

FOR SALE

Medical Office & Ancillary Building

790 SE 5th Terrace Crystal River Florida



Asking Price: \$750,000
Site Size: 0.88 acre
Bldg Size: 4,014 sf Medical Office
 2,250 sf Ancillary Bldg
Year Built: 1990
Condition: Excellent
Real Estate Taxes: \$10,144

Very attractive Medical Office building with separate two story ancillary building located within a medical office neighborhood in Crystal River, FL. Medical Office was designed to accommodate two physician practice, specifically appointed for an ENT practice. 4 exam rooms, w/4 more possible, lead lined X ray room, 3 bathrooms, 33 parking spaces, some covered. 2 Story Auxiliary Bldg ideal for laboratory, or other medical practice. All in excellent condition.

Tommie Dawson Realty

352-796-4948

tommiedawson.com





US 19

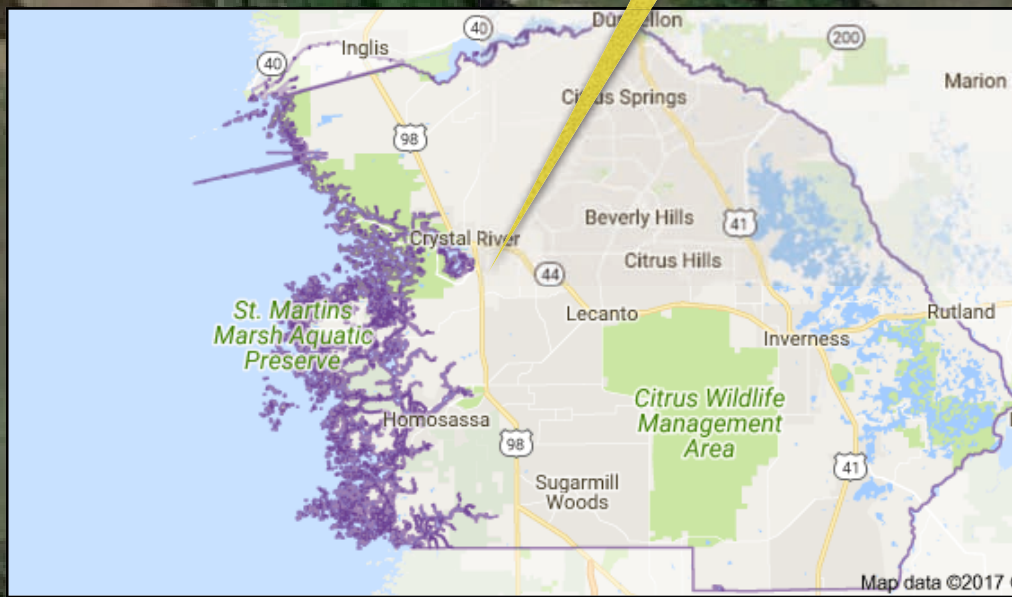
Medical Offices

5th
terrace

Subject

located just east
of US 19 in the City of
Crystal River

Nursing /
Rehab



Grillo PA aerial





Summary
Legal
Land & Agriculture
Residential
Commercial
Misc Improvements
Values
Sketch
Photos
Permits
Quick Links
Map
Pictometry

Altkey: 2584921 Parcel ID: 17E18S27 44100 0040
GRILLO PROPERTIES LLC 790 SE 5TH TER , CRYSTAL RIVER

Citrus County Property Appraiser, Les Cook C.F.A.

PC Code 1900 - PROF OFFICES
Bldg Counts Res 0 / MH 0 / Comm 2
Nbhd 0119 - HWY 19 CRYSTAL RIVER AREA
Tax District 000R - CITY OF CRYSTAL RIVER
Subdivision 003649 - UNREC TRACTS IN 27-18S-17E
Short Legal COM AT PT FOUND BY MEAS FROM PT OF INT OF N LN
& E R/W LN OF SR 55 S 0 DEG 2M 57S W 32 FT AL E R/W
TH PAR TO & 32 FT S OF N LN S 89 DEG 21S 3M E 1070.3
FT TO POB TH S 89 DE G
Est. Parcel Sqft 38,266
Est. Parcel Acres .88
Map SC-TW-RG 27-18S-17E

Mailing Address

Name GRILLO PROPERTIES LLC
Mailing Address 790 SE 5TH TER
CRYSTAL RIVER FL 34429

1 of 1

My Tax Year: 2018

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

- Attribute Export
- Mailing List
- Property Record Card
- Original Trim Notice

Go

Links[Search Help](#)**All Owners**

Name	Owner Type
GRILLO PROPERTIES LLC	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2017	\$62,970	\$462,072	\$525,042	\$525,042	\$0	\$525,042	\$0	\$10,124.18	Link
2016	\$66,350	\$452,000	\$518,350	\$518,350	\$0	\$518,350	\$0	\$10,143.96	Link
2015	\$66,350	\$446,140	\$512,490	\$512,490	\$0	\$512,490	\$0	\$10,236.63	Link
2014	\$66,352	\$458,838	\$525,190	\$525,190	\$0	\$525,190	\$0	\$10,732.99	Link
2013	\$74,646	\$456,414	\$531,060	\$531,060	\$0	\$531,060	\$0	\$10,755.77	Link

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/01/2009	\$711,800	2302/1030	03-SAME FAMILY/DEED FOL	I
04/01/2009	\$326,600	2283/1838	01-CORRECTIVE/QC/TD/COT	I
06/01/1995	\$290,000	1087/0971	15-15	I
02/01/1989	\$75,000	0809/1347	00-WARRANTY DEED	V

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/20/2010	BP100051	REROOF	\$2,300	
10/01/2008	BP080227	REROOF	\$6,400	
07/01/1993	859	EXTEND CARPORT	\$10	
04/01/1991	6698	CARPORT	\$1,750	
02/01/1990	5835	NEW MEDICAL BLDG	\$10	02/01/1990
02/01/1990	5836	EXERCISE THERAPY BLDG	\$10	02/01/1990

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1000-COMMERCIAL OFF HWY	S-SQUARE FOOT	38,266.00	190.0	200				CG

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
0	1	WOOD PRIVACY FENCE-[1-SF]	1990			1	336	
0	2	CONCRETE PAVERS SAND/MORTAR BASE-[1-SF]	1990	11	17	1	187	
1	1	CURB STOPS-[3-UNIT]	1990			25	1	
1	2	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1992	61	21	1	1,281	
1	3	CURBING-[2-LINEAL]	1990			1	514	

1	4	PAVING ASPHALT-[1-SF]	1990	1	17,800
2	1	CURB STOPS-[3-UNIT]	1990	9	1
2	2	CURBING-[2-LINEAL]	1990	1	196
2	3	UTILY BLDG FIN STEEL WITH OR W/O FLOOR- 2007 [1-SF]	10 16	1	160

					Total Misc Value