

NASSAU COUNTY WORK AUTHORIZATION #01

Contract Number:	CM3644
Consultant/Vendor:	CBRE, Inc.
Consultant/Vendor Contact Name:	Nick Chop
Consultant/Vendor Contact Phone Number:	(904)367-2011
Consultant/Vendor Contact Email Address:	Nick.chop@cbre.com
Project Short Title:	Thomas Creek Appraisals
Total Amount of Previous Work Authorizations:	0
Amount of this Work Authorization:	\$20,220.00
New Contract Amount including this Work Authorization:	\$20,220.00
Funding Source:	63336541-563300-TC000

This Work Authorization is issued pursuant to the Contract referenced above between Nassau County and the Consultant/Vendor for the following services:

ARTICLE 1. Description of Services. Consultant/Vendor shall provide the services as set forth in Exhibit "A", attached hereto and incorporated herein.

ARTICLE 2. Time Schedule. Consultant/Vendor anticipates the services to be completed pursuant to the time schedule contained in Exhibit "A", attached hereto and incorporated herein, or no later than ninety (90) days from the issuance of this Work Authorization. The parties agree that this Work Authorization shall be considered as the Notice to Proceed.

ARTICLE 3. Compensation. Consultant/Vendor shall be compensated for the services in detailed in Exhibit "A", attached hereto and incorporated herein, using rates previously established in the Contract referenced above.

ARTICLE 4. Other Provisions. This Work Authorization shall become a part of the Contract when executed by both parties. Any Work Authorization entered into prior to expiration or termination set forth in the Contract shall continue in effect through the earlier of: (i) the date all of the Services thereunder have been fully completed and accepted by Nassau County, or (ii) until such time as such Work Authorization expires or is terminated in accordance with its terms or is terminated pursuant to Article 2 hereof. Consultant/Vendor acknowledges that all drawings, data, electronic files and other information required for this Work Authorization has been accepted by

Consultant/Vendor. Specifically, all electronic files have been reviewed and accepted for the purposes of this Work Authorization.

RECOMMENDED AND APPROVED BY:

Department Head/Managing Agent:	<u>Katie Peay</u>	5/15/2024	
		Date	
Procurement:	<u>Janice Helms</u>	5/15/2024	
		Date	<i>JH</i>
Office of Management & Budget:	<u>Chris Lacambra</u>	5/15/2024	
		Date	5/15/2024
County Attorney:	<u>Denise C. May</u>	5/16/2024	
	Denise C. May	Date	<i>EM</i>
			5/16/2024

IN WITNESS WHEREOF, the Parties have caused this Work Authorization to be executed by its duly authorized representatives, effective as of the last date below.

NASSAU COUNTY, FLORIDA

Taco E. Pope, AICP

By: Taco E. Pope
Its: Designee
Date: 5/16/2024

CBRE, Inc.

BY: *Nick Chop*
Print Name: Nick Chop
Title: Director – South Region
Date: 5/15/2024

Proposal and Contract for Services

EXHIBIT "A"

