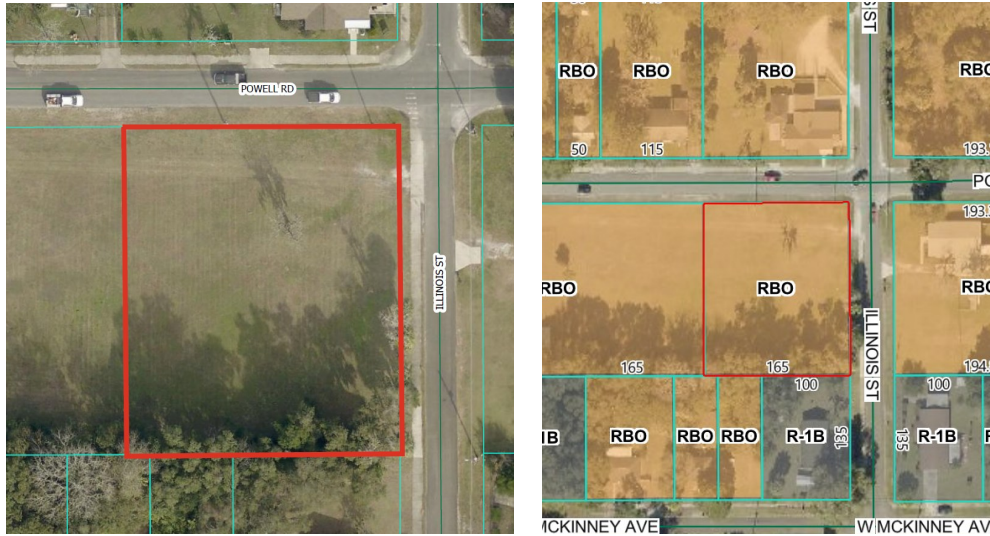


~ 0.74-Acre Corner Lot For Sale! ~
Powell Rd., Dunnellon, FL
\$90,000



Build Your Vision Today!

Newly available opportunity to secure a construction-ready parcel in a prime location! This expansive corner lot offers outstanding visibility and easy accessibility, making it ideal for your dream home, commercial venture, or home-based business. With versatile RBO zoning, the possibilities are endless—residential, business, or a perfect blend of both. This clean, level site is shovel-ready and all your utilities are available. Don't miss this high-visibility corner location in a desirable area.

