RESOLUTION #26-FPC-09

A RESOLUTION OF THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA, AUTHORIZING THE SALE OF REAL PROPERTY IDENTIFIED AS .58 ACRES OF A PORTION OF PARCEL 02-05-25-008831-001-00 LOCATED AT THE NORTHERNMOST PORTION OF SWIMMING PEN CREEK ELEMENTARY SCHOOL, 1630 WOODPECKER LN, MIDDLEBURG, FL, AND IS DETERMINED TO BE UNNECESSARY FOR EDUCATIONAL PURPOSES

WHEREAS, the Clay County School Board is responsible for the prudent management and allocation of assets and resources of the school district; and

WHEREAS, pursuant to Florida Statute 1013.28, the School Board is authorized to sell real property determined to be unnecessary for educational purposes and shall take diligent measures to dispose of educational property only in the best interests of the public; and

WHEREAS, the School Board has conducted a thorough evaluation of the real property located at 1630 Woodpecker Ln, Middleburg, Florida and has determined that a portion of said real property as described in Exhibit "A" is no longer necessary for educational purposes; and

WHEREAS, the School Board has considered the financial and operational implications of retaining said ownership of said real property and has determined that its sale would be in the best interest of the school district, the public, and its stakeholders; and

WHEREAS, Mr. Richard Reyes, 2141 CR 220, Middleburg, Florida, has expressed interest in purchasing said real property and has acquired a survey, Exhibit "A", and appraisal, Exhibit "B", at no cost to the school district; and

WHEREAS, the School Board shall incur no cost for the sale of said real property and the financial burden of purchasing said real property shall fall on the purchaser; and

WHEREAS, the School Board agrees to sell said property for the appraised value of $110,000.00 (ONE HUNDRED AND TEN THOUSAND DOLLARS AND NO/100).

NOW, THEREFORE, BE IT RESOLVED by the School Board of Clay County, Florida:

1. The Clay County School Board hereby approves the sale of said real property for the appraised value of $110,000.00 (ONE HUNDRED AND TEN THOUSAND DOLLARS AND NO/100) located at the northernmost .58-acre portion of Swimming Pen Creek Elementary School as described in Exhibit "A" attached hereto.
2. The Clay County School Board hereby authorizes the Superintendent or their designees

to take all necessary steps to execute the sale of said real property, including but not limited to, entering into contracts, deeds, and any other documents required to effectuate the sale.

3. The proceeds from the sale of said real property shall be used for educational purposes.

4. The Clay County School Board hereby directs compliance with all applicable legal requirements and procedures throughout the sale process.

5. This resolution shall be effective immediately upon passage.

DULY ADOPTED AND APPROVED this 5th day of November, 2026, by the School Board of Clay County, Florida.

SCHOOL BOARD OF CLAY COUNTY, FLORIDA

By_____
CHAIRPERSON

SUPERINTENDENT, CLAY COUNTY DISTRICT SCHOOLS

By_____
DAVID BROSKIE

ATTEST:

By_____
WITNESS

TSG

The Sage Group

Real Estate, Equipment & Business Appraisers

APPRAISAL REPORT

Of A

VACANT LOT WITH RIGHT-OF-WAY

Located In

MIDDLEBURG, FLORIDA



NORTHEAST FLORIDA
Main Office
3517 Highway 17, Suite A
Fleming Island, Florida 32003
904-215-6623

CENTRAL FLORIDA
618 East South Street, Suite 500
Orlando, Florida 32801
407-434-9042

WEST COAST FLORIDA
4830 West Kennedy Boulevard, Suite 600
Tampa, Florida 33609
813-803-0026

SOUTH FLORIDA
801 Brickell Avenue, Suite 900
Miami, Florida 33131
305-907-6159

www.sageappraisal.com

THE SAGE GROUP
Real Estate - Business - Equipment Appraisers

3517 Highway 17, Suite A
Fleming Island, Florida 32003
904-215-6623 Office 904-215-6625 Fax
www.sageappraisal.com
E-Mail Lsage@sageappraisal.com

BBB ACCREDITED BUSINESS A+ Rating

July 6, 2026

Mr. Richard Reyes
Email: Richard.reyes2010@gmail.com

RE: An Appraisal on a "triangular" parcel of vacant land and adjacent right-of-way along County Road 220, currently part of Swimming Penn Creek Elementary School located at 1630 Woodpecker Lane, Middleburg, Florida 32068. Part of Parcel ID: 02-05-25-008831-001-00 of Clay County, Florida. Appraiser's File No. 26308.

Dear Mr. Reyes:

In accordance with your request, **THE SAGE GROUP** prepared an appraisal report on the above-referenced property.

The property's legal description, together with the definitions of value, is presented in this report. Your attention is also directed to the subsection titled "Assumptions and Limiting Conditions" which further identifies the scope and use of the report.

This appraisal report has been prepared by Larry G. Sage, MAI, AI-GRS, CEA, who is recognized and acknowledged by individual qualifications and signatures on the Certification in this report.

In addition to an inspection, analysis of the appraised property, as well as other matters considered pertinent to, and indicative of value are examined. These include social, economic, governmental, and environmental characteristics of the neighborhood, as well as an assessment of pertinent market trends and market sales. The accompanying appraisal report sets forth these findings, which are considered essential to explain the basis for the final conclusion of value.

Description of the Appraisal Process

In accordance with the Uniform Standards of Professional Appraisal Practice, each written real property appraisal report must be prepared under one of the following two options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report.

The appraisal analysis and conclusions in this report were developed in accordance with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This report conforms to Standard Rule 2-2.

Additionally, this report complies with regulations of Title IX of the Federal Financial Institutions Reform Recovery and Enforcement Act of 1989 (FIRREA), as well as the guidelines set forth by the Comptroller of Currency (OCC) Standards of 12 CFR Part 34, the Gramm-Leach-Bliley Act of 1999. The undersigned representative of the appraisal company is aware of the penalty under 18 USC No. 1001 for making false statements and proposals.

Subject to the definitions of value as set forth in this report, as well as the General Assumptions and Limiting Conditions, it is my opinion that the "As Is" Fee Simple value of the subject is as follows:

FINAL VALUE SUMMARY			
Type of Value	**Portion**	**Effective Date of Value**	**Value**
"As Is" Market Value	Real Estate Only	7/3/2026	$110,000

Should you have any questions regarding this appraisal report, please do not hesitate to contact my office.

Respectfully submitted,

THE SAGE GROUP



_____

Larry G. Sage, MAI, AI-GRS, CEA, ASA
State-Certified General
Real Estate Appraiser RZ 2513
State of Florida
lsage@sageappraisal.com

CERTIFICATION

In accordance with the Uniform Standards of Professional Appraisal Practice, this appraisal report contains the following certification:

I certify that, to the best of my knowledge and belief,

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analysis, opinions, and conclusion.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The reported analysis, opinions and conclusion were developed, and this report has been prepared, in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice.

9. An inspection of the subject property was personally performed on the effective date of value by Larry G. Sage, MAI, AI-GRS, CEA.

10. No one provided significant real property valuation assistance to the person signing this certification.

11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

12. The values expressed in this report are not based in whole or part upon race, color, or national origin of the current and/or prospective owners or occupants.

13. As of the date of this report, Larry G. Sage, MAI, AI-GRS, CEA, ASA has completed the requirements under the continuing education program for Designated Members of the Appraisal Institute.

14. As of the date of this report, Larry G. Sage, MAI, AI-GRS, CEA, ASA has completed the requirements under the continuing education program of the American Society of Appraisers.

15. As of the date of this report, Larry G. Sage, MAI, AI-GRS, CEA, ASA is a State Certified General Appraiser for the State of Florida.

