

FYI - This was previously AR 33383 as a Large Scale however its a small scale CPA -



Marion County
Board of County Commissioners
Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

Revised 01/09/2020

MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS

Staff Use Only: Case # 1 - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _____ TEXT AMENDMENT _____	SMALL-SCALE MAP AMENDMENT <input checked="" type="checkbox"/> TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
 - 2) Copy of the most recent deed covering the property included within the proposed amendment.
 - 3) Notarized owner affidavit(s) – see third page of this form.
 - 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
 - 5) Additional information, including proposed text amendment language, necessary to complete application.
- (NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
35460-039-00	07-16-21	19.62	LR	MR

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
LINDA CAPOZZOLI 7325 SW 80TH STREET OCALA FL 34476	PAOLO MASTROSERIO MASTROSERIO ENGINEERING, INC 170 SE 32ND PLACE OCALA, FL 34471

Staff Use Only: Application Complete - Yes Received: Date 10/10/25 Time _____ a.m. / p.m. Page 1 of 3

ELKS

Cancelled AR 33383
Empowering Marion for Success

AR 33510

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES X NO
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

EXISTING USE OF SITE:

VACANT LAND WITH AN EXISTING RESIDENTIAL DWELLING UNIT WITH BARN/SHEDS.

PROPOSED USE OF SITE (IF KNOWN):

72 SINGLE FAMILY RESIDENTIAL UNITS

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well Centralized water X Provider MARION COUNTY UTILITIES

Septic Centralized sewer X Provider MARION COUNTY UTILITIES

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

North on SE 25th Ave to SR 40, West on SR 40 to I-75, South on I-75 to SR 200, Southwest on SR 200 to SW 80th Street, West on SW 80th Street to the property, located on the north side of the roadway just after SW 72nd Court. Property address is 7325 SW 80th Street

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED LINDA CAPOZZOLI
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
35460-039-00, _____, _____.
2. He/she duly authorizes and designates PAOLO MASTROSERIO to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Linda Capozzoli
Property owner's signature

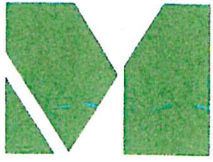
8/28/2025
Date

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 28 day of August, 2025 (year),
by Linda Capozzoli (name of person making statement).
He/she is personally known to me or has produced FLDL as identification. (Driver's license, etc.)

Bonnie Guadalupe
Notary public signature



State of Florida County of Marion
My commission expires: _____



MASTROSERIO
ENGINEERING, INC

CONSULTING CIVIL & ENVIRONMENTAL ENGINEERS
SPECIALIZING IN SITE & SUBDIVISION DEVELOPMENT

170 SE 32ND PLACE, Ocala, FL 34471

PH: (352).433.2185

paolo@mastroserioeng.com

August 27, 2025

Mr. Ken Odom
Marion County Growth Services
2710 EAST SILVER SPRINGS BLVD.
Ocala, Florida 34470

RE: "CAPOZOLLI HILLS" LAND USE & PUD REZONING

Dear Mr. Odom,

I am providing you with the following application and supporting documents for the purpose of requesting a rezoning for the project referenced above:

An executed Land Use application.

An executed Rezoning application.

A check in the amount of \$5,000.00 for the Land Use Application fee.

A check in the amount of \$1,360.00 for the Rezoning fee.

A Legal Description.

A copy of the Warranty Deed.

A Certified Boundary & Topographical Survey, which includes the Legal Description.

A PUD Conceptual Plan which contains the information as required by code.

A description of the Amenities Proposed and Architectural Styles of the Buildings

An Approved Traffic Study Methodology for this PUD.

An electronic file including all the above information.

If you should have any questions or comments, please feel free to call me at (352) 433-2185

