

LEGAL DESCRIPTION

February 23, 2026

Part of Lot 9, Block 12, Nottingham Forest Unit 2, as recorded in Plat Book 22, Pages 74 through 74C of the current public records of Duval County, Florida; being more particularly described as follows:

For a point of beginning, commence at the southwest corner of aforesaid Lot 9, Block 12, Nottingham Forest Unit 2, thence north 06°51'00" west along the east line of Anniston Road (formerly Columbus Road per plat) (a 60 foot right-of-way as now established), a distance of 30.11 feet; thence north 88°08'26" east, departing said Anniston Road, a distance of 171.89 feet; thence north 01°51'34"W, a distance of 70.00 feet to the south line of said lot 8; thence north 88°08'26" east along the south line of Lot 8, a distance of 646.40 feet to the southeast corner of Lot 8; thence south 06°51'00" east along the east line of Lot 9 (as per plat), a distance of 100.38 feet; thence south 88°08'26" west along the north line of Lot 10, a distance of 824.40 feet to the point of beginning. Containing 1.6 acres more or less.