

**~ FOR SALE ~**  
**\$195,000**



**20785 W McKinney Ave.  
Dunnellon, FL**

**Solid block 1,323 sq. ft. building in excellent condition situated on a prominent corner lot bordering Dunnellon's Historic District. Built in 1974, this building features a metal roof, laminate flooring, and central air throughout. With 6 rooms and 2 restrooms, one with a full bath — this is an ideal setup for a variety of professional or service uses. Previously operated as a private learning center. The property includes 5 parking spaces, a fenced yard, and a 346 sq. ft. conditioned utility building.**

**Building size: 1,326 sf**

**Lot: .32 Acres**

**Year Built: 1974**

**Zoned: B-3**

**PA#: 3380-1914-00/01**

**Taxes: \$2,218.39 (2025)**

**MLS#: OM726444**

*Information herein is deemed reliable but not guaranteed*



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

**van@vanakin.net**  
**500 NE 8th Avenue, Ocala, FL 34470**

# AERIAL PHOTOS





# ZONING



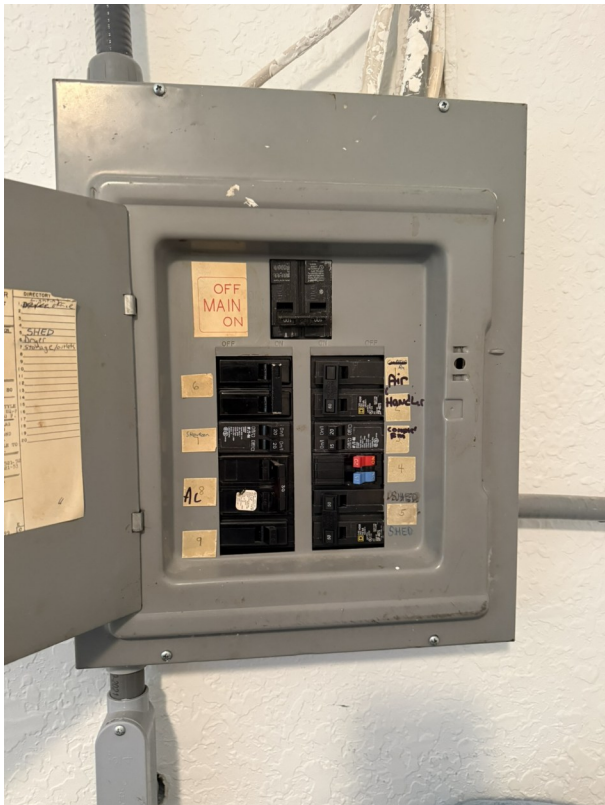
# PHOTOS



# PHOTOS



# PHOTOS





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

**3380-1914-01**

[GOOGLE Street View](#)

Prime Key: 2679191

[MAP IT+](#)

Current as of 1/12/2026

[Property Information](#)

TWIN PROPERTY INVESTMENTS  
 UNLIMITED LLC  
 4981 N BAYWOOD DR  
 BEVERLY HILLS FL 34465-4504

[Taxes / Assessments:](#)

Map ID: 21

[Millage:](#) 3002 - DUNNELLO

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

[PC:](#) 17

Acres: .32

Situs: 20785 W MCKINNEY AVE  
 DUNNELLO

[2025 Certified Property Value by Income](#)

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$120,217	<a href="#">Ex Codes:</a>
Total Assessed Value	\$120,217	
Exemptions	\$0	
Total Taxable	\$120,217	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$27,880	\$77,347	\$7,263	\$120,217	\$120,217	\$0	\$120,217
2024	\$27,880	\$74,134	\$7,392	\$112,661	\$112,661	\$0	\$112,661
2023	\$20,910	\$78,022	\$7,581	\$111,946	\$103,268	\$0	\$103,268

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7319/1382</a>	11/2020	07 WARRANTY	8 ALLOCATED	Q	I	\$115,000
<a href="#">6893/1925</a>	12/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$85,000
<a href="#">3600/0153</a>	12/2003	07 WARRANTY	9 UNVERIFIED	Q	I	\$109,900
<a href="#">1636/0921</a>	02/1991	05 QUIT CLAIM	0	U	V	\$100
<a href="#">1633/2112</a>	12/1989	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 35 TWP 16 RGE 18  
 PLAT BOOK A PAGE 174  
 DUNNELLO  
 LOT 1914  
**Parent Parcel:** 3380-1914-00

