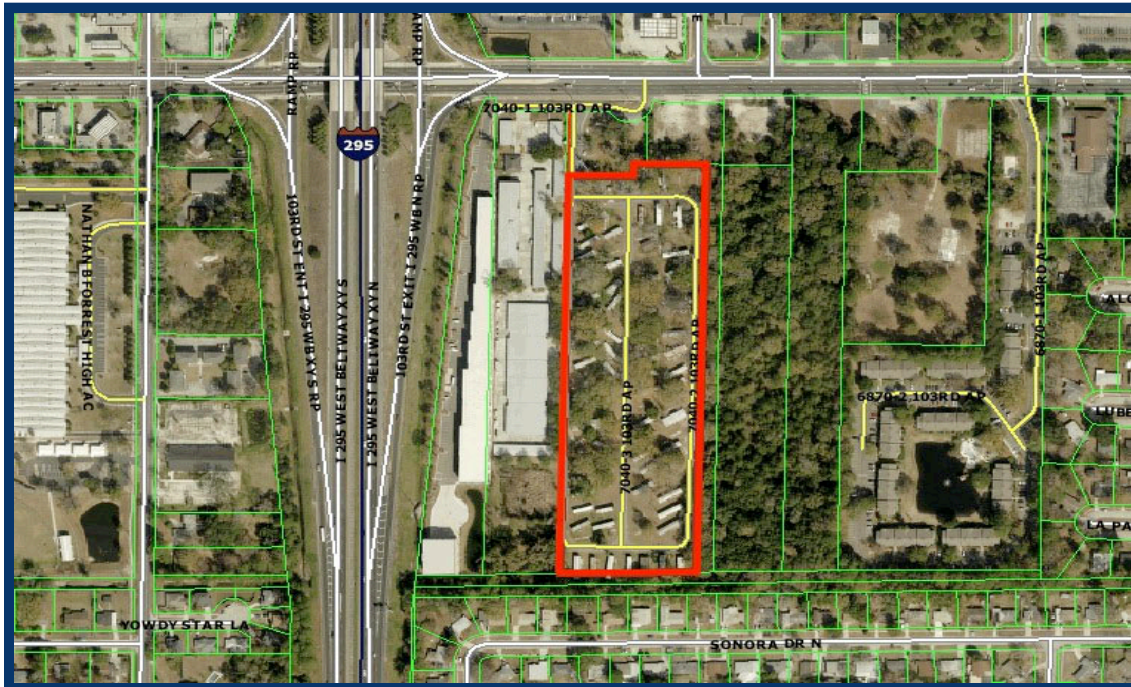


PROPERTY INFORMATION PACKAGE

8.95± AC Former M/H Park, Jacksonville FL



7040 103rd St, Jacksonville, FL, 32210

Property #: DG236

Preview: Contact your broker

Auction: August 8 @ 10 AM ET

Auction Location: Holiday Inn & Suites
620 Wells Road
Orange Park, FL 32073



Tranzon Driggers
Walter J. Driggers, III, Lic. Real Estate Broker, FL Lic# AU707 & AB3145

P: 877-374-4437

F: 352-369-9295

soldnow@tranzon.com

Notice to Bidders

The Seller owns this property as a result of foreclosure or other similar action and has limited knowledge regarding its condition.

The information included is a summary of information available from a number of sources, much of which has not been independently verified. The sources from which the information was gathered are believed to be reliable; however, all information contained within this package is subject to verification by all parties relying on it. No representations or warranties, expressed or implied, as to the accuracy or completeness of the information in this and other advertising materials shall be deemed made, and no legal commitment or obligation shall arise, by reason of this package or its contents.

This summary has been provided only for the use of prospective bidders. Buyer must rely on his/her own information, inspection, review of public records and own determination to bid, consulting whatever advisors he/she may feel appropriate.

The property described is being sold in “as-is, where is, with all faults” condition. Neither Tranzon Driggers, the Seller, nor their respective agents make any express or implied warranties of any kind. This listing may be withdrawn and/or modified without notice at any time.

