

Cross Property 360 Property Customer View

14610 KENNARD STREET, WALDO, Florida 32694

Listing

GC542815 14610 KENNARD ST, WALDO, FL 32694



County: Alachua
Legal Subdivision Name: ORIGINAL WALDO
Property Style: Mixed Use
Ownership: Fee Simple
Lot Features: Central Business District, Corner Lot, Curb and Gutters, Historic District, In City Limits, Sidewalks, Street Paved
Flood Zone Code: X
Flex Space SqFt:
Office Retail Space SqFt:
New Construction: No
Construction Status: Completed
Number of Tenants:
Tenant Count:
Financial Package:

Status: Active
List Price: \$158,500
LP/SqFt: \$132.64
Year Built: 1976
Special Sale: None
ADOM: 27
CDOM: 27
Heated Area: 1,195 SqFt / 111 SqM
Total Area: 1,195 SqFt / 111 SqM

Great opportunity for business owners in Historic Waldo Florida. Commercially zoned free-standing building on a quarter acre with frontage on main road with sidewalks on both sides of the street and plenty of potential parking options. Central City zoning allows for a wide range of usage aside from industrial. Upgraded plumbing and water heater, two restrooms and open floor plan. ADA ramp accessibility and fire alarm installed.

Land, Site, and Tax Information

Legal Desc: ORIGINAL WALDO LOTS 4 5 BK 18 OR 4590/1484**SE/TP/RG:** 23-08-21**Subdivision #:****Between US 1 & River:****Tax ID:** [17183-004-000](#)**Zoning:** CC**Future Land Use:** CC**Section #:** 23**Block/Parcel:****Tax Year:** 2025**Property Access:**
Development:**Lot #:** 4**Unit #:****Taxes:** \$1,235.25**Auction Type:****Auction Firm/Website:****Book/Page:****Alt Key/Folio #:** 17183004000**Road Frontage:** Business District, City Street, County Road, Main Thoroughfare, State Road, Other**Add Parcel:** No**# of Parcels:****Flood Zone:** X**Property Use:** Mixed Use**Property Status:** Completed**Utilities Data:** BB/HS Internet Capable, Public, Sewer Nearby, Water Connected**Parking:** Ground Level, Other**Census Block:** 4**Census Tract:** 001908**Representation:****Lot Dimensions:** 105.6 x100**Total Acreage:** 0 to less than 1/4**Condo Environment YN:** No**Converted Residence YN:** No**Water Frontage:** No**Complex/Comm Name:****Additional Tax IDs:****Flood Zone Date:** 11/02/2018**Front Footage:** 105**Front Exposure:** East**Flood Zone Panel:** 12001C0195E**Use Code:** CC**SqFt Source:** Public Records**Water Access:** No**Water View:** No**Addtl Water Info:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Lot Size:** 10,454 SqFt / 971 SqM**Space Type:****Condo Fees:**

Interior Information

Floors:**# of Restrooms:** 2**A/C:** Central Air**Heat/Fuel:** Central, Electric, Heat Pump**Total Number of Buildings:** 1**# of Hotel/Motel Rooms:****Ceiling Height:** 8 to 9 Feet**Window Features:** Aluminum Frames, Drapes, Tinted Windows**# Offices:****# of Conference/Meeting Rooms:****Ceiling Type:** Acoustical**Water:** Public

Exterior Information

Other Structures:**Ext Construction:** Cement Siding**Roof Construction:** Metal**Electric Service:** 200+ Amp Service**Designated Builder Y/N:****# of Water Meters:** 1**# of Gas Meters:****# of Electric Meters:** 1**# of Bays:****# of Bays Grade Level:****# of Bays Dock High:****# of Bays (Dock Well):****Building Elevator Y/N:****Eaves Height:****Door Width:****Easements:****Garage Door Height:****Adjoining Property:****Accessory Buildings:****Transportation Access:****Foundation:** Block, Concrete Perimeter**Road Surface Type:** Asphalt, Paved**Road Responsibility:** Public Maintained Road**Building Features:** Bathrooms, Common Lighting**Signage:****Door Height:****Total Parking Spaces:**

Income and Expense

Annual Net Income:**Annual Expenses:****Net Operating Income:**

Annual Total Scheduled Income:
Net Operating Income Type:
Annual Gross Income:

Operating Expenses:
Income Includes:

Ann Income Type:
Anchor Or Co-Tenants:

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Tax

Owner Information

Owner:	Afternoon Roasting Llc	Owner (Alternate Format):	Afternoon Roasting Llc
Mailing Address:	47 Concave Ln	Mailing City & State:	St Augustine Fl
Mailing Zip:	32095	Mailing ZIP + 4:	7459
Mailing Carrier Route:	R063	Owner Occupied:	No