Sincerely,

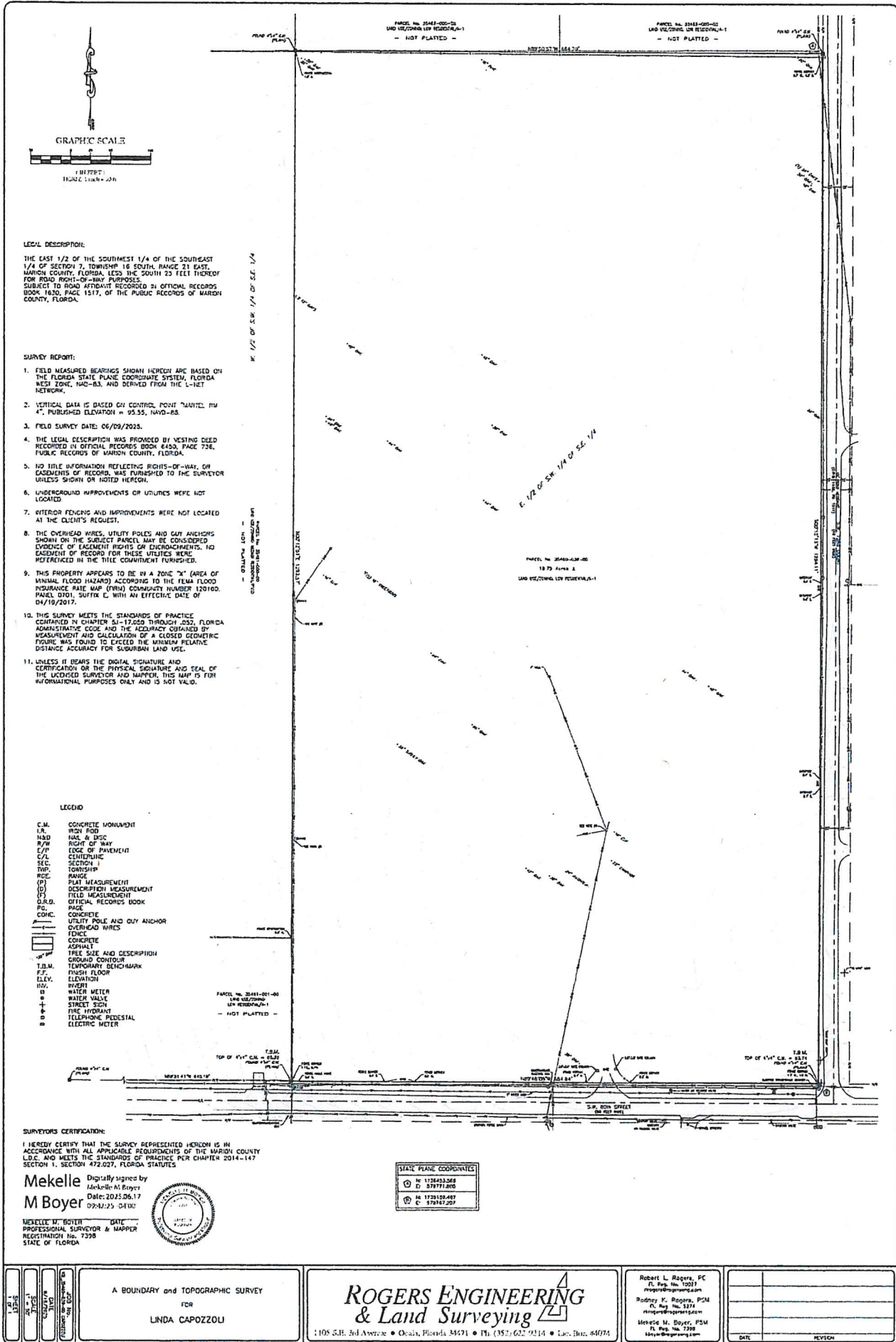
Paolo Mastroserio, P.E.

CAPOZZOLI HILLS PUD

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY PURPOSES. SUBJECT TO ROAD AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1630, PAGE 1517, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



LEGAL DESCRIPTION:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY PURPOSES, SUBJECT TO ROAD AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1630, PAGE 1517, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. VERTICAL DATA IS BASED ON CONTROL POINT "AMTEL PM 4", PUBLISHED ELEVATION = 9535.7490 ± 0.08.
3. FIELD SURVEY DATE: 06/09/2025.
4. THE LEGAL DESCRIPTION WAS PROVIDED BY VESTING DEED RECORDED IN OFFICIAL RECORDS BOOK 8450, PAGE 236, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
6. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
7. EXTERIOR FENCING AND IMPROVEMENTS WERE NOT LOCATED AT THE CLIENT'S REQUEST.
8. THE OVERHEAD WIRES, UTILITY POLES AND GUY ANCHORS SHOWN ON THE SUBJECT PARCEL MAY BE CONSIDERED EVIDENCE OF EASEMENT RIGHTS OR ENCROACHMENTS. NO EASEMENT OF RECORD FOR THESE UTILITIES WERE REFERENCED IN THE TITLE COMMITMENT FURNISHED.
9. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120100, PANEL 5701, SUFFIX C, WITH AN EFFECTIVE DATE OF 04/19/2017.
10. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 35-17.020 THROUGH .032, FLORIDA ADMINISTRATIVE CODE, AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR SUBURBAN LAND USE.
11. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND

- C.M. CONCRETE MONUMENT
- I.A. IRON ROD
- NAD NAD 83
- R/W RIGHT OF WAY
- E/P EDGE OF PAVEMENT
- C/L CENTERLINE
- SEC. SECTION
- TWP. TOWNSHIP
- RANGE RANGE
- PT. POINT MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (F) FIELD MEASUREMENT
- S.R.D. OFFICIAL RECORDS BOOK
- PG. PAGE
- CONC. CONCRETE
- UTILITY POLE AND GUY ANCHOR
- OVERHEAD WIRES
- FENCE
- CONCRETE ASPHALT
- GROUND CONTOUR
- T.B.M. TEMPORARY BENCHMARK
- F.F. FINISH FLOOR
- ELEV. ELEVATION
- IN. INCH
- W. WATER METER
- W. WATER VALVE
- S. STREET SIGN
- F. FIRE HYDRANT
- TELEPHONE PEDESTAL
- E. ELECTRIC METER

SURVEYORS' CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.021, FLORIDA STATUTES.

