

FOR SALE

\$350,000



15398 SE 91st Ct. Rd., Summerfield

Contractor's warehouse! 5,000 SF building includes 3,214 SF warehouse, 1,756 SF office. Clear span 20' clear eave height. Two 18'x14' roll up ground doors. Hi-bay lighting and skylites. Reception area, secretary/reception office, full kitchen and dining area, large work office. Fenced rear storage yard. 9 Striped parking spaces. Zoned B-2.

Located north of CR 42 & south of Sunset Harbor Rd.

Year Built: 2007 Lot Size: .55 Acres

PA#: 4713-186-003 Taxes: \$3,799

MLS#: 425947



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

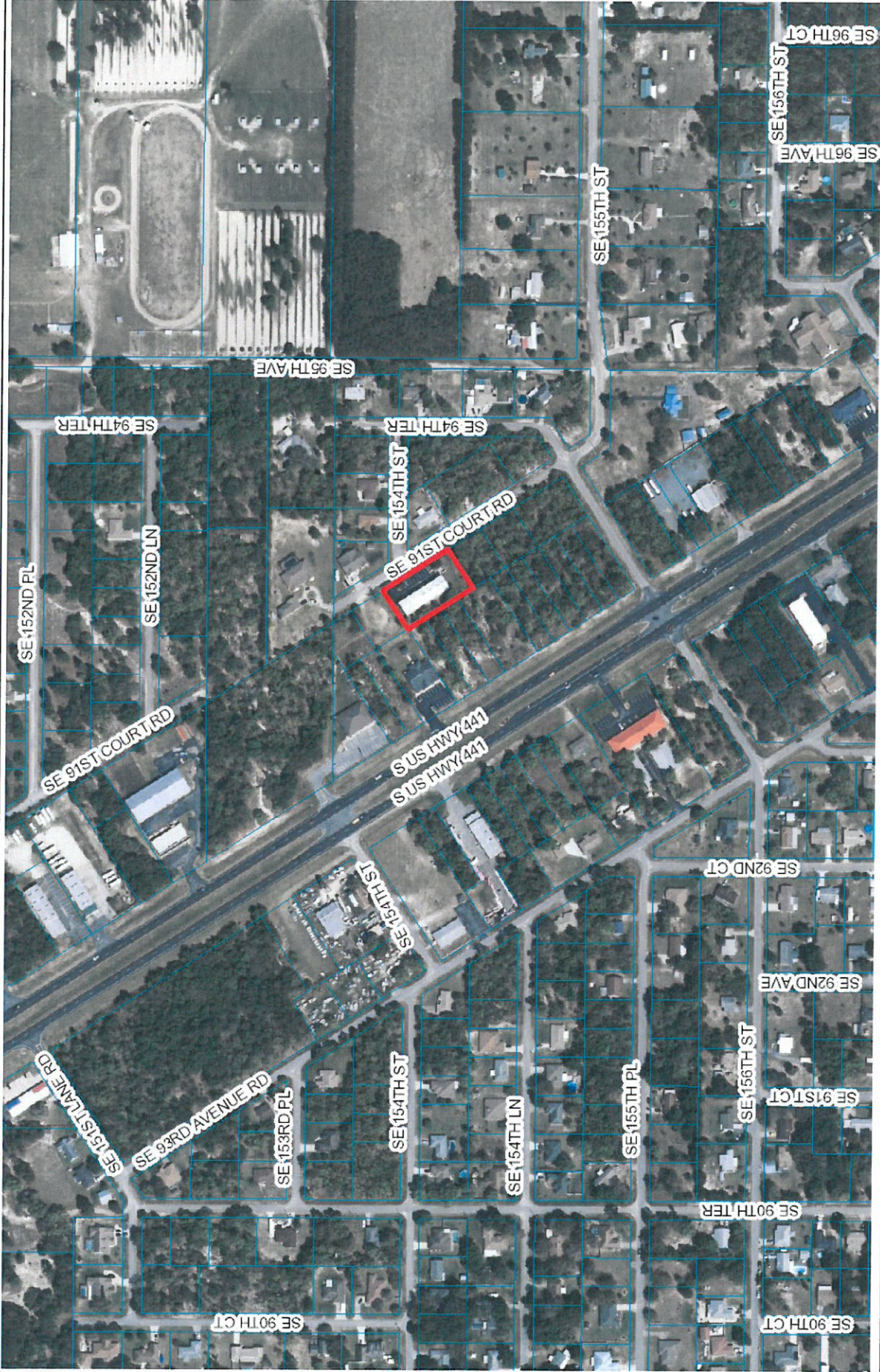
Email: v.akin@att.net



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

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 ParcelNext ParcelTRIM NoticeTRIM SupplementAddress Change FormSales Verification Form

GO TO [2014](#) [2013](#) [2012](#) PRC

2015

4713-186-003

Prime Key: 1143861

[MAP IT](#)

As of 4/30/2015

Property Information

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

Taxes / Assessments:

M.S.T.U.

