

# FOR SALE

## \$450,000



**15437 S. US Hwy 441, Summerfield**

**Three Unit Commercial/Office Building.**

Located on US Hwy 441 just north of The Villages and CR 42. Great highway visibility and signage. The building is in very good condition. CBS & stucco construction. Two 1,000 sf suites & one 1,950 sf suite designed as a sales office. 15 Striped parking spaces. Permitted water system. Turn key. Zoned B-2.

**Call for lease terms and conditions.**

**Office SF: 3,950**

**Total SF: 4,494**

**Year Built: 2001**

**Lot Size: .53 Acres**

**PA#: 4713-186-013**

**Taxes: \$4,885**

**MLS#: 425958**

*Information herein is deemed reliable but not guaranteed*

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

**Foxfire Realty**

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

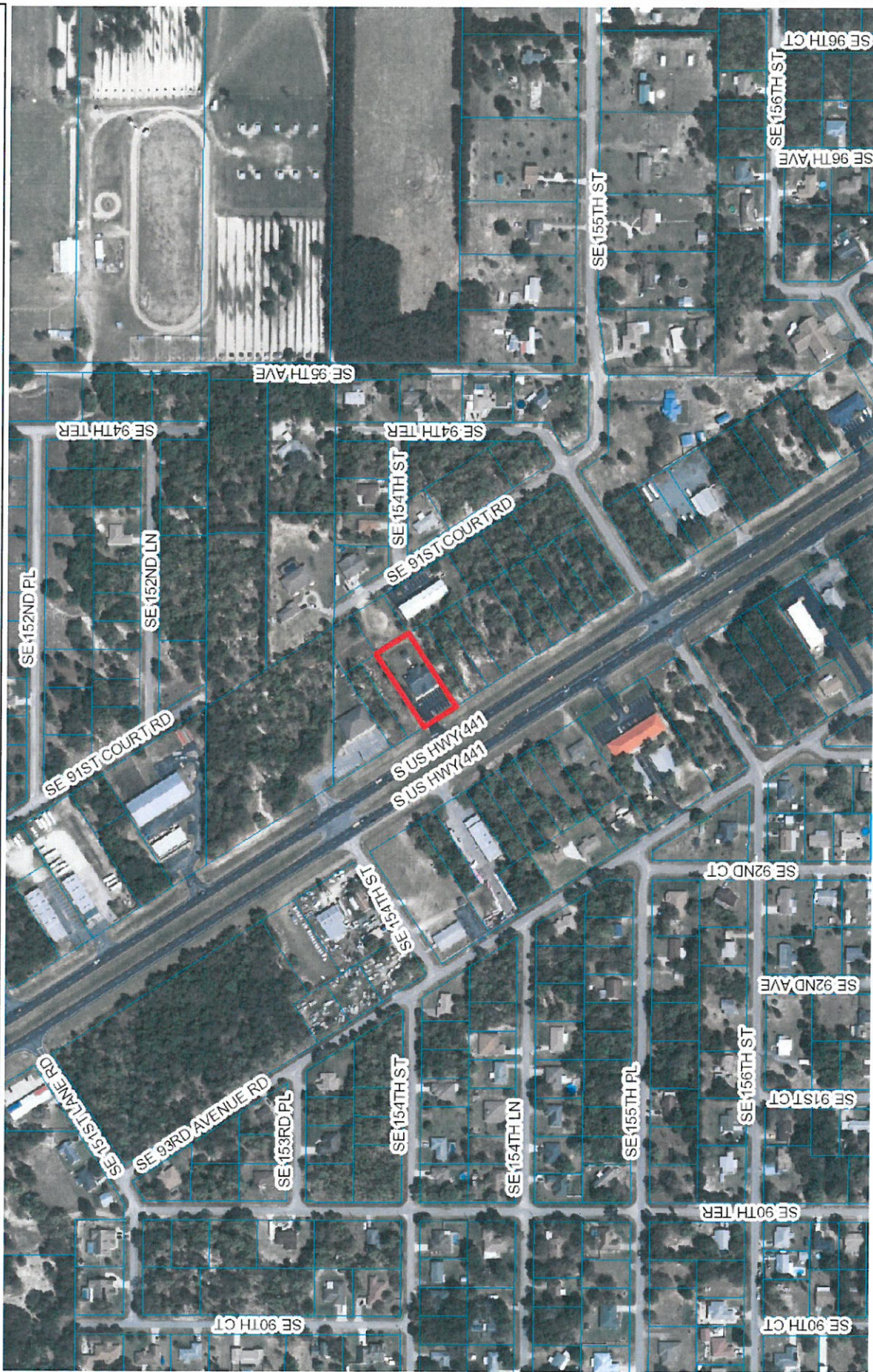
**Office: (352) 732-3344 Fax: (352) 732-8180 Cell: (352) 804-2446**