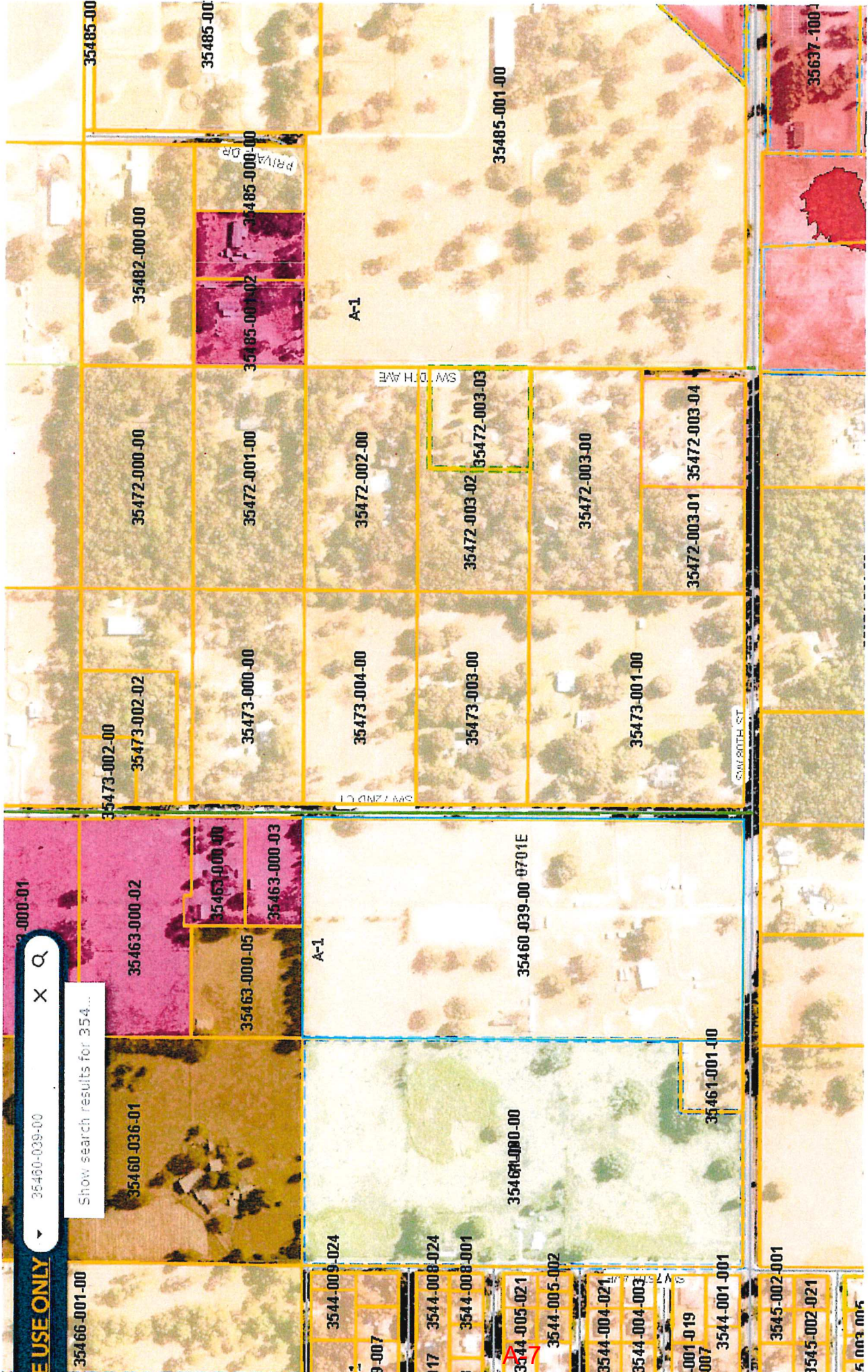
Mekelle H. Boyer
M. Boyer

Mekelle H. Boyer
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 7338
STATE OF FLORIDA



STATE PLANE COORDINATES	
N	1726433.268
E	379717.000
N	1726159.487
E	379367.207

<p>A BOUNDARY and TOPOGRAPHIC SURVEY FOR LINDA CAPOZZOLI</p>	<p>ROGERS ENGINEERING & Land Surveying</p> <p>1105 S.B. 3rd Avenue • Ocala, Florida 34711 • PH (352) 622-9214 • Fax: (352) 640074</p>	<p>Robert L. Rogers, P.E. FL Reg. No. 12093 rrogers@rogerseng.com</p> <p>Robbie K. Rogers, PSM FL Reg. No. 5374 rrogers@rogerseng.com</p> <p>Mekelle H. Boyer, PSM FL Reg. No. 7338 mboyer@rogerseng.com</p>	<p>DATE: _____</p> <p>REVISION: _____</p>
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E USE ONLY

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Show search results for 354...