16. The appraisal assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Respectfully submitted,

THE SAGE GROUP



Larry G. Sage, MAI, AI-GRS, CEA, ASA
State-Certified General
Real Estate Appraiser RZ 2513
State of Florida
lsage@sageappraisal.com

SUBJECT PHOTOGRAPHS





SUBJECT PHOTOGRAPHS
(Continued)





SUBJECT PHOTOGRAPHS
(Continued)





NEIGHBORHOOD AERIAL MAP



AERIAL PHOTOGRAPHS

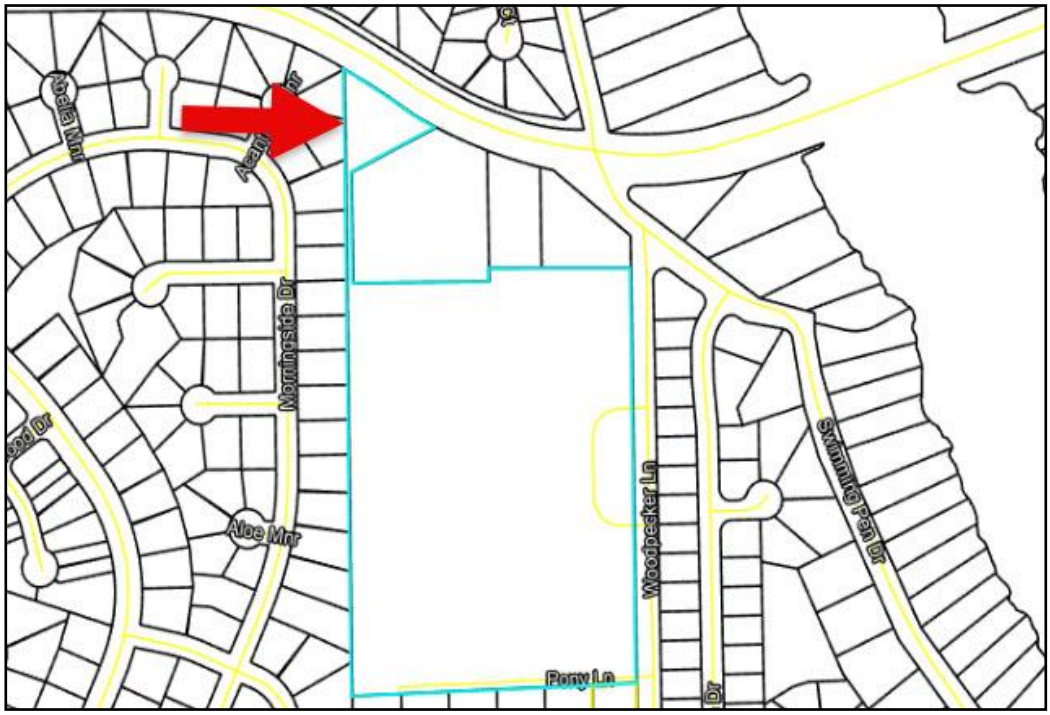


Aerial view looking north.



Aerial view looking west.

PLAT MAP



AERIAL PLAT MAP



SCOPE OF WORK

(i) Client of the Report

- Mr. Richard Reyes

(ii) Intended Users of the Report

The following can rely on this appraisal:

- Mr. Richard Reyes
- Mr. Paul Bement of the Clay County School District

(iii) Intended Use and Purpose of Appraisal

The intended use of this appraisal is to assist the client in evaluating the subject property as it relates to asset/collateral determination.

(iv) Identification of the Real Estate

The subject is part of a parcel identified by the County Property Appraiser's Office as Parcel ID Number 02-05-25-008831-001-00. The site is flag shaped with a triangular parcel fronting County Road 220 and a long narrow right-of-way extending along the western property line to Swimming Pen Creek Elementary School located south of the subject site.

I have been provided a site survey of an adjacent parcel recently purchased by 2141 CR 220, LLC (Mr. Richard Reyes). This site plan does not clearly identify the exact size of the subject parcel. Based on the meets and bounds description, as well as previously recorded plans, the site is estimated to contain 0.90± acres or 39,204± square feet.

According to Clay County Zoning Map, the property is zoned for "AR" agricultural/residential use. The county development code states that "all land designated as Zone AR is subject to the requirements of this Section as well as the appropriate density and intensity in Sec. 20.3-10. Such uses have been established to provide a transition between agricultural and the more urban residential areas; and to create a rural residential environmental wherein natural constraints applicable to development can be recognized and protected in a manner compatible with the needs of the resident."

The permitted uses for "AR" zoned land are stated as follows:

(1) Single-family or mobile home dwelling with their customary accessory uses.

(2) For lots greater than one (1) acre in size, permitted uses include the non-commercial keeping and raising of horses, cattle, sheep, goats, swine and other similar animals. (amended 2/94 - Ord. 94-03)

(3) For lots of one (1) acre or less in size, permitted uses include the non-commercial keeping and raising of horses, cattle, sheep, swine, goats and other similar farm animals; provided, however, that no more than two (2) horses, cattle, sheep, swine, goats and other large farm animals six (6) months of age or older shall be permitted to be raised, grazed, kept or maintained per one-half (1/2) acre of land. No animal pen, stall, stable, or other similar animal enclosure shall be located nearer than fifty (50) feet to the property. (amended 2/94 - Ord. 94-03)

(4) Agricultural accessory uses that are customary and incidental to principal agricultural use shall be permitted as follows: (amended 2/95 - Ord. 95-2) (i) Accessory buildings directly incidental to the agricultural pursuits listed above. (ii) Sheds for the storage and repair of the owner's or tenant's farm equipment only, provided the structure does not exceed three thousand (3,000) square feet of gross floor area. (iii) Stand for the sale of products which are raised on the premises.

(5) General agricultural pursuits of a variety similar, but not limited to, truck gardens, forestry, crop raising, horticulture, greenhouses, nurseries, groves, apiculture and pisciculture.

(6) The sale of said products and commodities which are raised on the premises. Retail roadside sales permitted only from conforming structures on private property.

(7) Garage sales will be allowed up to a maximum of two garage sales within any calendar year. The duration of each garage sale shall be a maximum of 72 hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.

(8) Storage of petroleum products. ARTICLE III-ZONING AND LAND USE REGULATIONS CLAY COUNTY LAND DEVELOPMENT CODE PAGE 3-127 (i) Petroleum used for heating and/or cooking not to exceed 500 gallons. (ii) Gasoline to be used by owner of residence not to exceed 50 gallons.

(9) Satellite dish receivers for individual use.

(10) The parking of commercial vehicles by the owner of the primary residence with a limit of one (1) per acre and a maximum of two (2) vehicles, may be parked in the rear or side yard, except refrigerated vehicles and vehicles carrying hazardous materials.

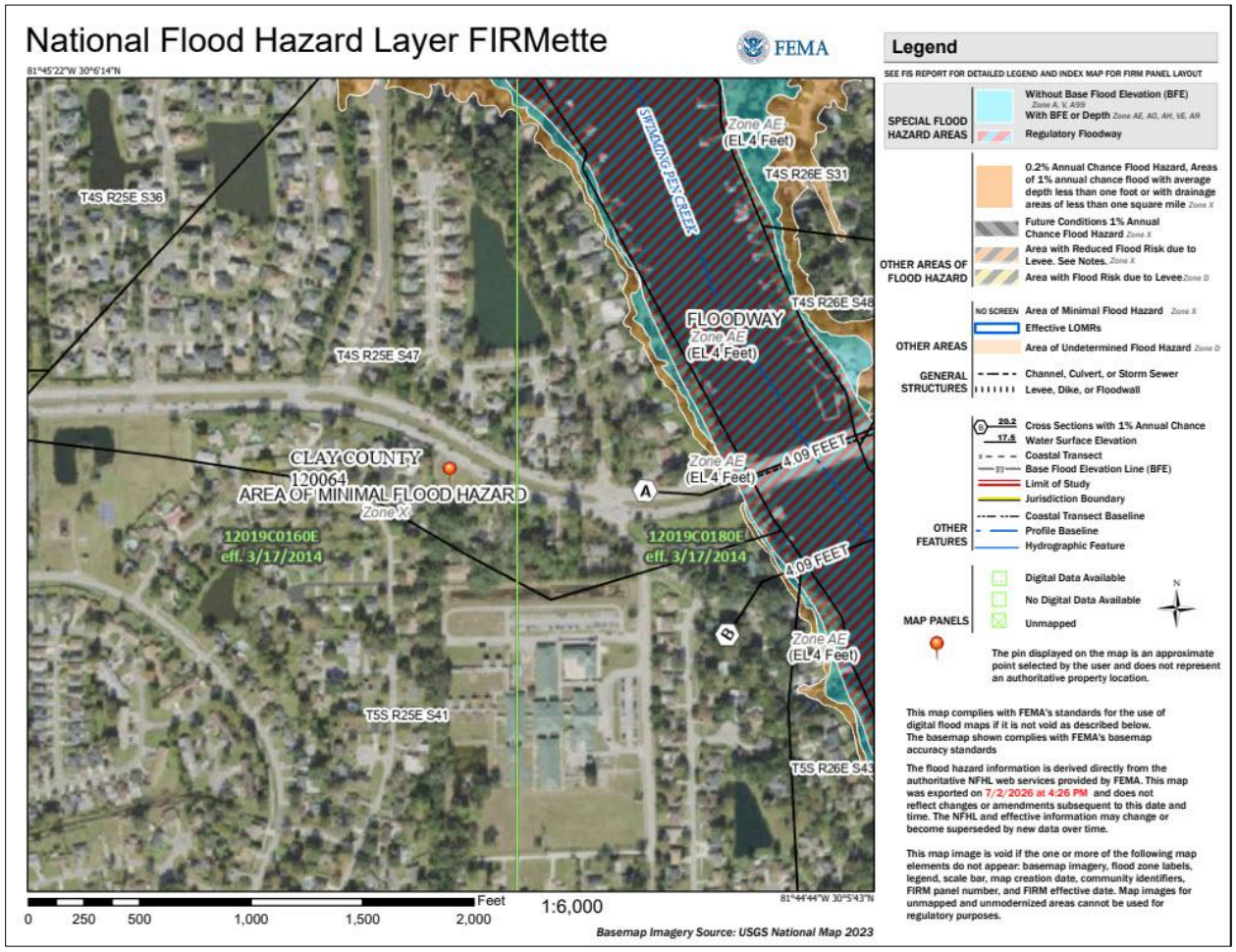
(11) Private boat pier or slip for the use of occupants of principal residential structures of the lot; provided said pier or slip does not interfere with navigation.