**Email: v.akin@att.net**



## GIS Web Mapping Application

**Last Updated: 5/15/2015**



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 15C 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 [2014](#) [2013](#) [2012](#) PRC

2015

**4713-186-013**

Prime Key: 1143942

[MAP IT](#)

As of 5/5/2015

## Property Information

FRAZIER DON  
FRAZIER MARY  
15398 SE 91ST COURT RD  
SUMMERFIELD FL 34491-4456

Taxes / Assessments: **\$4,885**

M.S.T.U.

Map ID: 257

PC: 16

Millage: 9001

Acres: 0.53

Situs: 15437 S US HWY 441 ALL UNITS SUMMERFIELD

[Show All Situs'](#)

Values NOT Available

## History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just  | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2014 | N/A       | N/A      | N/A        | \$277,404 | \$277,404    | \$0        | \$277,404   |
| 2013 | N/A       | N/A      | N/A        | \$283,964 | \$283,964    | \$0        | \$283,964   |
| 2012 | N/A       | N/A      | N/A        | \$263,201 | \$263,201    | \$0        | \$263,201   |

## Property Transfer History

| Book/Page                 | Date  | Instrument  | Code                   | Q/U | V/I | Price    |
|---------------------------|-------|-------------|------------------------|-----|-----|----------|
| <a href="#">5123/1895</a> | 11/08 | 07 WARRANTY | 0                      | U   | V   | \$100    |
| <a href="#">2910/0255</a> | 02/01 | 09 EASEMNT  | 0                      | U   | V   | \$100    |
| <a href="#">2881/1433</a> | 12/00 | 09 EASEMNT  | 0                      | U   | V   | \$100    |
| <a href="#">2862/1757</a> | 10/00 | 07 WARRANTY | 8 ALLOCATED            | U   | V   | \$42,000 |
| <a href="#">2493/0354</a> | 04/98 | 71 DTH CER  | 0                      | U   | V   | \$100    |
| <a href="#">2487/1782</a> | 04/98 | 07 WARRANTY | 2 V-SALES VERIFICATION | Q   | V   | \$12,500 |

## Property Description

SEC 22 TWP 17 RGE 23  
 PLAT BOOK 003 PAGE 058  
 ORANGE BLOSSOM HILLS UNIT 13  
 A PORTION OF BLK 186 BEING MORE FULLY DESCRIBED AS FOLLOWS:  
 COM AT THE MOST SWLY COR OF BLK 186 TH N 32-43-50 W  
 ALONG THE SWLY LINE OF SAID BLK 186 SAID SWLY LINE BEING  
 THE ELY ROW LINE US HWY 441 455.89 FT TO THE POB TH  
 CONT N 32-43-50 W ALONG SAID SWLY LINE 50 FT TH  
 N 57-16-10 E 230 FT TH S 32-43-50 E 50 FT TH  
 S 57-56-10 W 230 FT TO THE POB AKA THE NELY 120 FT  
 OF NWLY 100 FT OF SELY 254.30 FT OF BLK 186  
 SUBJ TO A PUBLIC INGRESS AND EGRESS EASEMENT OVER THE W 24  
 FT OF THE E 47 FT PARALLEL WITH US HWY 27/441 THEREOF  
 AND ALSO FOLLOWING DESC PROPERTY:  
 COM AT MOST SWLY COR OF BLK 186 TH N 32-43-50 W  
 405.89 FT TO POB TH CONT N 32-43-50 W 50 FT TH N  
 57-16-10 E 230 FT TH S 32-43-50 E 50 FT TH S 57-16-10  
 W 230 FT TO POB AKA LOT 14  
 SUBJ TO A PUBLIC INGRESS AND EGRESS EASEMENT OVER THE W 24  
 FT OF THE E 47 FT PARALLEL WITH US HWY 27/441 THEREOF  
 SUBJ TO PUBLIC ESMT FOR INGRESS & EGRESS OVER THE FOLLOWING  
 DESC PARCEL: BEGIN AT NW COR OF PROPERTY TH S 32-41-40 E  
 41.88 FT TH N 57-16-10 E 23 FT TH S 32-41-40 E 58 FT TH  
 N 57-16-10 E 24 FT TH N 32-41-40 W 100 FT TH S 57-16-10 W  
 47 FT TO POB

