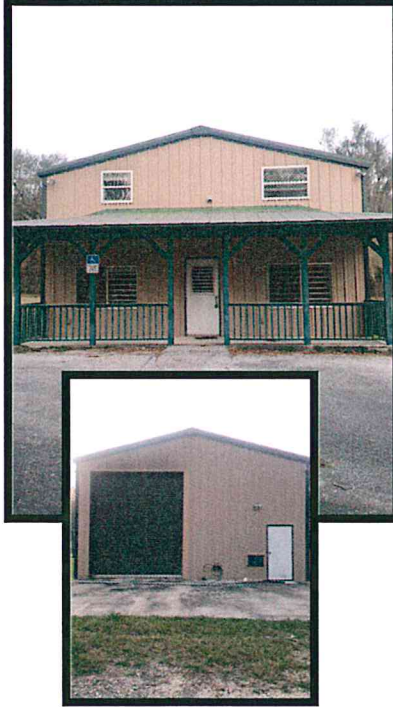


FOR SALE

\$230,000



108 NW 10th Avenue, Williston

Two commercial buildings on a security fenced site. Main building has 1,227 sf office/warehouse with a 12' x 14' ground door. Upstairs is a 685 sf 2/1 apartment with hardwood floors. Second building is a 2,500 sf 20 unit climate controlled storage building. Zoned commercial.

SF: 5,000 Lot Size: 1.22 Acres Year Built: 2004

PA#: 1833000000 Levy County Taxes: \$4,047

MLS#: 504237

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

(1) CAREFUL ADHERANCE TO DESIGN ELEVATIONS & DIMENSIONS IS NECESSARY TO INSURE FINAL PERMITTING THROUGH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

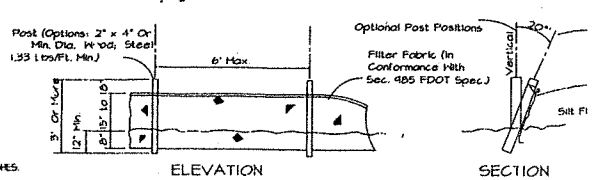
(2) NO CONSTRUCTION TO COMMENCE UNTIL SHEETED AUTHORIZATION TO CONSTRUCT HAS BEEN ISSUED, (COPY TO BE KEPT ON JOBSITE AT ALL TIMES)

(3) FAILURE TO COMPLY WITH (2) ABOVE IS IN VIOLATION OF CHAPTER 313 FLORIDA STATUTES AND CHAPTER 400-4.04 F.A.C. AND MAY RESULT IN A COURT INJECTION BEING ISSUED AS WELL AS FINES IN EXCESS OF \$5,000.00.

MAINTENANCE & OPERATION INSTRUCTIONS:

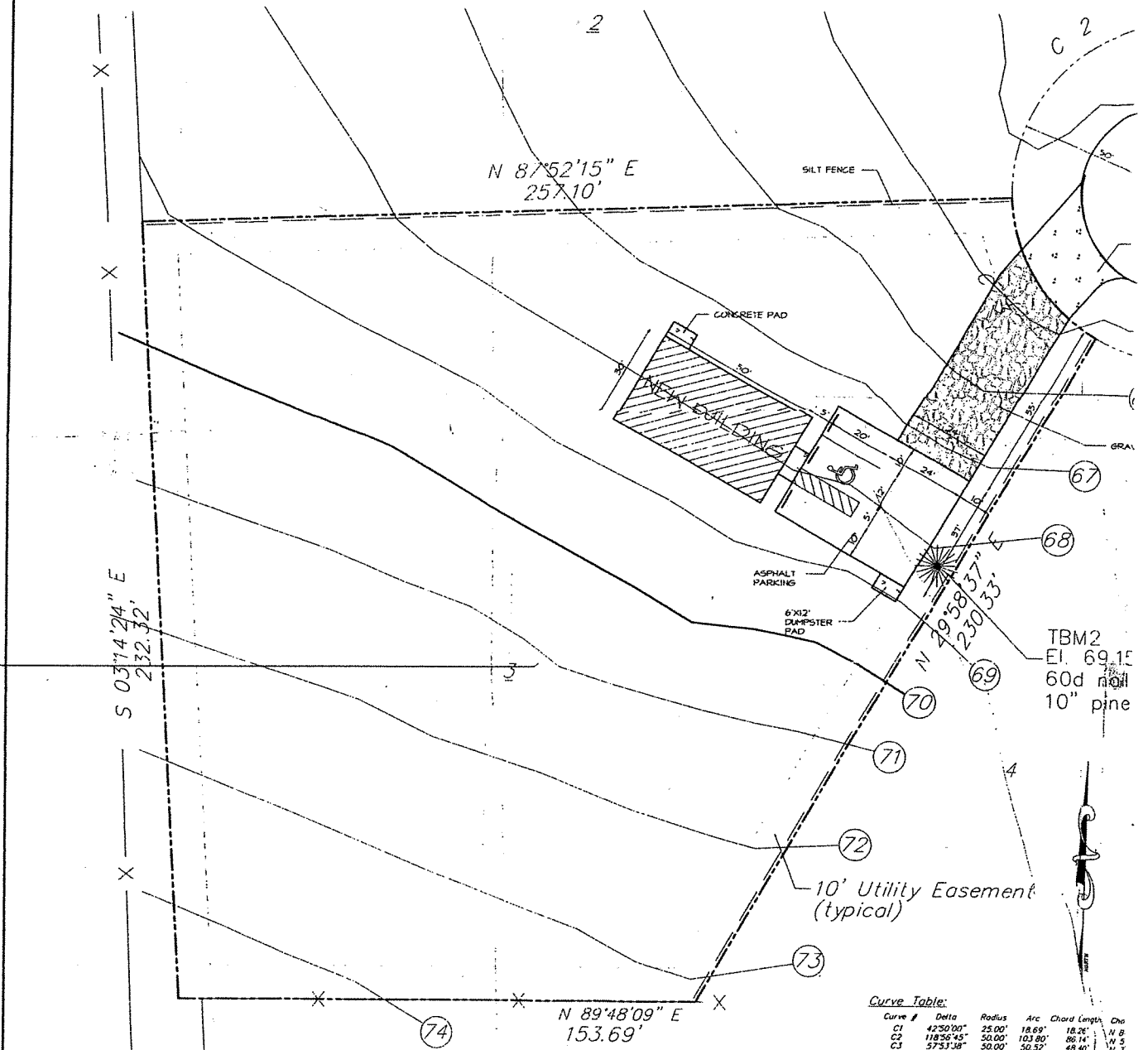
IT IS IMPORTANT THAT THIS RETENTION AREA BE MONITORED ON A PERIODIC BASIS TO DETERMINE THE LENGTH OF TIME TO DRAINDOWN AFTER A STORM EVENT. OVER A PERIOD OF TIME, THE SOILS NATURAL ABILITY TO PERCOLATE WATER MAY BE DIMINISHED BY THE ACCUMULATION OF SEDIMENT AND OILS. WHEN THE DRAINDOWN TIME BEGINS TO EXCEED 48 HOURS, MEASURES SHOULD BE TAKEN TO REMOVE AND REPLACE AT LEAST THE TOP FEW INCHES OF SOIL WITH MATERIAL OF THE SAME PERCOLATION RATE OR BETTER. IN ADDITION, SLOPE SLOPES SHOULD REMAIN GRASSED AND BE MOWED ON A REGULAR BASIS TO PREVENT EROSION AND THE SUBSEQUENT SEDIMENTATION OF THE BASIN. ALL INLETS AND SUMPS SHALL REMAIN CLEAN AT ALL TIMES.