November 3, 2023

Katie Peay, PE, CFM, Stormwater Director

NASSAU COUNTY

96161 Nassau Place

Yulee, FL 32097

Phone: 904.530.6391

Email: kpeay@nassaucountyfl.com

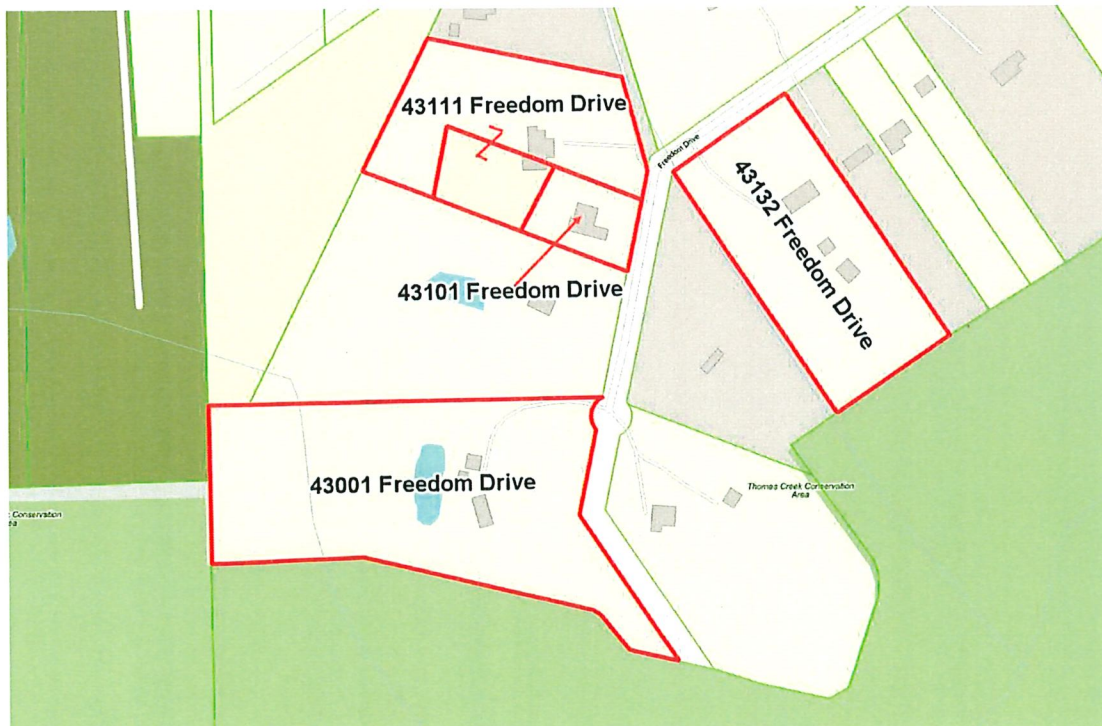
CBRE, Inc.
225 Water Street, Suite 110
Jacksonville, FL 32202
904.367.2011
www.cbre.us/valuation

Nick Chop, MAI, R/W-AC
Director - South Region

RE: Assignment Agreement – Valuation of Residences, Thomas Creek
43001 Freedom Drive, Callahan, Nassau County, FL (PCL# 16-1N-25-2910-0021-0000)
43111 Freedom Drive, Callahan, Nassau County, FL (PCL# 16-1N-25-2910-0019-0000
Residence & 16-1N-25-2910-0019-0020 - Land) – Residence encumbers this land parcel.
43101 Freedom Drive, Callahan, Nassau County, FL (PCL# 16-1N-25-2910-0019-0030)
43132 Freedom Drive, Callahan, Nassau County, FL (PCL# 16-1N-25-2910-0023-0000)

Dear Ms. Peay:

We are pleased to submit this proposal and our Terms and Conditions for this assignment. This is a proposed for four separate residence appraisal assignments for the Thomas Creek Project. The County intends to acquire each of these parcels in whole. Below is an Exhibit showing the location of each parcel.



PROPOSAL SPECIFICATIONS

Fee:	\$20,220.00 (for the four properties) or \$5,055.00 per parcel (see Details of Costs and Fees)
Purpose:	To estimate the Market Value of the subject property.
Other:	<ol style="list-style-type: none">1) A survey has not been provided.2) It is assumed there is no excess or surplus land. All values will be provided utilizing the Sales Comparison Approach, as Improved. This is the only approach to value considered.3) An inspection has not been made. It is assumed there is one residence per property. An additional residence (single-family or manufactured residence) on-site likely will require additional hours.4) Information provided by the Client and relied on is assumed correct.
Premise:	As Is
Rights Appraised:	Fee Simple
Intended Use:	Internal Decision-Making purposes
Intended User:	The intended user is NASSAU COUNTY ("Client"), and such other parties and entities (if any) expressly recognized by CBRE as "Intended Users" (as further defined herein).
Reliance:	Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.
Inspection:	CBRE will conduct a physical inspection of the subject property and its surrounding environs on the effective date of appraisal.
Valuation Approaches:	Sales Comparison Approach as Improved
Report Type:	Standard Appraisal Report
Appraisal Standards:	USPAP
Expenses:	Fee includes all associated expenses
Retainer:	A retainer is not required for this assignment
Delivery Instructions:	CBRE encourages our clients to join in our environmental sustainability efforts by accepting an electronic copy of the report. An Adobe PDF file via email will be delivered to

kpeay@nassaucountyfl.com. The client has requested no (0) bound final copies.

Delivery Schedule:
Preliminary Value: Not Required
Draft Report: Within 90 days (or less) after the Notice to Proceed
Final Report: Upon Client's request
Start Date: The appraisal process will start upon receipt of your signed agreement and the property specific data.
Acceptance Date: These specifications are subject to modification if this proposal is not accepted within 30 days from the date of this letter.

