

FOR SALE

~~\$1,800,000~~ \$1,500,000



1601 NE 25th Avenue

81,615 SF Fully air-conditioned and fire sprinkled building. Currently used for childcare services with class rooms, offices and training rooms. Seller will be relocating. Ample parking, good signage and location with easy access. There is a land lease of \$1,280/month for 9,800 SF metal building on 25th Avenue & a Tenant office lease for 17,000 SF+- paying \$12,706/month. Gross operating income \$167,837.

Lot Size: 11.05 Acres

Zoned: B-2

PA#: 26879-001-10

MLS#: 512434

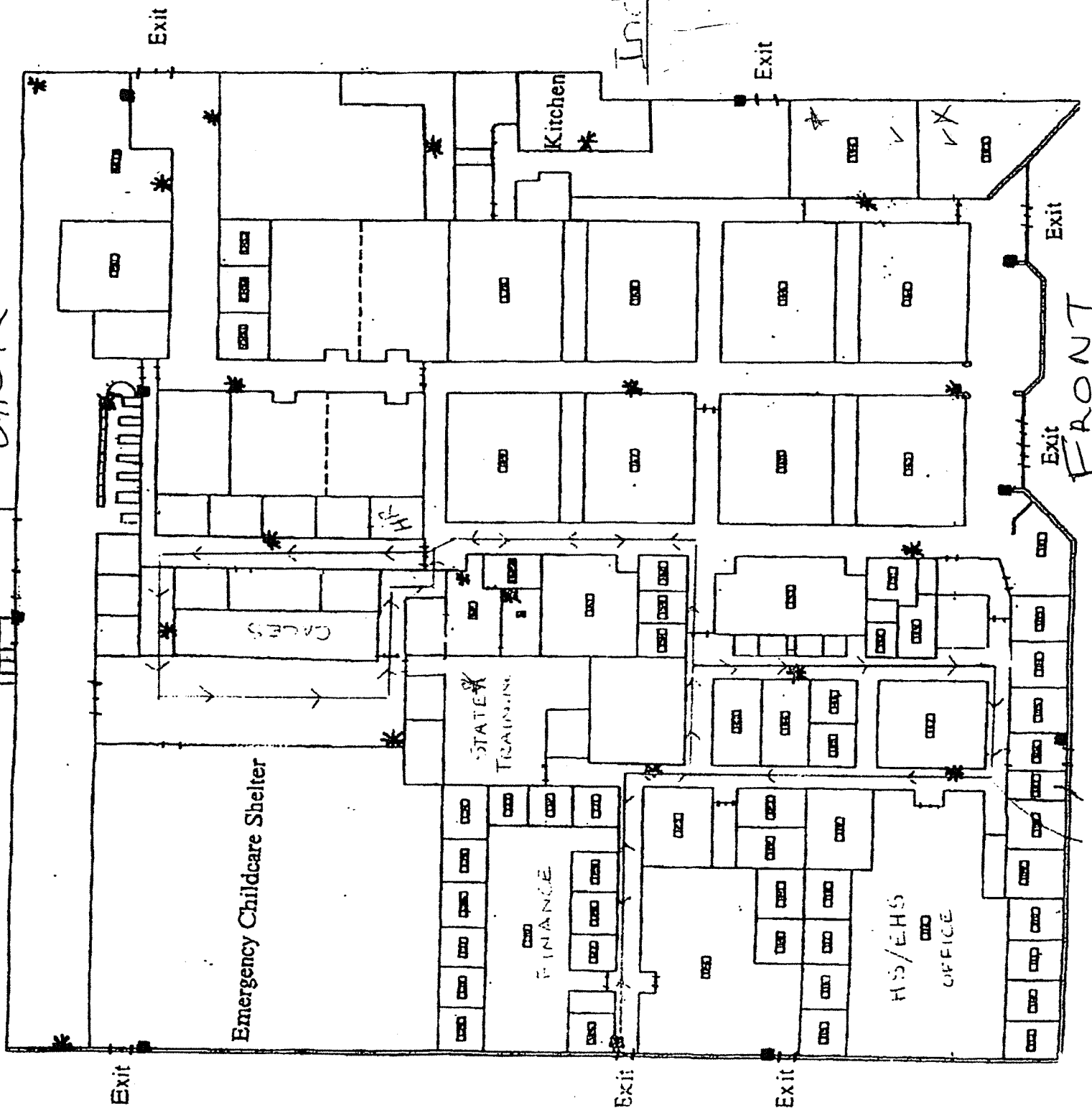
Information herein is deemed reliable but not guaranteed



