

FOR SALE

\$295,000



13405 SE Highway 484, Belleview

Good Commercial building just east of US 301 and west of I-75. CBS and stucco construction, cathedral ceilings, full kitchen with serving counter, hardwood floors. Two handicap restrooms with 3 stalls each, large utility/storage room with mop basin. Demising accordion door makes two rooms. Parking for 30-40 cars, security system, permitted well, 3 zone a/c with 3 phase electric. Used as a retail showroom/office/church/dance hall/school/yoga studio/community meeting center. Rear access to SE 35th Street. Billboard sign income \$400/year. Owner financing offered to qualified Buyer.

Year Built: 1991

Zoned: B-4

Lot Size: 1 Acre

SF: 4,750

PA#: 41575-003-00

Taxes: \$4,013

MLS#:427130

Information herein is deemed reliable but not guaranteed

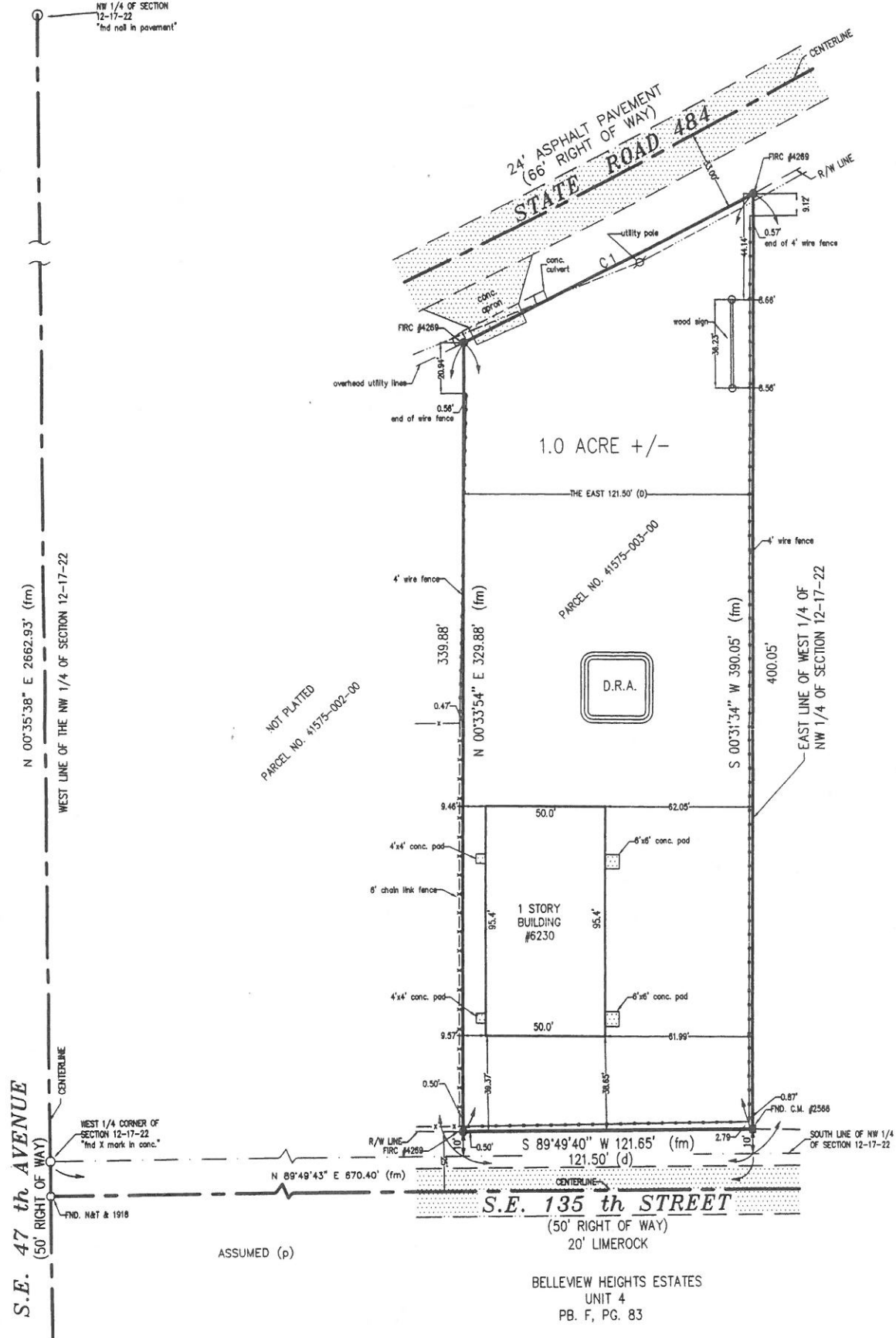
Van H. Akin, CCIM, SIOR

Foxfire Realty

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

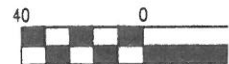
Office: (352) 732-3344 Fax: (352) 732-8180 Cell: (352) 804-2446