Each person signing below represents that it is authorized to enter into this Agreement and to bind the respective parties hereto.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,

CBRE, Inc.
Valuation & Advisory Services



Nick Chop, MAI, R/W-AC
Director - South Region
As Agent for CBRE, Inc.
T 904.367.2011
nick.chop@cbre.com

AGREED AND ACCEPTED

FOR NASSAU COUNTY ("CLIENT"):

Katie Peay

5/15/2024

Signature

Date

Katie Peay, PE, CFM

Stormwater Director

Name

Title

904.530.6391

kpeay@nassaucountyfl.com

Phone Number

E-Mail Address

VALUATION & ADVISORY SERVICES

Proposal and Contract for Services

SPECIFIC PROPERTY DATA REQUEST

If available, please provide any of the following:

1. Current title report and title holder name
2. Legal description
3. Survey and/or plat map
4. Site plan for proposed or entitled development, if applicable
5. Details on any sale, contract, or listing of the property within the past three years.
6. Engineering studies, soil tests or environmental assessments
7. Ground lease, if applicable
8. Planning/Zoning application or approval, if applicable
9. Name and telephone number of property contact for physical inspection and additional information needed during the appraisal process.
10. Any other information that might be helpful in valuing this property

Nick Chop, MAI, R/W-AC
Director - South Region
nick.chop@cbre.com
CBRE, Inc.
Valuation & Advisory Services
225 Water Street, Suite 110
Jacksonville, FL 32202

APPRAISAL CONSULTANT SERVICES
 DETAILS OF COSTS AND FEES BY PARCEL

43001 Freedom Drive

Hourly Rate Breakout - Thomas Creek Home Appraisals Proposal (CBRE).xlsx

APPRAISAL SUPPORT SERVICES: CBRE

DATE: November 3, 2023

TASK	DIRECTOR/PRINCIPAL APPRAISER	MAI APPRAISER	APPRAISER	SENIOR VALUATION ASSOCIATE	VALUATION ASSOCIATE	ADMINISTRATIVE SUPPORT
Site Inspection of Subject and Neighborhood	0.50	0.50	0.50	0.00	0.00	0.00
Subject Research & Forensic Analysis & Confirmation	1.00	0.50	0.50	1.00	1.00	0.00
Planning Analysis	0.50	0.50	0.50	0.00	0.00	0.00
Highest & Best Use/Development Potential	0.50	0.50	0.50	0.00	0.00	0.00
Market Data Research/Verification/Inspection/Preparation	1.00	2.00	2.00	1.00	1.00	0.00
Report Preparation	0.50	2.50	2.50	0.00	0.00	0.00
Meetings, Client / Team Coordination	0.50	0.50	0.50	0.00	0.00	0.00
Final Preparation for Delivery	0.50	1.00	1.00	0.00	0.00	0.75
TOTAL MANHOURS	5.00	8.00	8.00	2.00	2.00	0.75
Hourly Rate	\$275.00	\$220.00	\$175.00	\$130.00	\$100.00	\$80.00
Job Class Subtotal	\$1,375.00	\$1,760.00	\$1,400.00	\$260.00	\$200.00	\$60.00
TOTAL:	\$5,055.00					

APPRAISAL CONSULTANT SERVICES
 DETAILS OF COSTS AND FEES BY PARCEL

43111 Freedom Drive

Hourly Rate Breakout - Thomas Ceek Home Appraisals Proposal (CBRE).xlsx
 APPRAISAL SUPPORT SERVICES: CBRE

DATE: November 3, 2023

TASK	DIRECTOR/ PRINCIPAL APPRAISER	MAI APPRAISER	APPRAISER	SENIOR VALUATION ASSOCIATE	VALUATION ASSOCIATE	ADMINISTRATIVE SUPPORT
Site Inspection of Subject and Neighborhood	0.50	0.50	0.50	0.00	0.00	0.00
Subject Research & Forensic Analysis & Confirmation	1.00	0.50	0.50	1.00	1.00	0.00
Planning Analysis	0.50	0.50	0.50	0.00	0.00	0.00
Highest & Best Use/Development Potential	0.50	0.50	0.50	0.00	0.00	0.00
Market Data Research/Verification/Inspection/Preparation	1.00	2.00	2.00	1.00	1.00	0.00
Report Preparation	0.50	2.50	2.50	0.00	0.00	0.00
Meetings, Client / Team Coordination	0.50	0.50	0.50	0.00	0.00	0.00
Final Preparation for Delivery	0.50	1.00	1.00	0.00	0.00	0.75
TOTAL MANHOURS	5.00	8.00	8.00	2.00	2.00	0.75
Hourly Rate	\$275.00	\$220.00	\$175.00	\$130.00	\$100.00	\$80.00
Job Class Subtotal	\$1,375.00	\$1,760.00	\$1,400.00	\$260.00	\$200.00	\$60.00
TOTAL:	\$5,055.00					

