



**Marion County  
Board of County Commissioners**

Growth Services ♦ Planning & Zoning

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

**RECEIVED**

SEP 22 2025

MARION COUNTY  
GROWTH SERVICES

STAFF/OFFICE USE ONLY	
Case No.:	APPLICATION COMPLETE
AR No.:	DATE COMPLETED 9/24/25
PA: INITIALS:	EM
TENTATIVE MEETING DATES	
P&Z PH	11/24/25

BCC/P&Z PH 12/15 or 12/16/25  
☐ New or Modification \$1,000  
☐ Expired \$1,000  
☐ Renewal (no changes) \$300

**SPECIAL USE PERMIT APPLICATION**

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

Continuing the use of this residential property as an APD-licensed group home for up to eight (8) adult residents with developmental disabilities, as previously approved by Special Use Resolution in 2016. The use remains consistent with R1 zoning and fulfills a vital community need while preserving the residential character of the surrounding neighborhood.

**Property/Site Address:** 5543 NW 56th Street, Ocala, FL, 34482

**Property Dimensions:** Front: 156.0 ft. Depth: 135.0 ft **Total Acreage:** 0.46

**Legal Description:** (Please attach a copy of the deed and location map.) **Parcel Zoning:** R1

**Parcel Account Number(s):** 1304-043-018

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.

Trailhead Asset Group, LLC

**Property Owner Name (please print)**

10865 SW 47th Ave

**Mailing Address**

Ocala, FL 34476

**City, State, Zip Code**

(352) 598-7345 / (352) 895-4963

**Phone Number (include area code)**

david@reshabnetwork.com

dawn@reshabnetwork.com

**E-Mail Address (include complete address)**

David Minnici  
Dawn Minnici  
Signatures\*

**Applicant or Agent Name (please print)**

10865 SW 47th Ave

**Mailing Address**

Ocala, FL 34476

**City, State, Zip Code**

(352) 598-7345 / (352) 895-4963

**Phone Number (include area code)**

david@reshabnetwork.com

dawn@reshabnetwork.com

**E-Mail Address (include complete address)**

David Minnici  
Dawn Minnici  
Signatures

\*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

**STAFF/OFFICE USE ONLY**

Project No.: 2016 02 0032	Code Case No.:	Application No.:
Rcvd by: BM	Rcvd Date: 9/22/25	FLUM: AR No.: 33445
		Rev: 10/20/21

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.

<b>Written Findings of Facts</b>	<b>Address:</b> 5543 NW 56th St, Ocala, FL 34482 <b>Subdivision:</b> Ocala Park Estates <b>Parcel #:</b> 1304-043-018
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**1. Compatibility with Surrounding Area:** The proposed group home has been in continuous operation since its original approval in 2016 and maintains a residential appearance and use. The property is located in the Ocala Park Estates subdivision, surrounded by single-family homes.

**2. Conformance with Comprehensive Plan:** The use is consistent with Marion County's Comprehensive Plan by supporting community-based residential care for persons with disabilities, integrating care into existing neighborhoods, and preventing institutionalization.

**3. Consistency with Land Development Code:** The R-1 zoning district permits group homes with up to 8 residents by special use. The proposed continued use complies with all dimensional and intensity standards of the district.

**4. No Adverse Impact on Public Health or Safety:** The home is staffed 24/7 by trained caregivers and meets all APD licensing and safety standards. It does not generate excessive noise, traffic, or other impacts.

**5. Adequate Public Facilities:** The home is served by a well and septic system and connected to SECO Energy. Adequate utilities, road access, and emergency services exist for continued operation.

**6. Longstanding Approved Use:** This request is for the continuation of a special use previously granted by the Board of County Commissioners in 2016. Approval will prevent displacement of residents and staff.

**7. Provision for Required Yards and Other Green Space:** The property maintains its original front, side, and rear yards, which comply with the R-1 zoning setbacks. Existing lawn space and greenery are preserved around the residence, with adequate open yard space on all sides. No new structures or encroachments are proposed. The front and back yards provide outdoor recreational space for residents and contribute to the residential character of the neighborhood.