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

BACK



Fire Alarm Pull Station

Fire Extinguisher

1 LAP = .17 miles

3 LAPS = 1/2 mile

6 LAPS = 1 mile

Indoor WALKING Trail

East

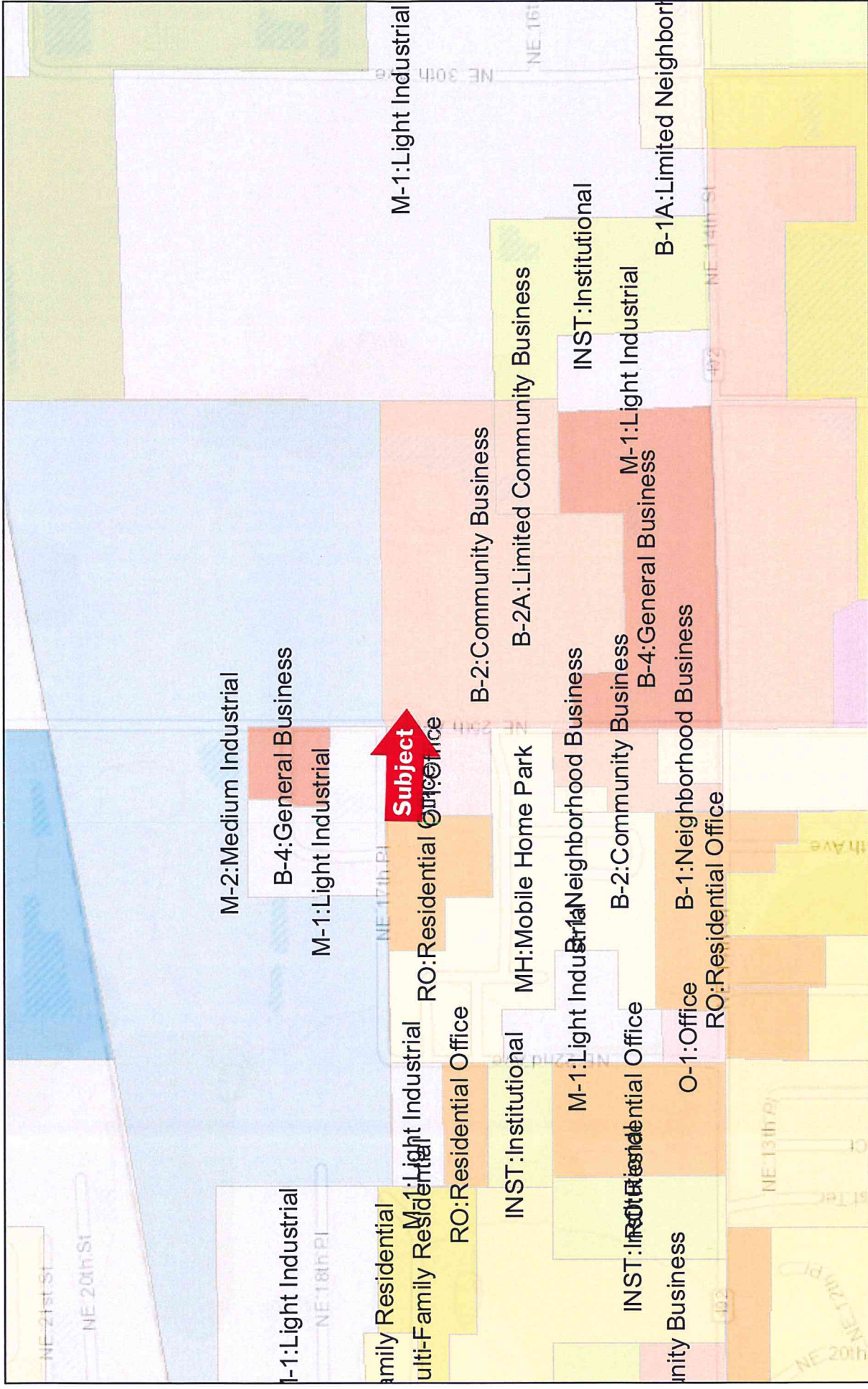
North

South

West

FRONT

City of Ocala Zoning Map



January 25, 2017

Zoning

	B-1:Neighborhood Business		B-4:General Business		M-3:Heavy Industrial
