION OF ASSESSMENT REPORT. The Assessment Report setting forth the allocation of Debt Assessments to the benefited lands within the District is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. EQUALIZATION, APPROVAL, CONFIRMATION, AND LEVY OF SPECIAL ASSESSMENTS. The Debt Assessments imposed on the parcels specially benefited by the Wildlight Phase 1 Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "Improvement Lien Book." The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid, and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

a. ***Adjustments to Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting, determine such land to be benefited by the Wildlight Phase 1 Project and reallocate the Debt Assessments in order to impose special assessments on the newly added and benefited property.

b. ***Impact Fee Credits.*** The District may or may not be entitled to impact fee credits as a result of the development of the Wildlight Phase 1 Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used as an offset for any acquisition of any portion of the Wildlight Phase 1 Project, for completion of the Wildlight Phase 1 Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

c. ***Supplemental Assessment Resolutions for Bonds.*** In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments securing such Bonds. Such subsequent resolution shall be adopted

at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple bonds each secured by one or more assessment areas.

7. FINALIZATION OF SPECIAL ASSESSMENTS. When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, Florida Statutes. Pursuant to Section 170.08, Florida Statutes, regarding completion of a project funded by a particular series of Bonds, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

a. ***Payment.*** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest, provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short-term debt as actually issued by the District.

b. ***Prepayment.*** Unless the right is waived, and at any time from the date of levy of Debt Assessments through the date that is thirty (30) days after the related Wildlight Phase 1 Project has been completed and the District's Board has adopted a resolution accepting such Wildlight Phase 1 Project as provided by Section 170.09, Florida Statutes, as amended, any owner of property subject to the Debt Assessments may, at its option, pay the entire amount of such Debt Assessments on such property, without interest. Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessment owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a

discount equal to all or a part of the payee's proportionate share of the cost of the Wildlight Phase 1 Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Wildlight Phase 1 Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

c. ***Uniform Method; Alternatives.*** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes ("Uniform Method"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, Florida Statutes. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

d. ***Uniform Method Agreements Authorized.*** For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Nassau County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, Florida Statutes.

9. ALLOCATION OF SPECIAL ASSESSMENTS; APPLICATION OF TRUE UP PAYMENTS.

a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to Nassau County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.

b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefited lands within the District. Such determination shall be made based on the tests or other methods set forth in **Exhibit B.** If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B,** to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("True-Up Payment") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's sole discretion.

d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Wildlight Phase 1 Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Wildlight Phase 1 Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Nassau County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 15th day of February, 2018.

Attest: **EAST NASSAU STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair, Board of Supervisors

Exhibit A: *Engineer's Report for Wildlight Village Phase 1*, as revised December 14, 2017
Exhibit B: *Master Special Assessment Methodology Report for Wildlight Village Phase 1*, as revised January 23, 2018

Exhibit A: *Engineer's Report for Wildlight Village Phase 1*, as revised December 14, 2017

Exhibit B: *Master Special Assessment Methodology Report for Wildlight Village Phase 1*, as revised January 23, 2018

EAST NASSAU STEWARDSHIP DISTRICT
ENGINEERS REPORT
For
WILDLIGHT VILLAGE PHASE 1

Prepared for

Board of Supervisors
East Nassau
Stewardship District

Prepared by

England-Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS
14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

E 17-042

August 10, 2017
Revised December 14, 2017

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I. PURPOSE

This report is to document the infrastructure associated with the East Nassau Stewardship District (District), as defined in Chapter 2017-206 Laws of Florida, that is expected to be designed, permitted, constructed, acquired, operated and maintained by the District. Infrastructure that may or may not be supplied or funded by other entities will be acknowledged to provide a more complete view of the entire District. Plate 1 depicts the location of the District.

II. BACKGROUND

The District is a 23,600 ± acre independent special district located in Nassau County, Florida. The land within the District consists of parcels within the East Nassau Community Planning Area, referred to herein as the ENCPA. The authorized land uses within the ENCPA include Regional Center, Employment Center, Village Center, Resort Development, Residential (Tier 1, 2 and 3), and Conservation Habitat Network (wetland and upland conservation).

This community has a need for significant infrastructure in order for the planned development to occur. The present use is timber, which has not required the installation of infrastructure improvements to any significant degree. The Legislature determined that the District will allow for orderly financing, construction and provision of a variety of infrastructure improvements. Either the District, Nassau County, utility companies, property owners associations, or in some cases private parties, are expected to operate and maintain the infrastructure improvements contemplated within the District. The District will provide for environmental features, stormwater management systems, utility systems, parks, street lights, roads, civic uses embodied in development approvals or permit conditions, among other improvements and services authorized by Chapter 2017-206 Laws of Florida. The environmental features include the wetland and upland systems (CHNs) within the District and the state conservation areas that are used for mitigation purposes. Utilities to be provided include the distribution and collection systems for water, sewer and reuse systems, communications, electric supply facilities and other types of utilities. The primary utilities will be maintained by JEA, which is a public utility with a franchise area that extends over the entire District. The construction of the utilities will be funded by the District. The roads will include onsite major and minor roads. The civic use commitments include but are not limited to schools, parks and the donation of property for public purposes.

The infrastructure construction for the District began in 2016 and is expected to continue through the year 2066, and will consist of numerous phases. The timeline could be lengthened or shortened and the number of phases could be modified based on actual developer sales, economic conditions and future development trends in the area.

III. GENERAL INFORMATION

The terrain within the District is generally flat, with elevations ranging from elevation 50 feet down to 5 feet North American Vertical Datum (NAVD). Soils are generally clayey, typical for Nassau County. Groundwater generally is located zero to five feet below natural grade. A series of stormwater ponds and control structures will control stormwater discharge. St. Johns River Water Management District (SJRWMD) design criteria will be utilized for design of all stormwater management facilities within the District. The stormwater management design criteria of Nassau County will also be utilized for design.

The District is served or planned to be served by entry from several major roadways including I-95, US-17, State Road 200, Pages Dairy Road, and Chester Road.

Potable water will be provided by JEA, which is a community owned public utility. Reclaim water for irrigation and wastewater treatment will also be provided by JEA.

IV. LAND USES

The full development within the District boundaries is currently anticipated to include the following:

TYPE	Acreage (approximate)	Entitlements
Regional Center	1,923	11,000,000 S.F.
Employment Center	1,907	
Village Center	449	
Resort Development	1,008	
Residential Tier 1	769	24,000 Units
Residential Tier 2	3,679	
Residential Tier 3	2,720	
Wetland System	7,913	CHN
Upland Conservation	3,862	11,775 Acres
TOTAL	**24,230**	

This Improvement Plan is specific to Wildlight Village Phase 1, which is a 641 +/- acre subset of the Central Planning Area of the ENCPA. The development within Wildlight Village Phase 1 is currently anticipated to include the following:

TYPE	Acreage (approximate)	Program
Apartments Multi-Family (For Rent)		300 units
Single Family		581 units
Village Center		550,000 S.F.
Elementary School	27	
Community Center	2	
Park and Open Space	350	
Wellness Center/Private School	28	

(Refer to Plate 2 for the limits of Wildlight Village Phase 1 and Plate 3 for its legal description.)

V. PROPOSED UNIT DISTRIBUTION FOR WILDLIGHT VILLAGE PHASE 1

The currently proposed development within Wildlight Village Phase 1 is as tabulated below:

Proposed Unit Distribution for Phase 1 Bonds		
Phase 1 Bonds		
Phase	**Approximate Lot Width (Feet)**	**Number**
1a	30	26
1a	45	32
1a	55	15
1a	70	11
1a	**Sub-Total**	**84**
1c	30	34
1c	45	209
1c	55	160
1c	70	94
1c	**Sub-Total**	**497**
1a, 1c	**TOTAL**	**581**

VI. INFRASTRUCTURE IMPROVEMENTS

The District is expected to fund, finance, construct, acquire or otherwise provide public infrastructure improvements within the District including but not limited to the following: roadways (including landscaping and lighting), stormwater management systems (i.e., stormwater management facilities, control structures, stormwater conveyance systems, etc.), recreation (i.e., mobility trails, parks), decorative walls, fences, water, sewer, and reclaim facilities together with technical and permitting fees. Table 1 lists anticipated operation and maintenance entities.

The District is located within the franchise areas of Florida Power & Light for electrical supply. Private entities are expected to provide telephone service and cable television for the lands within the District.

The capital improvements described in this report represent the present intentions of the District. The implementation of any improvements discussed in this plan requires the final approval by regulatory agencies including local, state and federal agencies. The cost estimates provided in this report have been prepared based upon recent cost data. The actual cost of construction, final design, planning, approvals and permitting may vary from the cost estimates provided. The improvements are further described in the following sections.

A. Roads

Numerous roads within the District will be constructed concurrent with development of the land within the District. The roadways will be designed and constructed in accordance with Nassau County standards and specifications. Roads outside the District boundaries may be constructed, widened or extended as required to allow for development of the property to comply with local criteria. Rights-of-way for roads inside the District may be acquired by the District. These roadways may include (but are not to be limited to):

1. Mobility Roads
2. Local Roads
3. Internal Subdivision roadways
4. I-95 Interchange
5. Other roadways affected by the development as may be required by development approval or permit

B. Utilities

The District will construct the potable water, sanitary sewer and reclaim systems necessary to support the District's residents and industrial and commercial activities. Potable water, sewer and reclaim facilities will be designed and constructed to the appropriate standards and specifications, including JEA and the State of Florida. Utilities may include offsite systems (i.e., offsite force mains, water mains, pumping facilities and treatment facilities) and onsite systems constructed as part of roadways or subdivisions.

C. Stormwater Management/Drainage

The stormwater management/drainage system for the District will be designed and constructed in accordance with St. Johns River Water Management District (SJRWMD) and Nassau County regulations. System elements will include stormwater management facilities, swales, piping, control structures, storm inlets, bio swales, etc. Land acquisition for some or all of the system elements is possible. Each portion of the system will be required to be reviewed and approved by the appropriate agencies prior to construction.

D. Landscaping and Hardscape Features

Landscaping and hardscape features will be an integral part of the District infrastructure. Typically (though not always required), major roadways will be landscaped, irrigated, and street lights provided. Development areas and various neighborhoods will have entry features and various hardscape features designed to provide a distinctive look for the community.

E. Recreation

Recreation areas throughout the District may include (but are not limited to) County, community and neighborhood parks (some with ball fields, playground equipment, restrooms, tennis courts, etc.), mobility trails, greenways, and active recreation amenities.

TABLE 1

Proposed Operation and Maintenance Responsibilities	
Description	**Anticipated Obligated Party for Maintenance**
I-95 Interchange	FDOT
Arterial/Collector Roads	Nassau County
Local/Neighborhood Roads	Nassau County/ District
Alleys	Property Owners Association
Potable Water/Sanitary Sewer/Reclaim	JEA
Electric	Florida Power and Light
Natural Gas	Florida Public Utilities
Mobility Trails	District
Schools	Nassau County
Recreation Facilities	Nassau County/District/YMCA
Conservation Habitat Networks	District
Communication Networks	Utility Provider or District

VII. PERMITS

Permits that will be required or that have been obtained for development include those from Nassau County, St. Johns River Water Management District, Florida Department of Transportation, U.S. Army Corps of Engineers and Florida Department of Environmental Protection. These permits are a normal part of the development process and are expected to be issued upon submittal and processing of the appropriate applications. However, all permits are subject to final agency action.

VIII. OPINION OF PROBABLE COST

Table 2 presents a summary of the District financed improvements for Wildlight Village Phase 1, as described in Section VI. INFRASTRUCTURE IMPROVEMENTS of this report. In developing the estimates presented in this Table, the Engineer estimated the cost to construct the Project based on other projects of similar sizes and types. The following estimates are based upon sound engineering principles and judgment. To the estimated construction cost, professional/technical service fees were estimated at 12% and a 15% contingency was added. Initial costs are in 2017 dollars; inflation is applied based upon a 7-year buildout, at 5% per year, averaged with the 2017 cost.

TABLE 2
PROPOSED IMPROVEMENT COSTS – WILDLIGHT VILLAGE PHASE 1

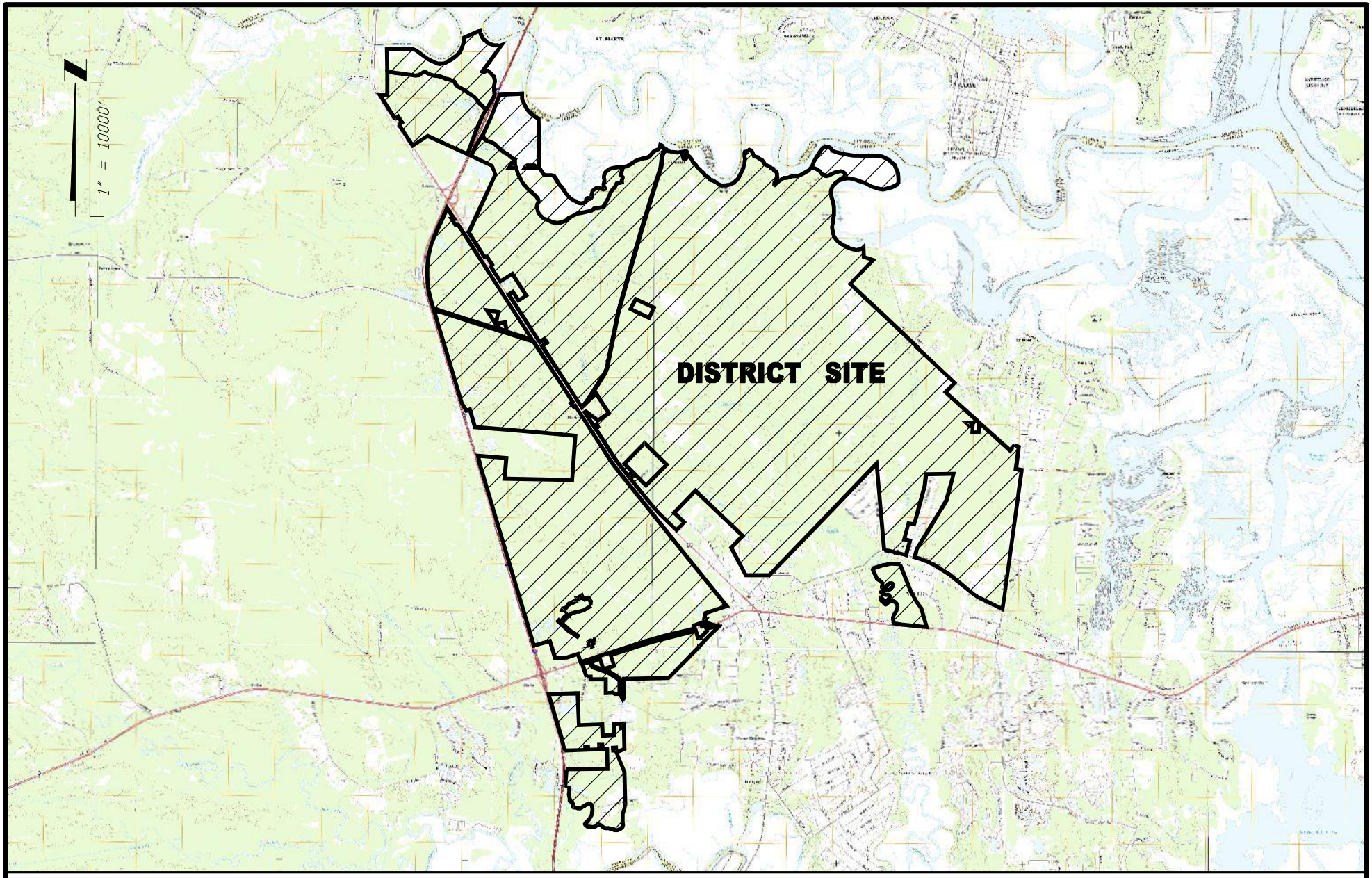
Improvement Category	Master Infrastructure Improvement	Neighborhood Infrastructure Improvement*
Mobility Roads	$2,300,000	
Local Roads	$3,400,000	
Neighborhood Roads		$4,700,000
Mobility/Public Trails	$1,600,000	
Stormwater Management Facilities	$4,700,000	
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	$5,700,000	$4,300,000
Street Lighting	$300,000	$300,000
Landscaping/Irrigation	$1,200,000	
Parks and Recreation Facilities	$500,000	
Entry Feature(s)	$1,000,000	
SUBTOTAL	**$20,700,000**	**$9,300,000**
Design, Engineering, Surveying & Permitting (12%)	$2,485,000	$1,120,000
Construction Cost Contingency (15%)	$3,105,000	$1,400,000
2017 TOTAL	**$26,290,000**	**$11,820,000**
BUILDOUT TOTAL	**$31,700,000**	**$14,300,000**

*****Neighborhood infrastructure improvements associated with the neighborhood roads depicted on Plate 7 of this report shall serve the lands currently projected as single family units adjacent to said roads. All other improvements outside the limits of these roadways shall be considered Master Infrastructure Improvements.

IX. SUMMARY AND CONCLUSION

The project as outlined is necessary for the functional development of the District. The project is being designed in accordance with current regulatory requirements. The project will serve its intended function provided that the construction is in substantial compliance with the design. Items of construction for the project are based upon current development plans.

It is our professional opinion that the Infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the lands within the District. The estimated costs are based upon prices currently being experienced for similar items of work in North Florida. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



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CA - 00002584 LC - 0000316

EAST NASSAU STEWARDSHIP DISTRICT
LOCATION MAP

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	17-042
DRAWN BY:	A.J.A.
DATE:	AUGUST 10, 2017
PLATE NO.	1

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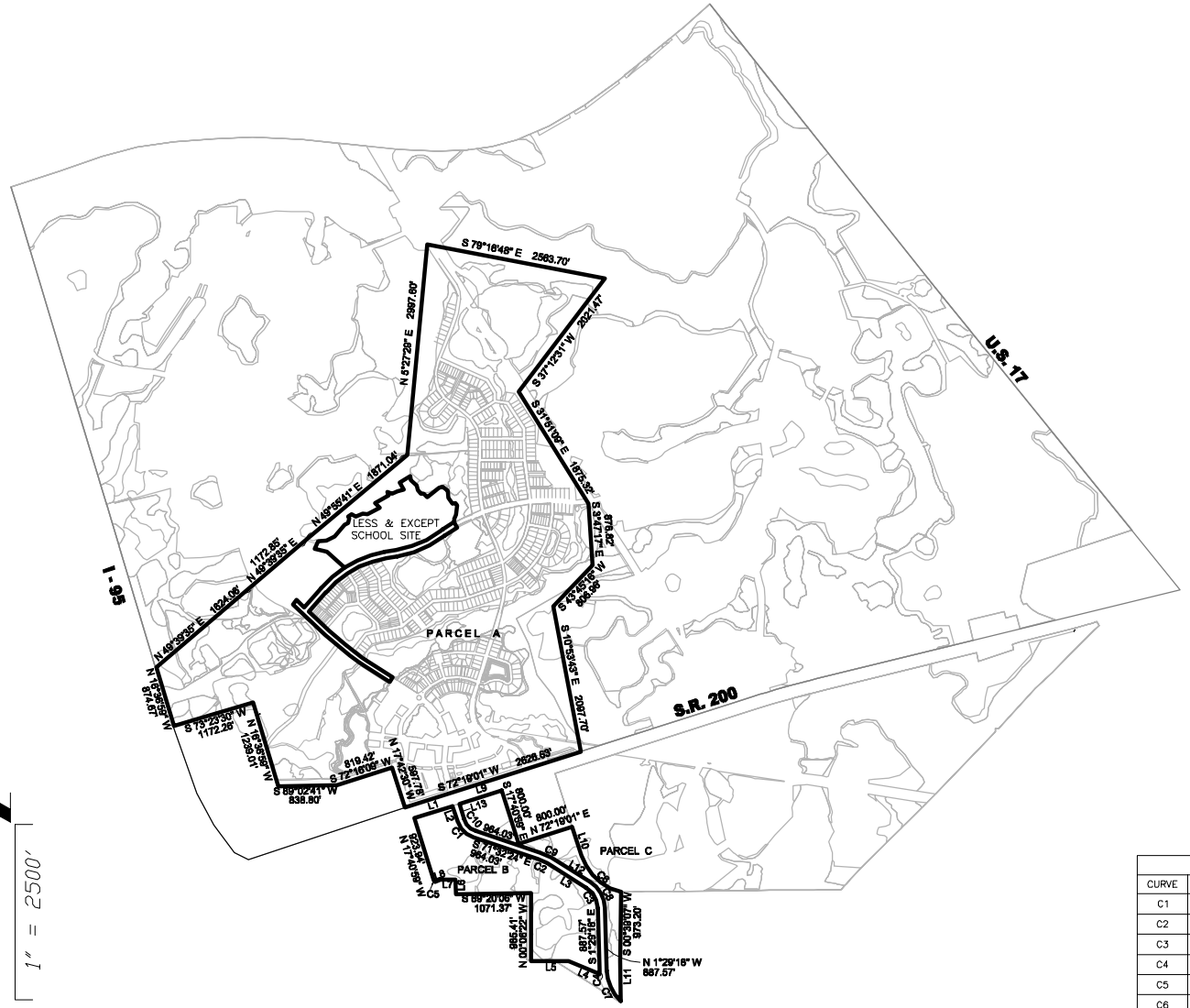

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 72°19'01" E	573.63'
L2	S 17°43'35" E	230.08'
L3	S 58°02'03" E	655.42'
L4	N 67°35'28" W	480.33'
L5	S 89°40'42" W	528.86'
L6	N 0°39'54" W	208.70'
L7	S 89°20'06" W	208.70'
L8	S 69°45'17" W	94.87'
L9	N 72°19'01" E	630.14'
L10	S 17°40'59" E	422.53'
L11	S 0°35'09" E	570.02'
L12	N 58°02'03" W	655.42'
L13	N 17°43'35" W	230.01'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	53°48'49"	355.32'	333.73'	180.32'	S 44°37'59" E	321.59'
C2	13°30'21"	625.00'	147.33'	74.01'	S 64°47'13" E	146.98'
C3	56°32'45"	350.00'	345.42'	188.24'	S 29°45'40" E	331.57'
C4	3°44'28"	695.00'	45.38'	22.70'	S 3°21'32" E	45.37'
C5	10°58'25"	126.27'	24.18'	12.13'	N 23°10'12" W	24.15'
C6	58°58'55"	781.27'	804.26'	441.86'	S 47°10'26" E	769.22'
C7	47°04'42"	595.00'	488.89'	259.20'	N 25°01'39" W	475.26'
C8	56°32'45"	450.00'	444.11'	242.03'	N 29°45'40" W	426.30'
C9	13°30'21"	725.00'	170.90'	85.85'	N 64°47'13" W	170.50'
C10	53°48'49"	255.32'	239.80'	129.57'	N 44°37'59" W	231.09'

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WILDLIGHT VILLAGE PHASE 1 BOUNDARY

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042
DRAWN BY: A.J.A.
DATE: AUGUST 10, 2017
PLATE NO. 2

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Parcel A:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of those lands described in Official Record Book 408, Page 695 of the Public Records of Nassau County, Florida; thence on the Easterly line of said lands, N 17°42'30" W, a distance of 597.78 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1136, Page 260 and Official Record Book 932, Page 1824 of the said Public Records for the next 2 courses, S 72°16'09" W, a distance of 819.42 feet; thence S 89°02'41" W, a distance of 838.80 feet to the Northwest corner of last said lands said point also being on the Easterly line of those lands described in Official Record Book 956, Page 1636 of the aforesaid Public Records; thence departing said Northerly line and on the Easterly line of said lands, N 16°36'59" W, a distance of 1239.01 feet to the most Northeast corner of said lands, thence departing said Easterly line and on the most Northerly line of said lands, S 73°23'30" W, a distance of 1172.26 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'59" W, a distance of 874.67 feet; thence departing said Easterly Limited Access Right of Way line, N 49°39'35" E, a distance of 1624.06 feet to the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence continue N 49°39'35" E, a distance of 1172.85 feet; thence N 49°55'41" E, a distance of 1871.04 feet; thence N 05°27'29" E, a distance of 2997.60 feet to a point on the Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way as Recorded in Official Record Book 273, Page 551 and Official Record Book 278, Page 607 of the aforesaid Public Records; thence S 79°16'48" E, a distance of 2563.70 feet; thence S 37°12'31" W, a distance of 2021.47 feet to a point on aforesaid Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way; thence on said Westerly Right of Way line, S 31°51'09" E, a distance of 1875.32 feet; thence S 03°47'17" E, a distance of 876.82 feet; thence S 43°45'16" W, a distance of 806.96 feet; thence S 10°53'43" E, a distance of 2097.70 feet to a point on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on said Northerly Right of way line, S 72°19'01" W, a distance of 2626.63 feet to the Point of Beginning.

Less and Except:

District School Board of Nassau County, School Site, as described in Official Record Book 1981, Page 109, of the Public Records of Nassau County, Florida.

and Less and Except:

90 FOOT AND 81 FOOT ROADWAY PARCEL "A" AND PARCEL "B":

as described in Official Record Book 1981, Page 163, of the Public Records of Nassau County, Florida.