**8. General Compatibility with Adjacent Properties:** The continued use of the property as an APD-licensed group home is compatible with surrounding properties in Ocala Park Estates. The home is indistinguishable from neighboring single-family residences in appearance and scale. It has operated at this location since 2016 without incident or disruption. Continued operation preserves neighborhood integrity, prevents displacement of vulnerable residents, and poses no adverse impact on adjacent homes.

**9. Compliance with Site-Specific Requirements:** The property meets all requirements of the original special use permit granted in 2016. No structural or operational changes are proposed. The facility remains in compliance with all state and local licensing, zoning, and safety regulations. The applicant is fully committed to adhering to any additional requirements imposed by the County to ensure continued compatibility and safe operation.



## RESOLUTION NO. 16-R-143

### A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed and considered by the Marion County Planning and Zoning Commission at its meeting on March 28, 2016; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, April 19, 2016, now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

**SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 160409SU Serenity Holistic Residential Care Corporation.** The Application requesting a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, as submitted by Tina R. Albritton, Ocala, FL, a copy of said application being on file with the Marion County Growth Services Director, is hereby approved to allow an increase in occupancy of a group home to 8 clients, in an R-1 (Single-Family Dwelling) zone, Parcel Account No. 1304-043-018, .46 acres.

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. Ingress/egress shall be via NW 56<sup>th</sup> Street via existing driveway.
3. The community residential home shall be limited to eight (8) residents. Expansion of the structure and/or an increase in the number of residents beyond the specified limits is prohibited; however, the owner/applicant may submit a new Special Use permit application for review and consideration of an expansion/increase.
4. The special use permit runs with the owner, Tina Albritton, not the property.
5. This Special Use Permit applies to the entire 0.46 acres.


**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 19<sup>th</sup> day of April, 2016.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
\_\_\_\_\_  
DAVID R. ELLSPERMANN, CLERK  
\_\_\_\_\_  
KATHY BRYANT, CHAIRMAN



## Conceptual Site Plan Summary

**Address:** 5543 NW 56th St, Ocala, FL 34482

**Subdivision:** Ocala Park Estates

**Parcel #:** 1304-043-018

- 1. Boundaries and Dimensions:** Provided attached parcel map.
- 2. Existing Structures:** One single-family residence.
- 3. Proposed Structures or Expansions:** None.
- 4. Traffic Flow / Access Points:** Access via the existing driveway.
- 5. Parking:** Parking available in the driveway and roadside in accordance with residential standards.
- 6. Screening or Buffering:** Not applicable; existing landscaping only.
- 7. Utilities:** Property is served by SECO Energy (electric), a private well (water), and a septic system (sewer).

**Address:** 5543 NW 56th St, Ocala, FL 34482  
**Subdivision:** Ocala Park Estates  
**Parcel #:** 1304-043-018

**Description:** Parcel Map.

<https://www.pa.marion.fl.us/padviewer/?PARCEL=1304-043-018>



This map site will be shut down on July 31, 2025 at 5:00 pm. Please click [here](#) to use our new GIS Online Mapping system.



**Jimmy H. Cowan, Jr., CFA**  
Marion County Property Appraiser - Map It+

NO LONGER SUPPORTED - PLEASE USE OUR NEW MAPPING  
SYSTEM LINK AT THE TOP OF THE PAGE

[Basic Search](#) [Advanced Search](#) [Sales Search](#) [Comparable Sales](#) [View Search Results](#)

[Layers](#) [Map](#) [Tools](#) [Help](#)



[Click here for Legal Disclaimer](#)

