



 **PROPERTY DESCRIPTION**

Location: Southside of Atlantic Blvd., 1.68 miles west of University Blvd., and .55 miles east of Beach Blvd. and Atlantic Blvd. merger.

Estimates Building Size: 8,137+- SF

Estimates Land Size: 2.13+- acres

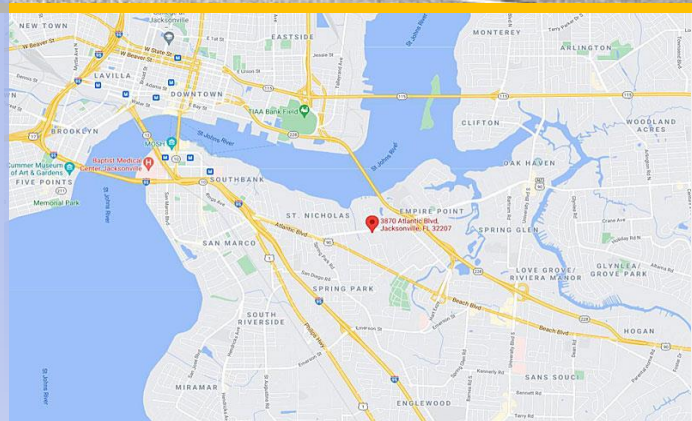
Most Recent Use: Lodge (Masonic Lodge)

Zoning: CRO – RMD-D

Utilities: City water, septic sewage, JEA- electric

AADT: 28,000 cars per day

Sales Price: \$849,900.00



The Cordell Group

Donald G. "Beau" Maurer

Phone: (904) 370-0600

Email: beau@thecordellgroup.com

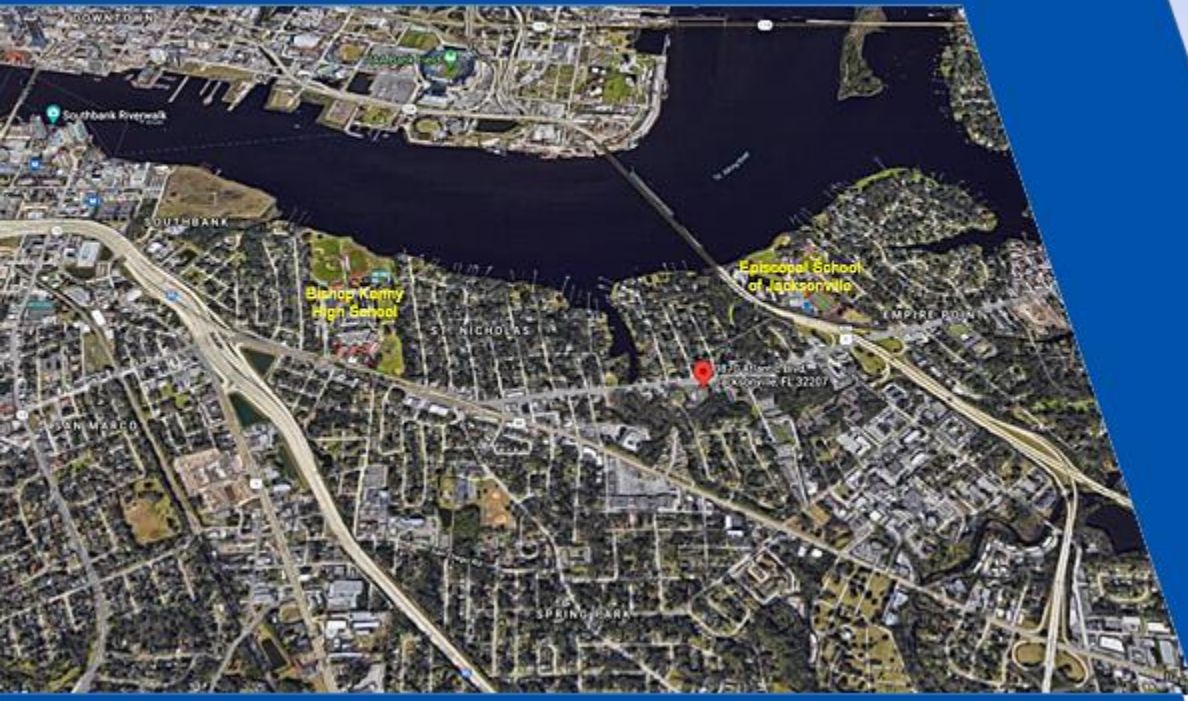
Website: www.thecordellgroup.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

