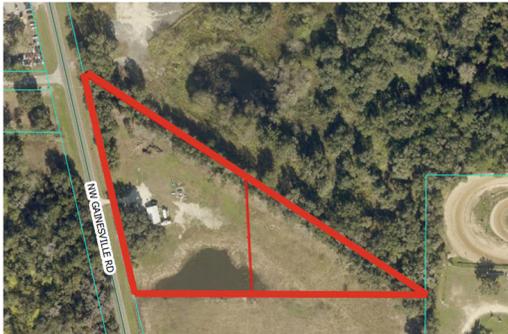


# GREAT LOCATION FOR SALE

4.42 Acres with A/C Building

\$665,000

~ 7301 NW Gainesville Rd., Ocala, FL 34470 ~



- Zoning: M-2 Heavy Industrial
- Acres: 4.42 total (both parcels)
- Easy access to I-75/SR 326 corridor
- Marion County PID: #13247-000-00 & #13247-002-00
- MLS #OM719581



M-2 Industrial Zoning Marion County! 735' of frontage on NW Gainesville Road, and located just south of SR 326. CBS employee residence with metal roof. A wet weather pond is on the property that is in the flood plain. (Area within flood plain = 1.34 acres; outside flood plain = 3.08) Survey and topo in office file. Drive by the property to show.



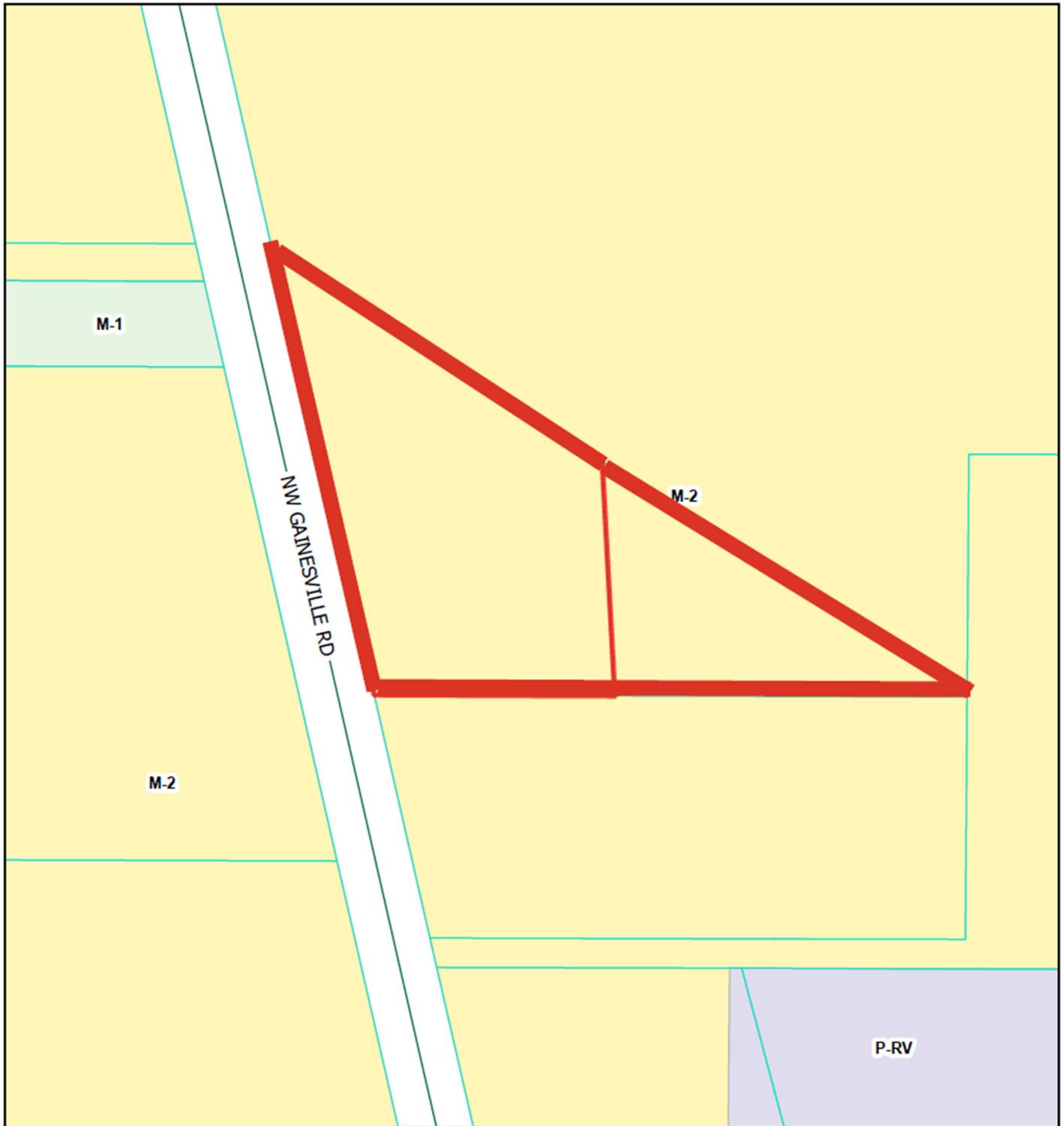
**Van H. Akin, CCIM, SIOR**  
**(352) 804-2446**

