



**Marion County
Board of County Commissioners**

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

APPLICATION COMPLETE
DATE COMPLETED 4/10/25
INITIALS EM
TENTATIVE MEETING DATES
P&Z PH 6/30/25
BCC/P&Z PH 7/15 & 7/21/2025

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Music Events, Carnivals,

Trade Show Expo, Car Shows, Food Truck Rallies,
Festivals, Parties, Company Events, Speaking Events, Circus, Dance Gala

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: B5

Parcel account number(s): R13708-000-00

Property dimensions: Attached Exhibit A Total acreage: 33.21

Directions: _____

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

Mark Raney

Property Owner name (please print)

PO Box 2315

Mailing Address

Ocala, FL 34478

City, State, Zip code

352-209-4112

Phone number (include area code)

MR@raneyscorp.com

E-mail address

Mark Raney

Signature

Bobbi Destin

Applicant or agent name (please print)

PO Box 2315

Mailing Address

Ocala, FL 34478

City, State, Zip code

352-844-6490

Phone number (include area code)

bobbi@raneyscorp.com

E-mail address

Bobbi Destin

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY			
Project No.: <u>1999 06 7479</u>	Code Case No.: <u>9 75812</u>	Application No.: <u>32720</u>	
Rcvd by: <u>EM</u>	Rcvd Date: <u>3/18/25</u>	FLUM: <u>CD</u>	Zoning Map No.: <u>144</u> Rev: 07/1/2019

Findings of Facts – Raney’s 13708, LLC

1. The business is accessed via 44th Avenue. A blacktop road leads to the customer parking area, which includes spaces designated for handicap accessibility. Turning right on the blacktop road leads to the building entrance. The road encircles the building, facilitating unloading operations.
2. The customer parking area is located on grass, with the access road extending to and around the parking lot. Handicap-accessible parking is available.
3. Event organizers are responsible for waste collection. In the event that they fail to remove trash, our waste removal services are provided through Q & Q Removal. Trash cans are strategically placed throughout the property for each event.
4. The power supply is provided by the City of Ocala, and water is sourced from our private well, which is serviced and tested by A.T. Environmental Services.
5. A chain-link fence encloses the retention pond, fire water tanks, and well to restrict access. Screening or buffering was not installed as the property is surrounded by industrial businesses and wooded areas, which serve as a natural buffer.
6. The business sign is located at the entrance off of 44th Avenue and is illuminated for nighttime visibility. No other signs are present. Motion-activated lights are installed around the building, and the building’s sides comply with setback requirements.
7. In addition to setback compliance, the property adheres to all applicable local codes and ordinances.
8. The property is surrounded by industrial businesses and wooded areas. Below is a clockwise listing of adjacent properties from road entrance:
 - o Foundation Services – 5.30 Acres, B5 Zoning
 - o O’Cull Electric – 3.54 Acres, B5 Zoning
 - o Raney Properties 1, LLC – 14.21 Acres, B5 Zoning
 - o Woods owned by Bradley Denson – 30.54 Acres, M1 Zoning
 - o Woods owned by Hilda Steele – 17.08 Acres, A1 Zoning
 - o JRA High Performance – 8.58 Acres, B5 Zoning
 - o JRA High Performance – 4.07 Acres, B5 Zoning
 - o J & M Trailer Repair – 7.11 Acres, B5 Zoning
9. We are open to meeting any special conditions required to obtain the special use permit.

March 21, 2025

Marion County Board of Commissioners
Growth Services
2710 E Silver Springs Blvd
Ocala, FL 34470

Re: Special Use Permit for Raney's 13708 at 4121 NW 44th Ave, Ocala, FL 34482

Dear Members of the Board,

Please find enclosed the following documents for your review and consideration of the Special Use Permit application:

1. Application
2. Property Dimensions (Exhibit "A")
3. Warranty Deed and Entity Name Details (from Sunbiz.org)
4. Findings of Facts
5. Site Plans for each proposed event
6. Surveys detailing all relevant property information

Our objective is to host a variety of events that will contribute to a vibrant community atmosphere, providing families with opportunities for quality time together in Ocala. Below is a list of the proposed events, including a brief description of each, along with their anticipated duration in terms of days and hours:

1. **Music Events:** One-day outdoor event featuring live musical performances, including singing and instrumentals; 2:00 PM to 10:00 PM
2. **Carnivals:** 9- to 11-day outdoor event with rides, music, food, games, and entertainment; 12:00 PM to 11:00 PM
3. **Trade Show Expo:** 1- to 3-day event for businesses to showcase their products and services; 9:00 AM to 6:00 PM
4. **Car Shows:** 1- to 2-day outdoor event displaying new and classic vehicles; 9:00 AM to 5:00 PM
5. **Food Truck Rallies:** 1- to 2-day outdoor event with a gathering of multiple food trucks offering various food options; 11:00 AM to 7:00 PM
6. **Festivals:** Two-day outdoor event with social activities, food, contests, and live music; 7:00 AM to 5:00 PM
7. **Private Parties:** One-day outdoor event for invited guests featuring food, entertainment, and social interaction. Event times may vary but will conclude by 10:00 PM.
8. **Company Events:** One-day outdoor event for company employees to participate in organized activities. Event times may vary but will conclude by 10:00 PM.
9. **Speaking Events:** One-day outdoor event for presentations and lectures. Event times may vary but will conclude by 10:00 PM.
10. **Circus:** 4- to 7-day outdoor event featuring acrobats, clowns, and other forms of entertainment; 1:00 PM to 10:00 PM

Attachment A

11. **Dance Galas:** One-day outdoor event showcasing a variety of dance performances; 4:00 PM to 10:00 PM
12. **Charity Events:** 1- to 2-day outdoor event to generate financial support and raise awareness for a charitable cause; 9:00AM to 8:00PM but will be based on individual needs.

While we strive to conclude all events by 10:00 PM, with the exception of the carnival, which will conclude at 11:00 PM, there may be occasions when extended hours are necessary to facilitate traffic flow for larger events. Each event organizer is responsible for obtaining the necessary permits, conducting inspections, securing appropriate security measures, and ensuring liability insurance coverage. The property offers a total of 600 parking spaces at the front for spectators, 32 designated handicapped parking spaces, and 500 parking spaces at the rear for vendors.

Thank you for your consideration. We look forward to the opportunity to contribute to the community with these exciting and enriching events.