Parcel B:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 2457.17 feet to a point on the Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 573.63 feet to a point on the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way); thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 8 courses, S 17°43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44°37'59" E, a distance of 321.59 feet to the curves end; thence S 71°32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64°47'13" E, a distance of 146.98 feet to the curves end; thence S 58°02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S 29°45'40" E, a distance of 331.57 feet to the curves end; thence S 01°29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3°44'28"; thence on the arc of said curve a distance of 45.38 feet said arc being subtended by a chord which bears S 03°21'32" E, a distance of 45.37 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line, N 67°35'28" W, a distance of 480.33 feet to the most Northeasterly corner of said lands; thence departing said Northeasterly line and on the North line of said lands, S 89°40'42" W, a distance of 528.86 feet; thence departing said North line, N 00°06'22" W, a distance of 965.41 feet; thence S 89°20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the said Public Records; thence on the East line of said lands, N 00°39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89°20'06" W, a distance of 208.70 feet to the Northeast corner of those lands described in Official Record Book 513, Page 91 of the said Public Records; thence departing said North line and on the Northerly line of said lands , S 69°45'17" W, a distance of 94.87 feet to a point on the aforesaid Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) said point on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10°58'25"; thence departing said Northerly line and on the Easterly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 24.18 feet said arc being subtended by a chord which bears N 23°10'12" W, a distance of 24.15 feet to the curves end; thence N 17°40'59" W, a distance of 923.94 feet to the Point of Beginning.

ETM
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WILDLIGHT VILLAGE PHASE 1 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	17-042
DRAWN BY:	A.J.A.
DATE:	AUGUST 10, 2017
PLATE NO.	3A

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Parcel C:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 3128.70 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 630.14 feet to the Northwest corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence S 17°40'59" E, a distance of 422.53 feet to the beginning of a curve, concave Northeast, having a radius of 781.27 feet and a central angle of 58°58'55"; thence on the arc of said curve a distance of 804.26 feet said arc being subtended by a chord which bears S 47°10'26" E, a distance of 769.22 feet to the northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida and the curves end; thence on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the east line of said Section 7, S 00°35'09" E, a distance of 570.02 feet to the a foresaid Northeasterly Right of Way line of William Burgess Boulevard said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses, a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'13" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a radius of 255.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 239.80 feet said arc being subtended by a chord which bears N 44°37'59" W, a distance of 231.09 feet to the curves end; thence N 17°43'35" W, a distance of 230.01 feet to the Point of Beginning.

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WILDLIGHT VILLAGE PHASE 1 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	17-042
DRAWN BY:	A.J.A.
DATE:	AUGUST 10, 2017
PLATE NO.	3B

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Home Site Map by Type

This site plan is conceptual, for illustrative purposes, and should be used for general reference only. The layout may not be to scale and is not intended to form any part of a contract or warranty unless expressly incorporated into a written agreement. No representation express or implied is made. This site plan is subject to change, modification or revision without notice.

As of 06/27/2017

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DEVELOPMENT PLAN - PHASE 1a (RESIDENTIAL)

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	17-042
DRAWN BY:	A.J.A.
DATE:	AUGUST 10, 2017
PLATE NO.	4A

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DEVELOPMENT PLAN - PHASE 1c (RESIDENTIAL)

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	17-042
DRAWN BY:	A.J.A.
DATE:	AUGUST 10, 2017
PLATE NO.	4B

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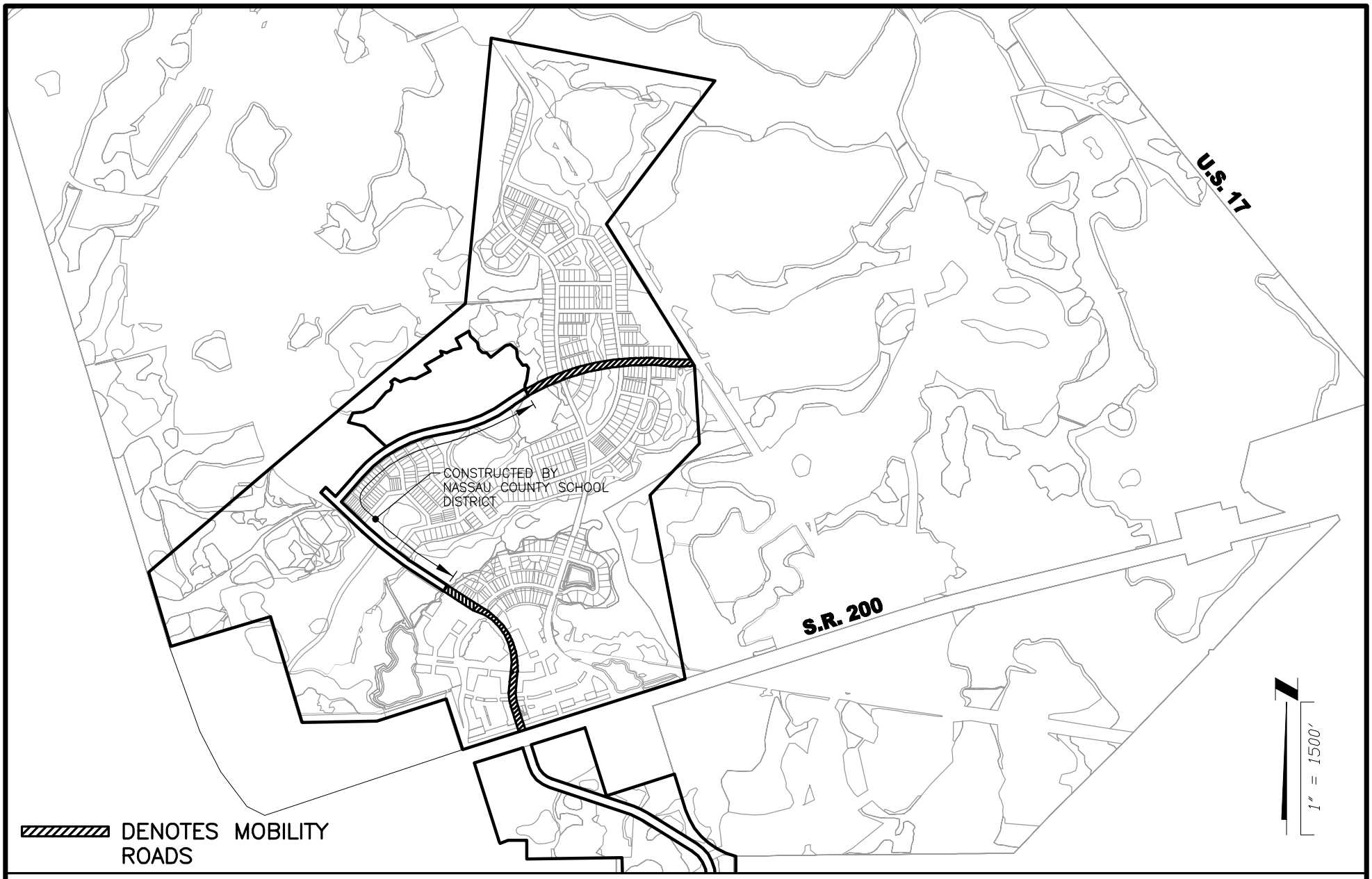

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TEL: (904) 642-8990, FAX: (904) 646-9485
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MOBILITY ROADS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO.	17-042
DRAWN BY:	A.J.A.
DATE:	AUGUST 10, 2017
PLATE NO.	5

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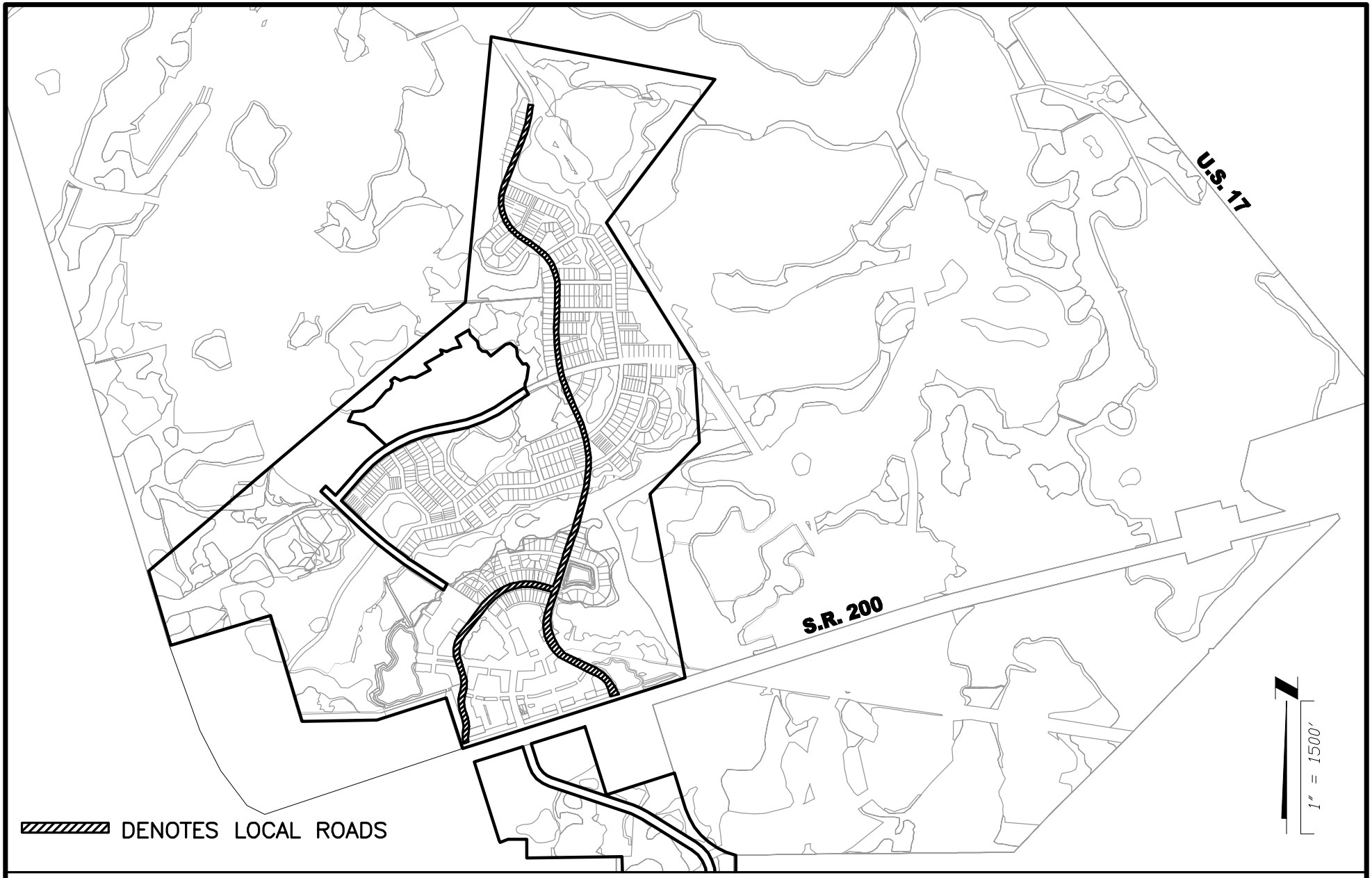

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CA - 00002584 LC - 0000316

LOCAL ROADS

EAST NASSAU STEWARDSHIP DISTRICT

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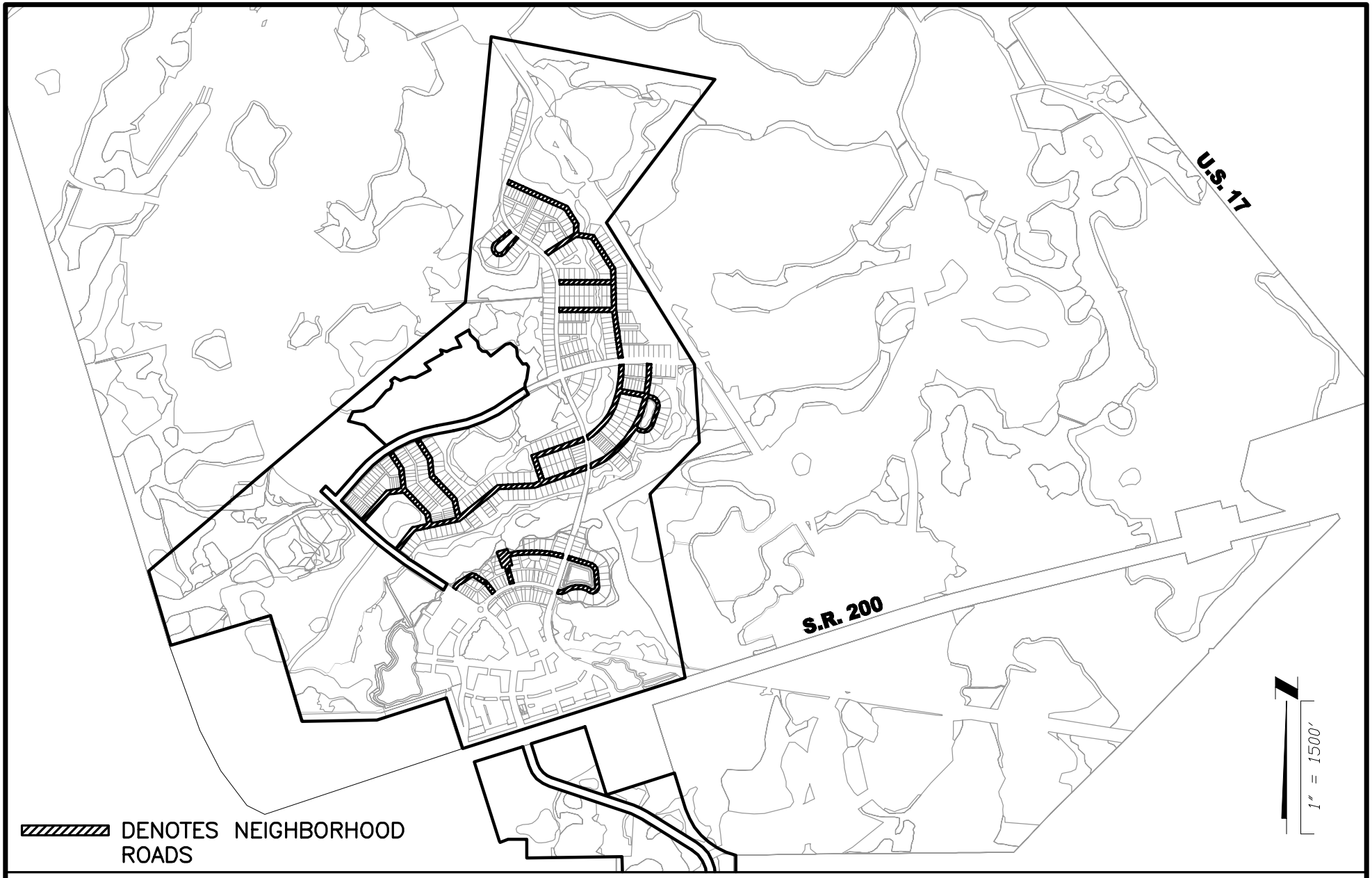

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NEIGHBORHOOD ROADS

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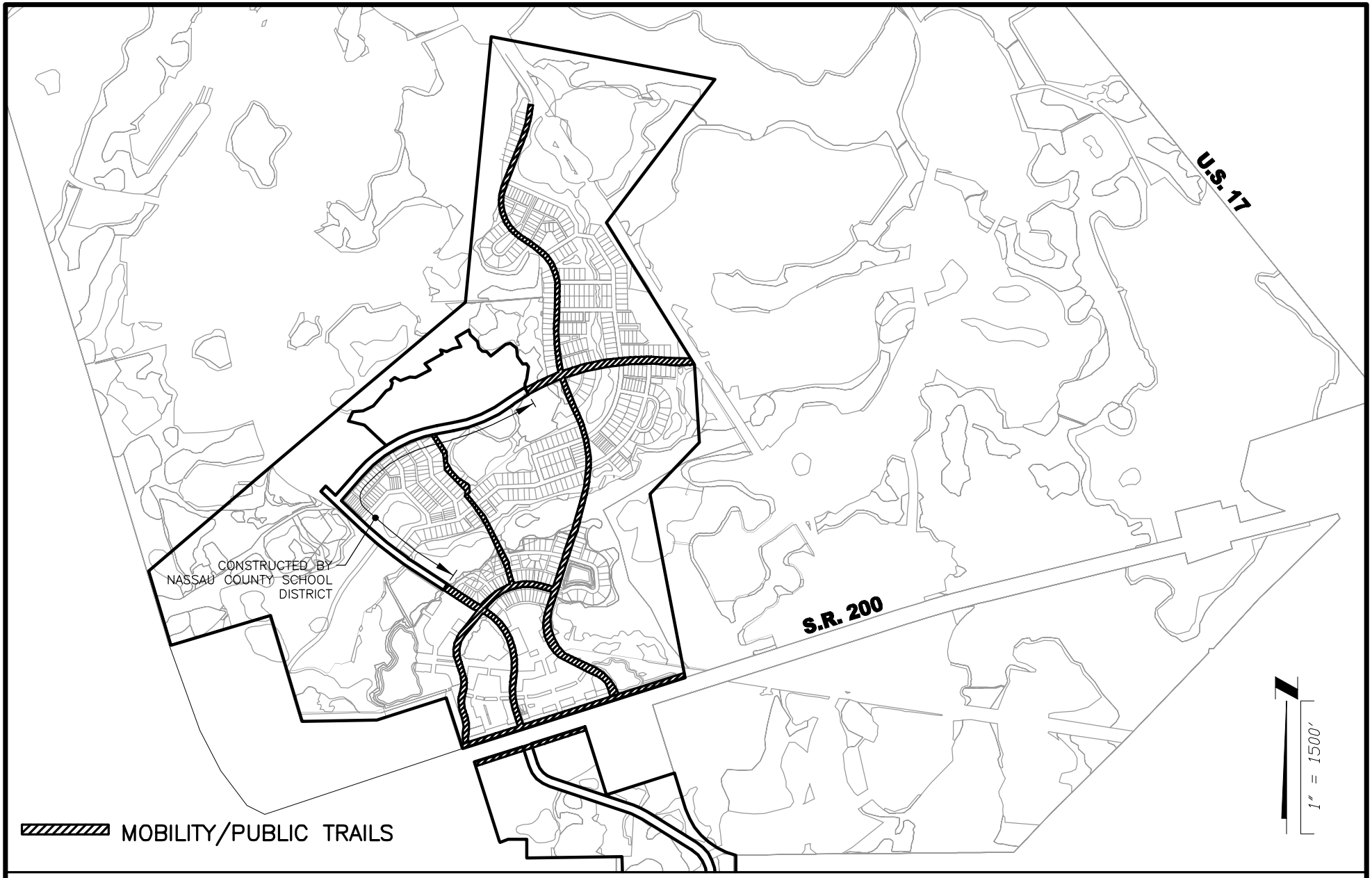

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MOBILITY/PUBLIC TRAILS

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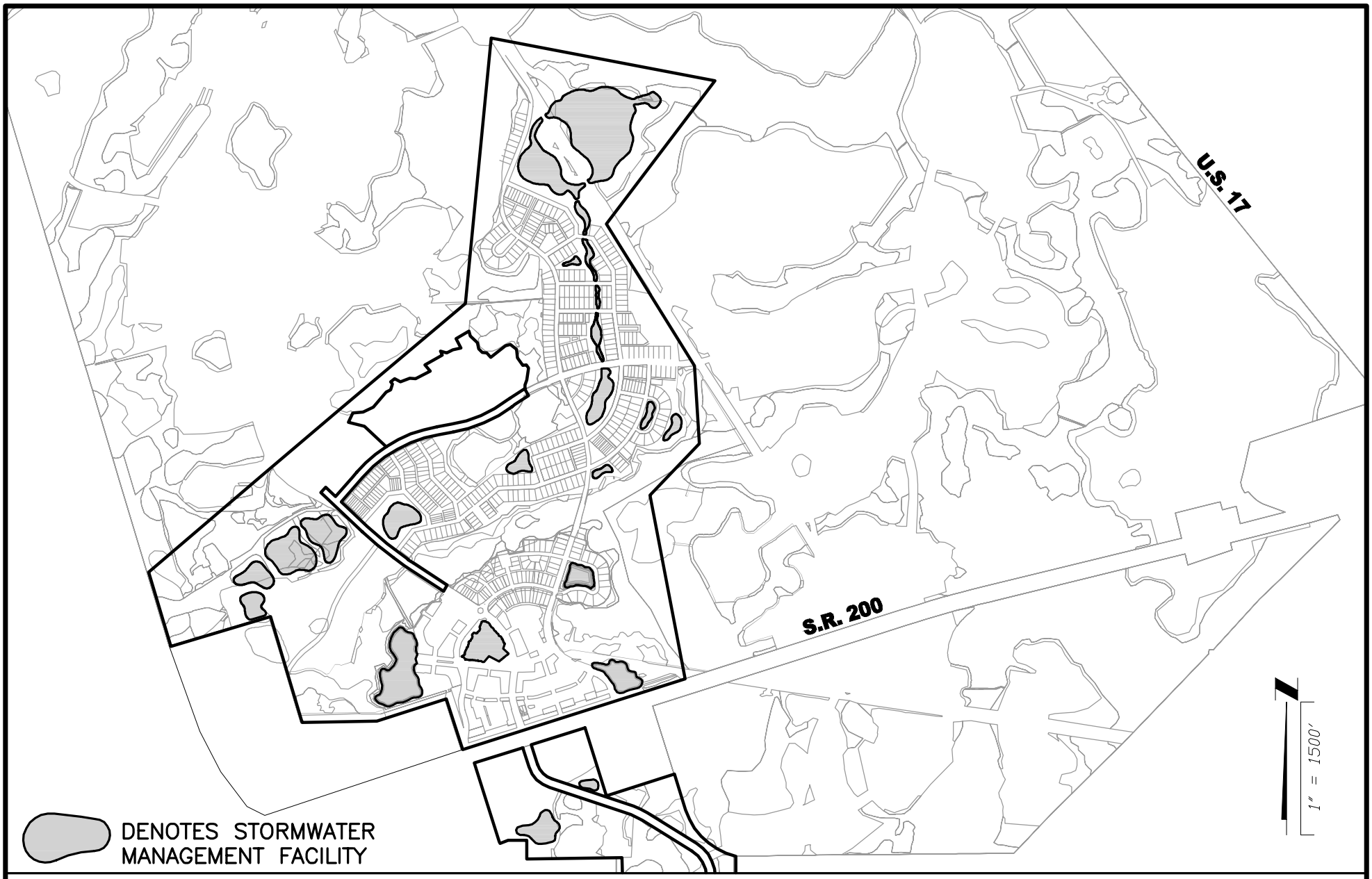

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STORMWATER MANAGEMENT FACILITIES

EAST NASSAU STEWARDSHIP DISTRICT

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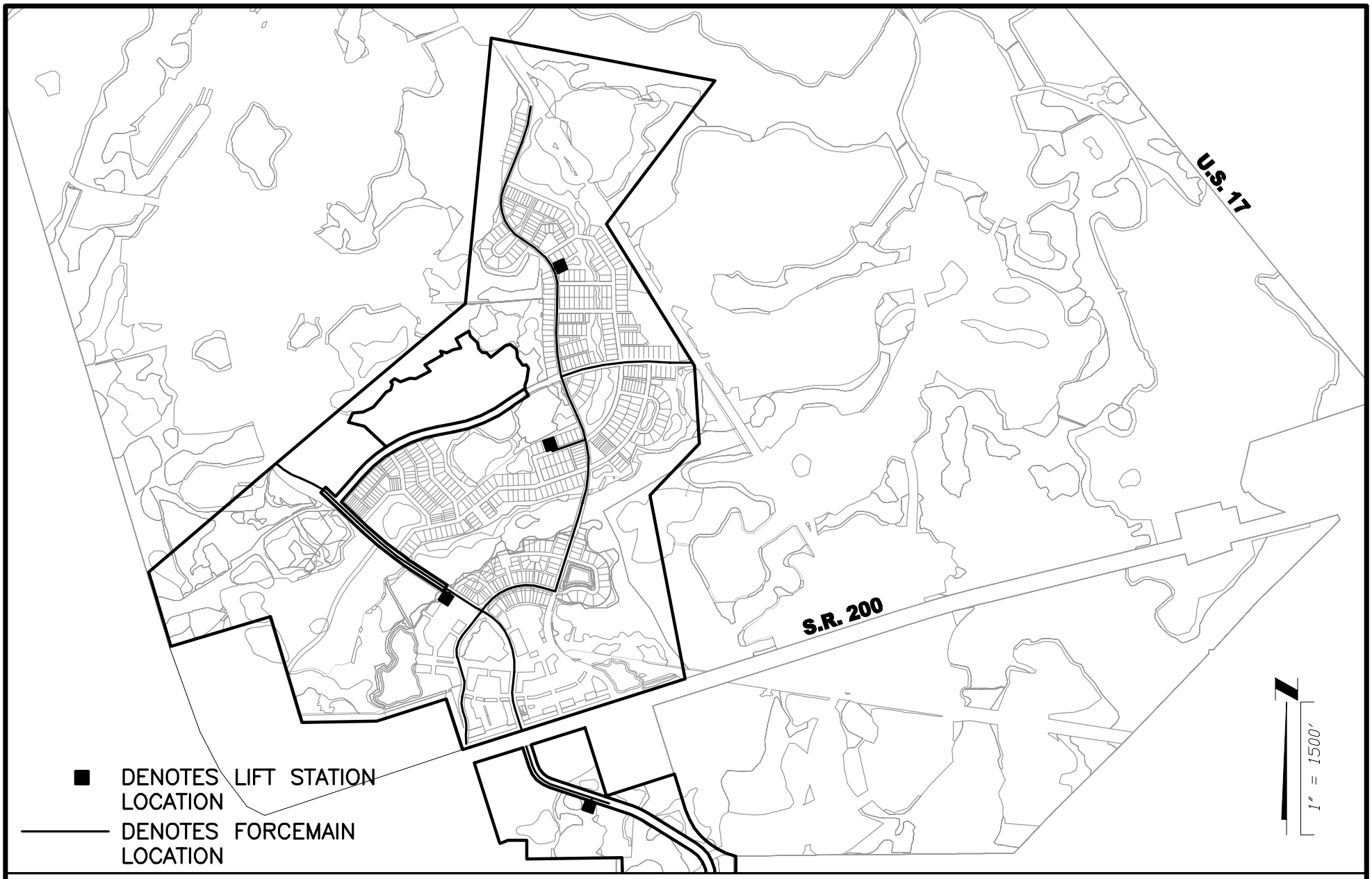