APPRAISAL CONSULTANT SERVICES
 DETAILS OF COSTS AND FEES BY PARCEL

43113 Freedom Drive

Hourly Rate Breakout - Thomas Creek Home Appraisals Proposal (CBRE).xlsx

APPRAISAL SUPPORT SERVICES: CBRE

DATE: November 3, 2023

TASK	DIRECTOR/ PRINCIPAL APPRAISER	MAI APPRAISER	APPRAISER	SENIOR VALUATION ASSOCIATE	VALUATION ASSOCIATE	ADMINISTRATIVE SUPPORT
Site Inspection of Subject and Neighborhood	0.50	0.50	0.50	0.00	0.00	0.00
Subject Research & Forensic Analysis & Confirmation	1.00	0.50	0.50	1.00	1.00	0.00
Planning Analysis	0.50	0.50	0.50	0.00	0.00	0.00
Highest & Best Use/Development Potential	0.50	0.50	0.50	0.00	0.00	0.00
Market Data Research/Verification/Inspection/Preparation	1.00	2.00	2.00	1.00	1.00	0.00
Report Preparation	0.50	2.50	2.50	0.00	0.00	0.00
Meetings, Client / Team Coordination	0.50	0.50	0.50	0.00	0.00	0.00
Final Preparation for Delivery	0.50	1.00	1.00	0.00	0.00	0.75
TOTAL MANHOURS	5.00	8.00	8.00	2.00	2.00	0.75
Hourly Rate	\$275.00	\$220.00	\$175.00	\$130.00	\$100.00	\$80.00
Job Class Subtotal	\$1,375.00	\$1,760.00	\$1,400.00	\$260.00	\$200.00	\$60.00
TOTAL:	\$5,055.00					

APPRAISAL CONSULTANT SERVICES
DETAILS OF COSTS AND FEES BY PARCEL
 Hourly Rate Breakout - Thomas Creek Home Appraisals Proposal (CBRE).xlsx
APPRAISAL SUPPORT SERVICES: CBRE

43132 Freedom Drive

DATE: November 3, 2023

TASK	DIRECTOR/ PRINCIPAL APPRAISER	MAI APPRAISER	APPRAISER	SENIOR VALUATION ASSOCIATE	VALUATION ASSOCIATE	ADMINISTRATIVE SUPPORT
Site Inspection of Subject and Neighborhood	0.50	0.50	0.50	0.00	0.00	0.00
Subject Research & Forensic Analysis & Confirmation	1.00	0.50	0.50	1.00	1.00	0.00
Planning Analysis	0.50	0.50	0.50	0.00	0.00	0.00
Highest & Best Use/Development Potential	0.50	0.50	0.50	0.00	0.00	0.00
Market Data Research/Verification/Inspection/Preparation	1.00	2.00	2.00	1.00	1.00	0.00
Report Preparation	0.50	2.50	2.50	0.00	0.00	0.00
Meetings, Client / Team Coordination	0.50	0.50	0.50	0.00	0.00	0.00
Final Preparation for Delivery	0.50	1.00	1.00	0.00	0.00	0.75
TOTAL MANHOURS	5.00	8.00	8.00	2.00	2.00	0.75
Hourly Rate	\$275.00	\$220.00	\$175.00	\$130.00	\$100.00	\$80.00
Job Class Subtotal	\$1,375.00	\$1,760.00	\$1,400.00	\$260.00	\$200.00	\$60.00
TOTAL:	\$5,055.00					

Nick Chop, MAI, R/W-AC

Director, South Region, Right-of-Way Practice Leader



T + 1 904 634 1200
nick.chop@cbre.com

225 Water Street, Suite 110
Jacksonville, FL 32202

Clients Represented

- Atkins
- City of Jacksonville
- Duke Energy
- FDEP
- FDOT (Florida)
- Florida's Turnpike
- HDR
- HNTB
- Independence Acquisition
- Jacksonville Aviation Authority
- Jacksonville Electric Authority
- Jacksonville Transportation Authority
- Manatee County
- Miami-Dade County
- NCDOT (North Carolina)
- Okefenoke Electric
- Orange County
- Orlando Utilities Commission
- Pasco County
- Polk County
- St. Johns County
- TxDOT (Texas)

Experience

Nick Chop, MAI, R/W-AC is CBRE's Right-of-Way Practice Leader for the South Region and has over 30 years of real estate appraisal, appraisal review, cost estimating and consulting experience. A majority of Mr. Chop's career has centered around litigation support, primarily in the area of eminent domain valuation. Mr. Chop has been qualified as an expert witness in several courts. Mr. Chop is an approved appraiser for FDOT (Florida), NCDOT (North Carolina), TxDOT (Texas) and TDOT (Tennessee).