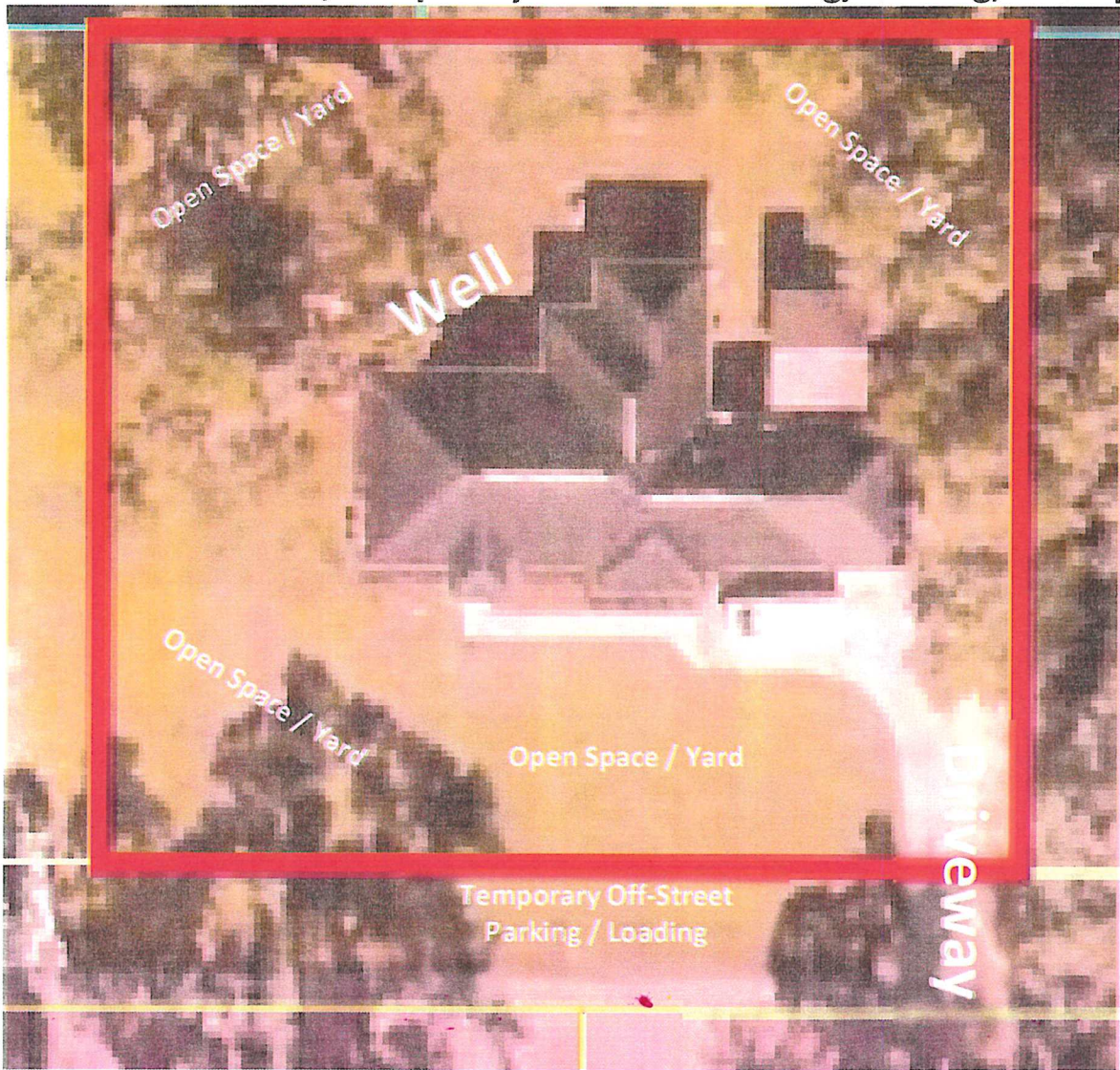
2025-07-28



**Address:** 5543 NW 56th St, Ocala, FL 34482  
**Subdivision:** Ocala Park Estates  
**Parcel #:** 1304-043-018

**Description:** Locations of Electric Service (exhibit 1), Septic Tank and Drainfield (exhibit 2), and Driveway, Potabler Water Well, Temporaty Off-Street Parking/Loading, and Open Space/Yard (exhibit 3).

**Exhibit 3: Driveway, Potabler Water Well, Temporaty Off-Street Parking/Loading, and Open Space/Yard.**







**Address:** 5543 NW 56th St, Ocala, FL 34482  
**Subdivision:** Ocala Park Estates  
**Parcel #:** 1304-043-018

**Description:** Locations of Electric Service (exhibit 1), Septic Tank and Drainfield (exhibit 2), and Driveway, Potabler Water Well, Temporaty Off-Street Parking/Loading, and Open Space/Yard (exhibit 3).