	B-1A:Limited Neighborhood Business		GU:Governmental Use		MH:Mobile Home Park
	B-2:Community Business		INST:Institutional		O-1:Office
	B-2A:Limited Community Business		M-1:Light Industrial		PUD-06:Planned Unit Development-8 Units
			M-2:Medium Industrial		R-1:Single Family Residential

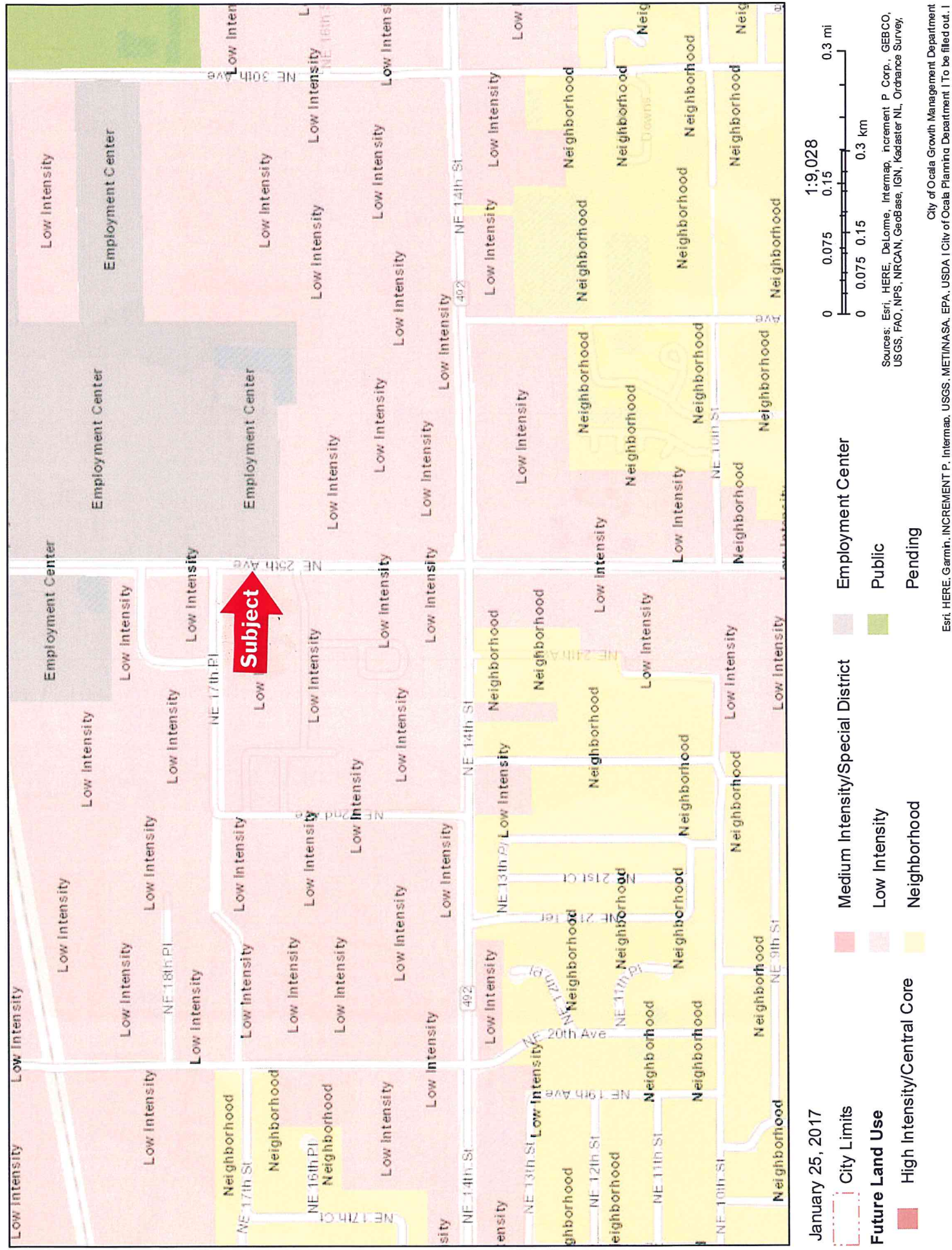
	R-1A:Single Family Residential
	R-3:Multi-Family Residential
	RO:Residential Office
	City Limits

