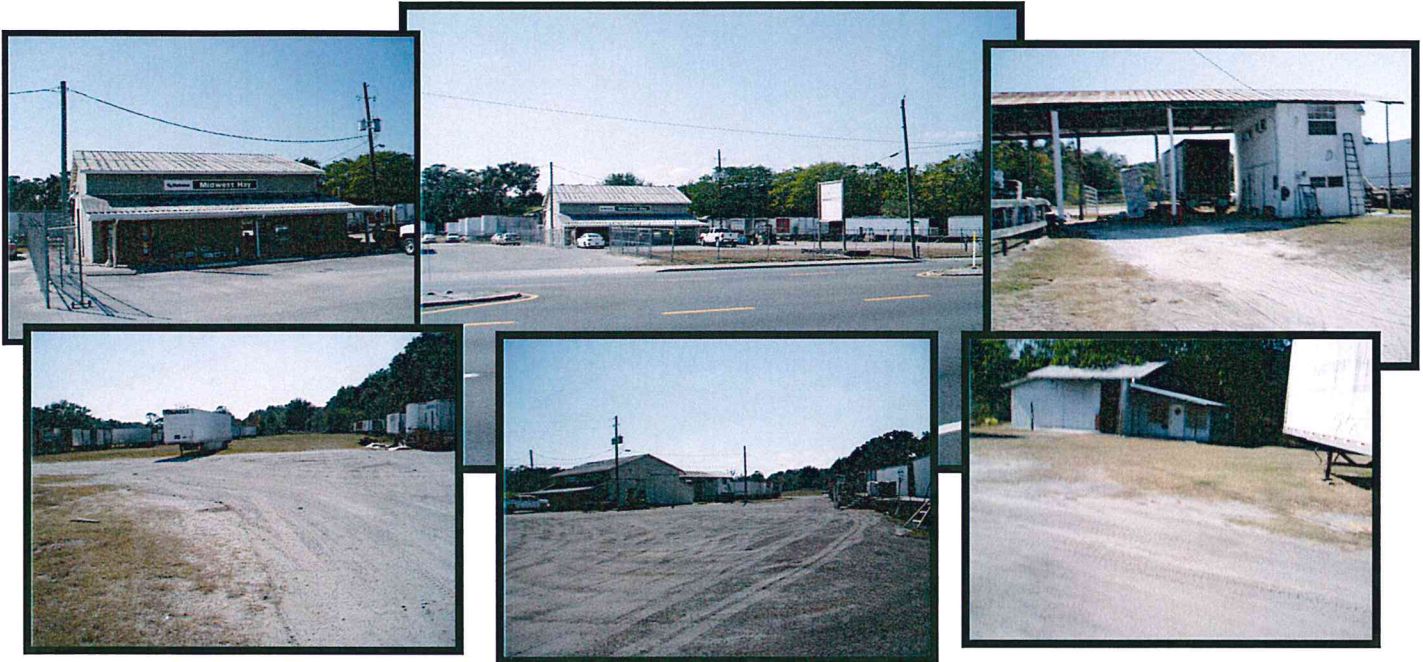


FOR SALE

\$1,475,000



3352 NW Blitchton Road/US Hwy 27

Prime Commercial Location!!

6.79 Acres located on US Hwy 27 just east of I-75. 375' of frontage with a west bound median cut and an east bound curb cut. 7,216 SF Warehouse + 4,363 SF Office space. Midwest Hay is relocating. City water services the site and city sewer is available. Zoned B-4.

Seller will divide.