**Exhibit 1: Electric Utility Service.**



**Exhibit 2: Septic Tank and Drainfield.**



THIS INSTRUMENT PREPARED BY AND RETURN TO:

**H. Randolph Klein, Esq.**

Klein & Klein, PLLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2025138**

Property Appraisers Parcel Identification (Folio) Numbers: **1304-045-005**

Florida Documentary Stamps in the amount of **\$7,875.00** have been paid hereon.

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

## ***WARRANTY DEED***

***THIS WARRANTY DEED***, made the 27 day of August, 2025 by SERENITY HOLISTIC RESIDENTIAL CARE, CORPORATION, a Florida corporation, whose post office address is 7575 W. Hwy. 326, Ocala, FL 34482, herein called the Grantor, to TRAILHEAD ASSET GROUP, LLC, a Florida limited liability company, whose post office address is 10865 SW 47th Avenue, Ocala, FL 34476, hereinafter called the Grantee:  
*(Wherever 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 the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

### **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Subject to easements, restrictions and reservations of record, which are not intended to be reimposed hereby, and to taxes for the year 2025 and thereafter.

**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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

File No.: **R2025138**



IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

RENEE L WOLCOTT

Witness #1 Printed Name

40 SE 11th Ave Ocala, FL 34471

Witness #1 Post Office Address

Witness #2 Signature

H. RANDOLPH KLEIN

Witness #2 Printed Name

40 SE 11th Ave Ocala, FL 34471

Witness #2 Post Office Address

SERENITY HOLISTIC RESIDENTIAL CARE,  
CORPORATION, a Florida corporation

By:

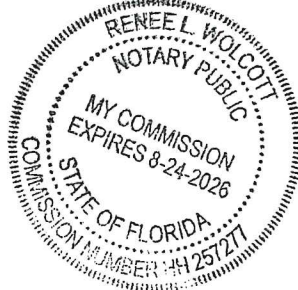
Tina R. Albritton, President

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of August, 2025 by Tina R. Albritton, President of SERENITY HOLISTIC RESIDENTIAL CARE CORPORATION, a Florida corporation, on behalf of the corporation. She is personally known to me OR produced photo ID as identification.

SEAL

My Commission Expires:



Notary Signature

Printed Notary Signature

File No.: R2025138

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Parcel 1:**

**Lot 5, Block 45, OCALA PARK ESTATES UNIT NO. 4, as per plat thereof recorded in Plat Book H, Pages 73, 73A through 73F, Public Records of Marion County, Florida.**

**Parcel 2:**

**Lots 13 and 14, Block 40, OCALA PARK ESTATES UNIT NO. 4, as per plat thereof recorded in Plat Book H, Page 73, Public Records of Marion County, Florida.**

**Parcel 3:**

**Lots 18 and 19, Block 43, OCALA PARK ESTATES UNIT NO. 4, as per plat thereof recorded in Plat Book H, Page 73, Public Records of Marion County, Florida.**



**BILL OF SALE**

**KNOW ALL MEN BY THESE PRESENTS**, that **SERENITY HOLISTIC RESIDENTIAL CARE, CORPORATION**, a Florida corporation, ("First Party"), for and in consideration of the sum of Thirty Nine Thousand Two Hundred Fifty and No/100 (\$39,250.00) Dollars, and other good and valuable considerations, to it paid by **TRAILHEAD ASSET GROUP, LLC**, a Florida limited liability company, ("Second Party"), the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, transferred, and delivered, and by these presents does hereby grant, bargain, sell, transfer and deliver unto the Second Party, the following tangible personal property of the First Party currently located at **5543 NW 56th St., 5489 NW 56<sup>th</sup> Terrace, and 5840 NW 57<sup>th</sup> Ave., all Ocala, FL 34482**, and particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND HEREBY INCORPORATED BY REFERENCE.**

And the First Party does covenant to and with the Second Party, its successors and assigns, that the First Party is the lawful owner of the tangible personal property; that the tangible personal property is free from all encumbrances; that the First Party has good right to sell the same as aforesaid; and that the First Party will warrant and defend the sale of the tangible personal property hereby made, unto the said Second Party, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

**TO HAVE AND TO HOLD** the same unto said Second Party, its executors, administrators, successors and assigns forever.

27 **IN WITNESS WHEREOF**, the President of First Party hereunto sets her hand and seal this day of August, 2025.