1:7,523



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

City of Ocala Future Land Use Map





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

GIS Web Mapping Application
Last Updated: 12/09/2016



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 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

Select Language  Powered by Google Translate

HOME Search Previous Parcel Next Parcel TRIM Notice TRIM Supplement Address Change Form Sales Verification Form

GO TO Current 2016 2015 2014 PRC

2016 Property Record Card

26879-001-10

Prime Key: 1984769

[MAP IT](#)

Property Information

CHILDHOOD DEVELOPMENT SERVICES
1601 NE 25TH AVE
OCALA FL 34470-8800

Taxes / Assessments: \$0.00

M.S.T.U.

Map ID: 195

PC: 75

Millage: 1001

Acres: 11.05

Situs: 1601 NE 25TH AVE UNIT 900 OCALA

[Show All Situs'](#)

Current Values

Land Just Value	\$406,248	
Buildings	\$4,345,267	
Miscellaneous	\$102,243	
Total Just Value	\$4,853,758	Ex Codes: 12
Total Assessed Value	\$4,853,758	
Exemptions	-\$4,853,758	
Total Taxable	\$0	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2016	\$406,248	\$4,345,267	\$102,243	\$4,853,758	\$4,853,758	\$4,853,758	\$0
2015	\$406,248	\$4,359,444	\$102,552	\$4,868,244	\$4,868,244	\$4,868,244	\$0
2014	\$406,248	\$4,113,713	\$102,861	\$4,622,822	\$4,440,395	\$4,440,395	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3025/0632	09/01	09 EASEMNT	0	U	I	\$100
3025/0634	08/01	05 QUIT CL	0	U	I	\$100
EX99/0050	11/99	EI E I	0	U	V	\$100
2509/1686	06/98	05 QUIT CL	0	U	V	\$100
2481/1439	03/98	06 WARRANTY	7 PORTIONUND INT	U	I	\$1,135,000

Property Description

SEC 10 TWP 15 RGE 22
BEG 40 FT E OF NW COR OF SW 1/4 OF NW 1/4, N 88-20-42 E
1000 FT, S 00-00-00 E 350 FT, S 88-20-42 W 362.08 FT,
S 00-00-00 E 10.06 FT, N 90-00-00 W 70 FT TH
N 90-00-00 W 68.82 FT TH N 45-00-00 W 8.32 FT TH
S 88-20-42 W 493.36 FT TH N 00-00-00 W 350 FT TO POB &
COM AT A PT ON THE N LINE OF SW 1/4 OF NW 1/4 40 FT E
OF NW COR TH N 88-20-42 E 1000 FT FOR POB TH S
350 FT TH S 88-20-42 W 175 FT TH S 100 FT TH N
88-20-42 E 439.28 FT TH N TO A PT THATS W 261.96 FT
FROM POB TH W 261.96 FT TO POB

Parent Parcel: 26879-001-04

Land Data - Warning: Verify Zoning

Use	Front	Depth	Zoning	C Notes	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
7500	351	1000	B2		285318.00	SF	1.25	1.00	1.00	1.00		\$356,648	\$356,648