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SANITARY SEWER LIFT STATIONS AND FORCEMAINS

EAST NASSAU STEWARDSHIP DISTRICT

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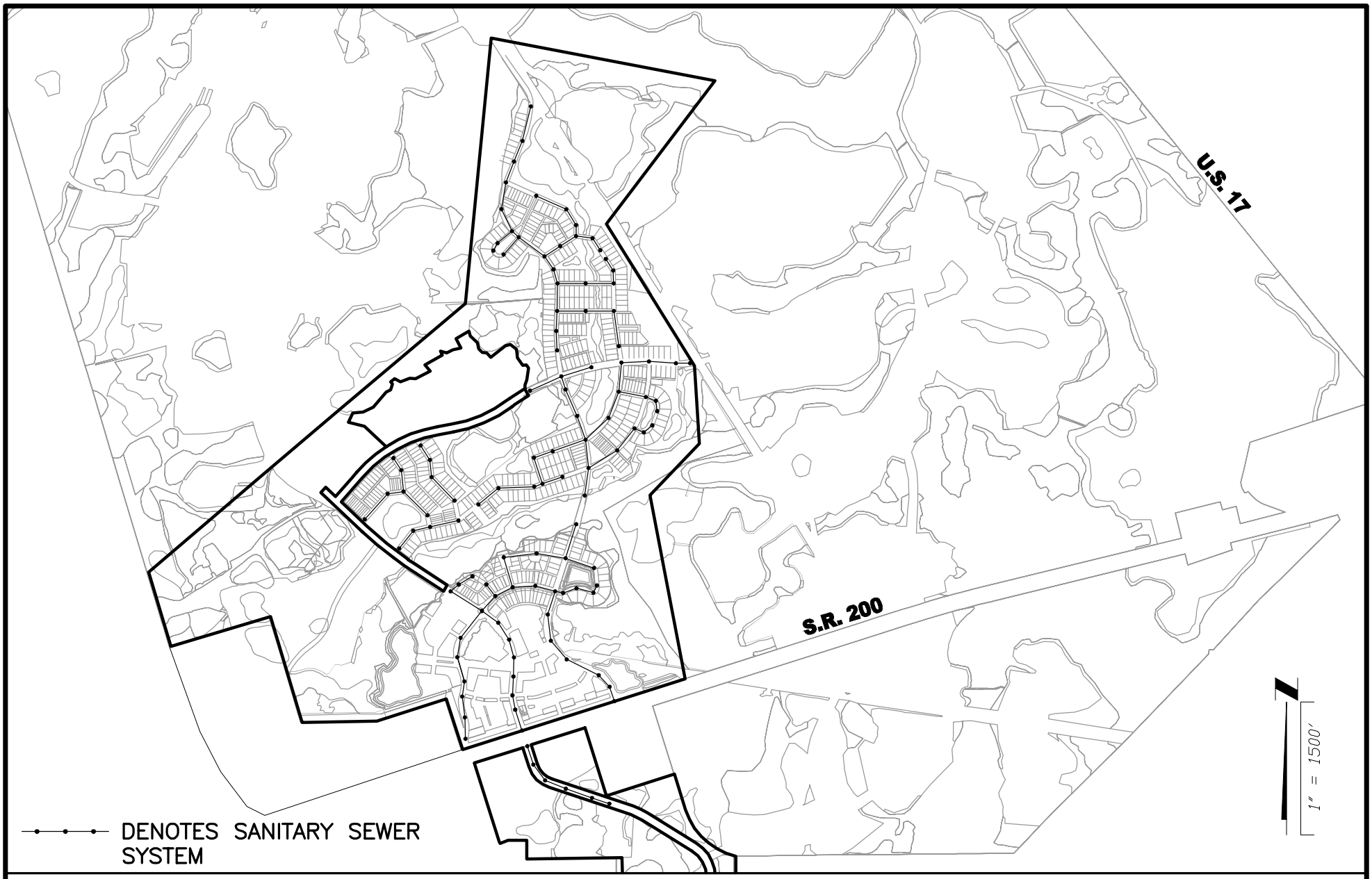

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SANITARY SEWER COLLECTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

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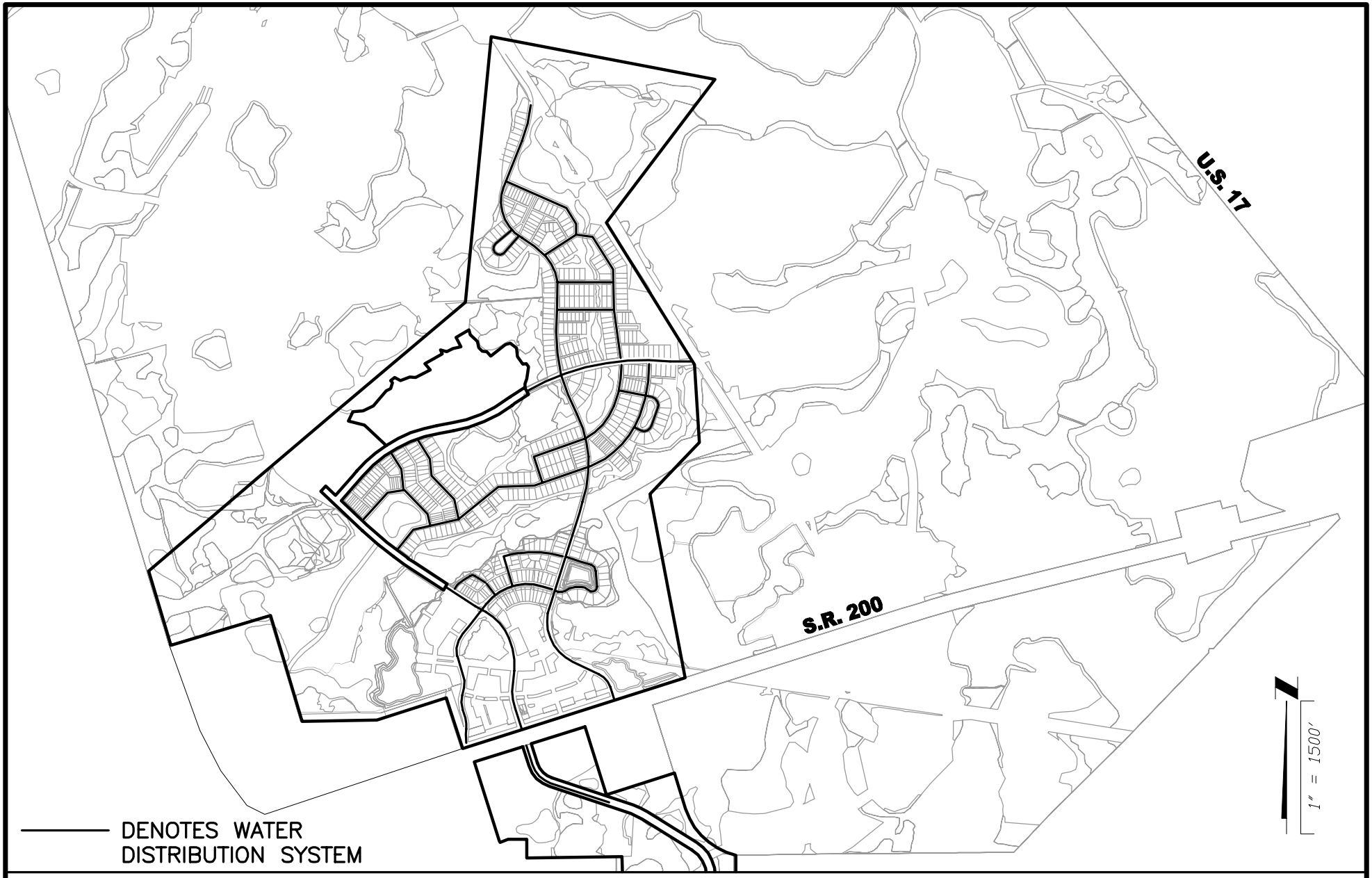

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POTABLE WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

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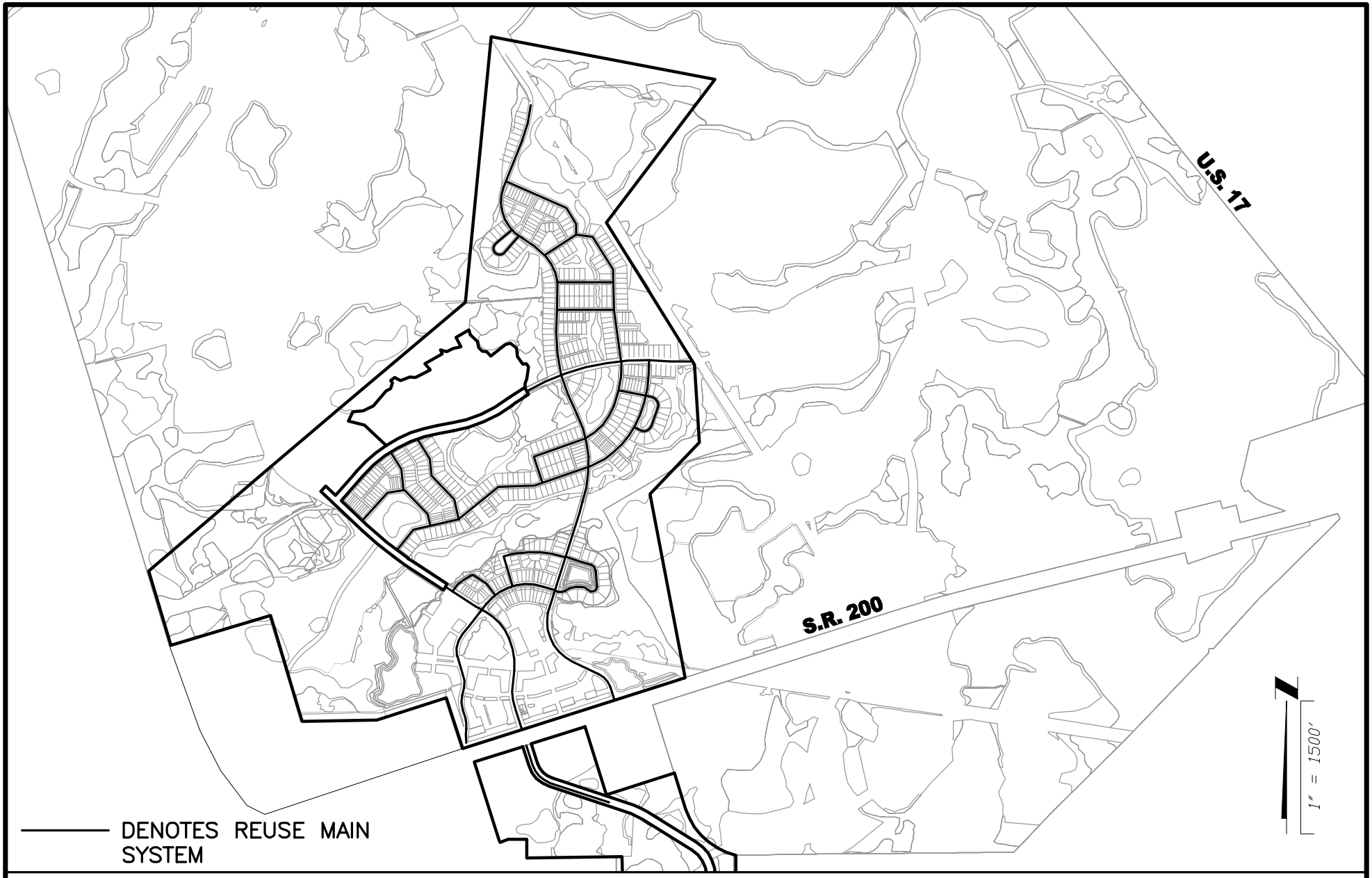

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RECLAIM WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO.	13

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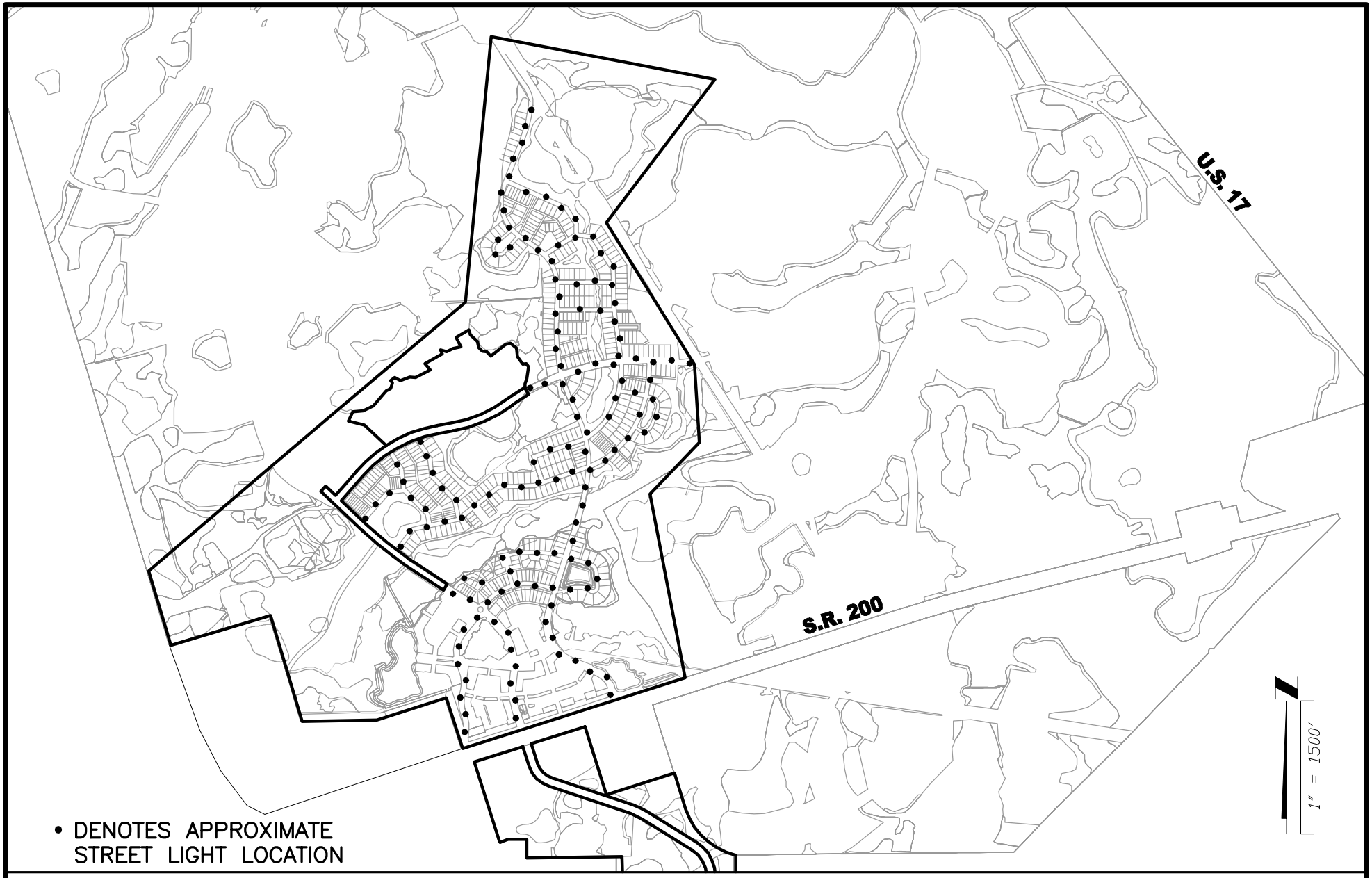

• DENOTES APPROXIMATE STREET LIGHT LOCATION

ETM
VISION - EXPERIENCE - RESULTS
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14775 Old St. Augustine Road, Jacksonville, FL 32258
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STREET LIGHTING

EAST NASSAU STEWARDSHIP DISTRICT

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Exhibit B: *Master Special Assessment Methodology Report for Wildlight Village Phase 1*, as revised January 23, 2018

EAST NASSAU STEWARDSHIP DISTRICT

Master
Special Assessment
Methodology Report
for the
Wildlight Village Phase 1

December 14, 2017
Revised January 23, 2018

Provided by:

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2300 Glades Road, Suite 410W
Boca Raton, FL 33431
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Fax: 561-571-0013
Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for Wildlight Village Phase 1 (“Wildlight Phase 1”) portion of the East Nassau Stewardship District (the “District”), located in unincorporated Nassau County, Florida, for the funding of public infrastructure improvements contemplated to be provided for the Wildlight Phase 1 by the District (the “Wildlight Phase 1 Project”).

1.2 Scope of the Report

This Report presents the projections for financing the District's Wildlight Phase 1 Project for Wildlight Phase 1 described in the East Nassau Stewardship District Engineer’s Report for Wildlight Village Phase 1 prepared by ETM, Inc. dated August 10, 2017 revised December 14, 2017 (the “Engineer's Report”), and describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Wildlight Phase 1 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Wildlight Phase 1 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within the Wildlight Phase 1, as well as general benefits to the areas outside Wildlight Phase 1, areas outside the District, and public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within Wildlight Phase 1. The District’s Wildlight Phase 1 Project enables properties within the boundaries of Wildlight Phase 1 to be developed.

There is no doubt that the general public, property owners of property outside the District, and property owners of property

outside Wildlight Phase 1 but inside the District will benefit from the provision of the Wildlight Phase 1 Project. However, these benefits are only incidental since the Wildlight Phase 1 Project is designed solely to provide special benefits peculiar to property within the Wildlight Phase 1. Properties outside the Wildlight Phase 1 are not directly served by the Wildlight Phase 1 Project and do not depend upon the Wildlight Phase 1 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which the Wildlight Phase 1 properties receive compared to those lying outside of the Wildlight Phase 1, whether inside or outside of the District's boundaries.

The Wildlight Phase 1 Project will provide the public infrastructure improvements necessary to make the lands within Wildlight Phase 1 developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the Wildlight Phase 1 to increase by more than the sum of the financed cost of the individual components of the Wildlight Phase 1 Project. Even though the exact value of the benefits provided by the Wildlight Phase 1 Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Wildlight Phase 1 Project as determined by England Thims & Miller, Inc. (the "District Engineer").

Section Four discusses the master financing program for the District.

Section Five introduces the master special assessment methodology for the District.

2.0 Development Program

2.1 Overview

Wildlight Phase 1 will serve a portion of the Central Planning Area of the East Nassau Community Planning Area. Wildlight Phase 1 is generally located directly east of Interstate I-95, and primarily to the north of S.R. 200 in unincorporated Nassau County, Florida. The land within the District consists of approximately 23,600 +/- acres, while the area of the Wildlight Phase 1 consists of approximately 641.36 /- acres.

2.2 The Development Program

The development of Wildlight Phase 1 is anticipated to be conducted by Wildlight, LLC, or its affiliates (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of approximately 550,000 square feet of commercial uses, 581 single-family residential units, 300 rental apartments, a 27-acre elementary school, 2-acre community center, and a 28-acre Wellness Center/Private School, although land use types and unit/sq. ft./acre numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Wildlight Phase 1.

3.0 The Wildlight Phase 1 Project

3.1 Overview

The public infrastructure costs to be funded by the District for Wildlight Phase 1 are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 2017-206, Laws of Florida, Chapter 189, Florida Statutes, and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Wildlight Phase 1 Project

The Wildlight Phase 1 Project needed to serve Wildlight Phase 1 is projected to consist of improvements which will serve all of the lands in the District (the "Master Infrastructure Improvements") and improvements which will only serve the single-family residential neighborhoods within the District (the "Neighborhood Infrastructure Improvements").

The Master Infrastructure Improvements will consist of mobility roads, local roads, mobility/public trails, stormwater management facilities, utilities (water, wastewater and reclaimed water), street lighting, landscaping/irrigation, and entry features. The cost of the Master Infrastructure Improvements is estimated to total approximately $26,290,000 in 2017 dollars and due to anticipated cost escalation during a 7-year infrastructure construction period, $31,700,000 at buildout. According to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses within Wildlight Phase 1 and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire Wildlight Phase 1.

The Neighborhood Infrastructure Improvements will consist of neighborhood roads, utilities (water, wastewater and reclaimed water), and street lighting, all within the residential neighborhoods. The cost of the Neighborhood Infrastructure Improvements is estimated to total approximately $11,820,000 in 2017 dollars and due to anticipated cost escalation during a 7-year infrastructure construction period, $14,300,000 at buildout. According to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to the single-family residential land uses within Wildlight Phase 1.

Table 2 in the *Appendix* illustrates the specific components of the Wildlight Phase 1 Project, Master Infrastructure Improvements and Neighborhood Infrastructure Improvements and their costs, which total approximately $46,000,000 at buildout.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within Wildlight Phase 1. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Wildlight Phase 1 Project as described in *Section 3.2* in two financing transactions, the District would have to issue approximately $60,000,000 in par amount of special assessment bonds (the "Bonds"), with the special assessment bonds financing the Master Infrastructure Improvements totaling approximately $41,250,000 in par amount (the "Master Bonds"), and the special assessment bonds financing the Neighborhood Infrastructure Improvements totaling approximately $18,750,000 in par amount (the "Neighborhood Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Wildlight Phase 1 Project to the various land uses in Wildlight Phase 1 and based on such benefit allocation to apportion the maximum amount of debt necessary to fund the Wildlight Phase 1 Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed master financing plan for Wildlight Phase 1 provides for the issuance of the Bonds in the approximate principal amount of $60,000,000 to finance approximately $46,000,000 in Wildlight Phase 1 Project costs. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual

installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately $60,000,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Revised Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Wildlight Phase 1 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements provide special and general benefits, with special benefits accruing to the assessable properties within the boundaries of Wildlight Phase 1 and general benefits accruing to areas outside of Wildlight Phase 1 and being only incidental in nature. The debt incurred in financing the public infrastructure included in the Wildlight Phase 1 Project will be paid off by assessing properties that derive special and peculiar benefits from the Wildlight Phase 1 Project. All properties that receive special benefits from the Wildlight Phase 1 Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the Wildlight Phase 1 Project.

5.2 Benefit Allocation

The most current revised development plan envisions the development of approximately 550,000 square feet of commercial uses, 581 single-family residential units, 300 rental apartments, a 27-acre elementary school, 2-acre community center, and a 28-acre Wellness Center/Private School, although unit numbers and land use types may change throughout the development period.

As indicated in *Section 3.2*, according to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire Wildlight Phase 1, and such public improvements will be interrelated such that they will reinforce one another. Additionally, according to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to the single-family residential land uses within the Wildlight Phase 1.

By allowing for the land in the Wildlight Phase 1 to be developable, both the Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the Wildlight Phase 1 will benefit from each infrastructure improvement category of the Master Infrastructure Improvements, as the improvements provide basic infrastructure to all land within the Wildlight Phase 1 and benefit all land within the Wildlight Phase 1 as an integrated system of improvements. Further, the single-family residential land uses within the Wildlight Phase 1 will benefit from each infrastructure improvement category of the Neighborhood Infrastructure Improvements.

As stated previously, the Wildlight Phase 1 Project has a logical connection to the special and peculiar benefits received by the land within Wildlight Phase 1, as without such improvements, the development of the properties within the Wildlight Phase 1 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within Wildlight Phase 1, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar

benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The development of land in Wildlight Phase 1 will include an approximately 27-acre elementary school facility that is owned and operated by Nassau County School District and an approximately 2-acre community center site owned and operated by the home owners' association for Wildlight Phase 1. A portion of the land in Wildlight Phase 1 was conveyed to Nassau County School District, the local governmental agency responsible for public education within Nassau County. While it is beyond question that such land will benefit from the provision of the District's Wildlight Phase 1 Project, it is proposed that such land be exempted from the assessments levied by the District in connection with issuance of the Bonds. The rationale for this exemption is that such land is owned by a governmental entity providing services to, among others, the property owners and residents of the District.

