

RESOLUTION NO. 2026-277

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND REUSE SYSTEMS TO SERVE BAPTIST AT SILVERLEAF PHASE 1 – PARCEL 30 LOCATED OFF ST. JOHNS PARKWAY.

RECITALS

WHEREAS, Baptist Health Properties, Inc., a Florida not for profit corporation, has executed and presented to the County an Easement for Utilities and a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and reuse systems to serve Baptist at Silverleaf Phase 1 – Parcel 30, attached hereto as Exhibits “A” and “B”, incorporated by reference and made a part hereof; and

WHEREAS, J.B. Coxwell Contracting, Inc. a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Baptist at Silverleaf Phase 1 – Parcel 30, attached hereto as Exhibits “C” and “D”, incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “E” incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scriveners or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 1st day of September, 2026.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date SEP 01 2026

By: _____

Clay Murphy, Chair

ATTEST: Brandon J. Patty, Clerk of the
Circuit Court & Comptroller

Crystal Smith
Deputy Clerk



Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Exhibit "A" to the Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 6th day of February, 2026 by Baptist Health Properties, Inc., with an address of 841 Prudential Drive, Suite 1802, Jacksonville, Florida 32207, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system and reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and reuse meter utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and reuse meter utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and reuse utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) WATER SYSTEM - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) REUSE SYSTEM - The Grantee shall maintain all reuse meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by 768.28 Florida Statutes, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence. Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURES COMMENCE ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its company seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Jill R. White
Witness Signature

