

COMMERCIAL LAND FOR SALE

3888 Palmetto St., Middleburg, FL 32068



PROPERTY HIGHLIGHTS

- Vacant Wooded Lot for Sale
- Convenient to Blanding Blvd & First Coast Expressway
- Adjacent to the Middleburg Post Office
- Frontage 150' / Depth 343'
- 1.18 Acres - Zoned PO-1
- Streets on three sides
- High and Dry
- \$200,000

KELLER WILLIAMS FIRST COAST REALTY
151 College Dr,
#14
Orange Park, FL 32065

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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MAP SHOWING BOUNDARY SURVEY OF

A parcel of land situated in Government Lot 2, Section 12, Township 5 South, Range 24 East, Clay County, Florida, said parcel being more particularly described as follows:
Commence at the southwest corner of said Section 12; thence run North 00 degrees 23 minutes 00 seconds West, 40.00 feet; thence North 89 degrees 48 minutes 00 seconds East, 618.30 feet; thence North 57 degrees 29 minutes 52 seconds East, 101.38 feet to the northeasterly line of Palmetto Street; thence on said northeasterly line North 28 degrees 31 minutes 53 seconds West, 660.00 feet to the northwesterly line of Hollywood Avenue and the point of beginning; thence continue on said northeasterly line North 28 degrees 31 minutes 53 seconds West, 150.00 feet; thence North 61 degrees 46 minutes 07 seconds East, 344.31 feet to the southwesterly line of Harvard Street; thence on said southwesterly line South 27 degrees 55 minutes 53 seconds East, 150.00 feet to said northwesterly line of Hollywood Avenue; thence on said northwesterly line South 61 degrees 46 minutes 07 seconds West, 342.74 feet to the point of beginning. Being 1.18 acres, more or less, in area.

Certified to: Middleburg Florida P.O., LLC
Fidelity National Title Insurance Company
Fisher & Sauls, P.A.

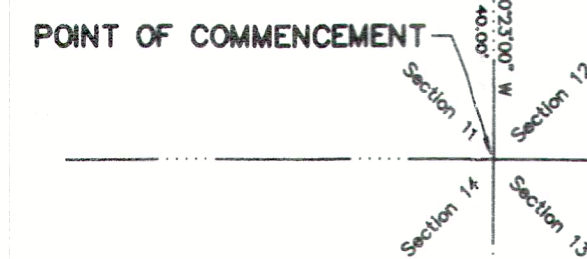
Scale 1" = 30'

June 4, 2014

Abbreviations
AC Air Conditioner
BRL Building Restriction Line
ET Electric Transformer
FM Field Measurements
IP Iron Pipe
ORB Official Records Book

GENERAL NOTES

1. Bearings shown hereon are based on the record bearing of N 28°31'53" W for the northeasterly line of Palmetto Street.
2. This survey was based on Fidelity National Title Insurance Company's Title Commitment No. 4771023, dated April 18, 2014.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown hereon are for drainage and utilities unless noted otherwise.
5. This survey depicts visible improvements only, no underground improvements or footings were located.



LEGEND

- Found 4"x4" Concrete Monument
- Found Iron Pipe
- Set 1/2" Iron Pipe (LB 1381)
- Fence
- Powerline/Pole and Anchor
- Telephone Line
- Cable T/V Line
- Concrete Air Conditioner Pad
- Concrete Elec. Transformer Pad

NOTE:
I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014 and find that this property is situated in Flood Zone "X".

Not valid without the signature and the original sealed map of a Florida licensed surveyor and mapper.

Harold T. Eiland
Harold T. Eiland
Registered Land Surveyor
Florida Certificate No. 2518

Eiland & Associates, Inc., LB 1381
Land Surveyors and Mappers
615 Blanding Boulevard, Orange Park, FL
Telephone 904-272-1000

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