Location Information

Neighborhood Code:	313500.-313500.	Subdivision:	Original Waldo
Township:	08	Range:	21
Section:	23	Lot:	4
Property ZIP:	32694	Census Tract:	001908
Census Block:	04	Census Block Group:	4
Zoning:	CC	Zoning Desc:	CC-CC
School District Name:	Alachua County SD	Map 2:	08-21-23
Spatial Flood Zone Code:	X	Spatial Flood Zone Date:	11/02/2018
Spatial Flood Panel:	12001C0195E		

Tax Information

Folio/Strap/PID (1):	17183-004-000	Folio/Strap/PID (2):	1093299
Folio/Strap/PID (3):	17183004000	Account Number:	01080790000
% Improved:	73	Tax Area:	9700
Total Taxable Value:	\$35,198		
Legal Description:	ORIGINAL WALDO LOTS 4 5 BK 18 OR 4590/1484		

Assessment & Taxes

Assessment Year	2025	2024	2023
Just Value - Total	\$39,234	\$39,234	\$29,710
Just Value - Land	\$10,454	\$10,454	\$10,454
Just Value - Improved	\$28,780	\$28,780	\$19,256
Assessed Value - Total	\$35,198	\$32,323	\$29,710
Assessed Value - Land			\$10,454
Assessed Value - Improved			\$19,256
YOY Assessed Change (\$)	\$2,875	\$2,613	
YOY Assessed Change (%)	9%	9%	
Tax Year	2025	2024	2023
Total Tax	\$1,235.25	\$1,146.72	\$1,027.61
Change (\$)	\$89	\$119	
Change (%)	8%	12%	

Characteristics

County Use:	Private School	State Land Use Desc:	PRIVATE SCHOOL-72
Land Use - CoreLogic:	Private School	Building Type:	School Private
Year Built:	1976	Effective Year Built:	1995
Living Square Feet:	1,195	Living Square Feet:	1,195
Total Building Sq Ft:	1,195	Total Building Sq Ft:	1,195
Ground Level Sq Ft:	1,035	Stories:	1.0
Total Rooms:	4.000	Total Baths:	6
Full Baths:	6.000	Cooling Type:	Central
Heat Type:	Forced Air	Heat Fuel Type:	ELECTRIC

Patio Type:	Deck	Roof Type:	TRUSS-JOIST
Roof Material:	Other	Roof Frame:	WOOD TRUSS
Interior Wall:	DRYWALL	Floor Covering Material:	VINYL/ASBESTOS TILE
Lot Sq Ft:	10,454	Lot Acres:	0.240

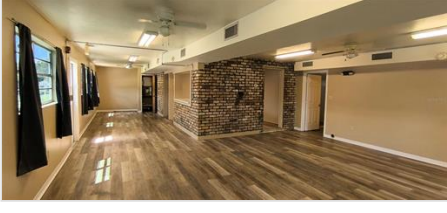
Building Features

Feature Type	Size/Qty	Width	Depth	Year Built	Value
Deck 2	108				
Paving 1	4,330				
Fence Cl	960				
Patio 1	140				
Building Description	Building Size				
BASE AREA	1,035				
UTILITY FINISHED	160				