Jill R. White
Print Name

841 Prudential Drive, Suite 1602

Jacksonville, Florida 32207

Witness Address **REQUIRED** BUSINESS OR PERSONAL

Lamir Peterson
Witness Signature

LAMIR MOTEN
Print Name

841 Prudential Drive, Suite 1602

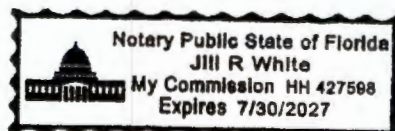
Jacksonville, Florida 32207

Witness Address **REQUIRED** BUSINESS OR PERSONAL

STATE OF Florida
COUNTY OF Duval

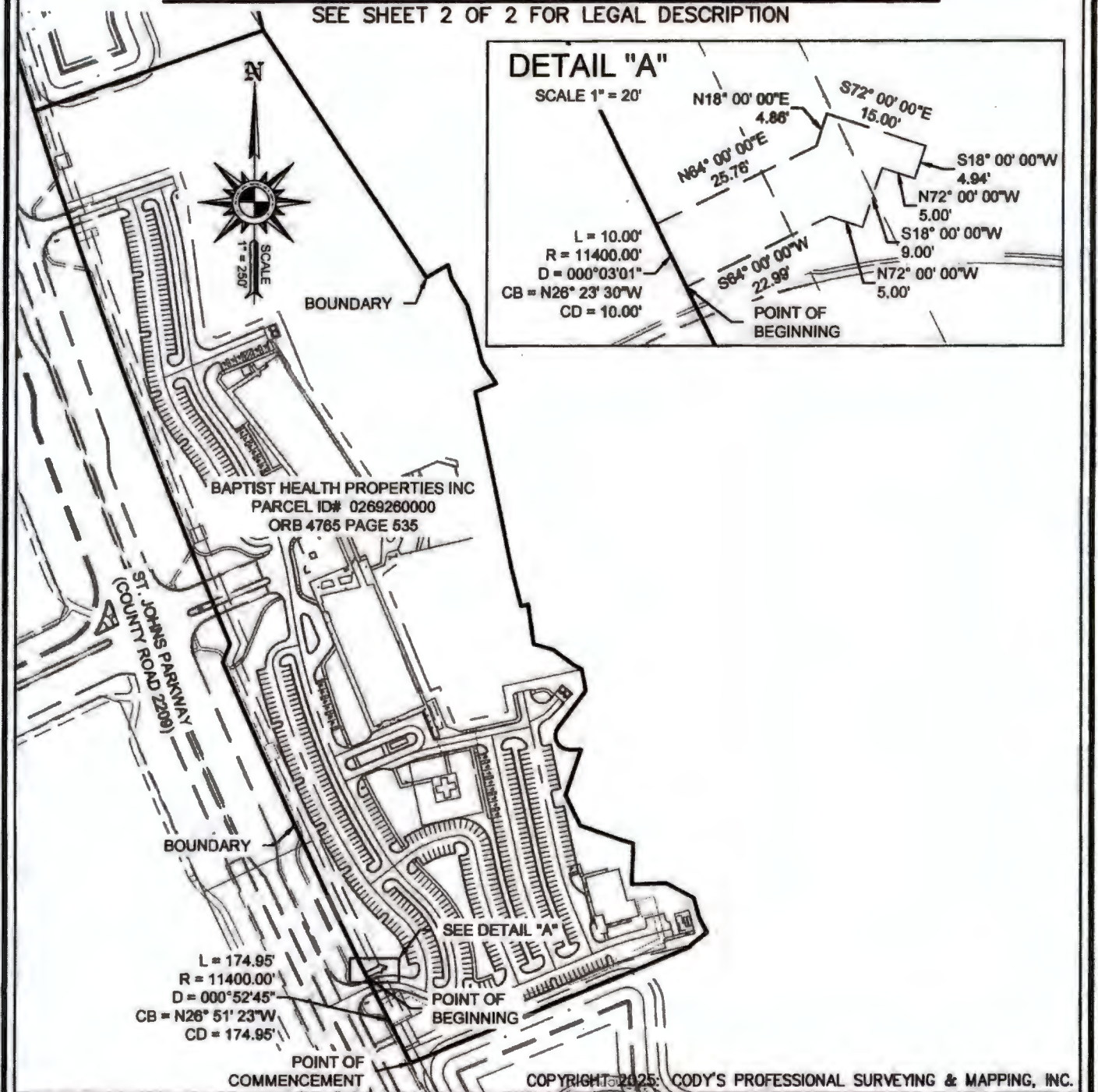
The foregoing instrument was acknowledged before me before me by means of
☒ physical presence or ☐ online notarization, this 6 day of February, 2026,
by Keith A. Tickell, who
is V.P. of Baptist Health Properties. Such
person is personally known to me or has produced — as
identification.

Jill R. White - Jill R. White
Notary Public
My Commission Expires: 7-30-2027



MAP SHOWING SURVEY SKETCH

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION



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Mapping, Inc.

(904) 696-8840 Phone
(904) 696-8841 Fax
P.O. Box 7540
Jacksonville, Florida, 32238

[Signature]
STATE OF FLORIDA

ROY J. FLOWERS, JR.
FL REGISTRATION NO. 6271

DATE OF SIGNATURE: OCTOBER 13, 2025

FLORIDA L.B. # 7347

PARTY CHIEF: TR
FIELD BOOK & PAGE: N/A
CAD TECH: JKK
DATE OF SURVEY: OCTOBER 13, 2025
PROJECT NUMBER: 10125
EASE 1 PAGE 1 OF 2
DRAWING NO.: 10125 METER EASE.DWG

