

# FOR SALE

## \$405,000



**3381 NE 56th Avenue**

**Fully Occupied 10 - 1 Bedroom/1 Bath residential units. All units are separately metered. Marion County water and sewer to each unit. Well maintained, concrete block and stucco, owner built in 1982. Seller is retiring.**

**Gross Operating Income: \$60,000    Operating Expenses: \$27,462**

**Year Built: 1982            Lot Size: .70 Acres            Zoned: R-3**

**PA#: 24056-000-00 & 24062-000-00            Taxes: \$6,762**

**MLS#513296**

**\*\*Owner 3/3 home with an attached 1/1 apartment available for sale also at 3298 NE 56th Avenue for \$205,000.\*\***

*Information herein is deemed reliable but not guaranteed*



**Van H. Akin, CCIM, SIOR**

**(352) 804-2446**

**v.akin@att.net**

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

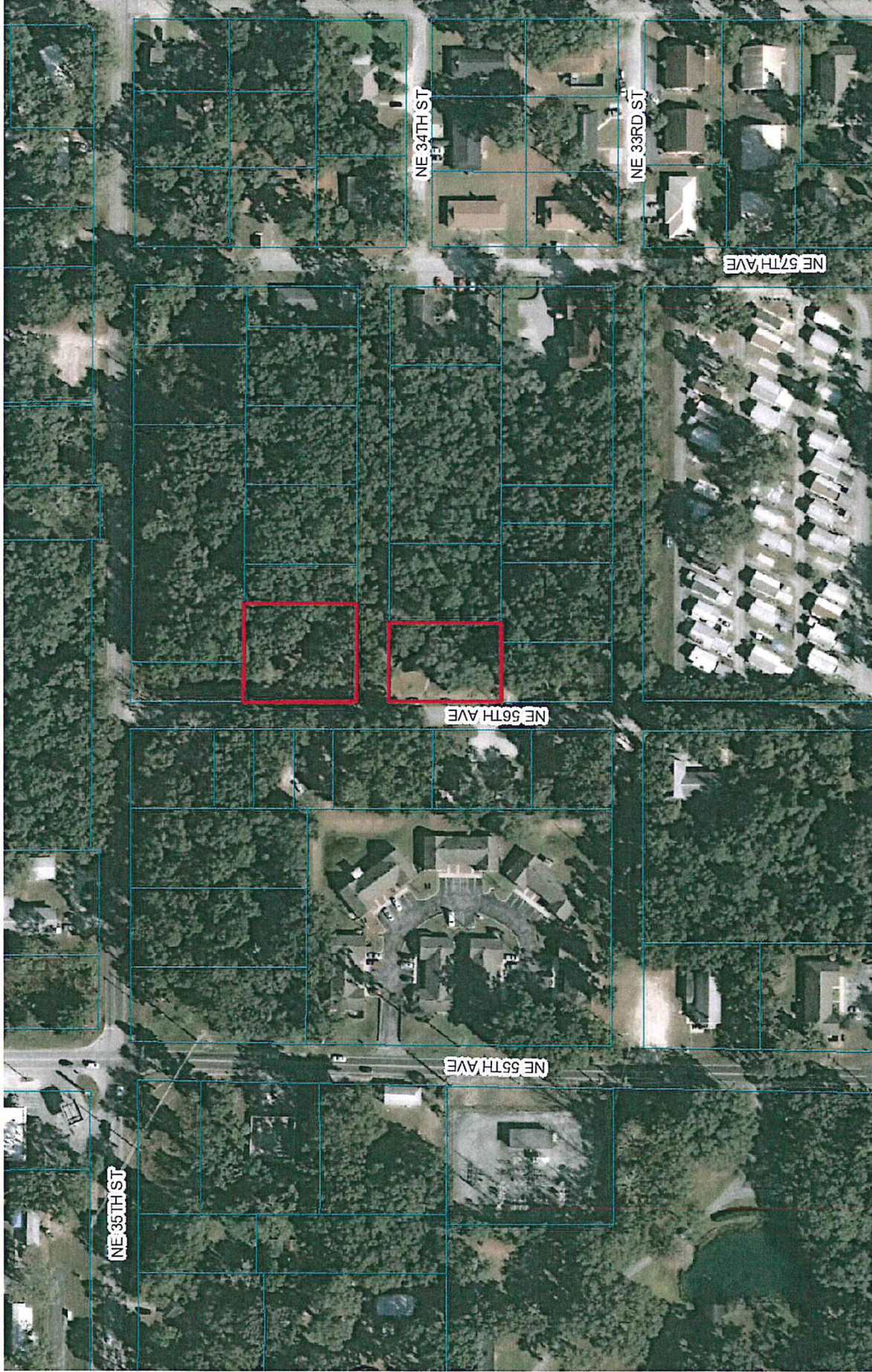
**Office: (352) 732-3344    Fax: (352) 732-8180**