Additionally, based upon representations of the Developer, the community center will be owned and operated by the home owners' association whose members will be residential landowners within the Wildlight Phase 1. While it is beyond question that the parcels containing the community center will benefit from the provision of the District's Wildlight Phase 1 Project, the District may determine to exempt such property from assessments levied in connection with the issuance of the Bonds provided that the requirements of Section 193.0235, F.S. have been satisfied. The rationale for this exemption is that the cost of any assessments that would be allocated to the community center will already be borne by the residential property owners within the Wildlight Phase 1 already paying assessments in proportion equivalent to their benefit of public improvements.

The benefit associated with the Master Infrastructure Improvements is proposed to be allocated to the different product types within Wildlight Phase 1 in proportion to the density of development and intensity of use of the Master Infrastructure Improvements as measured by a standard unit called an Equivalent Assessment Unit ("EAU"). Table 4 in the *Appendix* illustrates the Master Infrastructure Improvements EAU weights that are proposed to be

assigned to the land uses contemplated to be developed within Wildlight Phase 1 based on the relative density of development and the intensity of use of master infrastructure, the total EAU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different EAU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Master Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Master Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of EAU measures serves as a reasonable approximation of the relative amount of benefit received from the District's Master Infrastructure Improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Master Infrastructure Improvements (the “Master Assessment”) in accordance with the EAU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected Master Assessment annual debt service assessments per 1,000 square feet for commercial land uses, acre for the educational/community land uses, and unit for residential land uses and.

The benefits of Neighborhood Infrastructure Improvements will be allocated to the different single-family residential product types within Wildlight Phase 1 in proportion to the density of development and intensity of use of the neighborhood infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Based on the determination made by the District Engineer that all of the benefit of the Neighborhood Infrastructure Improvements accrues to the single-family residential land uses, only single-family residential products will be assessed for the costs of Neighborhood Infrastructure Improvements.

Table 6 in the *Appendix* illustrates the Neighborhood Infrastructure Improvements ERU weights proposed to be assigned to the single-family residential land uses contemplated within Wildlight Phase 1 based on the relative density of development and the intensity of use of neighborhood infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Neighborhood Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Neighborhood Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's Neighborhood Infrastructure Improvements.

Table 7 in the *Appendix* presents the apportionment of the assessment associated with the Neighborhood Infrastructure Improvements (the "Neighborhood Assessment") in accordance with the ERU benefit allocation method presented in Table 6. Table 7 also presents the annual levels of the projected Neighborhood Assessment annual debt service assessments per unit.

Finally, Tables 8 and 9 in the *Appendix* present the combined Master Assessment and Neighborhood Assessment levels for the different product types.

5.3 Assigning Debt Assessments

The assessment associated with repayment of the Bonds comprises the sum of the Master Assessment and Neighborhood Assessment (cumulatively the "Assessment") and will initially be levied on all of the gross acre land in Wildlight Phase 1.

Consequently, the Assessment will be levied on approximately 641.36 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of $60,000,000 will be preliminarily levied on approximately 641.36 +/- gross acres at a maximum of $93,551.20 per acre.

For residential land uses, as the land is platted, Master Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*, and Neighborhood Assessment (if applicable) will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 7 in the *Appendix*. Such allocation of Assessments to platted parcels will reduce the amount of Master Assessment levied on unplatted gross acres within Wildlight Phase 1 and also reduce the amount of Neighborhood Assessment levied on unplatted gross acres.

For non-residential land uses, as they receive a development or site approval, Master Assessment will be allocated to such parcels that received development or site approval based on the planned use for that parcel as reflected in Table 5 in the *Appendix*.

Further, to the extent that any residential land which has not been platted or non-residential land which has not received a development or site approval, is sold to another developer or builder, the Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, the Wildlight Phase 1 Project creates special and peculiar benefits to certain properties within Wildlight Phase 1. The Wildlight Phase 1 Project benefits assessable properties within Wildlight Phase 1 and accrues to all such assessable properties, with the exceptions described in the previous section, on an EAU and ERU basis.

Wildlight Phase 1 Project can be shown to be creating special and peculiar benefits to the property within Wildlight Phase 1. The special and peculiar benefits resulting from each improvement are:

a. added use of the property;
b. added enjoyment of the property;
c. decreased insurance premiums;
d. increased marketability and value of the property.

The Wildlight Phase 1 Project makes the land in Wildlight Phase 1 developable and saleable and provides special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Wildlight Phase 1 Project is delineated in Table 4 (expressed as EAU factors) in the *Appendix* and Table 6 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within Wildlight Phase 1 according to reasonable estimates of the special and peculiar benefits derived from the Wildlight Phase 1 Project by different land uses.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number

of EAUs and ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessment on a per EAU and ERU basis never exceeds the maximum assessment levels in Tables 8 and 9 in the *Appendix*. Master Assessment per EAU preliminarily equals $24,635.54 ($41,250,000 in Master Assessment divided by 1,674.41 EAUs), and Neighborhood Assessment per ERU preliminarily equals $33,490.52 ($18,750,000 in Neighborhood Assessments divided by 559.86 Neighborhood Assessment residential ERUs) and may change based on the final bond sizing. If such changes occur, the Assessment Methodology is applied to the land based on the number of and type of units of particular land uses within each and every parcel as shown in Table 4 and 6 in the *Appendix*.

As the land for residential land uses is platted or as land for non-residential land uses receives a development or site approval, the Assessment is assigned to platted parcels with respect to land for residential land uses or assigned to parcels based on development or site approval with respect to land for non-residential land uses based on the figures in Tables 8 and 9 in the *Appendix.* If as a result of platting and apportionment of the Assessment to the platted parcel of land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the parcel of land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted with respect to parcels for residential land uses or does not have development or site approval with respect to parcels for non-residential land uses within Wildlight Phase 1 remains equal to $24,635.54, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted within the Wildlight Phase 1 remains equal to $33,490.52, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the parcels for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land within parcels for residential land uses that remain unplatted or land within parcels for non-residential land uses that do not have development or site approval within Wildlight Phase 1 equals less than $24,635.54, and

the Neighborhood Assessment per ERU (if applicable) for the land that remains unplatted within the Wildlight Phase 1 equals less than $33,490.52, (either as a result of a larger number of units, different units or both), then the per EAU/ERU Assessment for all parcels within Wildlight Phase 1 will be lowered if that state persists at the conclusion of platting of all land within Wildlight Phase 1 with respect to land for residential land uses and obtaining development or site approval with respect to land for non-residential land uses.

If, in contrast, a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted for residential land uses or does not have development or site approval for land for non-residential land uses within Wildlight Phase 1 equals more than $24,635.54, and/or the Neighborhood Assessment per ERU (if applicable) for the residential land that remains unplatted within Wildlight Phase 1 equals more than $33,490.52, (either as a result of a smaller number of units, different units or both), then the difference in Assessment plus accrued interest will be collected from the owner of the property which platting or development or site approval caused the increase of assessment per EAU/ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Master Assessment per EAU and $24,635.54, and, if applicable, the difference between the actual Neighborhood Assessment per ERU and $33,490.52, multiplied by the actual number of EAUs/ERUs plus accrued interest to the next succeeding interest payment date on the respective series of Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within Wildlight Phase 1 or any development or site approval within Wildlight Phase 1, any planned sale of an unplatted land for residential land uses or sale of land for non-residential land uses that does not have development or site approval by the Developer to another builder or developer will

cause the District to initiate a true-up test as described above to test whether the amount of the Master Assessment per EAU for land for residential land uses that remains unplatted or land for non-residential land uses that does not have development or site approval and is also unsold by the Developer within the Wildlight Phase 1 remains equal to $24,635.54, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted and unsold by the Developer within Wildlight Phase 1 remains equal to $33,490.52. The test will be based upon the development rights as signified by the number of EAUs/ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.7 Final Assessment Roll

The Assessment of $60,000,000 is proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

6.0 Appendix

Table 1

East Nassau Stewardship District

Wildlight Village Phase 1

Development Plan

Land Use	Unit of Measurement	Number of Sq. Ft./Acres/Units
Comercial		
Village Center	Square Foot	550,000
Total Commercial		**550,000**
Educational/Community		
Elementary School	Acre	27
Community Center	Acre	2
Wellness Center/Private School	Acre	28
Total Government/Community		**57**
Residential		
SF 30'	Dwelling Unit	60
SF 45'	Dwelling Unit	241
SF 55'	Dwelling Unit	175
SF 70'	Dwelling Unit	105
Apartment	Dwelling Unit	300
Total Residential		**881**

Table 2

East Nassau Stewardship District

Wildlight Village Phase 1

Wildlight Phase 1 Project

Improvement	Cost
Master Infrastructure Improvements	
Mobility Roads	$2,300,000
Local Roads	$3,400,000
Mobility/Public Trails	$1,600,000
Stormwater Management Facilities	$4,700,000
Utilities (Water, Wastewater and Reclaimed Water)	$5,700,000
Street Lighting	$300,000
Landscaping/Irrigation	$1,200,000
Park and Recreation Facilities	$500,000
Entry Features	$1,000,000
Design, Engineering, Surveying & Permitting	$2,485,000
Contingency	$3,105,000
Sub-Total (2017 Dollars)	**$26,290,000**
Buildout Total	**$31,700,000**
Neighborhood Infrastructure Improvements	
Neighborhood Roads	$4,700,000
Utilities (Water, Wastewater and Reclaimed Water)	$4,300,000
Street Lighting	$300,000
Design, Engineering, Surveying & Permitting	$1,120,000
Contingency	$1,400,000
Sub-Total (2017 Dollars)	**$11,820,000**
Buildout Total	**$14,300,000**
Total	**$46,000,000**

Table 3

East Nassau Stewardship District

Wildlight Village Phase 1

Preliminary Sources and Uses of Funds

	Master Bonds	Neighborhood Bonds	Total - All Bonds
Sources			
Bond Proceeds:			
Par Amount	$41,250,000	$18,750,000	$60,000,000
Total Sources	**$41,250,000**	**$18,750,000**	**$60,000,000**
Uses			
Project Fund Deposits:			
Project Fund	$31,700,000	$14,300,000	$46,000,000
Other Fund Deposits:			
Debt Service Reserve Fund	$3,158,819	$1,435,827	$4,594,647
Capitalized Interest Fund	$5,362,500	$2,437,500	$7,800,000
	$8,521,319	$3,873,327	$12,394,647
Delivery Date Expenses:			
Costs of Issuance	$1,028,681	$576,673	$1,605,353
Total Uses	**$41,250,000**	**$18,750,000**	**$60,000,000**

Table 4

East Nassau Stewardship District

Wildlight Village Phase 1

Master Infrastructure Improvements Benefit Allocation

Land Use	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./Acre/Unit	Master Infrastructure Improvements Total EAU	Percent Share of Total
Comercial			
Village Center	1.45	797.50	47.62872%
Total Commercial		**797.50**	**47.62872%**
Educational/Community			
Elementary School	n/a	0.00	0.00000%
Community Center	n/a	0.00	0.00000%
Wellness Center/Private School	5.88	164.64	9.83272%
Total Government/Community		**164.64**	**9.83272%**
Residential			
SF 30'	0.62	37.20	2.22168%
SF 45'	0.87	209.67	12.52202%
SF 55'	1.00	175.00	10.45144%
SF 70'	1.28	134.40	8.02671%
Apartment	0.52	156.00	9.31671%
Total Residential		**712.27**	**42.53857%**
Total		**1,674.41**	**100.00000%**

Table 5

East Nassau Stewardship District

Wildlight Village Phase 1

Master Infrastructure Improvements Assessment Apportionment

Land Use	Total Master Assessment Apportionment	Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
Comercial			
Village Center	$19,646,845.75	$35,721.54	$2,849.44
Total Commercial	**$19,646,845.75**		
Educational/Community			
Elementary School	$0.00	$0.00	$0.00
Community Center	$0.00	$0.00	$0.00
Wellness Center/Private School	$4,055,995.84	$144,856.99	$11,554.98
Total Government/Community	**$4,055,995.84**		
Residential			
SF 30'	$916,442.21	$15,274.04	$1,218.38
SF 45'	$5,165,334.36	$21,432.92	$1,709.66
SF 55'	$4,311,220.07	$24,635.54	$1,965.13
SF 70'	$3,311,017.01	$31,533.50	$2,515.37
Apartment	$3,843,144.75	$12,810.48	$1,021.87
Total Residential	**$17,547,158.40**		
Total	**$41,250,000.00**		

* Included costs of collection and assumes payment in **November**

Table 6

East Nassau Stewardship District

Wildlight Village Phase 1

Neighborhood Infrastructure Improvements Benefit Allocation

Land Use	Neighborhood Infrastructure Improvements ERU per Unit	Neighborhood Infrastructure Improvements Total ERU	Percent Share of Total
Residential			
SF 30'	0.58	34.80	6.21584%
SF 45'	0.86	207.26	37.01997%
SF 55'	1.00	175.00	31.25781%
SF 70'	1.36	142.80	25.50638%
Total		**559.86**	**100.00000%**

Table 7

East Nassau Stewardship District

Wildlight Village Phase 1

Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Neighborhood Assessment Apportionment	Neighborhood Assessment Apportionment per Unit	Annual Neighborhood Assessment Apportionment per Unit*
Residential			
SF 30'	$1,165,469.94	$19,424.50	$1,549.46
SF 45'	$6,941,244.24	$28,801.84	$2,297.47
SF 55'	$5,860,840.21	$33,490.52	$2,671.48
SF 70'	$4,782,445.61	$45,547.10	$3,633.21
Total	**$18,750,000.00**		

* Included costs of collection and assumes payment in **November**

Table 8

East Nassau Stewardship District

Wildlight Village Phase 1

Combined Master and Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Master Assessment Apportionment	Total Neighborhood Assessment Apportionment	Combined Master and Neighborhood Total Assessment Apportionment	Combined Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit
Comercial				
Village Center	$19,646,846	$0	$19,646,846	$35,721.54
Total Commercial	**$19,646,846**	**$0**	**$19,646,846**	
Educational/Community				
Elementary School	$0	$0	$0	$0.00
Community Center	$0	$0	$0	$0.00
Wellness Center/Private School	$4,055,996	$0	$4,055,996	$144,856.99
Total Government/Community	**$4,055,996**	**$0**	**$4,055,996**	
Residential				
SF 30'	$916,442	$1,165,470	$2,081,912	$34,698.54
SF 45'	$5,165,334	$6,941,244	$12,106,579	$50,234.77
SF 55'	$4,311,220	$5,860,840	$10,172,060	$58,126.06
SF 70'	$3,311,017	$4,782,446	$8,093,463	$77,080.60
Apartment	$3,843,145	$0	$3,843,145	$12,810.48
Total Residential	**$17,547,158**	**$18,750,000**	**$36,297,158**	
Total	**$41,250,000**	**$18,750,000**	**$60,000,000**	

Table 9

East Nassau Stewardship District

Wildlight Village Phase 1

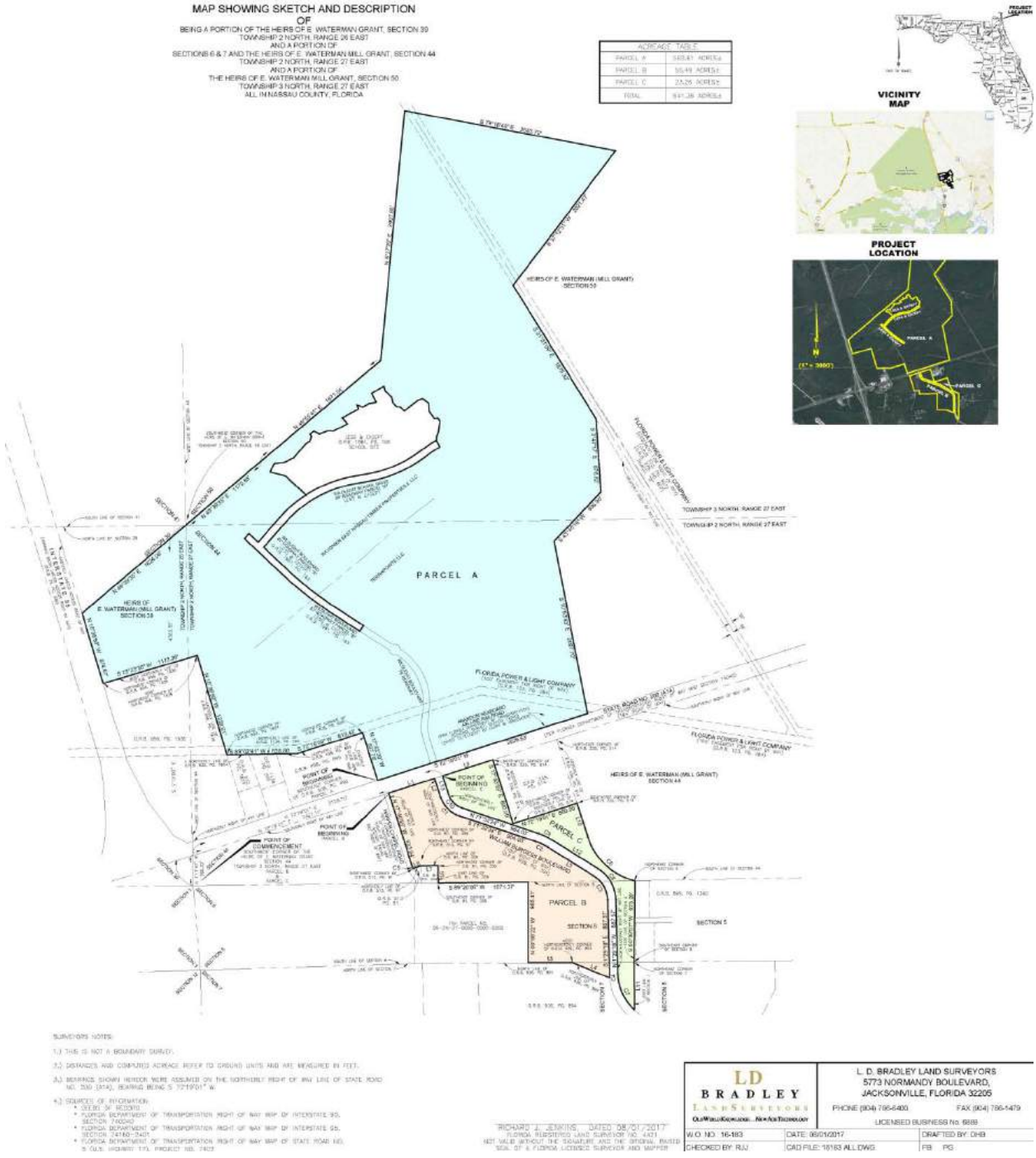
Combined Master and Neighborhood Infrastructure Improvements Annual Assessment Apportionment

Land Use	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*	Annual Neighborhood Assessment Apportionment per Unit*	Combined Annual Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit
Comercial			
Village Center	$2,849.44	$0.00	$2,849.44
Educational/Community			
Elementary School	$0.00	$0.00	$0.00
Community Center	$0.00	$0.00	$0.00
Wellness Center/Private School	$11,554.98	$0.00	$11,554.98
Residential			
SF 30'	$1,218.38	$1,549.46	$2,767.84
SF 45'	$1,709.66	$2,297.47	$4,007.14
SF 55'	$1,965.13	$2,671.48	$4,636.61
SF 70'	$2,515.37	$3,633.21	$6,148.58
Apartment	$1,021.87	$0.00	$1,021.87

* Included costs of collection and assumes payment in **November**

Exhibit “A”

An Assessment in the amount of $60,000,000 will be allocated to the following land:



Parcel A:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of those lands described in Official Record Book 408, Page 695 of the Public Records of Nassau County, Florida; thence on the Easterly line of said lands, N 17°42'30" W, a distance of 597.78 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1136, Page 260 and Official Record Book 932, Page 1824 of the said Public Records for the next 2 courses, S 72°16'09" W, a distance of 819.42 feet; thence S 89°02'41" W, a distance of 838.80 feet to the Northwest corner of last said lands said point also being on the Easterly line of those lands described in Official Record Book 956, Page 1636 of the aforesaid Public Records; thence departing said Northerly line and on the Easterly line of said lands, N 16°36'59" W, a distance of 1239.01 feet to the most Northeast corner of said lands, thence departing said Easterly line and on the most Northerly line of said lands, S 73°23'30" W, a distance of 1172.26 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'59" W, a distance of 874.67 feet; thence departing said Easterly Limited Access Right of Way line, N 49°39'35" E, a distance of 1624.06 feet to the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence continue N 49°39'35" E, a distance of 1172.85 feet; thence N 49°55'41" E, a distance of 1871.04 feet; thence N 05°27'29" E, a distance of 2997.60 feet to a point on the Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way as Recorded in Official Record Book 273, Page 551 and Official Record Book 278, Page 607 of the aforesaid Public Records; thence S 79°16'48" E, a distance of 2563.70 feet; thence S 37°12'31" W, a distance of 2021.47 feet to a point on aforesaid Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way; thence on said Westerly Right of Way line, S 31°51'09" E, a distance of 1875.32 feet; thence S 03°47'17" E, a distance of 876.82 feet; thence S 43°45'16" W, a distance of 806.96 feet; thence S 10°53'43" E, a distance of 2097.70 feet to a point on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on said Northerly Right of way line, S 72°19'01" W, a distance of 2626.63 feet to the Point of Beginning.

Less and Except:

District School Board of Nassau County, School Site, as described in Official Record Book 1981, Page 109, of the Public Records of Nassau County, Florida.

and Less and Except:

90 FOOT AND 81 FOOT ROADWAY PARCEL “A” AND PARCEL “B”:

as described in Official Record Book 1981, Page 163, of the Public Records of Nassau County, Florida.

Parcel B:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 2457.17 feet to a point on the Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 573.63 feet to a point on the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way); thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 8 courses, S 17°43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44°37'59" E, a distance of 321.59 feet to the curves end; thence S 71°32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64°47'13" E, a distance of 146.98 feet to the curves end; thence S 58°02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S

29°45'40" E, a distance of 331.57 feet to the curves end; thence S 01°29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3°44'28"; thence on the arc of said curve a distance of 45.38 feet said arc being subtended by a chord which bears S 03°21'32" E, a distance of 45.37 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line, N 67°35'28" W, a distance of 480.33 feet to the most Northeasterly corner of said lands; thence departing said Northeasterly line and on the North line of said lands, S 89°40'42" W, a distance of 528.86 feet; thence departing said North line, N 00°06'22" W, a distance of 965.41 feet; thence S 89°20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the said Public Records; thence on the East line of said lands, N 00°39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89°20'06" W, a distance of 208.70 feet to the Northeast corner of those lands described in Official Record Book 513, Page 91 of the said Public Records; thence departing said North line and on the Northerly line of said lands , S 69°45'17" W, a distance of 94.87 feet to a point on the aforesaid Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) said point on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10°58'25"; thence departing said Northerly line and on the Easterly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 24.18 feet said arc being subtended by a chord which bears N 23°10'12" W, a distance of 24.15 feet to the curves end; thence N 17°40'59" W, a distance of 923.94 feet to the Point of Beginning.

Parcel C:

A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 3128.70 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 630.14 feet to the

Northwest corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence S 17°40'59" E, a distance of 422.53 feet to the beginning of a curve, concave Northeast, having a radius of 781.27 feet and a central angle of 58°58'55"; thence on the arc of said curve a distance of 804.26 feet said arc being subtended by a chord which bears S 47°10'26" E, a distance of 769.22 feet to the northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida and the curves end; thence on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the east line of said Section 7, S 00°35'09" E, a distance of 570.02 feet to the a foresaid Northeasterly Right of Way line of William Burgess Boulevard said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses, a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'13" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a radius of 255.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 239.80 feet said arc being subtended by a chord which bears N 44°37'59" W, a distance of 231.09 feet to the curves end; thence N 17°43'35" W, a distance of 230.01 feet to the Point of Beginning.

EAST NASSAU STEWARDSHIP DISTRICT

6A

Egans Creek fronts 2018 calendar

The 2018 Florida Association of Counties calendar features an image of Egans Creek by local photographer Mark Delfs on its cover, according to a news release. This year's theme – "Bodies of Water" – was chosen by FAC members in July and a photo submission contest was held until mid-September.

