

FOR SALE

\$1,350,000



Class "A" Bank

2510 SE Maricamp Road

Great location!! Bank has 3 drive thru tellers and one ATM, 3 lobby tellers. Well designed atrium and customer service area as well as loan processing & bank management area. ADTC: 33,500

Office SF: 5,878 Other SF: 1,077 Bldg SF: 6,955

Lot Size: 1.66 Built: 2008 Zoned: OP

PA#: 29509-000-55 Taxes: \$15,855

MLS#: 512742

Information herein is deemed reliable but not guaranteed



Van H. Akin, CCIM, SIOR

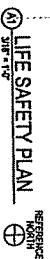
(352) 804-2446

v.akin@att.net

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

Office: (352) 732-3344 Fax: (352) 732-8180

[illegible]



Associated Florida Architects, Inc.
Corp., Inc. No. AA C001907
1022 park street, suite 208
jacksonville, florida 32204
phone:352-4937 904-356-4971x14
www.aafarch.com info@aafarch.com
802 northeast 23rd avenue
gainesville, florida 32609
phone:352-3003 352-373-5597x14

ALARION
BALNE

robert a. caylor AR 0007526

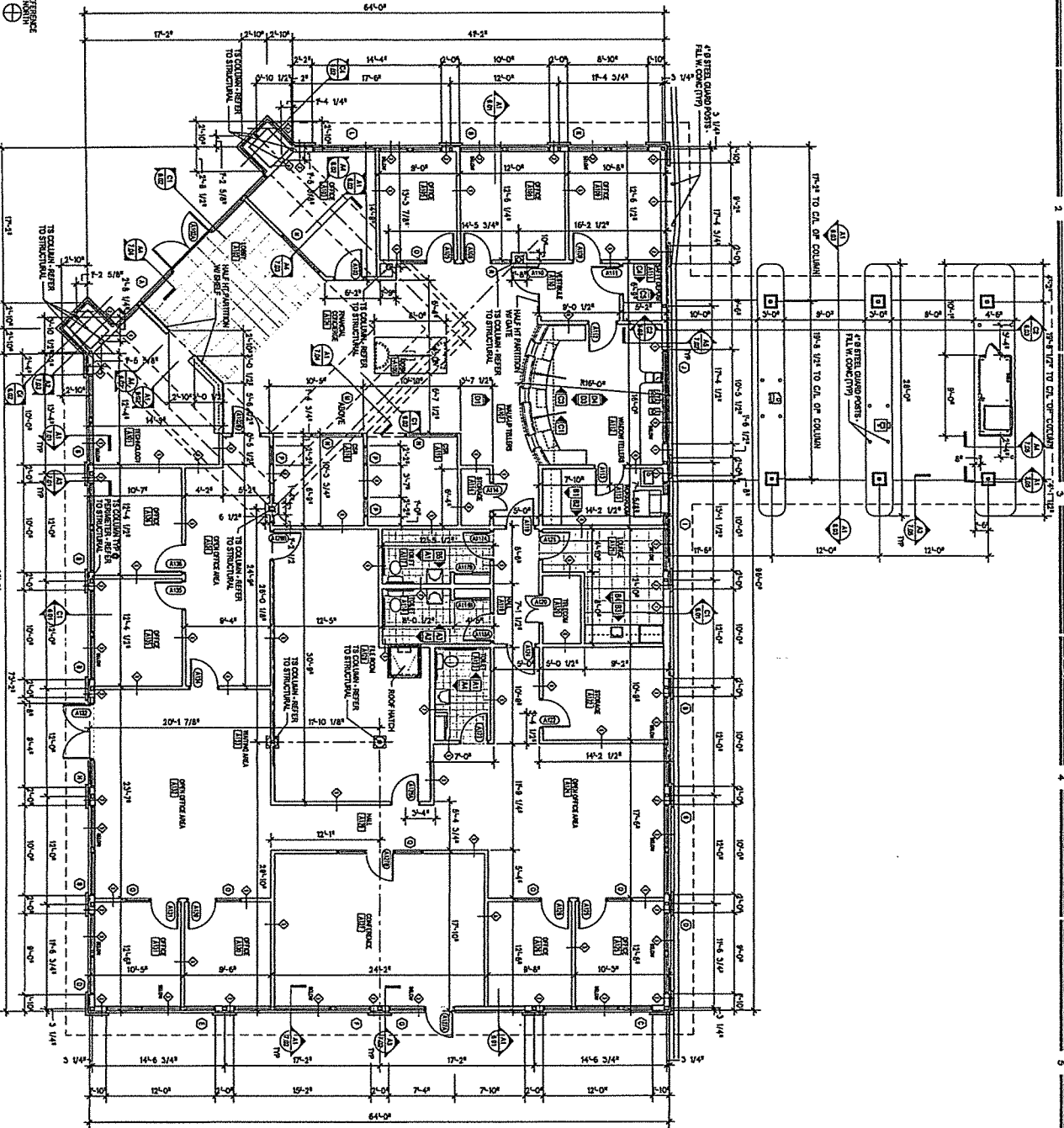
<u>Date</u>	<u>Description</u>	<u>Rate</u>
1960-08-04-07	COST DOCUMENTS - 1961	
Project #:	0102	
Drawn by:	MJT	
Checked by:	MJT	
 Copyright © ASH 1961		

