

~ INVESTMENT OPPORTUNITY ~
\$565,000



5803 SE Hwy 484, Belleview, FL 34420

Popular neighborhood ice cream store featuring walk-up and double drive-through service in a prime corner location close to US 441/301/27 & CR 484, near Wawa and CVS. Currently leased at \$5,000/month NNN with expiration on 4/1/27. Includes real estate and equipment. Offering high-traffic visibility, this is an excellent turnkey opportunity in an established location.

Building Size: 796 SF

Lot: .10 Acres

Year Built: 1958

Zoned: B-2

PA#: 38214-000-00

Taxes: \$2,193

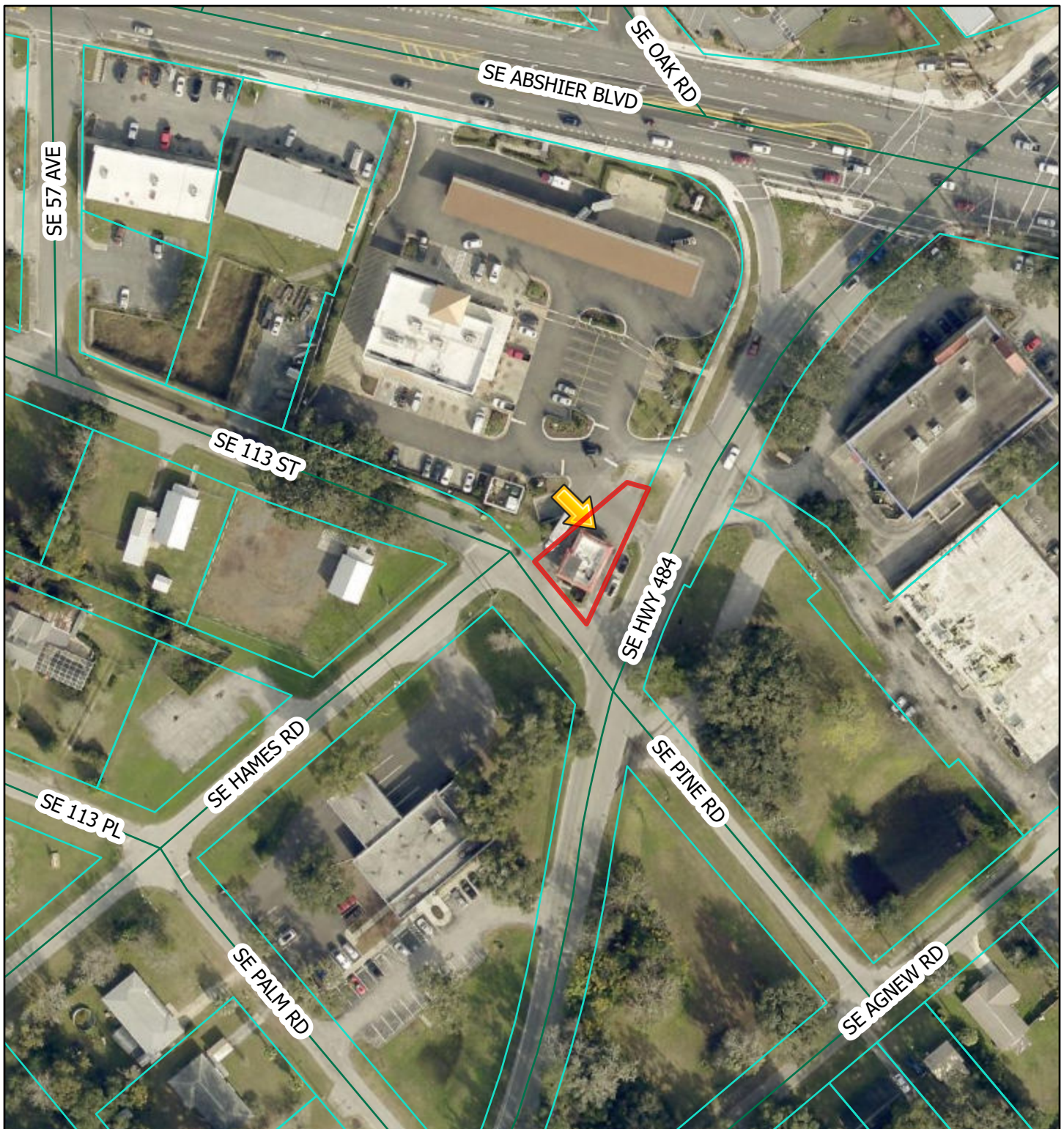
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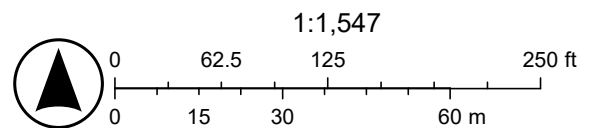
Van H. Akin, CCIM, SIOR
(352) 804-2446