**van@vanakin.net**

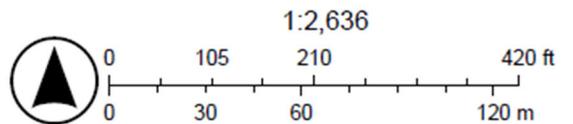
**500 NE 8th Avenue, Ocala, FL 34470**



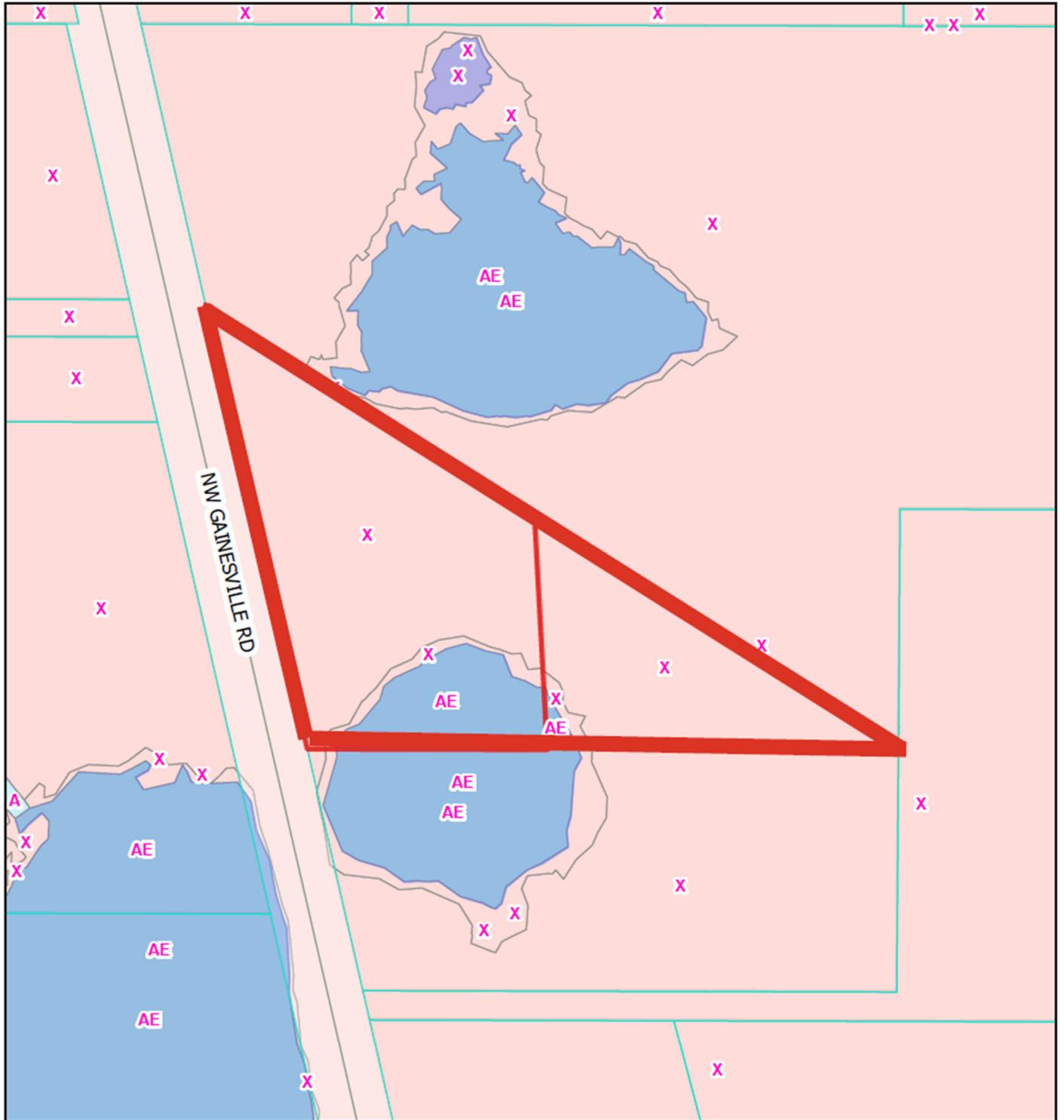
# Zoning



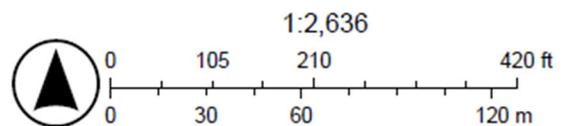
2/19/2026, 11:31:14 AM



# Flood Map



2/19/2026, 11:22:48 AM





Jimmy H. Cowan, Jr., CFA  
**Marion County Property Appraiser**

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

**2026 Property Record Card**

**13247-000-00**

[GOOGLE Street View](#)

Prime Key: 251330

[MAP IT+](#)

Current as of 2/19/2026

Property Information

G&N OCALA LLC  
 3498 W HWY 326  
 OCALA FL 34475-2464

Taxes / Assessments:

Map ID: 159

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 63

Acres: 2.66

Situs: 7301 NW GAINESVILLE RD  
 OCALA

2025 Certified Value

Land Just Value	\$173,805		
Buildings	\$106,889		
Miscellaneous	\$1,040	Impact	(\$108,171)
Total Just Value	\$281,734	Land Class Value	\$65,634
Total Assessed Value	\$173,563	Total Class Value	\$173,563
Exemptions	\$0	<u>Ex Codes:</u> 08	
Total Taxable	\$173,563		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$173,805	\$106,889	\$1,040	\$281,734	\$173,563	\$0	\$173,563
2024	\$173,805	\$105,402	\$1,040	\$280,247	\$127,174	\$0	\$127,174