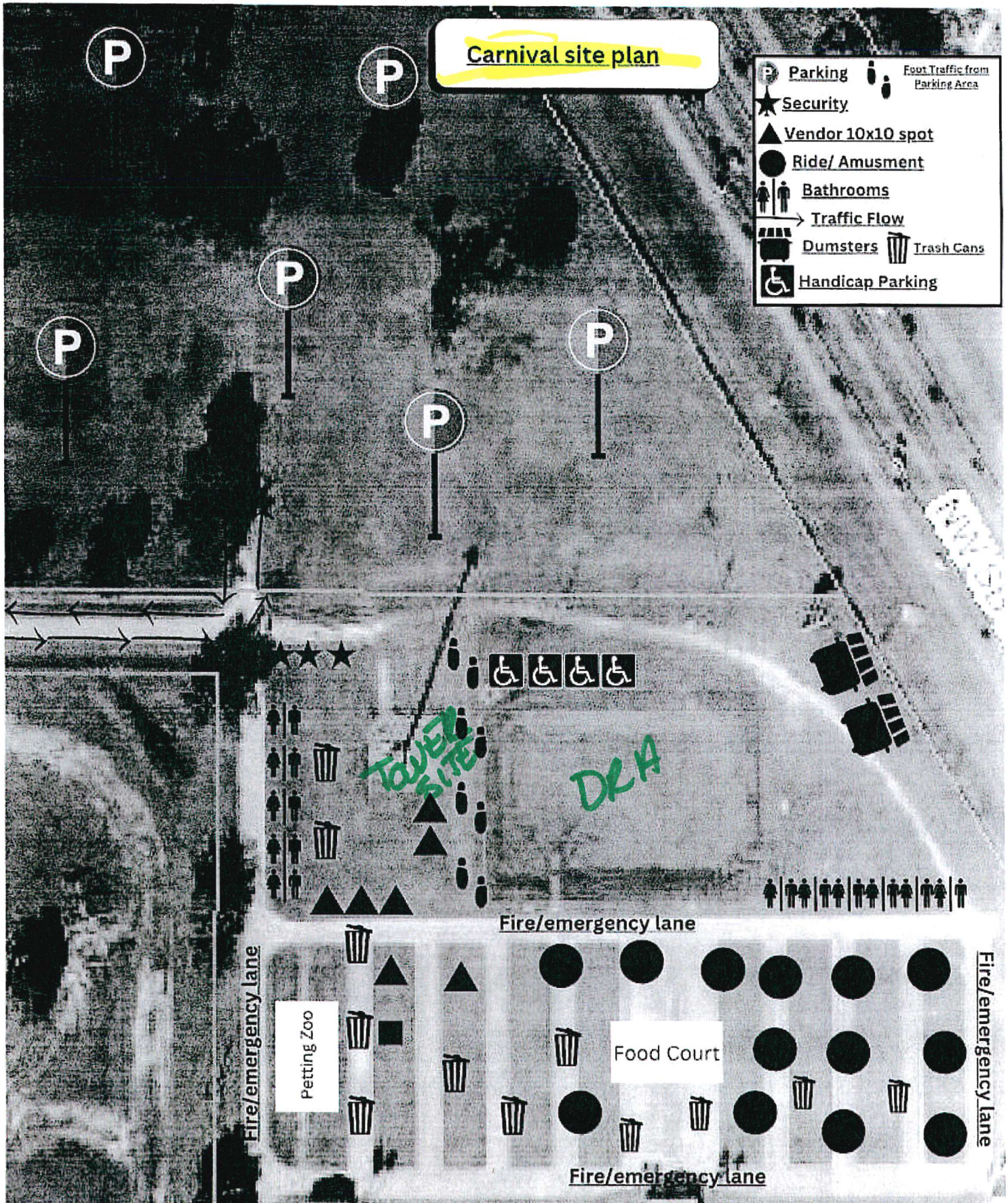
Sincerely,

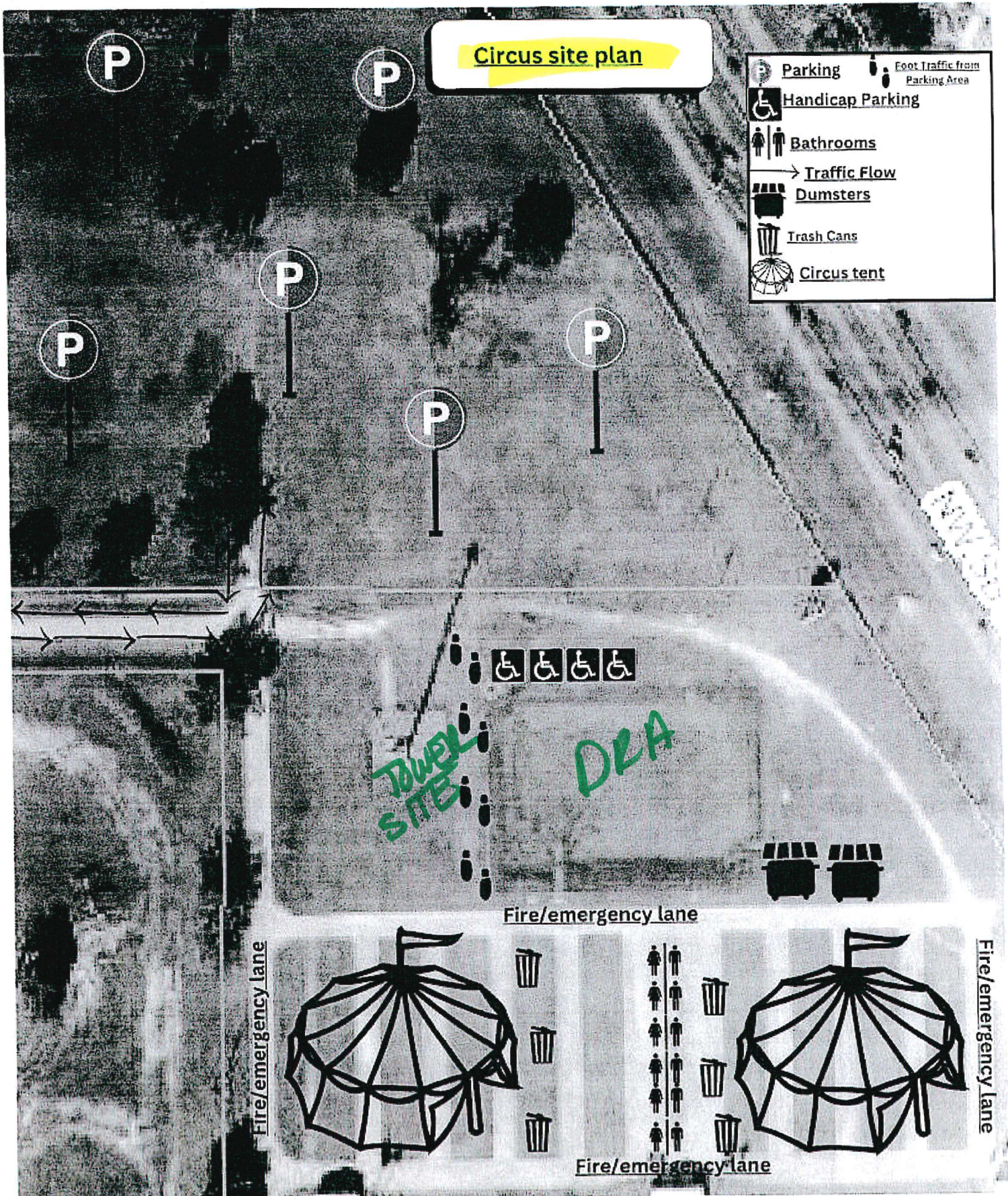
Bobbi Deskin

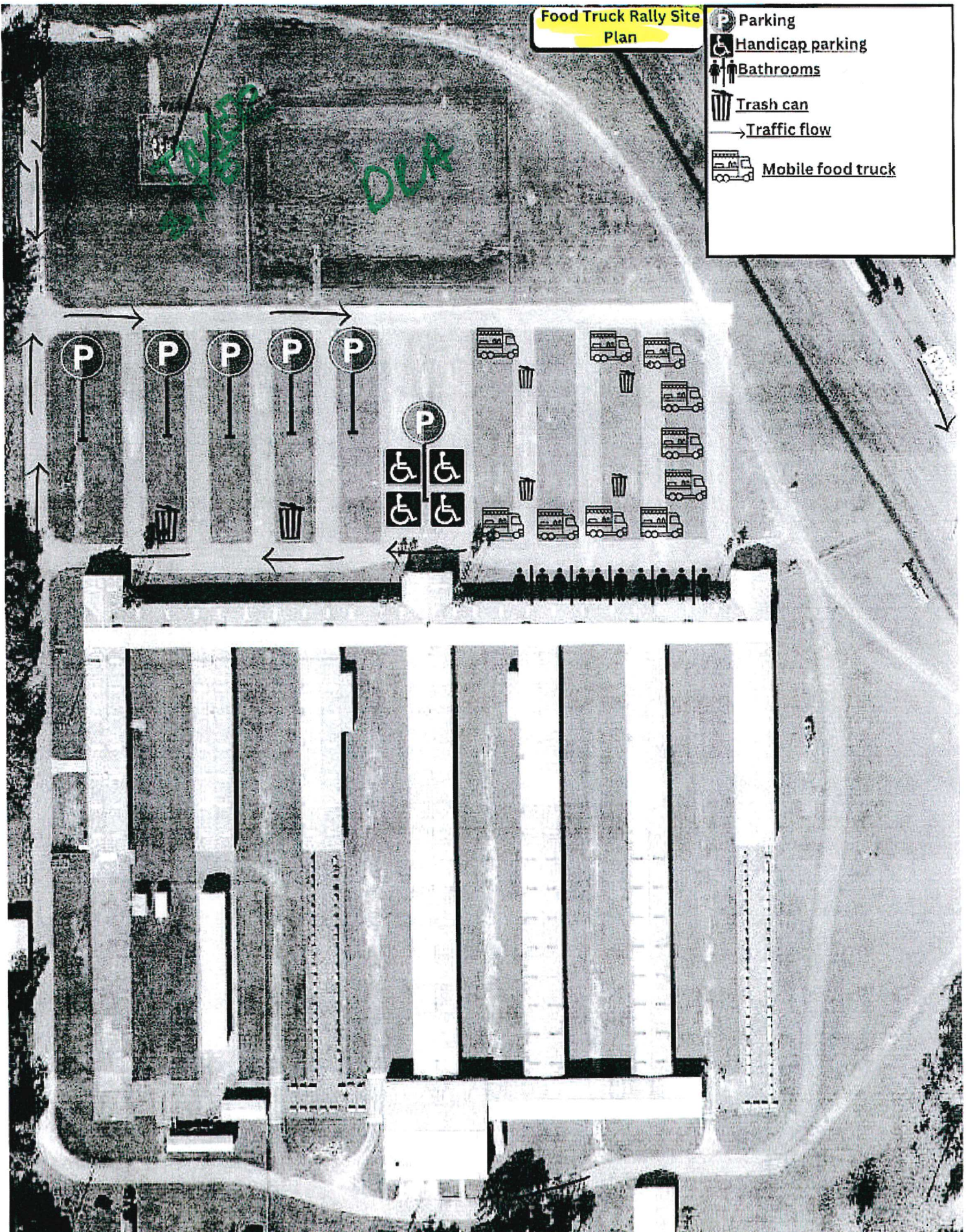
Controller