Lot: .74 Acres

Zoned: RBO

PA#: 3350-071-000

MLS#: OM697277

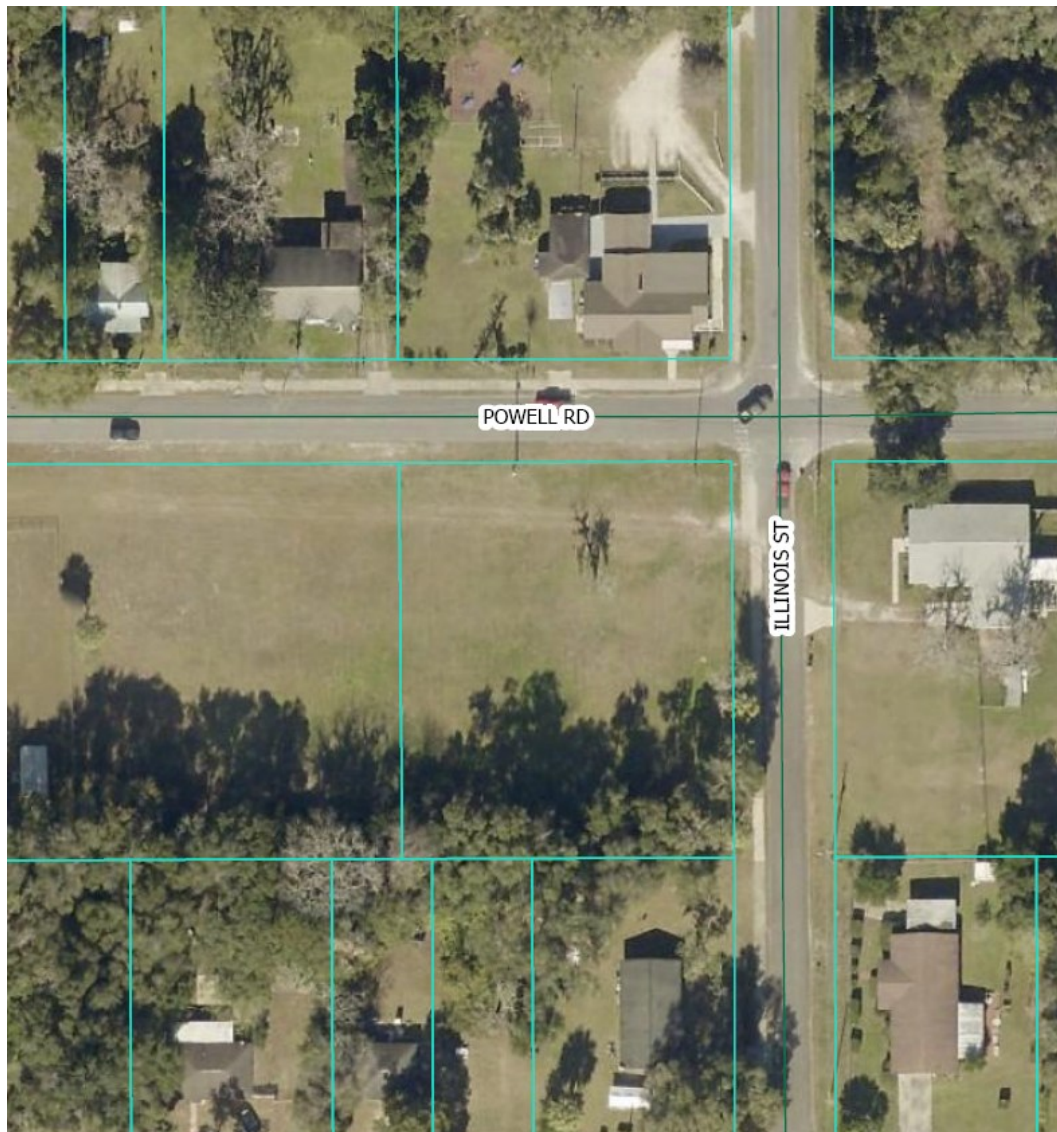
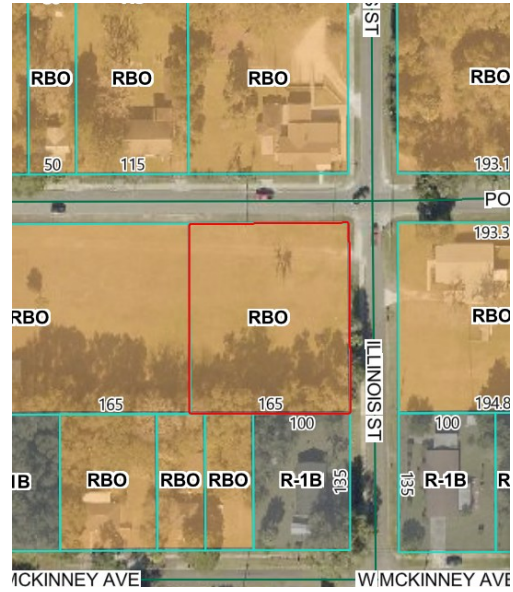
Information herein is deemed reliable but not guaranteed