1000	B2		2.50 AC	20,000.00	1.00	0.99	1.00	\$49,500	\$49,500
9470	B2	DRA	2.00 AC	50.00	1.00	0.00	0.00	\$100	\$100

Neighborhood 5001 - 15-22 ACREAGE

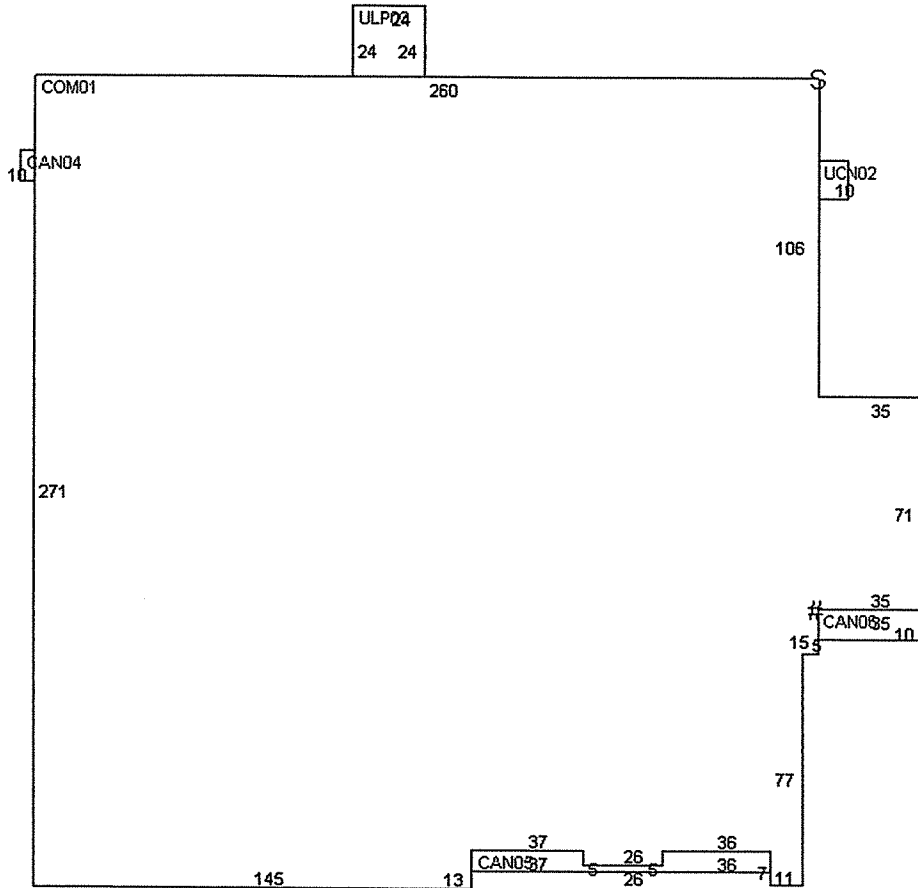
Total Land - Class \$406,248

Mkt: 8 70

Total Land - Just \$406,248

TraverseBuilding 1 of 3

COM01=L260D271R145U13R37D5R26U5R36D11R11U77R5U15R35U71L35U106.D27
 UCN02=R10D13L10U13.U27L155
 ULP03=U24R24D24L24.L105D25
 CAN04=L5D10R5U10.D246R145U13
 CAN05=D7R99U7L36D5L26U5L37.R99D11R11U77R5U15
 CAN06=R35D10L35U10.
 MZS07=4446.

Building Characteristics

Structure 6 - PILASTERS
 Effective Age 4 - 15-19 YRS
 Condition 3 - 3
 Quality Grade 600 - AVERAGE
 Inspected on 1/12/2011 by 192

Year Built 1986
 Physical Deterioration: 0 %
 Obsolescence: Functional 0 %
 Obsolescence: Locational 0 %
 Base Perimeter 1164

Exterior Wall: 01 NO EXTERIOR 5 %
 54 OCALA BLOCK 37 %
 24 CONC BLK-PAINT 58 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.5	1.00	1986	0 %	71,371	M48 WAREHOUSE/DISTRIBUTE M72 SCHOOL/PRIVATE M01 RESIDENTIAL	8 % 84 % 8 %	Y Y Y
2	12.0	1.00	1986	0 %	130	UCN CANOPY UNFIN	100 %	N N

3	12.0	1.00	1986	0 %	576 ULP LOADING-UNFINS	100 %	N	N
4	9.0	1.00	2005	0 %	50 CAN CANOPY-ATTACHD	100 %	N	N
5	12.0	1.00	1986	0 %	563 CAN CANOPY-ATTACHD	100 %	N	N
6	12.0	1.00	1986	0 %	350 CAN CANOPY-ATTACHD	100 %	N	N
7	8.0	1.00	1986	0 %	4,446 MZS MEZZANINE STOR	100 %	N	N

