

# FOR SALE

## \$350,000



**10786 S. US Hwy 441, Belleview**  
**Great commercial property at a signalized intersection**  
**Located across from Save-A-Lot**

**3,000 sf Garage with sales desk, office, break room and 2 restrooms, three 12' x 10' and one 14' x 12' roll up ground doors. Office trailer with 4 offices.**

**Zoned: B-4**

**Year Built: 1980**

**Lot Size: .96 Acres**

**Square Feet: 3,840**

**PA#: 37133-000-00**

**Taxes: \$3,874**

**MLS#: 403317**

*Information herein deemed reliable but not guaranteed*

**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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2014

**37133-000-00**

Prime Key: 924342

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As of 1/15/2014

Property Information

CLIFTON NORMAN P III  
 4600 W HWY 326  
 Ocala FL 34482-1257

Taxes / Assessments:

Map ID: 217  
 Millage: 9001

M.S.T.U.

PC: 27  
 Acres: 0.96

Situs: 10786 S US HWY 441 BELLEVIEW

Values NOT Available

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2013	\$108,727	\$98,856	\$8,100	\$215,683	\$215,683	\$0	\$215,683
2012	\$108,727	\$101,486	\$8,100	\$218,313	\$218,313	\$0	\$218,313
2011	\$136,374	\$103,479	\$8,100	\$247,953	\$247,953	\$0	\$247,953

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5098/0828	09/08	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
5098/0821	09/08	70 OTHER	0	U	I	\$100
DETH/REGS	02/07	71 DTH CER	0	U	I	\$100
5098/0817	03/04	07 WARRANTY	0	U	I	\$100
2546/1553	09/98	05 QUIT CL	0	U	I	\$100
1354/1453	06/86	07 WARRANTY	0	U	I	\$240,000
1280/0021	05/85	07 WARRANTY	0	U	I	\$215,000
1003/1293	12/79	07 WARRANTY	0	U	V	\$61,500

Property Description

SEC 25 TWP 16 RGE 22  
 COM AT INT OF S BDY OF N 825 FT OF S 1480 FT OF  
 THAT PT OF W 1/2 OF SW 1/4 WITH WLY ROW OF HWY 441  
 N 26-45 W 383.55 FT TO POB N 26-45 W 148.38 FT  
 W 220 FT S 21-18-45 E 248.52 FT N 63-15 E 220 FT  
 TO POB

Land Data - Warning: Verify Zoning

Use	Front	Depth	Zoning	C Notes	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
2716	191	220	B4		41818.00	SF		1.00	1.00	1.00		