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

# GIS Web Mapping Application

Last Updated: 01/20/2017



**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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## 2016 Property Record Card

**24056-000-00**

Prime Key: 598674

[MAP IT](#)

### Property Information

**RLE 5953/0238**

SMITH JANET D  
 SMITH KENNETH L  
 3298 NE 56TH AVE  
 SILVER SPRINGS FL 34488

Taxes / Assessments: \$4,054.40

M.S.T.U.

Map ID: 212

PC: 08

Millage: 9001

Acres: 0.31

Situs: 3383 NE 56TH AVE SILVER SPRINGS

Show All Situs'

### Current Property Values by Income

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$156,060		
Total Assessed Value	\$148,104	10% Cap	-\$7,956
Exemptions	-\$0		
Total Taxable	\$148,104		
School Taxable	\$156,060		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2016	N/A	N/A	N/A	\$156,060	\$148,104	\$0	\$148,104
2015	N/A	N/A	N/A	\$134,640	\$134,640	\$0	\$134,640
2014	N/A	N/A	N/A	\$134,640	\$134,640	\$0	\$134,640

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5968/0735</a>	11/2013	08 CORRECTIVE	1 LIFE ESTATE	U	V	\$100
<a href="#">5953/0238</a>	11/2013	03 LIFE EST	1 LIFE ESTATE	U	V	\$100
<a href="#">1552/0342</a>	03/1988	43 R-O-W	9 UNVERIFIED	U	I	\$100
<a href="#">1140/0349</a>	01/1983	07 WARRANTY	0	U	V	\$100
<a href="#">1040/0601</a>	10/1980	07 WARRANTY	0	Q	V	\$6,000
<a href="#">0879/0671</a>	04/1978	07 WARRANTY	0	Q	V	\$2,500

### Property Description

SEC 01 TWP 15 RGE 22  
 PLAT BOOK B PAGE 257  
 OAKLAWN  
 BLK A LOTS 22.23.24.25 EXC THE W 3.5 FT OF LOT 22 TAKEN  
 FOR RD ROW

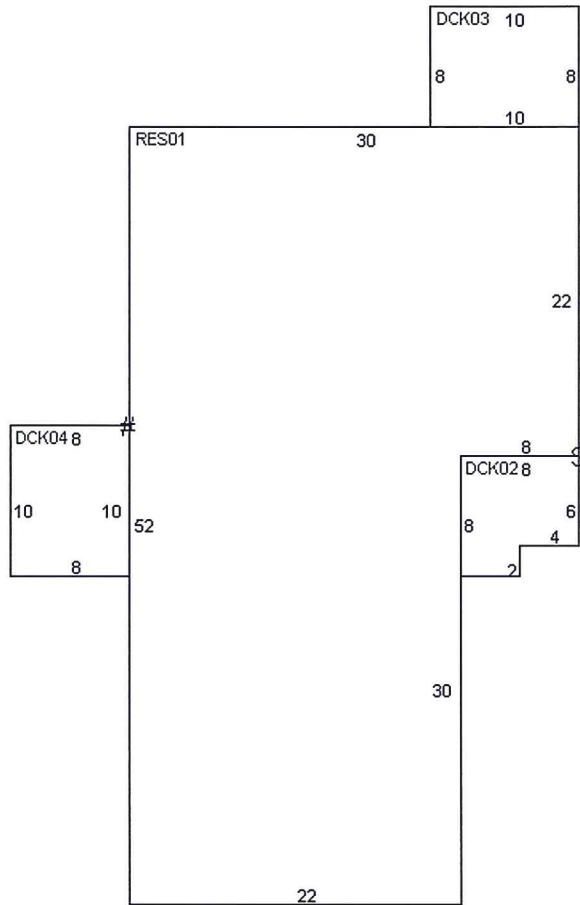
### Land Data - Warning: Verify Zoning

Use	Front	Depth	Zoning	C	Notes	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0810	142	96	R3			142.00	FF	100.00	1.00	0.83	1.00	\$11,786	\$11,786
Neighborhood 5001 - 15-22 ACREAGE												Total Land - Class	\$11,786
Mkt: 8 70												Total Land - Just	\$11,786

