

FOR SALE

\$97,500



360 NW 20th Street

Automotive garage in need of repair. Building features showroom, office, parts storage room & 2 restrooms. Workshop with 2 - 12'(W) x 10'(H) ground doors. Well & Septic. Fenced storage yard. B-5 Zoning.

Estate Sale - Sold "As Is" - Present all offers

Office SF: 1,842

Warehouse SF: 3,564

Total SF: 5,406

Lot Size: .71 Acres

Year Built: 1942

Zoned: B-5 City of Ocala

PA#: 25402-001-00

Taxes: 2,061

MLS#: 381670

Van H. Akin, CCIM, SIOR

Foxfire Realty

615 E. Silver Springs Blvd., Ocala, FL 34470

Office: (352) 732-3344 Fax: (352) 732-8180 Cell: (352) 804-2446

Email: v.akin@att.net



DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

Marion County Property Appraiser

Villie M. Smith, CFA, ASA

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2012 Property Record Card

25402-001-00

Prime Key: 617041

[MAP IT](#)

Property Information

THE REBECCA R TANNER REV LIVING TRUST
12949 NW 97TH PL
OCALA FL 34482-8621

Taxes / Assessments:

Map: 178
Mill Group: 1001

M.S.T.U.

PC:27
Acres: 0.71

Location: 360 NW 20TH ST OCALA

Current Values

Land Just Value	\$46,500
Buildings	\$66,248
Miscellaneous	\$1,461
Total Just Value	\$114,209
Total Assessed Value	\$114,209
Exemptions	-\$0
Total Taxable	\$114,209

History of Assessed Values

Year	Land	Building	Misc Impr	Just	Assessed	Exemption	Taxable
2012	\$46,500	\$66,248	\$1,461	\$114,209	\$114,209	\$0	\$114,209
2011	\$46,500	\$67,546	\$1,461	\$115,507	\$115,507	\$0	\$115,507
2010	\$46,500	\$78,083	\$1,461	\$126,044	\$126,044	\$0	\$126,044

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5141/1505	01/09	77 AFFIDAVIT	0	U	I	\$100
5141/1514	08/06	71 DTH CER	0	U	I	\$100
2705/0036	10/99	05 QUIT CL	0	U	I	\$100
2064/1096	07/95	74 PROBATE	0	U	I	\$100
2061/1545	08/94	71 DTH CER	0	U	I	\$100
1887/1040	11/92	10 FORECLS	0	U	I	\$121,500
1674/0315	07/90	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$175,000

Property Description

SEC 07 TWP 15 RGE 22
 COM AT SW COR OF NE 1/4 OF NE 1/4 TH N 00-13-39 E
 443.22 FT TO POB TH N 00-13-39 E 222.59 FT TH
 N 89-49-18 W 138.39 FT TH N 18-43-45 W 2.31 FT TH
 N 79-54-15 E 241.44 FT TH S 00-13-39 W 250 FT TH
 S 79-54-15 W 100 FT TO POB

Land Data - Warning: Verify Zoning

Use	Front	Depth	Zone	C Notes	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
2715	100	250	B5		25000.00	SF	1.50	1.00	1.00	1.00	\$37,500	\$37,500
2715	150	40	B5	TRI	6000.00	SF	1.50	1.00	1.00	1.00	\$9,000	\$9,000

Neighborhood 5001 - 15-22 ACREAGE

Total Land - Class \$46,500

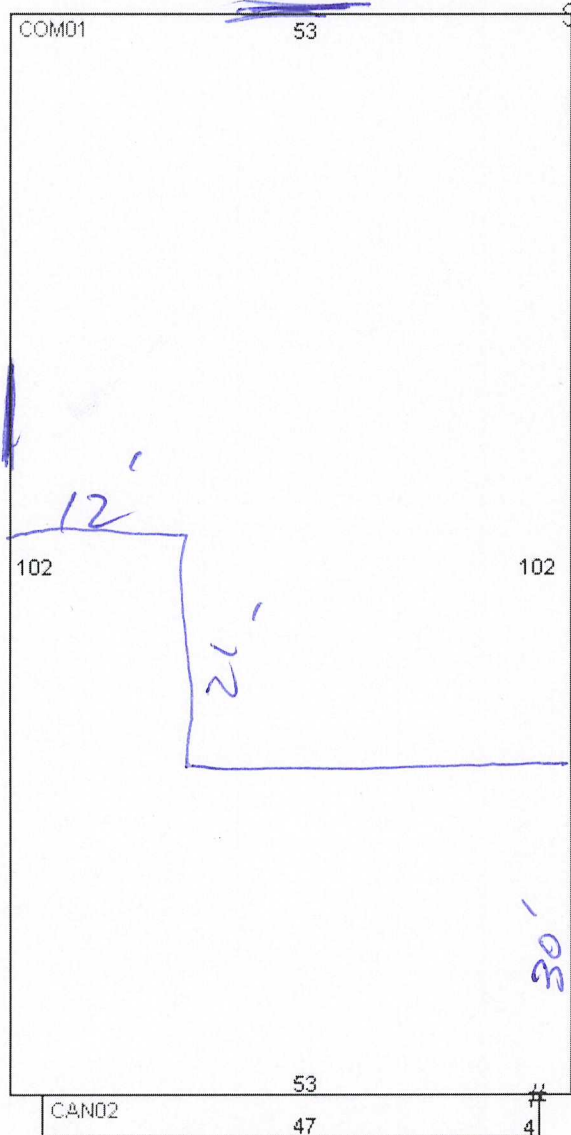
Mkt: 8 70

Total Land - Just \$46,500

Traverse

Building 1 of 1

COM01=L53D102R53U102.D102L3
 CAN02=D4L47U4R47.