- EROSION & SEDIMENT CONTROL:**
- (1) EXCAVATION OF RETENTION AREAS PRIOR TO CONSTRUCTION TO BE REGRADED AFTER CONSTRUCTION.
 - (2) RETENTION AREA SLOPES SHALL BE SLOPED. ALL OTHER EXCAVATIONS OR GRADINGS WORK SHALL BE GRASSED AS SOON AS POSSIBLE AFTER FINAL GRADING.
 - (3) ALL POSSIBLE EFFORTS SHALL BE MADE TO CONTROL EROSION AND SEDIMENT TRANSPORT BOTH ON AND OFF-SITE.
 - (4) STACKED HAYBALES OF FILTER FABRIC SILT FENCE SHALL BE CONSTRUCTED (PER DETAIL) AT SPECIFIED LOCATIONS PRIOR TO EXCAVATING OR GRADING, TO REMAIN UNTIL VEGETATION ESTABLISHES.
 - (5) EXCAVATE THE RETENTION AREAS IN TWO (2) PHASES. PHASE ONE EXCAVATE TO 6" OF ITS FINAL DEPTH PRIOR TO CONSTRUCTION PHASE TWO, EXCAVATE TO ITS FINAL DEPTH AFTER FINAL CONSTRUCTION.
 - (6) PLACE HAYBALES OR FILTER FABRIC AROUND THE PERIMETER OF ALL NEW AND EXISTING INLETS AND DRAINAGE STRUCTURES, TO REMAIN UNTIL VEGETATION ESTABLISHES.



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (L.F). Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE



Curve Table:

| Curve # | Delta | Radius | Arc Length | Chord Length | Chord Bearing |
|---------|------------|--------|------------|--------------|---------------|
| C1 | 42°30'00" | 25.00' | 18.89' | 18.84' | N 8° |
| C2 | 118°56'45" | 50.00' | 103.80' | 86.14' | N 5° |
| C3 | 57°53'38" | 50.00' | 50.52' | 48.40' | N 3° |

- Survey Report:**
- 1) Bearings shown hereon are referenced to the true line of
 - 2) No search of the public records was done by Emerald Co.
 - 3) There may be additional restrictions that are not shown.
 - 4) Bearings and distances shown are field and plat.
 - 5) The property shown hereon is vacant.
 - 6) The elevations shown hereon are projected from VGS Be

SITE PLAN
SCALE 1" = 20'-0"



| Levy County Property Appraiser | | | |
|--------------------------------|---|-------------------|------------|
| Parcel: 183300000 Acres: 1.22 | | | |
| Name: | TAFOYA KEN | Building Value | \$ 136,343 |
| Site: | 108 NW 10 AVE WILLISTON | Extra Feature Val | \$ 6,066 |
| Sale: | \$ 8,000 on 2000-08-01 Reason=U Qual=10 | Market Land Val. | \$ 31,000 |
| Mail: | PO BOX 362 ISLAMORADA, FL 33036 | Ag Land Value | \$ 31,000 |
| | | Just Value | \$ 173,409 |
| | | Assessed Value | \$ 173,409 |
| | | Taxable Value | \$ 173,409 |



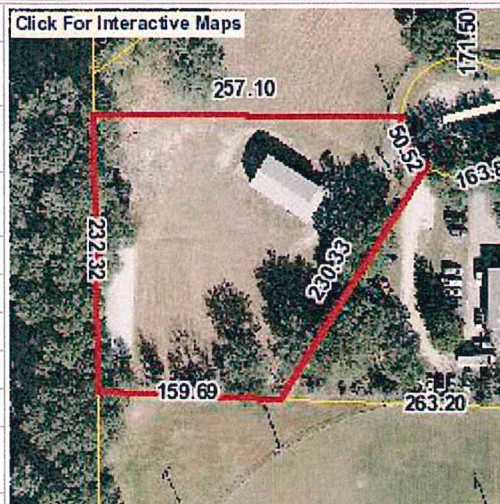
The Levy County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LEVY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 04/19/17 : 08:44:00