2023	\$115,870	\$95,890	\$1,040	\$212,800	\$115,613	\$0	\$115,613

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6855/0622</a>	09/2018	06 SPECIAL WARRANTY	0	U	V	\$100
<a href="#">5188/0247</a>	02/2009	07 WARRANTY	8 ALLOCATED	U	V	\$100
<a href="#">5123/0117</a>	11/2008	07 WARRANTY	8 ALLOCATED	U	V	\$77,000
<a href="#">2492/1243</a>	04/1998	05 QUIT CLAIM	0	U	I	\$100
<a href="#">1149/1956</a>	10/1981	71 DTH CER	0	U	I	\$100

Property Description

SEC 23 TWP 14 RGE 21  
 BEGIN AT THE INTERSECTION OF THE N BNDY OF SE 1/4 OF NW 1/4 OF SEC 23 WITH THE ELY ROW OF US HWY 441  
 TH SELY AONLG ROW TO THE S BNDY OF N 1/2 OF SE 1/4 OF NW 1/4 TH E 735 FT MOL TO THE SE COR OF N 1/2 OF SE 1/4 OF NW 1/4 TH N ALONG E BNDY TO THE SAL SPUR TRACK TH NWLY ALONG ROW TO THE N BNDY OF SE

1/4  
 OF NW 1/4 TH W TO THE POB  
 EXC THAT PT OF S 342.07 FT OF N 1/2 OF SE 1/4 OF NW 1/4 LYING E OF THE OLD US HWY 441 & SWLY OF 50 FT RR  
 SPUR LINE ROW &  
 THAT PT OF THE NE 1/4 OF NW 1/4 LYING BOTH E OF US 441 & S OF SLY ROW OF SAL SPUR TRACK  
 EXC COM AT THE INTERSECTION OF THE N BNDY LINE OF THE SE 1/4 OF NW 1/4 WITH THE ELY ROW LINE OF  
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 318.98 FT TO THE POB