Land Data - Warning: Verify Zoning

| Use  | Front | Depth | Zoning | C | Notes     | Units    | Type | Rate | Loc  | Shp  | Phy  | Class | Value | Just Value |
|------|-------|-------|--------|---|-----------|----------|------|------|------|------|------|-------|-------|------------|
| 1610 | 100   | 230   | B2     |   | L 13 & 14 | 23000.00 | SF   |      | 1.00 | 1.00 | 1.00 |       |       |            |

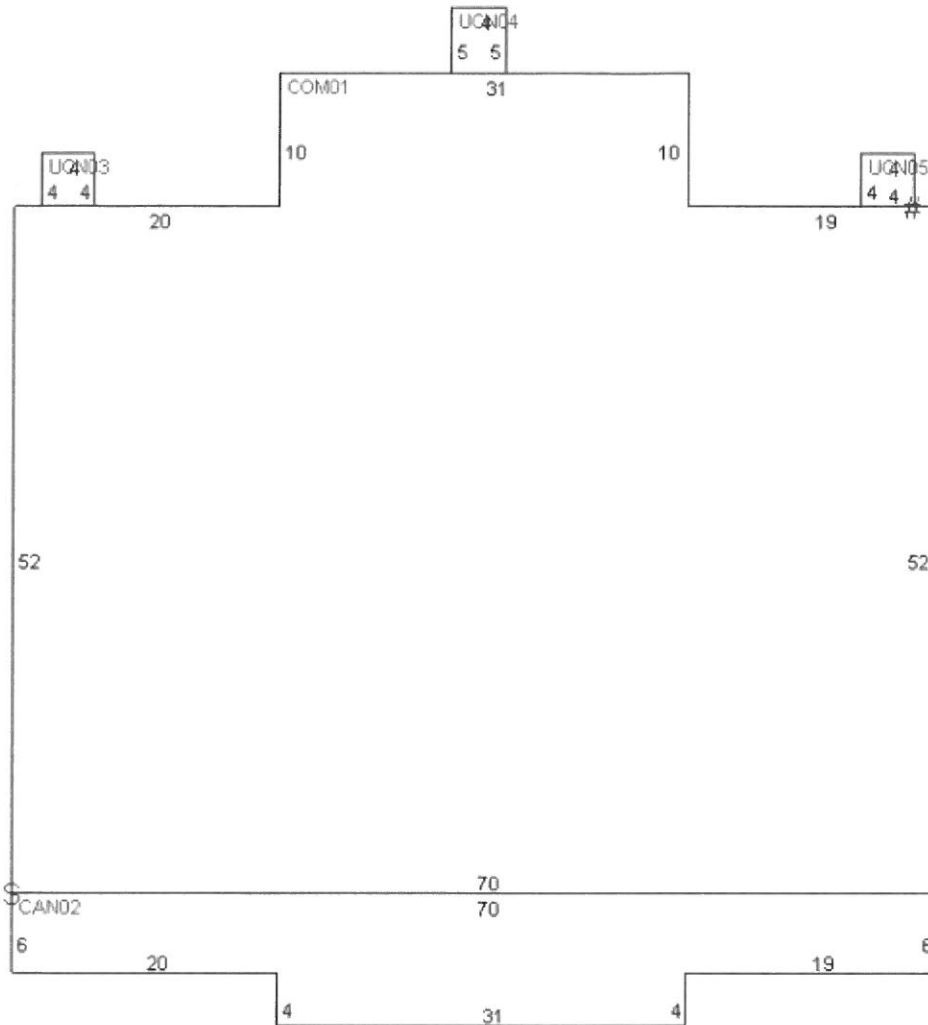
Neighborhood 8099 - HWY 441 SOUTH OF SUNSET HARBOR