Photos













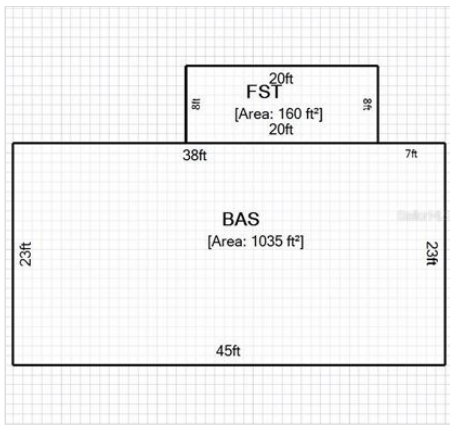




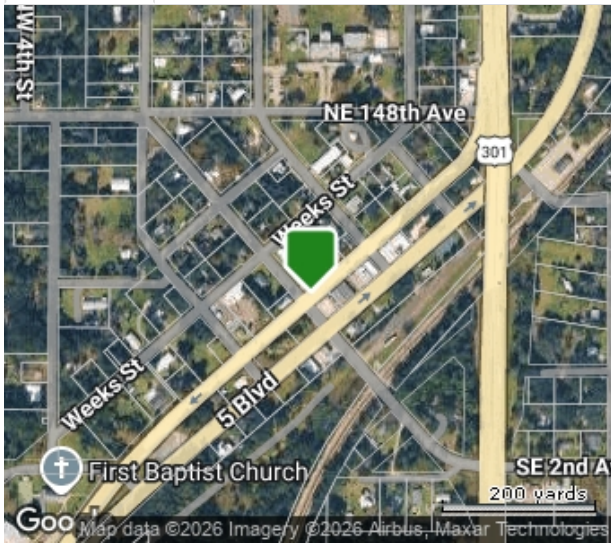


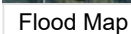




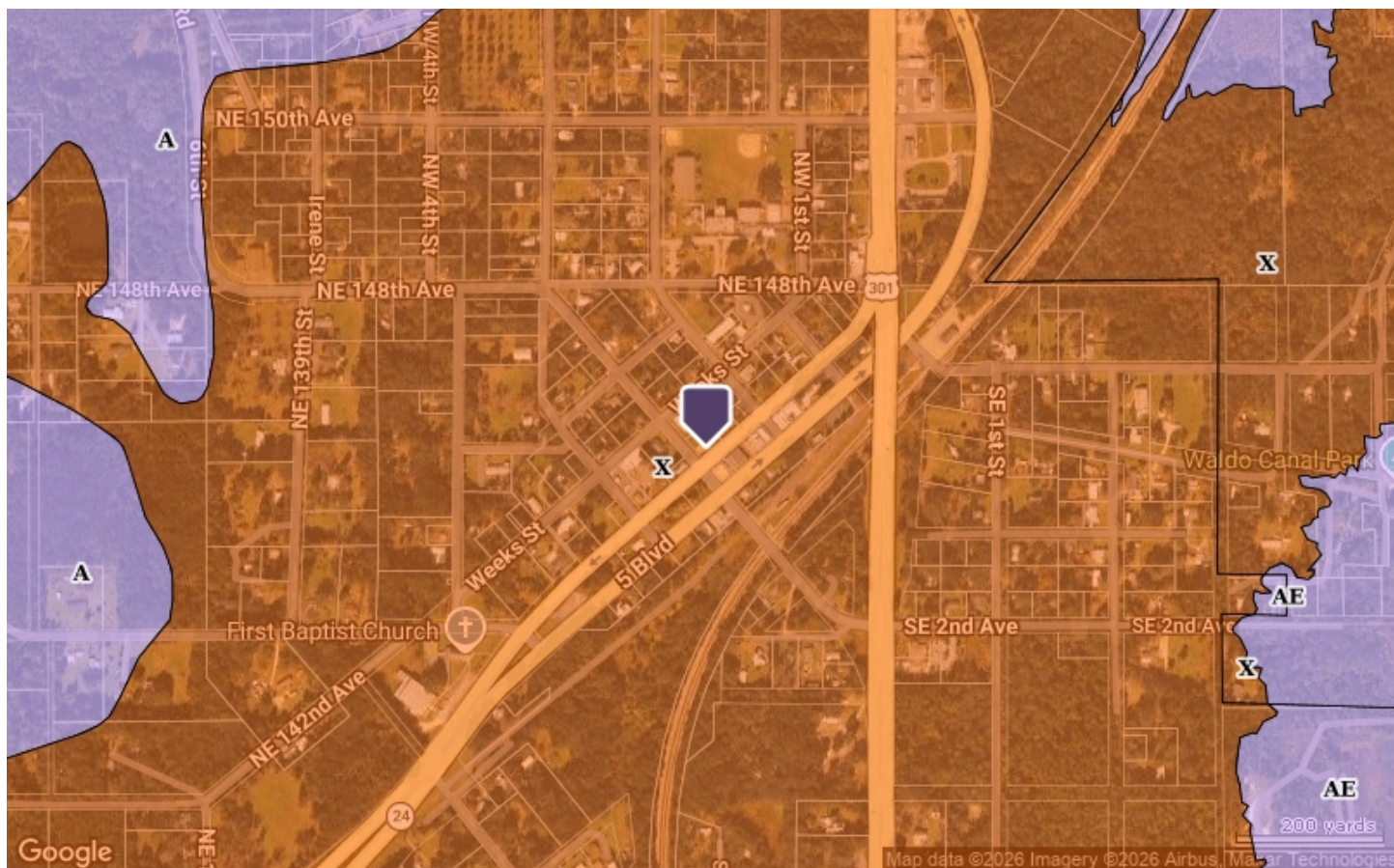


Parcel Map





Out
No
WALDO



■ Coastal 100-Year Floodway
 ■ Coastal 100-year Floodplain
 ■ 100-year Floodway
 ■ 100-year Floodplain

■ Undetermined
 ■ 500-year Floodplain incl. levee protected area
 ■ Out of Special Flood Hazard Area

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