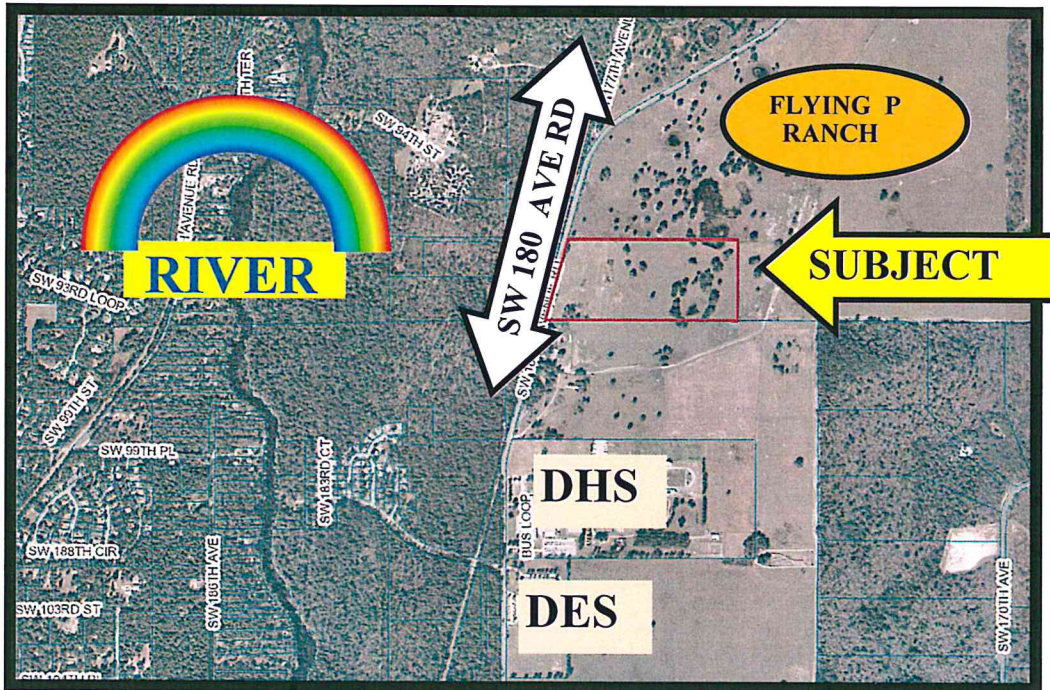


FOR SALE

\$295,000



9639 SW 180th Avenue Rd., Dunnellon
39+ Acre Estate Sale!

Great location just east of the Rainbow River, north of Dunnellon High School, Dunnellon Elementary, and is bordered by the Flying P Ranch. Well drained and improved pasture with Granddaddy Live Oaks, ag well and fenced.

Lot Size: 39.15 Zoned: A-1

PA#: 34573-001-00 Taxes: \$ 163

MLS#: 524177

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

Marion County Property Appraiser

Villie M. Smith, CFA, ASA

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2017

34573-001-00

Prime Key: 810096

[MAP IT](#)

As of 9/7/2017

Property Information

PARKER BOBBIE S EST
C/O JOZELLE P LOVE PER REP
11520 CAMP DR
DUNNELLO FL 34432-5816

Taxes / Assessments: **\$163**
Map ID: 26
Millage: 9002

M.S.T.U.
PC: 63
Acres: 39.15

Situs: 9639 SW 180TH AVENUE RD DUNNELLO

Current Values

Land Just Value	\$243,066		
Buildings	\$0		
Miscellaneous	\$979	Land Class Value	\$5,230
Total Just Value	\$244,045	Total Class Value	\$6,209
Total Assessed Value	\$6,209	<u>Ex Codes:</u> 08	
Exemptions	-\$0		
Total Taxable	\$6,209		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2016	\$260,424	\$0	\$979	\$261,403	\$6,209	\$0	\$6,209
2015	\$118,086	\$0	\$979	\$119,065	\$5,937	\$0	\$5,937
2014	\$118,086	\$0	\$979	\$119,065	\$5,937	\$0	\$5,937

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	05/2017	71 DTH CER	0	U	V	\$100
6601/0106	05/2017	74 PROBATE	0	U	V	\$100
3018/1154	08/2001	71 DTH CER	0	U	V	\$100
1122/1347	08/1982	07 WARRANTY	0	U	V	\$100
0957/0248	03/1979	07 WARRANTY	0	U	V	\$16,000

Property Description

SEC 17 TWP 16 RGE 19
BEG AT A PT ON S BNDY E 453.43 FT FROM SW COR
FOR POB BEING E ROW LINE OF S A L R.R. E 2123.53
FT N 868.75 FT W 1888.42 FT S 14-52-17 W 900 FT
TO POB TRACT A
EX RD ROW DESC IN OR 1032-0295

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6305		2006.0	869.0	A1	27.15	AC	7000.0000	1.00	0.91	1.00	3530	172946
9510		0.0	0.0	A1	1.00	AC	50.0000	1.00	1.00	1.00	50	50
6206		0.0	0.0	A1	11.00	AC	7000.0000	1.00	0.91	1.00	1650	70070