Email: van@vanakin.net
500 NE 8th Avenue, Ocala, FL 34470

AERIAL - Marion County Property Appraiser



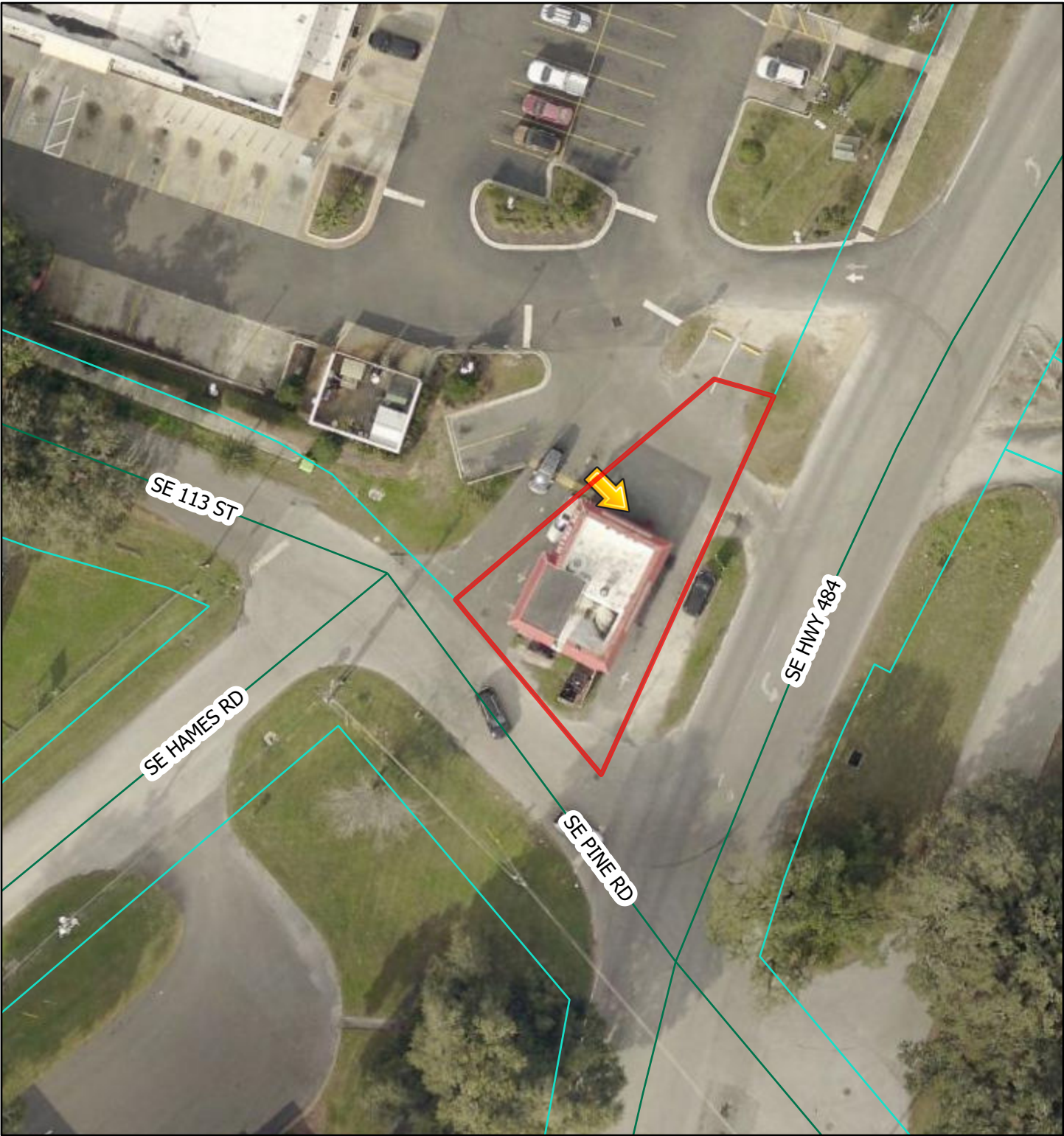
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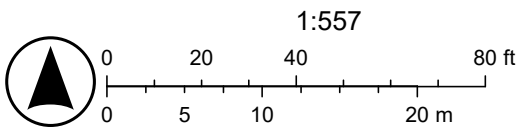
Marion County, Florida - Use at your own risk.