Tranzon Driggers, licensed real estate broker, is acting as agent of the seller. **Tranzon** Driggers is a member company of **Tranzon**, L.L.C. and is independently owned and operated.

Important Dates & Facts

Prop#: DG236

Auction Date: Wednesday, August 8, 2012

Auction Time: 10 AM ET

Auction Location: Holiday Inn & Suites
620 Wells Road
Orange Park, FL 32073

Preview: Contact your broker

Initial Deposit: \$5,000 Cash or Cashiers Check
(Payable to yourself)

Additional Deposit: Balance of 10% at auction by personal/business check
(Payable to Escrow Agent)

Escrow Agent: Gullett Title

Closing Date: Friday, September 7, 2012
(on or before)

Please be prompt as it only takes minutes to sell a property. There will be an explanation of the bidding process before the auction starts. Registration will open a half hour prior to the auction time.

Concerning Conditions:

Tranzon Driggers is acting as agent of the seller. The auctioneer's decision is final in the event of a dispute over any matter. The auctioneer reserves the right to: (A) revoke the bidding privileges of any bidder at any time; (B) refuse any bid which is merely a fractional advance over the preceding bid; (C) choice, group, add to, withdraw from, or change the selling order of the property; (D) re-open the bidding in the event of a tie; (E) not accept a highest bid as the successful bid due to Seller's reserve not being met or for any other reason; and (F) waive any previously announced requirements. All announcements made from the auction block supersede any printed material or any other statements made previously. The property is being sold in "as is, where is" condition subject to "all faults". You are urged to thoroughly inspect the property before submitting bids in the auction. The bidder/buyer must rely on his/her own information, inspection of records and determination to bid.

Concerning Terms:

- Closing will be on or before the date indicated above.
- Buyers should have all tests and inspections, including lead-based paint, completed prior to placing bids in the auction.
- Seller will provide Special Warranty Deed at closing.
- Buyer closing costs will include documentary stamps, recording the deed, settlement fee, title insurance premium, and any other disclosed costs associated with the transaction.
- For complete terms, please review Contract for Purchase and Sale of Real Estate.

How to Bid:

In order to place bids in this event you must complete a bidder registration form on-site and present the initial deposit in the amount above made payable as indicated above.

Upon declaration that you are the successful bidder, you will immediately surrender your cashiers check and sign the Contract for Purchase and Sale of Real Estate. The balance of your 10% earnest deposit can be made with a personal check or business check at signing.

If you are not the high bidder, simply re-deposit your cashiers check back into your bank.

Broker Participation:

Tranzon Driggers encourages cooperating brokerage participation with licensed real estate brokers.

- A commission of one and a half percent (1.5%) of the high bid will be paid at closing by **Tranzon Driggers** to a buyer's broker who registers the successful buyer who closes on the property. (No commission will be paid if the buyer fails to close).
- Broker must register his/her client by mail, email or fax with:

Tranzon Driggers

One NE 1st Avenue, Suite 301

Ocala, FL 34470

Fax 352.369.9295

Email: soldnow@tranzon.com

- Completed registration must be received prior to auction day. **The form must be signed by both the broker and the client.**
- **Broker/Sales Associate must attend the auction with the Client.**
- Registration must be on the Broker/Client Registration form provided specifically for this auction property.
- **Brokers/agents acting as principals are not eligible for this commission.**
- There can be NO EXCEPTIONS to this procedure.

8.95± AC Former M/H Park, Jacksonville FL

- Great location near intersection I-295/ SR134
- CCG-1 zoning offers many possible uses
- Large site in high traffic corridor

Auction: 8/8/2012 at 10 AM ET

Location: Holiday Inn & Suites
620 Wells Road
Orange Park, FL 32073

Preview: Contact your broker

Property Description Formerly a 88± unit mobile home park, the property is now vacant. Well located near the intersection of I-295 and SR134 (103rd St). Commercial Community General 1 zoning is a commercial retail sales and service establishment district. Access to the property is on the east side of Uhaul storage facility.