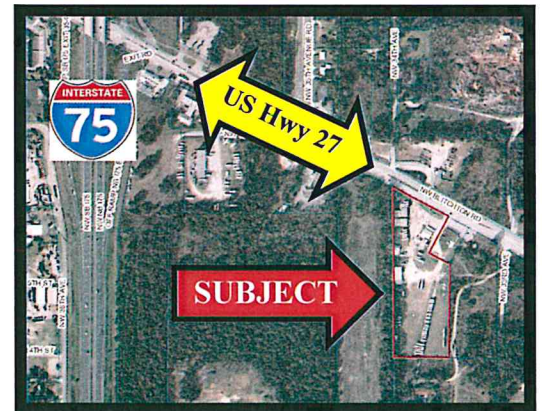
Lot Size: 375' x 1,018', 6.79 Acres +/-

ADTC: 22,000

PA#: 21825-001-00

Taxes: \$6,738

MLS#: 509825



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

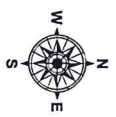
GIS Web Mapping Application
Last Updated: 10/28/2016



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 1500' 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.



Water Mains	
— <Null>	Hydrant Leg
— Distribution Main	Other
— Fire Line	Raw Water Line
	Service line
● SS MH same symbol	SS Force Mains
— SS Gravity Mains	SS Gravity Mains
— SS Laterals	SS Laterals
+	Water Hydrants
★	SS Lift Stations