Traverse

Building 1 of 3

RES01=L8D30L22U52R30D22.  
 DCK02=D6L4D2L4U8R8.U22  
 DCK03=L10U8R10D8.L30D20  
 DCK04=D10L8U10R8.



Building Characteristics

<b>Improvement</b>	2F-DUPLEX- 02 FAMILY RESID	<b>Year Built</b>	1982
<b>Effective Age</b>	4 - 15-19 YRS	<b>Physical Deterioration</b>	0 %
<b>Condition</b>	3 - 3	<b>Obsolescence: Functional</b>	0 %
<b>Quality Grade</b>	500 - FAIR	<b>Obsolescence: Locational</b>	0 %
Inspected on 6/29/2011 by 168		<b>Base Perimeter</b>	164

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Grd Flr Area	Total Flr Area
RES	01 32	- CONC BLK-STUCO	1.00	1982	N	0 %	0 %	1,320	1,320 SF
DCK	02 01	- NO EXTERIOR	1.00	1982	N	0 %	0 %	56	56 SF
DCK	03 01	- NO EXTERIOR	1.00	1982	N	0 %	0 %	80	80 SF
DCK	04 01	- NO EXTERIOR	1.00	1982	N	0 %	0 %	80	80 SF

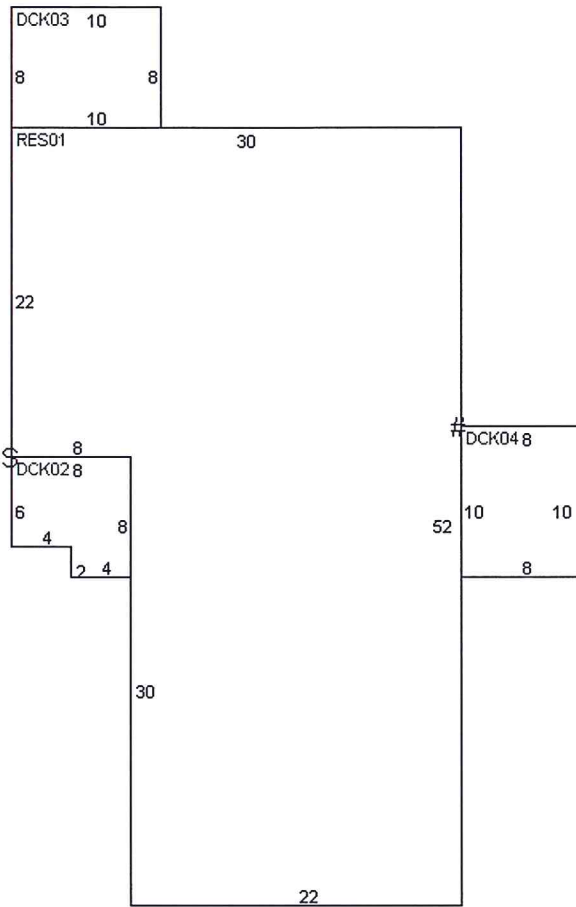
Section: 1

<b>Roof Style</b>	10 GABLE	<b>Floor Finish</b>	24 CARPET	<b>Bedrooms</b>	4 Blt-In Kitchen	Y
<b>Roof Cover</b>	08 FBGLASS SHNGL	<b>Wall Finish</b>	16 DRYWALL-PAINT	<b>4FixBath</b>	0 Dishwasher	Y
<b>Heat Meth 1</b>	22 DUCTED FHA	<b>Heat Fuel 1</b>	10 ELECTRIC	<b>3FixBath</b>	2 Garb Disposal	N
<b>Heat Meth 2</b>	00	<b>Heat Fuel 2</b>	00	<b>2FixBath</b>	0 Garbage Compactor	N
<b>Foundation</b>	7 BLK PERIMETER	<b>Fireplaces</b>	0	<b>XFixture</b>	4 Intercom	N
<b>A/C</b>	Y				Vacuum	N

Traverse

Building 2 of 3

RES01=U22R30D52L22U30L8.  
 DCK02=R8D8L4U2L4U6.U22  
 DCK03=U8R10D8L10.R30D20  
 DCK04=R8D10L8U10.