Land Size 8.95± Acres

Frontage

Zoning CCG-1

Land Use CGC

County Duval

Tax \$23,516.42 2011

Tax ID 014430-0100

Building Size N/A

BD/BA/GAR N/A

Year Built N/A

Assn None

Assoc. Fee N/A

Water Central - Available

Sewer Central - Required

Terms of Sale:

Initial Deposit: \$5,000 Cash or Cashiers Check

Additional Deposit: Balance of 10% at auction by personal/business check

Title/Escrow Agent: Gullett Title

Closing Date: on or before 9/7/2012

You are urged to thoroughly inspect the property before the auction!

The information contained in this property overview is subject to inspection and verification by all parties relying on it. The Seller and their agents assume no liability for the accuracy, error or omissions. This listing may be withdrawn or modified without notice at any time. All square footage, lot size measurements and dimensions in this information are approximate. No warranties or guarantees are expressed or implied. The purchaser must rely on his/her own information, inspection, records and determination to bid.

The property is being sold "as is, where is" with "all faults."

For additional information please call:

David Bradshaw

877-374-4437 or 352-369-1047

Tranzon Driggers, Walter J Driggers, Lic. Real Estate Broker, agent for the seller #AU707 & AB3145
Independently owned and operated • a member company of Tranzon LLC