MAP SHOWING SURVEY SKETCH

A UTILITY EASEMENT OVER AND THROUGH A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 4765, PAGE 535 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4765, PAGE 535, OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHEASTERLY RIGHT OF WAY OF ST. JOHNS PARKWAY (A.K.A. COUNTY ROAD 2209 AND IS A VARIABLE WIDTH RIGHT OF WAY) TRAVEL ALONG SAID RIGHT OF WAY NORTHWESTERLY ALONG A CURVE THROUGH A CENTRAL ANGLE OF 0°52'45" AN ARC DISTANCE OF 174.95 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 11,400.00 FEET AND IS SUBTENDED BY A CHORD BEARING OF NORTH 26°51'23" WEST AND A CHORD DISTANCE OF 174.95 FEET; FROM THE POINT OF BEGINNING THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTHWESTERLY ALONG A CURVE THROUGH A CENTRAL ANGLE OF 0°03'01" AN ARC DISTANCE OF 10.00 FEET TO A POINT ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A RADIUS OF 11,400.00 FEET AND IS SUBTENDED BY A CHORD BEARING OF NORTH 26°23'30" WEST AND A CHORD DISTANCE OF 10.00 FEET; THENCE DEPART SAID RIGHT OF WAY AND TRAVEL NORTH 64°00'00" EAST AND 25.76 FEET TO A POINT; THENCE TRAVEL NORTH 18°00'00" EAST, 4.86 FEET TO A POINT; THENCE TRAVEL SOUTH 72°00'00" EAST, 15.00 FEET TO A POINT; THENCE TRAVEL SOUTH 18°00'00" WEST, 4.94 FEET TO A POINT; THENCE TRAVEL NORTH 72°00'00" WEST, 5.00 FEET TO A POINT; THENCE TRAVEL SOUTH 18°00'00" WEST, 9.00 FEET TO A POINT; THENCE TRAVEL NORTH 72°00'00" WEST, 5.00 FEET TO A POINT; THENCE TRAVEL SOUTH 64°00'00" WEST, 22.99 FEET TO THE POINT OF BEGINNING;