The density requirements for the “AR” zone are as follows:

- Residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.
  - Maximum Density One (1) unit per ten (10) acres
  - Minimum Lot Size Ten (10) acres or 435,600 square feet.
- Subdivision pursuant to Ordinance 85-68, as amended.
  - Maximum Density
    - With Clustering and Points One (1) unit per five (5) acres
    - Without Clustering and Points One (1) unit per ten (10) acres
  - Minimum Lot Size
    - With Clustering and Points One (1) acre or 43,560 square feet

- Without Clustering and Points Nine (9) acres or 392,040 sq. feet

According to Federal Emergency Management Agency (FEMA), the subject is located in Flood Zone X, an area that has a 0.2% annual chance of flooding. The following is from the FEMA website:



According to the County Property Appraiser's Office, the parcel is owned by the School Board of Clay County. According to the client provided site plan by Charles E. Porter, dated June 16, 2018 and updated May 17, 2026 the portion of the site described in this appraisal was transferred to the School Board of Clay County on July 20, 2021 and is recorded in the County Records Book 1959, Page 2016. It is noted that the recorded deed legal description states the property contains 7.08 acres which far exceeds what the provided plan, as well as the county on-line mapping program depicts. A site survey of the subject parcel is recommended.

To my knowledge there were no contracts or offers in place on the effective date of value.

(v) Property Rights Being Appraised

Property rights being considered are those of the **Fee Simple Estate**, as defined in *The Appraisal of Real Estate*, sponsored by the Appraisal Institute, as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

(vi) Definition of Market Value

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(1) Buyer and seller are typically motivated;
(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
(3) A reasonable time is allowed for exposure in the open market;
(4) Payment is made in terms of cash in U.S. dollars or terms of financial arrangements comparable thereto; and
(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[1]

Exposure Time and Marketing Time are each estimated at six months or less.

(vii) Effective Date of Value

July 3, 2026

(viii) Scope of Work Necessary

The appraisal analysis and conclusions in this report were developed following the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This report conforms to Standard Rule 2-2a in reporting and Standard Rule 1 in development.

As an appraiser, I have broad flexibility and significant responsibility in determining the appropriate scope of work for an appraisal. I have discussed the scope of this assignment with the client and applied relevant characteristics and analysis that are consistent with the use of this report.

The scope of work is acceptable when it meets or exceeds:

(1) The expectation of the intended users

[1] *Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472.*

(2) What a peer's actions would be when performing a similar assignment. In this case, peers are not bank reviewers, but fee appraisers that are in the business of producing credible appraisal reports.

The report contains sufficient information to allow the client and intended users to understand the scope of work performed and problem to be solved. The information presented in this report is appropriate for the intended use of the assignment results.

Demographic, boilerplate, laborious language, and discussions are not included, nor are they necessary for the intended use of this report and to produce a credible result. Credible assignment results have been represented with relevant evidence and logic as the credibility of this assignment is measured in the context of the intended use.

(ix) Real Property Appraisal Assistance

No one provided real property assistance to the signing appraiser during the development and completion of this appraisal.

(x) Standard 1 Compliance

(1) In preparing this appraisal, the following have occurred:
- I inspected the subject and surrounding neighborhood.
- I researched the overall market within the subject's market area, including recent trends in occupancy and new development.
- I gathered and confirmed information on comparable sales in order to estimate appropriate value for the subject.
- I performed the Sales Comparison Approach only.

(2) USPAP requires appraisers to only consider the approaches to value that are "necessary." In this instance, the Cost and Income Approaches were omitted due to the difficulty in accurately estimating depreciation as well as the lack of investor reliance on these approaches. I have relied on the Sales Comparison Approach to arrive at a "as is" value estimate of the real estate only.
(3) The value opinion and conclusion are stated within the following pages.
(4) The information analyzed and the reasoning that supports the analyses, opinions, and conclusions, including the data and approaches are summarized within the following pages.

(xi) Use of Real Estate Existing and Reflected in Appraisal

Vacant parcel of land with an adjacent right-of-way.

(xii) Highest and Best Use

There are four tests which are taken into consideration in developing an opinion of highest and best use. These four tests include an examination of those uses that are physically possible, legally permissible, financially feasible, and maximally productive. Each criterion is considered cumulatively and provides the best analysis for the highest and best use of the property.

The site is primarily flagged shaped with frontage along County Road 220 and a 20' easement extending from County Road 220 to Swimming Pen Creek Elementary School at the back of the subject property. The parcel is flat with one curb-cut along County Road 220. The entire triangular portion is enclosed in a chain-link fence. The easement portion has a concrete sidewalk with overhead lighting.

The entire property is zoned "AR" and would need to be assembled with an adjoining site for development.

Overall, properties in the area are in average to good condition. The area is moderately populated with a few tracts of vacant land available for development. Based on observed market trends, the highest and best use of the subject land "as vacant" is for development that complies with the existing zoning or rezoning to commercial development.

(xiii) Extraordinary Assumptions and Hypothetical Conditions

The Extraordinary Assumption is made that the Clay County Property Appraiser mapping program is accurate depicting the subject property (including the right-of-way) at 39,204± square feet. The use of this extraordinary assumption could affect the outcome of this report.

No Hypothetical conditions were made relative to the value or value conclusions contained in this report.

(xiv) Signed Certification

Previously presented.

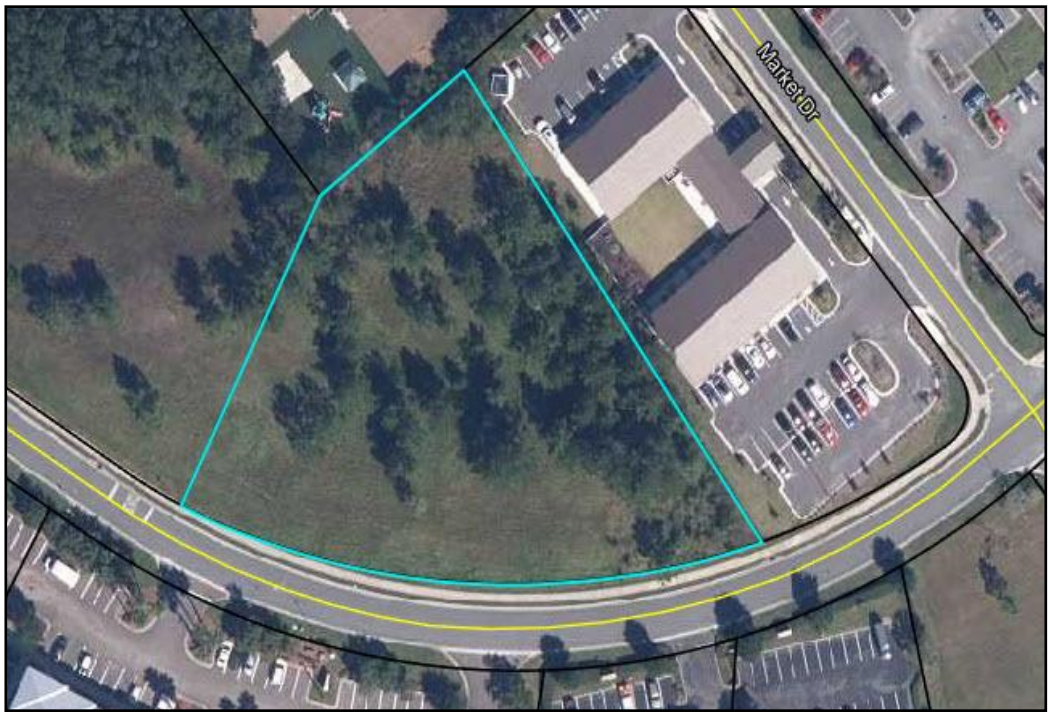
SALES COMPARISON APPROACH TO VALUE

The Sales Comparison Approach to Value is based upon a comparison of the subject property with known sales of other similar properties.

The price per square foot element of comparison requires adjustments between the comparable sales and the subject property (Sales Price ÷ Site Size = Price Per Square Foot). I have selected sales (shown in the following chart) that were most similar to the subject and have used them in direct comparison.

