

PROPERTY SUMMARY

“Brown’s Island” 5.07± Acre Private Island Greenfield Creek, Jacksonville, Florida



To be Sold to the Highest Bidder at or above a Bid Price of \$50,000.00 plus the 10% Buyer's Premium!

Auction Start Date / Time:	Monday, November 5, 2012 @ 10:00 A.M. E.T.
Auction End Date / Time:	Thursday, November 8, 2012 @ 2:00 P.M. E.T.
<u>Online Only Auction:</u>	Online Bidding Only; visit www.fisherauction.com to become a Qualified Bidder!
<u>Property Tours:</u>	Visit at your convenience or contact Christina Welch with Keller Williams at 904.476.5539 to arrange a property tour.
<u>Qualified Bidding Deposit:</u>	A \$20,000.00 Escrow Deposit must be wire transferred to Richard T. Morehead Title and Escrow, Escrow Account (Settlement Agent) no later than 5:00 P.M. E.T., Wednesday, November 7, 2012.
<u>Broker Participation:</u>	■ 3% of the Final Bid Price ■ Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

PROPERTY SUMMARY

Property Highlights

- 5.07± Acre Private Island located on Greenfield Creek just South of the St. Johns River
- Deep Water Access to the Atlantic Ocean via the St. Johns River
- Breathtaking 360 Degree Views of the Surrounding Wetlands, St. Johns River and the Intracoastal Waterway
- Excellent potential location for a Private Island Estate adjacent to luxury waterfront vacant ½ acre marsh front lots in the Queens Harbor Development can command 500K -1 million dollars!
- Property had previously been permitted for Septic and Well
- Property could potentially be used as dockage for a large yacht with 100's of feet of frontage on approximately 200'± wide Greenfield Creek; minutes to the Atlantic Ocean and the Intracoastal Waterway
- Perfect for a weekend getaway...Camping, Fishing, Boating, and Bird Watching
- Watch the sun set while Cruise Ships, Yachts and Pleasure Craft make their way to port or to the Atlantic Ocean
- One of a kind location...approximately 500 feet away from the closest private property owner
- Mainland Lots available "For Sale" in Spanish Point Subdivision and other local waterfront communities
- Minutes from Craig Municipal or Jacksonville International Airport by helicopter
- Jacksonville, Florida hosts world famous Mayo Clinic offering exceptional Health Care!
- Proposed Dredge Plan for Chicopit Bay could drastically improve water flow into Greenfield Creek

Property Details

Description:

A 5.07± Acre Private Island on Greenfield Creek

Address:

1 Browns Island, Jacksonville, Florida 32225

Location:

- Northeast Side of Greenfield Creek
- Adjacent to Prestigious Queens Harbor Development
- 4.5± miles west of the mouth of the St. Johns River and the Atlantic Ocean
- GPS Coordinates: 30°22'00.49"N, 81°27'57.73"W
- Water Depth- Approximately 3 to 4 Feet at Low Tide and 8 to 9 Feet at High Tide
- 3.5± Miles from Craig Municipal Airport
- 1± Mile South of St. Johns River and Intracoastal Waterway

City / County:

Jacksonville, Duval County, Florida

Legal Description:

0 MOUNT PLEASANT RD 02-2S-28E 5.07 PT UNSURVEYED MARSH LAND RECD O/R 14002-758

PROPERTY SUMMARY

Land Size:

- 5.07± Acres
- 220,849± SF
- .8± Acres Upland
- 4.27± Acres of Wetlands
- Circular Shaped with the uplands on the Southwest corner closest to the Water.
- At Closing, as a bonus to the winning bidder, the seller will transfer via "Quit Claim" deed his interest in approximately 71+- Acres of marshlands adjacent to Brown's Island. These marshlands have NOT been surveyed and there is NO guarantee regarding the amount of MARSHLAND property, if any, that exist above the Mean High Water Line (MHWL). However, this property could be instrumental for possible mitigation for potentially filling existing wetlands on Brown's Island; possibly increasing the size of the uplands. These Wetlands are NOT part of the Auction and are being conveyed as a bonus ONLY.

Access:

Greenfield Creek via local marinas (Mayport, Sister's Creek, Oak Harbor, Brown's Creek)

Dockage:

- See unpermitted plans attached
- Historical pilings still remain from an old dock.

2011 Real Estate Taxes:

- \$87.43
- Real Estate No. 160881-1020
- Tax Assessed Value \$1,042.00

Utilities:

- Property was previously permitted for Well and Septic Systems
- Electric and Telephone could potentially be extended from mainland or generator as well as solar, wind, or propane.

Flood Zone:

- Zone AE
- Map Panel No. 8402

Zoning:

- Agriculture and Rural Residential
- See Zoning Section for multiple permitted uses and setback requirements

The information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.