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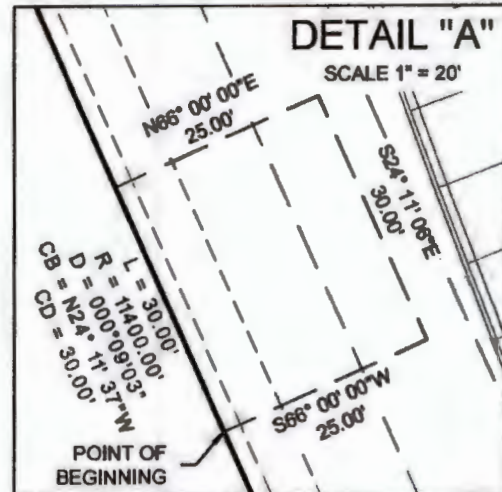
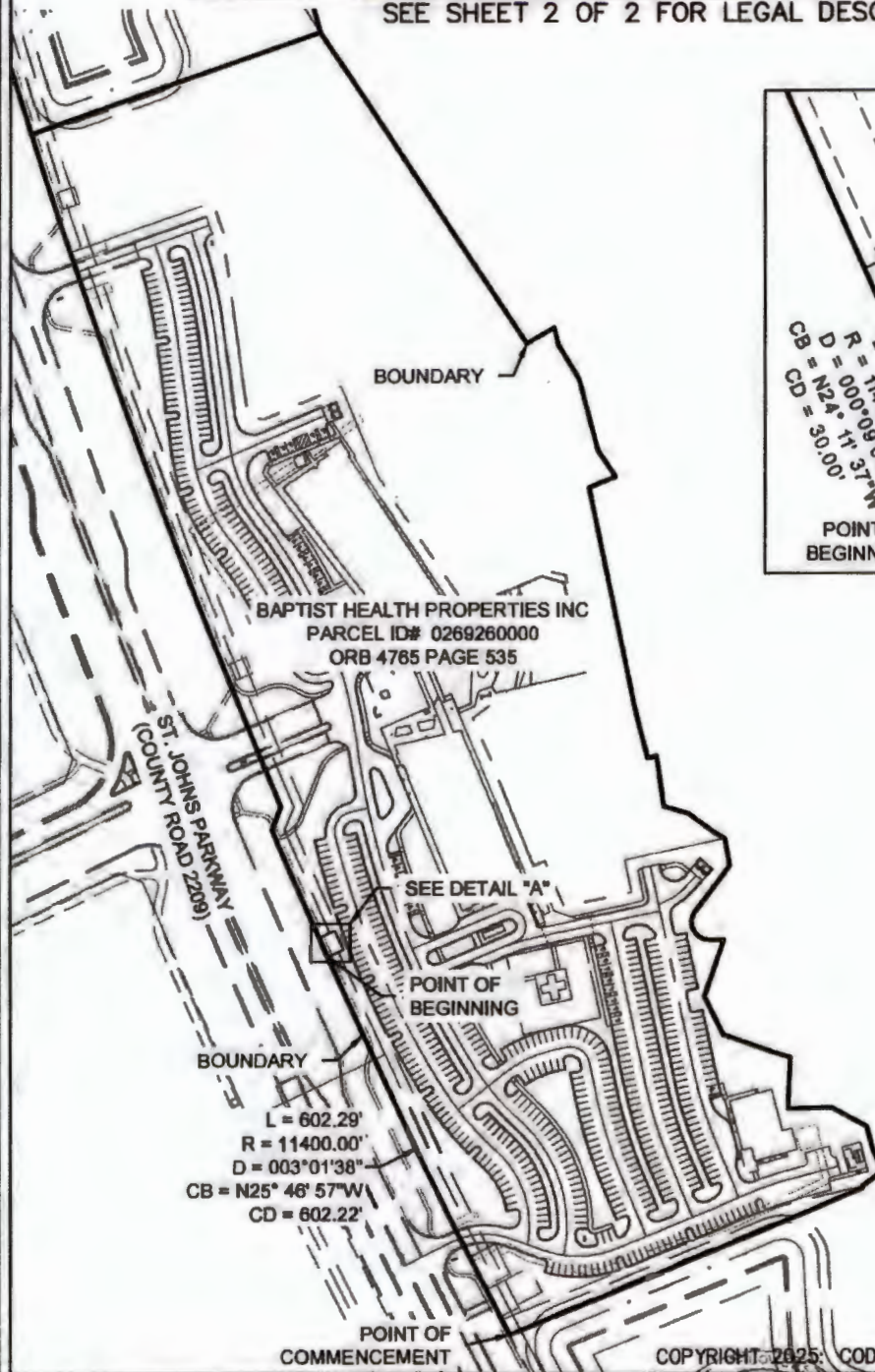
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