Email: v.akin@att.net

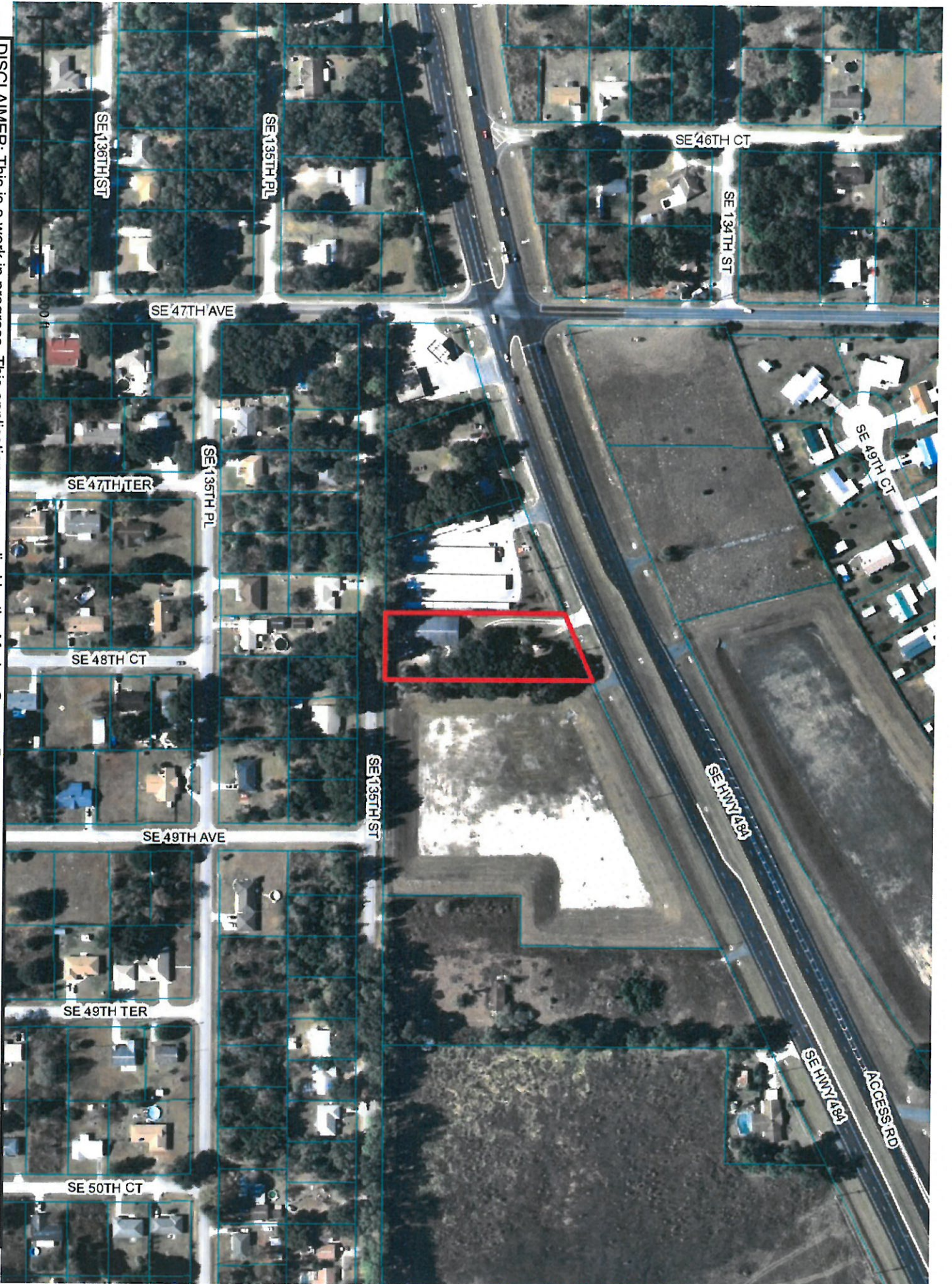


CURVE DATA:

NUMBER	Delta	Radius	Arc	Tangent	Chd Dist.	Chd Brng
C1 (fm)	01°51'53"	4184.08	136.18	68.09	136.17	N 63°36'23" E



Scale



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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GO TO [2013](#) [2012](#) [2011](#) PRC

2014

41575-003-00

Prime Key: 2539178

[MAP IT](#)

As of 9/4/2014

Property Information

NEUHARTH DAVID
 NEUHARTH ELIZABETH
 PO BOX 1149
 SUMMERFIELD FL 34492-1149

Taxes / Assessments: **\$4,013**
 Map ID: 218
 Millage: 9001

M.S.T.U.
 PC: 77
 Acres: 1

Situs: 13405 SE HWY 484 BELLEVIEW, 34420

Current Values

Land Just Value	\$34,129		
Buildings	\$184,840		
Miscellaneous	\$134		
Total Just Value	\$219,103		
Total Assessed Value	\$218,559	10% Cap	-\$544
Exemptions	-\$0		
Total Taxable	\$218,559		
School Taxable	\$219,103		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2013	\$25,597	\$172,959	\$134	\$198,690	\$198,690	\$0	\$198,690
2012	\$25,597	\$176,935	\$134	\$202,666	\$202,666	\$0	\$202,666
2011	\$35,938	\$178,924	\$134	\$214,996	\$214,996	\$0	\$214,996

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3448/1367	06/03	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$215,000
3373/0195	12/01	71 DTH CER	0	U	V	\$100
1701/0606	11/90	07 WARRANTY	9 UNVERIFIED	U	V	\$30,000

Property Description

SEC 12 TWP 17 RGE 22
 THAT PORTION OF E 121.50 FT OF W 1/4 OF NW 1/4 LYING S
 OF S`LY ROW LINE OF CTY HWY 484

Parent Parcel: [41575-002-00](#)