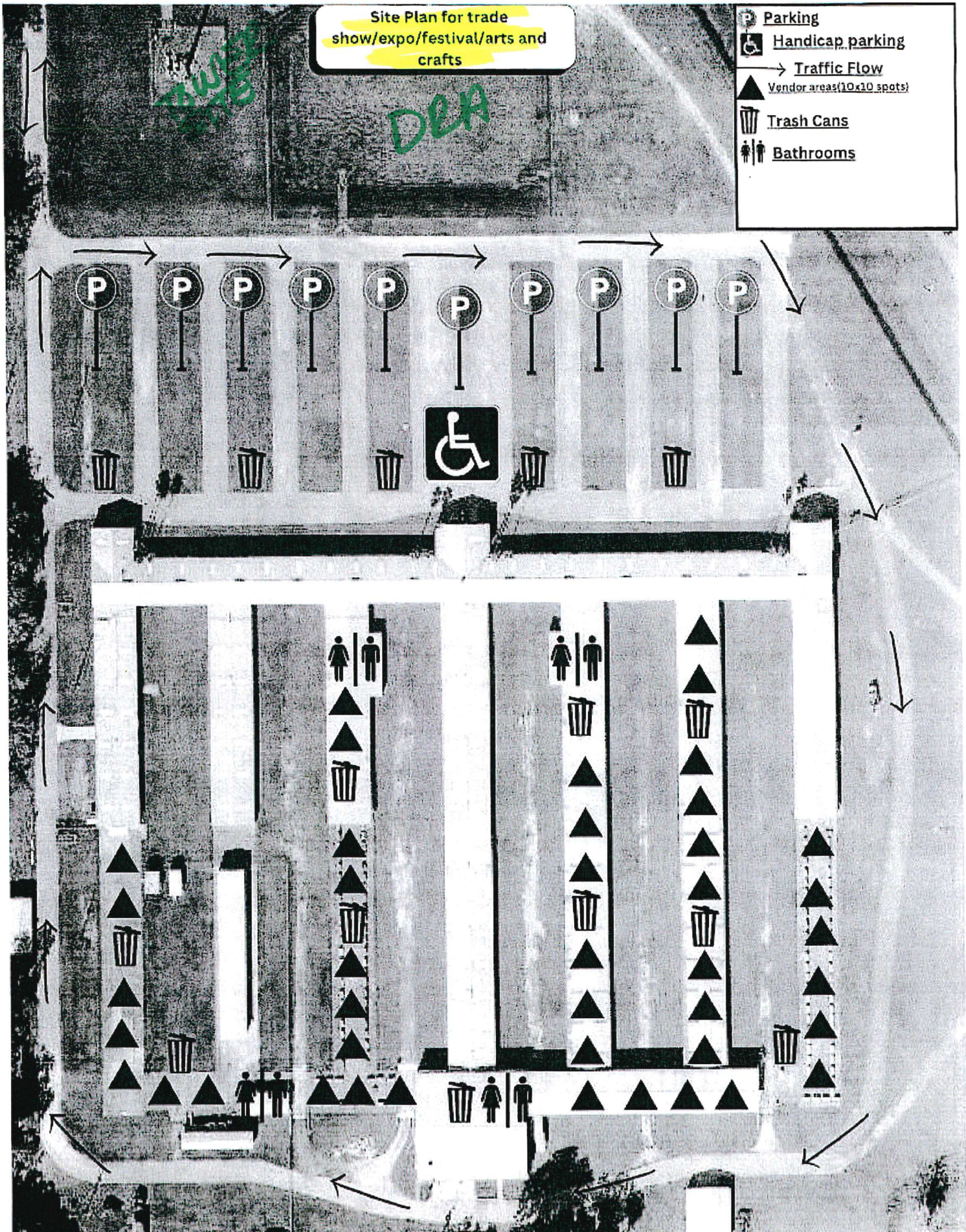
352-844-6490

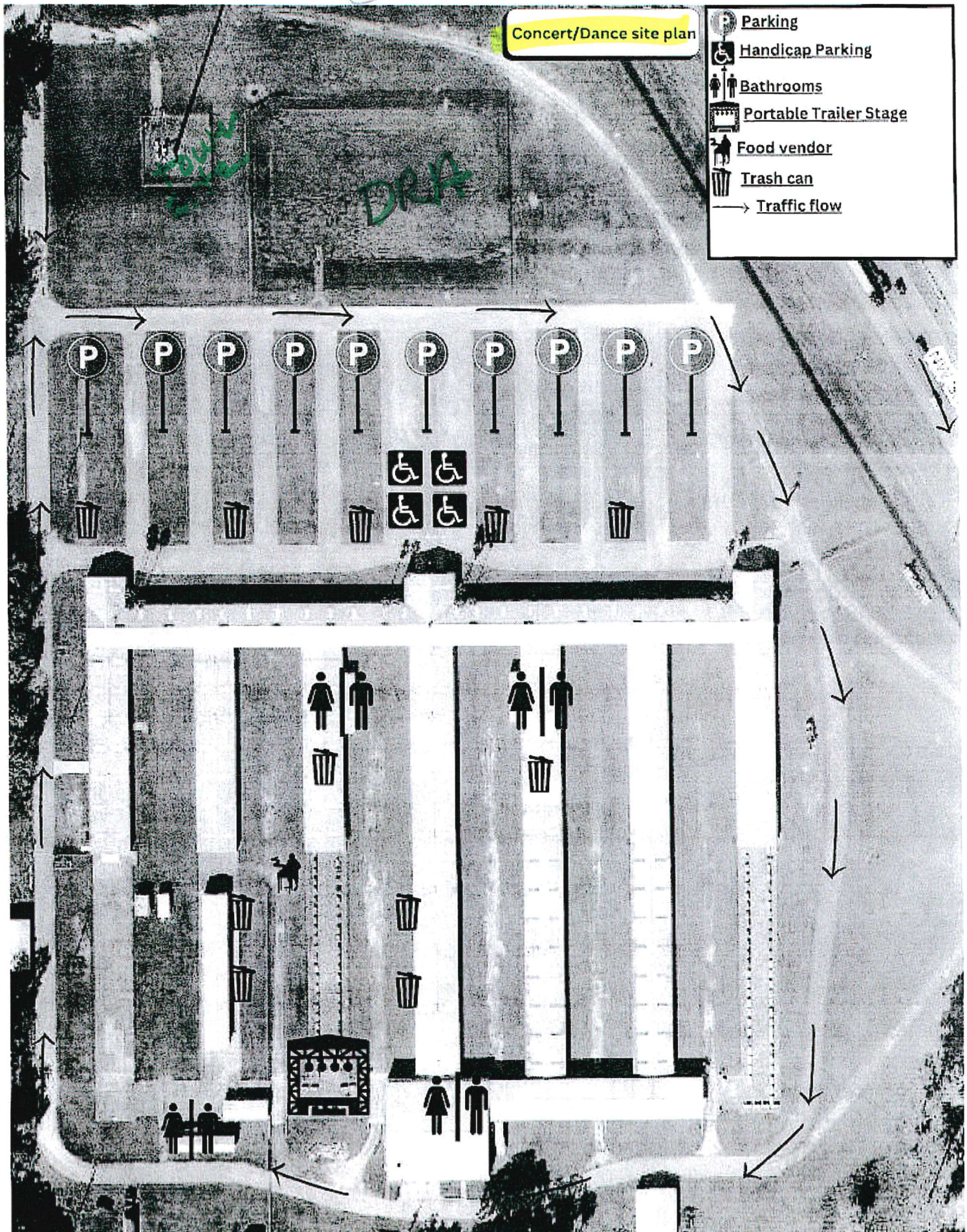
bobbi@raneyscorp.com

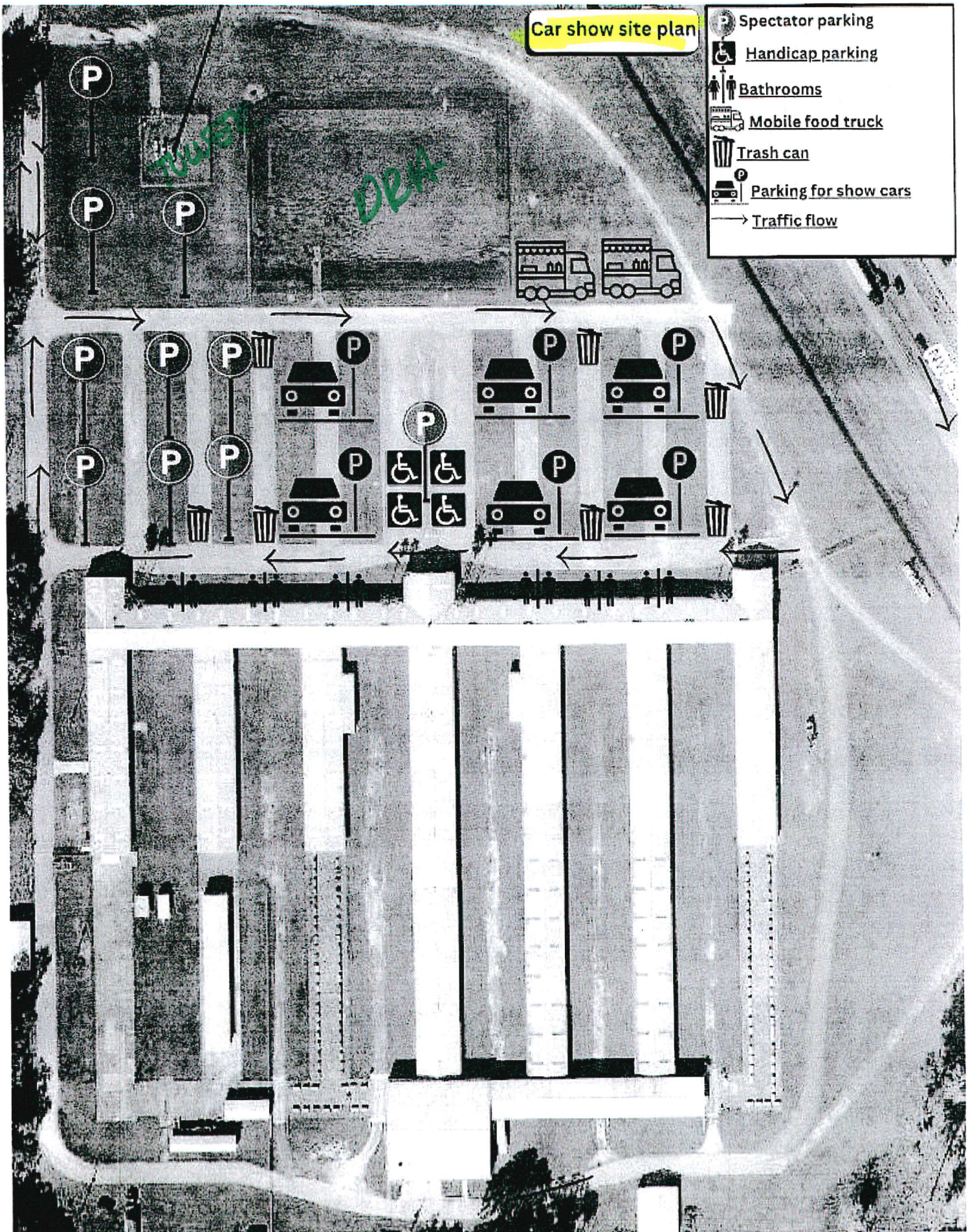