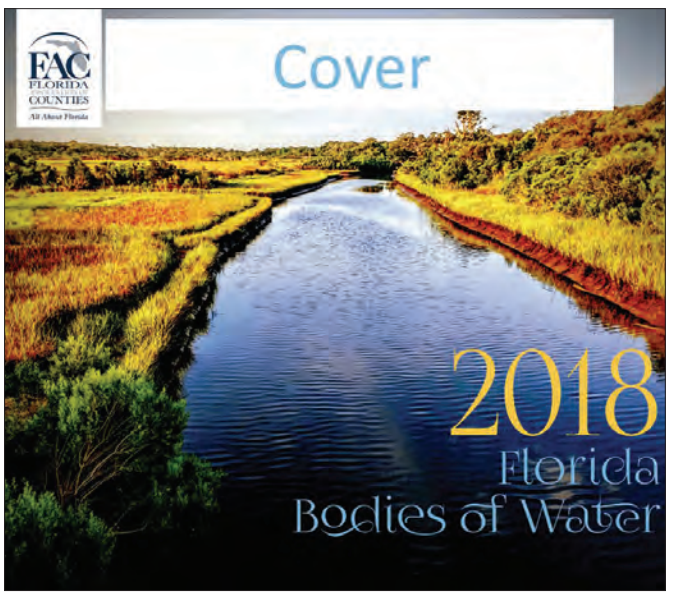
All of Florida's 67 counties were asked to submit their best photos of the bodies of water in their county with more than 600 photos being submitted. From the submissions, only 15 were selected for the 2018 FAC Calendar.

Board of County Commissioners Chairman Danny Leeper congratulated Delfs on having his photo selected for the cover of the 2018 calendar. "Egan's Creek is one of Nassau County's most beautiful bodies of water and a favorite of residents and visitors alike. The area surrounding the creek is made up of 300 acres of undeveloped trails suitable for walking and bicycling and its environment features a variety of vegetation and wildlife. Mr. Delfs' photo accurately captured the natural beauty of Egan's and we are so excited to have it featured for everyone to enjoy," he said in the release.

"Florida provides a diverse, natural environment unique to only itself, with 1,200 miles of coastline and countless streams, lakes, and marshes. This year's theme recognizes that our state's natural beauty is the reason we have chosen to make Florida our home and the reason so many choose to visit Florida every year," Florida Association of Counties President and Charlotte County Commissioner Christopher G. Constance said. "The calendar is a way to showcase the pride Floridians have for where they live and highlight the beauty every county offers."

The 15 photos chosen to represent 15 different counties include:

- Front cover: Nassau County
- December 2017: Hernando County
- January 2018: Walton County
- February 2018: St. Johns County
- March 2018: St. Lucie County
- April 2018: Clay County
- May 2018: Franklin County
- June 2018: Palm Beach County
- July 2018: Santa Rosa County
- August 2018: Charlotte County
- September 2018: Gulf County
- October 2018: Escambia County
- November 2018: Lake County
- December 2018: Leon County
- Back cover: Manatee County



MARK DELFS AND FLORIDA ASSOCIATION OF COUNTIES/SPECIAL

CHRISTMAS PARTY FOR WATER AEROBICS

Members of the water aerobics classes that meet regularly at the Omni Amelia Island Plantation Resort's fitness center held their annual Christmas party recently at the home of Mert Matty. Chuck Comeau (center) serenaded members, including 106-year-old Miss Eleanor to his right.

SUBMITTED PHOTOS

Kim Dunton and Audrey Schoninger are instructors for the water aerobics classes.

LEGAL NOTICES

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the East Nassau Stewardship District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Friday, February 2, 2018 at 10:00 a.m. at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, stormwater management system, water distribution system, wastewater system, landscaping, hardscaping and irrigation system improvements, recreational improvements, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
District Manager
4T 1-03-10-17-24-2018
#396346

INVITATION TO OBTAIN PROFESSIONAL SERVICES

The School Board of Nassau County, Florida is requesting proposals to obtain professional architectural services for the following project (s).

FERNADINA BEACH MIDDLE SCHOOL: New Construction; 1 unit of KITCHEN & SERVING AREA (3200 NSF), 1 unit of KITCHEN CHAIR STORAGE (145 NSF),1 unit of OTHER FOOD SERVICE (200 NSF), 1 unit of OTHER FOOD SERVICE (100 NSF), 1 unit of MIDDLE/SR HIGH COVERED PATIO (2300 NSF): Remodeling; Remodel 3040 NSF associated with rooms # 08-05A, 05B, 05C, 05D, 05E, 05F, 05G, 05H, 05I, 05J, 05K, 05M, 05N & 08-07, 08-14A and replace with 1 unit of DINING AREA (2494 NSF),1unit of INSIDED CIRCULATION (76 NSF), 1 unit of STUDENT RESTROOM (FEMALE) (200 NSF), 1 unit of STUDENT RESTROOM (MALE) (200 NSF), 1 unit of STAFF RESTROOM (FEMALE) (35 NSF), 1 unit of STAFF RESTROOM (MALE) (35 NSF) Raze Building 72-07 (<773 NSF>), Raze Building 73-05 (<780 NSF>): Renovation: Selected renovation to Buildings 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16. And related SITE WORK.

All plans are intended to be reused at some future date in keeping with the provisions of subsection 287.055, Florida Statutes.

Architectural firms interested for consideration of this project should express their interest in writing to Kevin M. Burnette, Director of Facilities, The School Board of Nassau County, 86334 Goodbread Road, Yulee, Florida 32097. This written information should contain eight (8) bound copies of the Standard Form 330, information concerning previous work experience on similar projects, general Information concerning the architectural firm, including capabilities, adequacy and experience of personnel, past record and current workload of the Firm.

Professional architectural services will generally consist of the furnishing of necessary documents for planning and construction of the proposed project, educational specifications, competitive bidding of the project, construction contracts, supervision of the project during construction and submission of all required documents to the Department of Education for review and approval. Procedures for selecting Architectural/Engineering Services will be in compliance with School Board policy 7.65 Selecting Professional Services, State Requirements for Educational Facilities, section 4.1 and Florida Statutes 287.055.

The design firm selected for the project shall obtain and maintain insurance against errors and omissions and professional liability, in sufficient amounts, to protect the Nassau County School District against any and all claims which may arise during the term of this project.

All firms who wish to be considered for this project must have the requested information in the office of Kevin M. Burnette, Director of Facilities, no later than 2:00 pm, January 19, 2018. Requests received after this date and time will not be considered.

Kevin M. Burnette
Director of Facilities
Nassau County School Board
904-225-5343
3T 12-27-2017 & 1-03-10-2018
#395337

INVITATION TO NEGOTIATE

First Coast Workforce Development, Inc., (DBA CareerSource Northeast Florida), intends to release an Invitation-to-Negotiate on Monday, January 8, 2018 for Website Design, Construction, and Maintenance services to be provided March 1, 2018 through June 30, 2019 with an annual option to renew for up to 3 additional years, effective July 1 through June 30, based on performance and funding availability.

A copy of the request will be available beginning Monday, January 8, 2018 at http://www.careersourcenefl.com/partner_vendor/request_for_proposals.aspx or at 1845 Town Center Blvd., Suite 250, Fleming Island, FL 32003. For additional information contact: D. Nevison 904/213-3800, x-2010. DEADLINE TO SUBMIT 2:00 PM (EST) February 8, 2018.
1T 1-03-2018
#396352

LEGAL NOTICE

Notification is given that application has been made to the Comptroller of the Currency ("OCC"), 500 North Akard Street, Suite 1600, Dallas, Texas 75201-3342 by First Federal Bank of Florida, main office located at 4705 W. US Highway 90, Lake City, Florida 32055 for consent for the merger of CBC National Bank, main office located at 1891 South 14th Street, Fernandina Beach, Florida 32034 with and into First Federal Bank of Florida. It is contemplated that all banking offices of the above-named institutions will continue to be operated following the merger as banking offices of First Federal Bank of Florida.

This notice is published pursuant to 12 USC 1828(c), the Home Owners' Loan Act, and 12 CFR Part 5. Anyone may comment on this application with the OCC by submitting written comments, which must be received by the OCC no later than January 26, 2018, to the Director of District Licensing, Office Comptroller of the Currency, Southwestern District, 500 North Akard Street, Suite 1600, Dallas, Texas 75201-3342. The public file is available for inspection in the district office during regular business hours. Written requests for a copy of the public file on the application should be sent to the Director of District Licensing at the address noted above.

First Federal Bank of Florida
Lake City, Florida
CBC National Bank
Fernandina Beach, Florida
3T 12-27-2017, 1-03-2018 & 1-17-2018
#395298

IN THE CIRCUIT COURT OF THE 4TH JUDICAL CIRCUIT, IN AND FOR NASSAU COUNTY, FLORIDA.
CASE No. 17CA000271AXYX

21ST MORTGAGE CORPORATION,
Plaintiff
vs.
WAINWRIGHT, ESTATE OF LOIS, et al.,
Defendants
NOTICE OF ACTION

TO:
ESTATE OF LOIS WAINWRIGHT
6507 COUNTY ROAD 121
BRYCEVILLE, FL 32009
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Nassau County, Florida:

1996 FLEETWOOD MODEL WESTON, SERIAL #GAFLT75-A26847WE21. SAID PERSONAL PROPERTY IS BELIEVED TO BE LOCATED AT 6507 COUNTY ROAD 121, BRYCEVILLE, FL 32009

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, P.A., Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in THE NEWS LEADER, on or before January 22, 2018; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

WITNESS MY HAND AND SEAL OF SAID COURT on this 14 day of December 2017.
John A. Crawford
As Clerk of said Court
By: Derek Harden
As Deputy Clerk

A copy of this Notice of Action, complaint and Lis Pendens were sent to the above-names Defendant(s) at the last known address.

IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at COURT ADMINISTRATION, 76347 VETERANS WAY, YULEE, FL 32097, 904-630-2564. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.
(35383.0446dsmith)
www.gmlaw.com
888-491-1120
2T 12-27-2017 & 1-03-2018
#395546

IN THE CIRCUIT COURT FOR NASSAU COUNTY, FLORIDA PROBATE DIVISION File No. 2017-CP-365 Division A

IN RE: ESTATE OF
GARY NEAL COCHRAN
Deceased.
NOTICE TO CREDITORS

The administration of the estate of Gary Neal Cochran, deceased, whose date of death was September 19, 2017, is pending in the Circuit Court for Nassau County, Florida, Probate Division, the address of which is 76347 Veterans Way, Yulee, Florida 32097. The names and addresses of the co-personal representatives and the attorney for Personal Representative, Willa R. Cochran, are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 27, 2017.
Attorney for Willa Cochran:
Teresa L. Prince
Attorney
Florida Bar Number: 41953
Tomassetti & Prince
406 Ash Street
Fernandina Beach, FL 32034
Telephone: (904) 261-1833
Fax: (904) 212-0350
E-Mail: info@tpislandlaw.com
Secondary E-Mail:
tprince@tpislandlaw.com
Co-Personal Representatives:
Willa R. Cochran
94208 Woodbrier Circle
Fernandina Beach, Florida 32034
Larry E. Cochran
1105 S. 13th Street, Unit #1
Fernandina Beach, Florida 32034
2T 12-27-2017 & 1-03-2018
#395021

IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR NASSAU COUNTY, FLORIDA CASE NO.: 17-CP-366 DIVISION:

IN RE: THE ESTATE OF
JOSHUA ROBERT FRAZIER,
Deceased.
NOTICE TO CREDITORS

The administration of the Estate of JOSHUA ROBERT FRAZIER, deceased, File Number 17-CP-366, is pending in the Circuit Court for Nassau County, Florida, Probate Division, the address of which is P.O. Box 456, Fernandina Beach, FL 32035. The names and addresses of the personal representative and the personal representatives attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedents estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedents estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is December 27, 2017.
Attorney for Personal Representative:
MICHAEL L. BROUSSARD
463049 State Road 200
Yulee, Florida 32097
(904)225-8885
Florida Bar Number 898058
Personal Representative:
DON ROBERT FRAZIER
86129 Britt Lynn Lane
Yulee, Florida 32097
2T 12-27-2017 & 1-03-2018
#395068

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR NASSAU COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
Case No. 12CA000524AXYX

Wilmington Trust, National Association, not in its individual capacity but as Trustee of ARLP Securitization Trust Series 2015-1,
Plaintiff,
vs.
April R. Barnes and Willie H. Woodruff, et al.,
Defendants.
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to an Order granting Motion to Reset Foreclosure Sale dated November 29, 2017, entered in Case No. 12-CA000524AXYX of the Circuit Court of the Fourth Judicial Circuit, in and for Nassau County, Florida, wherein Wilmington Trust, National Association, not in its individual capacity but as Trustee of ARLP Securitization Trust Series 2015-1 is the Plaintiff and Willie H. Woodruff a/k/a Willie Howard Woodruff; Amhurst Oaks Homeowners Association, Inc.; and All Unknown Parties Claiming Interest by, Though, Under or Against a Named Defendant to this Action, or Having or Claiming to have any Right, Title or Interest in the Property Herein Described; Unknown Tenant No. 1; Unknown Tenant No. 2 are the Defendants, that I will sell to the highest and best bidder for cash by electronic sale at www.nassauclerk.realforeclose.com, beginning at 11:30 AM on the 25th day of January, 2018, the following described property as set forth in said Final Judgment, to wit:

LOT 20, AMHURST OAKS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE(S) 180, AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

Dated this 28th day of December, 2017.
John Crawford
As Clerk of the Court
By: E. Michele Johnson
As Deputy Clerk

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for the circuit court system at crtintrp@coj.net or (904) 630-2564 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Brock & Scott PLLC
1501 NW 49th St, Suite 200
Fort Lauderdale, FL 33309
Attorney for Plaintiff
File # 14-F01986
2T 1-03-10-2018
#396640

IN THE CIRCUIT COURT OF THE 4th JUDICIAL CIRCUIT IN AND FOR NASSAU COUNTY, FLORIDA CASE NO.: 16CA000178AXYX

BAYVIEW LOAN SERVICING, LLC, a Delaware Limited Liability Company
Plaintiff, vs.
RUBY LEE BROOKS, et. al.
Defendants.
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Sale filed October 31, 2017, and entered in Case No. 16CA000178AXYX of the Circuit Court of the 4th Judicial Circuit, in and for NASSAU County, Florida, where in BAYVIEW LOAN SERVICING, LLC, a Delaware Limited Liability Company, is the Plaintiff and RUBY LEE BROOKS, UNKNOWN TENANT #1 N/K/A Mrs. Brown, UNKNOWN TENANT #2 N/K/A VANDR BROWN, UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS AND OTHER PERSONS OR UNKNOWN SPOUSES CLAIMING BY THROUGH UNDER OR AGAINST THE ESTATE OF EDWIN LONNIE BROOKS, CARLENA MASON, UNKNOWN SPOUSE OF CARLENA MASON, JUDY A. WILEY A/K/A JUDY A. WILLIAMS A/K/A JUDY A. BROOKS, CATHERINE BROOKS CAMPBELL, MARLENE BROOKS DELESLIE, VINCENT JONES, JR., PETREACE N. PONDER A/K/A NIKKI PONDER, CHERYL JORDAN A/K/A CHERYL BROOKS, LEONARD BROOKS A/K/A LEONARD D. BROOKS A/K/A LEONARD DAVID BROOKS are the Defendants, the Clerk of Court shall offer for sale to the highest bidder for cash on JANUARY 11, 2018, at 11:30 A.M., at www.nassauclerk.realforeclose.com, the following described property as set forth in said Summary Final Judgment lying and being situate in NASSAU County, Florida, to wit:

THE NORTH FIFTY (50) FEET OF THE SOUTH SEVENTY-TWO (72) FEET OF SUBDIVISION C OF LOT ONE (1) OF BLOCK 214, FERNANDINA, ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF AS LITHOGRAPHED AND ISSUED IN 1857 BY THE FLORIDA RAILROAD COMPANY AND ENLARGED, REVISED AND REISSUED IN 1887 AND 1901 BY THE FLORIDA TOWN IMPROVEMENT COMPANY, SAID PROPERTY OR LOT HEREBY CONVEYED BEING 50 FEET FRONT ON SOUTH DIVISION STREET, AND RUNNING THAT UNIFORM WIDTH WESTERLY A DISTANCE OF 100 FEET, LYING AND BEING IN NASSAU COUNTY, FLORIDA.
611 S. Division Street, Fernandina Beach, Florida 32034

NOTICE: If you are an individual with a disability who needs an accommodation in order to participate in a Court proceeding or other Court service, program or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this online form, in another format, or orally. Please complete the attached form (click here to download) and return it to the ADA Coordinator at (904) 548-4600 then press 0, or 255-1695 (or 711 Florida Relay Service); or Nassau County Judicial Annex, Attention: Bailiff's Office, 76347 Veterans Way, Yulee, FL 32097; or CrtIntrp@coj.net as far in advance as possible, but preferably at least seven (7) days before your scheduled Court appearance or other Court activity. You can also submit the form online as indicated below.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (904) 255-1695 (or 711 Florida Relay Service.)

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. THE CLERK SHALL RECEIVE A SERVICE CHARGE OF UP TO $70 FOR SERVICES IN MAKING, RECORDING, AND CERTIFYING THE SALE AND TITLE THAT SHALL BE ASSESSED AS COSTS. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

DATED this 1st day of November, 2017.
John A. Crawford
CLERK OF THE CIRCUIT COURT
STRAUS & EISLER, P.A.
By: Derek Harden
Deputy Clerk
Attorneys for Plaintiff
10081 Pines Blvd, Suite C
Pembroke Pines, FL 33024
954-431-2000
2T 1-03-10-2018
#396355

IN THE CIRCUIT COURT FOR THE FOURTH JUDICIAL CIRCUIT IN AND FOR NASSAU COUNTY, FLORIDA CIRCUIT CIVIL DIVISION
CASE NO.: 17CA000100AXYX

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A, AS TRUSTEE FOR ORIGEN MANUFACTURED HOUSING CONTRACT SENIOR / SUBORDINATE ASSET BACKED CERTIFICATES TRUST, SERIES 2002-A
Plaintiff(s),
vs.
JULIAN A. DANIELS AKA JULIAN DANIELS;
Defendant(s).
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 9, 2017, in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.nassauclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of January, 2018 at 11:30 AM on the following described property as set forth in said Final Judgment of Foreclosure, to wit:

LOT 27, CUSHING CREEK ESTATES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 88-90, AS AMENDED IN PLAT BOOK 6, PAGES 92-94, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 2001 HOMESTEAD MOBILE HOME WITH VEHICLE IDENTIFICATION NUMBERS: HM01GA0116008A AND HM01GA0116008B

COMMONLY KNOWN AS 44474 PINEBREEZE CIRCLE FKA 5031 PINEBREEZE BLVD., CALLAHAN, FL 32011

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for the circuit court system at crtintrp@coj.net or (904) 530-2564 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
John A. Crawford
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Derek Harden
Deputy Clerk
Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlaw.net
TDP File No. 16-007201-1
2T 12-27-2017 & 1-03-2018
#395300

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR NASSAU COUNTY, FLORIDA CASE NO.: 2017-CA-227

FLORANCE CHURCHILL, Trustee of Mad Dog Personal Training 401K Savings Plan,
Plaintiff,
v.
KERRY ANN MANTELL, et al
Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 8, 2017, and entered in Case No. 2017-CA-227 of the Circuit Court of the Fourth Judicial Circuit in and for Nassau County, Florida, wherein FLORIANCE CHURCHILL is Plaintiff and KERRY ANN MANTELL and EDWARD GAINEY are Defendants, the Nassau County Clerk of the Court will sell the following described property, as set forth in said Final Judgment, at public sale on January 25, 2017 to the highest bidder for cash at www.nassauclerk.realforeclose.com at 11:30 A.M., to wit:

All that certain lot, piece of parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

The Southerly Sixty-five and Five Tenths (65.5) feet of the Northerly Ninety (90.0) feet of the Easterly One Hundred (100.00) feet of the Westerly One Hundred Thirty (130.0) feet of Lot Six (6) in Block Two Hundred Thirteen (213).

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

Dated at Yulee, Nassau County, Florida, this 12 day of December, 2017.
John A. Crawford
Clerk of said Circuit Court
By: Derek Harken
Kerry Ann Mantell
924 Division Street
Fernandina Beach, FL 32034
2T 12-27-2017 & 1-03-2018
#394973

NOTICE OF INTENTION TO CONSIDER ENACTMENT OF AN ORDINANCE

NOTICE IS HEREBY GIVEN that the Nassau County Planning and Zoning Board will conduct a public hearing on Tuesday, January 16, 2018 at 6:00pm or soon thereafter as the matter to be heard regarding the proposed Ordinance Amendment. The public hearing will be held at the James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097. Also, the Nassau County Board of County Commissioners will conduct a public hearing on Monday, February 12, 2018 at 6:00pm or soon thereafter as the matter to be heard regarding the proposed Ordinance Amendment. The public hearings will be held at the James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097.

ORDINANCE 2018 -____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING CHAPTER 29 OF THE CODE OF ORDINANCES, SUBDIVISION AND DEVELOPMENT REVIEW; SPECIFICALLY AMENDING SECTION 29-47, VACATION AND ANNULMENT OF PLATS, EASEMENTS, AND RIGHT-OF-WAY; PROVIDNG FOR FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

All interested parties are invited to attend the public hearings and to be heard. Copies of the proposed Ordinance and supporting information are available for inspection in the Department of Planning and Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097. Comments may also be directed in writing to the Department of Planning and Economic Opportunity, e-mailed to tpope@nassaucountyfl.com, or received by telephone at (904) 530-6300. All comments will become part of the record in this matter and subject to Floridas public records law.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact (904) 530-6300 at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A

LEGAL NOTICES CONTINUED ON PAGE 7B

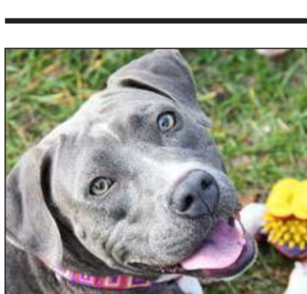
CATS ANGELS

Cheetos is a beautiful cat with her snow white and orange tabby fur and big green eyes. She is a young adult who came to Cats Angels with a gunshot wound to her front left leg. Cheetos underwent surgery in October 2017 and a plate was needed to repair the bone damage. The surgery was successful, but Cheetos will always walk with a slight limp. No other treatment to her leg is needed. Cheetos is a real people pleaser and always gives a "meow" to ask you to stop and visit with her. Cheetos is looking for a "forever" indoor home because we're quite sure the only target she wants to be is of your love. Stop by to visit and meet Cheetos and all of our cats waiting for their forever homes. They all have been spayed or neutered, micro-chipped and are current on their vaccinations. Our Adoption Center is open 11 a.m. to 4 p.m. Monday through Saturday or you can call 321-2267 to make an appointment to visit.

If you want to know more about how to support or donate to Cats Angels, visit www.catsangels.com and click on "How To Help" where you will find many ways to lend a hand. Recycle your aluminum and cat food cans at the bins in our parking lot at 709 S. 8th Street. We graciously accept donations for cat care and resale items at our Thrift Store. Information about our spay-neuter, TNVR and adoption programs is on our website. Cats Angels welcomes volunteers to help us care for the cats and as retail clerks in our Thrift Store. Our volunteer application is online or you can call to sign up.

Cats Angels can help you get the animals in your care spayed or neutered. It will control the overpopulation of unwanted cats and dogs. Visit the Spay/Neuter TNVR page on our website or call us at 321-2267 for help with feral and community cats or information on low-cost spay-neuter services.

NASSAU HUMANE SOCIETY



Say hello to one sweet Cookie! She's a laid-back, super-sweet mixed-breed girl. She's about six years old, medium-sized and fully grown. Our volunteer dog walkers say she's very pleasant to walk and has a lovable personality. She also "holds it" in her kennel so she can do her business outside. She has a soft, beautiful blue-and-white coat, bright pastel eyes and an even brighter smile. She's intelligent, knows her name and loves to play with squeaky toys! She has the look and personality of an "old soul" who knows how to be a faithful, loving companion. Her adoption fee is just $50. Please come meet our very special Cookie!

Peaches is a very pretty, buff-colored domestic shorthair mix. She has beautiful, light copper-colored eyes. Peaches is a staff favorite; she loves wandering around the lobby and meeting everyone who comes in. She makes all of us smile. She's about six years old and not very big, and she's on a grain-free diet. She is spayed and vaccinated and has a microchip. Please call us or check our website to see if she's at our cattery or one of our remote adoption locations. Peaches is ready and waiting to go home now!

Our adoption center at 639 Airport Road in Fernandina Beach is open from 11:30 a.m. to 5 p.m. Tuesday through Friday (new winter hours), 11 a.m. to 4 p.m. Saturday and 11 a.m. to 3 p.m. Sunday. You can contact us at 321-1647 or info@nassauhumane.org, and follow us on Facebook.

Rotary luncheon to help raise scholarship funds for Nassau

The Rotary Club of Fernandina Beach will host its second annual scholarship luncheon on Thursday Feb. 8 in the Media Center at Fernandina Beach High School.

The gourmet meal will again be prepared by the Culinary Arts students of FBHS under the experienced leadership of noted local chef Michael Gass.

With the cost of the luncheon underwritten by one of the club's members, 100 percent of ticket and sponsorship proceeds go to college scholarships for Nassau County high school seniors.

Due to the nature of this unique event, tickets are limited. They can be purchased from any Rotarian or by contacting Ron Heymann, club president. His email address is ronheymann@gmail.com and his phone is 753-1488.

If you are unable to attend the luncheon, the club is accepting sponsorships to help support its scholarship initiative.