Sale	Sale Date	Sale Price	Size (Sq. Ft.)	Price PSF	Zoning	Location	Comments	Parcel ID
1	01/10/25	$450,000	63,598	$7.08	PUD	407 Old Hard Road Fleming Island, Florida	Vacant parcel usuable for commercial development. Located in Fleming Island Plantation and close to Baptist Medical Center, schools, retail, and business offices.	08-05-26-014266-027-15
2	06/27/24	$1,100,000	178,596	$6.16	BB	3305 US Highway 17 Green Cove Springs, Florida	Vacant parcel usuable for commercial development. Zoned Intermediate Business, designed for commercial, retial, and service use.	39-05-26-015159-000-00
3	03/13/26	$820,000	91,875	$8.93	BA	Tara Farms Drive Middleburg, Florida	Wooded site, off of County Road 220. Zoned BA, commercial and professional office district.	02-05-25-008968-001-00
4	09/13/24	$987,500	127,195	$7.76	PUD	3620 Chester Court Middleburg, Florida	Located in the Branan Field Planned Unit Development, a master-planned district for a mix of residential, commercial, and industrial uses.	31-04-25-008097-000-00
5	05/28/25	$1,833,100	162,914	$11.25	Comm	County Road 209 South Green Cove Springs, Florida	Vacant cleared site. Zoned Commercial.	38-06-26-016513-020-00
6	06/12/24	$1,000,000	98,281	$10.00	PUD	Royal Pines Drive Middleburg, Florida	Purchased site and subsequently constructed a residential neighborhood.	18-04-25-007953-110-00
Subject	07/03/26	N/A	39,204	N/A	AG	County Road 220 Middleburg, Florida	Subject property valued as vacant land	Part Of 02-05-25-008831-001-00

COMPARABLE PHOTOGRAPHS

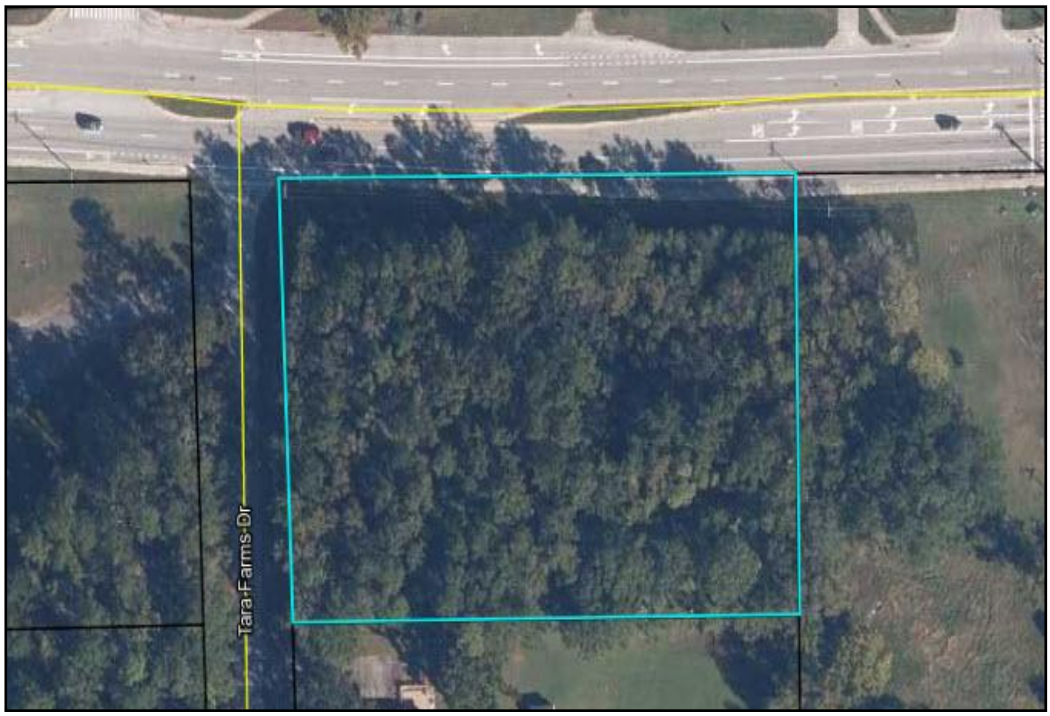


Sale 1



Sale 2

COMPARABLE PHOTOGRAPHS



Sale 3



Sale 4

COMPARABLE PHOTOGRAPHS



Sale 5



Sale 6

IMPROVED SALES ADJUSTMENT GRID

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	SALE 6
Date of Sale	**07/03/26**	**01/10/25**	**06/27/24**	**03/13/26**	**09/13/24**	**05/28/25**	**06/12/24**
Sale Price PSF		**$7.08**	**$6.16**	**$8.93**	**$7.76**	**$11.25**	**$10.00**
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0%	0%	0%	0%	0%	0%
Adjusted Value		$7.08	$6.16	$8.93	$7.76	$11.25	$10.00
Financing		Cash Eq.	Cash Eq.	Cash Eq.	Cash Eq.	Cash Eq.	Cash Eq.
Adjustment		0%	0%	0%	0%	0%	0%
Adjusted Value		$7.08	$6.16	$8.93	$7.76	$11.25	$10.00
Sale Conditions		Arm's-length	Arm's-length	Arm's-length	Arm's-length	Arm's-length	Arm's-length
Adjustment		0%	0%	0%	0%	0%	0%
Adjusted Value		$7.08	$6.16	$8.93	$7.76	$11.25	$10.00
Market Conditions	07/03/26	Similar	Similar	Similar	Similar	Similar	Similar
Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Value		**$7.08**	**$6.16**	**$8.93**	**$7.76**	**$11.25**	**$10.00**
Location	Average	Superior	Superior	Superior	Superior	Superior	Superior
Adjustment		-30.00%	-30.00%	-15.00%	-30.00%	-15.00%	-30.00%
Zoning	AR	PUD	BB	BA	PUD	PUD	PUD
Adjustment		-50.00%	-50.00%	-50.00%	-50.00%	-50.00%	-50.00%
Utilities	All Available	All Available	All Available	All Available	All Available	All Available	All Available
Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Site Size (SF)	39,204	63,598	178,596	91,875	127,195	162,914	98,281
Adjustment		1.22%	6.97%	2.63%	4.40%	6.19%	2.95%
Site Utility		Similar	Similar	Similar	Similar	Similar	Similar
Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
NET ADJUSTMENT		-78.78%	-73.03%	-62.37%	-75.60%	-58.81%	-77.05%
ADJUSTED VALUE		**$1.50**	**$1.66**	**$3.36**	**$1.89**	**$4.63**	**$2.30**
PERCENTAGE WEIGHT		5.00%	15.00%	25.00%	30.00%	20.00%	5.00%
WEIGHTED VALUE		**$0.08**	**$0.25**	**$0.84**	**$0.57**	**$0.93**	**$0.11**
Weighted Average		$2.77					
Unit Market Value of Land		$2.80					
Market Value		$109,771					
Rounded To		**$110,000**					

EXPLANATION OF ADJUSTMENTS

It is desirable to support adjustments for various items of comparison with sale on sale or sale/resale comparisons. The adjustments shown are my opinion of the market reaction to that particular characteristic.

Property Rights

In analyzing the transactions, all involved the exchange of the Fee Simple Interest and no adjustments for property rights are required.

Financing

All of the sales appear to be at market terms, and no adjustments are required for financing.

Conditions of Sale

All of the comparables sold at market terms and no adjustments are required.

Market Conditions (Time)

The time adjustment is an attempt to correlate the present value of the sales price of a comparable sale to the date of appraisal and is reflective of any appreciation and/or depreciation that may have occurred in the market. According to the May 2026 report, published by MSCI, commercial property prices moved higher in May, with RCA CPPI US National All-Property Index rising 1.6% YOY. On the month, prices increased 0.4%, which was annualized would suggest a stronger 5.4% annual price increase.

According to CoStar, the Orange Park Submarket as well as the overall Jacksonville Market held steady over the past 12 months. There is insufficient information/data to warrant an adjustment at this time.

Location

The location of the site (visibility from the road) as well as demographics of the subject and each sale have been compared. Each comparable has been adjusted to reflect its inferiority/superiority compared to the subject for location.

Zoning

Each comparable has been adjusted to reflect its inferiority/superiority compared to the subject.

Utilities

Each comparable has been adjusted to reflect tis inferiority/superiority compared to the subject.