LIFE SAFETY PLAN
AND BUILDING NOTES

Sheet Number: LS 1.01

FLOOR PLAN

REFERENCE
NORTH



Sheet Number: A 2.01

FLOOR PLAN

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Sheet Description:

Project No. 0007

Drawn By: JEF

Check By: JEF

Date: 08/01/07

Description: Ocala Branch

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Robert B. Taylor AR 0007126



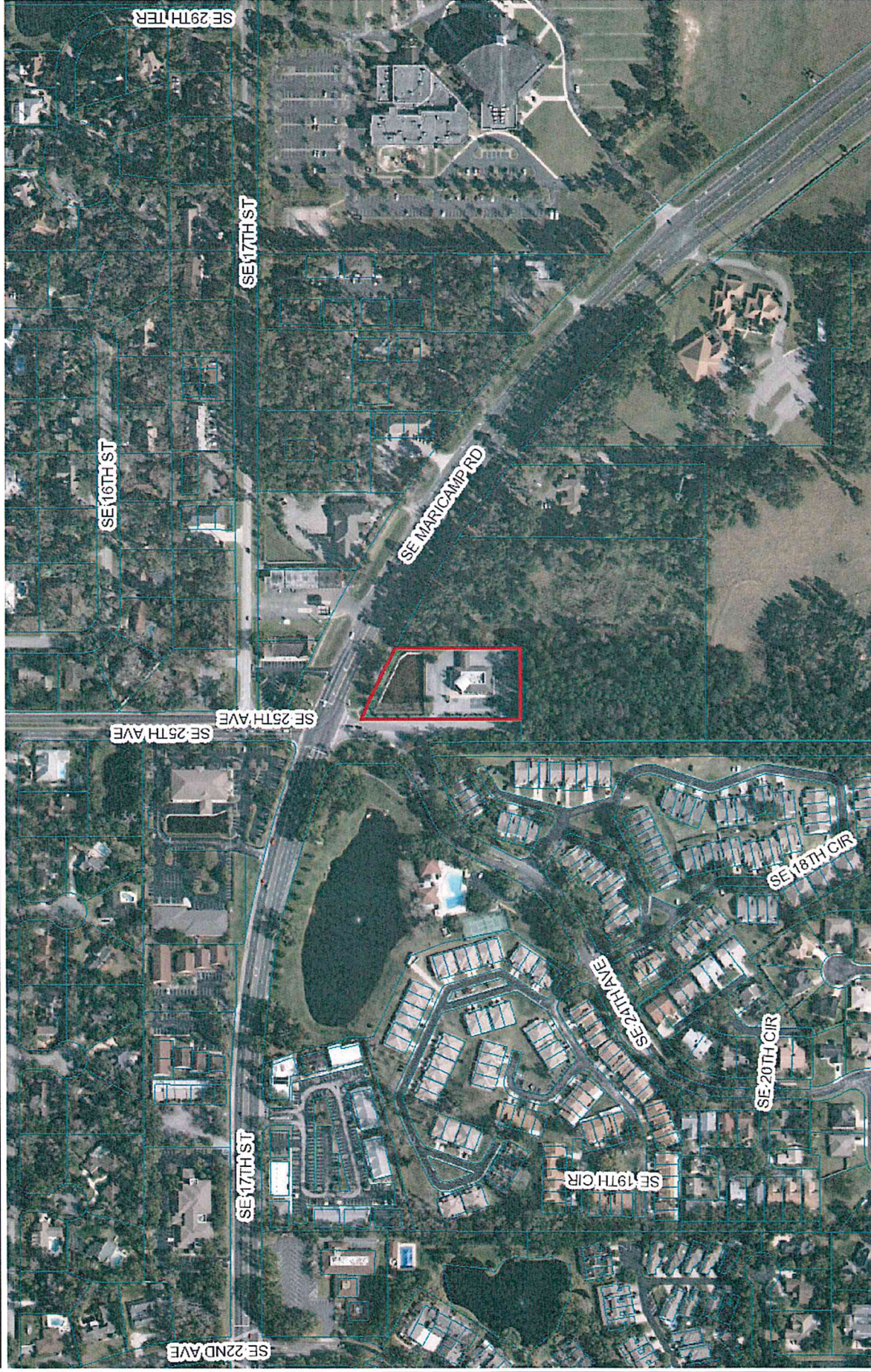
ALARION BANK
OCALA BRANCH
OCALA, FLORIDA