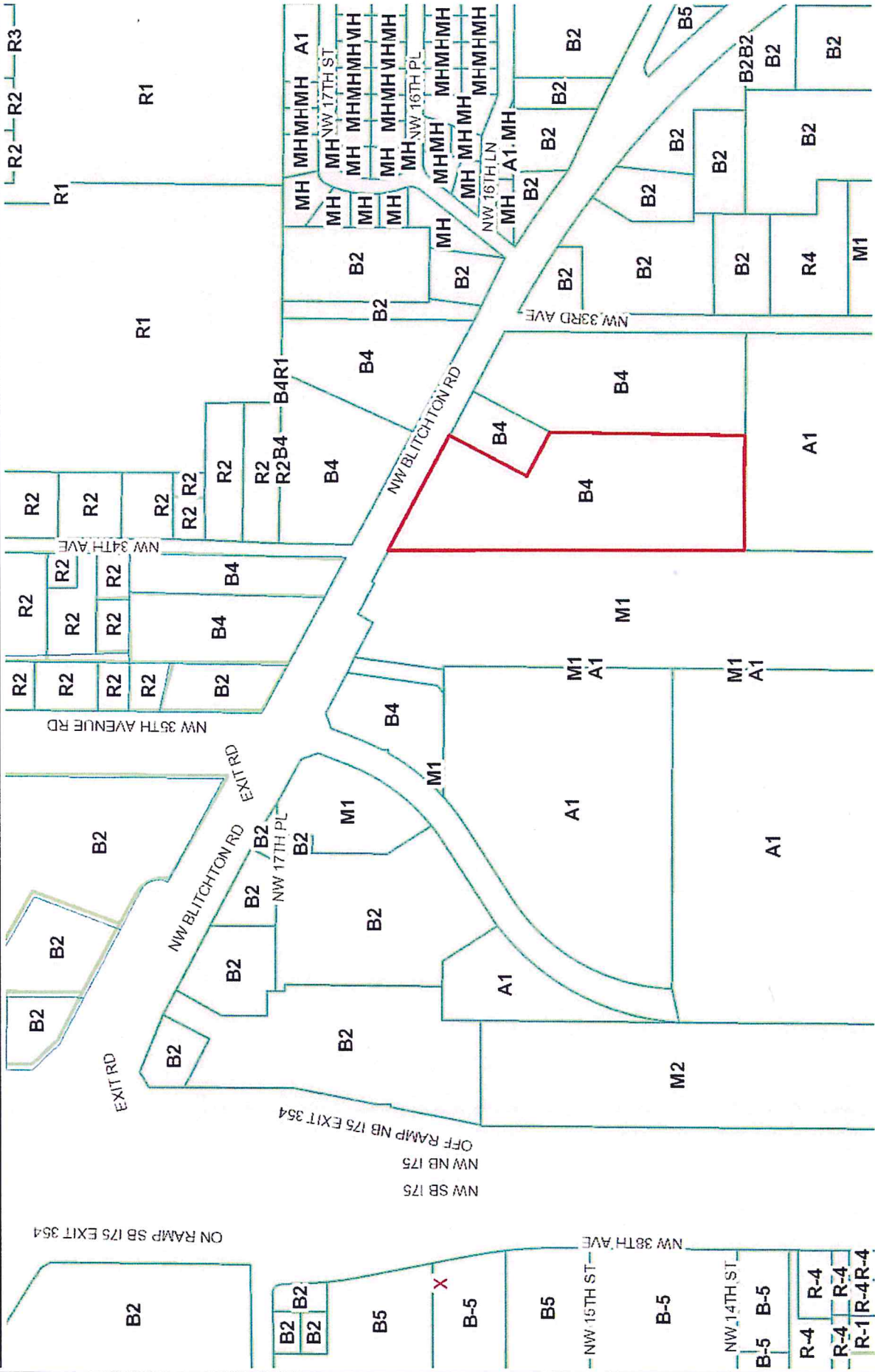
PID 218525-001-00



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

GIS Web Mapping Application

Last Updated: 10/28/2016



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Marion County Property Appraiser

Villie M. Smith, CFA, ASA

Select Language Powered by Google Translate

HOME Search Previous ParcelNext ParcelTRIM NoticeTRIM SupplementAddress Change FormSales Verifica

GO TO Current 2016 2015 2014 PRC

2016 Property Record Card

21825-001-00

Prime Key: 553395

[MAP IT](#)

Property Information

MIDWEST HAY INC
3352 BLITCHTON RD
OCALA FL 34475-4644

Taxes / Assessments: \$6,738.05

M.S.T.U.

Map ID: 161

PC: 27

Millage: 1001

Acres: 6.79

Situs: 3352 NW BLITCHTON RD OCALA

Current Values

Land Just Value	\$276,646
Buildings	\$71,505
Miscellaneous	\$12,207
Total Just Value	\$360,358
Total Assessed Value	\$360,358
Exemptions	-\$0
Total Taxable	\$360,358

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2016	\$276,646	\$71,505	\$12,207	\$360,358	\$360,358	\$0	\$360,358
2015	\$276,646	\$75,447	\$12,222	\$364,315	\$364,315	\$0	\$364,315
2014	\$276,646	\$77,919	\$12,243	\$366,808	\$366,808	\$0	\$366,808

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>2624/0581</u>	03/99	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$450,000
<u>1592/1218</u>	07/89	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$102,000

Property Description

SEC 11 TWP 15 RGE 21
BEGIN AT THE INTERSECTION OF THE W BNDY OF THE E 1/2 OF SE
1/4 OF NW 1/4 WITH THE SLY ROW LINE OF US HWY 27 TH
S 62-11-19 E 374.52 FT TH S 27-49-08 W 250 FT TH
S 62-11-19 E 142 FT TH S 01-33-57 W 558.19 FT TH
N 89-35-10 W 330.78 FT TH N 00-19-42 E 1017.71 FT TO THE
POB

Parent Parcel: 21825-000-00

Land Data - Warning: Verify Zoning

Use	Front	Depth	Zoning	C	Notes	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
1118	150	250	B4		4LF	37500.00	SF	2.00	1.00	1.00	1.00		\$75,000	\$75,000
1000			B4		ARB-3S1	4.84	AC	20,000.00	1.00	1.10	1.00		\$106,480	\$106,480
2705	153	311	B4			47583.00	SF	2.00	1.00	1.00	1.00		\$95,166	\$95,166