Mr. Chop has performed real estate valuations and reviews of fee simple, easement, leased fee and leasehold interests of existing and proposed developments including land, retail, restaurant, hotel, self-storage, office, industrial, medical buildings, mixed use-developments, single-family subdivisions, apartment projects, automotive dealership and service facilities. Mr. Chop regularly contributes to the Appraisal Institute and the International Right of Way Association. He is the past President of his local Appraisal Institute Chapter and current University Relations Ambassador.

Mr. Chop has worked extensively with large scale right-of-way infrastructure projects which include the valuation of fee simple and easement estates for proposed and existing corridors, roadway expansions and public utility lines. Recent, notable right-of-way projects include:

- Polk Regional Water Cooperative, Southeast Wellfield and Water Production Facility
- Florida's Turnpike, Central Polk Parkway, Bartow, Polk County
- Manatee County, Upper Manatee River Road, Lakewood Ranch
- FDOT, District Seven - #447536-2 US 301, Dade City, Pasco County
- FDOT, District Seven - #4475363 US 301, Dade City, Hernando County
- City of Jacksonville – Old Middleburg Road
- Jacksonville Electric Authority, Various Parcels & Projects
- City of Jacksonville – Chaffee Road
- NCDOT – U-5753 – Lindsay Road – Wayside Road, Raeford, Hoke County
- FDOT, District Five - #435859-4 SR 50 E. of CR 757 to Lake County Line
- NCDOT - U-4758 - Johnson St. - Sandy Ridge Rd., High Point, Guilford County
- NCDOT - P-5717 - Cornwallis Rd., Durham, Durham County
- 250+ Parcel 230-kV Transmission Line Project in Central Florida
- FDOT, District Four - #4369631 I-95 and 6th Ave., Palm Beach County
- FDOT, District Two - #4322592 Interstate-95, Duval County
- NCDOT, 13 Cost Estimates in 11 Counties representing over 2,000 parcels
- FDOT, District One - #4258432 S.R. 951, Collier County
- FDOT, District Seven - #2578623 Sam Allen Rd., Hillsborough County
- Manatee County – Moccasin Wallow Road
- JEA, Racetrack Road, St. Johns County
- Polk County, #5400114 Johnson Road, Polk County
- City of Jacksonville, The Landing Litigation
- City of Jacksonville, Jacksonville Power Plant Litigation
- Orlando Utilities Commission, Holden Avenue

Mr. Chop has consulted on and appraised property for litigation, specifically eminent domain proceedings and various valuation litigation purposes. Mr. Chop has testified as an expert witness in counties throughout Florida.

Professional Affiliations / Accreditations

- Appraisal Institute, Designated Member (MAI)
- International Right of Way Association, Designated Member (R/W-AC)
- Certified General Real Estate Appraiser – Alabama (G01476), Florida (RZ2660), Georgia (351619), Maryland (33958), Mississippi (GA-1354), North Carolina (A8408), South Carolina (063020) Tennessee (5693), Texas (1380190), Virginia (4001018413)

Education

- Florida State University, B.S. Real Estate and Finance

Justin S. Markley, MAI, CCIM

Director – Southeast Division



T +1 904 367 2020
M + 1 904 472 9400
justin.markley@cbre.com

806 Riverside Avenue
Jacksonville, FL 32204

Clients Represented

- Atkins
- BBVA USA
- Bank United
- City of Jacksonville
- England-Thims and Miller, Inc
- Florida Department of Transportation
- Florida's Turnpike
- Hancock Bank
- HDR
- HNTB
- Iberia Bank
- Independence Acquisition & Appraisal
- JEA
- JTA
- Manatee County
- Okefenoke Electric
- Orange County
- Orlando Utilities Commission
- Pasco County
- Polk County
- St. Johns County
- Synovus Bank
- TD Bank
- TIAA
- U.S. Bank
- VyStar Credit Union
- Wells Fargo Bank

Experience

Justin S. Markley, MAI, CCIM has commercial real estate valuation experience specializing in eminent domain valuation for over 14 years. Mr. Markley is an Appraiser of Record for FDOT (Florida), NCDOT (North Carolina) and also provides consultation, appraisals and ad-valorem tax appeals for all types of commercial real estate.