Building Characteristics

Improvement	2F-DUPLEX- 02 FAMILY RESID	Year Built	1982
Effective Age	4 - 15-19 YRS	Physical Deterioration	0 %
Condition	3 - 3	Obsolescence: Functional	0 %
Quality Grade	500 - FAIR	Obsolescence: Locational	0 %
Inspected on	6/29/2011 by 168	Base Perimeter	164

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Grd Flr Area	Total Flr Area
RES	01 32	- CONC BLK-STUCO	1.00	1982	N	0 %	0 %	1,320	1,320 SF
DCK	02 01	- NO EXTERIOR	1.00	1982	N	0 %	0 %	56	56 SF
DCK	03 01	- NO EXTERIOR	1.00	1982	N	0 %	0 %	80	80 SF
DCK	04 01	- NO EXTERIOR	1.00	1982	N	0 %	0 %	80	80 SF

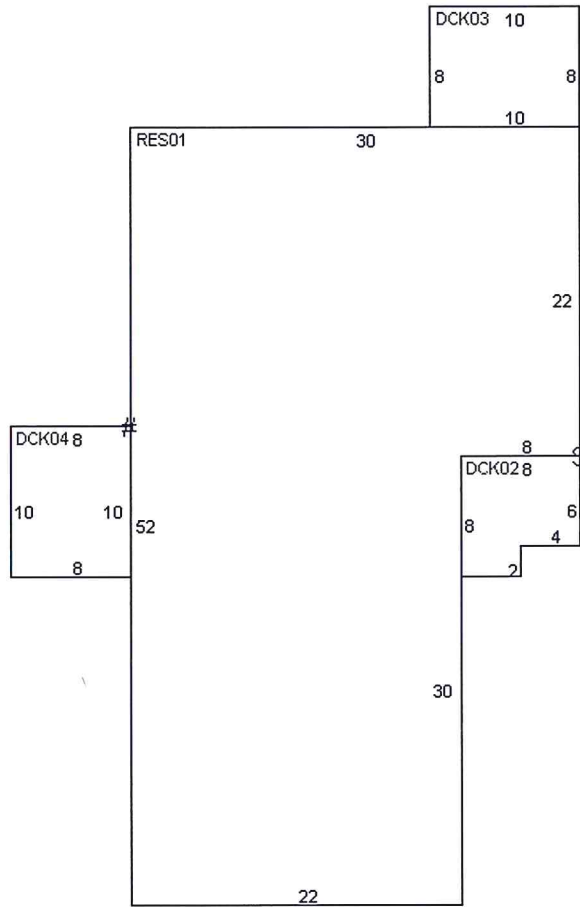
Section: 1

Roof Style	10 GABLE	Floor Finish	24 CARPET	Bedrooms	4 Blt-In Kitchen	Y
Roof Cover	08 FBRGLASS SHNGL	Wall Finish	16 DRYWALL-PAINT	4FixBath	0 Dishwasher	Y
Heat Meth 1	22 DUCTED FHA	Heat Fuel 1	10 ELECTRIC	3FixBath	2 Garb Disposal	N
Heat Meth 2	00	Heat Fuel 2	00	2FixBath	0 Garbage Compactor	N
Foundation	7 BLK PERIMETER	Fireplaces	0	XFixture	4 Intercom	N
A/C	Y				Vacuum	N

Traverse

Building 3 of 3

RES01=L8D30L22U52R30D22.  
 DCK02=D6L4D2L4U8R8.U22  
 DCK03=L10U8R10D8.L30D20  
 DCK04=L8D10R8U10.