Building Characteristics

Structure Type 6 - PILASTERS
Effective Age 6 - 25-29 YRS
Condition 2 - 2
Quality Grade 400 - FAIR
 Inspected on 5/4/2006 by 183

Year Built 1942
 Obsolescence: Functional 0.00 %
 Obsolescence: Locational 0.00 %
 Base Perimeter 310

Exterior Wall: 24 CONC BLK-PAINT 83 %
 27 MASONITE 17 %

Section	Avg Wall Height	Nbr Stories	Year Built	Basement %	Ground Floor Area	Interior Finish(es)	Sprinkler A/C		
1	11.0	1.00	1942	0 %	5,406	M17 OFFICE	4 %	N	N
						M49 STORAGE	5 %	N	N
						M11 ONE STORY STORE	24 %	N	N
						G27 AUTO REPAIR	67 %	N	N
2	8.0	1.00	1942	0 %	188	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts 0 Apartments 0 Kitchens 0 4FixBath 0 3FixBath 0
 Elevator Landings 0 Escalators 0 Fireplaces 0 2FixBath 2 XFixture 0

Miscellaneous Improvements

Type		Nbr Units	Type	Life	EYB	Grade	Length	Width	Depr Value
159	PAV CONCRETE	522.00	SF	20	1978	3	0.0	0.0	\$355
105	FENCE CHAIN LK	500.00	LF	20	1978	5	0.0	0.0	\$1,106
Total Depreciated Value as of 10/16/2012 - \$1,461									

Appraiser Notes

DAVES AUTO REPAIR

Planning and Building, County Permit Search

**** Permit Search ****

Permit Number	Amount	Issued	Completed	Construction Description
OC01369	\$500	8/1/1990	-	ADD
OC00040	\$10,000	1/1/1993	-	ROOF

Property Images

Not For Public Distribution: Members Only

C381706 A		360 NW 20 ST, OCALA FL 34475		L: \$97,500 <input type="checkbox"/>	
List: VAN AKIN, II (352) 804-2446 of FOXFIRE REALTY (352) 732-3344 / FAX: (352) 732-1664 <u>V.AKIN@ATT.NET</u> Co- Firm: 59 Agt: 271510005					
County:	Marion	Type:	Commercial Building	PHOTO NOT AVAILABLE	
Subdivision:	Comm Nonsub	Year Built:	1942		
Model Name:		Stories:	One		
Bedrooms:	0	Nat Gas Y/N:			
Baths:	0	Elec Volt:	200		
Restrooms:	2	Elevator Y/N:			
# Units:	1				
Zoning:	B-5 Heavy Business				
Parcel:	25402-001-00				
Legal:	LEGAL IN LO				
Total Sqft:	5406	Building Sqft:	5406	Office Sqft:	1842
Net Oper Inc:		Tot Oper Exp:		Gross Oper Inc:	13800
Lot Size:	100 X 250 X + X -	Acres:	.71	Warehouse Sqft:	3564
Section:	07	Township:	15	Range:	22E
Elem:		Taxes:	2061	\$ Per Sqft:	\$18.04
Middle:		Auction:	N	Util Comp.:	
High:		Sprinkler:		AG Expt Y/N:	No
Property Type:	Auto/Marine Services				
Construction:	Concrete Block	Heating:	Zoned		
Extras:	Private Restrooms	Location:	In City Limits		
A/C:	Zoned	Ext. Misc:			
Over Doors:	11-12 Ft. , 1-3 Doors , Other-See Remarks	Show Inst:	Call Listing Agent , Go To Site		
Parking:	Other-See Remarks	Lease Terms:	None		
Floor:	Concrete	New Fin:	Cash		
WaterFront:		Exist MTG:			
Ceil Height:	11-14 Ft.	Roof:	Shingle		
Front Road:	City , County	Sewer:	Septic		
Includes:	Building(s) and Land	Water:	Well		
Utilities:	Above Ground Electric	Photos:	To Follow		
Dockage:	Other-See Remarks				
Directions:	301-441 PINE AVE TO OLD JACKSONVILLE RD, NW 20 ST, TURN EAST TO 2ND BUILDING ON RIGHT,PAST NW 4 AVE, SEE SIGN				
Remarks:	AUTOMOTIVE GARAGE IN NEED OF REPAIR. B-5 ZONING, FENCED STORAGE YARD. BUILDING FEATURES SHOWROOM, OFFICE,PARTS STORAGE ROOM & 2 RESTROOMS. WORKSHOP WITH 2 12'WX10'H GROUND DOORS. 200AMP ELECTRIC SYSTEM. ESTATE SALE, SOLD "AS IS". PRESENT ALL OFFERS!				
Realtor Only Remarks:	COMMISSION PAID ONLY UPON CLOSING.				
List Date:	10/22/2012	Orig List \$:	\$97,500	Trans. Broker:	3.0% Sign Y/N: Yes
Sold Date:		Sell Price:		Dual Com Y/N:	No VOW Y/N: No
Pend Date:		Pend Agt:		Buyer Agency:	3.0% Internet Y/N: Yes
Expire Date:	10/22/2013	How Show:	Call Listing Agt	NR Non-Rep:	3.0% Occupied: Yes
Lease Date:		Exclusive:	Right	Pend CTS Date:	IDX: Yes
Caravan Date:	11/06/2012	Caravan Type:	Commercial	Projected Close:	DOM: 3
Withdraw Date:		Withdraw Status:		How Sold:	
Concessions Y/N:		List Hub Y/N:	Yes		
VOW AVM:	No	VOW Blogging:	No	Internet Addr:	Yes Auction Prop: No
Occupant Name / Phone:	DAVE'S AUTO (-)			Foreclosed/REO:	
Seller Name/Phone:	TANNER TRUST (-)			Short Sale: No	
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