



## Nassau County Development Services

96161 Nassau Place  
Yulee, Florida 32097  
904-530-6225

### PROCEDURES FOR VACATION, ABANDONMENT, OR CLOSING OF A ROAD, ROADWAY, STREET, ALLEYWAY, LOT OR SUBDIVISION PLAT.

Applications for Abandonment of right-of-way must be submitted to the Engineering Services Department between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The application must be accompanied by a \$368.00 review fee, \$100 legal fee and a certified mailing fee for each property owner and utility company with utilities located within 300 feet of proposed abandoned property. **These fees are non-refundable.** The following items must be included at time of submittal.

- 1.) Completed original application form.
- 2.) Names and mailing address of all owners and utility companies with utilities within a 300 feet radius of the proposed vacated/abandoned property. The applicant shall obtain this information from the Nassau County Property Appraiser's website ([www.nassauflpa.com](http://www.nassauflpa.com)).
- 3.) Licensed surveyor or attorney must certify a legal description of the road, roadway, Street, alleyway, lot or subdivision proposed to be abandoned.
- 4.) A tax map showing the property or portion of the property must be highlighted.

**The applicant shall be responsible for providing the required documents as stated above. The Development Services Department cannot assist in the preparation of the required documents.**

Upon receipt of completed application and fees:

- 1.) The Development Services Department will forward the application to the Board of County Commissioners.
- 2.) The Board of County Commissioners will set a time and date for a public hearing.
- 3.) The County will forward all necessary legal advertisements to the local newspaper for advertisement.  
***Payment for the advertisement is the sole responsibility of the applicant and is payable directly to the newspaper in which it was published.***
- 4.) Upon approval of the application, the Board of County Commissioners will adopt a resolution vacating / abandoning the proposed property.



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### APPLICATION FOR VACATION, ABANDONMENT, OR CLOSING OF A ROAD, ROADWAY, STREET, ALLEYWAY, LOT OR SUBDIVISION PLAT.

**Address or General Location:** 3163 Bailey Road

**Property Identification Number:** Between 00-00-30-044B-0052-0000 and 00-00-30-044B-0066-0000

#### PART ONE - APPLICANT INFORMATION:

##### Applicant/Authorized Agent:

Name: Jack Healan

Mailing Address: 4001 Centurion Way, Fernandina Beach, FL 32034

☒ Phone: 904-219-2754 Email: healanm@gmail.com

##### Owner (If same as Applicant N/A)

Name: See Attached

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Owners:**

Name: Anne Coonrod

Mailing Address: 3017 Riverside Drive, Fernandina Beach, FL 32034

Phone: 904-583-2599      Email: annecoonrod3@gmail.com

AND

Name: The Commercial Range at Amelia LLC

Mailing Address: 4001 Centurion Way, Fernandina Beach, FL 32034

Phone: 904-219-2754      Email: healanmc@gmail.com



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## PART TWO: PROPERTY INFORMATION

Legal Description of the Area to be Abandoned (attach separate sheet if necessary):

See Attached

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Existing Condition of the Right-of-Way (i.e. Improved / Unimproved, is it being utilized for access):

Unimproved - no access

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Intended Use of the Right-of-Way:

To be incorporated into adjoining lots

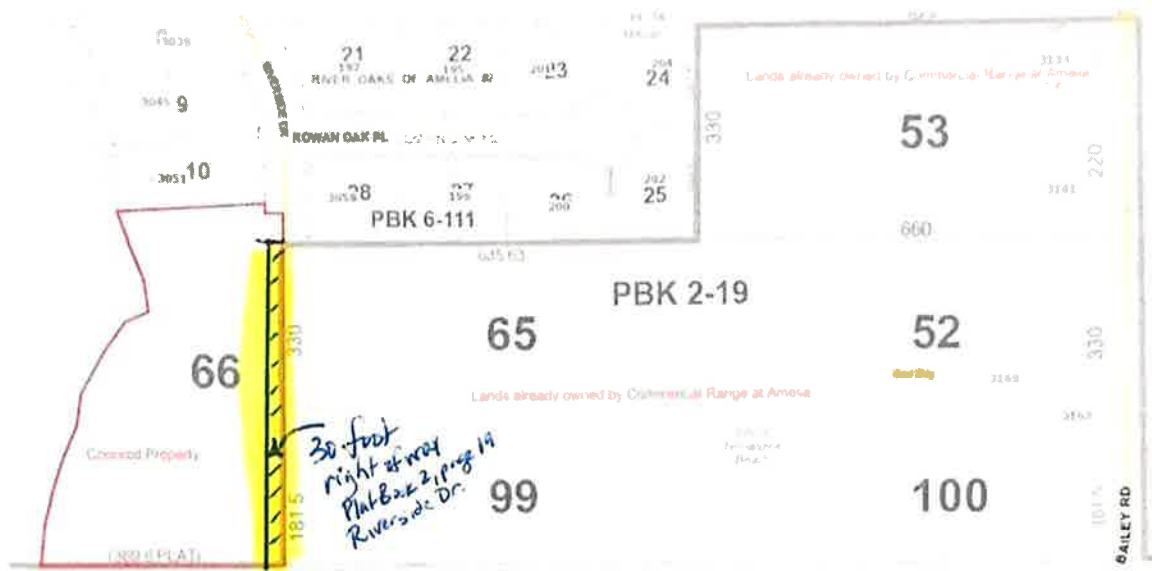
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# Portion of Tax Map





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## OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, The Commercial Range at Amelia LLC the owner of the following described property

(Give legal description): See Attached

Hereby petition the Nassau County Board of County Commissioners for the abandonment of right-of-way herein described and understand that in the event this abandonment request is granted, I shall receive and be responsible for property obtained pursuant to the abandonment,

And affirm that Jack Healan  
(Applicant's / Agent's Name)

Is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Nassau County Board of County Commissioners and are not returnable.