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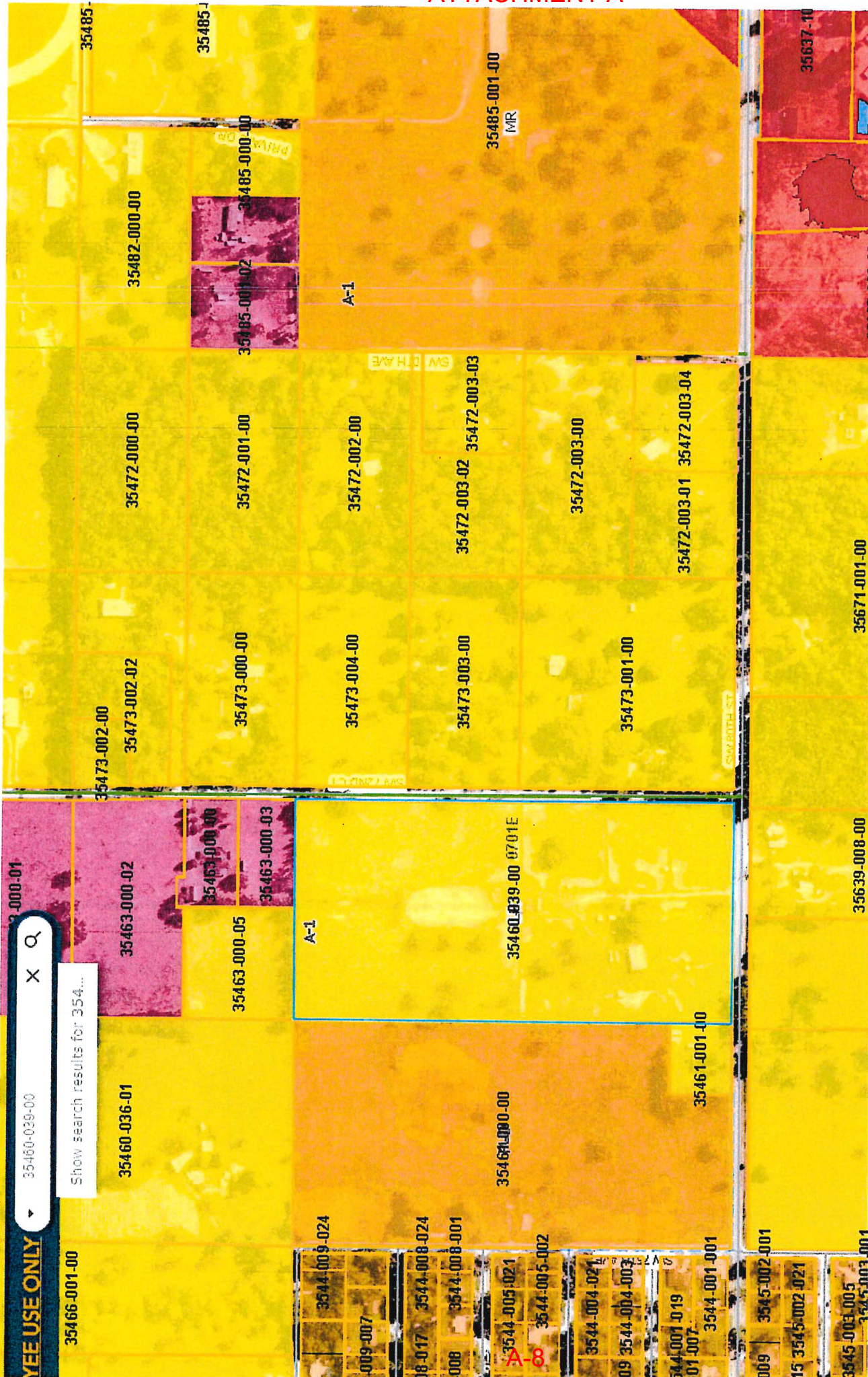
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SW 2ND CT

SW 10TH AVE

SW 20TH ST

PRIVA DR



CAPOZOLI HILLS P.U.D. MASTER PLAN

RECREATION/OPEN SPACE/FLA DATA:
 THE PROJECT PROVIDES FOR THE PROVISION OF RECREATION/OPEN SPACE/FLA AS PART OF THE DEVELOPMENT. THE PROJECT PROVIDES FOR THE PROVISION OF RECREATION/OPEN SPACE/FLA AS PART OF THE DEVELOPMENT. THE PROJECT PROVIDES FOR THE PROVISION OF RECREATION/OPEN SPACE/FLA AS PART OF THE DEVELOPMENT.