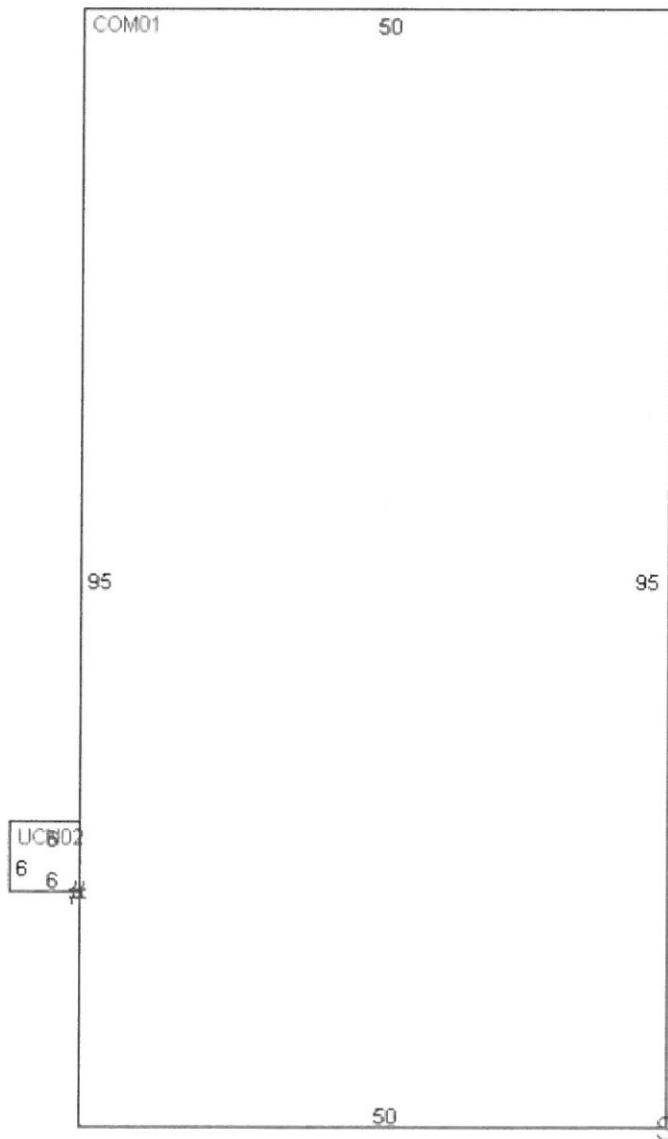
Land Data - Warning: Verify Zoning

Use	Front	Depth	Zoning	C	Notes	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
7710	122	350	B4			42660.00	SF	0.80	1.00	1.00	1.00		\$34,128	\$34,128
9470	30	30	B4		DRA	0.02	AC	50.00	1.00	1.00	1.00		\$1	\$1
Neighborhood 9484 - CP 484 E OF SR 200												Total Land - Class \$34,129		
Mkt: 9 70												Total Land - Just \$34,129		

Traverse

Building 1 of 1

COM01=L50U95R50D95.L50U20
UCN02=L6U6R6D6.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built	1991
Effective Age	2 - 05-09 YRS	Obsolescence: Functional	0.00 %
Condition	1 - 1	Obsolescence: Locational	0.00 %
Quality Grade	500 - FAIR	Base Perimeter	290
Inspected on 9/25/2008 by 210			

Exterior Wall: 32 CONC BLK-STUCO 100 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	8.0	1.00	1991	0 %	4,750	C38 COMMUNITY CENTER	100 %	N	Y
2	8.0	1.00	1992	0 %	36	UCN CANOPY UNFIN	100 %	N	N

Section: 1

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

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year	In	Grade	Length	Width	Depr Value
256 WELL 1-5 BTH	1.00		UT	99	1991		2	0.0	0.0	\$0
190 SEPTIC 1-5 BTH	1.00		UT	99	1991		2	0.0	0.0	\$0
114 FENCE BOARD	160.00		LF	10	2000		1	0.0	0.0	\$134
Total Depreciated Value as of 9/4/2014 - \$134										

Appraiser Notes

THE DANCING SHADOWS.

Planning and Building, County Permit Search

** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
MA42565	\$119,125	5/1/1991	10/1/1991	COM/DANCE HALL
M010018	\$700	1/1/2008	1/1/2008	RUN WTR LINE FROM WELL TO

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Cost/Market Summary

Buildings R.C.N.	\$217,458	3/12/2011				
Total Depreciation	-\$32,618					
Bldg - Just Value	\$184,840		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$134	3/12/2011	1	\$217,458	\$32,618	\$184,840
Land - Just Value	\$34,129	6/4/2014				
Total Just Value	\$219,103					