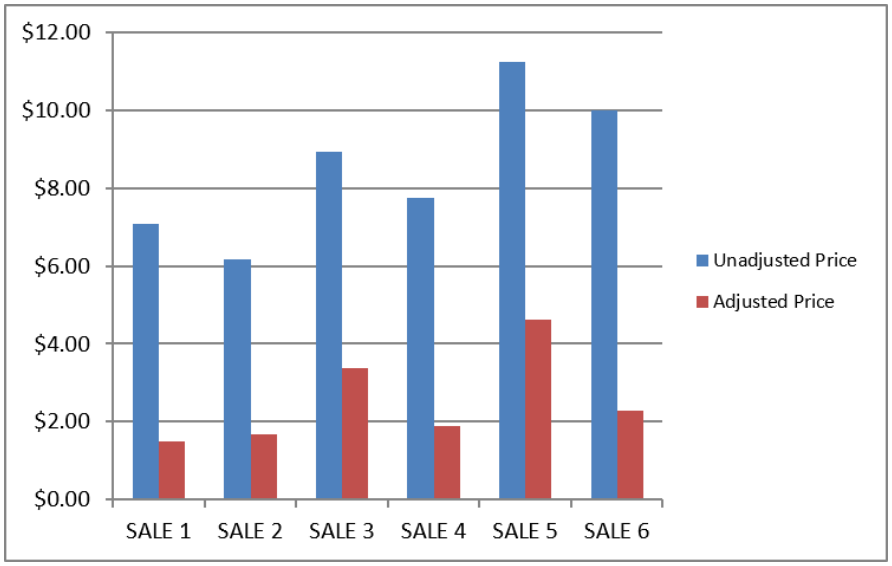
Site Size

This analysis implements an adjustment of **1%** for every 20,000 square feet of difference between the sales and the subject property.

Summary of Comparables / Value Conclusion

The following chart illustrates the difference between unadjusted and adjusted price of each comparable sale. Most weight was placed on the sales deemed most reliable.

	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	SALE 6
Net Adjustmnet	-78.78%	-73.03%	-62.37%	-75.60%	-58.81%	-77.05%
Gross Adjustment	81.22%	86.97%	67.63%	84.40%	71.19%	82.95%
Percent Weight	**5.00%**	**15.00%**	**25.00%**	**30.00%**	**20.00%**	**5.00%**



VALUE CONCLUSION BY PRICE PER SF				
Site Size (SF)	**X**	**Value Per SF**	**=**	**Value Indication**
39,204	X	$2.80	=	$109,771
Rounded To			=	**$110,000**

VALUATION SUPPORT

The adjacent 2.8 acre (121,968 SF) parcel sold on May 14, 2026 in the amount of $625,000. The parcel was improved with a 1,472 square foot single family home as well as a 3,000 square foot freestanding garage. The contributory value of the two structures is calculated at $290,400. Once the value contribution of the structures is extracted the remaining land value allocation equates to $334,600 or $2.74 per square foot. This sale supports my value conclusion of $2.80 per square foot.



ADDENDA

LEGAL DESCRIPTION

PARCEL C1

That part of Lot Seven (7), Block One (1), DOCTORS INLET FARMS, according to plat recorded in Plat Book 2, Page 17, of the public records of Clay County, Florida, and being more particularly described as follows:

The West 20 feet of that portion of Parcel 1 as described in Official Records Book 30, Pages 7 through 10 of said public records, lying North of Parcel 2 as described in said Official Records Book 30, Pages 7 through 10, and South of lands described in Official Records Book 1218, Page 416.

PARCEL C2

A Tract of land situated in Lot 7, Block 1 of "Doctors Inlet Farms", as per plat thereof recorded in Plat Book 2 on Page 17 of the public records of Clay County, Florida; said tract being the same lands described as Parcel 2 in Official Records Book 30 on Page 7 of said public records and more particularly described as follows:

Commence at a concrete monument at the Southwest corner of said Lot 7, Block 1, and run North 00 degrees 30 minutes 00 seconds West along the West line of said Lot 7, a distance of 1158.81 feet to an iron pipe at the Westerly Terminus of a Boundary Agreement Line as described in Official Records Book 370 on Page 430 of said public records and the Point of Beginning. Thence run North 88 degrees 20 minutes 44 seconds East, along said Boundary Agreement Line, 403.83 feet to an iron pipe; thence run North 01 degrees 18 minutes 14 seconds West along said Boundary Agreement Line, 378.70 feet to an iron pipe at the Northerly Terminus of said line; thence run North 01 degrees 06 minutes 30 seconds West, 392.30 feet to an iron pipe at the Southeast corner of lands described in Deed Book 54 on Page 196 of said public records and the South line of Parcel 1 as described in said Official Records Book 30 on Page 7, thence run South 88 degrees 17 minutes 02 seconds West along said South line, 394.37 feet to an iron rod on the West line of said Lot 7, thence run South 00 degrees 30 minutes 00 seconds East, 770.86 feet to the Point of Beginning. Said Tract containing 7.08 acres more or less.

ENGAGEMENT LETTER

THE SAGE GROUP
Real Estate - Business - Equipment Appraisers

3517 Highway 17, Suite A,
Fleming Island, Florida 32003
904-215-6623 office 904-215-6625 fax
www.sageappraisal.com
E-Mail Lsage@sageappraisal.com

BBB ACCREDITED BUSINESS
A+ Rated

CONTRACT FOR SERVICES

June 19, 2026

Mr. Richard Reyes
Email: Richard.reyes2010@gmail.com

RE: An Appraisal on a "triangular" parcel of vacant land along County Road 220, currently a part of Swimming Penn Creek Elementary School located at 1630 Woodpecker Lane, Middleburg, Florida 32068. Parcel ID: 02-05-25-008831-001-00 of Clay County, Florida. Appraiser's File No. 26308.

Dear Mr. Reyes:

The Sage Group (TSG) would like to express our appreciation for the opportunity to represent you in connection with the above-referenced assignment. The purpose of this letter is to set forth our understanding of the services to be performed by The Sage Group, for this engagement and the basis upon which we will be paid for those services.

Please read this letter carefully. It describes the terms and conditions under which we will represent you concerning the above-referenced matter. Our policy requires that each client sign a copy of this letter agreeing to the terms and conditions described below before we can engage in representation. The terms and conditions of our engagement are as stated on the following pages.

Number of Appraisal Copies to be Provided

An electronic copy of the appraisals will be provided in PDF Format. Original hard copies can be provided upon request at $200 each, plus shipping.

Compensation

The fee for completing the appraisal is **$1,800**. The fee is due prior to the start of appraisal services. This rate is guaranteed for 12 months from contract signing. Subsequent work will be performed at the then prevailing rate. The Sage Group shall provide services reasonably required to represent you as the Client in a professional manner.

Client

The following is the defined client as it relates to this engagement:

- Mr. Richard Reyes

Intended User

The following is the intended user of the appraisal:

- Mr. Richard Reyes
- Mr. Paul Bement of the Clay County School District

Intended Use of the Appraisal

The intended use of the appraisal is to assist the client in evaluating the subject property as it relates to asset/collateral determination.

Purpose of the Appraisal

The purpose of each appraisal is to establish the market value of the Real Estate - Land Only.

Interest Appraised

Fee Simple

Hypothetical Conditions, Extraordinary Assumptions

None.

Delivery Date of the Appraisal

The Sage Group agrees to deliver the appraisals within 2 weeks of engagement and prepayment.

Compliance

The appraisal report will comply with the Uniform Standards of Professional Appraisal Practice (USPAP).

Confidentiality

TSG shall not provide a copy of the written Appraisal Report to, or disclose the results of the appraisals prepared in accordance with this Agreement to, any party other than Client, unless Client authorizes, except as stipulated in the Confidentiality Section of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP).

Scope of the Appraisal(s)

TSG will use all approaches necessary to develop a credible opinion of values. The client understands the limited use of the Appraisal Reports.

Services Not Provided

The fee set forth in this Agreement applies to the appraisal services rendered by TSG as set forth in this Agreement. Any additional services performed by TSG not set forth in this Agreement will be performed on terms and conditions set forth in an amendment to this Agreement, or in a separate agreement.

Changes to Agreement

Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the client, intended users, or intended uses, date of value, type of value, or property appraised cannot be changed without a new Agreement.

Cancellations

Client may cancel this Agreement at any time prior to TSG's delivery of the Appraisal Reports upon written notification to TSG. Client shall pay TSG for work completed on the assignments prior to TSG's receipt of written cancellation notice, unless otherwise agreed upon by TSG and Client in writing.

Previous Services *(language required by USPAP)*

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Special Note

Contact Mr. Paul Bement for any information about the property
Mr. Paul Bement – paul.bement@myoneclay.net

Signature

I discuss the terms and conditions of our engagement so candidly because you are entitled to know all the terms, to avoid any misunderstandings later. Please sign a copy of this letter in the space below, indicating your agreement to the terms and conditions set forth above. Once signed, please send back this engagement letter and payment to my office.