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302	4000	.0	.0	M2	72,310.00	SF						
0100	0100	.0	.0	M2	43,560.00	SF						

Neighborhood 9918  
 Mkt: 2 70

[Traverse](#)

**Building 1 of 1**

RES01=R12D7R20U5R14U24L46D22.  
 FOP02=R12D7L12U7.



Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 3 - 10-14 YRS  
**Condition** 2  
**Quality Grade** 500 - FAIR  
**Inspected on** 7/21/2025 by 233

**Year Built** 1954  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 150

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1954	N	0 %	0 %	1,180	1,180
FOP 0201	- NO EXTERIOR	1.00	1954	N	0 %	0 %	84	84

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 16 GALVANIZED MTL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 6 MONOLITC SLAB	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2009	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2009	1	0.0	0.0
105 FENCE CHAIN LK	628.00	LF	20	2009	3	0.0	0.0

Appraiser Notes

EST INT

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
M080580	8/1/2009	8/24/2009	SFR



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2026 Property Record Card

13247-002-00

Prime Key: 2959738

[MAP IT+](#)

Current as of 2/19/2026

[Property Information](#)

G&N OCALA LLC  
3498 W HWY 326  
OCALA FL 34475-2464

[Taxes / Assessments:](#)

Map ID: 159

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 63

Acres: 1.76

[2025 Certified Value](#)

Land Just Value	\$114,999		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$114,999	Land Class Value	(\$114,687)
Total Assessed Value	\$312	Total Class Value	\$312
Exemptions	\$0	<a href="#">Ex Codes:</a> 08	
Total Taxable	\$312		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$114,999	\$0	\$0	\$114,999	\$312	\$0	\$312
2024	\$114,999	\$0	\$0	\$114,999	\$25,510	\$0	\$25,510
2023	\$76,666	\$0	\$0	\$76,666	\$23,191	\$0	\$23,191

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6855/0622</a>	09/2018	06 SPECIAL WARRANTY	0	U	V	\$100
<a href="#">5188/0247</a>	02/2009	07 WARRANTY	8 ALLOCATED	U	V	\$100
<a href="#">5123/0117</a>	11/2008	07 WARRANTY	8 ALLOCATED	U	I	\$77,000
<a href="#">2424/0038</a>	10/1997	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 23 TWP 14 RGE 21  
COM INTERSECTION OF N BDY LINE OF SE 1/4 OF NW 1/4  
WITH ELY ROW LINE OF US HWY 441 TH N 89-48-21 E  
291.12 FT TO POB TH S 57-30-53 E 590.13 FT TH  
S 89-48-38 W 481.17 FT TH N 02-59-18 W 318.98 FT  
TO POB

TOGETHER WITH A 40 FT INGRESS AND EGRESS  
EASEMENT DESC AS FOLLOWS: COM AT THE INTERSECTION OF

THE N BDY LINE OF SE 1/4 NW 1/4 WITH ELY ROW LINE OF  
 OLD US HWY 441 TH N 89-48-21 E 291.12 FT TH S 02-59-18 E  
 76.89 FT TO POB TH S 02-59-18 E 41.54 FT TH N 77-19-32 W  
 159.52 FT TH S 85-56-21 W 120.42 FT N 13-20-36 W 40.53 FT  
 TH N 85-56-21 E 132.84 FT TH S 77-19-32 E 154.19 FT TO POB  
**Parent Parcel:** 13247-000-00

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302	4000	.0	.0	M2	76,666.00	SF						
Neighborhood 9918												
Mkt: 2 70												

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0	

[Appraiser Notes](#)

MBL GONE FOR 2009 ROLL  
 PER 12/21/05 PHONE CALL, HE IS  
 TEMPORARY AWAY AND GETTING MAIL AT  
 THE 58TH TER ADDRESS.

