

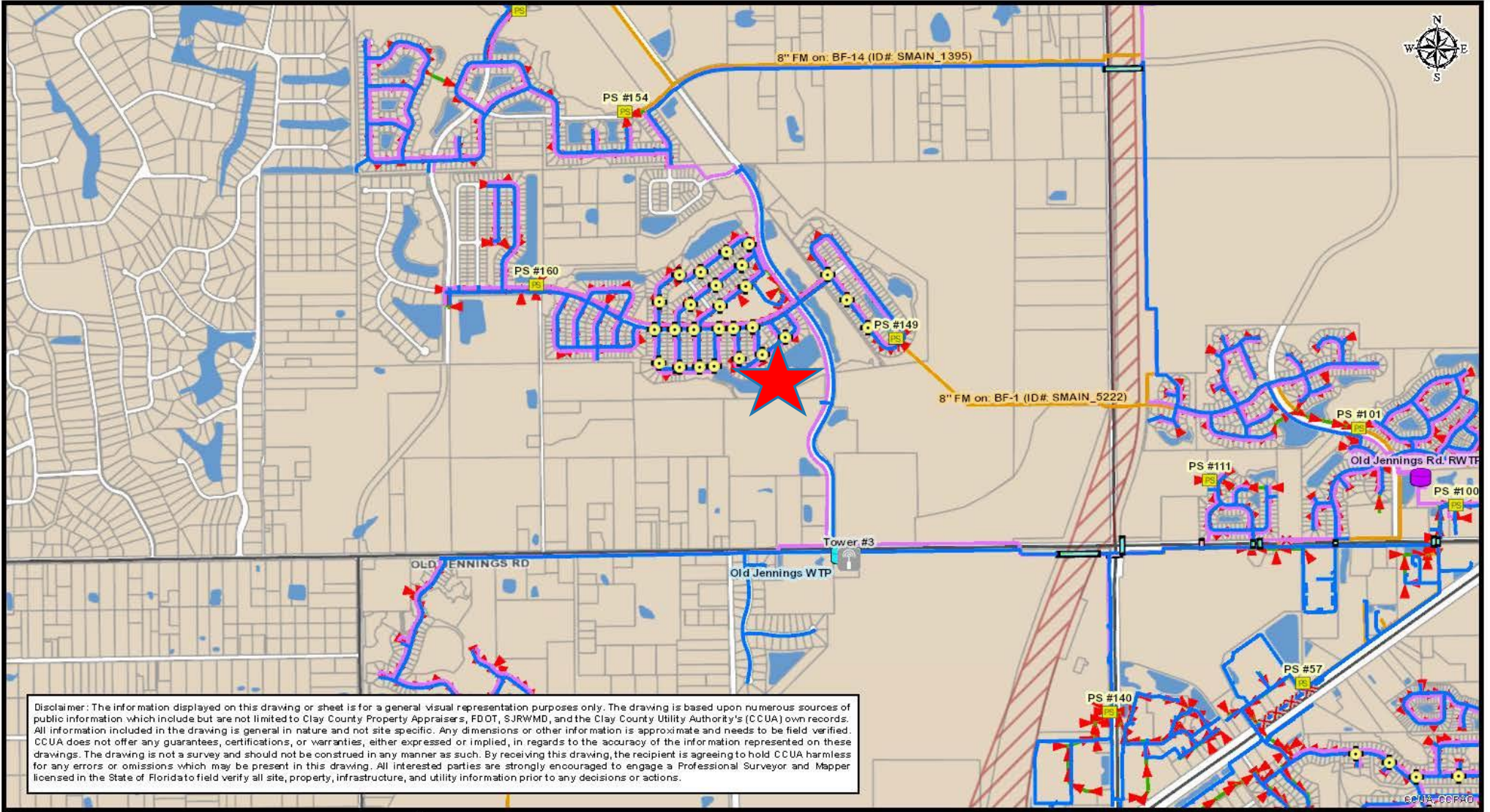


**TYNES ELEMENTARY  
CCUA PROPOSAL TO ACQUIRE  
ONE ACRE FOR  
RECLAIMED WATER  
STORAGE AND DISTRIBUTION  
FACILITY**

# CCUA SEEKING STORAGE AND DISTRIBUTION SOLUTION IN THE PINE RIDGE/TWO CREEKS AREAS

- PERMANENT SOLUTION TO MEET CUSTOMER DEMAND IN THE AREA
- RECLAIMED WATER DISTRIBUTION INFRASTRUCTURE TO THE NORTH HAS NOT DEVELOPED ALONG THE SCHEDULE AS ANTICIPATED
- DEVELOPMENT PRESSURES ASSOCIATED WITH THE FIRST COAST EXPRESSWAY WILL CONTINUE TO GROW