DiBella to speak at Men's Newcomers luncheon

Laura DiBella

Laura DiBella, executive director of the Nassau County Economic Development Board and director of the Port of Fernandina, will be guest speaker at the Men's Newcomers Club's Jan. 18 luncheon at the Fernandina Beach Golf Club on Bill Melton Road. The meeting will begin at 11:30 a.m. with a social half-hour.

Dibella took the helm of the NCEDB in 2014 and was appointed port director last year. A graduate of the University of Florida, she became a real estate broker who opened a marketing firm to represent Fortune 500 companies and sell commercial and industrial real estate. Brokering deals for Hospital Corp. of America brought her to Amelia Island.

Her responsibilities include marketing Nassau County as a place to do business as well as managing the day-to-day operations of the Fernandina port.

Reservations for the luncheon must be made by email to bwesche6@gmail.com or by phone to 310-9055 by Saturday, Jan. 13. Cost is $15 when reservations are made in advance; the cost of the luncheon will be $20 for those without reservations. The $15 lunch checks should be mailed to MNC, P.O. Box 16291, Fernandina Beach, FL 32035 so they arrive by Jan. 13. Member dues of $15 for 2018 can also be mailed to the same address.

Non-members attending a meeting for the first time will be charged $15 but, if they join the MNC that day, the $15 luncheon cost will be applied to the membership fee.

LEGAL NOTICES

LEGAL NOTICE ADVERTISING DEADLINE IS NOON THE FRIDAY BEFORE THE NEXT WEDNESDAY PUBLICATION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, the 25th day of January, 2018, at 6:00 P.M. the Conditional Use and Variance Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, 32097 to consider an application for conditional use, E17-024. The Public is invited to attend the meeting concerning the following described property in Nassau County:

The location address of subject property of conditional use application E17-024:
85065 Harts Road, Yulee, FL 32097

On the south side of Harts Road, between Eady Lane and Harts Lane

Parcel Number: 42-2N-27-0000-0082-0000

The applicant is seeking: a conditional use permit pursuant to Section 28.14(J) of the Nassau County Land Development Code to allow for a mother-in-law dwelling in the Residential Mixed (RM) zoning district.

This application is filed by: JoAnn Gill Carroll, 85065 Harts Road, Yulee, FL 32097, owner.

The public is invited to be present and to be able to speak for or against or to ask questions. Copies of the application and copies of the criteria that are applicable to the application are available at the Department of Planning & Economic Opportunity located at 96161 Nassau Place, Yulee, Fl 32097, or (904) 530-6300. Individuals who cannot attend the public hearing may provide written comments to this address or by e-mail to: skurtz@nassaucountyfl.com. Written comments become a part of the record and are subject to Floridas Public Records law, Chapter 119.07(1)(a), F.S.

This hearing must be conducted as a quasi-judicial hearing. Any questions as to procedures may be obtained from the Department of Planning & Economic Opportunity. Interested parties should limit contact with Conditional Use and Variance Board Members and with County Commissioners on this topic to properly noticed public hearing or to written communication in care of the Nassau County Department of Planning & Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning & Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON WISHES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Conditional Use and Variance Board may continue hearing on this matter.
CONDITIONAL USE AND VARIANCE BOARD OF NASSAU COUNTY, FLORIDA
Chairman
2T 1-10-17-2018
#398147

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, the 25th day of January, 2018, at 6:00 P.M. the Conditional Use and Variance Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, 32097 to consider an application for conditional use, E17-022. The Public is invited to attend the meeting concerning the following described property in Nassau County:

The location address of subject property of conditional use application E17-022:
86618 Pages Dairy Road, Yulee, FL 32097

On the south side of Pages Dairy Road, between Worthington Drive and Lee Plantation Drive

Parcel Number: 51-3N-27-0000-0001-0090

The applicant is seeking: a conditional use permit pursuant to Section 22.03(K) of the Nassau County Land Development Code to allow for a church in the Open Rural (OR) zoning district.

This application is filed by: Grace Community Church (PCA) Inc., P.O. Box 17021, Fernandina Beach, FL 32035, owner, and Edward C. Ramsey, 86232 Riverwood Drive, Yulee, FL 32097, agent.

The public is invited to be present and to be able to speak for or against or to ask questions. Copies of the application and copies of the criteria that are applicable to the application are available at the Department of Planning & Economic Opportunity located at 96161 Nassau Place, Yulee, Fl 32097, or (904) 530-6300. Individuals who cannot attend the public hearing may provide written comments to this address or by e-mail to: skurtz@nassaucountyfl.com. Written comments become a part of the record and are subject to Floridas Public Records law, Chapter 119.07(1)(a), F.S.

This hearing must be conducted as a quasi-judicial hearing. Any questions as to procedures may be obtained from the Department of Planning & Economic Opportunity. Interested parties should limit contact with Conditional Use and Variance Board Members and with County Commissioners on this topic to properly noticed public hearing or to written communication in care of the Nassau County Department of Planning & Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning & Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON WISHES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Conditional Use and Variance Board may continue hearing on this matter.
CONDITIONAL USE AND VARIANCE BOARD OF NASSAU COUNTY, FLORIDA
Chairman
2T 1-10-17-2018
#398145

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the East Nassau Stewardship District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Friday, February 2, 2018 at 10:00 a.m. at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, stormwater management system, water distribution system, wastewater system, landscaping, hardscaping and irrigation system improvements, recreational improvements, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Craig Wrathell
District Manager
4T 1-03-10-17-24-2018
#396346

INVITATION TO OBTAIN PROFESSIONAL SERVICES

The School Board of Nassau County, Florida is requesting proposals to obtain professional architectural services for the following project (s).

FERNADINA BEACH MIDDLE SCHOOL: New Construction; 1 unit of KITCHEN & SERVING AREA (3200 NSF), 1 unit of KITCHEN CHAIR STORAGE (145 NSF),1 unit of OTHER FOOD SERVICE (200 NSF), 1 unit of OTHER FOOD SERVICE (100 NSF), 1 unit of MIDDLE/SR HIGH COVERED PATIO (2300 NSF): Remodeling; Remodel 3040 NSF associated with rooms # 08-05A, 05B, 05C, 05D, 05E, 05F, 05G, 05H, 05I, 05J, 05K, 05M, 05N & 08-07, 08-14A and replace with 1 unit of DINING AREA (2494 NSF),1unit of INSIDED CIRCULATION (76 NSF), 1 unit of STUDENT RESTROOM (FEMALE) (200 NSF), 1 unit of STUDENT RESTROOM (MALE) (200 NSF), 1 unit of STAFF RESTROOM (FEMALE) (35 NSF), 1 unit of STAFF RESTROOM (MALE) (35 NSF) Raze Building 72-07 (<773 NSF>), Raze Building 73-05 (<780 NSF>): Renovation: Selected renovation to Buildings 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16. And related SITE WORK.

All plans are intended to be reused at some future date in keeping with the provisions of subsection 287.055, Florida Statutes.

Architectural firms interested for consideration of this project should express their interest in writing to Kevin M. Burnette, Director of Facilities, The School Board of Nassau County, 86334 Goodbread Road, Yulee, Florida 32097. This written information should contain eight (8) bound copies of the Standard Form 330, information concerning previous work experience on similar projects, general Information concerning the architectural firm, including capabilities, adequacy and experience of personnel, past record and current workload of the Firm.

Professional architectural services will generally consist of the furnishing of necessary documents for planning and construction of the proposed project, educational specifications, competitive bidding of the project, construction contracts, supervision of the project during construction and submission of all required documents to the Department of Education for review and approval. Procedures for selecting Architectural/Engineering Services will be in compliance with School Board policy 7.65 Selecting Professional Services, State Requirements for Educational Facilities, section 4.1 and Florida Statutes 287.055.

The design firm selected for the project shall obtain and maintain insurance against errors and omissions and professional liability, in sufficient amounts, to protect the Nassau County School District against any and all claims which may arise during the term of this project.

All firms who wish to be considered for this project must have the requested information in the office of Kevin M. Burnette, Director of Facilities, no later than 2:00 pm, January 19, 2018. Requests received after this date and time will not be considered.
Kevin M. Burnette
Director of Facilities
Nassau County School Board
904-225-5343
3T 12-27-2017 & 1-03-10-2018
#395337

INVITATION TO BID (ITB)

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Nassau County, Florida invites sealed bids for:

MEDICAL SUPPLIES FOR FIRE RESCUE
BID NO. NC18-001

For detailed information regarding the bid due date and bid requirements for this ITB, please visit the Nassau Countys website at http://www.nassaucountyfl.com or contact the Contract Management Department at 904-530-6040. Bid information is also available at http://www.demandstar.com and http://www.publicpurchase.com .
PAT EDWARDS
CHAIR
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA
ATTEST:
JOHN A. CRAWFORD
EX-OFFICIO CLERK
1T 1-10-2018
#397709

INVITATION TO BID (ITB)

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Nassau County, Florida invites sealed bids for:

LIGHTNING-SURGE PROTECTION & CAMERAS
BID NO. NC18-002

For detailed information regarding the bid due date and bid requirements for this ITB, please visit the Nassau Countys website at http://www.nassaucountyfl.com or contact the Contract Management Department at 904-530-6040. Bid information is also available at http://www.demandstar.com and http://www.publicpurchase.com .
PAT EDWARDS
CHAIR
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA
ATTEST:
JOHN A. CRAWFORD
EX-OFFICIO CLERK
1T 1-10-2018
#397715

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, the 25th day of January, 2018, at 6:00 P.M. the Conditional Use and Variance Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, 32097 to consider an application for conditional use, E17-023. The Public is invited to attend the meeting concerning the following described property in Nassau County:

The location address of subject property of conditional use application E17-023:
96237 Amelia Concourse, Yulee, FL 32097

On the south side of a private use road, on the west side of Amelia Concourse

Parcel Number: 01-2N-27-0000-0003-0030

The applicant is seeking: a conditional use permit pursuant to Section 28.19(4)(a)(2)(b) of the Nassau County Land Development Code to allow for the construction of a lattice tower antenna support structure within the Open Rural (OR) zoning district.

This application is filed by: JEA, 21 West Church Street, Jacksonville, FL 32202, owner, and JEA/Steve Tanner, 21 West Church Street, Jacksonville, FL 32202, agent.

The public is invited to be present and to be able to speak for or against or to ask questions. Copies of the application and copies of the criteria that are applicable to the application are available at the Department of Planning & Economic Opportunity located at 96161 Nassau Place, Yulee, Fl 32097, or (904) 530-6300. Individuals who cannot attend the public hearing may provide written comments to this address or by e-mail to: skurtz@nassaucountyfl.com. Written comments become a part of the record and are subject to Floridas Public Records law, Chapter 119.07(1)(a), F.S.

This hearing must be conducted as a quasi-judicial hearing. Any questions as to procedures may be obtained from the Department of Planning & Economic Opportunity. Interested parties should limit contact with Conditional Use and Variance Board Members and with County Commissioners on this topic to properly noticed public hearing or to written communication in care of the Nassau County Department of Planning & Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning & Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON WISHES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Conditional Use and Variance Board may continue hearing on this matter.
CONDITIONAL USE AND VARIANCE BOARD OF NASSAU COUNTY, FLORIDA
Chairman
2T 1-10-17-2018
#398142

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, the 25th day of January, 2018, at 6:00 P.M. the Conditional Use and Variance Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, 32097 to consider an application for conditional use, E17-025. The Public is invited to attend the meeting concerning the following described property in Nassau County:

The location address of subject property of conditional use application E17-025:
85689 Alene Road, Yulee, FL 32097

On the north side of Alene Road, between Brooke Street and Theresa Road

Parcel Number: 42-2N-27-461A-0004-0000

The applicant is seeking: a conditional use permit pursuant to Section 28.14(J) of the Nassau County Land Development Code to allow for a mother-in-law dwelling in the Open Rural (OR) zoning district.

This application is filed by: Carl C. and Dina M. McCormick, 85689 Alene Road, Yulee, FL 32097, owners.

The public is invited to be present and to be able to speak for or against or to ask questions. Copies of the application and copies of the criteria that are applicable to the application are available at the Department of Planning & Economic Opportunity located at 96161 Nassau Place, Yulee, Fl 32097, or (904) 530-6300. Individuals who cannot attend the public hearing may provide written comments to this address or by e-mail to: skurtz@nassaucountyfl.com. Written comments become a part of the record and are subject to Floridas Public Records law, Chapter 119.07(1)(a), F.S.

This hearing must be conducted as a quasi-judicial hearing. Any questions as to procedures may be obtained from the Department of Planning & Economic Opportunity. Interested parties should limit contact with Conditional Use and Variance Board Members and with County Commissioners on this topic to properly noticed public hearing or to written communication in care of the Nassau County Department of Planning & Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning & Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

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The Conditional Use and Variance Board may continue hearing on this matter.
CONDITIONAL USE AND VARIANCE BOARD OF NASSAU COUNTY, FLORIDA
Chairman
2T 1-10-17-2018
#398148

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR NASSAU COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 17 CP 368 DIVISION: B

IN RE: ESTATE OF
GILBERT G. CHITWOOD,
Deceased.

NOTICE TO CREDITORS
(Summary Administration)

TO ANY PERSON HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been issued in the Estate of Gilbert G. Chitwood, whose date of death was October 22, 2017. The address of the named Circuit Court that issued the order, for Nassau County, Florida, Probate Division, is Nassau County Courthouse, 76347 Veterans Way, Yulee, Florida 32097.

The estimated cash value of the assets is less than $12,000. The name and address of the person entitled to distribution of the estate under the order is:
Name, Address
Karen Stratton Chitwood
22634 CR 121
Hilliard, Florida 32046

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: January 10, 2018.
Attorney for Petitioner:
LAW OFFICES OF
JAMES P. STEVENS, PA
James P. Stevens, Esquire
Florida Bar No.: 352421
210 E. Forsyth Street
Jacksonville, Florida 32202
(904) 398-2001
Facsimile: (904) 359-8927
Email:
JamesPStevens@att.net
JPStevens@mac.com
Petitioner:
Karen Stratton Chitwood,
Petitioner
22634 CR 121
Hilliard, Florida 32046
2T 1-10-17-2018
#397728

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR NASSAU COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
Case No. 12CA000524AXYX

Wilmington Trust, National Association, not in its individual capacity but as Trustee of ARLP Securitization Trust Series 2015-1,
Plaintiff,
vs.
April R. Barnes and Willie H. Woodruff, et al.,
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to an Order granting Motion to Reset Foreclosure Sale dated November 29, 2017, entered in Case No. 12-CA000524AXYX of the Circuit Court of the Fourth Judicial Circuit, in and for Nassau County, Florida, wherein Wilmington Trust, National Association, not in its individual capacity but as Trustee of ARLP Securitization Trust Series 2015-1 is the Plaintiff and Willie H. Woodruff a/k/a Willie Howard Woodruff; Amhurst Oaks Homeowners Association, Inc.; and All Unknown Parties Claiming Interest by, Though, Under or Against a Named Defendant to this Action, or Having or Claiming to have any Right, Title or Interest in the Property Herein Described; Unknown Tenant No. 1; Unknown Tenant No. 2 are the Defendants, that I will sell to the highest and best bidder for cash by electronic sale at www.nassauclerk.realforeclose.com, beginning at 11:30 AM on the 25th day of January, 2018, the following described property as set forth in said Final Judgment, to wit:

LOT 20, AMHURST OAKS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE(S) 180, AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

Dated this 28th day of December, 2017.
John Crawford
As Clerk of the Court
By: E. Michele Johnson
As Deputy Clerk

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for the circuit court system at crt-intrp@coj.net or (904) 630-2564 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Brock & Scott PLLC
1501 NW 49th St, Suite 200
Fort Lauderdale, FL 33309
Attorney for Plaintiff
File # 14-F01986
2T 1-03-10-2018
#396640

IN THE CIRCUIT COURT OF THE 4th JUDICIAL CIRCUIT IN AND FOR NASSAU COUNTY, FLORIDA CASE NO.: 16CA000178AXYX

LEGAL NOTICES ARE CONTINUED ON THE NEXT PAGE.

LEGAL NOTICES

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, the 25th day of January, 2018, at 6:00 P.M. the Conditional Use and Variance Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, 32097 to consider an application for conditional use, E17-024. The Public is invited to attend the meeting concerning the following described property in Nassau County:

The location address of subject property of conditional use application E17-024:
85065 Harts Road, Yulee, FL 32097

On the south side of Harts Road, between Eady Lane and Harts Lane

Parcel Number: 42-2N-27-0000-0082-0000

The applicant is seeking: a conditional use permit pursuant to Section 28.14(J) of the Nassau County Land Development Code to allow for a mother-in-law dwelling in the Residential Mixed (RM) zoning district.

This application is filed by: JoAnn Gill Carroll, 85065 Harts Road, Yulee, FL 32097, owner.

The public is invited to be present and to be able to speak for or against or to ask questions. Copies of the application and copies of the criteria that are applicable to the application are available at the Department of Planning & Economic Opportunity located at 96161 Nassau Place, Yulee, Fl 32097, or (904) 530-6300. Individuals who cannot attend the public hearing may provide written comments to this address or by e-mail to: skurtz@nassaucountyfl.com. Written comments become a part of the record and are subject to Floridas Public Records law, Chapter 119.07(1)(a), F.S.

This hearing must be conducted as a quasi-judicial hearing. Any questions as to procedures may be obtained from the Department of Planning & Economic Opportunity. Interested parties should limit contact with Conditional Use and Variance Board Members and with County Commissioners on this topic to properly noticed public hearing or to written communication in care of the Nassau County Department of Planning & Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097.

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The Conditional Use and Variance Board may continue hearing on this matter.

CONDITIONAL USE AND
VARIANCE BOARD OF
NASSAU COUNTY, FLORIDA
Chairman
2T 1-10-17-2018
#398147

NOTICE OF SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

NOTICE IS HEREBY GIVEN that on Tuesday, February 6, 2018, at 6:00 PM or soon thereafter as the matter may be heard the Planning and Zoning Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097 to consider an amendment to the Nassau County Comprehensive Plan - Future Land Use Map (FLUM) application No. CPA18-001. Also, be it known that on Monday, February 26, 2018 at 6:00 P.M. or soon thereafter as the matter may be heard, the Board of County Commissioners of Nassau County will hold a public hearing on the said petition for an amendment to the Nassau County Comprehensive Plan - Future Land Use Map (FLUM) for application No.CPA18-001, at the Commission Chambers, James S. Page Complex location concerning the following described property in Nassau County.

Location for the above described property is: On the east side of US Highway 17 between Leisure Way and Owens Farm Road., Parcel ID #s 35-4N-26-0000-0001-0040, 35-4N-26-0000-0001-0100, 35-4N-26-0000-0001-0050, 35-4N-26-0000-0001-0080 & portion of 02-3N-26-0000-0001-0050.

CPA18-001 proposes to amend the Nassau County Comprehensive Plan - Future Land Use Map (FLUM) for said property is currently classified on the FLUM as Industrial (IND) and Agriculture (AGR) and a change is requested to Commercial (COM) for approximately 6.34 acres.

This application is filed by: Get & Save, LLC, 852426 US Highway 17 North, Yulee, Florida 32097, Owner

All interested parties are invited to attend the public hearings and to be heard. Copies of the Application and supporting information are available for inspection in the office of the Planning and Economic Opportunity Department, 96161 Nassau Place, Yulee, FL 32097. Comments may also be directed in writing to the Planning and Economic Opportunity Department, emailed to dmcdowell@nassaucountyfl.com, or received by telephone at (904) 530-6300. All comments will become a part of the record in this matter.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning and Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON WISHES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Planning and Zoning Board may continue hearing on this matter.

PLANNING AND ZONING
BOARD OF
NASSAU COUNTY, FLORIDA
Linda Morris
Its: Chairman
2T 1-17-24-2018
#398805

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, the 25th day of January, 2018, at 6:00 P.M. the Conditional Use and Variance Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, 32097 to consider an application for conditional use, E17-022. The Public is invited to attend the meeting concerning the following described property in Nassau County:

The location address of subject property of conditional use application E17-022:
86618 Pages Dairy Road, Yulee, FL 32097

On the south side of Pages Dairy Road, between Worthington Drive and Lee Plantation Drive

Parcel Number: 51-3N-27-0000-0001-0090

The applicant is seeking: a conditional use permit pursuant to Section 22.03(K) of the Nassau County Land Development Code to allow for a church in the Open Rural (OR) zoning district.

This application is filed by: Grace Community Church (PCA) Inc., P.O. Box 17021, Fernandina Beach, FL 32035, owner, and Edward C. Ramsey, 86232 Riverwood Drive, Yulee, FL 32097, agent.

The public is invited to be present and to be able to speak for or against or to ask questions. Copies of the application and copies of the criteria that are applicable to the application are available at the Department of Planning & Economic Opportunity located at 96161 Nassau Place, Yulee, Fl 32097, or (904) 530-6300. Individuals who cannot attend the public hearing may provide written comments to this address or by e-mail to: skurtz@nassaucountyfl.com. Written comments become a part of the record and are subject to Floridas Public Records law, Chapter 119.07(1)(a), F.S.

This hearing must be conducted as a quasi-judicial hearing. Any questions as to procedures may be obtained from the Department of Planning & Economic Opportunity. Interested parties should limit contact with Conditional Use and Variance Board Members and with County Commissioners on this topic to properly noticed public hearing or to written communication in care of the Nassau County Department of Planning & Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning & Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON WISHES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Conditional Use and Variance Board may continue hearing on this matter.

CONDITIONAL USE AND
VARIANCE BOARD OF
NASSAU COUNTY, FLORIDA
Chairman
2T 1-10-17-2018
#398145

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the East Nassau Stewardship District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Friday, February 2, 2018 at 10:00 a.m. at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, stormwater management system, water distribution system, wastewater system, landscaping, hardscaping and irrigation system improvements, recreational improvements, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
District Manager
4T 1-03-10-17-24-2018
#396346

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, the 25th day of January, 2018, at 6:00 P.M. the Conditional Use and Variance Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, 32097 to consider an application for conditional use, E17-023. The Public is invited to attend the meeting concerning the following described property in Nassau County:

The location address of subject property of conditional use application E17-023:
96237 Amelia Concourse, Yulee, FL 32097

On the south side of a private use road, on the west side of Amelia Concourse

Parcel Number: 01-2N-27-0000-0003-0030

The applicant is seeking: a conditional use permit pursuant to Section 28.19(4)(a)(2)(b) of the Nassau County Land Development Code to allow for the construction of a lattice tower antenna support structure within the Open Rural (OR) zoning district.

This application is filed by: JEA, 21 West Church Street, Jacksonville, FL 32202, owner, and JEA/Steve Tanner, 21 West Church Street, Jacksonville, FL 32202, agent.

The public is invited to be present and to be able to speak for or against or to ask questions. Copies of the application and copies of the criteria that are applicable to the application are available at the Department of Planning & Economic Opportunity located at 96161 Nassau Place, Yulee, Fl 32097, or (904) 530-6300. Individuals who cannot attend the public hearing may provide written comments to this address or by e-mail to: skurtz@nassaucountyfl.com. Written comments become a part of the record and are subject to Floridas Public Records law, Chapter 119.07(1)(a), F.S.

This hearing must be conducted as a quasi-judicial hearing. Any questions as to procedures may be obtained from the Department of Planning & Economic Opportunity. Interested parties should limit contact with Conditional Use and Variance Board Members and with County Commissioners on this topic to properly noticed public hearing or to written communication in care of the Nassau County Department of Planning & Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning & Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON WISHES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Conditional Use and Variance Board may continue hearing on this matter.

CONDITIONAL USE AND
VARIANCE BOARD OF
NASSAU COUNTY, FLORIDA
Chairman
2T 1-10-17-2018
#398142

LEGAL NOTICE

Notification is given that application has been made to the Comptroller of the Currency ("OCC"), 500 North Akard Street, Suite 1600, Dallas, Texas 75201-3342 by First Federal Bank of Florida, main office located at 4705 W. US Highway 90, Lake City, Florida 32055 for consent for the merger of CBC National Bank, main office located at 1891 South 14th Street, Fernandina Beach, Florida 32034 with and into First Federal Bank of Florida. It is contemplated that all banking offices of the above-named institutions will continue to be operated following the merger as banking offices of First Federal Bank of Florida.

This notice is published pursuant to 12 USC 1828(c), the Home Owners' Loan Act, and 12 CFR Part 5. Anyone may comment on this application with the OCC by submitting written comments, which must be received by the OCC no later than January 26, 2018, to the Director of District Licensing, Office Comptroller of the Currency, Southwestern District, 500 North Akard Street, Suite 1600, Dallas, Texas 75201-3342. The public file is available for inspection in the district office during regular business hours. Written requests for a copy of the public file on the application should be sent to the Director of District Licensing at the address noted above.

First Federal Bank of Florida
Lake City, Florida
CBC National Bank
Fernandina Beach, Florida
3T 12-27-2017, 1-03-2018 &
1-17-2018
#395298

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, the 25th day of January, 2018, at 6:00 P.M. the Conditional Use and Variance Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, 32097 to consider an application for conditional use, E17-025. The Public is invited to attend the meeting concerning the following described property in Nassau County:

The location address of subject property of conditional use application E17-025:
85689 Alene Road, Yulee, FL 32097

On the north side of Alene Road, between Brooke Street and Theresa Road

Parcel Number: 42-2N-27-461A-0004-0000

The applicant is seeking: a conditional use permit pursuant to Section 28.14(J) of the Nassau County Land Development Code to allow for a mother-in-law dwelling in the Open Rural (OR) zoning district.