Mr. Markley has experience appraising property types including neighborhood shopping centers, retail strip-centers, office buildings, industrial, flex-space, apartment communities, self-storage facilities, churches, mixed-use developments, community development districts (CDD's), developments of regional impact (DRI's), residential subdivisions, environmentally sensitive lands, wetlands, pasture and other similar property types.

Mr. Markley specializes in the area of eminent domain/litigation valuation throughout the Southeastern United States. Mr. Markley has worked with large scale right-of-way infrastructure projects which include the valuation of fee simple and easement estates for proposed and existing roadway expansions and public utility lines. Recent, notable right-of-way projects include:

- 250+ Parcel Transmission Line Project in Central Florida
- Manatee County – Moccasin Wallow Road
- JTA – Alta Drive
- FDOT, District Two - #4322592 Interstate-95, Duval County
- FDOT, District Five - #4102511 U.S. 17, Volusia County
- FDOT, District Two - #4305422 S.R. 26, Alachua County
- FDOT, District One - #4258432 S.R. 951, Collier County
- Manatee County – 44th Avenue
- St. Johns County, C.R. 210, St. Johns County
- FDOT, District Seven - #2578623 Sam Allen Rd., Hillsborough County
- JEA, Racetrack Road, St. Johns County
- Polk County, #5400114 Johnson Road, Polk County
- City of Jacksonville, The Landing
- City of Jacksonville, Jacksonville Power Plant Litigation
- Orlando Utilities Commission, Holden Avenue

Professional Affiliations / Accreditations

- MAI - Appraisal Institute
- CCIM
- Certified General Appraiser
 - Florida
 - Georgia
 - North Carolina
- Licensed Real Estate Salesperson
 - Florida
- NAIOP – Member
- IRWA – Member
- Rotary Club of Jacksonville - Member

Education

- University of Florida
 - Master of Science, Management
 - Bachelor of Science



VICE PRESIDENT - RIGHT-OF-WAY / SOUTHEAST

Todd Johnson

Vice President, Jacksonville

M +1 904 759 7996

E Todd.Johnson@cbre.com

Clients Represented

- FDOT (Dist. 2)
- FDOT (Dist. 3)
- FDOT (Dist. 5)
- FDOT (Dist. 7)
- Florida's Turnpike
- City of Jacksonville
- St. Johns County

Pro Affiliations / Accreditations

- Florida State Certified General
Real Estate Appraiser RZ2156

Education

- Bachelor degree in Real Estate,
Florida State University, 1991

Professional Experience

Todd Johnson has over 30 years' experience exclusively in Condemnation/Eminent Domain Real Estate Valuation and Litigation Support. Clients include the Florida Department of Transportation, Florida's Turnpike, various city and county governments as well as various utility providers.

Mr. Johnson has worked extensively with large scale right-of-way infrastructure projects which include the valuation of fee simple and easement estates for proposed and existing corridors, roadway expansions and public utility lines. Recent, notable right-of-way projects include:

- FDOT- Duval – Interstate 95
- FDOT – Duval – Baymeadows Road
- FDOT- Clay – CR 220
- Florida's Turnpike – Nolte Road Interchange
- St. Johns County (County Road 210)
- FDOT – Clay – Outer Beltway
- FDOT – St. Johns – Outer Beltway
- FDOT – Bradford - SR 100
- FDOT – Bradford – U.S. 301
- FDOT – Bradford – U.S. 301 Bypass (Alt US 301)
- Florida Turnpike – Nolte Road Interchange
- Florida Turnpike – Osceola Pond Project
- Florida Turnpike – Central Polk Parkway Project
- Polk Regional Water Coop. – Southeast Well Project
- FDOT – Edgewood Ave. (Jacksonville)

Tommy Whitelaw

Senior Appraiser, Jacksonville, Florida



T + 1 904 296 3000
M + 1 904 504 3059
tommy.whitelaw@cbre.com
806 Riverside Avenue
Jacksonville, Florida 32204

Experience

Tommy Whitelaw, Senior Appraiser, has real estate valuation experience specializing in eminent domain valuation, commercial real estate and consulting. Appraisal/valuation and consulting assignments include: retail buildings and shopping centers; office buildings; industrial buildings; multi-family buildings; religious and special purpose properties and vacant industrial, commercial and residential land. Assignments have been concentrated throughout the state of Florida.