Neighborhood 5099 - HWY 27 WEST

Total Land - Class \$276,646

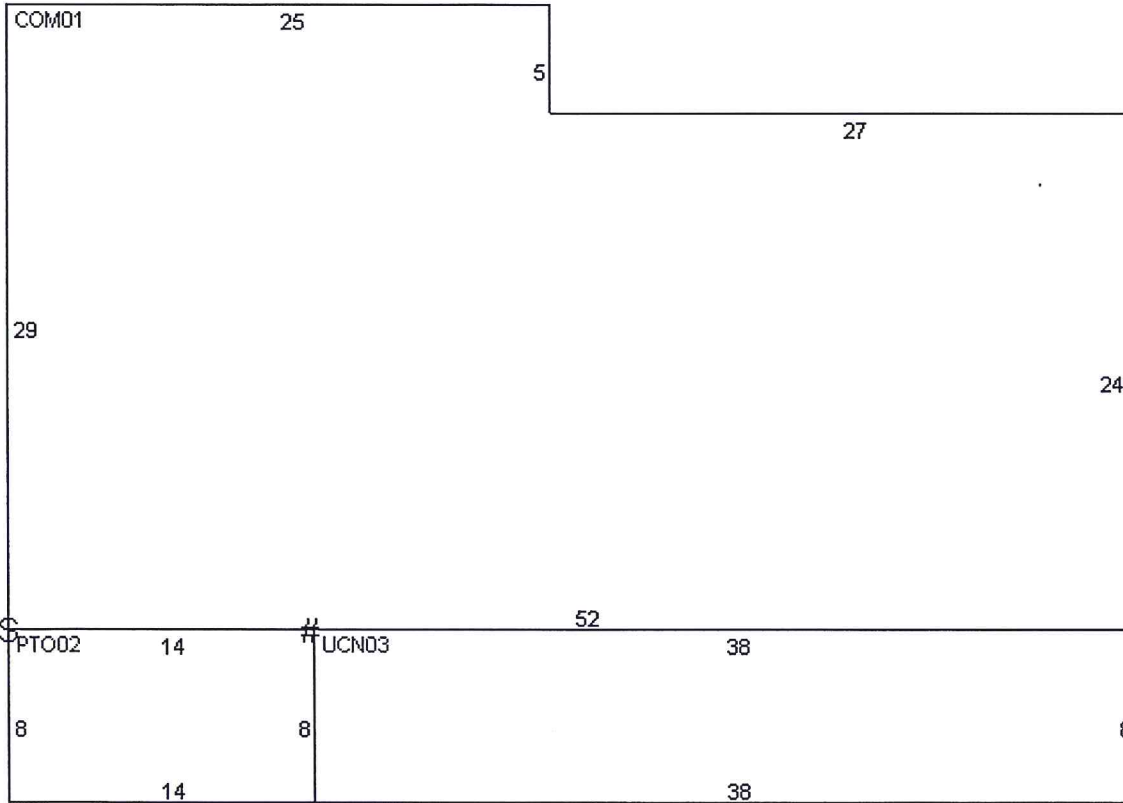
Mkt: 8 70

Total Land - Just \$276,646

Traverse

Building 1 of 3

COM01=R52U24L27U5L25D29.
 PTO02=R14D8L14U8.R14
 UCN03=R38D8L38U8.



Building Characteristics

Structure	2 - STUD FRAME WOODMTL	Year Built	1965
Effective Age	7 - 30-34 YRS	Physical Deterioration:	0 %
Condition	3 - 3	Obsolescence: Functional	0 %
Quality Grade	100 - POOR	Obsolescence: Locational	0 %
Inspected on	3/19/2013 by 197	Base Perimeter	162

Exterior Wall: 18 PREFINISHED MTL 90 %
 38 WD SIDING-SHTG 10 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	12.0	1.00	1965	0 %	1,373	F17 OFFICE F49 STORAGE	24 % 76 %	N N	N N
2	1.0	1.00	1965	0 %	112	PTO PATIO	100 %	N	N
3	12.0	1.00	1965	0 %	304	UCN CANOPY UNFIN	100 %	N	N