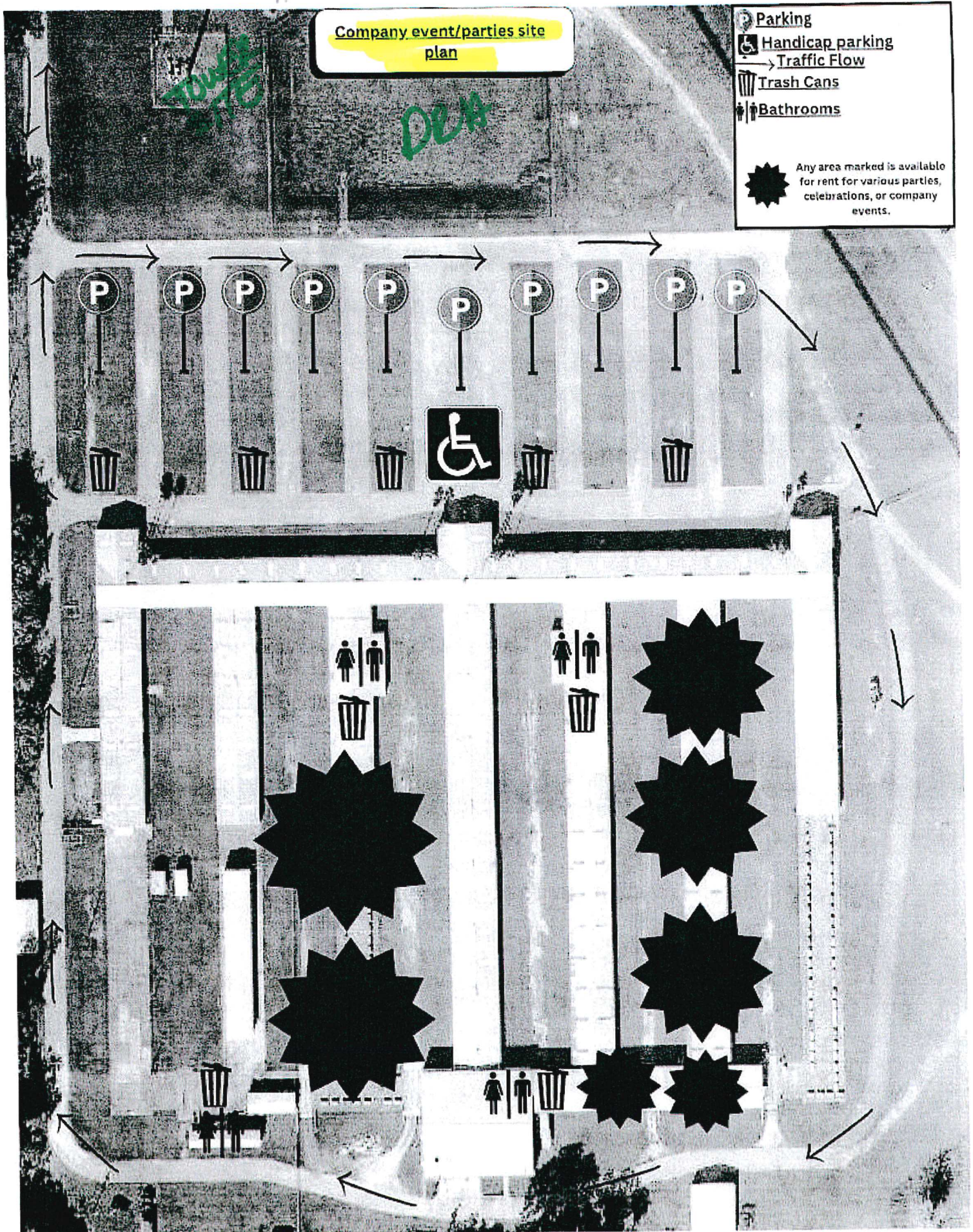




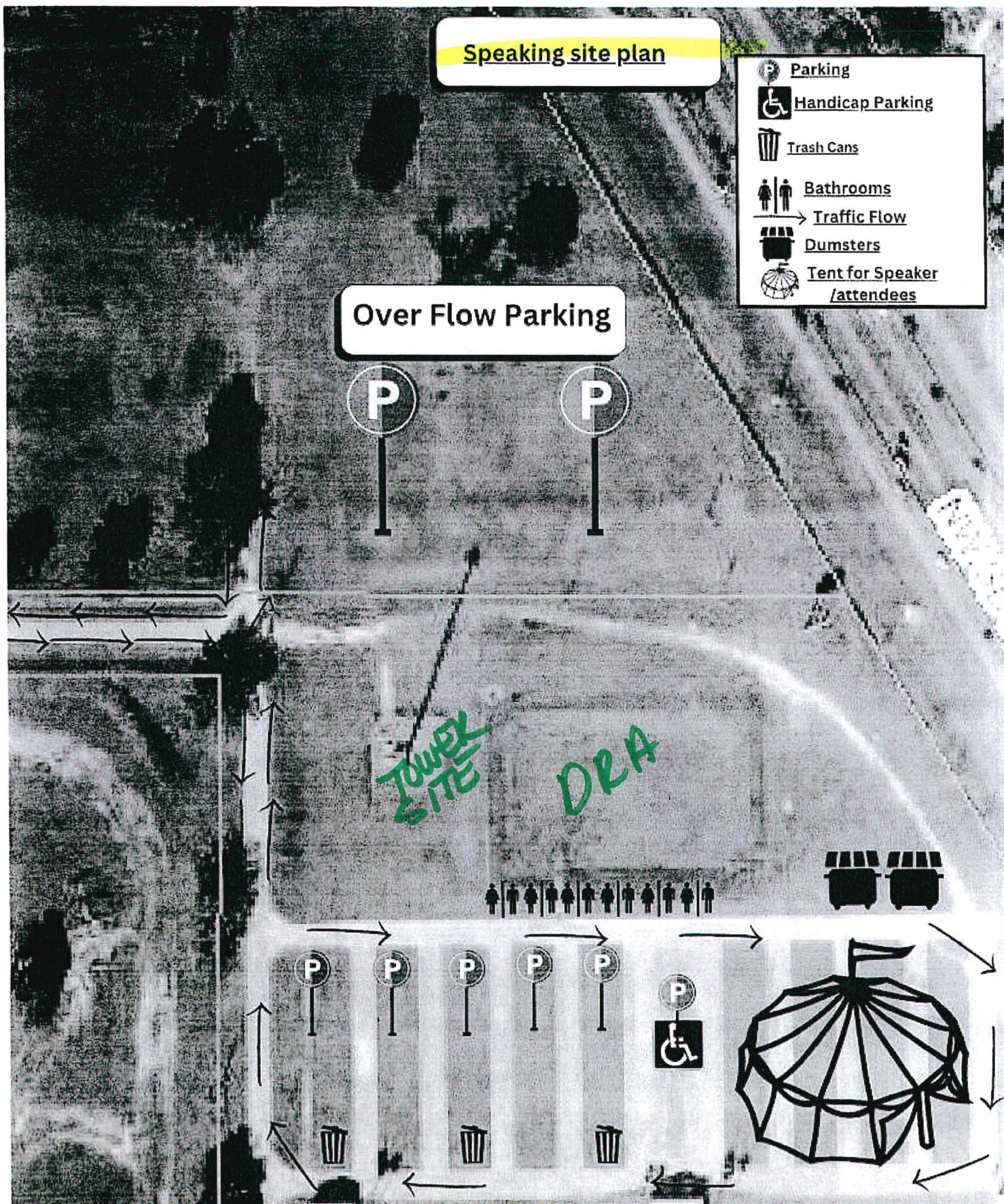




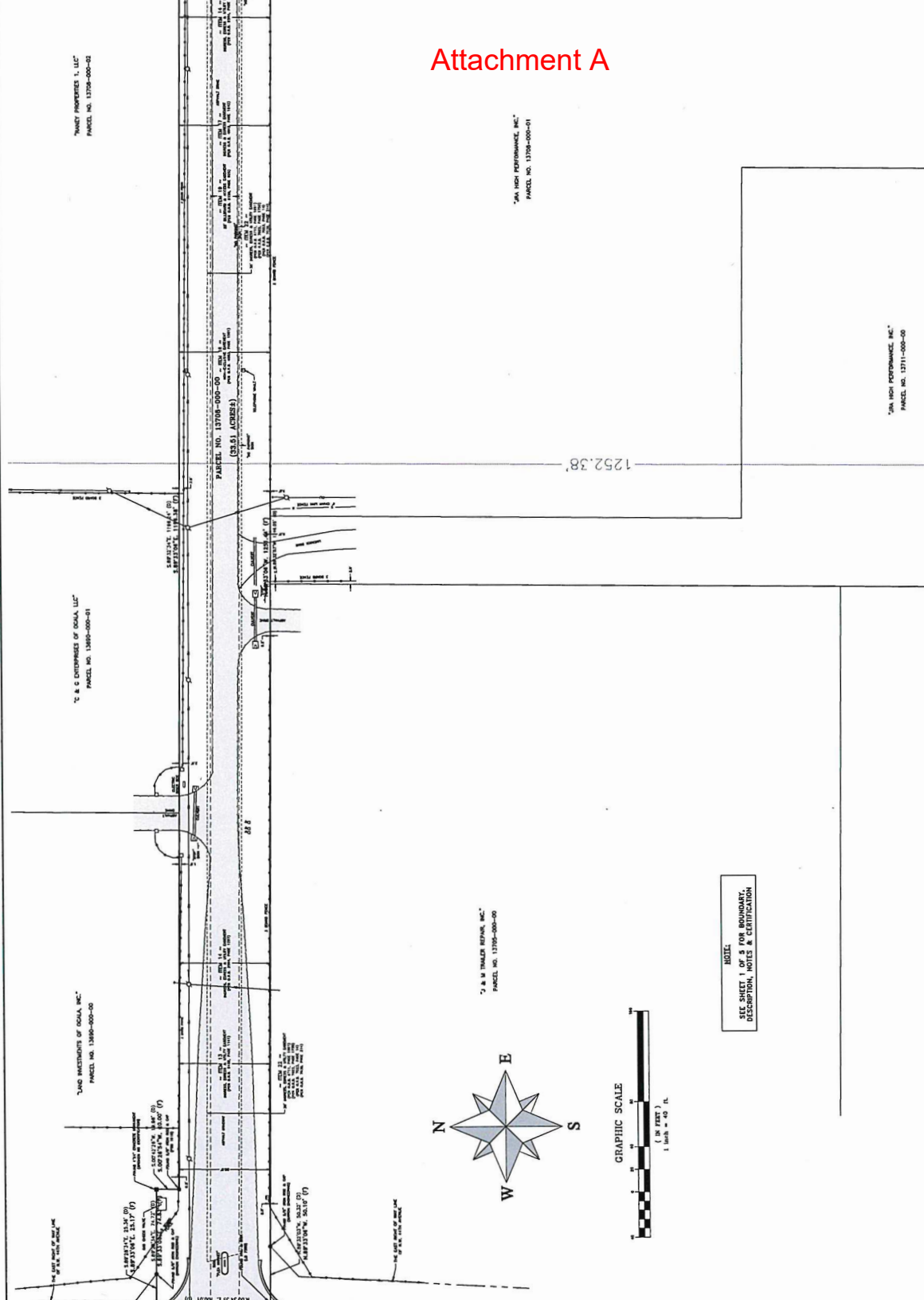
Attachment A



9.



Attachment A



BOUNDARY SURVEY FOR:
RANEY'S 13708, LLC

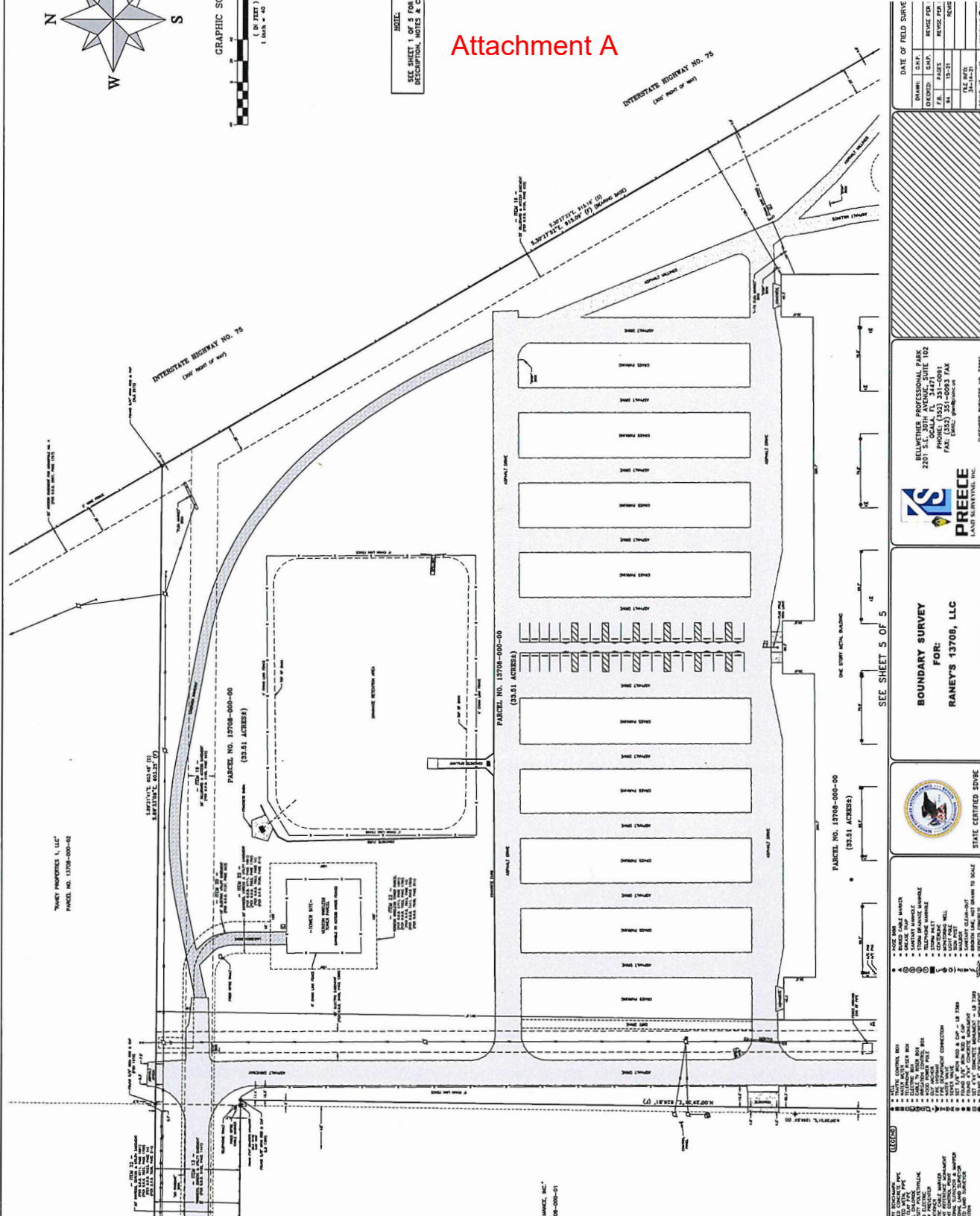
DATE OF FIELD SURVEY: 12/11/2013
REVISIONS: 1. 12/11/2013
DATE OF FIELD SURVEY: 12/11/2013
REVISIONS: 1. 12/11/2013