Subscribed  
ATTORNEY IN FACT  
(Owner's Signature)

State of Florida  
County of Nassau

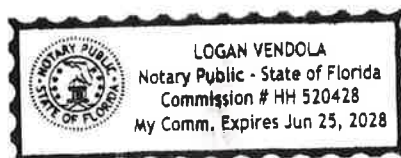
The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me  
by means of ☒ physical presence or ☐ online notarization, this 13<sup>th</sup> day of June, 2024, by  
Jack Healan, who is personally known to me or has produced DL as  
identification.

Oath taken: ✓ Yes        No

[Signature]  
Notary Signature

My commission expires: 6-25-28

(NOTARY SEAL)



PHONE (904) 530-6225



Nassau County Development Services

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OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, Anne Coonrod the owner of the following described property

(Give legal description): See Attached

Hereby petition the Nassau County Board of County Commissioners for the abandonment of right-of-way herein described and understand that in the event this abandonment request is granted, I shall receive and be responsible for property obtained pursuant to the abandonment,

And affirm that Jack Healan  
(Applicant's / Agent's Name)

Is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Nassau County Board of County Commissioners and are not returnable.

Anne Coonrod

(Owner's Signature)

State of Florida  
County of Nassau

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of June, 2024, by Anne Coonrod, who is personally known to me or has produced DL as identification.

Oath taken: ✓ Yes          No           
Notary Signature

My commission expires: 6-25-28

(NOTARY SEAL)



**LEGAL DESCRIPTION**

PORTION OF RIVERSIDE DRIVE  
SOUTH PORTION  
MARCH 07, 2025

A PORTION OF RIVERSIDE DRIVE (A 30' RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF "OCEAN BREEZE FARMS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 10, "RIVER OAKS OF AMELIA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 407, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°59'16" WEST, ALONG THE WESTERLY LINE OF RIVERSIDE DRIVE AS SHOWN ON SAID PLAT OF "RIVER OAKS OF AMELIA", A DISTANCE OF 62.37 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°59'16" WEST, ALONG THE WESTERLY LINE OF RIVERSIDE DRIVE AS SHOWN ON SAID PLAT OF "OCEAN BREEZE FARMS", A DISTANCE OF 497.18 FEET TO A POINT OF THE SOUTHERLY LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 28 EAST; THENCE SOUTH 88°32'07" EAST, ALONG SAID SOUTHERLY SECTION LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°59'16" EAST, A DISTANCE OF 497.43 FEET; THENCE NORTH 89°00'44" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.34 ACRE, MORE OR LESS.



MELANIE G. PLATT, R.S.M.  
FLORIDA REGISTRATION NO. 7605  
JOB NO. 19107 SHEET 1 OF 2





# MANZIE & DRAKE LAND SURVEYING

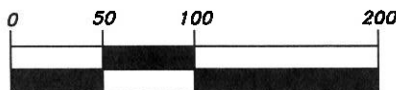


## SKETCH OF LEGAL DESCRIPTION

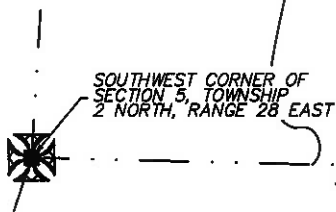
(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



### GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.



SHEET 2 OF 2  
JOB NO. 19107

#### LEGEND

P.I.N. = PARCEL IDENTIFICATION NUMBER  
O.R.B. = OFFICIAL RECORDS BOOK

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM

P.I.N. = 06-2N-28-0000-0001-0000  
O.R.B. 1612, PAGE 946

LOT 9  
RIVER OAKS OF AMELIA  
(PLAT BOOK 5, PAGES 407 & 408)

LOT 10  
RIVER OAKS OF AMELIA  
(PLAT BOOK 5, PAGES 407 & 408)

POINT OF  
REFERENCE

S00°59'16"W 62.37'

POINT OF  
BEGINNING

P.I.N. = 00-00-30-044B-0066-0000  
(O.R.B. 671, PAGE 490)

RIVERSIDE DRIVE  
(60-FOOT RIGHT-OF-WAY)  
(PLAT BOOK 5, PAGES 407 & 408)

LOT 21  
RIVER OAKS OF AMELIA UNIT TWO  
(PLAT BOOK 6, PAGE 111)

ROWAN OAK  
(60-FOOT RIGHT-OF-WAY)

LOT 28  
RIVER OAKS OF AMELIA UNIT TWO  
(PLAT BOOK 6, PAGE 111)

N89°00'45"W 30.00'

P.I.N. = 00-00-30-044B-0052-0000  
(O.R.B. 2197, PAGE 505)

S00°59'16"W 497.18'  
RIVERSIDE DRIVE  
(30-FOOT RIGHT-OF-WAY) (PLAT BOOK 2, PAGE 19)  
N00°59'16"E 497.43'

30.0'

14.919.29 S.F.  
0.34 AC.

S88°32'07"E 30.00'

LOT 65 (OCEAN BREEZE FARMS)  
(PLAT BOOK 2, PAGE 19)

LOT 99 (OCEAN BREEZE FARMS)  
(PLAT BOOK 2, PAGE 19)

P.I.N. = 19-2N-28-0000-0001-0000  
O.R.B. 1903, PAGE 336  
O.R.B. 1903, PAGE 369