

**ORDINANCE NO. 95 - 11**  
**AMENDMENT TO ORDINANCE NO. 83-19**  
**NASSAU COUNTY, FLORIDA**

WHEREAS, on the 23rd day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida, and

WHEREAS, the DALE P. and CAROL E. BRADDOCK, owners of the real property described in this Ordinance has applied to the Board of County Commissioners for a rezoning and reclassification of the property from RESIDENTIAL SINGLE FAMILY - 2 (RS-2) to COMMERCIAL, GENERAL (CG); and

WHEREAS, the Nassau County Zoning Board, after due notice and public hearing has made its recommendations to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall comprehensive land use plan and orderly development of the County of Nassau, Florida, and the specific area;

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida:

SECTION 1: PROPERTY REZONED: The real property described in Section 2 is rezoned and reclassified from RESIDENTIAL SINGLE FAMILY - 2 (RS-2) to COMMERCIAL, GENERAL (CG), as defined and classified under the zoning Ordinance, Nassau County, Florida.

SECTION 2: OWNER AND DESCRIPTION: The land rezoned by this ordinance is owned by the DALE P. and CAROL E. BRADDOCK, and is described as follows:

See Exhibit "A" attached hereto and made  
a part hereof by specific reference.

SECTION 3: EFFECTIVE DATE: This ordinance shall become effective upon being signed by the Chairman of the Board of

County Commissioners of Nassau County, Florida.

ADOPTED this 22nd day of May, 1995.

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

ATTEST:

  
T.J. GRESSON

Its: Ex-Officio Clerk

BY:

  
JIMMY L. HIGGINBOTHAM

Its: Chairman

Approved as to Form  
by the Nassau County Attorney

  
MICHAEL S. MULLIN

415 S. Kings Rd  
P.O. Box 1724  
Callahan, FL 32011  
(904) 879-3999



4306 Seminole St.  
Starke, FL 32091  
(904) 964-5374

LEGAL DESCRIPTION

27-2N-28-0000-0004-0000

ALL THAT CERTAIN PARCEL OF LAND BEING A PORTION OF SECTION 27,  
TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF REFERENCE is the most Westerly corner of Section 40,  
said Township and Range; thence proceed North 40° 08' 00" East  
along the line which divides said Sections 27 and 40, a distance  
of 1218.50 feet; thence North 49° 52' 00" West, a distance of  
33.00 feet to a point on the Northwesternly right-of-way line of  
State Road No. 107 and the POINT OF BEGINNING; thence North 40°  
08' 00" East along said right-of-way line, a distance of 359.88  
feet; thence North 68° 58' 00" West, along the centerline of the  
"Old Fernandina-Yulee Road" (now abandoned), a distance of 177.35  
feet; thence North 76° 29' 30" West continuing along said  
centerline, a distance of 103.26 feet; thence South 40° 24' 20"  
West, a distance of 255.30 feet; thence South 49° 48' 25" East,  
a distance of 261.11 feet to the POINT OF BEGINNING.

Containing 1.87 Acre, more or less

Being the same land as described in Official Records Book 45,  
Page 362 and Deed Book 207, Page 305 and Official Records Book  
212, Page 611 of the public records of Nassau County, Florida.

Handwritten signature: X. G. K. Man