[Planning and Building](#)

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description
1027042	11/1/1997	7/1/1998	MBL



Jimmy H. Cowan, Jr., CFA  
**Marion County Property Appraiser**

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

**2026 Property Record Card**

**13247-000-00**

[GOOGLE Street View](#)

Prime Key: 251330

[MAP IT+](#)

Current as of 2/19/2026

Property Information

G&N OCALA LLC  
 3498 W HWY 326  
 OCALA FL 34475-2464

Taxes / Assessments:

Map ID: 159

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 63

Acres: 2.66

Situs: 7301 NW GAINESVILLE RD  
 OCALA

2025 Certified Value

Land Just Value	\$173,805		
Buildings	\$106,889		
Miscellaneous	\$1,040	Impact	
Total Just Value	\$281,734	Land Class Value	(\$108,171)
Total Assessed Value	\$173,563	Total Class Value	\$65,634
Exemptions	\$0	<u>Ex Codes:</u> 08	\$173,563
Total Taxable	\$173,563		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$173,805	\$106,889	\$1,040	\$281,734	\$173,563	\$0	\$173,563
2024	\$173,805	\$105,402	\$1,040	\$280,247	\$127,174	\$0	\$127,174
2023	\$115,870	\$95,890	\$1,040	\$212,800	\$115,613	\$0	\$115,613

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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<a href="#">5188/0247</a>	02/2009	07 WARRANTY	8 ALLOCATED	U	V	\$100
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<a href="#">2492/1243</a>	04/1998	05 QUIT CLAIM	0	U	I	\$100
<a href="#">1149/1956</a>	10/1981	71 DTH CER	0	U	I	\$100

Property Description

SEC 23 TWP 14 RGE 21  
 BEGIN AT THE INTERSECTION OF THE N BNDY OF SE 1/4 OF NW 1/4 OF SEC 23 WITH THE ELY ROW OF US HWY 441  
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1/4  
 OF NW 1/4 TH W TO THE POB  
 EXC THAT PT OF S 342.07 FT OF N 1/2 OF SE 1/4 OF NW 1/4 LYING E OF THE OLD US HWY 441 & SWLY OF 50 FT RR  
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 THAT PT OF THE NE 1/4 OF NW 1/4 LYING BOTH E OF US 441 & S OF SLY ROW OF SAL SPUR TRACK  
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 318.98 FT TO THE POB

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302	4000	.0	.0	M2	72,310.00	SF						
0100	0100	.0	.0	M2	43,560.00	SF						

Neighborhood 9918  
 Mkt: 2 70

[Traverse](#)

**Building 1 of 1**

RES01=R12D7R20U5R14U24L46D22.  
 FOP02=R12D7L12U7.



Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 3 - 10-14 YRS  
**Condition** 2  
**Quality Grade** 500 - FAIR  
**Inspected on** 7/21/2025 by 233

**Year Built** 1954  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 150

TypeID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1954	N	0 %	0 %		1,180	1,180
FOP 0201	- NO EXTERIOR	1.00	1954	N	0 %	0 %		84	84

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 16 GALVANIZED MTL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 6 MONOLITC SLAB	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2009	1	0.0	0.0
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105 FENCE CHAIN LK	628.00	LF	20	2009	3	0.0	0.0

Appraiser Notes

EST INT

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
M080580	8/1/2009	8/24/2009	SFR



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2026 Property Record Card

13247-002-00

Prime Key: 2959738

[MAP IT+](#)

Current as of 2/19/2026

[Property Information](#)

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OCALA FL 34475-2464

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Exemptions	\$0	<a href="#">Ex Codes:</a> 08	
Total Taxable	\$312		

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<a href="#">2424/0038</a>	10/1997	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 23 TWP 14 RGE 21  
COM INTERSECTION OF N BDY LINE OF SE 1/4 OF NW 1/4  
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291.12 FT TO POB TH S 57-30-53 E 590.13 FT TH  
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Neighborhood 9918												
Mkt: 2 70												

[Miscellaneous Improvements](#)

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256 WELL 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0	

[Appraiser Notes](#)

MBL GONE FOR 2009 ROLL  
 PER 12/21/05 PHONE CALL, HE IS  
 TEMPORARY AWAY AND GETTING MAIL AT  
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[Planning and Building](#)

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description
1027042	11/1/1997	7/1/1998	MBL