TRAFFIC STUDY NOTE:
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SIDEWALK NOTE:
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LANDSCAPE BUFFER NOTE:
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CONCURRENCY NOTE:
 THE PROJECT PROVIDES FOR THE PROVISION OF CONCURRENCY AS PART OF THE DEVELOPMENT. THE PROJECT PROVIDES FOR THE PROVISION OF CONCURRENCY AS PART OF THE DEVELOPMENT. THE PROJECT PROVIDES FOR THE PROVISION OF CONCURRENCY AS PART OF THE DEVELOPMENT.

SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:
 THE PROJECT PROVIDES FOR THE PROVISION OF SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY AS PART OF THE DEVELOPMENT. THE PROJECT PROVIDES FOR THE PROVISION OF SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY AS PART OF THE DEVELOPMENT.

MEASUREMENTS:
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IMPORTANT PUD PLAN NOTE:
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TYPICAL LOT STANDARDS:
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ACCESSORY STRUCTURES:
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FLOOD ZONE:
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DEVELOPMENT AGREEMENTS:
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BREAKDOWN OF ACREAGE (EXISTING):
 THE PROJECT PROVIDES FOR THE PROVISION OF BREAKDOWN OF ACREAGE (EXISTING) AS PART OF THE DEVELOPMENT. THE PROJECT PROVIDES FOR THE PROVISION OF BREAKDOWN OF ACREAGE (EXISTING) AS PART OF THE DEVELOPMENT. THE PROJECT PROVIDES FOR THE PROVISION OF BREAKDOWN OF ACREAGE (EXISTING) AS PART OF THE DEVELOPMENT.

OPERATION & MAINTENANCE:
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LOCATION MAP:
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LOT LAYOUT & SETBACKS:
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ENGINEERS CERTIFICATION:
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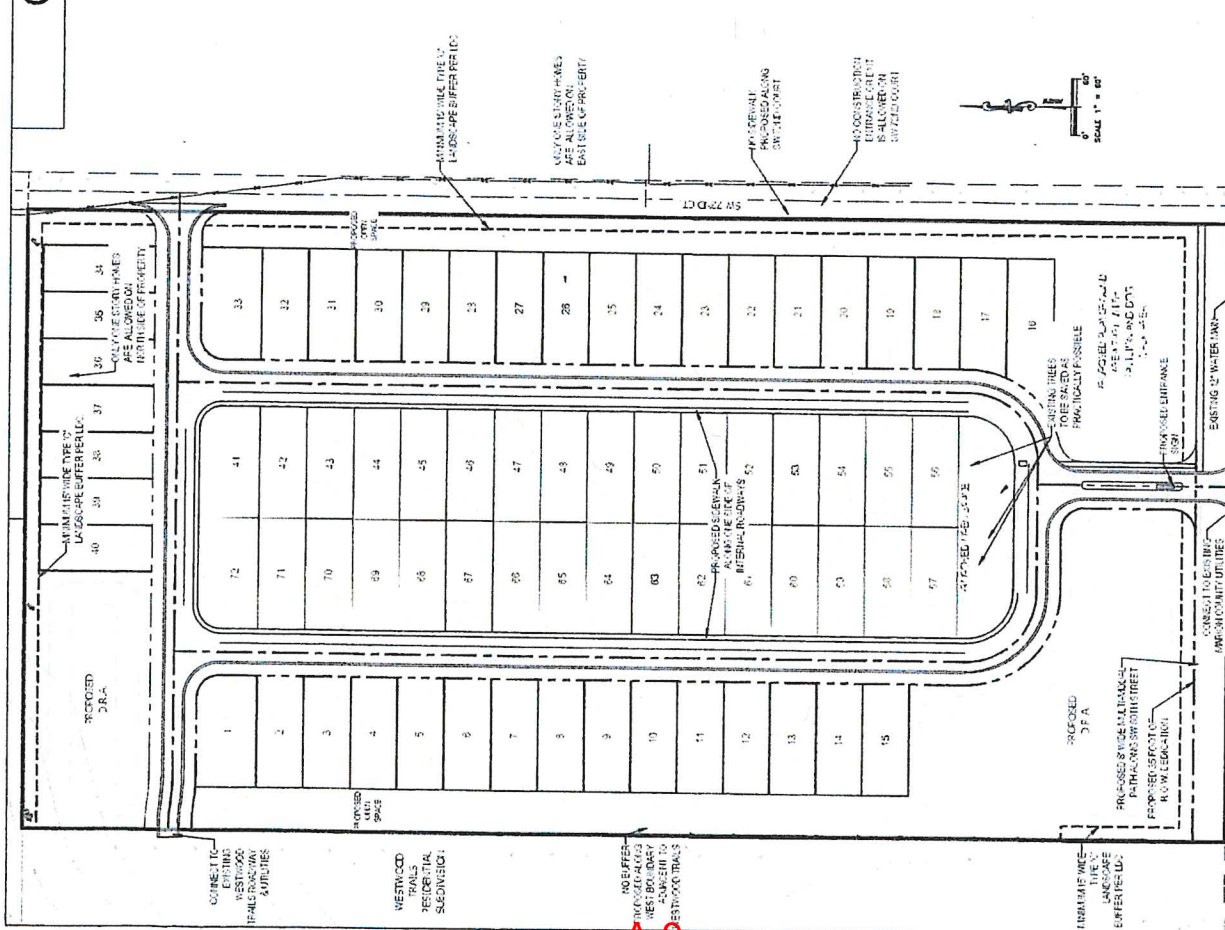
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TITLE:
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CAPOZOLI HILLS P.U.D. MASTER PLAN