DISCLAIMER: Work in progress compiled solely for governmental purpose of property assessment. These are NOT surveys. No warranties, expressed or implied, are provided with this data, its use,

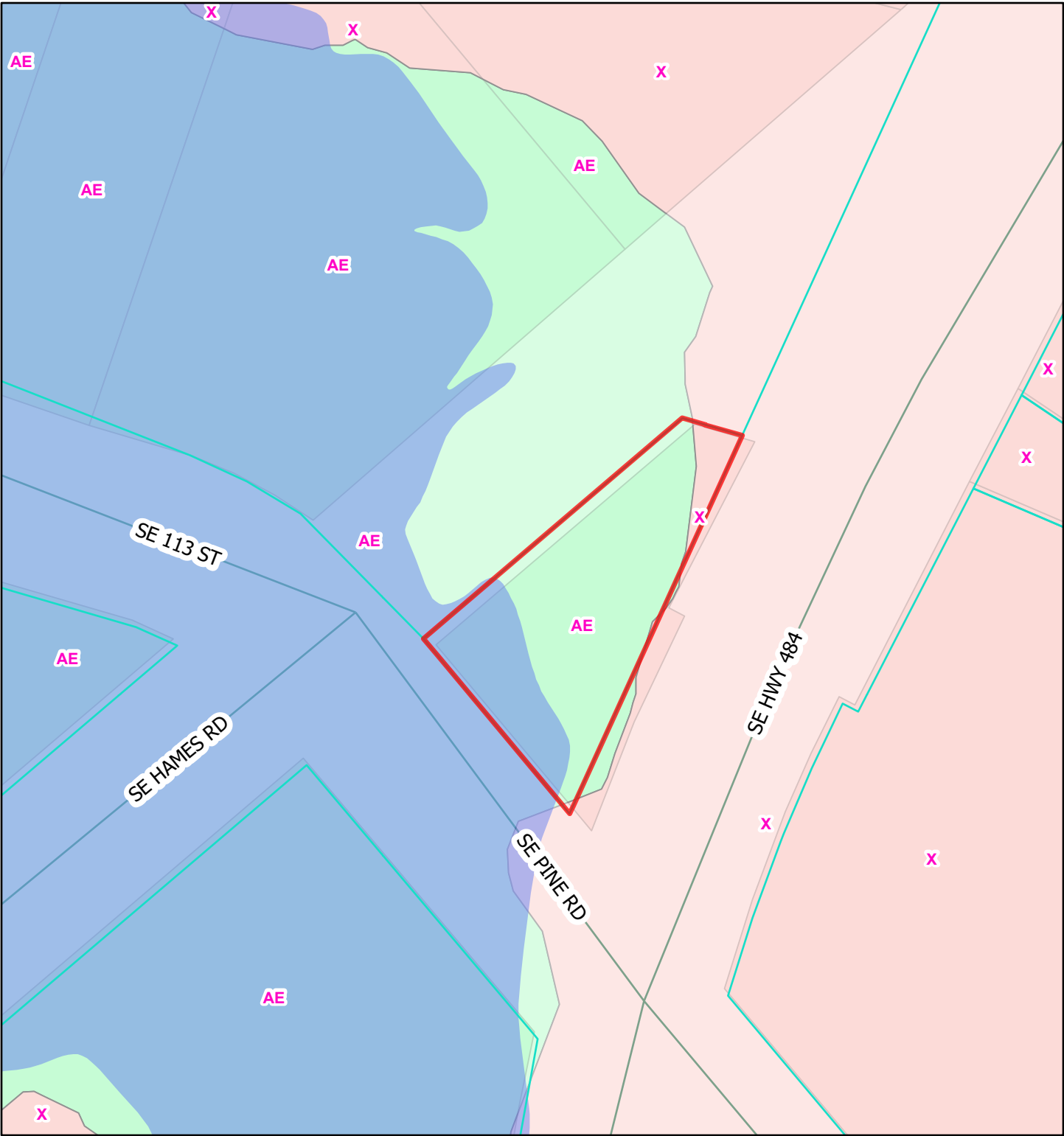
AERIAL 2 - Marion County Property Appraiser



