

ORDINANCE NO. 97-11
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, James Henry Jones, Jr., and Jolene Jones, the 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 OPEN RURAL (OR) 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 OPEN RURAL (OR) 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 James Henry Jones, Jr., and Jolene Jones 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 12th day of May, 1997.

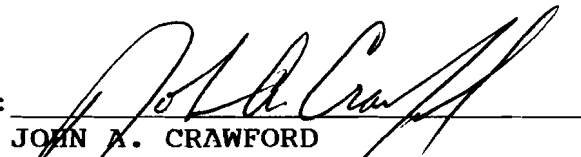
CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

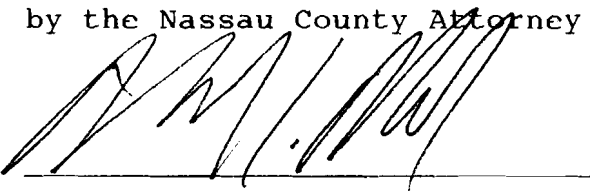
ATTEST:


J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

BY:


JOHN A. CRAWFORD
Its: Chairman

Approved as to Form
by the Nassau County Attorney


MICHAEL S. MULLIN

Rec 6 00
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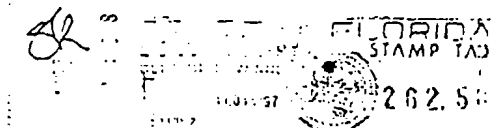
FEB 12 1997 This Warranty Deed

Made this 10th day of February A.D. 19 97
 by MARVIN E. HIGGINBOTHAM

3-19-97
 B: 05 M
 BK 0784 PG 1260
 OFFICIAL RECORDS

hereinafter called the grantor, to
 JAMES HENRY JONES, JR. and JOLENE JONES,
 husband and wife

whose post office address is: 3350 LANNIE ROAD
 JACKSONVILLE, FLORIDA 32218
 Grantees' Tax Id # :



hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau
 County, Florida, viz:

Lot 5, WOODSIDE ESTATES, according to plat thereof recorded in Plat
 Book 5, Page 391-394 of the public records of Nassau County, Florida.

SUBJECT TO Covenants, restrictions, easements of record and taxes for
 the current year.

Said property is not the homestead of the Grantor(s) under the laws
 and constitution of the State of Florida in that neither Grantor(s)
 or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 32 2N 25 7300 0005 0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining
 To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple
 that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants
 the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is
 free of all encumbrances except taxes accruing subsequent to December 31, 19 96

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above
 written.

Signed, sealed and delivered in our presence:

Thelma G. Betha
 Name: Thelma G. Betha

Marvin E. Higginbotham
 Name & Address: MARVIN E. HIGGINBOTHAM

Mildred O. Raines
 Name: Mildred O. Raines

RECORDED

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97 FEB 12 AM 11:24

State of Florida
 County of Nassau

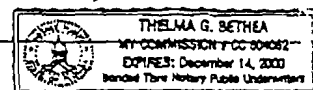
The foregoing instrument was acknowledged before me this 10th day of February 19 97
 by MARVIN E. HIGGINBOTHAM

who is personally known to me or who has produced

as identification

Thelma G. Betha
 Print Name:
 Notary Public
 My Commission Expires:

PREPARED BY: MARVIN E. HIGGINBOTHAM
 ROUTE 3, BOX 3310
 CALLAHAN, FLORIDA 32011
 File No: 21014



NTS-21014