Signed, sealed and delivered  
in the presence of:

Witness #1 Signature  
**RENEE L. WOLCOTT**

Witness #1 Printed Name

Witness #2 Signature  
**H. RANDOLPH KLEIN**

Witness #2 Printed Name

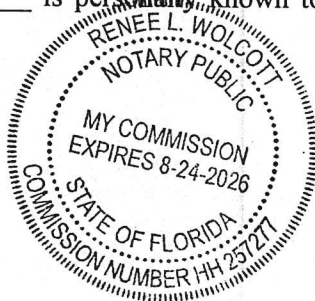
STATE OF FLORIDA  
COUNTY OF MARION

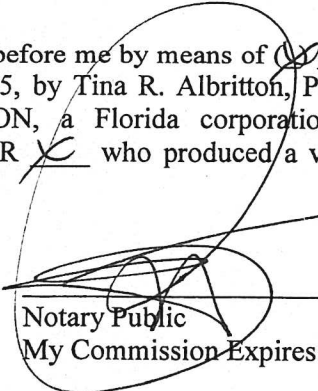
**SERENITY HOLISTIC RESIDENTIAL CARE,  
CORPORATION**, a Florida corporation

By: 

**Tina R. Albritton, President**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of August, 2025, by Tina R. Albritton, President of SERENITY HOLISTIC RESIDENTIAL CARE, CORPORATION, a Florida corporation, on behalf of said corporation, who \_\_\_\_\_ is personally known to me OR ☒ who produced a valid driver's license as identification.



  
Notary Public  
My Commission Expires:



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

## Detail by Registered Agent Name

Florida Limited Liability Company  
TRAILHEAD ASSET GROUP, LLC

### Filing Information

<b>Document Number</b>	L25000344188
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	07/28/2025
<b>Effective Date</b>	07/25/2025
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

10865 SW 47TH AVE  
OCALA, FL 34476

### Mailing Address

10865 SW 47TH AVE  
OCALA, FL 34476

### Registered Agent Name & Address

MINNICI, DAVID F  
10865 SW 47TH AVE  
OCALA, FL 34476

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

MINNICI, DAVID F  
10865 SW 47TH AVE  
OCALA, FL 34476

Title AMBR

MINNICI, DAWN M  
10865 SW 47TH AVE  
OCALA, FL 34476

### Annual Reports

**No Annual Reports Filed**



**Document Images**

07/28/2025 -- Florida Limited Liability

[View image in PDF format](#)

Florida Department of State, Division of Corporations

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000344188  
FILED 8:00 AM  
July 28, 2025  
Sec. Of State  
dsultana

**Article I**

The name of the Limited Liability Company is:  
TRAILHEAD ASSET GROUP, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
10865 SW 47TH AVE  
OCALA, FL. US 34476

The mailing address of the Limited Liability Company is:  
10865 SW 47TH AVE  
OCALA, FL. US 34476

**Article III**

Other provisions, if any:

TO ACQUIRE, LEASE, MANAGE, DEVELOP, AND HOLD FOR INVESTMENT  
RESIDENTIAL AND COMMERCIAL REAL ESTATE PROPERTIES, AND TO  
ENGAGE IN ANY OTHER LAWFUL BUSINESS PERMITTED UNDER THE  
LAWS OF THE STATE OF FLORIDA.

**Article IV**

The name and Florida street address of the registered agent is:  
DAVID F MINNICI  
10865 SW 47TH AVE  
OCALA, FL. 34476

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DAVID F MINNICI



### Article V

The name and address of person(s) authorized to manage LLC:

Title: AMBR  
DAVID F MINNICI  
10865 SW 47TH AVE  
OCALA, FL. 34476 US

Title: AMBR  
DAWN M MINNICI  
10865 SW 47TH AVE  
OCALA, FL. 34476 US

L25000344188  
FILED 8:00 AM  
July 28, 2025  
Sec. Of State  
dsultana

### Article VI

The effective date for this Limited Liability Company shall be:

07/25/2025

Signature of member or an authorized representative

Electronic Signature: DAVID F MINNICI

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

**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

**1304-043-018**

GOOGLE Street View

Prime Key: 2381701

MAP IT+

Current as of 9/22/2025

### Property Information

TRAILHEAD ASSET GROUP LLC  
10865 SW 47TH AVE  
OCALA FL 34476-4474

### Taxes / Assessments:

Map ID: 144

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 01

Acres: .46

Situs: 5543 NW 56TH ST OCALA

### Current Value

Land Just Value	\$48,200
Buildings	\$278,032
Miscellaneous	\$4,976
Total Just Value	\$331,208
Total Assessed Value	\$331,208
Exemptions	\$0
Total Taxable	\$331,208

Ex Codes:

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$42,500	\$308,253	\$5,761	\$356,514	\$250,934	\$0	\$250,934
2023	\$34,000	\$317,241	\$6,301	\$357,542	\$228,122	\$0	\$228,122
2022	\$25,500	\$227,749	\$5,253	\$258,502	\$207,384	\$0	\$207,384

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>8697/1616</u>	08/2025	07 WARRANTY	8 ALLOCATED	Q	I	\$1,125,000
<u>8439/0062</u>	09/2024	05 QUIT CLAIM	0	U	I	\$100
<u>8352/1389</u>	09/2023	08 CORRECTIVE	0	U	I	\$100
<u>8141/0958</u>	09/2023	05 QUIT CLAIM	0	U	I	\$100
<u>6474/0367</u>	10/2016	05 QUIT CLAIM	0	U	I	\$100
<u>5852/1113</u>	04/2013	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$85,000
<u>2813/0128</u>	06/2000	07 WARRANTY	0	U	V	\$900
<u>1821/0077</u>	04/1992	07 WARRANTY	8 ALLOCATED	U	V	\$2,673



1706/1898    01/1990    07 WARRANTY    8 ALLOCATED    U    V    \$1,171

Property Description

SEC 28 TWP 14 RGE 21  
 PLAT BOOK H PAGE 073  
 OCALA PARK ESTATES UNIT 4  
 BLK 43 LOTS 18.19

**Parent Parcel:** 1304-000-001

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		150.0	135.0	R1	2.00	LT	24,100.0000	1.00	1.00	1.00	48,200	48,200
Neighborhood 1310											Total Land - Class \$48,200	
Mkt: 1 70											Total Land - Just \$48,200	

Traverse

**Building 1 of 1**

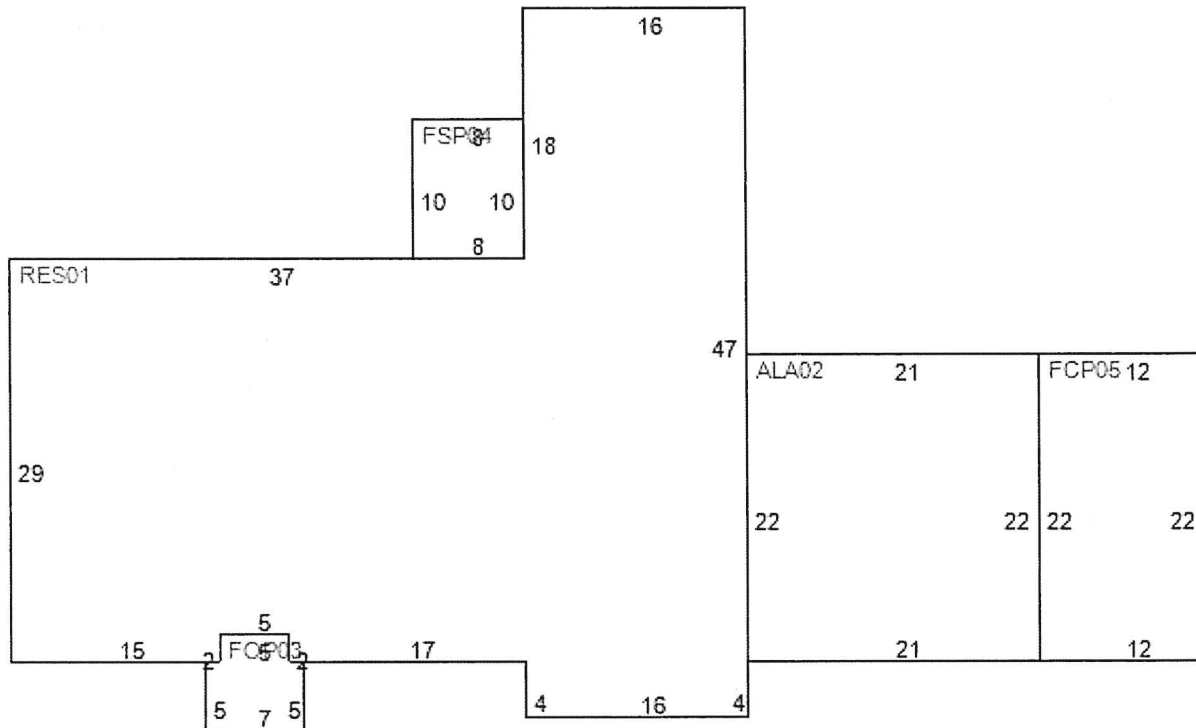
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ALA02=R21U22L21D22.L33