This application is filed by: Carl C. and Dina M. McCormick, 85689 Alene Road, Yulee, FL 32097, owners.

The public is invited to be present and to be able to speak for or against or to ask questions. Copies of the application and copies of the criteria that are applicable to the application are available at the Department of Planning & Economic Opportunity located at 96161 Nassau Place, Yulee, Fl 32097, or (904) 530-6300. Individuals who cannot attend the public hearing may provide written comments to this address or by e-mail to: skurtz@nassaucountyfl.com. Written comments become a part of the record and are subject to Floridas Public Records law, Chapter 119.07(1)(a), F.S.

This hearing must be conducted as a quasi-judicial hearing. Any questions as to procedures may be obtained from the Department of Planning & Economic Opportunity. Interested parties should limit contact with Conditional Use and Variance Board Members and with County Commissioners on this topic to properly noticed public hearing or to written communication in care of the Nassau County Department of Planning & Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning & Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON WISHES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Conditional Use and Variance Board may continue hearing on this matter.

CONDITIONAL USE AND
VARIANCE BOARD OF
NASSAU COUNTY, FLORIDA
Chairman
2T 1-10-17-2018
#398148

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR NASSAU COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 17 CP 368 DIVISION: B

IN RE: ESTATE OF
GILBERT G. CHITWOOD,
Deceased.

NOTICE TO CREDITORS
(Summary Administration)

TO ANY PERSON HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been issued in the Estate of Gilbert G. Chitwood, whose date of death was October 22, 2017. The address of the named Circuit Court that issued the order, for Nassau County, Florida, Probate Division, is Nassau County Courthouse, 76347 Veterans Way, Yulee, Florida 32097.

The estimated cash value of the assets is less than $12,000. The name and address of the person entitled to distribution of the estate under the order is:

Name, Address
Karen Stratton Chitwood
22634 CR 121
Hilliard, Florida 32046

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: January 10, 2018.

Attorney for Petitioner:
LAW OFFICES OF
JAMES P. STEVENS, PA
James P. Stevens, Esquire
Florida Bar No.: 352421
210 E. Forsyth Street
Jacksonville, Florida 32202
(904) 398-2001
Facsimile: (904) 359-8927
Email:
JamesPStevens@att.net
JPStevens@mac.com
Petitioner:
Karen Stratton Chitwood,
Petitioner
22634 CR 121
Hilliard, Florida 32046
2T 1-10-17-2018
#397728

IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR NASSAU COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2018CP000001

IN RE:
ESTATE OF DOROTHY
ANNETTE MARSHALL,
Deceased.

NOTICE TO CREDITORS

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that a Petition for Summary Administration has been filed in the Estate of DOROTHY ANNETTE MARSHALL, deceased, File No. 2018-CP-000001 in the Circuit Court for Nassau County, Florida, Probate division, the address of which is 76347 Veterans Way, Suite 456, Yulee, Florida 32097; that the total cash value of the Estate is $8,000.00 (approximately) and that the name and address of the Petitioner is:

Dorie McRae
5196 Flat Creek Road
Health Springs, SC 29058

ALL INTERESTED PARTIES ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedents estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the Estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WITH BE FOREVER BARRED.

The date of the first publication of this Notice is January 17, 2018.

Attorney for Petitioner
BERNARD & SCHEMER, P.A.
By: /s/ Blair D. Schemer
BLAIR D. SCHEMER, ESQUIRE
480 Busch Drive
Jacksonville, Florida 32218
Florida Bar No. 60598
904-751-6980
2T 1-17-24-2018
#398770

NOTICE OF PUBLIC SALE

Notice is hereby given that the undersigned will sell, to enforce a lien imposed on said property, under the Florida Self Storage Facility Act (Section 83.801-83.809) at public sale by competitive bidding on www.storagetreasures.com ending on February 9, 2018 at 10:30am for units located at:

Compass Self Storage
2641 Bailey Road
Fernandina Beach, FL 32034
(Nassau County)
(904-261-5700)

The personal goods stored therein by the following may include, but are not limited to the items listed below. Purchases must be made with cash only and paid at the time of sale. All goods are sold as is and must be removed at the time of purchase. Compass Self Storage reserves the right to refuse any bid. Sale is subject to adjournment.

Unit(s)

3031 - Hemphill, Robert
Contents on the above includes household goods and musical instruments

1092 - Badore, Denyse
Contents on the above includes small electronics, furniture, and boxes

2T 1-17-24-2018
#398767

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below at public sale by competitive bidding on Wednesday, the 31st day of January, 2018 at 10:00 am on the premises where said property has been stored and which are located at Bridgeview Self Storage, 474431 East State Road 200, Fernandina Beach, FL 32034 Nassau County the following:

Sage Bates 1233
Melinda Smith 1238
Kenneth Brown 2011
Kenneth G. Bender Sr. 2033
Heyward Fulgham 2069
Vanessa Walker 2134
Marquita Tunis 2197
Micah Creel 3142
Glenda Linthicum 3208
Ashley Case 3214
Charles Parker 4013

Purchases must be paid for at the time of purchase by cash only.

Dated this 01/17/2018 and 01/24/2018.

2T 1-17-24-2018
#399594

NOTICE IS HEREBY GIVEN TO THE FOLLOWING PERSONS AT THE LAST KNOWN ADDRESS OF:

Dalton W. Luce
37383 Cody Circle Apt. E-2
Hilliard, FL 32046
Kyle A. Simmons
2750 Barbara Ln
Hilliard, FL 32046
Steven D. Sowell
85137 Owens Rd
Fernandina Beach, FL 32034
Maranda R. Sterling
241738 CR 121
Hilliard, FL 32046
Xavier I. Stewart
1102 S 9th St
Fernandina Beach, FL 32034
Katherine R. Van der Linde
10101 Ford Rd
Bryceville, FL 32009
Kimberly R. White
1326 Hickory St
Fernandina Beach, FL 32034

Pursuant to Section 98.075, Florida Statutes, you are hereby notified that you are potentially ineligible to be registered to vote. Failure to respond within thirty (30) days after this notice is published may result in a determination of ineligibility by the Nassau County Supervisor of Elections and removal of your name from the statewide voter registration system. Please contact the Supervisor no later than thirty (30) days after the date of this published notice to receive information regarding the basis for the potential ineligibility and the procedure to resolve this matter. If further assistance is needed, please contact the Supervisor of Elections at the numbers listed below.

Vicki P. Cannon
Nassau County
Supervisor of Elections
96135 Nassau Place, Suite 3
Yulee, Florida 32097
Telephone 904-491-7500
Toll Free 1-866-260-4301
1T 1-17-2018
#398768

NOTICE OF ADOPTION OF RESOLUTION CLOSING, VACATING, AND ABANDONING OF RIGHTS OF WAY, ROADWAYS, OR ALLEYWAYS

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Nassau County, Florida, upon the petition of C.M. BROOKS, LCC, BRIAN J. DAVIS, TAYNA P. DAVIS, owners, and JON C. LASSERRE, ESQ., agent for owner, did on the 8th of January, 2017 adopt Resolution No. 2018-04, a resolution closing, vacating and abandoning those certain rights of way or alleyways described as follows:

LEGAL DESCRIPTION OF
VACATED RIGHT-OF-WAY
PORTION OF PRICE STREET

That portion of Price Street, a thirty foot (30) right of way, as depicted on the plat of THE AMERICAN BEACH, recorded in Plat Book 2, Page 41 and 42 of the Public Records of Nassau County, Florida, bounded on the North by the South Right-of-Way line of Julia Street, bounded on the South by the North Right-of-Way line of Lewis Street, bounded on the East by the West boundary of Block 7, and bounded on the West by the East boundary of Block 10.

and that said Resolution renounces and disclaims any right or interest of said Nassau County, Florida and the public in and to said portion of roadways or alleyways.

BOARD OF COUNTY
COMMISSIONERS
NASSAU COUNTY, FLORIDA
BY: /s/ PAT EDWARDS
ITS: CHAIRMAN
ATTEST:
/s/ JOHN A. CRAWFORD
EX-OFFICIO CLERK
1T 1-17-2018
#399875

REZONING NOTICE

NOTICE IS HEREBY GIVEN that on Tuesday, February 6, 2018, at 6:00 PM. or soon thereafter as the matter may be heard the Planning and Zoning Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097 to consider application No.R18-001 for rezoning. Also, be it known that on Monday, February 26, 2018, at 6:00 P.M. or soon thereafter as the matter may be heard, the Board of County Commissioners of Nassau County will hold a public hearing on the said application for Rezoning No. R18-001, at the Commission Chambers, James S. Page Complex location concerning the following described property in Nassau County.

Location for the above described property is: On the east side of US Highway 17 between Leisure Way and Owens Farm Road, Parcel ID #35-4N-26-0000-0001-0080 & portion of 02-3N-26-0000-0001-0050.

R18-001 proposes to rezone approximately 2.94 acres from Industrial Warehouse (IW) to Commercial Highway Tourist (CHT).

This application is filed by: Get & Save, LLC, 852426 US Highway 17 North, Yulee, Florida 32097, Owner

All interested parties are invited to attend the public hearings and to be heard. Copies of the Application and supporting information are available for inspection in the office of the Planning and Economic Opportunity Department, 96161 Nassau Place, Yulee, FL 32097. Comments may also be directed in writing to the Planning and Economic Opportunity Department, emailed to dmcdowell@nassaucountyfl.com, or received by telephone at (904) 530-6300. All comments will become a part of the record in this matter.

This hearing will be conducted as a quasi-judicial hearing.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning and Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON WISHES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Planning and Zoning Board may continue hearing on this matter.

PLANNING AND ZONING
BOARD OF
NASSAU COUNTY, FLORIDA
Linda Morris
Its: Chairman
2T 1-17-24-2018
#398807

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, the 25th day of January, 2018, at 6:00 P.M. the Conditional Use and Variance Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, 32097 to consider an application for conditional use, E17-026. The Public is invited to attend the meeting concerning the following described property in Nassau County:

The location address of subject property of conditional use application E17-026:
463646 SR 200, Yulee, FL 32097

On the south side of SR 200, between Meadowfield Bluffs Road and Gene Lasserre Boulevard

Parcel Number: 38-2N-27-0000-0001-0170

The applicant is seeking: a conditional use permit pursuant to Section 16.03(E) of the Nassau County Land Development Code to allow for an establishment selling alcoholic beverage for on-site consumption in the Commercial General (CG) zoning district.

This application is filed by: AF3, LLC c/o Hakimian Holdings, Inc., P.O. Box 56678, Jacksonville, FL 32216, owner, and SJ Brewing Company, LLC, 86753 Cartesian Point Drive, Yulee, FL 32097, applicant.

The public is invited to be present and to be able to speak for or against or to ask questions. Copies of the application and copies of the criteria that are applicable to the application are available at the Department of Planning & Economic Opportunity located at 96161 Nassau Place, Yulee, Fl 32097, or (904) 530-6300. Individuals who cannot attend the public hearing may provide written comments to this address or by e-mail to: skurtz@nassaucountyfl.com. Written comments become a part of the record and are subject to Floridas Public Records law, Chapter 119.07(1)(a), F.S.

This hearing must be conducted as a quasi-judicial hearing. Any questions as to procedures may be obtained from the Department of Planning & Economic Opportunity. Interested parties should limit contact with Conditional Use and Variance Board Members and with County Commissioners on this topic to properly noticed public hearing or to written communication in care of the Nassau County Department of Planning & Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning & Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

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The Conditional Use and Variance Board may continue hearing on this matter.

CONDITIONAL USE AND
VARIANCE BOARD OF
NASSAU COUNTY, FLORIDA
Chairman
2T 1-10-17-2018
#398150

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that ALTERNA FUNDING II LLC

The holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the name (s) in which it is assessed are as follows:

Parcel Number:
00-00-31-143B-0015-0000
Certificate Number: 2114
File Number:
17TD000060AXYX
Description of Property:
LOT 15 IN OR 635 PG 337 LAKEWOOD #4 PB 5/245
Assessed To:
JOSEPH D THOMASON EST

All of the above property is located in Nassau County, in the State of Florida.

Unless such certificate(s) shall be redeemed according to Law, the property described in such certificate or certificates will be sold to the Highest Bidder at the MAIN ENTRANCE OF THE ROBERT M. FOSTER JUSTICE CENTER, 76347 VETERANS WAY, YULEE, FL, on the 30th DAY OF JANUARY 2018 between the hours of 11:00 am and 2:00 pm. The Clerk of Courts Office Policy is to hold the sale at 11:30 a.m.

JOHN A. CRAWFORD
NASSAU COUNTY
CLERK OF COURT
BY: RHODA GOODWIN,
DEPUTY CLERK

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at (904) 548-4600 press 0, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

4T 12-27-2017 &
1-03-10-17-2018
#395312

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TWR AS CST FOR EBURY FUND FL 15 LLC

The holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the name (s) in which it is assessed are as follows:

Parcel Number:
37-1N-25-299F-0083-0000
Certificate Number: 703
File Number:
17TD000061AXYX
Description of Property:
TRACT 83 R567625 & R567626 IN OR 972/1854 NASSAU VILLAGE WEST PB 5/23
Assessed To:
ROBERT D PEYTON EST

All of the above property is located in Nassau County, in the State of Florida.

Unless such certificate(s) shall be redeemed according to Law, the property described in such certificate or certificates will be sold to the Highest Bidder at the MAIN ENTRANCE OF THE ROBERT M. FOSTER JUSTICE CENTER, 76347 VETERANS WAY, YULEE, FL, on the 30th DAY OF JANUARY 2018 between the hours of 11:00 am and 2:00 pm. The Clerk of Courts Office Policy is to hold the sale at 11:30 a.m.

JOHN A. CRAWFORD
NASSAU COUNTY
CLERK OF COURT
BY: RHODA GOODWIN,
DEPUTY CLERK

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at (904) 548-4600 press 0, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

4T 12-27-2017 &
1-03-10-17-2018
#395314

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that CAPITAL ONE, N.A., ASSIGNEE OF TLGFY, LLC

The holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the name (s) in which it is assessed are as follows:

Parcel Number:
37-1N-25-299A-0021-0000
Certificate Number: 665
File Number:
17TD000062AXYX
Description of Property:
LOT 21 R787853 IN OR 1789/1008 NASSAU VILLAGE 1 UNR
Assessed To:
CATHY F LEE
EMMA MICHELLE ANDERSON

All of the above property is located in Nassau County, in the State of Florida.

Unless such certificate(s) shall be redeemed according to Law, the property described in such certificate or certificates will be sold to the Highest Bidder at the MAIN ENTRANCE OF THE ROBERT M. FOSTER JUSTICE CENTER, 76347 VETERANS WAY, YULEE, FL, on the 30th DAY OF JANUARY 2018 between the hours of 11:00 am and 2:00 pm. The Clerk of Courts Office Policy is to hold the sale at 11:30 a.m.

JOHN A. CRAWFORD
NASSAU COUNTY
CLERK OF COURT
BY: RHODA GOODWIN,
DEPUTY CLERK

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at (904) 548-4600 press 0, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

4T 12-27-2017 &
1-03-10-17-2018
#395316

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that CAPITAL ONE, N.A., ASSIGNEE OF TLGFY, LLC

The holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the name (s) in which it is assessed are as follows:

Parcel Number:
32-1S-23-0000-0002-0100
Certificate Number: 55
File Number:
17TD000063AXYX
Description of Property:
PT OF GOVT LOT 2 IN OR 1572/1256 N89808A & N89808B
Assessed To:
RANDY K DEVANE
ANN M DEVANE

All of the above property is located in Nassau County, in the State of Florida.

Unless such certificate(s) shall be redeemed according to Law, the property described in such certificate or certificates will be sold to the Highest Bidder at the MAIN ENTRANCE OF THE ROBERT M. FOSTER JUSTICE CENTER, 76347 VETERANS WAY, YULEE, FL, on the 6th DAY OF FEBRUARY 2018 between the hours of 11:00 am and 2:00 pm. The Clerk of Courts Office Policy is to hold the sale at 11:30 a.m.

JOHN A. CRAWFORD
NASSAU COUNTY
CLERK OF COURT
BY: RHODA GOODWIN,
DEPUTY CLERK

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at (904) 548-4600 press 0, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

4T 1-03-10-17-24-2018
#396499

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that US BANK AS CUST FOR MAGNOLIA TC 15, LLC

The holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the name (s) in which it is assessed are as follows:

Parcel Number:
08-3N-24-2380-0083-0011
Certificate Number: 388
File Number:
17TD000064AXYX
Description of Property:
BLOCK 83 N1/2 OF LOT 1 IN OR 1492/1353 TOWN OF HILLIARD
Assessed To:
TIMOTHY DALE EASTER

All of the above property is located in Nassau County, in the State of Florida.

Unless such certificate(s) shall be redeemed according to Law, the property described in such certificate or certificates will be sold to the Highest Bidder at the MAIN ENTRANCE OF THE ROBERT M. FOSTER JUSTICE CENTER, 76347 VETERANS WAY, YULEE, FL, on the 6th DAY OF FEBRUARY 2018 between the hours of 11:00 am and 2:00 pm. The Clerk of Courts Office Policy is to hold the sale at 11:30 a.m.

LEGAL NOTICES ARE CONTINUED ON 9B.

BUSINESS BRIEFS

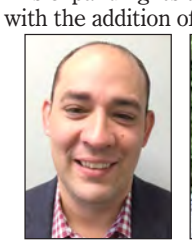
Leeper named vice-chair of North Florida TPO

Leeper

Nassau County Commissioner Danny Leeper has been named the vice-chair of the North Florida Transportation Planning Organization for 2018, according to a news release. The chair will be Clay County Commissioner Diane Hutchings. St. Johns County Commissioner James K. Johns will be the treasurer.

Pineland adds lenders

Pineland Bank is expanding its team of experienced lenders with the addition of Mike Mickler and Jonathan Levitt, who have joined the team at the 715 Centre Street bank branch, according to a news release.



Levitt

Mickler

Mickler will be the bank's "Money Coach," continuing to help business owners finance their growth as well as helping start-ups with their SBA loan applications. His banking career extends over 30 years, and he is a 12th generation "local" in Northeast Florida whose family dates back to St. Augustine in the 1700's. Mickler has lived and worked in Nassau County since 1989 and enjoys local fishing, kayaking and shelling with his wife, Karen.

Levitt will serve on the commercial lending team. Levitt has over 15 years of lending experience and has helped improve the community and the business environment by serving as chairman of the board of the Amelia Island-Fernandina Beach-Yulee Chamber of Commerce in 2017. He has also worked with Leadership Nassau and Youth Leadership for over nine years and coaches the Faith Christian Academy boy's basketball team. Levitt is a graduate of Fernandina Beach High School and enjoys spending time with his family.

Vintage Vendors changes ownership

Vintage Vendors Co-Op at 917 S. Eighth St. in Fernandina Beach is now under new management, according to a news release. To celebrate this change, the store will host a grand re-opening from 10 a.m. to 7 p.m. today. There will be music, refreshments, and special sales events in most of the more than 20 vendor areas, and door prizes each hour.

"Vintage Vendors offers clean, neat shopping for antiques, used furniture, pottery, glassware, art, vintage items of every kind. Some of the vendors offer new products as well. The friendly atmosphere and affordable prices attract local shoppers, as well as those who are visiting our wonderful town," the release states.

Located between The Shapiro Insurance Company and Eight Flags Auto Shop, the yellow house with the big "open" flag has normal business hours from 10 a.m. to 5 p.m. Monday through Saturday and 12 to 5 p.m. Sunday. For more information, find Vintage Vendors Co-Op on Facebook.

Find It! Buy It! Sell It! Classifieds can do it for you. Call 261-3696 today.

SJRWMD offers $1.5M in agricultural funding

The St. Johns River Water Management District is currently accepting applications through Feb. 16 from farmers and ranchers interested in participating in the district-wide Agricultural Cost-share Program funding for agricultural projects that promote water conservation and reduction of nutrient runoff, according to a news release.

The program provides up to 75 percent of cooperative funding, not to exceed $250,000 per applicant annually, toward the design, construction and implementation of technologies and strategies to improve water efficiencies and protect natural systems.

Eligible projects include irrigation system retrofits, soil moisture and climate sensor technology, rainwater recovery, subirrigation drain tile, tailwater recovery and reuse, expanded waste storage, and soil mapping with variable rate fertilizer application.

To ensure a return on investment in the form of an actual reduction in water use, one requirement of the cost-share agreement is that the recipient be willing to memorialize the savings produced by district funds through a modification in terms of a decrease in their consumptive use permit.

A list of eligible projects and equipment can be found online at www.sjrwmd.com/localgovernments/funding/#agriculture-2018, along with details about the application, review and selection process.

District staff will evaluate each project based on the evaluation criteria approved by the district's Governing Board and prepare a recommended list for board approval tentatively scheduled for April 2018.

For more information, visit the district's website or contact technical program manager Suzanne Archer at sarcher@sjrwmd.com.

First Coast becomes Synovus

First Coast Community Bank has begun transitioning to the Synovus brand name, according to a news release that explained, "Signage and other legacy branding at First Coast Community Bank branches will be updated with Synovus branding by Jan. 30."

"This bank has been community-based and customer-focused since its founding more than three decades ago and that won't change," said Antoinette Richter, retail market manager for Fernandina Beach.

Acquired by Synovus in 1991, First Coast Community Bank was among more than 60 acquisitions that would become Georgia's second largest bank, with $32 billion in assets and a presence in five southeastern states. Synovus operates retail branches at 1750 S. 14th St. in Fernandina Beach and 463719 S.R. 200/A1A in Yulee.

LEGAL NOTICES

NOTICE IS HEREBY GIVEN TO THE FOLLOWING PERSONS AT THE LAST KNOWN ADDRESS OF:
Melissa A. Agricola
1715 Burnham Ln
Fernandina Beach, FL 32034
Brandi LD Blair
56041 Spaulding Ln
Callahan, FL 32011
Hubert AT Chapman
36364 Shaffer Rd
Callahan, FL 32011
Nakita M. McLean
619 S 10th St
Fernandina Beach, FL 32034
Rachael Miles
554820 US Hwy 1
Hilliard, FL 32046
Carlos F. Wong
95128 Big Oak Ave
Fernandina Beach, FL 32034

Pursuant to Section 98.075, Florida Statutes, you are hereby notified that notice was published on December 13, 2017 and December 14, 2017 that you were potentially ineligible to be registered to vote. Failure to respond within thirty (30) days after that notice was published resulted in a determination of ineligibility by the Nassau County Supervisor of Elections and removal of your name from the statewide voter registration system. Please contact the Supervisor to receive information regarding the basis for ineligibility and the procedure to resolve this matter. If further assistance is needed, please contact the Supervisor of Elections at the numbers listed below.
Vicki P. Cannon
Nassau County
Supervisor of Elections
96135 Nassau Place, Suite 3
Yulee, Florida 32097
Telephone 904-491-7500
Toll Free 1-866-260-4301
1T 1-24-2018
#400583

NOTICE OF SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

NOTICE IS HEREBY GIVEN that on Tuesday, February 6, 2018, at 6:00 PM or soon thereafter as the matter may be heard the Planning and Zoning Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097 to consider an amendment to the Nassau County Comprehensive Plan - Future Land Use Map (FLUM) application No. CPA18-001. Also, be it known that on Monday, February 26, 2018 at 6:00 P.M. or soon thereafter as the matter may be heard, the Board of County Commissioners of Nassau County will hold a public hearing on the said petition for an amendment to the Nassau County Comprehensive Plan - Future Land Use Map (FLUM) for application No.CPA18-001, at the Commission Chambers, James S. Page Complex location concerning the following described property in Nassau County.

Location for the above described property is: On the east side of US Highway 17 between Leisure Way and Owens Farm Road., Parcel ID #s 35-4N-26-0000-0001-0040, 35-4N-26-0000-0001-0100, 35-4N-26-0000-0001-0050, 35-4N-26-0000-0001-0080 & portion of 02-3N-26-0000-0001-0050.

CPA18-001 proposes to amend the Nassau County Comprehensive Plan - Future Land Use Map (FLUM) for said property is currently classified on the FLUM as Industrial (IND) and Agriculture (AGR) and a change is requested to Commercial (COM) for approximately 6.34 acres.