DATE:

REVISIONS:



PUD MASTER PLAN SCALE: 1"=60'

**CAPOZOLLI HILLS PUD
ARCHITECTURAL STANDARDS &
DESCRIPTION OF AMENITIES**

SINGLE FAMILY PUD:

Architectural elements proposed for the Single-Family Units will be similar to what is provided as part of this packet below.

Amenities for this site will include a proposed park with a pavilion and picnic area. This proposed development only has 72 single family units; therefore, minimal amenities are proposed. In the park area, amenities will be in the form of park benches and picnic tables with sodded play areas for the residents, A dog walk area, the area will also include a water fountain. The park will be used as a recreational area for the residents of the community and will not be open to the public.



SINGLE STORY HOME



TWO STORY HOME

This instrument prepared
by, record and return to:

Edward Ristaino, Esq.
Akerman LLP
350 E. Las Olas Blvd., Suite 1600
Fort Lauderdale, FL 33301

Parcel Identification Number: 35460-039-00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and given this 30th day of August, 2016, by Wayco Holdings, Inc., a Florida corporation, whose address is 450 East Las Olas Boulevard, Suite 1500, Fort Lauderdale, Florida 33301 ("Grantor"), to Linda Capozzoli and Michael Capozzoli, husband and wife, whose address is 7325 SW 80th Street, Ocala, Florida 34476 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT, Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, to have and to hold, that certain real property, situated lying and being in Marion County, Florida, as more particularly described on Exhibit A attached hereto, together with all improvements, easements, licenses, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining (collectively, the "Property").

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to convey said land; that Grantor hereby specially warrants that the title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

The conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2016 and thereafter, and all covenants, conditions, easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

{39164091:1}

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Grantor:

Signed, sealed and delivered
in the presence of:

WAYCO HOLDINGS, INC.,
a Florida corporation

Cynthia Trezona
Print Name: Cynthia Trezona

By: CV
Print Name: CRIS V BRANDEN
Title: Vice President

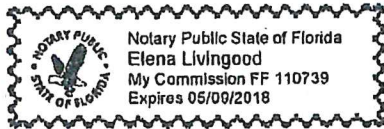
Valerie A. Hinkell
Print Name: VALERIE A. HINKELL

STATE OF FLORIDA)
)ss.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 30th day of AUGUST, 2016, by CRIS V. BRANDEN as the VP of Wayco Holdings, Inc., a Florida corporation, on behalf of said company, who is personally known to me or has produced _____ as identification.

[Affix Notary Stamp]

Elena Livingood
Signature of Notary
Notary Public, State of FLORIDA
My Commission Expires: 5/9/2018



{39164091;1}

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

The East ½ of the SW ¼ of the SE ¼ of Section 7, Township 16 South, Range 21 East, Less the South 25 feet thereof for road right-of-way purposes.

Subject to Road Affidavit recorded in OR Book 1630, at Page 1517, of the Public Records of Marion County, Florida

{39164091;1}

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



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

2025 Property Record Card

35460-039-00

[GOOGLE Street View](#)

Prime Key: 876291

[MAPIT+](#)

Current as of 9/11/2025

Property Information

CAPOZZOLI LINDA
 7325 SW 80TH ST
 Ocala FL 34476-9382

Taxes / Assessments:

Map ID: 130

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 63

Acres: 19.62

More Situs

Situs: 7325 SW 80TH ST OCALA

Current Value

Land Just Value	\$765,960		
Buildings	\$190,797		
Miscellaneous	\$43,224		
Total Just Value	\$999,981	Impact	(\$866,351)
Total Assessed Value	\$133,630	Land Class Value	\$61,696
Exemptions	(\$50,722)	Total Class Value	\$295,717
Total Taxable	\$82,908	<u>Ex Codes</u> : 01 38 08	
School Taxable	\$110,702		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$765,960	\$191,501	\$43,444	\$1,000,905	\$127,554	\$50,000	\$77,554
2023	\$478,725	\$181,059	\$34,502	\$694,286	\$121,875	\$50,000	\$71,875
2022	\$325,533	\$156,252	\$34,656	\$516,441	\$118,718	\$50,000	\$68,718

