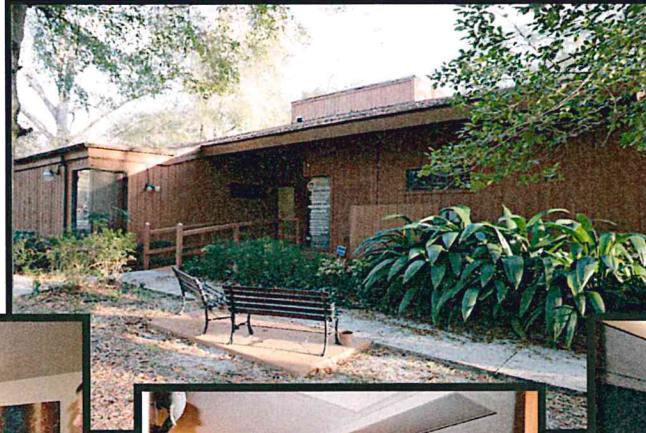


FOR SALE

\$79,500



1111 NE 25th Avenue Unit 504

1,335 SF Office currently used for a psychotherapy office. Features reception area with restroom, receptionist office with private restroom, four doctors offices, rear exit. Security system, phone system, attic storage. Ample parking.

Zoned: PUD

Year Built: 1985

PA#: 2678-005-004

Taxes: \$1,488

MLS#: 440597

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: 03/11/2016



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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HOME Search Previous Parcel Next Parcel TRIM Notice TRIM Supplement Address Change Form Sales Verification Form

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

2016

2678-005-004

Prime Key: 2023520

[MAP IT](#)

As of 1/5/2016

Property Information

[More Owners](#)

[Less Owners](#)

CURRY STEVEN ET AL
1111 NE 25TH AVE STE 504
OCALA FL 34470-5669

Taxes / Assessments:

M.S.T.U.

Map ID: 195

PC: 17

Millage: 1001

Acres: 0

Situs: 1111 NE 25TH AVE UNIT 504 OCALA

Values NOT Available

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2015	N/A	N/A	N/A	\$78,330	\$78,330	\$0	\$78,330
2014	N/A	N/A	N/A	\$76,955	\$76,955	\$0	\$76,955
2013	N/A	N/A	N/A	\$79,791	\$79,791	\$0	\$79,791

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5599/0538	11/11	07 WARRANTY	7 PORTIONUND INT	U	I	\$55,000
4798/1851	05/07	07 WARRANTY	7 PORTIONUND INT	U	I	\$45,000
4798/1848	05/07	77 AFFIDAVIT	0	U	I	\$100
3716/0167	05/04	07 WARRANTY	0	U	I	\$100
1595/1831	06/89	07 WARRANTY	7 PORTIONUND INT	U	I	\$4,500
1484/0039	02/88	07 WARRANTY	7 PORTIONUND INT	U	I	\$3,000
NA86/0382	11/86	EI E I	0	U	I	\$66,330
1380/1757	10/86	05 QUIT CL	0	U	I	\$100
1262/0780	01/85	07 WARRANTY	0	U	I	\$100,000

Property Description

SEC 10 TWP 15 RGE 22
OAKBROOK OFFICE PARK
BLDG 5 UNIT 504 BEING MORE PARTICULARLY DESC AS:
COM AT THE NW COR OF NW 1/4 OF SW 1/4 OF SEC 10 TH
S 00-04-57 E 450.19 FT TH N 88-15-52 E 46.02 FT TH CONT
N 88-15-52 E 353.43 FT TH S 01-44-08 E 106.98 FT TH
S 59-03-15 E 30.65 FT TH S 30-56-45 W 34.65 FT TH
N 59-03-15 W 5.99 FT TH S 30-56-45 W 10.02 FT FOR POB TH
S 59-03-15 E 20.33 FT TH S 30-56-45 W 30.66 FT TH
N 59-30-15 W 34.687 FT TH N 30-56-45 E 5.98 FT TH
N 59-03-15 W 10.27 FT TH N 30-56-45 E 24.68 FT TH
S 59-03-15 E 24.62 FT TH N 30-56-45 E 0.25 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	Front	Depth	Zoning	C	Notes	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0482			PD08		.03571400	1.00	UT		1.00	1.00	1.00			

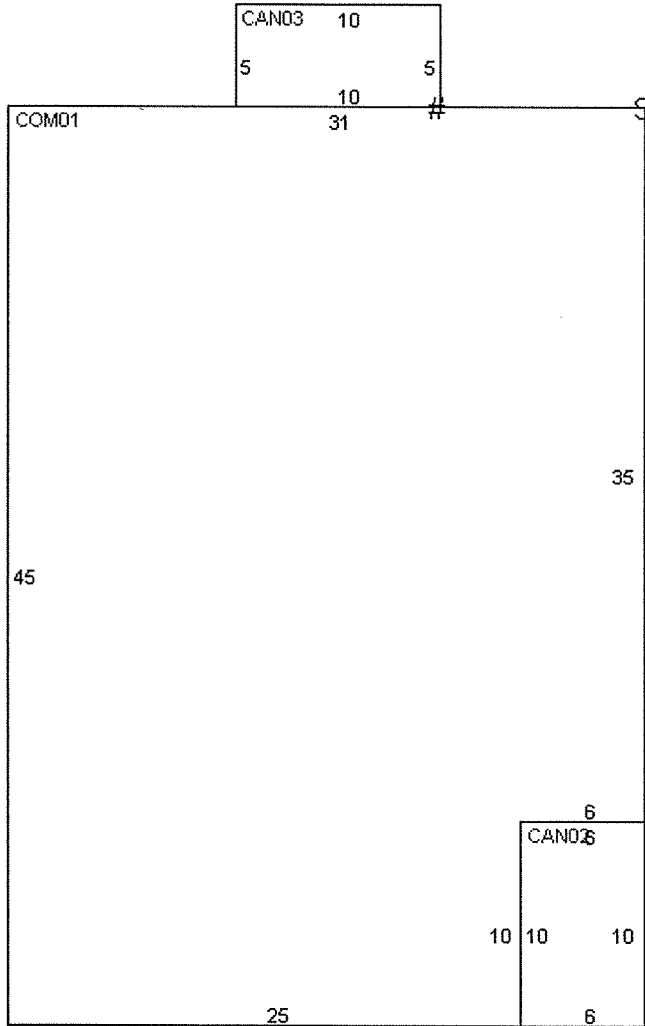
Neighborhood 4402 - COMMERCIAL CONDOS 15-21/15-22

Mkt: 8 70

Traverse

Building 1 of 1

COM01=L31D45R25U10R6U35.D35
 CAN02=L6D10R6U10.U35L10
 CAN03=U5L10D5R10.



Building Characteristics

Structure	2 - STUD FRAME WOODMTL	Year Built	1985
Effective Age	5 - 20-24 YRS	Physical Deterioration:	0 %
Condition	3 - 3	Obsolescence: Functional	0 %
Quality Grade	700 - GOOD	Obsolescence: Locational	0 %
Inspected on 5/2/2012 by 117		Base Perimeter	152

Exterior Wall: 48 CEDAR SIDING 100 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	1985	0 %	1,335	F17 OFFICE	100 %	N Y
2	13.0	1.00	1985	0 %	60	CAN CANOPY-ATTACHD	100 %	N N

3 8.0 1.00 1985 0 % 50 CAN CANOPY-ATTACHD 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 2

Appraiser Notes

OAKBROOK PSYCHOTHERAPY ASSOC
 SUITE # 504

Planning and Building, County Permit Search

** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
OC00077	\$2,500	1/1/1990	-	RENOVATE #502

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