Thank you for your confidence in allowing TSG to assist you in this appraisal assignment.

Respectfully submitted,

THE SAGE GROUP

Larry G. Sage, MAI, AI-GRS, CEA, ASA
Date: June 19, 2026

CLIENT

Mr. Richard Reyes

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is subject to the following assumptions and limiting conditions and to special assumptions outlined in various sections of the appraisal report. These special assumptions are considered necessary by the appraisers to make a proper estimate of value in accordance with the appraisal assignment and are made a part herein, as though copied in full.

1. **REPORT DISTRIBUTION –** This report is to be used in whole and not in part. If this report is submitted to the United States Small Business Administration it will become property of the United States and may be used for any legal and proper purpose. This report will be distributed upon request under the Freedom of Information Act.

   No one other than the named client or intended user(s) may rely upon this report. Anyone, other than the client or intended users may be misled by the contents of this report. It is written to be understood and relied upon only by any named client or intended users.

   The appraisers will not offer testimony in any other case based upon this appraisal review report unless agreed upon by a written contract with the original client. Receipt of this Report does not imply services beyond transmittal of the report to the client or intended users. This includes providing any additional documents, meetings, or testimony.

   The appraiser may not divulge the material (evaluation) contents of the report, analytical findings, or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing (except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement), or by a court of law or body with the power of subpoena.

2. **INFORMATION USED** - No responsibility is assumed for the accuracy of information furnished by or from others, the client, his designee, or public records. The appraisers are not liable for such information. The comparable data relied upon in this report is confirmed with one or more parties familiar with the transaction, or from affidavit; all are considered appropriate for inclusion to the best of the appraisers' factual judgment and knowledge.

3. **TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICES** - The contract for appraisal, consultation, or analytical service is fulfilled and the total fee payable upon completion of the report. The appraisers or those assisting in the preparation of the report will not be asked or required to give testimony in court or hearing, because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with the client or third parties, except under separate and special arrangement and at an additional fee.

4. **EXHIBITS** – The sketches and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photos are included for the same purpose and are not intended to represent the property other than actual status, as of the date the photographs were taken.

5. **LEGAL, ENGINEERING, HIDDEN COMPONENTS, SOIL** - No responsibility is assumed for matters legal in character or nature, nor matters of the survey. No opinion is rendered as to the title, which is presumed to be good and merchantable. The property is appraised as free and clear unless otherwise stated in particular parts of the report.

   The appraisers have inspected, by observation, the land thereon. It is not, however, possible to personally observe conditions beneath the soil or other components such as endangered species, and no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimate considers there are no such conditions that would cause a loss of value.

   The land or the soil of the area being appraised appears firm; however, the degree of subsidence in the area is unknown. The appraisers do not warrant against this condition or the occurrence of problems arising from soil conditions.

   The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil, or endangered species which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.

6. **THE EXISTENCE OF HAZARDOUS SUBSTANCES** - The appraiser has not commissioned an environmental audit of the property being appraised, nor has such a report been provided that would indicate the presence or absence of hazardous materials and/or contamination. The appraiser represents that they are not qualified to appraise insulation or other products banned by the Consumer Products Safety Commission, which might render the property more or less valuable, and in connection with this appraisal, the appraiser has not inspected for, tested for, nor taken into consideration in any respect, the presence or absence of insulation or other products described above.

   Therefore, the appraiser assumes no responsibility in the event the presence or absence of insulation, hazardous waste contamination, or other products, increases or decreases the value of the property from the value assessed in this report. The value conclusions contained in this report are based on the assumption that no hazardous materials exist within the subject property or the surrounding area.

   Also, the appraisers have not commissioned an environmental audit of the property being appraised, nor has such a report been provided that would indicate the presence or absence of hazardous materials and/or contamination. The appraisers represent that they are not qualified to appraise insulation or other products banned by the Consumer Products Safety Commission, which might render the property more or less valuable, and in connection with this appraisal, the appraisers have not inspected for, tested for, nor taken into consideration in any respect, the presence or absence of insulation or other products described above.

7. **LEGALITY OF USE** - The appraisal is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report, and that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report. It is also assumed that all required licenses, consents, permits, or other legislative or administrative authority from local, state, federal, and/or private entities or organizations have been or can be obtained or renewed for any use considered in the value estimate.

8. **AUXILIARY AND RELATED STUDIES** - No environmental or impact study, special market study or analysis, highest and best use analysis study, or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report. The appraisers reserve the unlimited right to alter, amend, revise, or rescind any of the statements, findings, opinions, values, estimates, or conclusions upon any subsequent such study, or analysis, or previous study, or analysis subsequently becoming known to them.

9. **DOLLAR VALUES, PURCHASING POWER** - The market value estimated, and the costs used, are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and price of the dollar as of the date of the value estimate.

10. **VALUE CHANGE, DYNAMIC MARKET, INFLUENCES** - The estimated market value is subject to change with market changes over time; value is highly related to exposure time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace. The "Estimate of Market Value" in the appraisal report is not based in whole, or part, upon the race, color, or national origin of the present owners, or occupants, of the properties in the vicinity of the property appraised.

11. **GENERAL CONDITIONS** –

    A. The Appraisal Institute conducts a mandatory program of continuing education for its designated members. MAI's and SRA's who meet the minimum standards of this program are awarded a periodic education certification. As of the date of this report, Larry G. Sage has completed the requirements under the continuing education program of the Appraisal Institute.

    B. The fee for this appraisal, or study, is for the analysis rendered and not for the time spent on the physical report.

12. **EASEMENT/ENCROACHMENTS** - No adverse easements or encroachments were disclosed or discovered from the public plat map of record; however, a review of a title policy is recommended as it is unknown if there are any adverse easements in place or of record. The appraised value is based on the belief that no adverse easements, encumbrances, or encroachments exist which would adversely impact the subject’s value or marketability.

13. **DEED RESTRICTIONS -** No study concerning deed restrictions was conducted. A detailed search by a title company or an attorney is suggested to determine if any restrictions are in place.

14. **FREEDOM OF INFORMATION ACT**- This appraisal may be used by the FDIC and therefore subject to the Freedom of Information Act (FOIA). FOIA is a federal statute (5 USC 552) that affords any person the right to obtain federal agency records unless the records (or a part of the records) are protected from disclosure by any of the nine exemptions contained in the law or by one of three special law enforcement record exclusions. The FDIC has issued Regulation 309.5 implementing the Freedom of Information Act.

15. **INTENDED USERS-** No one, other than the named client or intended users, may rely upon this report. Anyone other than the client or intended users may be misled by the contents of this report. It is written to be understood and relied upon only by the named client or intended users.

    The appraisers will not offer testimony in any other case based upon this appraisal report unless agreed upon by a written contract with the original client. Receipt of this Report does not imply services beyond transmittal of the report to the client or intended users. This includes providing any additional documents, meetings, or testimony.

16. **CLIMATE/EMISSIONS/ENERGY EFFICIENCY LAWS & REGULATIONS** - This section applies to any green building designations or ratings applicable to the subject property, the implications of compliance or non-compliance, and the market value impact of the same. We are not aware of any climate/emissions laws or regulations impacting the subject property.

17. **ARTIFICIAL INTELLIGENCE (AI) -** Some of the data researched and information used in this assignment may have come from sources that employ artificial intelligence (AI) which are assumed to be correct. To the extent that is possible and appropriate, the appraiser has confirmed all data that has had a substantial impact on the approaches to value and any other analyses performed in this assignment. The opinions and conclusions stated in this report are those of the appraiser and are not solely the results of analyses using AI. Any direct significant use of AI in the development of this assignment is explained in greater detail elsewhere in this report**.**

18. **HYPOTHETICAL CONDITIONS -** The Extraordinary Assumption is made that the Clay County Property Appraiser mapping program is accurate depicting the subject property (including the right-of-way) contains 39,204± square feet. The use of this extraordinary assumption could affect the outcome of this report.

19. **EXTRAORDINARY ASSUMPTIONS** - No Extraordinary Assumptions were made relative to the value or value conclusions contained in this report.

QUALIFICATIONS OF LARRY G. SAGE, MAI, AI-GRS, CEA, ASA

The Sage Group
www.sageappraisal.com
904-215-6623

A+ Rating

Member of The Appraisal Institute (MAI No. 9384): The Appraisal Institute conducts a mandatory program of continuing education for its designated members.

Certified Equipment Appraiser (CEA 698) by the Association of Machinery & Equipment Appraisers.

Accredited Senior Appraiser (ASA) by the American Society of Appraisers.