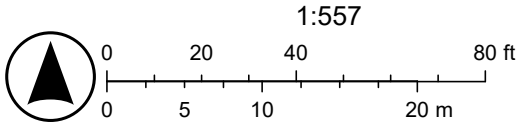
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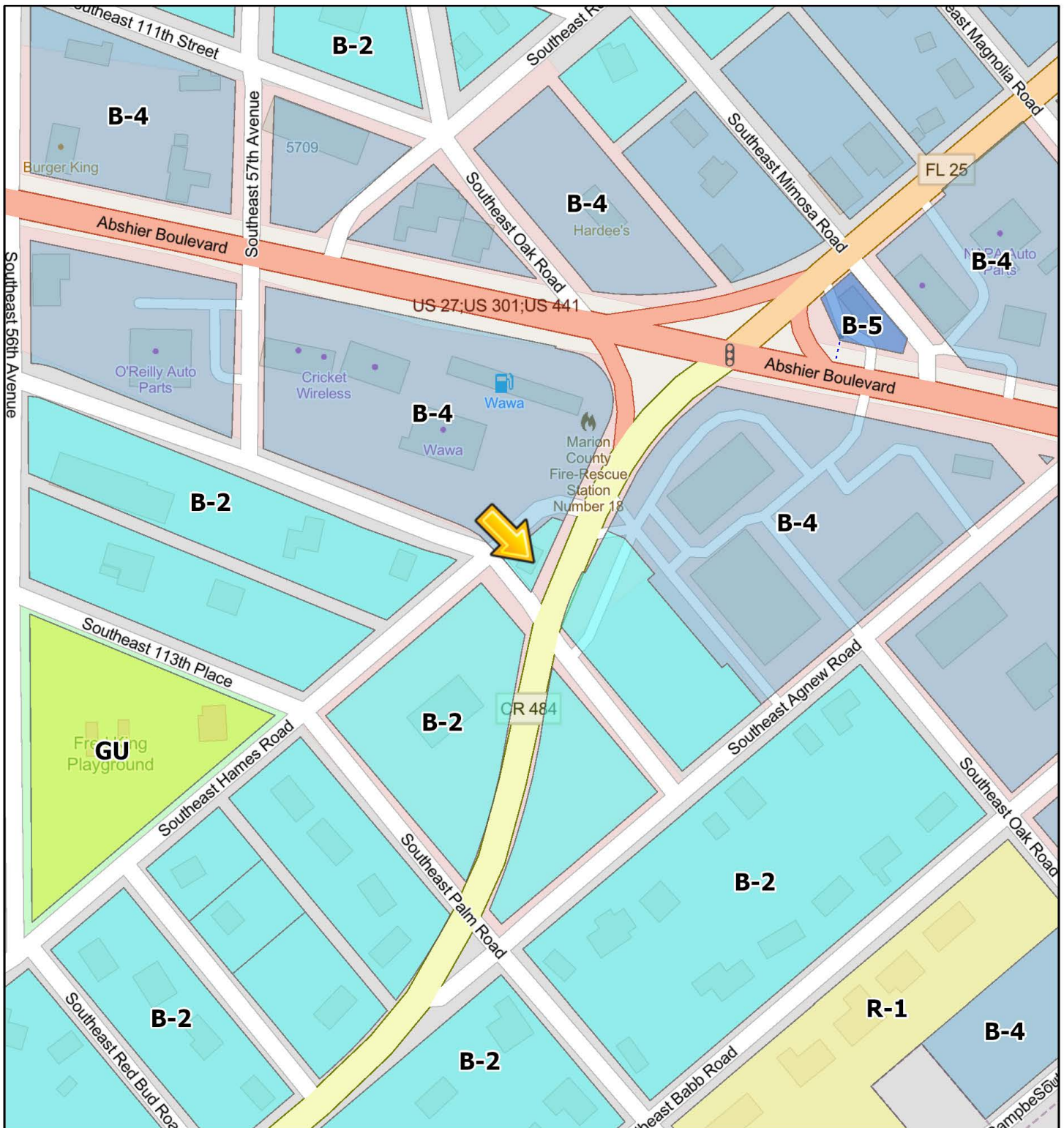
FLOOD MAP - Marion County Property Appraiser