# TYNES ELEMENTARY LOCATION



Disclaimer: The information displayed on this drawing or sheet is for a general visual representation purposes only. The drawing is based upon numerous sources of public information which include but are not limited to Clay County Property Appraisers, FDOT, SJRWMD, and the Clay County Utility Authority's (CCUA) own records. All information included in the drawing is general in nature and not site specific. Any dimensions or other information is approximate and needs to be field verified. CCUA does not offer any guarantees, certifications, or warranties, either expressed or implied, in regards to the accuracy of the information represented on these drawings. The drawing is not a survey and should not be construed in any manner as such. By receiving this drawing, the recipient is agreeing to hold CCUA harmless for any errors or omissions which may be present in this drawing. All interested parties are strongly encouraged to engage a Professional Surveyor and Mapper licensed in the State of Florida to field verify all site, property, infrastructure, and utility information prior to any decisions or actions.

# TYNES ELEMENTARY

- LOCATION AND ELEVATION
- EXISTING WELL AND CONSUMPTIVE USE PERMIT (CUP) ALLOCATION
- EXISTING PUMP HOUSE
- TWO EXISTING HYDRO PNEUMATIC TANKS
- EXISTING FIRE SUPPRESSION SYSTEM
- AREA BEHIND THE SCHOOL THAT WAS PREVIOUSLY USED FOR SEPTIC TANK AND DRAIN FIELDS

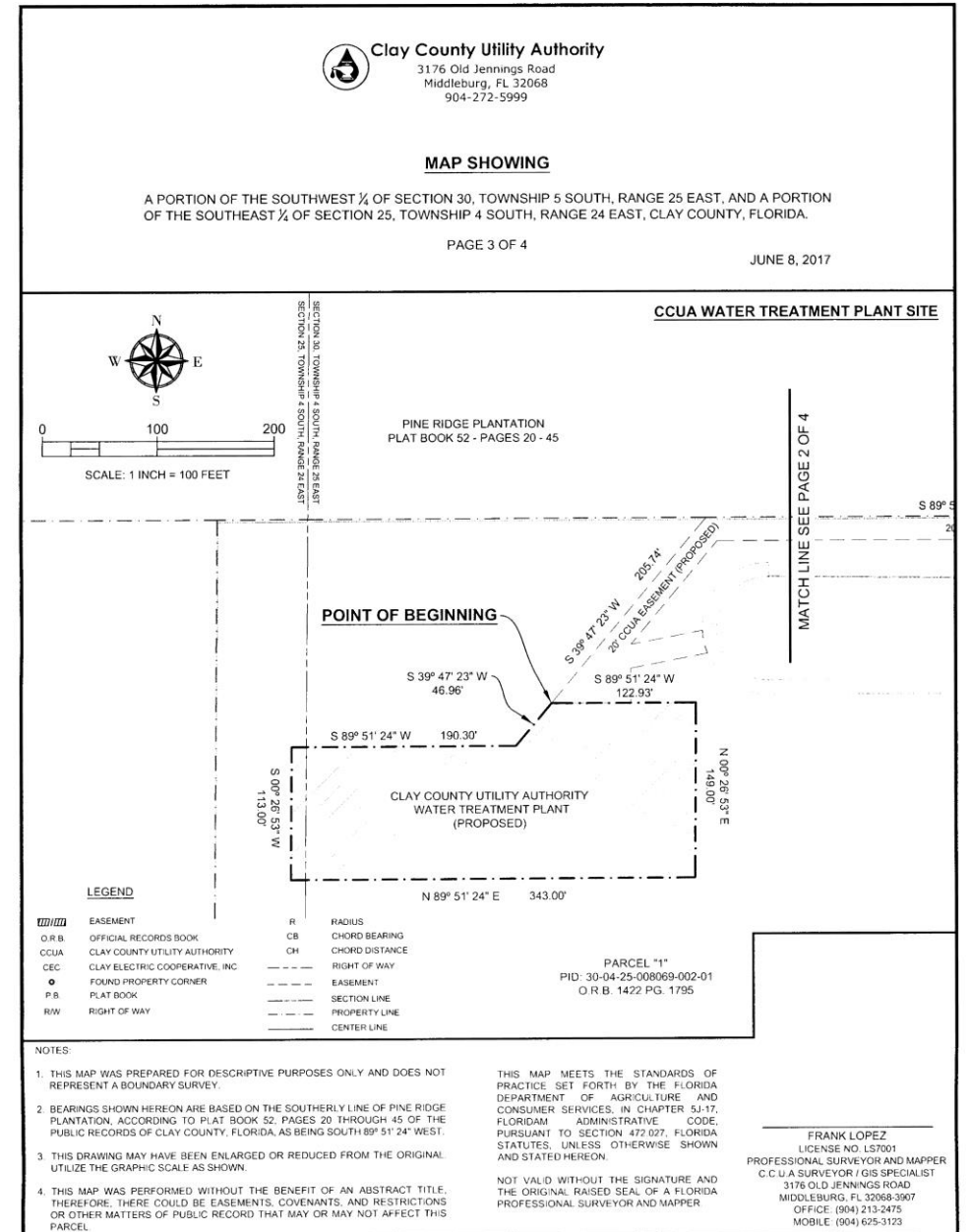
Two Hydro Tanks (existing)