LEVY COUNTY PROPERTY APPRAISAL

Osborn "Oz" Barker

| | | | | | | |
|--|---|---------------------------------|-----------------------------|-----------------------------------|--|---------------------------|
| Recent Sales in Neighborhood Recent Sales in Area | | Previous Parcel | Next Parcel | Field Definitions | Return to Main Search Page | Levy Home |
| Parcel Number | 1833000000 | | | | | |
| Owner Name | TAFOYA KEN 100.00% TAFOYA MARTHA 100.00% | | | | | |
| Mailing Address | PO BOX 362 ISLAMORADA, FL 33036 | | | | | |
| Location Address | 108 NW 10 AVE WILLISTON | | | | | |
| Homestead | N | | | | | |
| Property Use * | 4800-WAREH/DIST TERM | | | | | |
| Subdivision | NORTHGATE (000716.00) | | | | | |
| Neighborhood | 0716 (716.00) | | | | | |
| Acres | 1.22 | | | | | |
| Tax District/Rate | WILLISTON 21.7226 | | | | | |
| Legal Description | SEC: 31, TWP: 12, RNG: 19, 31-12-19 NORTHGATE S/D LOT 3 OR BOOK 720 PAGES 712 & 713 | | | | | |



[Click For Interactive Maps](#)
[Generate Owner List By Radius](#)

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

Attention: Property Use and Zoning are not the same. [Click here for zoning information.](#)

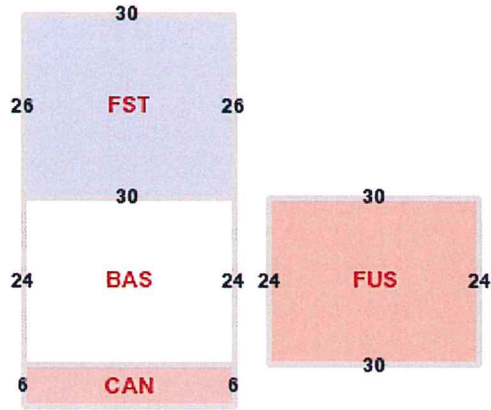
| 2017 Preliminary Value Summary | | | | | | | Tax Information |
|--------------------------------|---------------------|-------------------|-------------------|------------|----------------|---------------|-----------------|
| Building Value | Extra Feature Value | Market Land Value | AG Classification | Just Value | Assessed Value | Taxable Value | SOH Values |
| \$ 136,343 | \$ 6,066 | \$ 31,000 | No | \$ 173,409 | \$ 173,409 | \$ 173,409 | \$ 173,409 |

| Exemptions | | | | | | |
|--|---------------|----------|------------|---------|----------|-------|
| Homestead | 2nd Homestead | Widow/er | Disability | Seniors | Veterans | Other |
| No exemptions associated with this parcel. | | | | | | |

| Building Information | | | | | | |
|----------------------|------------------|-------------------|----------------------|-------|-------|--------------|
| Actual Area | Conditioned Area | Actual Year Built | Use | Style | Class | Site Address |
| 2400 sqft | 720 sqft | 2004 | OFF BLDG/NON-SHOP CT | 48 | 4 | |