Building Characteristics

Improvement	2F-DUPLEX- 02 FAMILY RESID	Year Built	1982
Effective Age	4 - 15-19 YRS	Physical Deterioration	0 %
Condition	3 - 3	Obsolescence: Functional	0 %
Quality Grade	500 - FAIR	Obsolescence: Locational	0 %
Inspected on	6/29/2011 by 168	Base Perimeter	164

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Grd Flr Area	Total Flr Area
RES	01 32	- CONC BLK-STUCO	1.00	1982	N	0 %	0 %	1,320	1,320 SF
DCK	02 01	- NO EXTERIOR	1.00	1982	N	0 %	0 %	56	56 SF
DCK	03 01	- NO EXTERIOR	1.00	1982	N	0 %	0 %	80	80 SF
DCK	04 01	- NO EXTERIOR	1.00	1982	N	0 %	0 %	80	80 SF

Section: 1

Roof Style	10 GABLE	Floor Finish	24 CARPET	Bedrooms	4 Blt-In Kitchen	Y
Roof Cover	08 FBRGLASS SHNGL	Wall Finish	16 DRYWALL-PAINT	4FixBath	0 Dishwasher	Y
Heat Meth 1	22 DUCTED FHA	Heat Fuel 1	10 ELECTRIC	3FixBath	2 Garb Disposal	N
Heat Meth 2	00	Heat Fuel 2	00	2FixBath	0 Garbage Compactor	N
Foundation	7 BLK PERIMETER	Fireplaces	0	XFixture	4 Intercom	N
A/C	Y				Vacuum	N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	Depr Value
159	PAV	CONCRETE	SF	20	1997	3	0.0	0.0	\$628

Total Depreciated Value as of 1/26/2017 - \$628

Appraiser Notes

BLDG01=3381-3383  
 BLDG02=3361-3363  
 BLDG03=3341-3343  
 EST.INT.

Planning and Building, County Permit Search

\*\* Permit Search \*\*

Permit Number	Amount	Issued Date	Complete Date	Description
MC03428	\$26,400	12/1/1981	4/1/1982	BLDG01= NEW RES
MC03427	\$26,400	12/1/1981	4/1/1982	BLDG02= NEW RES

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Cost/Market Summary

Buildings R.C.N.	\$159,423	3/11/2011				
Total Depreciation	-\$43,044		<b>Bldg</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Bldg - Just Value	\$116,379		<b>Nbr</b>			
Misc - Just Value	\$628	3/11/2011	1	\$53,141	\$14,348	\$38,793
Land - Just Value	\$11,786	5/4/2011	2	\$53,141	\$14,348	\$38,793
Total Just Value	\$128,793		3	\$53,141	\$14,348	\$38,793

# Marion County Property Appraiser

Villie M. Smith, CFA, ASA

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## 2016 Property Record Card

**24062-000-00**

Prime Key: 598739

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### Property Information

**RLE 5953/0238**

SMITH KENNETH L  
 SMITH JANET D  
 3298 NE 56TH AVE  
 SILVER SPRINGS FL 34488

Taxes / Assessments: \$2,707.94

M.S.T.U.

Map ID: 212

PC: 08

Millage: 9001

Acres: 0.39

Situs: 3433 NE 56TH AVE SILVER SPRINGS

Show All Situs'

### Current Property Values by Income

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$104,040		
Total Assessed Value	\$98,736	10% Cap	-\$5,304
Exemptions	-\$0		
Total Taxable	\$98,736		
School Taxable	\$104,040		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2016	N/A	N/A	N/A	\$104,040	\$98,736	\$0	\$98,736
2015	N/A	N/A	N/A	\$89,760	\$89,760	\$0	\$89,760
2014	N/A	N/A	N/A	\$89,760	\$89,760	\$0	\$89,760

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5968/0735</a>	11/2013	08 CORRECTIVE	1 LIFE ESTATE	U	V	\$100
<a href="#">5953/0238</a>	11/2013	03 LIFE EST	1 LIFE ESTATE	U	V	\$100
<a href="#">1549/0314</a>	12/1988	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$12,000
<a href="#">1549/0313</a>	12/1988	05 QUIT CL	9 UNVERIFIED	U	V	\$100
<a href="#">1552/0341</a>	03/1988	43 R-O-W	9 UNVERIFIED	U	V	\$100
<a href="#">0947/0388</a>	02/1979	07 WARRANTY	0	U	V	\$5,500

### Property Description

SEC 01 TWP 15 RGE 22  
 PLAT BOOK B PAGE 257  
 OAKLAWN  
 BLK B LOTS 17.18.19.20.21 EXC THE W 3.5 FT OF LOT 21 FOR  
 RD ROW