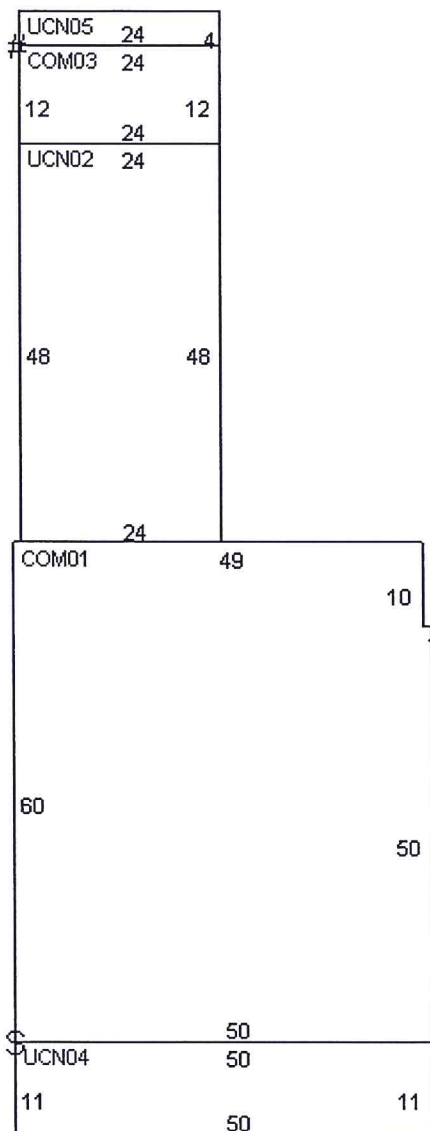
Section: 1

Elevator Shafts 0	Apartments 0	Kitchens 0	4FixBath 0	3FixBath 0
Elevator Landings 0	Escalators 0	Fireplaces 0	2FixBath 1	XFixture 0

Traverse

Building 2 of 3

COM01=R50U50L1U10L49D60.U60R1
 UCN02=R24U48L24D48.U48
 COM03=R24U12L24D12.D108L1
 UCN04=D11R50U11L50.U60R1U60
 UCN05=R24U4L24D4.



Building Characteristics

Structure 4 - MASONRY NO PILAST
 Effective Age 7 - 30-34 YRS
 Condition 3 - 3
 Quality Grade 300 - LOW
 Inspected on 3/19/2013 by 197

Year Built 1961
 Physical Deterioration: 0 %
 Obsolescence: Functional 0 %
 Obsolescence: Locational 0 %
 Base Perimeter 292

Exterior Wall: 18 PREFINISHED MTL 85 %
 29 VINYL SIDING 14 %
 24 CONC BLK-PAINT 1 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	13.0	1.00	1961	0 %	2,990	A11 ONE STORY STORE	68 %	N	Y
						A17 OFFICE	16 %	N	Y
						A49 STORAGE	16 %	N	N
2	16.0	1.00	1965	0 %	1,152	UCN CANOPY UNFIN	100 %	N	N
3	8.0	2.00	1965	0 %	288	F00 MINIMUM FINISH	50 %	N	N
						F17 OFFICE	50 %	N	N
4	8.0	1.00	2000	0 %	550	UCN CANOPY UNFIN	100 %	N	N
						UCN CANOPY UNFIN	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