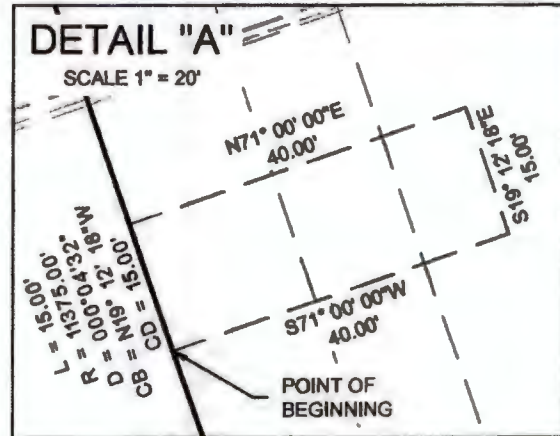
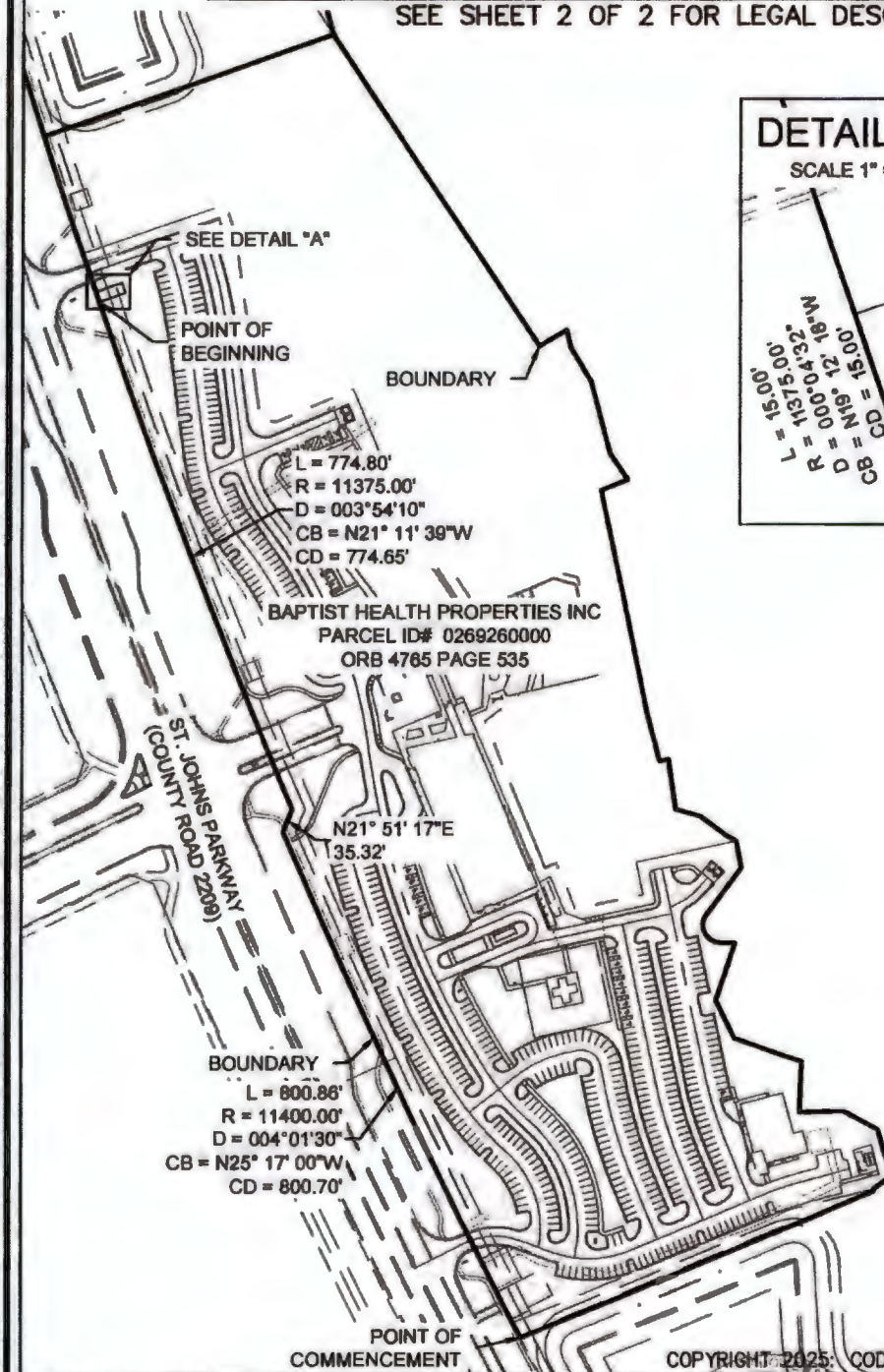
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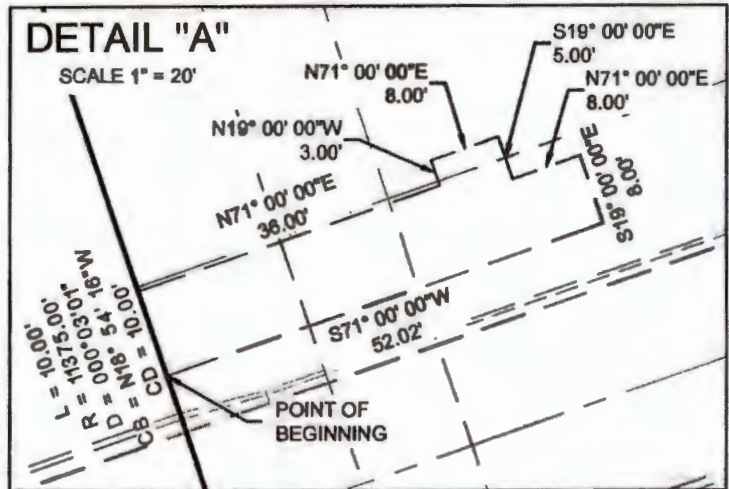
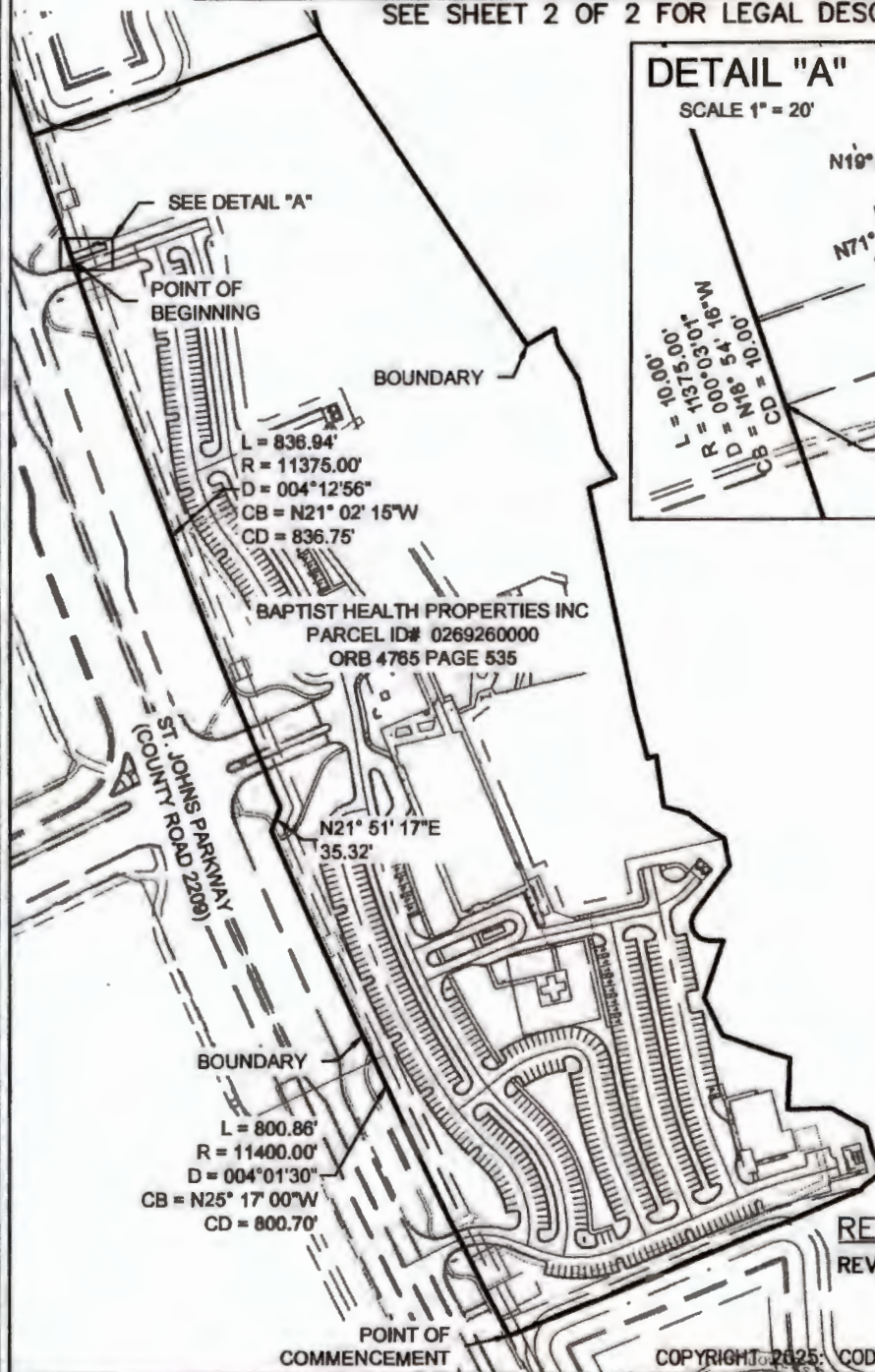
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EASE 3 PAGE 2 OF 2
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SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION



REVISION NOTES

REVISED DECEMBER 15, 2025
 - ADJUSTED EASEMENT BOUNDARY
 PER NOTES FROM CLIENT

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DRAWING NO.: 10125 METER EASE.DWG

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REVISION NOTES

REVISED DECEMBER 15, 2025

— ADJUSTED EASEMENT BOUNDARY
PER NOTES FROM CLIENT

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EASE 4 PAGE 2 OF 2
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Exhibit "B" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Baptist Medical Campus at Silverleaf

Baptist Health Properties, Inc., 841 Prudential Drive, Suite 1802, Jacksonville Florida 32207

Owners Name and Address, (the "Seller")

for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **St. Johns County, Florida**, a political subdivision of the State of Florida, the following personal property:

See "Exhibit A-Schedule of Values" for the project listed above. (*Note: The description listed should match the description listed on the "Release of Lien"*)

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 9TH of JANUARY, 20 26.

WITNESS:

Nicole Stanford
Witness Signature

Nicole Stanford
Witness Print Name

OWNER:

Scott Finnegan
Owner Signature

Scott Finnegan
Owner Print Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization, this 9th day of January, 20 26, by Scott Finnegan as Asst. Treasurer for Baptist Health Properties, Inc.

Jill R White Jill R White
Notary Public
My Commission Expires: 7-30-2027

☒ Personally Known or Produced Identification
Type of Identification Produced



EXHIBIT A

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: **Baptist Medical Campus at Silverleaf - Phase I**

Contractor: **J.B. Coxwell Contracting, Inc.**

Developer: **Perry-McCall Construction, Inc**

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" WM	LF	20	\$ 137.00	\$ 2,740.00
10" WM	LF	60	\$ 96.08	\$ 5,764.80
6" WM	LF	90	\$ 51.32	\$ 4,618.80
12" WM	LF	12	\$ 106.53	\$ 1,278.36
				\$ -
				\$ -
Water Valves (Size and Type)				
6" Gate Valve	Ea	3	\$ 2,533.71	\$ 7,601.13
8" Gate Valve	Ea	1	\$ 3,276.36	\$ 3,276.36
10" Gate Valve	Ea	2	\$ 4,517.64	\$ 9,035.28
Hydrants Assembly (Size and Type)				
2" Meter Box Assembly	Ea	2	\$ 2,078.30	\$ 4,156.60
3" Meter Box w/ Bypass Assembly	Ea	1	\$ 23,826.54	\$ 23,826.54
Sevices (Size and Type)				
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 62,297.87

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - RECLAIMED WATER**

Project Name: **Baptist Medical Campus at Silverleaf - Phase I**
 Contractor: **J.B. Coxwell Contracting, Inc.**
 Developer: **Perry-McCall Construction, Inc**

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
10" DR11	LF	0	\$ -	\$ -
10" DR18	LF	0	\$ -	\$ -
8" DR18	LF	0	\$ -	\$ -
4" DR18	LF	0	\$ -	\$ -
2" Poly	LF	0	\$ -	\$ -
Reuse Valves (Size and Type)				
8" Gate Valve	Ea	0	\$ -	\$ -
4" Gate Valve	Ea	0	\$ -	\$ -
Sevices (Size and Type)				
2" Meter Box Assembly	Ea	1	\$ 2,078.30	\$ 2,078.30
1" Double	Ea	0	\$ -	\$ -
1" Single	Ea	0	\$ -	\$ -
Total Reuse System Cost			\$	2,078.30

Exhibit "C" to the Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

\$64,376.17

The undersigned lienor, in consideration of the sum

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

06/03/26

to

Baptist Health Properties, Inc.

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Baptist Medical Campus at Silverleaf

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 3rd day of June, 2026.

WITNESS:

Janet E. Taylor
Witness Signature

Janet E. Taylor
Print Witness Name

CONTRACTOR:

Jarred Williford
Lienor's Signature

Jarred Williford
Print Lienor's Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 3rd day of June, 2026, by Jarred Williford as Vice President of Construction for J.B. Coxwell Contracting, Inc.