www.tranzon.com

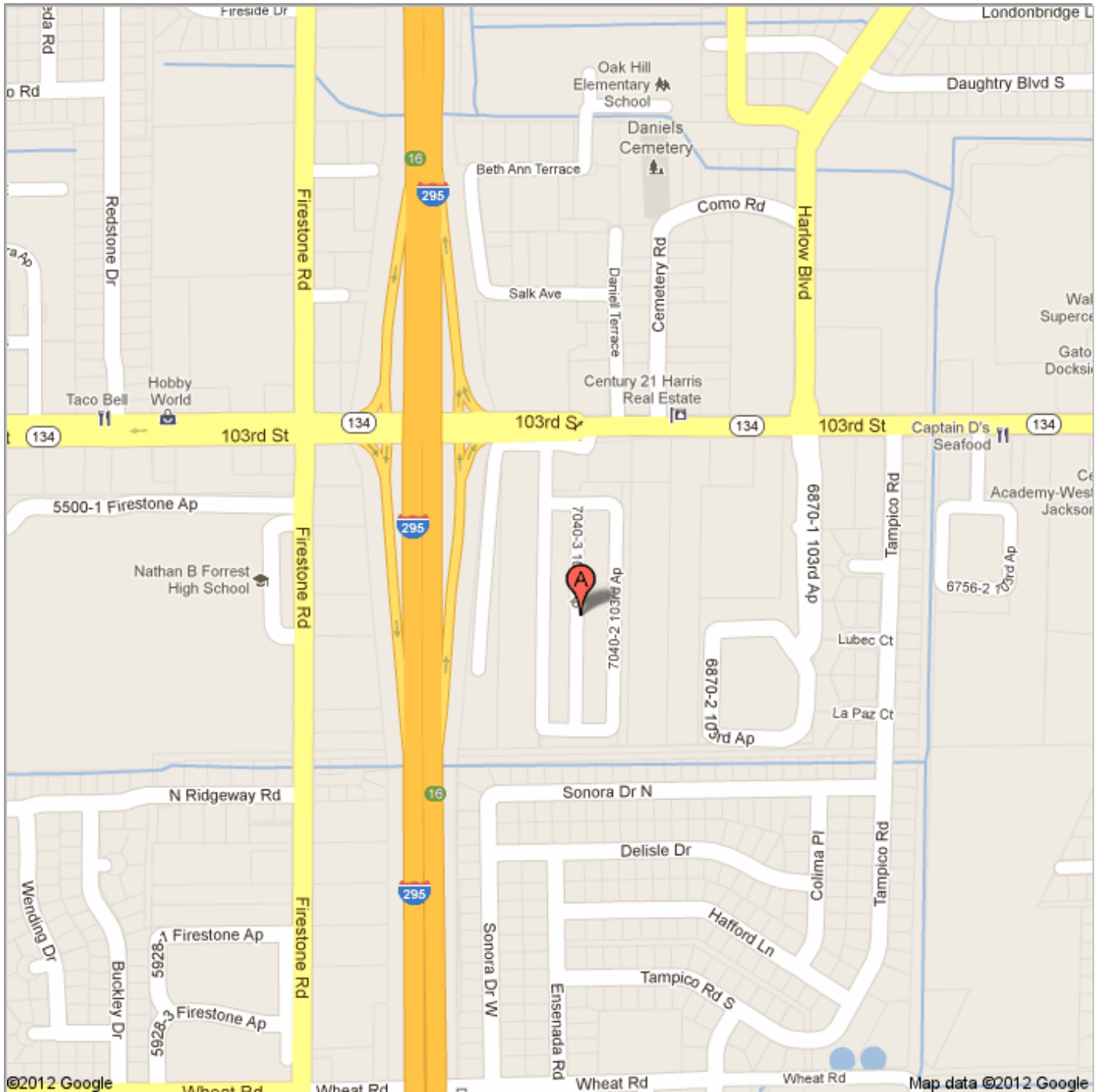


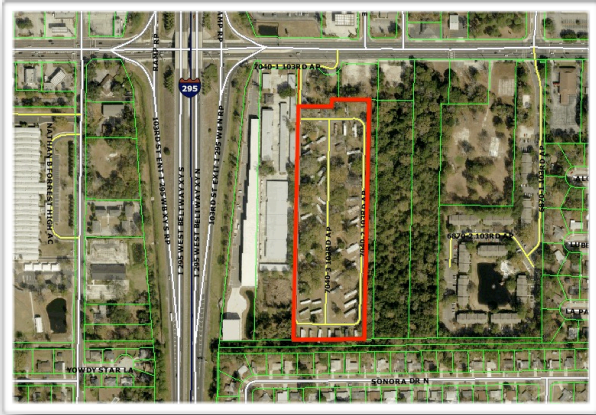
Address **7040 103rd St**
Jacksonville, FL 32210

Get Google Maps on your phone



Text the word "GMAPS" to 466453





TD BANK NA
1660 SW ST LUCIE WEST BLVD 2ND FLOOR
PORT ST LUCIE, FL 34986

Primary Site Address
7040 103RD ST
Jacksonville FL 32210

Official Record Book/Page
15699-00874

Tile #
5513

7040 103RD ST

Property Detail

RE #	014430-0100
Tax District	GS
Property Use	1000 VACANT COMM
# of Buildings	0
Legal Desc.	5-93 13-3S-25E 8.95 JACKSONVILLE HEIGHTS
Subdivision	00019 JAX HEIGHTS SEC
Total Area	386528

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). Property values, exemptions and other information listed as 'In Progress' are subject to change. These numbers are part of the 2012 working tax roll and will not be certified until October. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

	2011 Certified	2012 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$281,154.00	\$33,742.00
Land Value (Market)	\$760,750.00	\$760,750.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,071,600.00	\$794,492.00
Assessed Value	\$1,071,600.00	\$794,492.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,071,600.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
15699-00874	8/29/2011	\$100.00	CT - Certificate of Title	Unqualified	Vacant
13294-00297	5/23/2006	\$100.00	WD - Warranty Deed	Unqualified	Improved
13294-00294	5/23/2006	\$100.00	WD - Warranty Deed	Unqualified	Vacant
12107-02182	10/14/2004	\$100.00	WD - Warranty Deed	Unqualified	Improved
12107-02185	10/1/2004	\$1,250,000.00	WD - Warranty Deed	Unqualified	Vacant
07237-01469	12/17/1991	\$212,000.00	MS - Miscellaneous	Unqualified	Improved
07242-02363	12/17/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
06214-01303	5/12/1986	\$315,000.00	MS - Miscellaneous	Unqualified	Improved
05650-01532	5/12/1983	\$350,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	0	0	0	67,014.00	\$33,742.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	8.95	Acrag	\$760,750.00