STATE CERTIFIED SURVEYOR

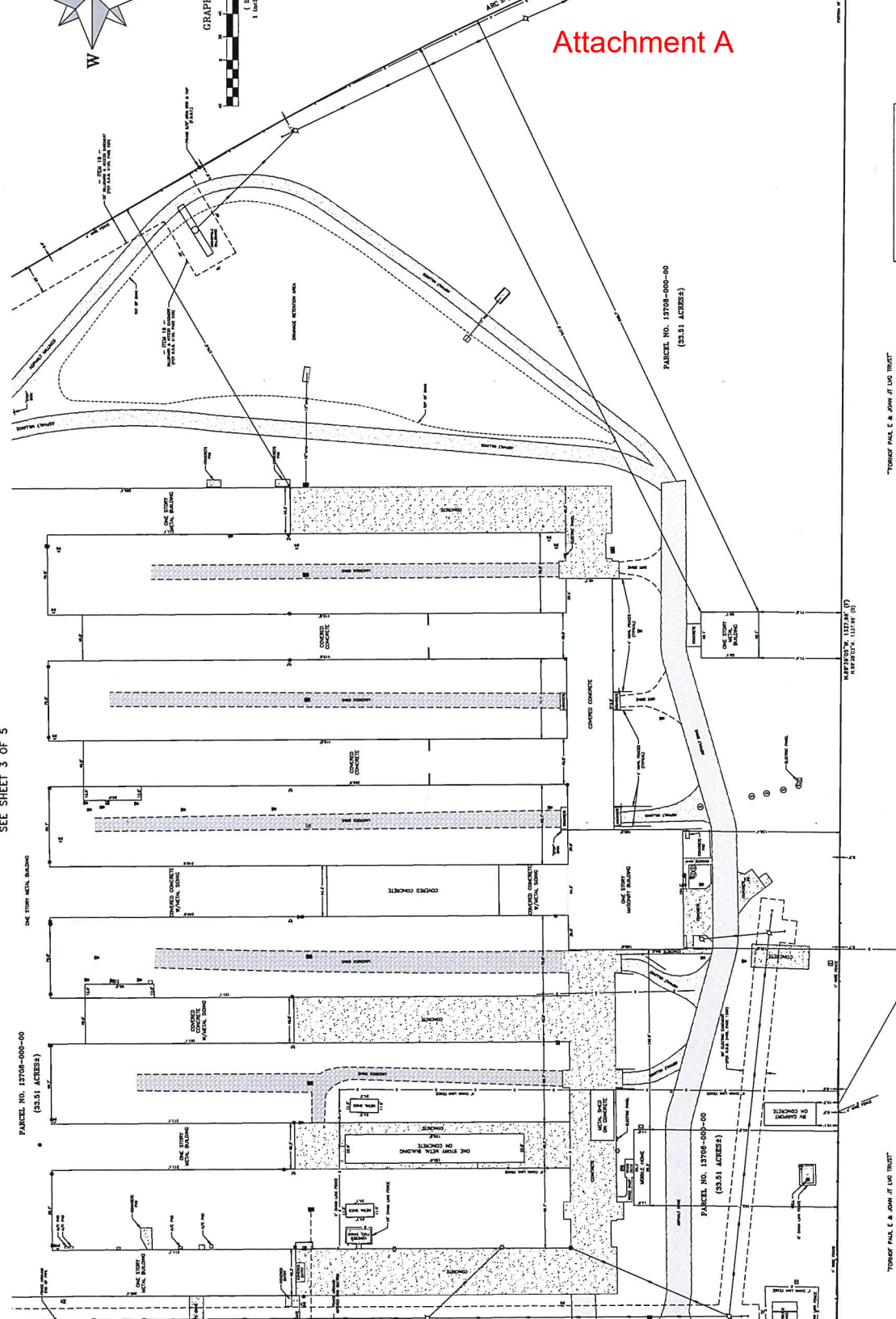
PREECE LAND SURVEYORS, INC.
 2201 S.E. 30TH AVENUE, SUITE 102
 OKLAHOMA CITY, OKLAHOMA 73106
 PHONE (405) 351-0091
 FAX (405) 351-0092
 EMAIL: preece@preeceland.com

SEE SHEET 4 OF 5

Attachment A



SEE SHEET 3 OF 5



NOEL
SEE SHEET 1 OF 5 FOR BOUNDARY,
DESCRIPTION, NOTES & CERTIFICATION

TYPICAL PAVEMENT
PARCEL NO. 13708-000-06



BELLWETHER PROFESSIONAL PARK
2201 S. BELLWETHER AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0991
FAX: (352) 351-0992
WWW.BELLWETHERPARK.COM

BOUNDARY SURVEY
FOR:
RANEY'S 13708, LLC



STATE CERTIFIED SURVEYOR

- 1/4\"



EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID SECTION 34; THENCE N.89°43'20"W., ALONG THE SOUTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 34, A DISTANCE OF 1326.47 FEET TO THE S.W. CORNER OF THE EAST 1/2 OF THE S.E. 1/4 OF SECTION 34; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°30'59"E., ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID S.E. 1/4 OF SECTION 34, A DISTANCE OF 1037.08 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID WEST BOUNDARY, N.89°22'43"W., A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5611, PAGE 265, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°29'18"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 439.48 FEET TO A POINT ON THE NORTH BOUNDARY OF THE WEST 621.40 FEET OF THE SOUTH 89.00 FEET OF THE NORTH 1252.38 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE DEPARTING SAID EAST BOUNDARY, S.89°36'39"E., A DISTANCE OF 45.07 FEET; THENCE N.00°29'51"E., A DISTANCE OF 826.81 FEET; THENCE N.89°33'06"W., A DISTANCE OF 1251.44 FEET TO THE EAST RIGHT OF WAY LINE OF N.W. 44TH AVENUE, (WIDTH VARIES); THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: (1) N.89°33'06"W., A DISTANCE OF 50.10 FEET; (2) N.00°34'50"E., A DISTANCE OF 100.00 FEET; (3) S.89°33'06"E., A DISTANCE OF 25.17 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, CONTINUE S.89°33'06"E., A DISTANCE OF 74.83 FEET; THENCE S.00°26'54"W., A DISTANCE OF 20.00 FEET; THENCE S.89°33'06"E., A DISTANCE OF 1196.38 FEET TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID WEST BOUNDARY, CONTINUE S.89°33'06"E., A DISTANCE OF 603.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, (300 FEET WIDE); THENCE S.30°27'52"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 915.09 FEET TO A POINT ON A NON-TANGENT 3124.17 RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.24°47'06"E. 618.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 11°21'09", A DISTANCE OF 619.01 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.89°39'05"W., A DISTANCE OF 1337.98 FEET TO THE POINT OF BEGINNING.

Attachment A

This instrument prepared by & return to:
Michael E. Dean, Esquire
Dean Law Firm LLC
230 NE 25th Avenue, Suite 300
Ocala, FL 34470
Consideration: \$3,753,120.00
Rec.: \$18.50
Tax ID No: 13708-000-00

WARRANTY DEED

Made this 9th day of November, 2022 by J.R.A. High Performance, Inc., a Florida Corporation, whose post office address is: 4121 NW 44th Avenue, Ocala, FL 34482, hereinafter called the grantor, to: Raney's 13708, LLC, a Florida Limited Liability Company whose post office address is: 3030 W. Silver Springs Blvd., Ocala, FL 34475 hereinafter called the grantee,

(Whenever used herein the term "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 the grantor, for and in consideration of the sum of Three Million Seven Hundred Fifty-Three Once Hundred Twenty and 00/100 Dollars (\$3,753,120.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Marion, Florida, viz:

A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID SECTION 34; THENCE N.89°43'20"W., ALONG THE SOUTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 34, A DISTANCE OF 1326.47 FEET TO THE S.W. CORNER OF THE EAST 1/2 OF THE S.E. 1/4 OF SECTION 34; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°30'59"E., ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID S.E. 1/4 OF SECTION 34, A DISTANCE OF 1037.08 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID WEST BOUNDARY, N.89°22'43"W., A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5611, PAGE 265, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°29'18"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 439.48 FEET TO A POINT ON THE NORTH BOUNDARY OF THE WEST 621.40 FEET OF THE SOUTH 89.00 FEET OF THE NORTH 1252.38 FEET OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE DEPARTING SAID EAST BOUNDARY, S.89°36'39"E., A DISTANCE OF 45.07 FEET; THENCE N.00°29'51"E., A DISTANCE OF 826.81 FEET; THENCE N.89°33'06"W., A DISTANCE OF 1251.44 FEET TO THE EAST RIGHT OF WAY LINE OF N.W. 44TH AVENUE, (WIDTH VARIES); THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: (1) N.89°33'06"W., A DISTANCE OF 50.10 FEET; (2) N.00°34'50"E., A DISTANCE OF 100.00 FEET; (3) S.89°33'06"E., A DISTANCE OF 25.17 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, CONTINUE S.89°33'06"E., A DISTANCE OF 74.83 FEET; THENCE S.00°26'54"W., A DISTANCE OF 20.00 FEET; THENCE S.89°33'06"E., A DISTANCE OF 1196.38 FEET TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID WEST BOUNDARY, CONTINUE S.89°33'06"E., A DISTANCE OF 603.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, (300 FEET WIDE); THENCE S.30°27'52"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 915.09 FEET TO A POINT ON A NON-TANGENT 3124.17 RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.24°47'06"E. 618.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 11°21'09", A DISTANCE OF 619.01 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.89°39'05"W., A DISTANCE OF 1337.98 FEET TO THE POINT OF BEGINNING.

Page Two
Warranty Deed
J.R.A. High Performance, Inc. /
Raney's 13708, LLC

Parcel ID Number: 13708-000-00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

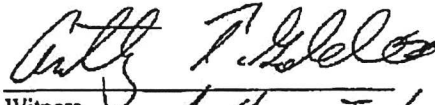
To Have and to Hold, the same in fee simple forever.

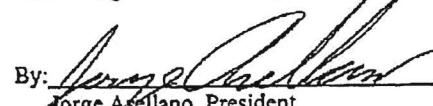
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

J.R.A. High Performance, Inc.


Witness
Printed Name: Anthony T. Bollen

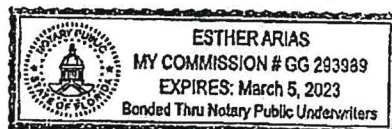
By: 
Jorge Arellano, President


Witness
Printed Name: MARCOS A. CORNEJO

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of November, 2022 by Jorge Arellano, President of J.R.A. High Performance, Inc. who ☐ is personally known or ☐ has produced a driver's license as identification.