FOP03=U2L5D2L1D5R7U5L1.R33U47L16D18

FSP04=L8U10R8D10.U18R16D25R21

FCP05=D22R12U22L12.



### Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 3 - 10-14 YRS  
**Condition** 1  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 1/1/2025 by 228

**Year Built** 2001  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 298

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	32 - CONC BLK-STUCO	1.00	2001	N	0 %	0 %	1,879	1,879
ALA02	32 - CONC BLK-STUCO	1.00	2001	N	0 %	0 %	462	462
FOP 0301	NO EXTERIOR	1.00	2001	N	0 %	0 %	45	45



FSP 0401 - NO EXTERIOR	1.00	2001	N	0 %	0 %	80	80
FCP 0501 - NO EXTERIOR	1.00	2017	N	0 %	0 %	264	264

**Section: 1****Roof Style:** 12 HIP**Roof Cover:** 08 FBRGLASS  
SHNGL**Heat Meth 1:** 20 HEAT PUMP**Heat Meth 2:** 00**Foundation:** 6 MONOLITC SLAB  
A/C: Y**Floor Finish:** 37 LAMINATE**Wall Finish:** 16 DRYWALL-  
PAINT**Heat Fuel 1:** 10 ELECTRIC**Heat Fuel 2:** 00**Fireplaces:** 0**Bedrooms:** 3**4 Fixture Baths:**

1

**3 Fixture Baths:**

1

**2 Fixture Baths:**

0

**Extra Fixtures:** 3**Blt-In Kitchen:** Y**Dishwasher:** Y**Garbage Disposal:** N**Garbage Compactor:**  
N**Intercom:** N**Vacuum:** NMiscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2001	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2001	2	0.0	0.0
159 PAV CONCRETE	1,971.00	SF	20	2001	3	0.0	0.0
159 PAV CONCRETE	426.00	SF	20	2013	3	0.0	0.0
UDS SCRPN PORCH-UNF	224.00	SF	40	2014	2	16.0	14.0
114 FENCE BOARD	324.00	LF	10	2019	4	0.0	0.0
Total Value - \$4,976							

Appraiser NotesPlanning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
<u>2025043682</u>	6/19/2025	6/23/2025	NEW CERT OF OCC:PREVIOUS USE: GROUP HOMENEW USE: GROUP HOME
<u>2021033667</u>	4/29/2021	7/1/2021	INSTALL 2 INTERIOR WALLS 3 INTERIOR DOORS IN EXT LARGE BEDR
<u>2017031552</u>	3/15/2017	12/22/2017	FCP
<u>2016101133</u>	10/24/2016	7/3/2018	15X15 AS BUILT POLE BARN WITH CONCRETE
M110822	11/1/2000	4/1/2001	SFR

Cost Summary

Buildings R.C.N. \$266,194 9/12/2025

Total Depreciation (\$63,887)

Bldg - Just Value \$202,307

Misc - Just Value \$4,976 9/12/2025

Land - Just Value \$48,200 1/15/2025

Total Just Value \$255,483 .

Bldg Nbr	RCN	Depreciation	Depreciated
1	\$266,194	(\$63,887)	\$202,307