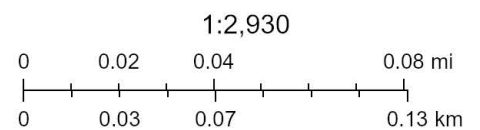
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Bellevue Development Services



12/2/2025, 1:44:20 PM



Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri
Community Maps contributors, Map layer by Esri

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

38214-000-00

[GOOGLE Street View](#)

Prime Key: 940542

[MAP IT+](#)

[Property Information](#)

SHAMBLIN PROPERTIES LLC
590 GROVE ST UNIT 771
HERNDON VA 20172-8045

[Taxes / Assessments:](#) \$2,284.88

Map ID: 217

[Millage:](#) 2001 - BELLEVIEW

[M.S.T.U.](#)

PC: 22

Acres: .10

Situs: 5803 SE HWY 484 BELLEVIEW

[Current Value](#)

Land Just Value	\$78,408		
Buildings	\$62,396		
Miscellaneous	\$1,118		
Total Just Value	\$141,922		
Total Assessed Value	\$114,588	Impact	(\$27,334)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$114,588		
School Taxable	\$141,922		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$78,408	\$62,396	\$1,118	\$141,922	\$114,588	\$0	\$114,588
2024	\$78,408	\$55,316	\$1,118	\$134,842	\$104,171	\$0	\$104,171
2023	\$78,408	\$58,012	\$1,118	\$137,538	\$94,701	\$0	\$94,701

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7458/0875	04/2021	07 WARRANTY	0	U	I	\$100
6928/0364	02/2019	74 PROBATE	0	U	I	\$100
6921/0656	02/2019	71 DTH CER	0	U	I	\$100
6909/1675	11/2018	71 DTH CER	0	U	I	\$100
6656/0881	10/2017	94 ROAD AB	0	U	I	\$100
2777/0845	03/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$33,700
2777/0843	03/2000	05 QUIT CLAIM	0	U	I	\$100
0805/0079	04/1977	02 DEED NC	0	U	I	\$15,000

[Property Description](#)

SEC 36 TWP 16 RGE 22
PLAT BOOK A PAGE 015
BELLEVIEW
ALL OF LOT 5 BLK 34 LYING W OF PEDRO-BELLEVIEW HWY

[Land Data - Warning: Verify Zoning](#)

[illegible]

Structure	4 - MASONRY NO PILAST	Year Built	1958
Effective Age	5 - 20-24 YRS	Physical Deterioration	0%
Condition	0	Obsolescence: Functional	0%
Quality Grade	300 - LOW	Obsolescence: Locational	0%
Inspected on	7/30/2024 by 253	Base Perimeter	118

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	9.0	1.00	1958	0	796	M22 FAST FOOD RESTAURANT	100 %	N Y
2	9.0	1.00	1958	0	422	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0Aptmnts: 0Kitchens: 04 Fixture Baths: 02 Fixture Baths: 1Elevator Landings: 0Escalators: 0Fireplaces: 03 Fixture Baths: 1Extra Fixtures: 6

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	816.00	SF	5	1980	3	68.0	12.0
144 PAVING ASPHALT	700.00	SF	5	1980	3	50.0	14.0
159 PAV CONCRETE	60.00	SF	20	1980	5	0.0	0.0
114 FENCE BOARD	24.00	LF	10	2000	4	0.0	0.0
Total Value - \$1,118							

Appraiser Notes

MS. STEVE`S DAIRY D-LITE

OK FOR EDIT LIST

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
PO25-0008	5/7/2025	5/15/2025	CHANGE OF TENANCY- MANY'S ICE CREAM
PB25-0242	4/30/2025	5/8/2025	CUSTOM INSTALL 1 BACKFLOW PREVENTER; 2 SINK DRAINS AND ONE
PB17-0284	11/16/2017	-	REPLACE METER CAN
B305110	11/1/2007	11/1/2007	SOFFIT REPLACED

Cost Summary

Buildings R.C.N.	\$111,421	2/11/2025				
Total Depreciation	(\$49,025)					
Bldg - Just Value	\$62,396		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$1,118	2/11/2025	1	\$111,421	(\$49,025)	\$62,396
Land - Just Value	\$78,408	11/30/2017				
Total Just Value	\$141,922	.				