NOTARY PUBLIC





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
RANEY'S 13708, LLC

Filing Information

Document Number L22000459227
FEI/EIN Number 92-0832663
Date Filed 10/26/2022
State FL
Status ACTIVE

Principal Address

3030 W. SILVER SPRINGS BLVD.
OCALA, FL 34475

Mailing Address

PO Box 2315
OCALA, FL 34478

Changed: 03/27/2023

Registered Agent Name & Address

Paracorp Incorporated
155 Office Plaza Drive, 1st Floor
Tallahassee, FL 32301

Name Changed: 04/29/2024

Address Changed: 04/29/2024

Authorized Person(s) Detail

Name & Address

Title MGR

RANEY, MARK S
P.O. BOX 2315
OCALA, FL 34478

Title MGR

Attachment A

RANEY, JOEL S
P.O. BOX 2315
OCALA, FL 34478

Annual Reports

Report Year	Filed Date
2023	03/27/2023
2024	02/22/2024
2024	04/29/2024

Document Images

04/29/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
02/22/2024 -- ANNUAL REPORT	View image in PDF format
03/27/2023 -- ANNUAL REPORT	View image in PDF format
10/26/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

Real Estate

13708-000-00

[GOOGLE Street View](#)

Prime Key: 261971

[MAP IT+](#)

Current as of 3/12/2025

[Property Information](#)

RANEYS 13708 LLC
PO BOX 2315
OCALA FL 34478-2315

[Taxes / Assessments:](#)

Map ID: 144

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)

PC: 29

Acres: 33.21

[More Situs](#)

Situs: 4121 NW 44TH AVE OCALA

[2024 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$4,485,733
Total Assessed Value	\$4,485,733
Exemptions	\$0
Total Taxable	\$4,485,733

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$2,169,942	\$1,904,091	\$303,438	\$4,485,733	\$4,485,733	\$0	\$4,485,733
2023	\$2,169,942	\$2,013,470	\$306,403	\$4,268,088	\$4,268,088	\$0	\$4,268,088
2022	\$2,169,942	\$1,723,068	\$309,342	\$4,202,352	\$3,998,233	\$0	\$3,998,233

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7919/1449	11/2022	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$3,753,200
7919/1445	10/2022	05 QUIT CLAIM	0	U	I	\$100
7569/0646	07/2021	09 EASEMNT	0	U	I	\$100
6159/0925	01/2015	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$4,750,000
4926/1945	11/2007	09 EASEMNT	4 V-APPRAISERS OPINION	U	I	\$100
2610/0943	02/1999	07 WARRANTY	0	U	I	\$100
2534/1695	06/1998	07 WARRANTY	0	U	I	\$100
2445/1263	12/1997	07 WARRANTY	0	U	I	\$100
1723/1051	03/1991	09 EASEMNT	0	U	V	\$100
1426/0658	05/1987	07 WARRANTY	0	U	V	\$100

[Property Description](#)**A-23**

Attachment A

SEC 34 TWP 14 RGE 21

COM AT THE SE COR OF SEC 34 TH N 89-43-20 W 1326.47 FT

TH N 00-30-59 E 1037.08 FT TO THE POB TH N 89.22-43 W 40 FT

TH N 00-29-18 E 439.48 FT TH S 89-36-39 E 45.07 FT TH N 00-29-51 E 826.81 FT

TH N 89-33-06 W 1251.44 FT TH N 89-33-06 W 50.10 FT TH N 00-34-50 E 100 FT

TH S 89-33-06 E 25.17 FT TH CONT S 89-33-06 E 74.83 FT TH S 00-26-54 W 20 FT

TH S 89.33-06 E 1196.38 FT TH CONT S 89-33-06 E 603.25 FT TO A POINT ON THE

WLY ROW OF INTERSTATE 75 TH S 30-27-52 E 915.09 FT TO A POINT ON A NON

TANGENT 3124.17 RADIUS CURVE CONCAVE SWLY HAVING A CHORD BEARING &

DIST OF S 24-47-06 E 618 FT TH SWLY ALONG THE ARC & THROUGH A CENTRAL

ANGLE OF 11-21-09 A DIST OF 619.01 FT TH N 89.39-05 W 1337.98 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	2900	.0	.0	B5	1,446,628.00	SF							
Neighborhood 9919 - COMMERCIAL NW 44TH AVENUE													
Mkt: 2 70													

Traverse**Building 1 of 3**

IND01=D30L70U211L40D285R40U30R287D30R50U30R287D30R40U285L40D211L70U211L40D211L70U30L40D30L70U240L44D240L70U30L40D30L70U30L40.

UCN02=U420R40D420L40.R150

UCN03=U420L40D420R40.

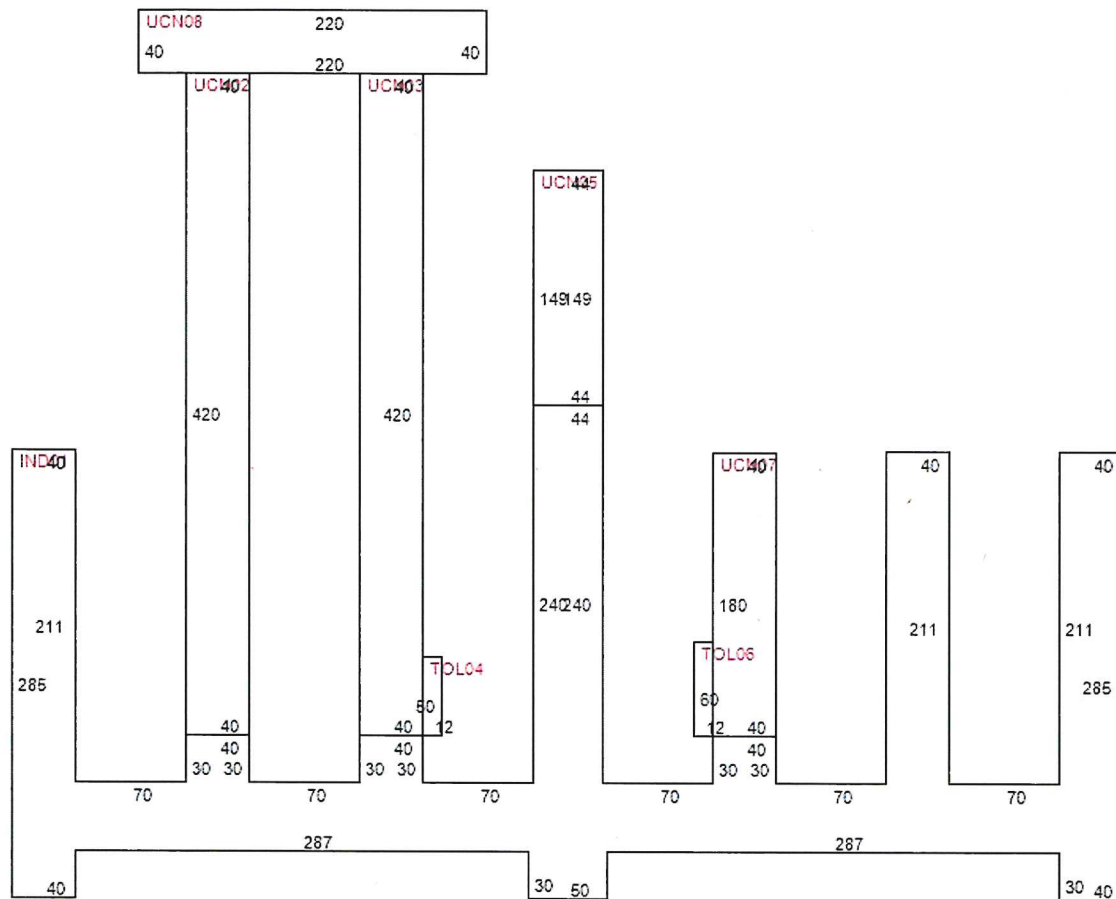
TOL04=R12U50L12D50.D30R70U240

UCN05=U149R44D149L44.R44D240R70U30

TOL06=L12U60R12D60.

UCN07=U180R40D180L40.D30L334U450L30

UCN08=U40R220D40L220.

Building Characteristics

Structure 1 - WH STL FR
 Effective Age 5 - 20-24 YRS
 Condition 4
 Quality Grade 500 - FAIR
 Inspected on 5/2/2022 by 117

Year Built 1998
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 3870

Exterior Wall 18 PREFINISHED MTL24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.5	1.00	1998	0	74,356	F00 MINIMUM FINISH F25 SERVICE/NON-VEHICLE	97 %	N N
2	10.0	1.00	1999	0	16,800	UCN CANOPY UNFIN	100 %	N N
3	10.0	1.00	1999	0	16,800	UCN CANOPY UNFIN	100 %	N N
4	9.0	1.00	1998	0	600	M00 MINIMUM FINISH	100 %	N N
5	10.0	1.00	1998	0	6,556	UCN CANOPY UNFIN	100 %	N N
6	9.0	1.00	1998	0	720	M00 MINIMUM FINISH	100 %	N N
7	10.0	1.00	1998	0	7,200	UCN CANOPY UNFIN	100 %	N N
8	13.0	1.00	2005	0	8,800	UCN CANOPY UNFIN	100 %	N N