This application is filed by: Get & Save, LLC, 852426 US Highway 17 North, Yulee, Florida 32097, Owner

All interested parties are invited to attend the public hearings and to be heard. Copies of the Application and supporting information are available for inspection in the office of the Planning and Economic Opportunity Department, 96161 Nassau Place, Yulee, FL 32097. Comments may also be directed in writing to the Planning and Economic Opportunity Department, emailed to dmcdowell@nassaucountyfl.com, or received by telephone at (904) 530-6300. All comments will become a part of the record in this matter.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning and Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON WISHES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Planning and Zoning Board may continue hearing on this matter.
PLANNING AND ZONING
BOARD OF
NASSAU COUNTY, FLORIDA
Linda Morris
Its: Chairman
2T 1-17-24-2018
#398805

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the East Nassau Stewardship District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Friday, February 2, 2018 at 10:00 a.m. at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, stormwater management system, water distribution system, wastewater system, landscaping, hardscaping and irrigation system improvements, recreational improvements, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Craig Wrathell
District Manager
4T 1-03-10-17-24-2018
#396346

IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR NASSAU COUNTY, FLORIDA. CASE NO.: 2017-CP-385 DIVISION: B

IN RE: ESTATE OF
MELVIN C. JONES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MELVIN C. JONES, deceased, File Number 2017-CP-385, is pending in the Circuit Court for Nassau County, Florida, Probate Division, the address of which 76347 Veterans Way, Yulee, FL 32097. The names and addresses of the personal representative(s) and the personal representatives attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedents estate on whom a copy of this notice has been served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedents estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is January 24, 2018.
Attorney for Personal Representative:
H. Price Poole, Jr., Esquire
Florida Bar No.0157674
303 Centre Street, Suite 200
Fernandina Beach, FL 32034
Telephone: (904)261-0742
Personal Representative:
Marianne P. Marshall
36116 Gage Road
Callahan, FL 32011
2T 1-24-31-2018
#400749

IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR NASSAU COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2018CP000001

IN RE:
ESTATE OF DOROTHY
ANNETTE MARSHALL,
Deceased.

NOTICE TO CREDITORS

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that a Petition for Summary Administration has been filed in the Estate of DOROTHY ANNETTE MARSHALL, deceased, File No. 2018-CP-000001 in the Circuit Court for Nassau County, Florida, Probate division, the address of which is 76347 Veterans Way, Suite 456, Yulee, Florida 32097; that the total cash value of the Estate is $8,000.00 (approximately) and that the name and address of the Petitioner is:

Dorie McRae
5196 Flat Creek Road
Health Springs, SC 29058

ALL INTERESTED PARTIES ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedents estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the Estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WITH BE FOREVER BARRED.

The date of the first publication of this Notice is January 17, 2018.
Attorney for Petitioner
BERNARD & SCHEMER, P.A.
By: /s/ Blair D. Schemer
BLAIR D. SCHEMER, ESQUIRE
480 Busch Drive
Jacksonville, Florida 32218
Florida Bar No. 60598
904-751-6980
2T 1-17-24-2018
#398770

IN THE CIRCUIT COURT OF THE 4th JUDICIAL CIRCUIT IN AND FOR NASSAU COUNTY, FLORIDA CASE NO.: 16CA000178AXYX

BAYVIEW LOAN SERVICING, LLC, a Delaware Limited Liability Company
Plaintiff,
vs.
RUBY LEE BROOKS, et. al.
Defendants.

NOTICE OF FORECLOSURE SALE
Publish in THE NEWS LEADER

NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Sale filed January 10, 2018, and entered in Case No. 16CA000178AXYX of the Circuit Court of the 4th Judicial Circuit, in and for NASSAU County, Florida, where in BAYVIEW LOAN SERVICING, LLC, a Delaware Limited Liability Company, is the Plaintiff and RUBY LEE BROOKS, UNKNOWN TENANT #1 N/K/A Mrs. Brown, UNKNOWN TENANT #2 N/K/A VANDR BROWN, UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS AND OTHER PERSONS OR UNKNOWN SPOUSES CLAIMING BY THROUGH UNDER OR AGAINST THE ESTATE OF EDWIN LONNIE BROOKS, CARLENA MASON, UNKNOWN SPOUSE OF CARLENA MASON, JUDY A. WILEY A/K/A JUDY A. WILLIAMS A/K/A JUDY A. BROOKS, CATHERINE BROOKS CAMPBELL, MARLENE BROOKS DELESLIE, VINCENT JONES, JR., PETREACE N. PONDER A/K/A NIKKI PONDER, CHERYL JORDAN A/K/A CHERYL BROOKS, LEONARD BROOKS A/K/A LEONARD D. BROOKS A/K/A LEONARD DAVID BROOKS are the Defendants, the Clerk of Court shall offer for sale to the highest bidder for cash on MARCH 1, 2018, at 11:30 A.M., at www.nassauclerk.realforeclose.com, the following described property as set forth in said Summary Final Judgment lying and being situate in NASSAU County, Florida, to wit:

THE NORTH FIFTY (50) FEET OF THE SOUTH SEVENTY-TWO (72) FEET OF SUBDIVISION C OF LOT ONE (1) OF BLOCK 214, FERNANDINA, ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF AS LITHOGRAPHED AND ISSUED IN 1857 BY THE FLORIDA RAILROAD COMPANY AND ENLARGED, REVISED AND REISSUED IN 1887 AND 1901 BY THE FLORIDA TOWN IMPROVEMENT COMPANY, SAID PROPERTY OR LOT HEREBY CONVEYED BEING 50 FEET FRONT ON SOUTH DIVISION STREET, AND RUNNING THAT UNIFORM WIDTH WESTERLY A DISTANCE OF 100 FEET, LYING AND BEING IN NASSAU COUNTY, FLORIDA.

Property Addr.:
611 S. Division Street,
Fernandina Beach, Florida
32034

NOTICE: If you are an individual with a disability who needs an accommodation in order to participate in a Court proceeding or other Court service, program or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this online form, in another format, or orally. Please complete the attached form (click here to download) and return it to the ADA Coordinator at (904) 548-4600 then press 0, or 255-1695 (or 711 Florida Relay Service); or Nassau County Judicial Annex, Attention: Bailiff's Office, 76347 Veterans Way, Yulee, FL 32097; or CrtIntrp@coj.net as far in advance as possible, but preferably at least seven (7) days before your scheduled Court appearance or other Court activity. You can also submit the form online as indicated below.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (904) 255-1695 (or 711 Florida Relay Service.)

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. THE CLERK SHALL RECEIVE A SERVICE CHARGE OF UP TO $70 FOR SERVICES IN MAKING, RECORDING, AND CERTIFYING THE SALE AND TITLE THAT SHALL BE ASSESSED AS COSTS. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

DATED this 12 day of Jan., 2018.
John A. Crawford
CLERK OF THE CIRCUIT COURT
By: Derek Hardin
Deputy Clerk
STRAUS & EISLER, P.A.
Attorneys for Plaintiff
10081 Pines Blvd, Suite C
Pembroke Pines, FL 33024
954-431-2000
eMail:
Service.pines@strauseisler.com
2T 1-24-31-2018
#400297

IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR NASSAU COUNTY, FLORIDA IN RE: THE ESTATE OF CASE NUMBER: 17-CP-32 DIVISION: B

ANTOINETTE M. VEZZOSI,
Deceased.

NOTICE TO CREDITORS (SUMMARY ADMINISTRATION)

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE

You are hereby notified that a Petition for Summary Administration has been filed in the Estate of ANTOINETTE M. VEZZOSI, Deceased, File Number 2017-CP-000032, in the Circuit Court for Nassau County, Florida, Probate Division, the address of which is 76347 Veterans Way, Yulee, FL 32097; that the date of the death of the Decedent was August 22, 2017; That the total value of the Estate is less than $75,000.00 (approximately) and that the name and address of the Petitioner is:
Katherine Vezzosi,
82002 Chickadee Lane
Yulee, FL 32097

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the Estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is January 24, 2018.
Attorney for Petitioner:
DAVIS, BROUSSARD & STEGER, PLLC
By: /s/ Clyde W. Davis
CLYDE W. DAVIS
Florida Bar No. 277266
960185 Gateway Blvd.,
Ste. 104
Fernandina Beach, FL 32034
904.261.2848
2T 1-24-31-2018
#401048

PUBLIC NOTICE

JEA is proposing to construct a 300-foot Self-Supporting Tower Structure at the Nassau Regional WWTP located at 96237 Amelia Concourse in Nassau County, Florida. Please submit any written comments within 30-days from the date of this publication regarding potential effects on historic properties pursuant to Section 106 of the NHPA and/or any environmental concerns to Amberly Aldridge c/o Terracon Consultants, Inc. at 9655 Florida Mining Blvd W., Suite 509, Jacksonville, FL 32257 or Amberly.aldridge@terracon.com.
1T 1-24-2018
#400270

NOTICE OF PUBLIC SALE

Notice is hereby given that the undersigned will sell, to enforce a lien imposed on said property, under the Florida Self Storage Facility Act (Section 83.801-83.809) at public sale by competitive bidding on www.storagetreasures.com ending on February 9, 2018 at 10:30am for units located at:
Compass Self Storage
2641 Bailey Road
Fernandina Beach, FL 32034
(Nassau County)
(904-261-5700)

The personal goods stored therein by the following may include, but are not limited to the items listed below. Purchases must be made with cash only and paid at the time of sale. All goods are sold as is and must be removed at the time of purchase. Compass Self Storage reserves the right to refuse any bid. Sale is subject to adjournment.
Unit(s)
3031 - Hemphill, Robert
Contents on the above includes household goods and musical instruments
1092 - Badore, Denyse
Contents on the above includes small electronics, furniture, and boxes
2T 1-17-24-2018
#398767

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below at public sale by competitive bidding on Wednesday, the 31st day of January, 2018 at 10:00 am on the premises where said property has been stored and which are located at Bridgeview Self Storage, 474431 East State Road 200, Fernandina Beach, FL 32034 Nassau County the following:
Sage Bates 1233
Melinda Smith 1238
Kenneth Brown 2011
Kenneth G. Bender Sr. 2033
Heyward Fulgham 2069
Vanessa Walker 2134
Marquita Tunis 2197
Micah Creel 3142
Glenda Linthicum 3208
Ashley Case 3214
Charles Parker 4013

Purchases must be paid for at the time of purchase by cash only.

Dated this 01/17/2018 and 01/24/2018.
2T 1-17-24-2018
#399594

NOTICE OF REZONING NOTICE

NOTICE IS HEREBY GIVEN that on Tuesday, February 6, 2018, at 6:00 PM. or soon thereafter as the matter may be heard the Planning and Zoning Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097 to consider application No.R18-001 for rezoning. Also, be it known that on Monday, February 26, 2018, at 6:00 P.M. or soon thereafter as the matter may be heard, the Board of County Commissioners of Nassau County will hold a public hearing on the said application for Rezoning No. R18-001, at the Commission Chambers, James S. Page Complex location concerning the following described property in Nassau County.

Location for the above described property is: On the east side of US Highway 17 between Leisure Way and Owens Farm Road, Parcel ID #35-4N-26-0000-0001-0080 & portion of 02-3N-26-0000-0001-0050.

R18-001 proposes to rezone approximately 2.94 acres from Industrial Warehouse (IW) to Commercial Highway Tourist (CHT).

This application is filed by: Get & Save, LLC, 852426 US Highway 17 North, Yulee, Florida 32097, Owner

All interested parties are invited to attend the public hearings and to be heard. Copies of the Application and supporting information are available for inspection in the office of the Planning and Economic Opportunity Department, 96161 Nassau Place, Yulee, FL 32097. Comments may also be directed in writing to the Planning and Economic Opportunity Department, emailed to dmcdowell@nassaucountyfl.com, or received by telephone at (904) 530-6300. All comments will become a part of the record in this matter.

This hearing will be conducted as a quasi-judicial hearing.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the Department of Planning and Economic Opportunity (904) 530-6300, or Florida Relay Service (1-800-955-8771) at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON WISHES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Planning and Zoning Board may continue hearing on this matter.
PLANNING AND ZONING
BOARD OF
NASSAU COUNTY, FLORIDA
Linda Morris
Its: Chairman
2T 1-17-24-2018
#398807

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that CAPITAL ONE, N.A., ASSIGNEE OF TLGFY, LLC

The holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the name (s) in which it is assessed are as follows:
Parcel Number:
32-1S-23-0000-0002-0100
Certificate Number: 55
File Number:
17TD000063AXYX
Description of Property:
PT OF GOVT LOT 2 IN OR 1572/1256 N89808A & N89808B
Assessed To:
RANDY K DEVANE
ANN M DEVANE

All of the above property is located in Nassau County, in the State of Florida.

Unless such certificate(s) shall be redeemed according to Law, the property described in such certificate or certificates will be sold to the Highest Bidder at the MAIN ENTRANCE OF THE ROBERT M. FOSTER JUSTICE CENTER, 76347 VETERANS WAY, YULEE, FL, on the 6th DAY OF FEBRUARY 2018 between the hours of 11:00 am and 2:00 pm. The Clerk of Courts Office Policy is to hold the sale at 11:30 a.m.
JOHN A. CRAWFORD
NASSAU COUNTY
CLERK OF COURT
BY: RHODA GOODWIN,
DEPUTY CLERK

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at (904) 548-4600 press 0, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
4T 1-03-10-17-24-2018
#396499

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that US BANK AS CUST FOR MAGNOLIA TC 15, LLC

The holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the name (s) in which it is assessed are as follows:
Parcel Number:
08-3N-24-2380-0083-0011
Certificate Number: 388
File Number:
17TD000064AXYX
Description of Property:
BLOCK 83 N1/2 OF LOT 1 IN OR 1492/1353 TOWN OF HILLIARD
Assessed To:
TIMOTHY DALE EASTER

All of the above property is located in Nassau County, in the State of Florida.

Unless such certificate(s) shall be redeemed according to Law, the property described in such certificate or certificates will be sold to the Highest Bidder at the MAIN ENTRANCE OF THE ROBERT M. FOSTER JUSTICE CENTER, 76347 VETERANS WAY, YULEE, FL, on the 6th DAY OF FEBRUARY 2018 between the hours of 11:00 am and 2:00 pm. The Clerk of Courts Office Policy is to hold the sale at 11:30 a.m.
JOHN A. CRAWFORD
NASSAU COUNTY
CLERK OF COURT
BY: RHODA GOODWIN,
DEPUTY CLERK

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at (904) 548-4600 press 0, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
4T 1-03-10-17-24-2018
#396501

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that VIRGINIA DUNLEAVY

The holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the name (s) in which it is assessed are as follows:
Parcel Number:
00-00-30-0220-0001-0000
Certificate Number: 3164
File Number:
17TD000065AXYX
Description of Property:
LOT 1 IN OR 1301/322 & OR 1599/1567 EVERETT ACRES PB 5/11
Assessed To:
GLORIA BEST
ARCHIE T FRAZIER EST

All of the above property is located in Nassau County, in the State of Florida.

Unless such certificate(s) shall be redeemed according to Law, the property described in such certificate or certificates will be sold to the Highest Bidder at the MAIN ENTRANCE OF THE ROBERT M. FOSTER JUSTICE CENTER, 76347 VETERANS WAY, YULEE, FL, on the 6th DAY OF FEBRUARY 2018 between the hours of 11:00 am and 2:00 pm. The Clerk of Courts Office Policy is to hold the sale at 11:30 a.m.
JOHN A. CRAWFORD
NASSAU COUNTY
CLERK OF COURT
BY: RHODA GOODWIN,
DEPUTY CLERK

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at (904) 548-4600 press 0, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
4T 1-03-10-17-24-2018
#396504

LEGAL NOTICE ADVERTISING DEADLINE IS NOON THE FRIDAY BEFORE THE NEXT WEDNESDAY PUBLICATION.

CALL 261-3696 FOR LEGAL ADVERTISING INFORMATION OR EMAIL legals@fbnewsleader.com

EAST NASSAU STEWARDSHIP DISTRICT

6B

RESOLUTION 2018-10

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE EAST NASSAU STEWARDSHIP DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES, FOR THE AREA KNOWN AS WILDLIGHT VILLAGE PHASE 1; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida, being situated entirely within Nassau County, Florida; and

WHEREAS, the District pursuant to the provisions of Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes, is authorized to levy, collect and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the Board of Supervisors of the District (the "Board") to levy, collect and enforce special assessments pursuant to Chapters 170 and 197, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Nassau County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

SECTION 1. The East Nassau Stewardship District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapter 2017-206, Laws of Florida, and Chapters 170 and 189, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property and subject to a levy of assessments, which area is known as Wildlight Village Phase 1, is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may

continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Nassau County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of February, 2018.

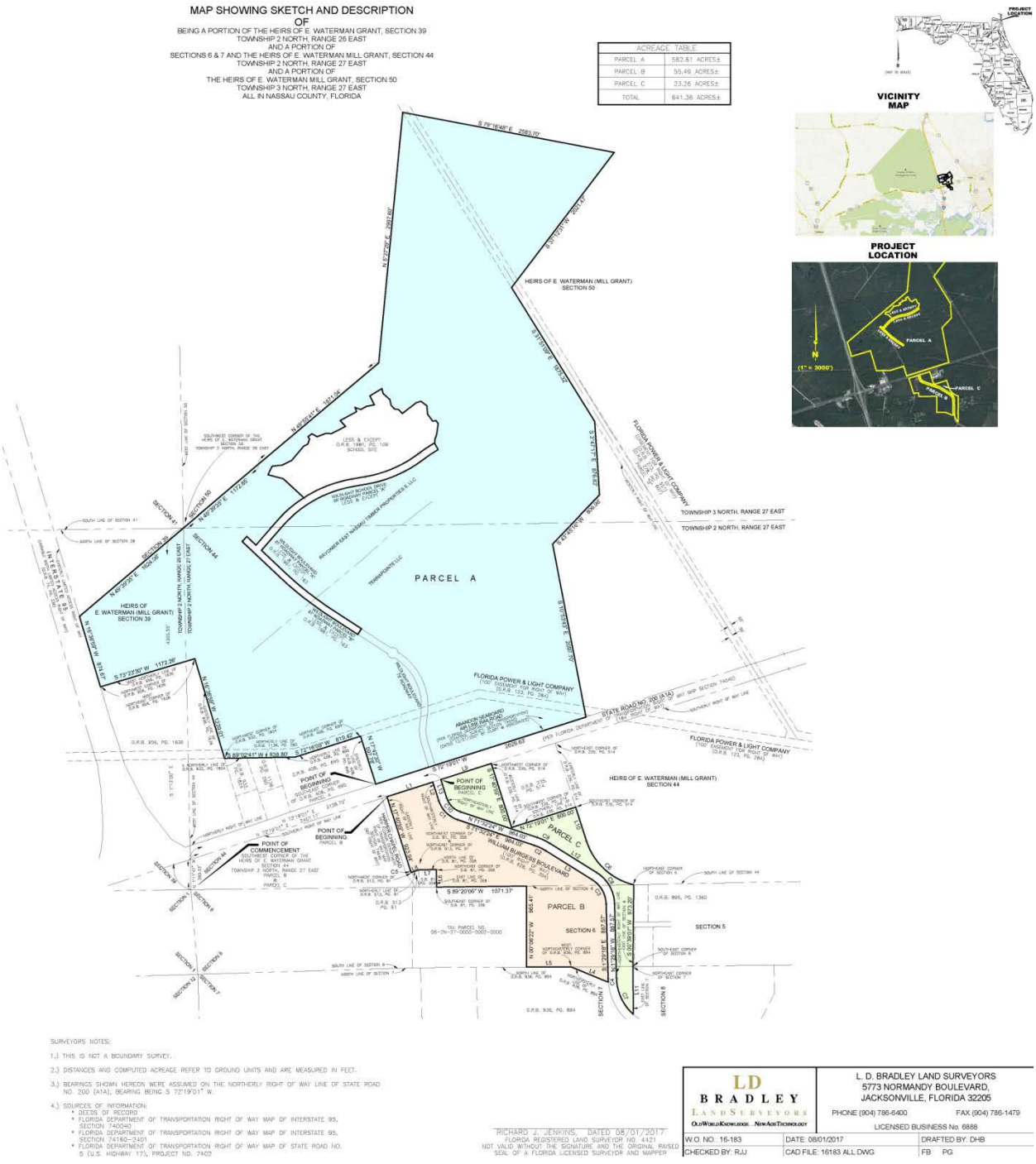
Attest: **EAST NASSAU STEWARDSHIP DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair, Board of Supervisors

EXHIBIT A: Depiction and Legal Description of Wildlight Village Phase 1

EXHIBIT A
LEGAL DESCRIPTION OF WILDLIGHT VILLAGE PHASE 1



SURVEYORS NOTES:

1.) THIS IS NOT A BOUNDARY SURVEY.

2.) DISTANCES AND COMPUTED ACREAGE REFER TO GROUND UNITS AND ARE MEASURED IN FEET.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A), BEARING BEING S 72°19'01" W.

4.) SOURCES OF INFORMATION:
- DEEDS OF RECORD.
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF INTERSTATE 95, SECTION 7400/40
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF INTERSTATE 95, SECTION 74180--2401
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 5 (U.S. HIGHWAY 17), PROJECT NO. 7402

RICHARD J. JENKINS, DATED 08/01/2017
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LD BRADLEY LAND SURVEYORS
OLD WORLD KNOWLEDGE . NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 16-183	DATE: 08/01/2017	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 16183 ALL.DWG	FB PG

Parcel A:
A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:
Begin at the Southeast corner of those lands described in Official Record Book 408, Page 695 of the Public Records of Nassau County, Florida; thence on the Easterly line of said lands, N 17°42'30" W, a distance of 597.78 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1136, Page 260 and Official Record Book 932, Page 1824 of the said Public Records for the next 2 courses, S 72°16'09" W, a distance of 819.42 feet; thence S 89°02'41" W, a distance of 838.80 feet to the Northwest corner of last said lands said point also being on the Easterly line of those lands described in Official Record Book 956, Page 1636 of the aforesaid Public Records; thence departing said Northerly line and on the Easterly line of said lands, N 16°36'59" W, a distance of 1239.01 feet to the most Northeast corner of said lands, thence departing said Easterly line and on the most Northerly line of said lands, S 73°23'30" W, a distance of 1172.26 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'59" W, a distance of 874.67 feet; thence departing said Easterly Limited Access Right of Way line, N 49°39'35" E, a distance of 1624.06 feet to the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence continue N 49°39'35" E, a distance of 1172.85 feet; thence N 49°55'41" E, a distance of 1871.04 feet; thence N 05°27'29" E, a distance of 2997.60 feet to a point on the Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way as Recorded in Official Record Book 273, Page 551 and Official Record Book 278, Page 607 of the aforesaid Public Records; thence S 79°16'48" E, a distance of 2563.70 feet; thence S 37°12'31" W, a distance of 2021.47 feet to a point on aforesaid Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way; thence on said Westerly Right of Way line, S 31°51'09" E, a distance of 1875.32 feet; thence S 03°47'17" E, a distance of 876.82 feet; thence S 43°45'16" W, a distance of 806.96 feet; thence S 10°53'43" E, a distance of 2097.70 feet to a point on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on said Northerly Right of way line, S 72°19'01" W, a distance of 2626.63 feet to the Point of Beginning.
Less and Except:
District School Board of Nassau County, School Site, as described in Official Record Book 1981, Page 109, of the Public Records of Nassau County, Florida.
and Less and Except:
90 FOOT AND 81 FOOT ROADWAY PARCEL “A” AND PARCEL “B”:

as described in Official Record Book 1981, Page 163, of the Public Records of Nassau County, Florida.

Parcel B:
A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:
Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 2457.17 feet to a point on the Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 573.63 feet to a point on the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way); thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 8 courses, S 17°43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44°37'59" E, a distance of 321.59 feet to the curves end; thence S 71°32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64°47'13" E, a distance of 146.98 feet to the curves end; thence S 58°02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S 29°45'40" E, a distance of 331.57 feet to the curves end; thence S 01°29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3°44'28"; thence on the arc of said curve a distance of 45.38 feet said arc being subtended by a chord which bears S 03°21'32" E, a distance of 45.37 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line, N 67°35'28" W, a distance of 480.33 feet to the most Northeasterly corner of said lands; thence departing said Northeasterly line and on the North line of said lands, S 89°40'42" W, a distance of 528.86 feet; thence departing said North line, N 00°06'22" W, a distance of 965.41 feet; thence S 89°20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the said Public Records; thence on the East line of said lands, N 00°39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89°20'06" W, a distance of 208.70 feet to the Northeast corner of those lands described in Official Record Book 513, Page 91 of the said Public Records;

thence departing said North line and on the Northerly line of said lands , S 69°45'17" W, a distance of 94.87 feet to a point on the aforesaid Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) said point on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10°58'25"; thence departing said Northerly line and on the Easterly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 24.18 feet said arc being subtended by a chord which bears N 23°10'12" W, a distance of 24.15 feet to the curves end; thence N 17°40'59" W, a distance of 923.94 feet to the Point of Beginning.

Parcel C:
A parcel of land, being a portion of Sections 6, 7 and the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:
Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 3128.70 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 630.14 feet to the Northwest corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence S 17°40'59" E, a distance of 422.53 feet to the beginning of a curve, concave Northeast, having a radius of 781.27 feet and a central angle of 58°58'55"; thence on the arc of said curve a distance of 804.26 feet said arc being subtended by a chord which bears S 47°10'26" E, a distance of 769.22 feet to the northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida and the curves end; thence on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the east line of said Section 7, S 00°35'09" E, a distance of 570.02 feet to the a foresaid Northeasterly Right of Way line of William Burgess Boulevard said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses, a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a

distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'13" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a radius of 255.32 feet and a central angle of 53°48'49"