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

GIS Web Mapping Application

Last Updated: 01/20/2017



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 500 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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2016 Property Record Card

29509-000-55

Prime Key: 3466675

[MAP IT](#)

Property Information

ALARION BANK
1 NE FIRST AVE
OCALA FL 34470-6600

Taxes / Assessments: \$15,854.89

M.S.T.U.

Map ID: 196

PC: 23

Millage: 1001

Acres: 1.66

Situs: 2510 SE MARICAMP RD OCALA

Current Property Values by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$847,936
Total Assessed Value	\$847,936
Exemptions	-\$0
Total Taxable	\$847,936

History of Assessed Values

<u>Year</u>	<u>Land Just</u>	<u>Building</u>	<u>Misc Value</u>	<u>Mkt/Just</u>	<u>Assessed Val</u>	<u>Exemptions</u>	<u>Taxable Val</u>
2016	N/A	N/A	N/A	\$847,936	\$847,936	\$0	\$847,936
2015	N/A	N/A	N/A	\$823,696	\$823,696	\$0	\$823,696
2014	N/A	N/A	N/A	\$809,243	\$809,243	\$0	\$809,243

Property Transfer History

<u>Book/Page</u>	<u>Date</u>	<u>Instrument</u>	<u>Code</u>	<u>Q/U</u>	<u>V/I</u>	<u>Price</u>
6371/0822	03/2016	43 R-O-W	0	U	V	\$100
4427/1190	05/2006	96 ANNEX	0	U	V	\$100
4306/0650	01/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$871,200
4306/0606	01/2006	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$250,000
2786/1564	04/2000	62 DISTR	0	U	I	\$100
2631/1598	04/1999	60 CRT ORD	0	U	I	\$100
1678/0001	04/1990	43 R-O-W	0	U	I	\$100
0666/0462	12/1974	07 WARRANTY	8 ALLOCATED	U	I	\$100

Property Description

SEC 22 TWP 15 RGE 22
 COM AT SW COR OF SW 1/4 OF SEC 22 TH N 00-16-12 E 1983.81 FT TO POB
 TH N 00-16-12 E 161.40 TO AN INTERSECTION WITH S ROW OF MARICAMP RD
 (STATE RD 464) SAID PT BEING ON A NON TANGENT CURVE CONCAVE TO SW &
 HAVING RAD OF CENTRAL ANGLE OF 00-13-46 AN ARC DIS OF 11.17 FT & CHORD
 BEARING & DIS OF S 66-30-58 E 11.17 FT TO PT OF TANGENCY TH S 66-24-05 E
 5.18 FT TO PT OF CURVATURE OF A CURVE CONCAVE TO SW & HAVING A RAD OF
 3174.05 FT TH SELY ALG & WITH ARC OF SAID ROW CURVE THROUGH A CENTRAL
 ANGLE OF 03-33-20 AN ARC DIS OF 196.98 FT & CHORD BEARING & DIS OF S 64-37-25 E
 196.94 FT TH S 00-18-01 W 241.70 FT TH N 89-43-02 W 253.18 FT TO POB. &
 COM AT SW COR OF SW 1/4 OF SEC 22 TH N 00-16-12 E 1897.78 FT TO POB TH
 N 00-16-12 E 86.03 FT TH S 89-43-02 E 253.18 FT TH S 00-18-01 W 86.03 FT TH
 N 89-43-02 W 253.14 FT TO POB.
 LESS & EXCEPT THE FOLLOWING:
 COM AT SW COR OF SW 1/4 OF SEC 22 TH N 00-16-12 E 1897.78 FT TO SW COR OF
 LANDS FOR POB TH N 00-16-12 E 247.43 FT TO A COR OF SAID W BDY TH CONTINUE
 ALG A DEVIATION IN W BDY A DIS OF 60 FT TH S 00-16-12 247.49 FT TH N 89-43-02 W
 60 FT TO POB.