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>DETH/REGS</u>	10/2021	71 DTH CER	0	U	I	\$100
<u>6450/0736</u>	08/2016	06 SPECIAL WARRANTY	0	U	I	\$100
<u>2903/1572</u>	12/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$380,000
<u>2386/0290</u>	07/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$210,000
<u>1811/0448</u>	02/1992	05 QUIT CLAIM	0	U	I	\$100
<u>1151/0604</u>	03/1983	07 WARRANTY	0	U	I	\$195,000
<u>0510/0652</u>	06/1972	02 DEED NC	0	U	I	\$60,000

Property Description

SEC 07 TWP 16 RGE 21
 E 1/2 OF SW 1/4 OF SE 1/4

EX S 25 FT FOR ROW

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		660.0	1,295.0	A1	1.00	AC	40,000.0000	1.00	1.46	1.00	58,400	58,400
6302		.0	.0	A1	18.62	AC	40,000.0000	1.00	0.95	1.00	3,296	707,560
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 8371											Total Land - Class \$61,696	
Mkt: 7 70											Total Land - Just \$765,960	

Traverse

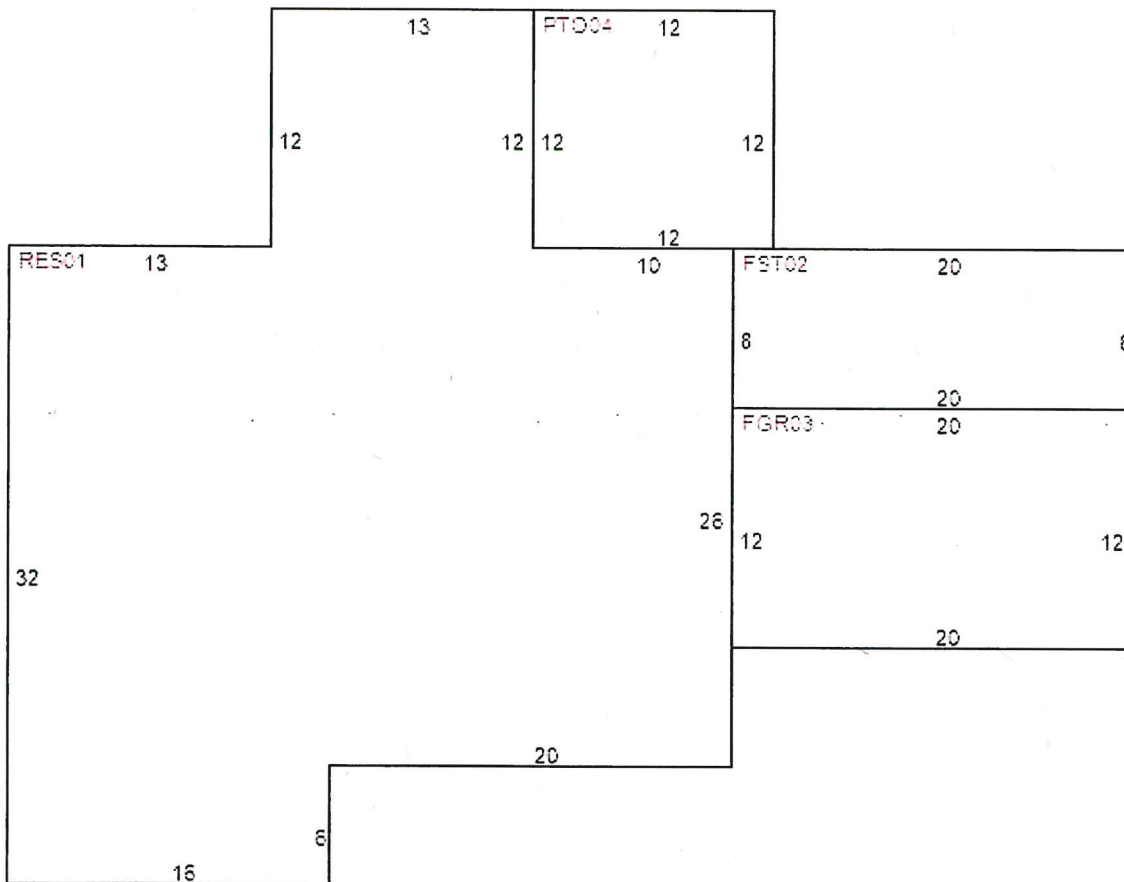
Building 1 of 2

RES01=D26L20D6L16U32R13U12R13D12R10.

