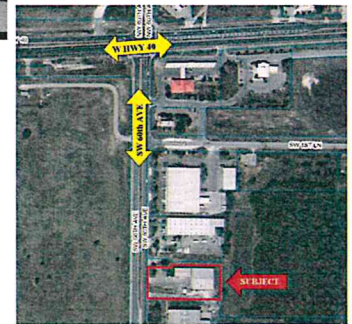


# FOR SALE

## \$450,000



### 381 SW 60th Avenue

Free standing industrial building at the Airport Commerce Center. Good access and exposure on SW 60th Avenue. The site is fenced and ready for occupancy. There are two buildings.

**Building 1:** 1,550 sf office with 2 restrooms and a 3 bay, 16' clear workshop or vehicle service building.

**Building 2:** 10,000 sf 20' clear warehouse with a dock door and a ground door.

**Zoned:** M-1

**Year Built:** 1983 / 1991

**Lot Size:** 1.32

**Total Square Feet:** 14,425

**PA#:** 2318-007-002

**MLS#:** 439893

*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







**Villie M. Smith, CFA, ASA**  
Marion County Property Appraiser

**GIS Web Mapping Application**

Last Updated: 3/20/2015



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.

200 ft



S.W. 60TH AVENUE (COUNTY HIGHWAY C-225A)



**NOTE:**

THIS CONCEPTUAL PLAN IS SUBJECT TO CHANGE UPON RECEIPT OF SURVEY, SOIL TESTS, REVIEW BY JURISDICTIONAL AGENCIES, OR FURTHER REVIEW BY ENGINEER.

DATE: 07-10-15

CONCEPTUAL LOADING AREA-73.5' TRUCK AND TRAILER COMBO

# MONROE WAREHOUSE

CITY OF OCALA, FLORIDA

DAVIS DINKINS ENGINEERING, P.A.

CERTIFICATE OF AUTHORIZATION #28150  
2201 S.E. 30th AVE. SUITE 302-1  
OCALA, FLORIDA 34471  
P: (352) 854-5961 F: (352) 854-5991

# Marion County Property Appraiser

Villie M. Smith, CFA, ASA

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GO TO [2015](#) [2014](#) [2013](#) PRC

2016

**2318-007-002**

Prime Key: 1740215

[MAP IT](#)

As of 3/2/2016

Property Information

MUNROE REGIONAL HEALTH SYSTEM INC  
1121 SW 1ST AVE  
OCALA FL 34471-0918

Taxes / Assessments:

Map ID: 146

Millage: 1005

M.S.T.U.

PC: 85

Acres: 1.32

Situs: 381 SW 60TH AVE OCALA

Values NOT Available

Ex Codes: 23

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2015	\$46,072	\$293,068	\$10,730	\$349,870	\$349,870	\$349,870	\$0
2014	\$46,072	\$288,899	\$10,791	\$345,762	\$345,762	\$345,762	\$0
2013	\$46,072	\$260,948	\$9,225	\$316,245	\$316,245	\$316,245	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
UNRE/INST	09/94	48 CORP CHNGE	0	U	I	\$100
1841/1661	06/92	96 ANNEX	0	U	I	\$100
1614/1698	11/89	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$130,000
1144/0709	02/83	07 WARRANTY	0	U	I	\$140,000

Property Description

SEC 16 TWP 15 RGE 21  
PLAT BOOK U PAGE 75  
OCALA AIRPORT COMMERCE CENTER  
BLK G LOT 2 EXC S 165 FT

Parent Parcel: [2318-000-000](#)

Land Data - Warning: Verify Zoning

Use	Front	Depth	Zoning	C Notes	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
4800	155	371	MI		57590.00	SF		1.00	1.00	1.00		

