

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



2023 Property Record Card Real Estate

3380-0385-00

[GOOGLE Street View](#)

Prime Key: 799912

[Beta MAP IT+](#)

Current as of 8/22/2023

Property Information

GRECA GARRY A
SMITH VERNON MARTIN
16801 W HWY 328D
DUNNELLON FL 34432

Taxes / Assessments:

Map ID: 21

Millage: 3002 - DUNNELLON

M.S.T.U.

PC: 11

Acres: .29

Situs: 20799 W PENNSYLVANIA AVE
DUNNELLON

Current Value

| | | |
|----------------------|----------|------------------|
| Land Just Value | \$37,896 | |
| Buildings | \$45,933 | |
| Miscellaneous | \$1,980 | |
| Total Just Value | \$85,809 | |
| Total Assessed Value | \$85,809 | <u>Ex Codes:</u> |
| Exemptions | \$0 | |
| Total Taxable | \$85,809 | |

History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|----------|--------------|------------|-------------|
| 2022 | \$37,896 | \$38,241 | \$2,046 | \$78,183 | \$78,183 | \$0 | \$78,183 |
| 2021 | \$37,896 | \$34,912 | \$2,751 | \$75,559 | \$75,559 | \$0 | \$75,559 |
| 2020 | \$37,896 | \$34,118 | \$2,842 | \$74,856 | \$74,856 | \$0 | \$74,856 |

Property Transfer History

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|-----------|---------|--------------|------------------------|-----|-----|-----------|
| 6775/0404 | 05/2018 | 07 WARRANTY | 4 V-APPRAISERS OPINION | Q | I | \$85,000 |
| 4043/1298 | 05/2005 | 77 AFFIDAVIT | 0 | U | I | \$100 |
| 4043/1301 | 04/2005 | 26 TRUSTEE | 0 | U | I | \$100 |
| 4043/1299 | 04/2005 | 26 TRUSTEE | 2 V-SALES VERIFICATION | Q | I | \$139,000 |
| 3533/0480 | 09/2003 | 07 WARRANTY | 0 | U | I | \$100 |
| 3533/0477 | 12/2002 | 71 DTH CER | 0 | U | I | \$100 |
| 1113/1294 | 04/1982 | 07 WARRANTY | 0 | Q | I | \$23,000 |