# CCUA'S PROPOSAL

## PURCHASE THE FOLLOWING:

- ONE ACRE OF LAND BEHIND TYNES ELEMENTARY
- INGRESS/EGRESS EASEMENTS
- THE EXISTING ON-SITE WELL WITH ALL REGULATORY PERMITS AND CUP ALLOCATIONS



# CCUA'S OFFER

**\$30,000 CASH**

- **CCUA COMPLETED TWO PROPERTY APPRAISALS**
- **THE OFFER IS THE HIGHER OF THE TWO APPRAISALS**

## **Weigel-Veasey Appraisers, Inc.**

*A Complete Real Estate Appraisal Service*  
2809 Blanding Boulevard  
Middleburg, Florida 32068  
(904) 282-9361 – Telephone  
(904) 282-1503 – Fax



**WILLIAM R. WEIGEL, III, MAI, SRA, AI-GRS**  
State-Certified General R.E. Appraiser RZ580  
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July 14, 2017

Mr. Tom Morris  
Executive Director  
Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068

**RE: SCHOOL BOARD OF CLAY COUNTY (TYNES ELEMENTARY) PARCEL**

Dear Mr. Morris:

I have prepared a valuation analysis for the purchase of one acre for a Clay County Utility Authority water treatment plant. This one acre is within the boundaries of the lands of the Clay County School Board improved with Tynes Elementary School. The elementary school site contains 37.726 acres of which 37.216 are classified as uplands. The property is located at 1550 Tynes Boulevard, Middleburg, Florida.

The appraisal is based on the premise of a portion of a larger parcel (Tynes Elementary) from which will be valued a one acre site for the Clay County Utility Authority water treatment plant. Due to the type of transfer of this site the appraisal is not determined to be a before and after appraisal analyzing impacts to the remainder of the Tynes Elementary School once the ownership of the water treatment plant has been transferred to the Utility Authority.

The appraisal report will describe the data, analyses and conclusions that are relevant to this assignment. A portion of the data utilized is summarized and complete data is contained within my files and can be produced if necessary. The site appraised is vacant and the areas and quantities utilized were based upon areas researched by the appraiser, data published on-line and the Clay County Property Appraiser's office.

I have personally inspected the property and have listed the pertinent facts and analysis within the written appraisal report.

As of the date of value (July 6, 2017) the value opined is:

**\$30,000**

# CLAY COUNTY SCHOOL BOARD BENEFITS

- CASH PAYMENT
- REDUCTION IN OPERATION AND MAINTENANCE COSTS FOR THE
  - WELL
  - HYDRO PNEUMATIC TANKS
- IMPROVED WATER SUPPLY FOR THE TYNES ELEMENTARY FIRE SUPPRESSION SYSTEM



# WHAT IS CCUA'S PLAN FOR THE PROPERTY?

- RECLAIMED WATER STORAGE TANKS
- SMALL BUILDING FOR PUMPS AND CONTROLS

**THESE FACILITIES WILL SERVE THE RESIDENTS LIVING AROUND TYNES ELEMENTARY WITH IMPROVED RECLAIMED WATER SERVICE.**







**THANK YOU FOR YOUR  
CONSIDERATION.**

**QUESTIONS?**