Legal

LN	Legal Description
1	5-93 13-3S-25E 8.95
2	JACKSONVILLE HEIGHTS
3	PT TRACT 5 RECD O/R 15699-874
4	BLK 2

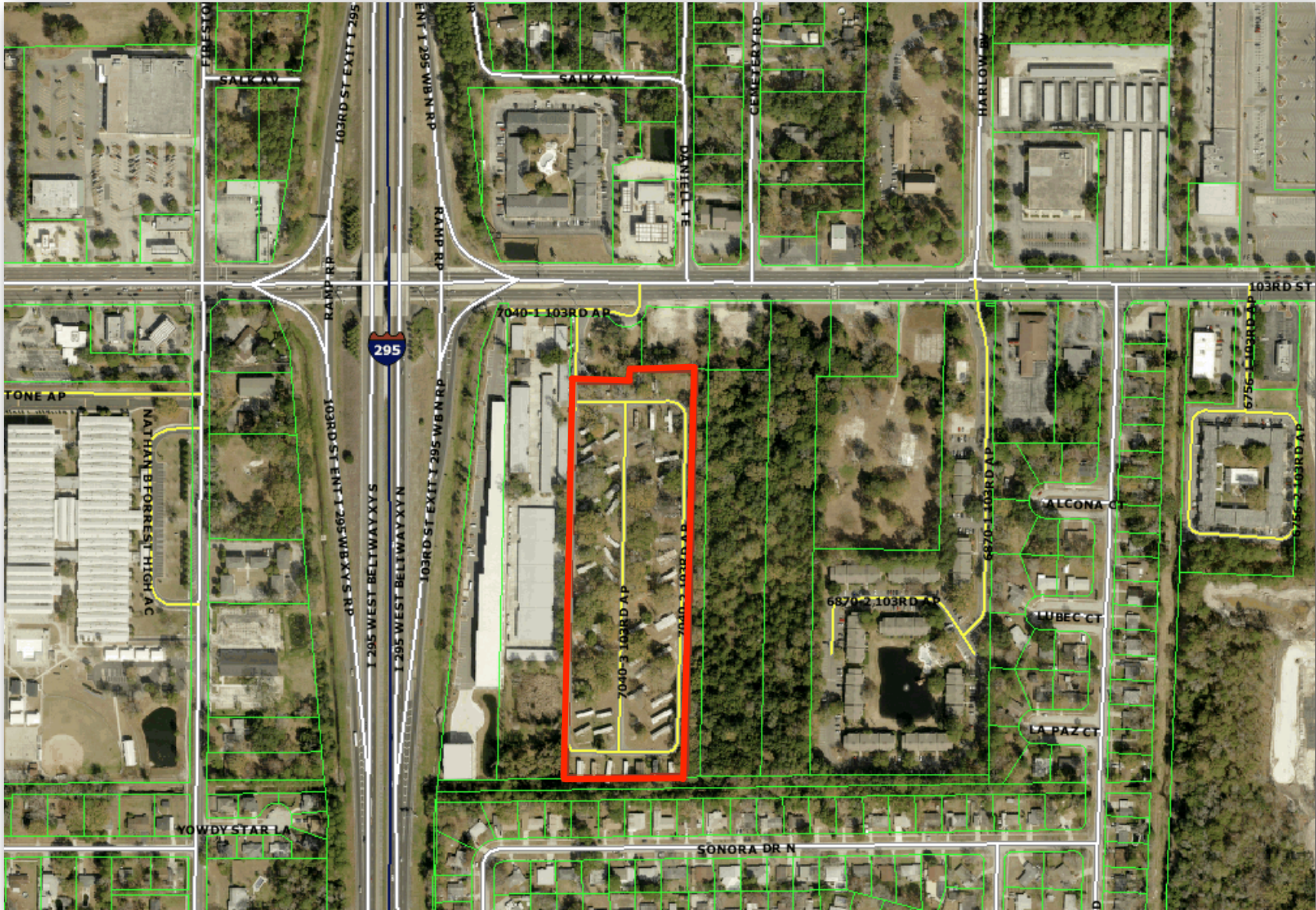
Buildings

No data found for this section

2011 Notice of Proposed Property Taxes (Truth in Millage Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$794,492.00	\$0.00	\$794,492.00	\$10,753.83	\$7,972.97	\$8,555.73
Public Schools: By State Law	\$794,492.00	\$0.00	\$794,492.00	\$5,728.77	\$4,214.78	\$4,541.71
By Local Board	\$794,492.00	\$0.00	\$794,492.00	\$2,676.86	\$1,786.02	\$2,122.17
FL Inland Navigation Dist.	\$794,492.00	\$0.00	\$794,492.00	\$36.97	\$27.41	\$28.28
Water Mgmt Dist. SJRWMD	\$794,492.00	\$0.00	\$794,492.00	\$445.57	\$263.22	\$358.24
Gen Gov Voted	\$794,492.00	\$0.00	\$794,492.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$794,492.00	\$0.00	\$794,492.00	\$0.00	\$0.00	\$0.00
			Totals	\$19,642.00	\$14,264.40	\$15,606.13
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$1,071,600.00	\$1,071,600.00	\$0.00	\$1,071,600.00		
Current Year	\$794,492.00	\$794,492.00	\$0.00	\$794,492.00		

DG236 Aerial



Commercial Community/General-1 (CCG-1) District.

(a) Permitted uses and structures.

- (1) Commercial retail sales and service establishments
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Hotels and motels.
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- (12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (18) Churches, including a rectory or similar use.
- (19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- (21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- (23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.

(b) Permitted accessory uses and structures. See Section 656.403

(c) Permissible uses by exception.

- (1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
- (2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.

- (3) Residential treatment facilities and emergency shelters.
- (4) Multi-family residential integrated with a permitted use.
- (5) Crematories.
- (6) Service garages for minor or major repairs
- (7) Car wash or auto laundry
