

Parcel: << 00-00-00-14424-000 (43021) >>

Owner & Property Info

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Owner	DHRUVI PROPERTY, LLC 10832 SW 91ST AVE OCALA, FL 34481		
Site	280 SW CULLEN AVE, FORT WHITE		
Description*	FORT WHITE: BEG NE COR BLOCK 55, RUN S 206.92 FT, W 121.79 FT, N 88.18 FT, E 1.0 FT, N 117.61 FT, E 119.79 FT TO POB. ORB 475-747, DC LESTER IN 915-2381, PROB#04-197-CP, 1024-915-2381,629. 1072-1293, CORR QC 1121-1252, CASE# 85-386-CA, 675-562, DC 910-22 ...more>>>		
Area	0.73 AC	S/T/R	33-6S-16
Use Code**	RESTAURANT/CAFE (2100)	Tax District	4

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$83,475	Mkt Land	\$83,475
Ag Land	\$0	Ag Land	\$0
Building	\$182,804	Building	\$202,089
XFOB	\$14,640	XFOB	\$14,640
Just	\$280,919	Just	\$300,204
Class	\$0	Class	\$0
Appraised	\$280,919	Appraised	\$300,204
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$280,919	Assessed	\$300,204
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$280,919 city:\$0 other:\$0 school:\$280,919	Total Taxable	county:\$300,204 city:\$0 other:\$0 school:\$300,204

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/7/2015	\$450,000	1292 / 1198	WD	I	U	35
2/4/2015	\$100	1290 / 2473	QC	I	U	11
6/18/2008	\$100	1152 / 2009	WD	I	U	01
6/9/2008	\$100	1152 / 2012	WD	I	U	01
11/7/2007	\$80,000	1139 / 2783	WD	I	Q	
9/21/2007	\$155,000	1132 / 444	WD	I	Q	
7/10/2007	\$2,000	1124 / 1791	WD	I	U	01
3/21/2007	\$100	1114 / 1224	QC	I	U	01
4/6/2001	\$100	924 / 1708	WD	I	U	01
10/1/2000	\$22,000	912 / 2565	CD	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1957	1176	1632	\$71,986
Sketch	RES F/FOOD (5700)	2008	1392	1392	\$130,103

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	1993	\$100.00	1.00	0 x 0
0120	CLFENCE 4	1993	\$720.00	320.00	40 x 8
0166	CONC,PAVMT	2008	\$13,820.00	6910.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2100	RESTAURANT (MKT)	15,900.000 SF (0.365 AC)	1.0000/1.0000 1.0000/ /	\$4 /SF	\$55,650
0100	SFR (MKT)	15,900.000 SF (0.365 AC)	1.0000/1.0000 1.0000/.5000000 /	\$2 /SF	\$27,825

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