### Land Data - Warning: Verify Zoning

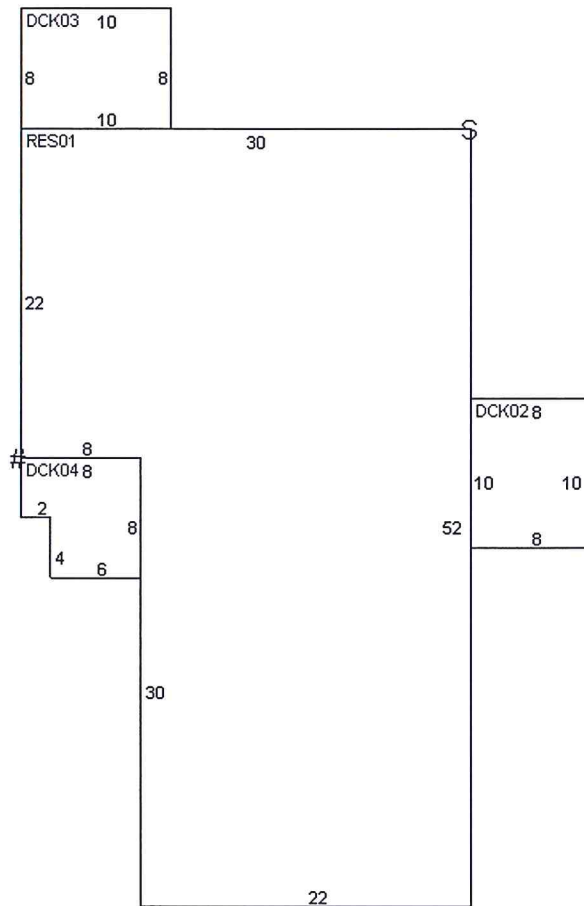
Use	Front	Depth	Zoning	C	Notes	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0810	142	121	R3			142.00	FF	100.00	1.00	0.93	1.00	\$13,206	\$13,206
Neighborhood 5001 - 15-22 ACREAGE												Total Land - Class	\$13,206
Mkt: 8 70												Total Land - Just	\$13,206



Traverse

Building 1 of 2

RES01=L30D22R8D30R22U52.D18  
 DCK02=R8D10L8U10.U18L20  
 DCK03=U8L10D8R10.L10D22  
 DCK04=R8D8L6U4L2U4.



Building Characteristics

Improvement 2F-DUPLEX- 02 FAMILY RESID Year Built 1990  
 Effective Age 3 - 10-14 YRS Physical Deterioration 0 %  
 Condition 3 - 3 Obsolence: Functional 0 %  
 Quality Grade 500 - FAIR Obsolence: Locational 0 %  
 Inspected on 6/29/2011 by 168 Base Perimeter 164

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Grd Flr Area	Total Flr Area
RES	01 32	- CONC BLK-STUCO	1.00	1990	N	0 %	0 %	1,320	1,320 SF
DCK	02 01	- NO EXTERIOR	1.00	1990	N	0 %	0 %	80	80 SF
DCK	03 01	- NO EXTERIOR	1.00	1990	N	0 %	0 %	80	80 SF
DCK	04 01	- NO EXTERIOR	1.00	1990	N	0 %	0 %	56	56 SF

