

LEGAL DESCRIPTION

March 30, 2026

Part of Lot 3, Atlantic Boulevard Estates, Section 14, as recorded in Plat Book 19, Pages 17 and 17A of the current public records of Duval County, Florida, more particularly described as follows:

Commencing at the intersection of the westerly right-of-way line of St. Johns Bluff Road and the southerly right-of-way line of Lone Star Road, an 80 foot right-of-way; then south $01^{\circ}34'00''$ east, a distance of 162.06 feet to the point of beginning; thence continue south $01^{\circ}34'00''$ east a distance of 68.06 feet to a point; thence south $85^{\circ}34'12''$ west, a distance of 118.00 feet to a point; thence north $01^{\circ}34'00''$ west a distance of 68.06 feet to a point; thence north $85^{\circ}34'12''$ east, a distance of 118.00 feet to the point of beginning.

Thus lands described contain 8,021 square feet and 0.18 acre more or less.