- (8) Pawn shops (limited to items permitted in the CCG-1 Zoning District).
- (9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (10) Retail sales of new or used automobiles
- (11) Blood donor stations, plasma centers and similar uses.
- (12) Private clubs.
- (13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (14) Billiard parlors.
- (15) Service and repair of general appliances and small engines.
- (16) Schools meeting the performance standards and development criteria set forth in Part 4.
- (17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (18) Nightclubs.

(d) Minimum lot requirements (width and area).

None, except as otherwise required for certain uses.

(e) Maximum lot coverage by all buildings.

None, except as otherwise required for certain uses.

(f) Minimum yard requirements.

- (i) Front—None.
- (ii) Side—None

Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.

- (iii) Rear—10 feet.

(g) Maximum height of structures.

Sixty feet

(h) Limitations on permitted or permissible uses by exception.

All of the permitted and permissible uses by exception in the CCG-1 District are subject to the following provisions unless otherwise provided for:

- (1) Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

Environmental Report

If available for this property, the environmental report may be obtained via separate download.

Association, Covenants and Restriction Documents

If applicable for this property, these documents are available via separate download.

WESTCOR LAND TITLE INSURANCE COMPANY

ALTA COMMITMENT 6-17-06 (WITH FLORIDA MODIFICATIONS)

STATE: Florida	Schedule A	COUNTY: Duval
AGENCY OR BRANCH ID NUMBER/ FILE # DG236		OREO ID #: 600528

1. Policy or Policies to be issued:

A. OWNER'S: ALTA Owner's Policy (6/17/06). (With Florida Modifications)

Amount:

NOMINEE

B. MORTGAGEE: ALTA Loan Policy (6/17/06). (With Florida Modifications)

Amount

NONE ISSUED

NONE ISSUED

2. The estate or interest in the land described or referred to in the Commitment and covered herein is FEE SIMPLE and is at the effective date hereof vested in:

TD BANK, National Association

3. The land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Countersigned Authorized Signatory- **JJ GULLETT**

Issued By:

gullett
TITLE
401 St. Johns Avenue
Palatka, Florida 32177
(386) 328-5106

NOTE: THIS COMMITMENT IS OF NO FORCE AND EFFECT UNLESS COMMITMENT COVER, SCHEDULES A, B-SECTION 1 AND B-SECTION 2 ARE ATTACHED.
CM-8S / ALTA COMMITMENT FOR TITLE INSURANCE 6-17-06 (WITH FLORIDA MODIFICATIONS)

(WLTIC EDITION 1/26/11)

WESTCOR LAND TITLE INSURANCE COMPANY

ALTA COMMITMENT 6-17-06 (WITH FLORIDA MODIFICATIONS)

Schedule B - Part 1 REQUIREMENTS

File No.: **DG236**

Commitment No.:

The following are the requirements to be complied with:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record to wit:
(a) Special Warranty Deed to be executed by TD BANK, National Association to NOMINEE.
2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
5. Exceptions 3 and 4 of Schedule B - Section 2 of this commitment may be amended in or deleted from the policy to be issued if a survey, satisfactory to the Company, is furnished to Company.
6. Payment of any pending or certified charges/special lien/assessments including, but not limited to: Sanitation, Utility, Road Paving, Wastewater imposed by City, County, and/or State. NOTE: This county may have special lien/assessments imposed by the local municipality. These lien/assessments may not be discovered in a title search or shown above. These special assessments typically create a lien on real property. The municipality which governs subject property must be contacted to verify payment status.
7. VALID RELEASE of CLAIM OF LIEN in favor of City of Jacksonville, recorded in Official Records Book 15465, Page 725, of the Public Records of Duval County, Florida, in the original amount of \$3,660.30, plus any interest and costs.
8. Payment of Nuisance Liens as shown on taxes under RE# 014430.0100.
9. Payment of 2009 City User Fees in the amount of \$7,343.95 (June amount).
10. VALID RELEASE of that certain Collateral Assignment of Lease executed by 103rd Street Mobile Home Park, LLC, to First Federal Bank of North Florida, dated December 15, 2006, and recorded in Official Records Book 13711, Page 286, of the Public Records of Duval County, Florida.

NOTE: THIS COMMITMENT IS OF NO FORCE AND EFFECT UNLESS COMMITMENT COVER, SCHEDULES A, B-SECTION 1 AND B-SECTION 2 ARE ATTACHED.

CM-8S / ALTA COMMITMENT FOR TITLE INSURANCE 6-17-06 (WITH FLORIDA MODIFICATIONS)

(WLTIC EDITION 1/26/11)

WESTCOR LAND TITLE INSURANCE COMPANY

ALTA COMMITMENT 6-17-06 (WITH FLORIDA MODIFICATIONS)

Schedule B - Part 2

EXCEPTIONS

File No.: **DG236**

Commitment No.:

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Encroachments, overlaps, boundary lines disputes, and other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes and assessments for the year **2012** and subsequent years.
7. Restrictions, which may also provide for property owner's dues, fees and/or assessments, in addition to any easements, reservations, covenants, conditions, building setback lines and any special assessments, which are due or may become due, if any, as shown in the public records.
8. Public Utility Easements for Electric, Telephone, Water and Sewer Systems, Drainage, Gas, Fuel and similar Utilities and Community or Cablevision Systems.
9. Any lien provided for by Chapter 159, Florida Statutes, or right to a Lien, in favor of any city, town, village or port authority, for unpaid service charges for services by any water system, sewer system or gas system servicing captioned lands.
10. This policy is subject to any potential current use rollback taxes, any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any future action of the Office of the Tax Collector, and/or the Board of Equalization of the County, in which the County in which the subject property is located.
11. Any loss or damage arising from assessments resulting from the provisions contained in Florida Statute Section 720.3085 (HOAs) or Subsection 718.116 (1) (a), F.S., and/or Subsection 718.116 (5) (a), F.S. (CONDOS).
12. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 5, Page 93 of the Public Records of Duval County, Florida.