FST02=R20D8L20U8.D8

FGR03=R20D12L20U12.U8R2

PTO04=U12L12D12R12.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 7 - 30-34 YRS
 Condition 2
 Quality Grade 500 - FAIR
 Inspected on 2/7/2020 by 118

Year Built 1967
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture 0 - STANDARD SFR
 Base Perimeter 160

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	1,188	1,188
FST	0224	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	160	160
FGR	0324	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	240	240
PTO	0401	- NO EXTERIOR	1.00	1988	N	0 %	0 %	144	144

Section: 1

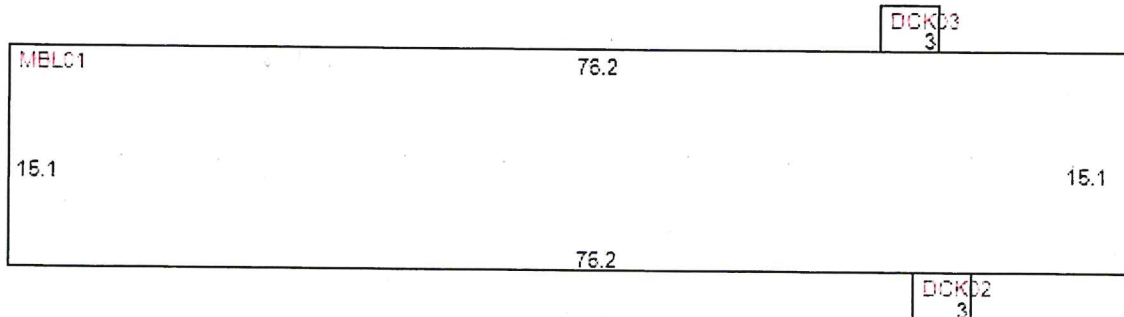
Roof Style: 10 GABLE	Floor Finish: 34 HARDWD ON CONC	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 3	Intercom: N
A/C: Y			Vacuum: N

Traverse

Building 2 of 2

MBL01=L76,2U15,1R76,2D15,1.L11
 DCK02=D3L4U3R4.R11U15,1L13,3

DCK03=U3L4D3R4.



Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 2016
Effective Age	2 - 05-09 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	2/7/2020 by 118	Architecture 2 - MBL HOME
		Base Perimeter 183

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	2016	N	0 %	0 %	1,151	1,151
DCK 0201	- NO EXTERIOR	1.00	2005	N	0 %	0 %	12	12
DCK 0301	- NO EXTERIOR	1.00	2016	N	0 %	0 %	12	12

Section: 1

Roof Style: 10 GABLE	Floor Finish: 34 HARDWD ON CONC	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
009 BARN HORSE	1,536.00	SF	40	1964	3	48.0	32.0
112 FENCE WIRE/BD	3,960.00	LF	10	1975	3	0.0	0.0
114 FENCE BOARD	2,800.00	LF	10	1975	2	0.0	0.0
144 PAVING ASPHALT	4,270.00	SF	5	1973	1	0.0	0.0
048 SHED OPEN	240.00	SF	15	1997	1	20.0	12.0
048 SHED OPEN	1,200.00	SF	15	1997	1	100.0	12.0
048 SHED OPEN	448.00	SF	15	1997	1	32.0	14.0
256 WELL 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0
048 SHED OPEN	720.00	SF	15	1997	1	60.0	12.0
009 BARN HORSE	2,880.00	SF	40	1998	3	40.0	72.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1979	1	0.0	0.0
048 SHED OPEN	220.00	SF	15	1997	1	20.0	11.0
048 SHED OPEN	144.00	SF	15	1997	1	12.0	12.0
048 SHED OPEN	156.00	SF	15	1997	1	13.0	12.0
048 SHED OPEN	144.00	SF	15	2017	1	12.0	12.0
FDU UTILITY-FINISH	308.00	SF	40	2019	5	28.0	11.0
FOP PORCH-OPEN-FIN	44.00	SF	40	2019	5	4.0	11.0

Total Value - \$43,224

Appraiser Notes

ADU N/A

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
2019102074	11/14/2019	11/14/2019	12 X 32 PREFAB SHED WITH 36 INCH DOOR
2019050929	5/13/2019	6/10/2019	REROOF W/SHINGLES 25 SQUARES FL 5444-R14 SHINGLES L 11288-R1
2016090277	9/1/2016	10/13/2016	REPLACEMENT MH
0223034	2/1/1998	3/1/1998	AG. ELEC SERVICE

Cost Summary

Buildings R.C.N.	\$209,318	2/14/2023				
Total Depreciation	(\$82,803)					
Bldg - Just Value	\$126,515		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$43,224	3/17/2020	1	\$125,045	(\$57,521)	\$67,524
Land - Just Value	\$765,960	3/5/2025	2	\$84,273	(\$25,282)	\$58,991
Total Just Value	\$935,699					