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

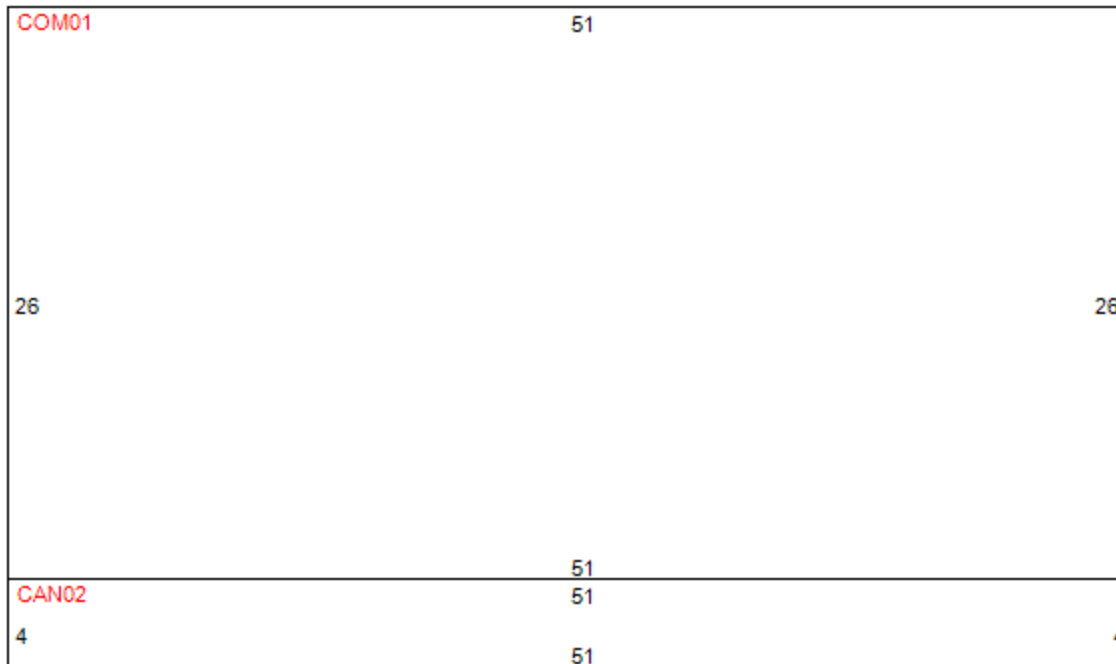
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	1710	68.0	100.0	B3	6,970.00	SF						
GCNF	1710	68.0	100.0	B3	6,970.00	SF						

Neighborhood 9957  
Mkt: 2 70

[Traverse](#)

**Building 1 of 1**

COM01=L51U26R51D26.  
CAN02=D4L51U4R51.



[Building Characteristics](#)

<b>Structure</b>	4 - MASONRY NO PILAST	<b>Year Built</b> 1974
<b>Effective Age</b>	7 - 30-34 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	3	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	500 - FAIR	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	6/2/2023 by 117	<b>Base Perimeter</b> 154

**Exterior Wall 32 CONC BLK-STUCO**

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	8.0	1.00	1974	0	1,326	M17 OFFICE	100 %	N	Y
2	8.0	1.00	1974	0	204	CAN CANOPY-ATTACHD	100 %	N	N

**Section: 1**

<b>Elevator Shafts: 0</b>	<b>Aprtments: 0</b>	<b>Kitchens: 0</b>	<b>4 Fixture Baths: 0</b>	<b>2 Fixture Baths: 1</b>
<b>Elevator Landings: 0</b>	<b>Escalators: 0</b>	<b>Fireplaces: 0</b>	<b>3 Fixture Baths: 1</b>	<b>Extra Fixtures: 1</b>

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	201.00	LF	20	1986	1	0.0	0.0
159 PAV CONCRETE	1,345.00	SF	20	1988	3	0.0	0.0
105 FENCE CHAIN LK	68.00	LF	20	2021	1	0.0	0.0
UDU UTILITY-UNFINS	384.00	SF	40	2021	3	32.0	12.0
UOP PORCH-OPEN-UNF	48.00	SF	40	2021	3	12.0	4.0

Appraiser Notes

FKA: PRACTICAL BEHAVIOR SOLUTIONS 1-2FX, 1-3FX

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
DUN20230076	11/23/2022	-	HVAC C/O WITH RUUD 3 TON 14 SEER
PZ20210028	11/19/2020	-	
DUN20200278	9/22/2020	-	CHANGE MAIN BREAKER
1819-013	4/15/2019	-	
1617-015	11/1/2016	-	ELECTRIC
DN4659	9/1/1996	-	REMODEL