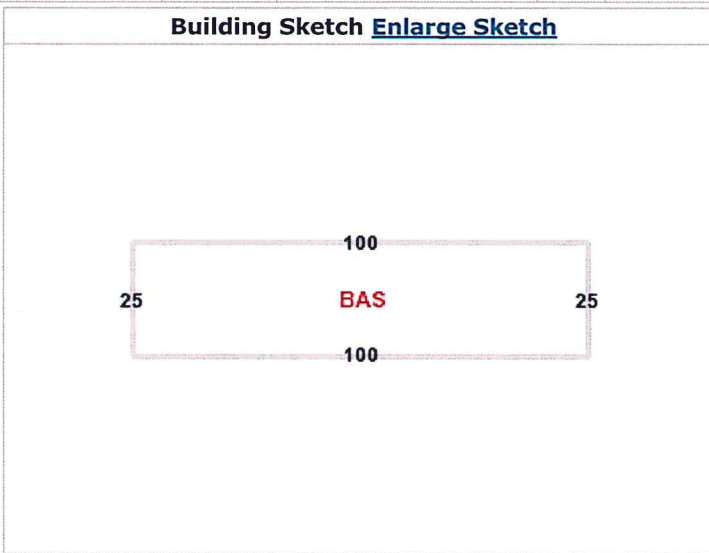
| | | Building Sketch Enlarge Sketch | | Building Sub Areas | |
|-------------------|-------------------|--|------------------|--------------------|--|
| Element | Information | Description | Conditioned Area | Actual Area | |
| FR | Engineered Steel | FST - FINISHED STORAGE | 0 | 780 | |
| CW | DRYWALL | FUS - FINISHED UPPER STORY | 0 | 720 | |
| PL | 3 FIXTURES | BAS - BASE | 720 | 720 | |
| EXTERIOR WALL | MODULAR METAL | CAN - CANOPY | 0 | 180 | |
| ROOF STRUCTURE | GABLE OR HIP | Total SqFt | 720 | 2400 | |
| ROOF COVER | METAL | | | | |
| INTERIOR FLOORING | HARDWOOD | | | | |
| INTERIOR WALL | DRYWALL | | | | |
| HEATING TYPE | FORCED AIR DUCTED | | | | |
| HEATING FUEL | STANDARD | | | | |

| | |
|------------------|---------|
| AIR CONDITIONING | CENTRAL |
| BATHS | N/A |



| Actual Area | Conditioned Area | Actual Year Built | Use | Style | Class | Site Address |
|-------------|------------------|-------------------|-----------|-------|-------|--------------|
| 2500 sqft | 2500 sqft | 2004 | WAREHOUSE | 48 | 0 | |

| Element | Information |
|-------------------|-------------------|
| FR | Engineered Steel |
| CW | DRYWALL |
| EXTERIOR WALL | MODULAR METAL |
| ROOF STRUCTURE | GABLE OR HIP |
| ROOF COVER | METAL |
| INTERIOR FLOORING | CONC ON GRADE |
| INTERIOR WALL | DRYWALL |
| HEATING TYPE | FORCED AIR DUCTED |
| HEATING FUEL | STANDARD |
| AIR CONDITIONING | CENTRAL |
| BATHS | N/A |



| Building Sub Areas | | |
|--------------------|------------------|-------------|
| Description | Conditioned Area | Actual Area |
| BAS - BASE | 2500 | 2500 |
| Total SqFt | 2500 | 2500 |

| Extra Features | | | | | | |
|------------------|-----|--------|-------|--------|-------|--|
| Code Description | BLD | Length | Width | Height | Units | |
| ASPHALT 4 | 1 | 0 | 0 | 0 | 3413 | |
| CONCRETE 4 | 1 | 30 | 18 | 0 | 540 | |
| ENT/GATE-C | 1 | 0 | 0 | 0 | 1 | |

| Land Lines | | | | |
|-----------------|-------|-------|------------------|------------|
| Use Description | Front | Depth | Total Land Units | Land Value |
| 1799 | 0 | 0 | 1 | \$ 0 |

| Sale Information | | | | | | | | |
|------------------|------------|-----------------------------|-----------------------|----------------------|--------------------|--------------------|-------------------------------|---------|
| Sale Date | Sale Price | Instrument | OR Book | OR Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
| 2000-08-01 | \$ 8,000 | WARRANTY DEED MULTI PARCELS | 00720 | 0713 | U | V | DAILEY JAMES & SCALES CHARLES | |
| 2000-08-01 | \$ 8,000 | WARRANTY DEED MULTI PARCELS | 00720 | 0712 | U | V | SCALES ROBERT H JR | |

| | | | | | | |
|--|--------------------------------------|---------------------------------|-----------------------------|-----------------------------------|--|---------------------------|
| Recent Sales in Neighborhood | Recent Sales in Area | Previous Parcel | Next Parcel | Field Definitions | Return to Main Search Page | Levy Home |
|--|--------------------------------------|---------------------------------|-----------------------------|-----------------------------------|--|---------------------------|