Central Florida
618 East South St. Suite 500
Orlando, Florida 32801
407-434-9042

West Coast Florida
4830 W. Kennedy Blvd. Suite 600
Tampa, Florida 33609
813-803-0026

Northeast Florida
3517 Hwy 17, Suite A
Fleming Island, Florida 32003
904-215-6623

South Florida
801 Brickell Ave. Suite 900
Miami, Florida 33131
305-907-6159

QUALIFICATIONS
(Continued)

CERTIFIED GENERAL APPRAISER

• State of Florida	CG No. RZ-2513
• State of Georgia	CG No. 262267
• State of Alabama	CG No. G00809
• State of North Carolina	CG No. A6874
• State of South Carolina	CG No. 6694

REAL ESTATE APPRAISAL EXPERIENCE

40 years of appraisal experience on a variety of real estate on a national basis including, but not limited to the following:

Offices	Day Cares	Resort Properties
Shopping Centers	Bowling Centers	Office/Retail Condos
Industrial Buildings	Movie Theaters	Auto Dealerships
Convenience Stores	Marinas	Medical Buildings
Gas Stations	Subdivisions	Hotels/Motels
Car Wash	Vacant Land	Restaurants

EQUIPMENT APPRAISAL EXPERIENCE

Over the last 35 years I have appraised a variety of equipment and personal property on a national basis including, but not limited to the following:

Pressing and Drilling	Specialty Industrial	Tool and Dye
Industrial Automation	Computer	Presses
Foundry	Truck/Tractor	Dry Cleaning
Mining	Roll/Forming	Sound/Lighting
Medical/Hospital/Dental	Electronic	X-ray/MRI

QUALIFICATIONS
(Continued)

BUSINESS VALUATION EXPERIENCE

I am a qualified source for the US Small Business Administration, FDIC, and USDA to appraise intangible business enterprises. Over the last 35 years I have appraised a variety of closely held businesses on a national basis including, but not limiting to the following:

Law Firms	Hotels	Motels
Accounting Practices	Appraisal Firms	Auto Sales
Restaurants	Truck/Tractor	Dry Cleaning
Auto Service	Daycares	Assisted Living Facilities
Service Business	Carwashes	Engineering Firms
Aviation	Medical	Technical

GEOGRAPHIC AREAS SERVICED

Florida	Virginia	New Hampshire
Georgia	Washington DC	Ohio
South Carolina	Pennsylvania	Illinois
North Carolina	New York	Kansas
Tennessee	Connecticut	Michigan
Texas	Massachusetts	Arizona
Louisiana	Maine	California
Alabama	Vermont	Oregon

EMPLOYMENT

Commercial Appraisers for Gary E. Bullard, MAI and Associates, Inc., Daytona Beach, Florida, February 1987 to December 1988.

Vice President of Hunsicker and Associates, Dallas, Texas, December 1988 to January 1992. Trained under Harry B. Hunsicker, Harvard MBA.

President and Managing Partner of The Sage Group. January 1992 to present with offices in Fleming Island (Northeast Florida), Orlando, Tampa and Miami, Florida.

QUALIFICATIONS
(Continued)

EDUCATION

NORTHEASTERN UNIVERSITY, Boston, Massachusetts, 1995/1996, Building Inspection, Mechanical Systems and Building Design.

UNIVERSITY COLLEGE OF SWANSEA, Swansea, Wales, United Kingdom. Post Graduate Studies, 1986/1987 in Economics, Statistics and Finance.

OXFORD UNIVERSITY, Oxford, England. Post Graduate Studies, 1987 in Micro and Macro Economics and Finance.

UNIVERSITY OF NORTH TEXAS, Denton, Texas. B.B.A. in Real Estate/Finance obtained in 1986. Real Estate Courses include Real Estate Principles, Real Estate Law, and Commercial Real Estate Appraisal.

TRAINING

Successfully completing the following courses:

Real Estate Principals	University of North Texas
Real Estate Law	University of North Texas
Real Estate Finance	University of North Texas
Basic Valuation	Duke University
Standards of Professional Practice	Tampa, Florida
Capitalization Theory Part A	Tufts University
Capitalization Theory Part B	Tufts University
Highest and Best Use Analysis	Tampa, Florida
Case Studies	Dallas, Texas
Report Writing	Houston, Texas
Condemnation Litigation	Plano, Texas
Machinery & Equipment MT 201	Los Angeles, California
Machinery & Equipment ME202OL	Columbia, Missouri
Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets	Orange Park, Florida

QUALIFICATIONS
(Continued)

AFFILIATIONS

- Member of the Appraisal Institute **(MAI Number 9384)**
- Designated Review Appraiser - Appraisal Institute
- Member of the Association of Machinery & Equipment Appraisers **(CEA)**
- Member of the American Society of Appraisers **(ASA)**
- Member of the Institute of Business Appraisers **(Member Number 1010465)**
- Toastmasters International
- Small Business Resource Network

SPEAKING EXPERIENCE

Guest (Keynote) speaker on numerous occasions to include Civic, University and SBA Lender conferences.

COURT EXPERIENCE

Relied on as expert witness on improved and unimproved properties in various municipalities throughout the southeast, southeast and the northeast.

QUALIFICATIONS
(Continued)

STATE OF FLORIDA CERTIFICATION



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SAGE, LARRY G

3517 US HIGHWAY 17 SUITE A
ORANGE PARK FL 32003

LICENSE NUMBER: RZ2513

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/22/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

MAP SHOWING BOUNDARY SURVEY OF :

A portion of Section 2, Township 5 South, Range 25 East, Clay County, Florida, being a portion of those lands identified as Clay County Parcel Identification Number 02-05-25-008831-001-00, being more particularly described as follows:

COMMENCE at the most northerly corner of Lot 2, Block 1, HERITAGE FARMS-UNIT 1, according to the plat thereof recorded in Plat Book 13, Pages 49 through 53, of the Public Records of Clay County, Florida, said point being the POINT OF COMMENCEMENT shown on the accompanying survey;

Thence South 58°47'55" East, along the Southerly right-of-way line of County Road No. 220 (formerly State Road 220), a 114-foot wide public road right-of-way, a distance of 20.41 feet (FM);

Thence South 58°15'54" East, continuing along said Southerly right-of-way line, a distance of 26.35 feet (FM) to the POINT OF BEGINNING of the parcel surveyed and herein described;

Thence South 58°15'54" East, continuing along said Southerly right-of-way line, a distance of 123.68 feet (FM) to the Point of Curvature of a curve;

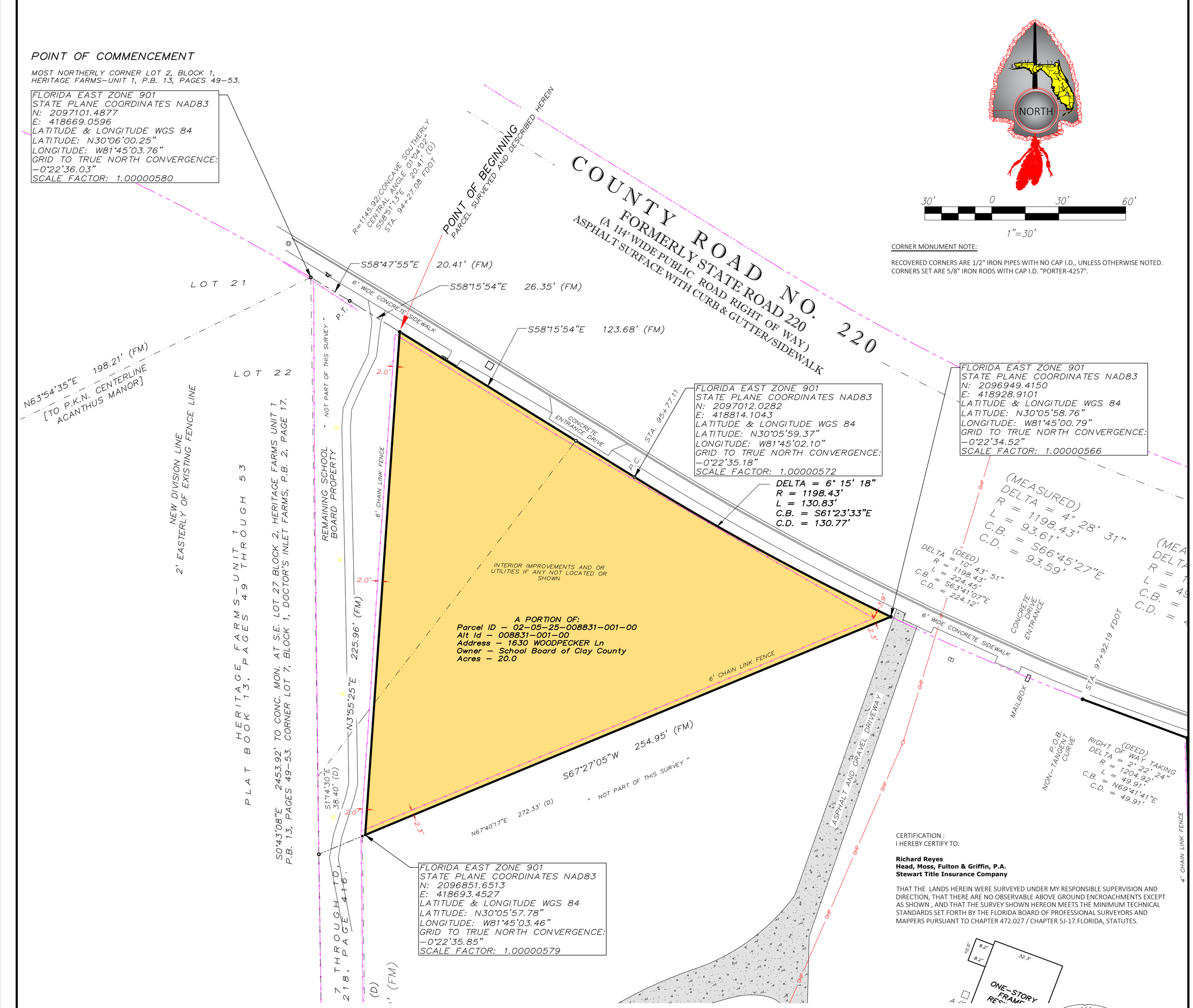
Thence Easterly, continuing along said Southerly right-of-way line and along the arc of said curve, concave Northeasterly, having a radius of 1,198.43 feet, a central angle of 06°15'18", and an arc length of 130.83 feet, said arc being subtended by a chord bearing South 61°23'33" East and a chord distance of 130.77 feet, to the Easterly corner of the parcel herein described;