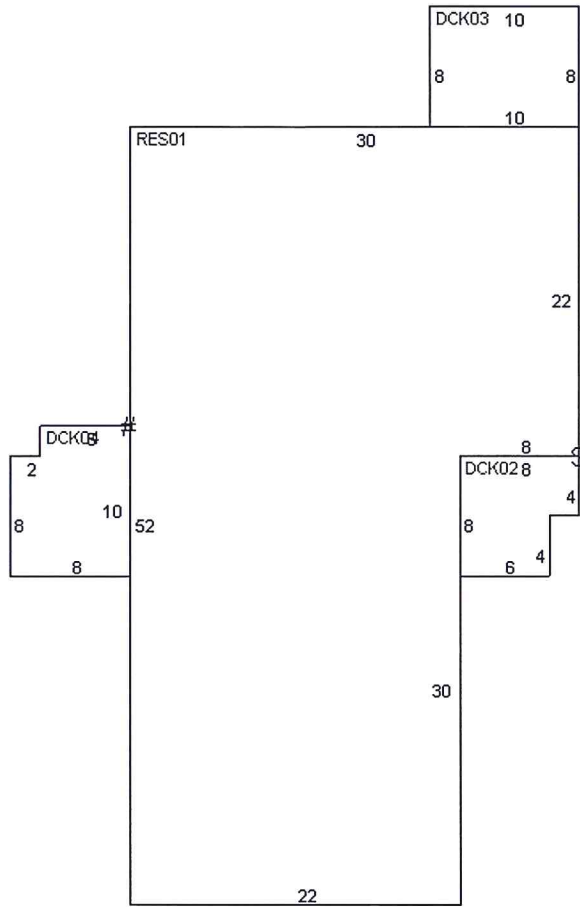
Section: 1

Roof Style 10 GABLE Floor Finish 24 CARPET Bedrooms 4 Blt-In Kitchen Y  
 Roof Cover 08 FBRGLASS SHNGL Wall Finish 16 DRYWALL-PAINT 4FixBath 0 Dishwasher Y  
 Heat Meth 1 22 DUCTED FHA Heat Fuel 1 10 ELECTRIC 3FixBath 2 Garb Disposal N  
 Heat Meth 2 00 Heat Fuel 2 00 2FixBath 0 Garbage Compactor N  
 Foundation 7 BLK PERIMETER Fireplaces 0 XFixture 4 Intercom N  
 A/C Y Vacuum N

Traverse

Building 2 of 2

RES01=L8D30L22U52R30D22.  
 DCK02=D4L2D4L6U8R8.U22  
 DCK03=L10U8R10D8.L30D20  
 DCK04=D10L8U8R2U2R6.



Building Characteristics

Improvement	2F-DUPLEX- 02 FAMILY RESID	Year Built	1990
Effective Age	3 - 10-14 YRS	Physical Deterioration	0 %
Condition	3 - 3	Obsolescence: Functional	0 %
Quality Grade	500 - FAIR	Obsolescence: Locational	0 %
Inspected on	6/29/2011 by 168	Base Perimeter	164

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Grd Flr Area	Total Flr Area
RES	01	32 - CONC BLK-STUCO	1.00	1990	N	0 %	0 %	1,320	1,320 SF
DCK	02	01 - NO EXTERIOR	1.00	1990	N	0 %	0 %	56	56 SF
DCK	03	01 - NO EXTERIOR	1.00	1990	N	0 %	0 %	80	80 SF
DCK	04	01 - NO EXTERIOR	1.00	1990	N	0 %	0 %	76	76 SF

Section: 1

Roof Style	10 GABLE	Floor Finish	24 CARPET	Bedrooms	4 Blt-In Kitchen	Y
Roof Cover	08 FBRGLASS SHNGL	Wall Finish	16 DRYWALL-PAINT	4FixBath	0 Dishwasher	Y
Heat Meth 1	22 DUCTED FHA	Heat Fuel 1	10 ELECTRIC	3FixBath	2 Garb Disposal	N
Heat Meth 2	00	Heat Fuel 2	00	2FixBath	0 Garbage Compactor	N
Foundation	7 BLK PERIMETER	Fireplaces	0	XFixture	4 Intercom	N
A/C	Y				Vacuum	N

Appraiser Notes

3425 AND 3427 BLDG #1  
 3431 AND 3433 BLDG #2  
 EST.INT.

Planning and Building, County Permit Search

\*\* Permit Search \*\*

Permit Number	Amount	Issued Date	Complete Date	Description
MA25808	\$26,400	8/1/1989	1/1/1990	BLDG01= ADD DUPLEX UNIT 1
MA25809	\$26,400	8/1/1989	1/1/1990	BLDG01= ADD DUPLEX UNIT 2
MA25810	\$26,400	8/1/1989	1/1/1990	BLDG02= ADD DUPLEX UNIT 1
MA25811	\$26,400	8/1/1989	1/1/1990	BLDG02= ADD DUPLEX UNIT 2

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Cost/Market Summary

Buildings R.C.N.	\$106,270	3/11/2011				
Total Depreciation	-\$23,378					
Bldg - Just Value	\$82,892		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$0	3/11/2011	1	\$53,141	\$11,690	\$41,451
Land - Just Value	\$13,206	3/11/2011	2	\$53,129	\$11,688	\$41,441
Total Just Value	\$96,098					