Property Description

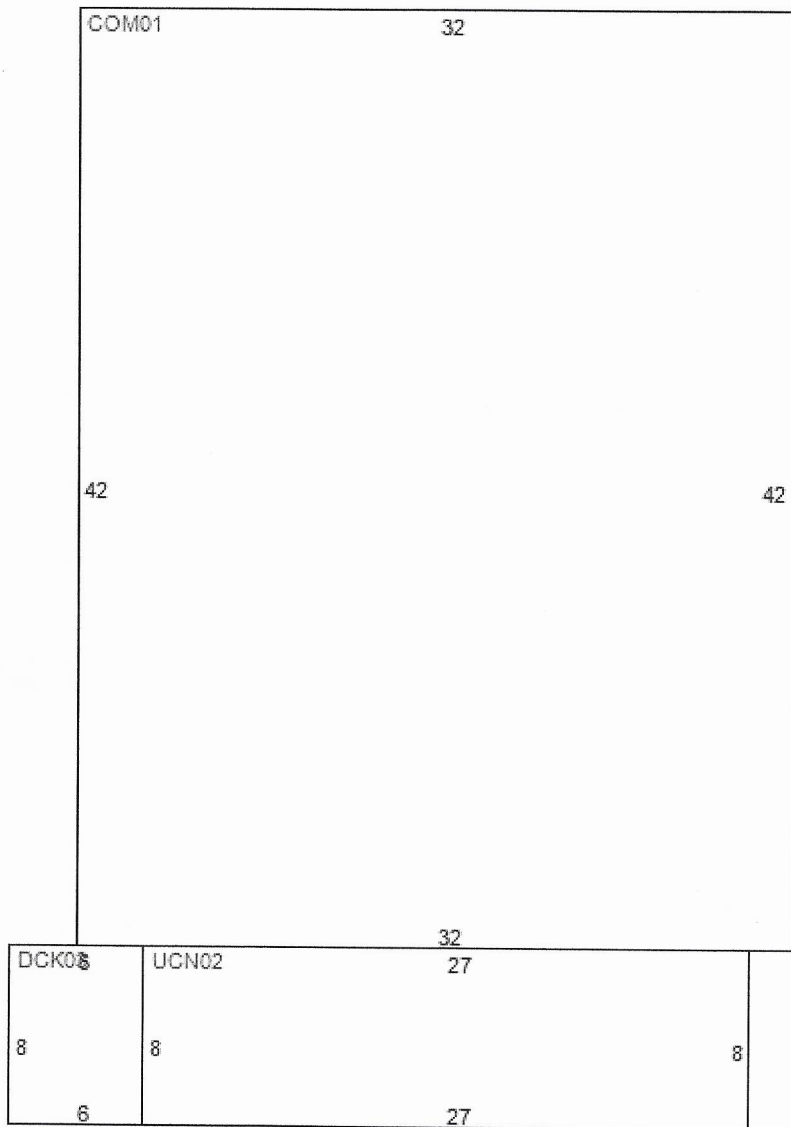
SEC 35 TWP 16 RGE 18
PLAT BOOK A PAGE 174A
DUNNELLON
LOTS 385.386

| | | | | | | | | | | | |
|---|-------------|--------------|--------------|---------------|-------------------|-------------|------------|------------|------------|-----------------------------|-------------------|
| Use | CUse | Front | Depth | Zoning | Units Type | Rate | Loc | Shp | Phy | Class Value | Just Value |
| GCSF | 1915 | 100.0 | 125.0 | B3 | 12,632.00 SF | 3.0000 | 1.00 | 1.00 | 1.00 | 37,896 | 37,896 |
| Neighborhood 9961 - COMM E PENNSYLVANIA DUNNELLON | | | | | | | | | | Total Land - Class \$37,896 | |
| Mkt: 2 70 | | | | | | | | | | Total Land - Just \$37,896 | |

Traverse

Building 1 of 1

COM01=R32U42L32D42.R30
 UCN02=D8L27U8R27.L27
 DCK03=D8L6U8R6.



Building Characteristics

Structure 2 - STUD FRAME WOODMTL
Effective Age 6 - 25-29 YRS
Condition 2
Quality Grade 400 - FAIR
Inspected on 7/30/2021 by 117

Year Built 1928
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 148

Exterior Wall 26 SIDING-NO SHTG

| Section | Wall Height | Stories | Year Built | Basement % | Ground Flr Area | Interior Finish | Sprinkler | A/C |
|---------|-------------|---------|------------|------------|-----------------|---------------------|-----------|-----|
| 1 | 9.0 | 1.00 | 1928 | 0 | 1,344 | F11 ONE STORY STORE | 100 % | N Y |
| 2 | 8.0 | 1.00 | 1928 | 0 | 216 | UCN CANOPY LINEN | 100 % | N N |

Section: 1

| | | | | |
|-----------------------------|----------------------|----------------------|---------------------------|---------------------------|
| Elevator Shafts: 0 | Aprtments: 0 | Kitchens: 0 | 4 Fixture Baths: 0 | 2 Fixture Baths: 1 |
| Elevator Landings: 0 | Escalators: 0 | Fireplaces: 0 | 3 Fixture Baths: 0 | Extra Fixtures: 7 |

Miscellaneous Improvements

| Type | Nbr Units | Type | Life | Year In | Grade | Length | Width | |
|-----------------------|-----------|------|------|---------|-------|--------|-------|--|
| 159 PAV CONCRETE | 180.00 | SF | 20 | 2007 | 3 | 0.0 | 0.0 | |
| DCK DECK-WOOD | 64.00 | SF | 40 | 2007 | 1 | 16.0 | 4.0 | |
| DCK DECK-WOOD | 35.00 | SF | 40 | 2007 | 1 | 5.0 | 7.0 | |
| UDU UTILITY-UNFINS | 288.00 | SF | 40 | 1928 | 1 | 24.0 | 12.0 | |
| 159 PAV CONCRETE | 418.00 | SF | 20 | 2014 | 3 | 0.0 | 0.0 | |
| Total Value - \$1,980 | | | | | | | | |

Appraiser Notes

VERNON MARTIN SALON

Planning and Building

** Permit Search **

| Permit Number | Issued Date | Complete Date | Description |
|---------------|-------------|---------------|---|
| DUN20210078 | 1/25/2021 | 1/1/1900 | INSTALL RPZ |
| 1718-174 | 7/24/2018 | 1/1/1900 | ELECTRICAL PLUMBING & SIGN INSTALLATION |
| 1718-048 | 7/20/2018 | 1/1/1900 | NEW BUSINESS OCCUPANCY |
| 1617-053 | 5/12/2017 | 1/1/1900 | CHANGE OF OCCUPANCY |
| 1415-086 | 11/1/2015 | 1/1/1900 | CERTIFICATE |
| 1415-072 | 5/20/2015 | 1/1/1900 | ELECT |
| 1415-062 | 5/17/2015 | 1/1/1900 | PLUMBING |
| 1415-105 | 5/11/2015 | 1/1/1900 | OTHER |
| 1415-045 | 5/1/2015 | 1/1/1900 | CHANGE OF OCCUPANCY |
| DN07125 | 7/1/2007 | 1/1/1900 | SIGN |
| 200642 | 12/1/2006 | 1/1/1900 | RAMP |
| DN01317 | 9/1/1981 | 12/1/1982 | ADDITION |

Cost/Market Summary

| | | | | | | |
|--------------------|------------|------------|-----------------|------------|---------------------|--------------------|
| Buildings R.C.N. | \$106,821 | 12/14/2021 | | | | |
| Total Depreciation | (\$60,888) | | | | | |
| Bldg - Just Value | \$45,933 | | Bldg Nbr | RCN | Depreciation | Depreciated |
| Misc - Just Value | \$1,980 | 12/24/2015 | 1 | \$106,821 | (\$60,888) | \$45,933 |
| Land - Just Value | \$37,896 | 12/14/2021 | | | | |
| Total Just Value | \$85,809 | | | | | |