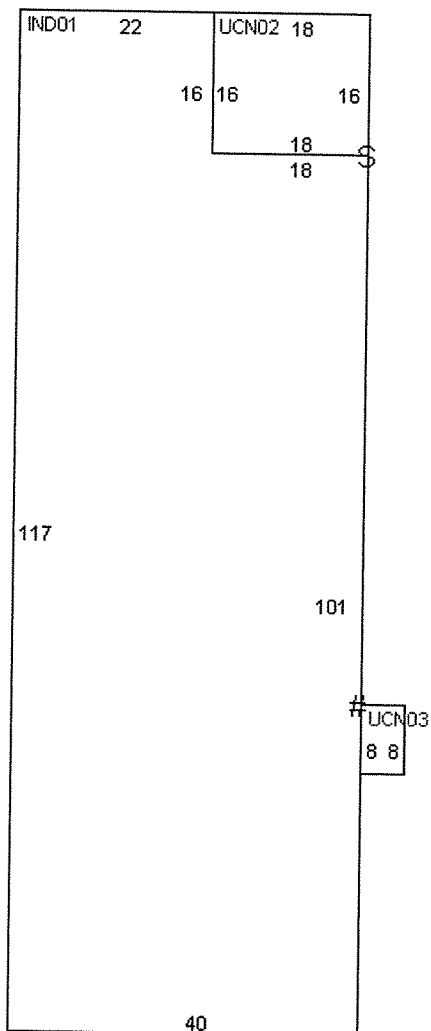
Neighborhood 3500 - AIRPORT IND PARK

Mkt: 8 70

Traverse

Building 1 of 2

IND01=L18U16L22D117R40U101.  
 UCN02=U16L18D16R18.D63  
 UCN03=R5D8L5U8.



Building Characteristics

Structure 3 - POST BEAM  
 Effective Age 4 - 15-19 YRS  
 Condition 3 - 3  
 Quality Grade 500 - FAIR  
 Inspected on 8/20/2009 by 183

Year Built 1983  
 Physical Deterioration: 0 %  
 Obsolescence: Functional 0 %  
 Obsolescence: Locational 0 %  
 Base Perimeter 314