Section: 1

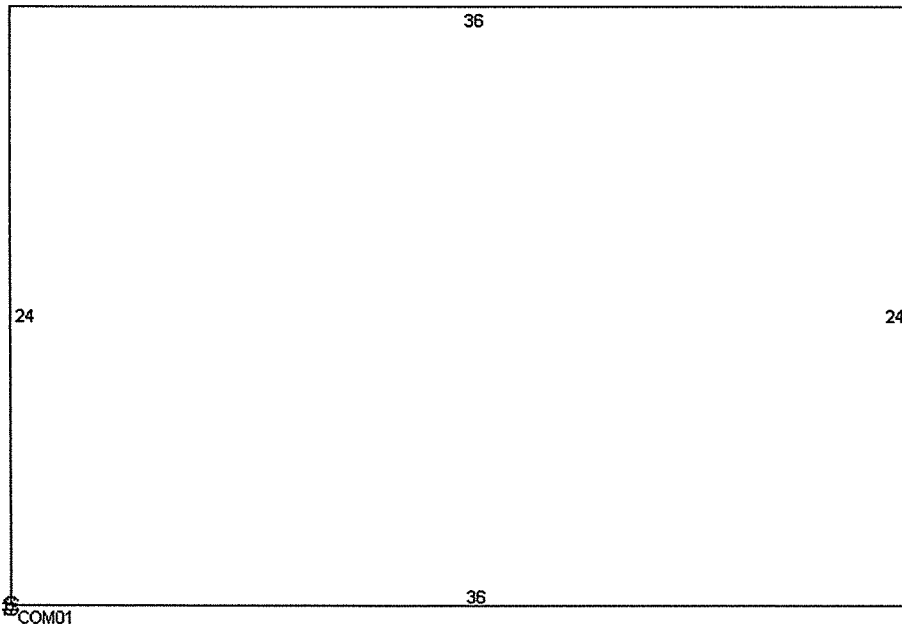
Elevator Shafts 0	Apartments 0	Kitchens 1	4FixBath 4	3FixBath 5
Elevator Landings 0	Escalators 0	Fireplaces 0	2FixBath 9	XFixture 70

Miscellaneous Refinements

Description	Units	Rate	RCN Value
SEC SECURITY SYSTM	1		
COL BLT IN COOLER	56		
FRZ BLT IN FREEZER	64		

TraverseBuilding 2 of 3

COM01=R36U24L36D24.

Building Characteristics

Structure	2 - STUD FRAME WOODMTL	Year Built	2008
Effective Age	1 - 00-04 YRS	Physical Deterioration:	0 %
Condition	0 - 0	Obsolescence: Functional	0 %
Quality Grade	200 - LOW	Obsolescence: Locational	0 %
Inspected on	1/12/2011 by 192	Base Perimeter	120

Exterior Wall: 18 PREFINISHED MTL 100 %

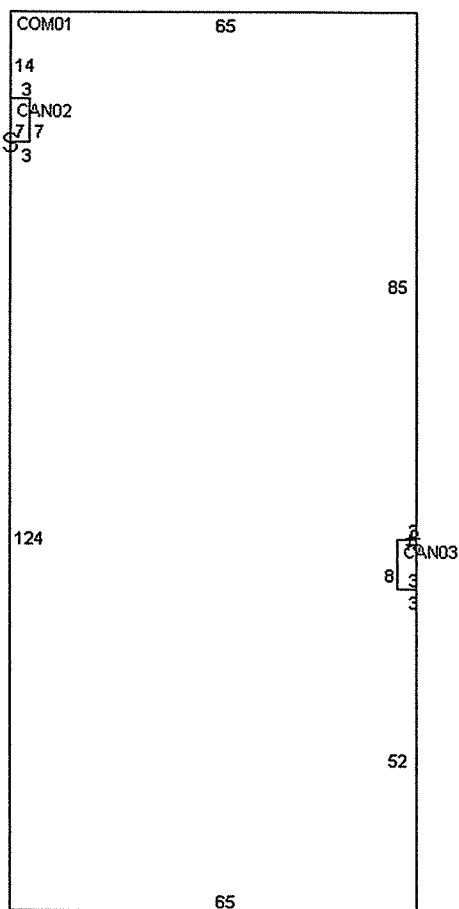
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	2008	0 %	864	F72 SCHOOL/PRIVATE	100 %	N Y

Section: 1

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

TraverseBuilding 3 of 3

COM01=D124R65U52L3U8R3U85L65D14R3D7L3.
 CAN02=R3U7L3D7.U21R65D85
 CAN03=L3D8R3U8.