Mr. Whitelaw has experience appraising property types including: neighborhood shopping centers, retail strip-centers, office buildings, industrial properties, churches, developments of regional impact (DRI's), residential subdivisions, wetlands, and agricultural land. His specialties include the valuation of retail, industrial, historic properties, office, medical office, mixed-use developments, and environmentally sensitive lands.

Mr. Whitelaw has worked with large scale right-of-way infrastructure projects which include the valuation of fee simple and easement estates for proposed and existing roadway expansions and public utility lines. Recent, notable right-of-way projects include:

- FDOT, District Two - #4322592 Interstate-95, Duval County
- FDOT, District Two - #4305422 S.R. 26, Alachua County
- FDOT, District One - #4258432 S.R. 951, Collier County
- St. Johns County, C.R. 210, St. Johns County
- FDOT, District Seven - #2578623 Sam Allen Rd., Hillsborough County
- JEA, Racetrack Road, St. Johns County
- City of Jacksonville, Jacksonville Power Plant Litigation
- Orlando Utilities Commission, Holden Avenue

Professional Affiliations / Accreditations

- Certified General Real Estate Appraiser
 - State of Florida, Cert Gen RZ4053
 - State of Texas, Cert Gen TX 1380936 G

Education

- University of Florida, Gainesville, Florida, Bachelor of Business Administration

DATE
5/14/2024

Requisition Form

NASSAU COUNTY
BOARD OF COUNTY COMMISSIONERS

96135 Nassau Place Suite 1
Yulee, FL 32097

VENDOR NAME/ADDRESS
CBRE, Inc.
225 Water Street , Suite 110
Jacksonville, FL 32202

DEPARTMENT
Stormwater & Drainage

REQUESTED BY
Katie Peay

VENDOR NUMBER	PROJECT NAME	FUNDING SOURCE	AMOUNT AVAILABLE	STANDARD PO OR ENCUMBER ONLY	CONTRACT NO.
	Thomas Creek Acquisition	63336541-563300-TC000	\$ 2,000,000.00	Encumber Contract	CM3644-WA1
ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT	
1	Professional Appraisal Services (4 homes)\$5,055ea	1.00	\$ 20,220.00	\$ 20,220.00	
	43001 Freedom Dr.			\$ 0.00	
	43111 Freedom Dr.&RE 16-1N-25-2910-0019-0020			\$ 0.00	
	43101 Freedom Dr.			\$ 0.00	
	43132 Freedom Dr.			\$ 0.00	
				\$ 0.00	
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				\$ 0.00	
				\$ 0.00	

ORIGINAL - FINANCE
COPY - DEPARTMENT

Shipping \$ 0.00
Total \$ 20,220.00

Department Head

I attest that, to the best of my knowledge, this requisition reflects accurate information, has been reviewed, budgeted for and follows the Nassau County

Purchasing Policy. Katie Peay 5/15/2024

Office of Management and Budget (signature required if greater than \$1,000.00 for services or if greater than \$5,000 for goods)

I attest that, to the best of my knowledge, funds are available for payment. Chris Lacambra 5/15/2024

Procurement Director (signature required if greater than \$5,000.00)

I attest that, to the best of my knowledge, this requisition is accurate and necessary and is consistent with the Nassau County Purchasing Policy. Russell Belmont 5/15/2024

County Manager (signature required if greater than \$100,000.00)

I attest that, to the best of my knowledge, the appropriate staff have reviewed and approved this Requisition and no other conditions would prevent approval. Taco E. Popey REC 5/16/2024

L.BELTON

Clerk: _____
Date: 5/16/2024

Certificate Of Completion

Envelope Id: DD98EE818D1E489EB1604FFFF5E0FBCC

Status: Completed

Subject: Complete with DocuSign:CM3644-WA01 - Thomas Creek Appraisals - CBRE - \$20,220.00

Source Envelope:

Document Pages: 16

Signatures: 11

Envelope Originator:

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Stephanie Walsh

AutoNav: Enabled

swalsh@nassaucountyfl.com

Envelope Stamping: Enabled

IP Address: 50.238.237.26

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Holder: Stephanie Walsh

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5/15/2024 7:54:55 AM

swalsh@nassaucountyfl.com

Signer Events

Signature

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Katie Peay

kpeay@nassaucountyfl.com

Stormwater Director

Nassau County BOCC

Security Level: Email, Account Authentication (None)