NOTE: THIS COMMITMENT IS OF NO FORCE AND EFFECT UNLESS COMMITMENT COVER, SCHEDULES A, B-SECTION 1 AND B-SECTION 2 ARE ATTACHED.

CM-8S / ALTA COMMITMENT FOR TITLE INSURANCE 6-17-06 (WITH FLORIDA MODIFICATIONS)

(WLTIC EDITION 1/26/11)

WESTCOR LAND TITLE INSURANCE COMPANY

ALTA COMMITMENT 6-17-06 (WITH FLORIDA MODIFICATIONS)

EXHIBIT "A"

LEGAL DESCRIPTION

That certain tract or parcel of land being a portion of Tract 5, Block 2, Section 13, Township 3 South, Range 25, East of JACKSONVILLE HEIGHTS, as per plat recorded in Plat Book 5, page 93, Public Records of Duval County, Florida, being more particularly described as beginning at the Southeasterly corner of said Tract 5, thence North 1 degree, 20 minutes East along the Easterly boundary of said Tract 5, 1191.3 feet to a point that is 200 feet Southerly of the Southerly right of way line of 103rd Street; thence North 89 degrees, 53 minutes, 30 seconds West and parallel to the Southerly right of way line of 103rd Street, 180 feet; thence South 1 degree, 20 minutes West and parallel to the Easterly line of said Tract 5, 32.02 feet, thence North 89 degrees, 53 minutes, 30 seconds West and parallel to the Southerly right of way line of said 103rd Street, 160 feet; thence South 1 degree, 07 minutes, 15 seconds West 1163 feet, more or less, to the South boundary of Tract 5, thence North 89 degrees, 25 minutes, 20 seconds East along the Southerly boundary of said Tract 5, 335.80 feet to the point of beginning except from the above described, the Southerly 30 feet conveyed to Duval County for drainage and utility purposes.

AND ALSO an easement for Ingress and Egress being:

That certain tract or parcel of land being a part of Tract 5, Block 2, Section 13, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida, being more particularly described as commencing at the Southeast corner of Lot 15, as shown on the Plat of WESCONNETT ESTATES, as recorded in Plat Book 22, Page 56 of said Public Records, said point being situate at the intersection of the former Northerly right of way line of 103rd Street (an 80 foot right of way), with the Westerly right of way line of Harlow Boulevard (formerly Jenkins Road as shown on Plat of WESCONNETT ESTATES); thence North 89 degrees, 53 minutes, 30 seconds West along said Northerly right of way line of 103rd Street, 72.45 feet to a point on the Northerly prolongation of the East line of Tract 3, Block 2; thence South 01 degrees, 45 minutes, 30 seconds West along said Northerly prolongation of said East line of Tract 3, 80.02 feet to the Southerly right of way line of said 103rd Street (being the former 80 foot right of way line); thence North 89 degrees, 53 minutes, 30 seconds West along said Southerly right of way line of 103rd Street, 1007.25 feet; thence South 0 degrees, 45 minutes, 08 seconds West, 50.00 feet to a point situate on the Southerly right of way line of the present Interstate Highway No. 295 access road right of way; thence South 89 degrees, 53 minutes, 30 seconds East along said present Southerly right of way line of the access road, 15.00 feet; thence South 21 degrees, 13 minutes, 41 seconds West 42.88 feet; thence South 0 degrees, 45 minutes, 08 seconds West, 144.00 feet to a point situate in the Northerly line of those certain lands described in deed recorded in Official Records Volume 2985, Pages 675 and 676 of the said Public Records; thence North 89 degrees, 53 minutes, 30 seconds West along the Northerly line of said last mentioned lands, 36.00 feet to the Northwesterly corner of said last mentioned lands; thence North 0 degrees, 45 minutes, 08 seconds East along the Westerly line of said Tract 5, (as now established and in possession), 184.00 feet to said Southerly right of way line of the access road: thence South 89 degrees, 53 minutes, 30 seconds East along said Southerly right of way line 36.00 feet to the point of beginning. (Excepting any portion of above described lands which may be lying outside the boundaries of Tract 5 as shown on recorded plat.)