Exterior Wall: 18 PREFINISHED MTL 74 %  
 38 WD SIDING-SHTG 26 %

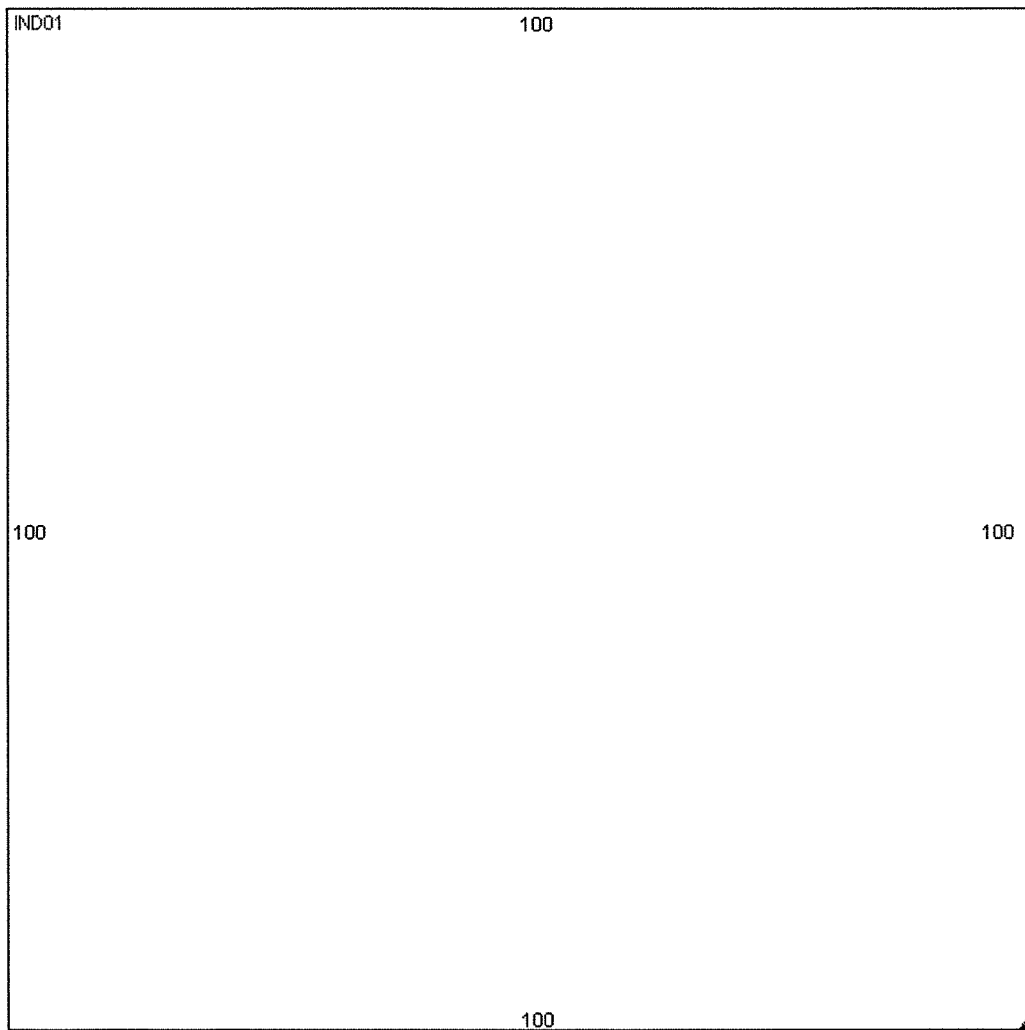
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.00	1983	0 %	4,392	F26 SERVICE/VEHICLE F17 OFFICE F49 STORAGE	57 % 35 % 8 %	N Y N
2	8.0	1.00	1995	0 %	288	UCN CANOPY UNFIN	100 %	N
3	8.0	1.00	1995	0 %	40	UCN CANOPY UNFIN	100 %	N

Section: 1

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

Traverse

IND01=L100U100R100D100.  
 MZS02=6068.



Building Characteristics

**Structure** 1 - WH STL FR  
**Effective Age** 4 - 15-19 YRS  
**Condition** 3 - 3  
**Quality Grade** 500 - FAIR  
 Inspected on 8/20/2009 by 183

Year Built 1991  
 Physical Deterioration: 0 %  
 Obsolescence: Functional 0 %  
 Obsolescence: Locational 0 %  
 Base Perimeter 400

Exterior Wall: 18 PREFINISHED MTL 100 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	20.0	1.00	1991	0 %	10,000	F49 STORAGE	5 %	N Y
2	10.0	1.00	1991	0 %	6,068	F49 STORAGE MZS MEZZANINE STOR	95 % 100 %	N N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	Depr Value
144 PAVING ASPHALT	13388.00	SF	5	1982	3	0.0	0.0	
105 FENCE CHAIN LK	140.00	LF	20	1982	5	0.0	0.0	
UDC CARPORT-UNFIN	300.00	SF	40	2005	2	15.0	20.0	

Appraiser Notes

BLDG 01=AMBULANCE SERVICE ON BK G LOT 2  
 STORAGE WAREHOUSE MONROE REGIONAL MEDICAL CENTER  
 EST CORRECT GATES LOCKED

Planning and Building, County Permit Search

\*\* Permit Search \*\*

Permit Number	Amount	Issued Date	Complete Date	Description
MC00865	\$40,000	4/1/1982	-	BLDG 01 = NEW CONST
MA43807	\$1,000	6/1/1991	-	CA
MA43605	\$22,000	6/1/1991	-	CA
OC00692	\$1,848	5/1/1993	-	ROOF
OC02037	\$4,700	12/1/1994	-	CMRA=CANOPY

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