Mkt: 10 70

Traverse

Building 1 of 1

```
COM01=U52R20U10R31D10R19D52L70.  
CAN02=D6R20D4R31U4R19U6L70.U52R2  
UCN03=U4R4D4L4.R18U10R13  
UCN04=U5R4D5L4.R18D10R17  
UCN05=L4U4R4D4.
```



## Building Characteristics

Structure 4 - MASONRY NO PILAST

Year Built 2001

Effective Age 2 - 05-09 YRS

Obsolescence: Functional 0.00 %

Condition 0 - 0

Obsolescence: Locational 0.00 %

Quality Grade      600 - AVERAGE

Base Perimeter 264

Inspected on 2/4/2009 by 168

Exterior Wall: 32 CONC BLK-STUCO 100 %

| Section | Wall Height | Stories | Year Built | Basement % | Ground Flr Area | Interior Finish        | Sprinkler | A/C |
|---------|-------------|---------|------------|------------|-----------------|------------------------|-----------|-----|
| 1       | 10.0        | 1.00    | 2001       | 0 %        | 3,950           | M16 COMMUNITY SHOP CTR | 100 %     | N Y |
| 2       | 10.0        | 1.00    | 2001       | 0 %        | 544             | CAN CANOPY-ATTACHD     | 100 %     | N N |
| 3       | 8.0         | 1.00    | 2003       | 0 %        | 16              | UCN CANOPY UNFIN       | 100 %     | N N |
| 4       | 8.0         | 1.00    | 2003       | 0 %        | 20              | UCN CANOPY UNFIN       | 100 %     | N N |
| 5       | 8.0         | 1.00    | 2003       | 0 %        | 16              | UCN CANOPY UNFIN       | 100 %     | N N |

## Section: 1

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Elevator Shafts 0

Apartments 0

Kitchens 0

4FixBath 0

3FixBath 0

Elevator Landings 0

Escalators 0

Fireplaces 0

2FixBath 4

XFixture 6

Miscellaneous Refinements

| Description        | Units | Rate | RCN Value |
|--------------------|-------|------|-----------|
| SEC SECURITY SYSTM | 1     |      |           |

Miscellaneous Improvements

| Type               | Nbr     | Units | Type | Life | Year In | Grade | Length | Width | Depr Value |
|--------------------|---------|-------|------|------|---------|-------|--------|-------|------------|
| 159 PAV CONCRETE   | 594.00  |       | SF   | 20   | 2001    | 3     | 0.0    | 0.0   |            |
| 144 PAVING ASPHALT | 5422.00 |       | SF   | 5    | 2001    | 3     | 0.0    | 0.0   |            |
| FDU UTILITY-FINISH | 192.00  |       | SF   | 40   | 2001    | 2     | 12.0   | 16.0  |            |
| 190 SEPTIC 1-5 BTH | 1.00    |       | UT   | 99   | 2001    | 4     | 0.0    | 0.0   |            |
| 256 WELL 1-5 BTH   | 1.00    |       | UT   | 99   | 2001    | 4     | 0.0    | 0.0   |            |

Appraiser Notes

|                                        |            |
|----------------------------------------|------------|
| UNIT #A-LAKEVIEW DAY SPA & MASSAGE LLC | 1-2FX 1-EX |
| UNIT #B-ORANGE BLOSSOM HILLS HOMES INC | 2-2FX 3-EX |
| UNIT #C-                               | 1-2FX 2-EX |
| SHED ON SKIDS N/A                      |            |

Planning and Building, County Permit Search\*\* Permit Search \*\*

| Permit Number | Amount    | Issued Date | Complete Date | Description             |
|---------------|-----------|-------------|---------------|-------------------------|
| M020540       | \$220,000 | 2/1/2001    | 7/1/2001      | REALTY AND SALES OFFICE |

- ☐
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- ☐
- ☐
- ☐