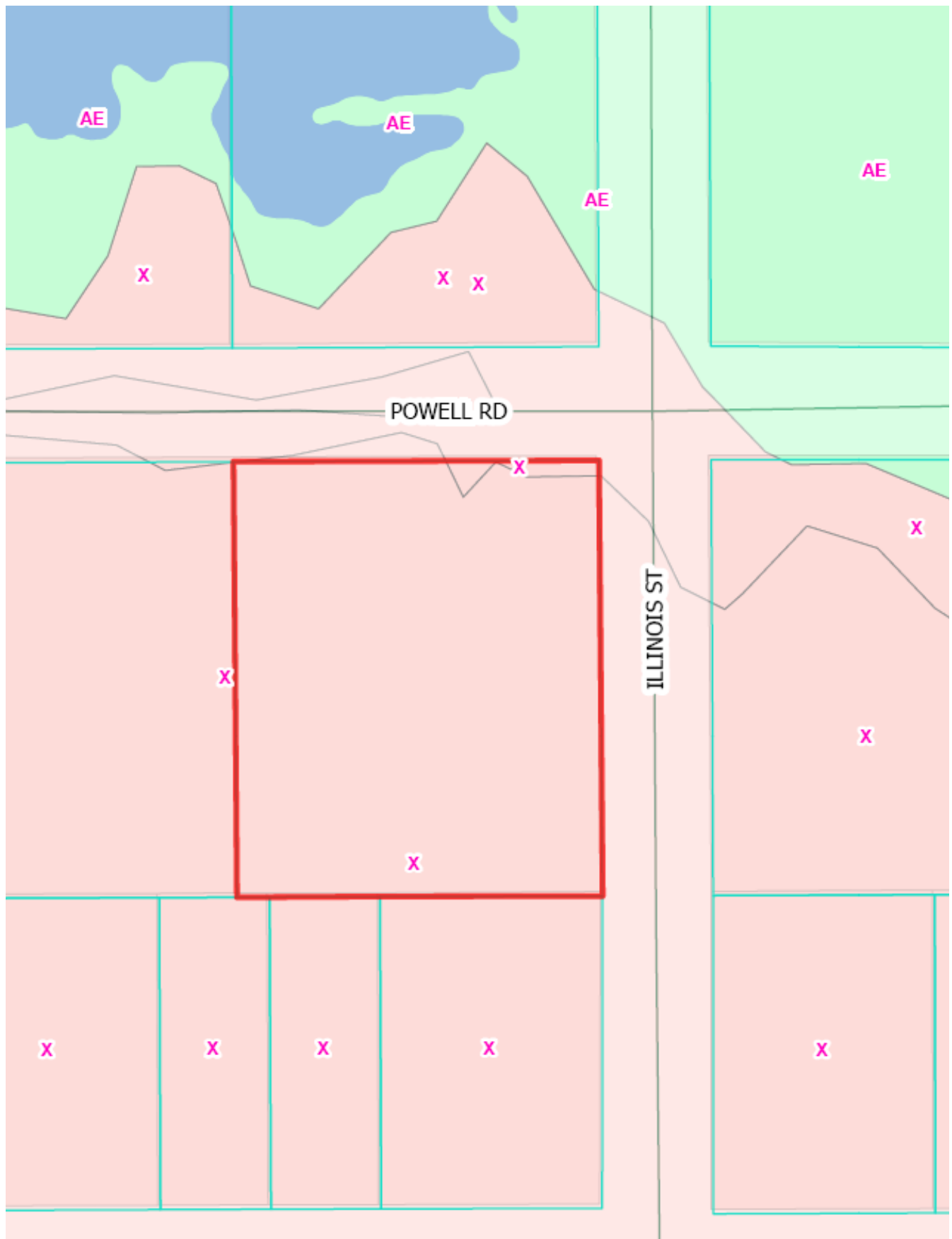
Van H. Akin, CCIM, SIOR
(352) 804-2446

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

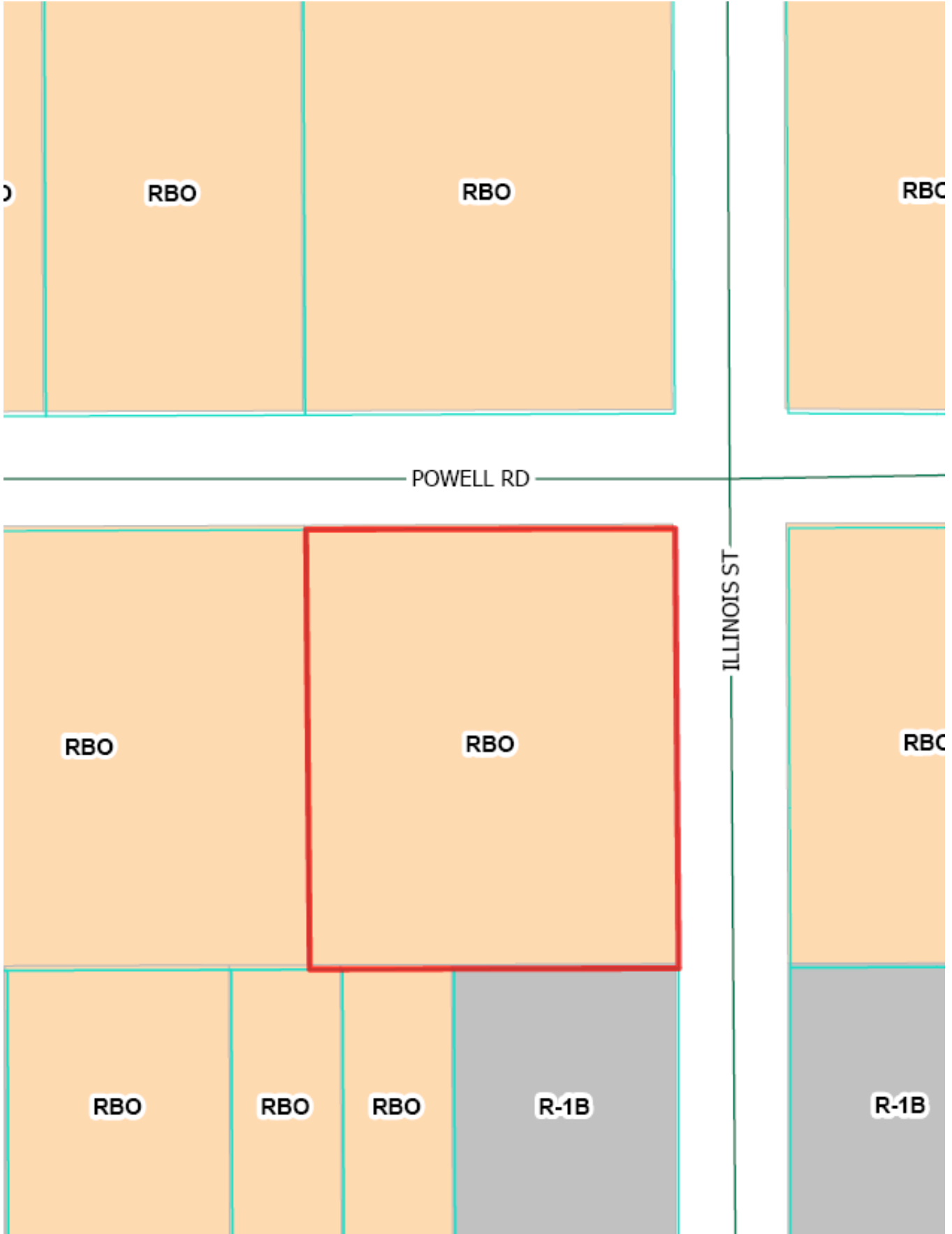
AERIAL VIEWS



FLOOD MAP



ZONING MAP





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

3350-071-000

Prime Key: 3970420

[MAP IT+](#)

[Property Information](#)

CITY OF DUNNELLON
20750 RIVER DR
DUNNELLON FL 34431-6744

[Taxes / Assessments:](#) \$0.00
Map ID: 20
[Millage:](#) 3002 - DUNNELLON

[M.S.T.U.](#)
[PC:](#) 89
Acres: .74

[Current Value](#)

Land Just Value	\$64,350		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$64,350	Impact	
Total Assessed Value	\$58,397	Ex Codes: 15	(\$5,953)
Exemptions	(\$58,397)		
Total Taxable	\$0		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$64,350	\$0	\$0	\$64,350	\$58,397	\$58,397	\$0
2024	\$64,350	\$0	\$0	\$64,350	\$53,088	\$53,088	\$0
2023	\$48,262	\$0	\$0	\$48,262	\$48,262	\$48,262	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7830/0761	07/2022	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$85,000
7536/0921	07/2021	04 FEE SIMPLE	0	U	V	\$100

[Property Description](#)

SEC 26 TWP 16 RGE 18
PLAT BOOK C PAGE 049
HILLSDALE
LOT 71
Parent Parcel: 3350-066-000

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	8900	165.0	195.0	RBO	32,175.00	SF	2.0000	1.00	1.00	1.00	64,350	64,350
Neighborhood 9957											Total Land - Class \$64,350	

Mkt: 2 70

Total Land - Just \$64,350

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Total Value - \$0							

Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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Cost Summary

Buildings R.C.N.	\$0	1/1/1900				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	1/1/1900	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$64,350	7/22/2022				
Total Just Value	\$64,350	.				