Parent Parcel: 29509-000-21

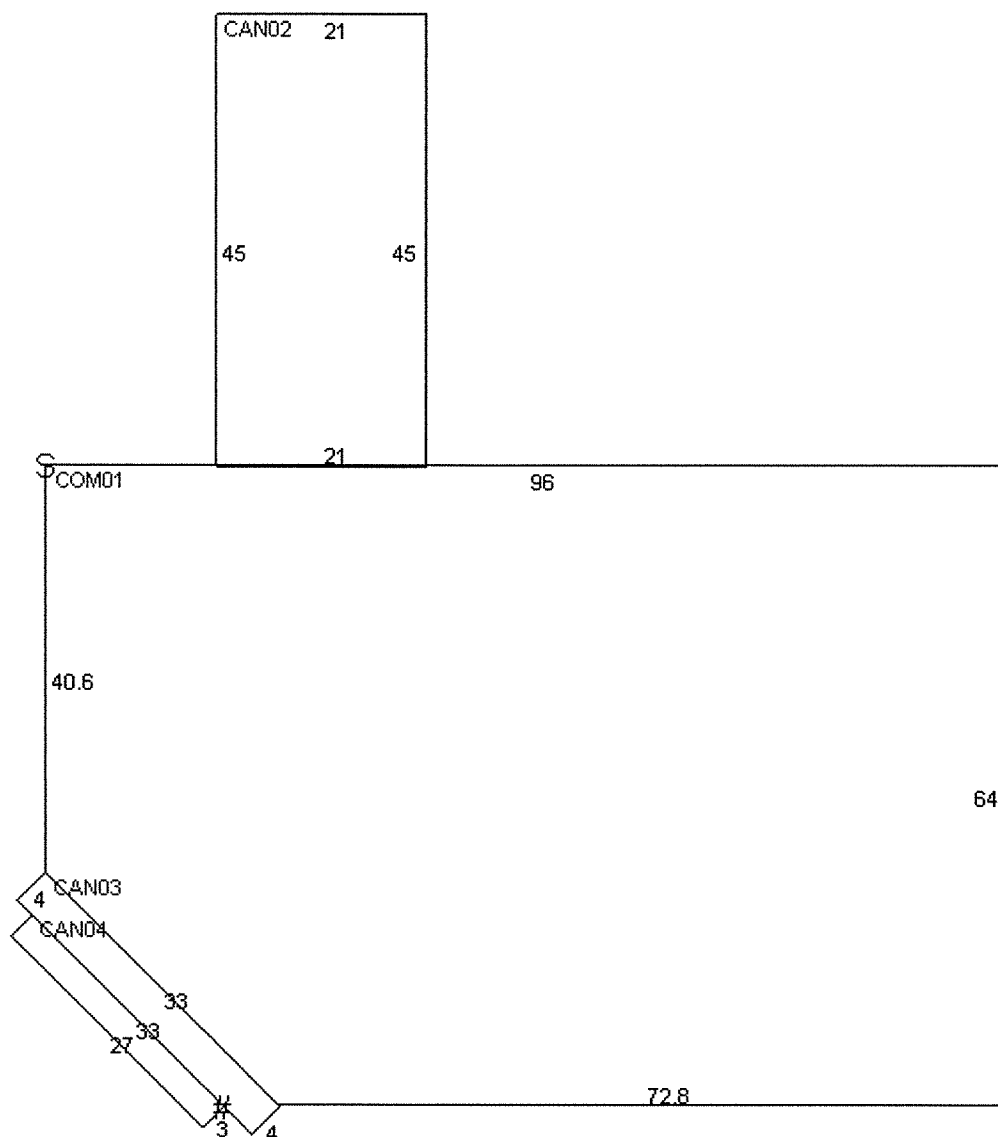
Land Data - Warning: Verify Zoning

Use	Front	Depth	Zoning	C	Notes	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
2310			OP		HAC-3E1	47740.00	SF	5.00	1.00	1.00	1.00		\$238,700	\$238,700
9470			OP			0.50	AC	1.00	1.00	1.00	1.00		\$0	\$0
9430			OP			2752.40	SF	5.00	1.00	1.00	0.50		\$6,881	\$6,881
Neighborhood 5500 - MARICAMP RD FROM SE 17TH												Total Land - Class \$245,581		
ST TO														
Mkt: 8 70												Total Land - Just \$245,581		

Traverse

Building 1 of 1

COM01=R96D64L72,8A315|33U40,6.R17
 CAN02=U45R21D45L21.L17D41R12D23R11,3
 CAN03=A225|4A315|33A45|4A135|33.L5,5
 CAN04=A225|3A315|27A45|3A135|27.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built	2008
Effective Age	1 - 00-04 YRS	Physical Deterioration:	0 %
Condition	0 - 0	Obsolescence: Functional	0 %
Quality Grade	700 - GOOD	Obsolescence: Locational	0 %
Inspected on 7/1/2016 by 215		Base Perimeter	306

Exterior Wall: 32 CONC BLK-STUCO 80 %
 66 STONE VEN-BLK 20 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	15.0	1.00	2008	0 %	5,878	B23 BRANCH BANK	100 %	N	Y
2	15.0	1.00	2008	0 %	945	CAN CANOPY-ATTACHD	100 %	N	N
3	10.0	1.00	2008	0 %	132	CAN CANOPY-ATTACHD	100 %	N	N
						CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

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

Miscellaneous Refinements

Description	Units	Rate	RCN Value