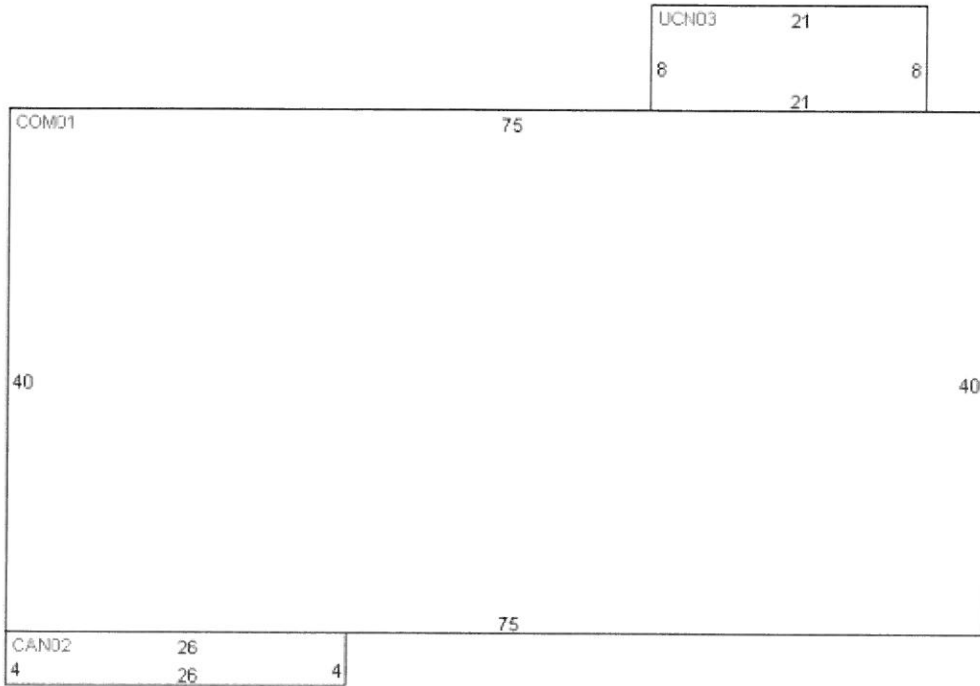
Neighborhood 8080 - HIGHWAY 441-301-27

Mkt: 10 70

Traverse

Building 1 of 2

COM01=L75D40R75U40.D40L75  
 CAN02=D4R26U4L26.U40R70  
 UCN03=U8L21D8R21.  
 MZS04=670.  
 670



Building Characteristics

**Structure** 2 - STUD FRAME WOODMTL Year Built 1980  
**Effective Age** 3 - 10-14 YRS Obsolescence: Functional 0.00 %  
**Condition** 0 - 0 Obsolescence: Locational 0.00 %  
**Quality Grade** 300 - LOW Base Perimeter 230  
 Inspected on 11/2/2009 by 179

Exterior Wall: 18 PREFINISHED MTL 96 %  
 34 WD FRAME-STUCO 4 %

Section	Wall Height	Stories	Year Built	Basement Ground Flr %	Interior Finish	Sprinkler	A/C
1	18.0	1.00	1980	0 %	3,000 F27 VEHICLE/SALES/REPAIR F17 OFFICE	64 % 36 %	N Y
2	8.0	1.00	1980	0 %	104 CAN CANOPY-ATTACHD	100 %	N
3	7.0	1.00	2003	0 %	168 UCN CANOPY UNFIN MZS MEZZANINE STOR	100 % 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 1

Miscellaneous Refinements

Description	Units	Rate	RCN Value
SEC SECURITY SYSTM	1 UT		

Traverse

Building 2 of 2

COM01=R60U14L60D14.  
CAN02=D8R60U8L60.

COM01	60		
14			14
	60		
CAN02	60		
8			8
	60		

Building Characteristics

<b>Structure</b>	2 - STUD FRAME WOODMTL	<b>Year Built</b>	1994
<b>Effective Age</b>	2 - 05-09 YRS	<b>Obsolescence: Functional</b>	0.00 %
<b>Condition</b>	1 - 1	<b>Obsolescence: Locational</b>	0.00 %
<b>Quality Grade</b>	300 - LOW	<b>Base Perimeter</b>	148
Inspected on 11/2/2009 by 179			

Exterior Wall: 29 VINYL SIDING 100 %

Section	Wall Height	Stories	Year Built	Basement Ground Flr %	Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	1994	0 %	840	F27 VEHICLE/SALES/REPAIR	100 %	N Y
2	8.0	1.00	1994	0 %	480	CAN CANOPY-ATTACHD	100 %	N N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	Depr Value
144	PAVING ASPHALT	9390.00	SF	5	1980	3	0.0	0.0	
105	FENCE CHAIN LK	70.00	LF	20	1980	4	0.0	0.0	
105	FENCE CHAIN LK	740.00	LF	20	1980	3	0.0	0.0	
DCK	DECK-WOOD	215.00	SF	40	1980	2	5.0	43.0	

159	PAV CONCRETE	680.00	SF	20	1980	3	0.0	0.0
UDC	CARPORT-UNFIN	420.00	SF	40	1980	2	20.0	21.0

Appraiser Notes

OCALA FORD MOTORS - BELLEVIEW BRANCH  
 BLDG 02 IS A MODULAR USED AS ASALES OFFICE.

Planning and Building, County Permit Search

\*\* Permit Search \*\*

Permit Number	Amount	Issued Date	Complete Date	Description
MA77683	\$3,000	4/1/1994	-	CA
M020936	\$1,500	2/1/2009	5/14/2009	REPLACE HARDY BOARD

**Property Images**