Section: 1

Elevator Shafts: 0
Elevator Landings: 0

Aprtments: 0
Escalators: 0

Kitchens: 0
Fireplaces: 0

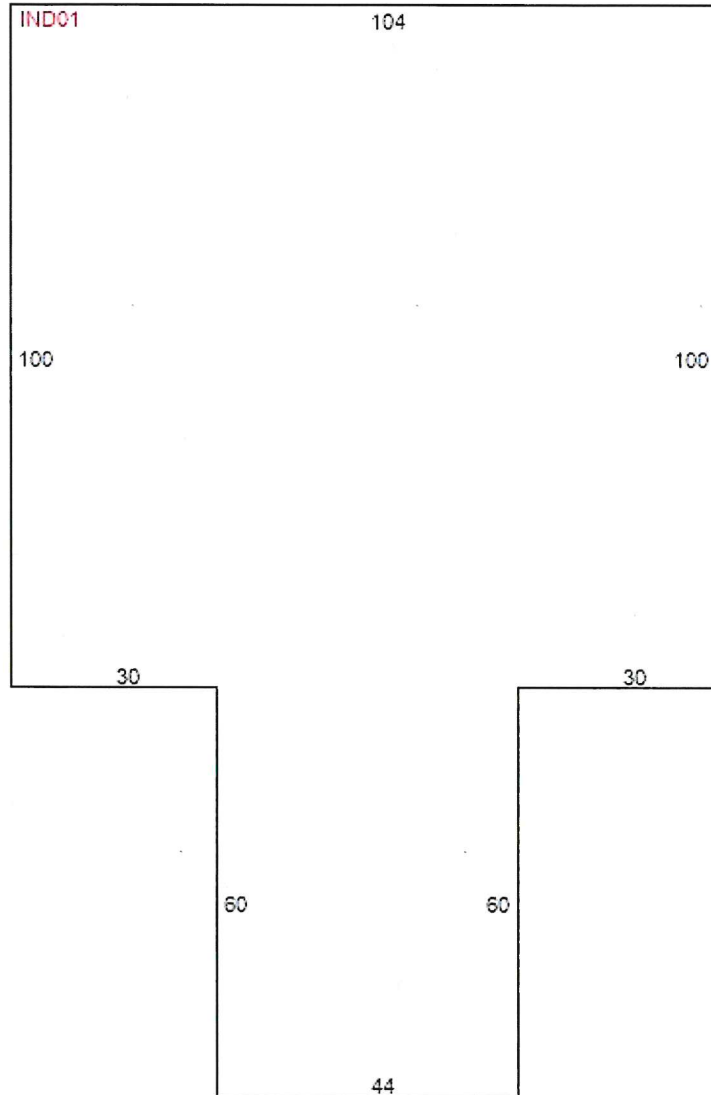
4 Fixture Baths: 0
3 Fixture Baths: 0

2 Fixture Baths: 0
Extra Fixtures: 0

Traverse

Building 2 of 3

IND01=U100R104D100L30D60L44U60L30.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 5 - 20-24 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 5/2/2022 by 117

Year Built 1998
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 528

Exterior Wall 24 CONC BLK-PAINT18 PREFINISHED MTL

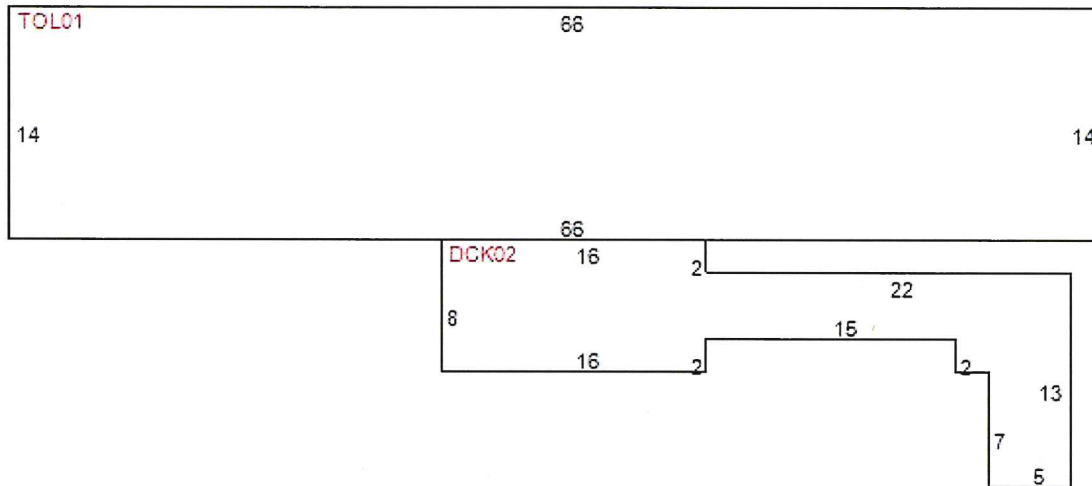
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	13.5	1.00	1998	0	13,040	M48 WAREHOUSE/DISTRIBUTE	89 %	N	N
						M48 WAREHOUSE/DISTRIBUTE	11 %	N	Y

Section: 1

Elevator Shafts: 0
Elevator Landings: 0Aptments: 0
Escalators: 0Kitchens: 1
Fireplaces: 04 Fixture Baths: 2
3 Fixture Baths: 12 Fixture Baths: 1
Extra Fixtures: 27Traverse**Building 3 of 3**

TOL01=R66U14L66D14.R26

DCK02=D8R16U2R15D2R2D7R5U13L22U2L16.

Building Characteristics

Structure 2 - STUD FRAME WOODMTL
 Effective Age 6 - 25-29 YRS
 Condition 4
 Quality Grade 300 - LOW
 Inspected on 5/2/2022 by 117

Year Built 2000
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 160

Exterior Wall 29 VINYL SIDING

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	2000	0	924	F00 MINIMUM FINISH	100 %	N Y
2	3.0	1.00	2021	0	265	DCK DECK-WOOD	100 %	N N

A-27

Section: 1

Elevator Shafts: 0
Elevator Landings: 0

Aprtments: 0
Escalators: 0

Kitchens: 0
Fireplaces: 0

4 Fixture Baths: 0
3 Fixture Baths: 0

2 Fixture Baths: 0
Extra Fixtures: 21

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
159 PAV CONCRETE	53,560.00	SF	20	1998	3	0.0	0.0
144 PAVING ASPHALT	46,972.00	SF	5	1998	3	0.0	0.0
066 FARM BLDG METL	3,850.00	SF	20	2004	4	154.0	25.0
105 FENCE CHAIN LK	838.00	LF	20	2004	1	0.0	0.0
116 FENCE VINYL	702.00	LF	99	2005	3	0.0	0.0
105 FENCE CHAIN LK	120.00	LF	20	2005	5	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2002	2	0.0	0.0
UOP PORCH-OPEN-UNF	125.00	SF	40	2004	4	25.0	5.0
105 FENCE CHAIN LK	448.00	LF	20	2013	3	0.0	0.0
UDC CARPORT-UNFIN	810.00	SF	40	2013	1	45.0	18.0
159 PAV CONCRETE	1,000.00	SF	20	2013	3	0.0	0.0
UDU UTILITY-UNFINS	288.00	SF	40	2013	1	24.0	12.0
UDU UTILITY-UNFINS	880.00	SF	40	2013	3	44.0	20.0
066 FARM BLDG METL	2,000.00	SF	20	2018	5	50.0	40.0
159 PAV CONCRETE	260.00	SF	20	2018	3	20.0	13.0
116 FENCE VINYL	1,406.00	LF	99	2002	3	0.0	0.0
144 PAVING ASPHALT	198,755.00	SF	5	2002	3	0.0	0.0
159 PAV CONCRETE	1,169.00	SF	20	2002	3	0.0	0.0
UDC CARPORT-UNFIN	1,200.00	SF	40	2005	1	40.0	30.0
UDU UTILITY-UNFINS	200.00	SF	40	2005	1	20.0	10.0
159 PAV CONCRETE	350.00	SF	20	2010	3	0.0	0.0
UDU UTILITY-UNFINS	220.00	SF	40	2010	1	20.0	11.0
159 PAV CONCRETE	2,232.00	SF	20	2015	3	0.0	0.0
159 PAV CONCRETE	360.00	SF	20	2000	3	0.0	0.0
184 RETAIN WALL	180.00	SF	50	2000	3	0.0	0.0
UOP PORCH-OPEN-UNF	1,200.00	SF	40	2020	3	50.0	24.0

Appraiser Notes

I 75 FLEA MARKET LLC

CORRECTED ACREAGE PER SURVEY IN SEC FOLDER

9-8-5 MODULAR ON PROP. WENT TO TANGIBLE

SINGLE WIDE LOCATED ON 13708-000-06 NIGHT SECURITY LIVES
HERE.

3/2/2020 PERMIT INCOMPLETE NEW TOWER SITE. # 192 ER

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2020031240	3/17/2020	3/26/2020	INSTALL A 500 GAL AG TANK & CONNECT TO A GENERATOR
2019101482	11/8/2019	4/6/2020	BUILDING NEW 150 TELECOMMUNICATION TOWER
2017100199	10/1/2017	1/4/2018	INSTALL METAL BUILDING ON NEW CONCRETE SLAB 40 X 50
2014060594	6/5/2014	6/19/2014	RECONNECT
2007091188	10/8/2007	3/17/2020	UNDERGROUND CATV
M091612	9/1/2005	2/1/2006	STORAGE BLDING
M061026	6/1/2004	7/1/2004	UDG AND UCP
M011399	1/1/2004	5/1/2005	MODULAR
1110055	11/1/1997	4/1/1999	STORE MERCHANTILE
0929050	10/1/1997	3/1/1998	SLAB
2022111839	-	12/5/2022	NEW CERTIFICATE OF OCCUPANCY FLEAS MARKET TO FLEA MARKET
2022080454	-	1/5/2023	CHANGEOUT EXISTING GARAGE DOOR (1) 4X8 19605.R1