Signature Adoption: Pre-selected Style
Using IP Address: 50.238.237.26

Sent: 5/15/2024 8:02:07 AM

Viewed: 5/15/2024 8:13:02 AM

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Electronic Record and Signature Disclosure:

Accepted: 11/2/2021 8:55:57 AM

ID: a37cb26b-663c-4683-bca2-fe14683393b0

Tracy Poore

tpoore@nassaucountyfl.com

OMB Admin

Nassau County BOCC

Security Level: Email, Account Authentication (None)



Signature Adoption: Pre-selected Style
Using IP Address: 50.238.237.26

Sent: 5/15/2024 8:13:10 AM

Viewed: 5/15/2024 8:42:30 AM

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Electronic Record and Signature Disclosure:

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chris lacambra

clacambra@nassaucountyfl.com

OMB Director

Nassau County BOCC

Security Level: Email, Account Authentication (None)



Signature Adoption: Pre-selected Style
Using IP Address: 50.238.237.26

Sent: 5/15/2024 8:46:09 AM

Viewed: 5/15/2024 9:16:28 AM

Signed: 5/15/2024 9:18:44 AM

Electronic Record and Signature Disclosure:

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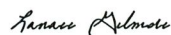
Lanaee Gilmore

lgilmore@nassaucountyfl.com

Procurement Director

Nassau County BOCC

Security Level: Email, Account Authentication (None)



Signature Adoption: Pre-selected Style
Using IP Address: 50.238.237.26

Sent: 5/15/2024 9:18:47 AM

Viewed: 5/15/2024 10:34:26 AM

Signed: 5/15/2024 10:34:38 AM

Electronic Record and Signature Disclosure:

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Signer Events	Signature	Timestamp
<p>Nick Chop nick.chop@cbre.com Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Accepted: 5/15/2024 11:21:54 AM ID: 47f9c267-ff08-4265-b1ed-f71ea827b65e</p>	 Signature Adoption: Uploaded Signature Image Using IP Address: 107.133.65.77 Signed using mobile	<p>Sent: 5/15/2024 10:34:41 AM Viewed: 5/15/2024 11:21:54 AM Signed: 5/15/2024 11:22:24 AM</p>
<p>Elizabeth Moore emoore@nassaucountyfl.com Assistant County Attorney Nassau County Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p>	 Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26	<p>Sent: 5/15/2024 11:22:26 AM Viewed: 5/15/2024 1:08:33 PM Signed: 5/16/2024 10:17:45 AM</p>
<p>Denise C May dmay@nassaucountyfl.com County Attorney Nassau County BOCC Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p>	 Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26	<p>Sent: 5/16/2024 10:17:48 AM Viewed: 5/16/2024 10:19:19 AM Signed: 5/16/2024 10:21:00 AM</p>
<p>Taco E. Pope, AICP tpope@nassaucountyfl.com County Manager Nassau County BOCC Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p>	 Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26	<p>Sent: 5/16/2024 10:21:02 AM Viewed: 5/16/2024 10:33:53 AM Signed: 5/16/2024 10:34:01 AM</p>
<p>BOCC AP boccap@nassauclerk.com Nassau County Clerk Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via DocuSign</p>	 Signature Adoption: Pre-selected Style Using IP Address: 12.23.69.254	<p>Sent: 5/16/2024 10:34:04 AM Viewed: 5/16/2024 11:02:21 AM Signed: 5/16/2024 11:02:23 AM</p>
<p>Electronic Record and Signature Disclosure: Accepted: 2/4/2021 9:59:11 AM ID: 6238f06a-a4ad-4d45-a7f5-929d04629059</p>		

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
George Murray gmurray@nassaucountyfl.com Project Manager Nassau County Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 5/16/2024 11:02:26 AM
BOCC Clerk BOCCclerkservices@nassauclerk.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 5/16/2024 11:02:27 AM Viewed: 5/16/2024 11:16:14 AM
Procurement procurement@nassaucountyfl.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 5/16/2024 11:02:28 AM
Stephanie Walsh swalsh@nassaucountyfl.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 5/16/2024 11:02:30 AM Resent: 5/16/2024 11:02:40 AM

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/15/2024 8:02:07 AM
Certified Delivered	Security Checked	5/16/2024 11:02:21 AM
Signing Complete	Security Checked	5/16/2024 11:02:23 AM
Completed	Security Checked	5/16/2024 11:02:30 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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ii. send us an email to bsimmons@nassaucountyfl.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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