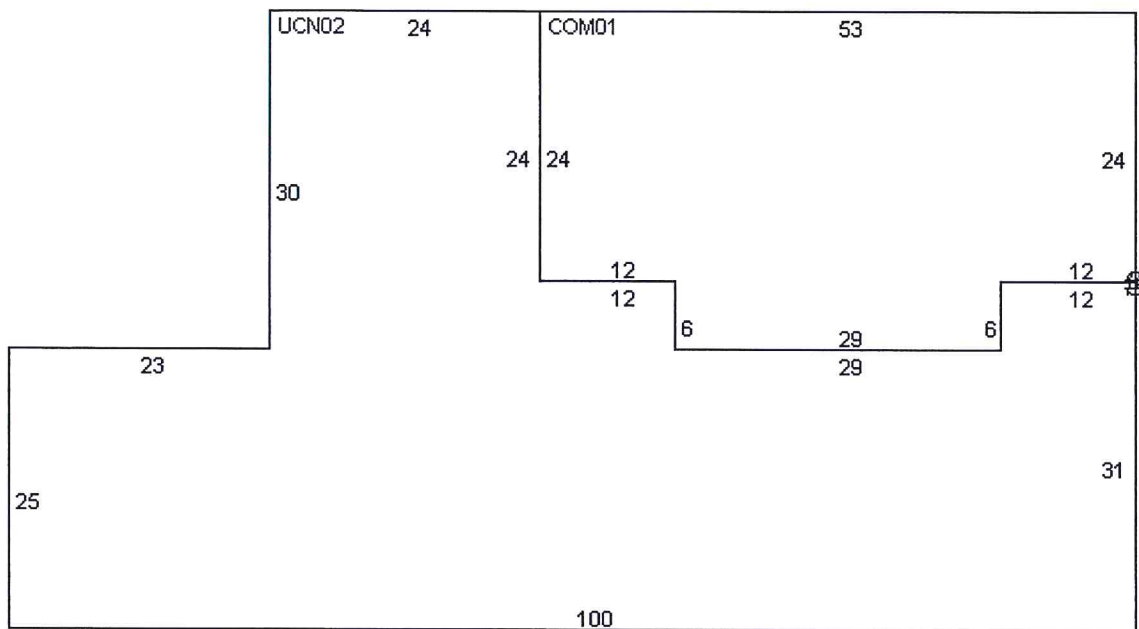
Miscellaneous Refinements

Description	Units	Rate	RCN Value
SEC SECURITY SYSTM	1		

Traverse

Building 3 of 3

COM01=L12D6L29U6L12U24R53D24.
 UCN02=D31L100U25R23U30R24D24R12D6R29U6R12.



Building Characteristics

Structure	2 - STUD FRAME WOODMTL	Year Built	1961
Effective Age	7 - 30-34 YRS	Physical Deterioration:	0 %
Condition	3 - 3	Obsolescence: Functional	0 %
Quality Grade	100 - POOR	Obsolescence: Locational	0 %
Inspected on 3/19/2013 by 197		Base Perimeter	166

Exterior Wall: 18 PREFINISHED MTL 100 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.0	1.00	1961	0 %	1,446	F49 STORAGE	100 %	N N
2	16.0	1.00	1961	0 %	3,364	UCN CANOPY UNFIN	100 %	N N

Section: 1

Elevator Shafts	0	Apartments	0	Kitchens	0	4FixBath	0	3FixBath	0
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
144	PAVING	ASPHALT	11860.00	SF	5	1968	3	0.0	0.0		\$7,875
159	PAV	CONCRETE	1890.00	SF	20	1968	3	0.0	0.0		\$2,094
105	FENCE	CHAIN LK	817.00	LF	20	1999	5	0.0	0.0		\$1,807
TOL	TOILET		36.00	SF	40	2000	1	6.0	6.0		\$431
Total Depreciated Value as of 11/3/2016 - \$12,207											

Appraiser Notes

MIDWEST HAY
 ARCHER FARM SUPPLY

Planning and Building, County Permit Search

** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
SGN10-0259	\$2,000	12/15/2010	12/20/2010	MIDWEST HAY INC / FREE STANDING SIGN

-
-
-
-
-

Cost/Market Summary

Buildings R.C.N.	\$177,534	3/20/2013				
Total Depreciation	-\$106,029					
Bldg - Just Value	\$71,505		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$12,207	3/20/2013	1	\$27,173	\$17,662	\$9,511
Land - Just Value	\$276,646	3/20/2013	2	\$117,103	\$66,749	\$50,354
Total Just Value	\$360,358		3	\$33,258	\$21,618	\$11,640