Thence, departing said Southerly right-of-way line, South 67°27'05" West, a distance of 254.95 feet (FM), to the Southerly corner of the parcel herein described;

Thence North 03°55'25" East, along the Westerly line of the parcel herein described, said line being the New Division Line located 2.0 feet easterly of the existing 6-foot chain link fence line, a distance of 225.96 feet (FM) to the POINT OF BEGINNING.

Containing 25,499 square feet, or 0.585 acres, more or less.

BASIS OF BEARINGS: Bearings shown herein are grid bearings referenced to the Florida State Plane Coordinate System, East Zone 901, NAD83. Bearings and distances identified as (FM) on the accompanying survey are field-measured values, and all (FM) bearings are grid bearings. Distances are expressed in U.S. Survey Feet unless otherwise noted.



CORNER MONUMENT NOTE:

RECOVERED CORNERS ARE 1/2" IRON PIPES WITH NO CAP I.D., UNLESS OTHERWISE NOTED. CORNERS SET ARE 5/8" IRON RODS WITH CAP I.D. "PORTER-4257".

CERTIFICATION :
I HEREBY CERTIFY TO:

Richard Reyes
Head, Moss, Fulton & Griffin, P.A.
Stewart Title Insurance Company

THAT THE LANDS HEREIN WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN , AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 5J-17.FLORIDA, STATUTES.

ABBREVIATION & SYMBOL LEGEND

A/C. = AIR CONDITIONER ON PAD
BAL. = BALCONY
B.O.H. = BUILDING OVERHANG/EAVE
FND. = FOUND.
S.F.N.F. = SEARCHED FOR NOTHING FOUND
ESM'T. = EASEMENT
CONC. = CONCRETE
COV. = COVERED
CO. = COUNTY
D.W. = DRIVEWAY
S/W = SIDEWALK
TR. = TRAIL
ST. = STATE
C.M. = CONCRETE MONUMENT
℄ = CENTERLINE
℄ = BOUNDARY LINE
℄ = PROPERTY LINE
℄ = FLOW LINE
° = DEGREE OF ARC
∠ = ANGLE
± = MORE OR LESS

(D) = DEED
(P) = PLAT
(FM) = FIELD MEASURED
MON. = MONUMENT
I.P. = IRON PIPE
I.R. = IRON ROD
Δ = DELTA ANGLE
CHD. = CHORD
C.B. = CHORD BEARING
A = ARC LENGTH
R = RADIUS
(R) = RADIAL
[R] = SURVEY RECORD BY BENNETT WATTLES
(N.R.) = NON-RADIAL
R/W = RIGHT OF WAY MARGIN
(W) = WITNESS
F.F.E. = FINISH FLOOR ELEVATION
F.P.& L. = FLORIDA POWER AND LIGHT
J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY
J.E.A.E. = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
J.E.A.E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
C.E.C. = CLAY ELECTRIC CO-OPERATIVE
C.C.U.A. = CLAY COUNTY UTILITY AUTHORITY
B.M. = BENCH MARK
B.R.L. BUILDING RESTRICTION LINE
J.W.L. = JURISDICTIONAL WETLANDS LINE
T.B.M. = TEMPORARY BENCH MARK
U.D. = UNDERDRAIN
U.G. = UNDERGROUND
U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
U.G.E. = UNDERGROUND ELECTRIC
P.P. = POWER POLE
P.B. = PLAT BOOK
PG. = PAGE
U.P. = UTILITY POLE
G.P.S. = GLOBAL POSITIONING SURVEY
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM
LAT. = LATITUDE NORTH
LON. = LONGITUDE WEST
P.C.C. = POINT OF COMPOUND CURVE
P.T. = POINT OF TANGENCY

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.I. =POINT OF INTERSECTION
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
P.K.N. = PARKER KALON NAIL
P.L.S. = PROFESSIONAL LAND SURVEYOR
T.O.B. = TOP OF BANK
B.O.B. = BOTTOM OF BANK
E.O.W. = EDGE OF WATER
M.N. = MAGNETIC NAIL
M.T.S. = MINIMUM TECHNICAL STANDARDS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
"X" = X-CUT IN CONCRETE
XFMR = TRANSFORMER
H = HORIZONTAL
V = VERTICAL
F.B. = FIELD BOOK
F.N. = FIELD NOTES

GUY ANCHOR
POWER POLE
POWER TRANSFORMER
LIGHT POST
UTILITY METER AS NOTED
FOUND SURFACE MONUMENT
FOUND CORNERS AS NOTED
FOUND CONCRETE MONUMENT AS NOTED
SET REBAR & CAP, LS NO. 4257
X FENCE X
℄ R/W CENTERLINE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER VALVE
WATER METER
WELL
OHP OVERHEAD POWER LINE
ADJACENT PROPERTY LINE
EXISTING R.O.W.
F O BURIED FIBER OPTIC CABLE MARKER/LINE
PROPANE TANK
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT

SURVEY NOTES :
1. BASIS OF BEARINGS: FIELD MEASURED BEARINGS AND DISTANCES (FM) REFERS TO THE FLORIDA STATE PLANE GRID SYSTEM, EAST ZONE 901, NAD83, IN U.S. SURVEY FEET. PLAT BEARINGS ARE REFERENCED AND SHOWN AS (P),
2. UNDERGROUND UTILITIES AND/OR FOUNDATIONS, OR VERTICALNESS OF WALLS SERVING THIS OR ADJACENT PROPERTIES HAVE NOT BEEN LOCATED, SHOWN, OR DETERMINED. THIS UPDATE IS TO PROVIDE THE LOCATIONS OF NEWLY OR CURRENTLY BEING CONSTRUCTED STRUCTURES ONLY.
3. THERE MAY BE EASEMENT'S & CONDITIONS OF RECORD & NOT PART OF THIS RECORDED PLAT AND SURVEY THAT HAVE NOT BEEN LOCATED OR SHOWN, WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.
4. THIS SURVEY IS TO BE CONSIDERED INVALID IF MAP DOES NOT HAVE SURVEYORS ORIGINAL SIGNATURE AND AN EMBOSSED RAISED SURVEYORS SEAL.
5. LAST DAY OF FIELD WORK IS **SEPTEMBER 8, 2026** LEGAL DESCRIPTION FURNISHED BY CLIENT AND NO ATTEMPT HAS BEEN MADE TO RESEARCH THE PUBLIC RECORDS FOR OTHER MATTERS OF TITLE.
6. THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS DEPICTED ON FEMA FLOOD INSURANCE MAP NO. 12019C0160E, DATED MARCH 17, 2014.

CHARLES E PORTER License Number 4257 STATE OF FLORIDA Professional Surveyor and Mapper

SURVEYED BY: CP F.N. NO. 218214/226-112/226-195 PG'S 1-2 DRAWN BY: CEP CHECKED BY: CEP
ORIGINAL MAPPING DATE: 09/08/2026 FOR THE PARCEL DESCRIBED AND SURVEYED. FINAL DATE 09-18-2026

CHARLES E. PORTER & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
1682 DOGWOOD CIRCCLE, MIDDLEBURG, FL 32068
OFFICE: 904-234-5574 / cporter@porterlss.com

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