BSC BANK SECURITY	1		
BDW BANK DR IN WIN	1		

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year	In	Grade	Length	Width	Depr Value
144 PAVING ASPHALT	21884.00		SF	5	2007		3	0.0	0.0	\$14,531
184 RETAIN WALL	5040.00		SF	50	2007		3	0.0	0.0	\$39,055
115 FENCE ALUMINUM	560.00		LF	20	2007		3	0.0	0.0	\$1,275
159 PAV CONCRETE	221.00		SF	20	2007		5	0.0	0.0	\$337
250 WALLS MASONRY	222.00		SF	50	2007		3	0.0	0.0	\$999
159 PAV CONCRETE	1194.00		SF	20	2008		3	0.0	0.0	\$1,984
156 PAVING BRICK	1008.00		SF	20	2008		5	0.0	0.0	\$3,834

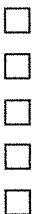
Total Depreciated Value as of 1/24/2017 - \$62,015

Appraiser Notes

HERITAGE BANK
 TPP #20080143
 SENT TPPR FOR MODULAR BLDG TO: NORTH AMERICAN BLDGS
 LAF 3/3/08 - 08-0006
 CAN03 IS SQ'D DUE TO THE ARC SKETCH-IT CALCULATED SQ.FT.@99

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

Permit Number	Amount	Issued Date	Complete Date	Description
OC02533	\$1,097,000	12/1/2007	7/1/2008	NEW COM
SGN15-0143	\$26,100	12/2/2015	-	RENASANT BANK/FREEST-WALL SIGN
SGN15-0008	\$5,000	2/11/2015	-	HERITAGE BANK/FREESTANDING & WALL SIGN

Cost/Market Summary

Buildings R.C.N.	\$642,240	2/25/2015				
Total Depreciation	-\$44,957					
Bldg - Just Value	\$597,283		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$62,015	3/11/2011	1	\$642,240	\$44,957	\$597,283
Land - Just Value	\$245,581	4/21/2016				
Total Just Value	\$904,879					