Building Characteristics

Structure	9 - UK STR TYPE	Year Built	2010
Effective Age	1 - 00-04 YRS	Physical Deterioration:	0 %
Condition	0 - 0	Obsolescence: Functional	0 %
Quality Grade	600 - AVERAGE	Obsolescence: Locational	0 %
Inspected on	1/12/2011 by 192	Base Perimeter	432

Exterior Wall: 03 GALVANIZED MTL 100 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	1.00	2010	0 %	9,380	F72 SCHOOL/PRIVATE	100 %	N Y
2	8.0	1.00	2010	0 %	21	CAN CANOPY-ATTACHD	100 %	N N
						CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts 0	Apartments 0	Kitchens 1	4FixBath 0	3FixBath 1
Elevator Landings 0	Escalators 0	Fireplaces 0	2FixBath 2	XFixture 38

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	Depr Value
144	PAVING ASPHALT	138957.00	SF	5	1986	3	0.0	0.0	\$92,267
159	PAV CONCRETE	200.00	SF	20	1986	5	0.0	0.0	\$222
159	PAV CONCRETE	638.00	SF	20	1998	3	0.0	0.0	\$707
105	FENCE CHAIN LK	330.00	LF	20	1998	1	0.0	0.0	\$347
105	FENCE CHAIN LK	2250.00	LF	20	1989	3	0.0	0.0	\$3,726
105	FENCE CHAIN LK	338.00	LF	20	1989	4	0.0	0.0	\$653
159	PAV CONCRETE	1902.00	SF	20	2010	3	0.0	0.0	\$3,688
105	FENCE CHAIN LK	16.00	LF	20	2010	3	0.0	0.0	\$46
105	FENCE CHAIN LK	319.00	LF	20	2010	1	0.0	0.0	\$587

Total Depreciated Value as of 1/18/2017 - \$102,243

Appraiser Notes

CHILDHOOD DEVELOPMENT SERVICES

MZS = 4446SF

BLDG 800 2450SF, 2 STORES

BLDG#2 - MODULAR OWNED BY CDS: USED FOR FOSTER CARE.

BLD#3= 10-CLASSROOMS FOR CHILDHOOD DEVELOPMENT SERVICES INT INFO CORRECT

Planning and Building, County Permit Search

** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
OC01300	\$487,000	9/1/1985	-	BLDG01=BUILD STORE
OC01704	\$1,316,000	11/1/1985	-	BLDG01=BUILD STORE
OC00430	\$41,460	3/1/1986	-	BLDG01=INT FINISH
OC01476	\$900,000	8/1/1998	-	INT REMODEL
OC00802	\$80,000	6/1/2000	-	INT. REMODEL
OC00952	\$3,325	6/1/1999	-	CMRA
OC00534	\$254,000	4/1/2003	-	CMRA
OC03025	\$2,400	10/1/2005	-	INT ROOM#2003
OC01712	\$13,373	6/1/2006	8/1/2007	FIRE SPRINKLERS
OC00858	\$400,000	3/1/2006	10/1/2006	INT. RENOVATIONS
OC00346	\$19,838	3/1/2008	7/1/2008	COM MODULAR
OC00417	\$650,000	6/28/2010	-	BLDG03 10- CLASSROOMS

- ☐
- ☐
- ☐
- ☐
- ☐

Cost/Market Summary

Buildings R.C.N.	\$5,957,055	3/11/2011					
Total Depreciation	-\$1,611,788		Bldg	RCN	Depreciation	Depreciated	
Bldg - Just Value	\$4,345,267		Nbr				
Misc - Just Value	\$102,243	3/11/2011	1	\$5,191,335	\$1,557,399	\$3,633,936	
Land - Just Value	\$406,248	10/7/2013	2	\$39,431	\$3,549	\$35,882	
Total Just Value	\$4,853,758		3	\$726,289	\$50,840	\$675,449	