Lindsay Hurley
Notary Public
My Commission Expires July 4th, 2030

Personally Known or Produced Identification
Type of Identification Produced
Personally Known

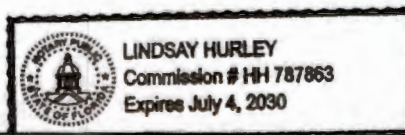


EXHIBIT A

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: **Baptist Medical Campus at Silverleaf - Phase I**
 Contractor: **J.B. Coxwell Contracting, Inc.**
 Developer: **Perry-McCall Construction, Inc**

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12" WM	LF	12	\$ 106.53	\$ 1,278.36
				\$ -
				\$ -
Water Valves (Size and Type)				
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8" Gate Valve	Ea	1	\$ 3,276.36	\$ 3,276.36
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Hydrants Assembly (Size and Type)				
2" Meter Box Assembly	Ea	2	\$ 2,078.30	\$ 4,156.60
3" Meter Box w/ Bypass Assembly	Ea	1	\$ 23,826.54	\$ 23,826.54
Sevices (Size and Type)				
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 62,297.87

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - RECLAIMED WATER**

Project Name: **Baptist Medical Campus at Silverleaf - Phase I**
 Contractor: **J.B. Coxwell Contracting, Inc.**
 Developer: **Perry-McCall Construction, Inc**

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
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10" DR18	LF	0	\$ -	\$ -
8" DR18	LF	0	\$ -	\$ -
4" DR18	LF	0	\$ -	\$ -
2" Poly	LF	0	\$ -	\$ -
Reuse Valves (Size and Type)				
8" Gate Valve	Ea	0	\$ -	\$ -
4" Gate Valve	Ea	0	\$ -	\$ -
Sevices (Size and Type)				
2" Meter Box Assembly	Ea	1	\$ 2,078.30	\$ 2,078.30
1" Double	Ea	0	\$ -	\$ -
1" Single	Ea	0	\$ -	\$ -
Total Reuse System Cost			\$	2,078.30

Exhibit "D" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 11/20/25 **3E – CLOSEOUT - WARRANTY**

Project Title: Baptist Medical Campus at Silverleaf

FROM: J.B. Coxwell Contracting, Inc.

Contractor's Name

Address: J.B. Coxwell Contracting, Inc.

6741 Lloyd Rd W

Jacksonville, FL 32254

TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

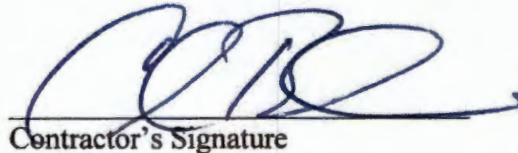
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

Chris Blank

Print Contractor's Name


Contractor's Signature

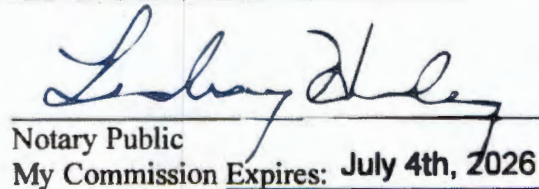
STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____
on-line notarization, this 20th day of November, 2025, by

Chris Blank as Chief Operating Officer for

J.B. Coxwell Contracting, Inc.


Notary Public
My Commission Expires: July 4th, 2026

☒ Personally Known or Produced Identification
Type of Identification Produced





Exhibit "E" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 13, 2026
SUBJECT: Baptist at Silverleaf Phase 1 – Parcel 30 (ASBULT 2026000060)

St. Johns County Utility Department has reviewed and approved the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Baptist at Silverleaf Phase 1 – Parcel 30.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Imagery Date: 1/2026

Date: 7/23/2026

**Baptist at Silverleaf
Phase 1 - Parcel 30**

**Easement, Bill of Sale,
Release of Lien, and Warranty**



**Land Management
Systems
Real Estate Division
(904) 209-0790**

Disclaimer:

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown herein.