Map ID: 257

PC: 48

Millage: 9001

Acres: 0.55

Situs: 15398 SE 91ST COURT RD SUMMERFIELD

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	\$213,126	\$213,126	\$0	\$213,126
2013	N/A	N/A	N/A	\$213,279	\$213,279	\$0	\$213,279
2012	N/A	N/A	N/A	\$216,797	\$216,797	\$0	\$216,797

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4801/0478	05/07	09 EASEMNT	0	U	V	\$100
*4240/1179	11/05	07 WARRANTY	0	U	V	\$100
3403/0089	04/03	07 WARRANTY	8 ALLOCATED	U	V	\$14,000
3347/0662	08/87	71 DTH CER	0	U	V	\$100
1294/1490	07/85	05 QUIT CL	0	U	V	\$100
0827/0256	08/77	02 DEED NC	0	Q	V	\$2,000

Property Description

SEC 22 TWP 17 RGE 23
PLAT BOOK 003 PAGE 058
NELY 120 FT OF NWLY 100 FT OF SELY 554.30 FT OF BK 186
ORANGE BLOSSOM HILLS UNIT 13
AKA LOT 3 AND ALSO:
NE`LY 120 FT OF NW`LY 100 FT OF SE`LY 454.30 FT OF
BLK 186 AKA LOT 4

Land Data - Warning: Verify Zoning

Use	Front	Depth	Zoning	C Notes	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
4800	100	120	B2		12000.00	SF		1.00	1.00	1.00		
4800	100	120	B2		12000.00	SF		1.00	1.00	1.00		

Neighborhood 8098 - ORANGE BLOSSOM HILLS INT COMME

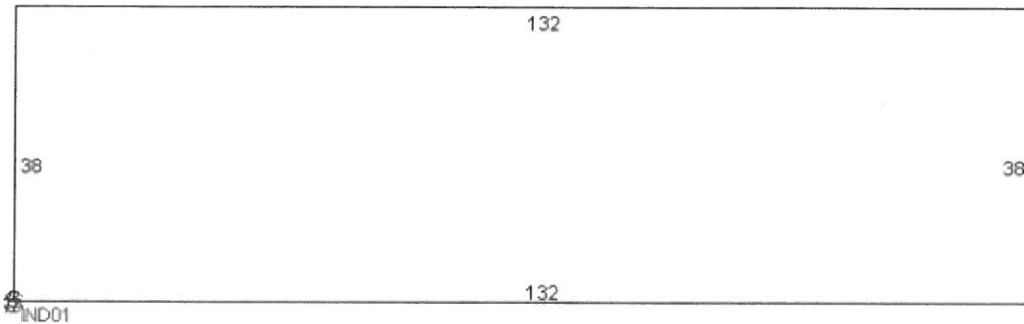
Mkt: 10 70

4/30/2015

Traverse

Building 1 of 1

IND01=R132U38L132D38.
 MZS02=1786.

Building Characteristics

Structure 1 - WH STL FR
Effective Age 1 - 00-04 YRS
Condition 1 - 1
Quality Grade 500 - FAIR
 Inspected on 1/7/2008 by 209

Year Built 2007
 Obsolescence: Functional 0.00 %
 Obsolescence: Locational 0.00 %
 Base Perimeter 340

Exterior Wall: 18 PREFINISHED MTL 100 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	20.0	1.00	2007	0 %	5,016	F17 OFFICE	36 %	N Y
						F48 WAREHOUSE/DISTRIBUTE	64 %	N N
2	9.0	1.00	2007	0 %	1,786	MZS MEZZANINE STOR	100 %	N N

Section: 1

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

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	Depr Value
159 PAV CONCRETE	378.00	SF	20	2007	3	0.0	0.0		

MCPA Search Results

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159	PAV CONCRETE	221.00	SF	20	2007	5	0.0	0.0
144	PAVING ASPHALT	6591.00	SF	5	2007	3	0.0	0.0
250	WALLS MASONRY	216.00	SF	50	2007	3	0.0	0.0

Appraiser Notes

FRAZIER DRYWALL
TPP #20040912
ORANGE BLOSSOM HILLS CUSTOM HOMES

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

Permit Number	Amount	Issued Date	Complete Date	Description
M081741	\$100	8/1/2003	9/1/2003	DRIVEWAY
M071810	\$350,000	7/1/2006	4/1/2007	OFFICE WAREHOUSE



4/30/2015