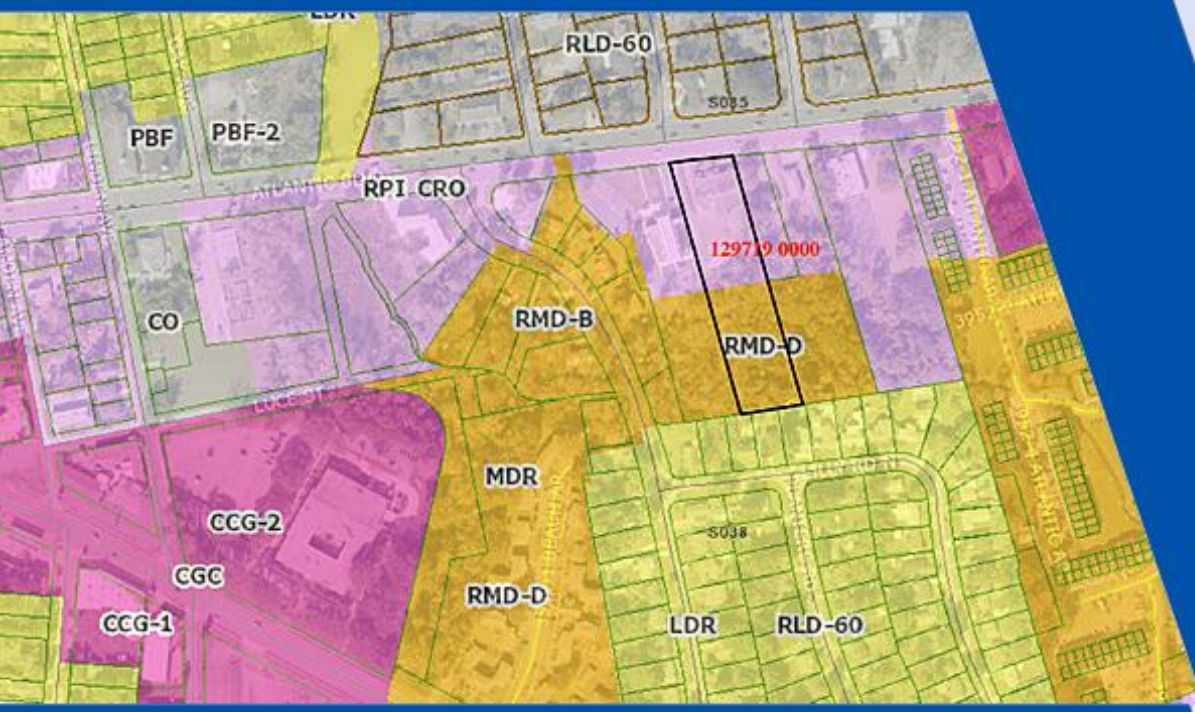
FOR SALE
Lodge - Club - Hall

3870 Atlantic Blvd
Jacksonville, Florida 32207

AERIAL



TAX MAP

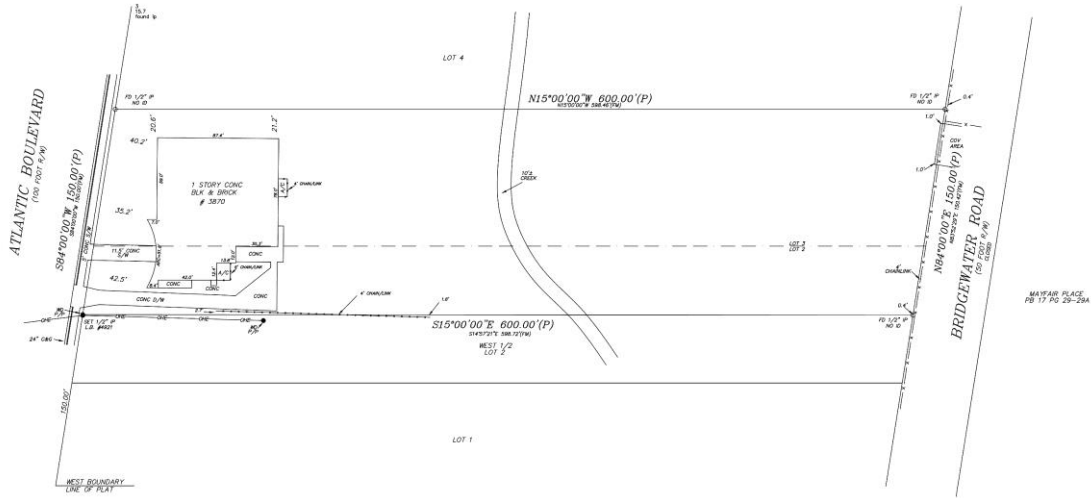


SURVEY

MAP SHOWING BOUNDARY SURVEY OF

EAST 1/2 LOT 2 AND LOT 3, AS SHOWN ON MAP OF A REPLAT OF LOTS
35,36,37,38,39,40,41 AND OTHER PARTS OF HOLLY OAKS AS RECORDED IN PLAT BOOK
15, PAGE 79 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: WM BARNETT LODGE #187.



CORRECTION B-01-2021

THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 588 FOR DUVAL COUNTY, FLORIDA, DATED 11-02-2010, AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.

5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

<input type="checkbox"/> SURV	<input type="checkbox"/> 2020: TRI-STATE LAND SURVEYORS, INC.
<input type="checkbox"/> CONC W/TH	<input type="checkbox"/> BEARINGS BASED ON: SUR - LINE AS SHOWN
<input type="checkbox"/> 2\"/>CONC	<input type="checkbox"/> THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
<input type="checkbox"/> 4\"/>CONC	<input type="checkbox"/> NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
<input type="checkbox"/> 6\"/>CONC	<input type="checkbox"/> OF A FLORIDA LICENSED SURVEYOR AND MAPPER
<input type="checkbox"/> 8\"/>CONC	<input type="checkbox"/> THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT
<input type="checkbox"/> 10\"/>CONC	<input type="checkbox"/> BENEFIT OF A TITLE WANDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH
<input type="checkbox"/> 12\"/>CONC	<input type="checkbox"/> SCALE: 1\"/>= 60'
<input type="checkbox"/> 14\"/>CONC	<input type="checkbox"/> FIELD WORK DATE: 7-20-2021
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