



Marion County
Board of County Commissioners

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

2602 - 54

PL SUP 000016-2025

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: Commercial Vehicles &

Outside Storage
Dunnellon Feed & Farm Supplies, LLC

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: B2

Parcel account number(s): 1801-000-001

Property dimensions: Approx. 180ft x 180ft (±) Total acreage: 8.58

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.

Christina Sanders / Charles Kent Wall

Property Owner name (please print) Kent Wall

4880 S US Highway 41

Mailing Address Dunnellon, FL 34432

City, State, Zip code

727-808-2274

Phone number (include area code)

dunnellonfeed@yahoo.com

E-mail address

Christa Sanders

Signature

Charles Kent Wall

Applicant or agent name (please print) Charles Kent Wall

4880 S. US Highway 41

Mailing Address Dunnellon, FL 34432

City, State, Zip code

863-873-8712

Phone number (include area code)

ckentwall@gmail.com

E-mail address

Charles Kent Wall

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.:	Code Case No.:	Application No.:		
Rcvd by:	Rcvd Date: / /	FLUM:	Zoning Map No.:	Rev: 07/1/2019
		Com		



4880 S US-41
Dunnellon, Florida 34432
352-875-4889
dunnellonfeed@yahoo.com

Special Use (Written Findings & Facts)

Dunnellon Feed & Farm Supply – 4880 S US 41, Dunnellon, FL 34432

1. Access to Property

The main entrance to the property is located on Rainbow Lakes Boulevard and serves as the primary access for deliveries, service vehicles, and entry to both the feed store and farmers market areas. The secondary entrance in the U.S. Highway 41 is designated for handicap customers, residents and employees only.

Access from U.S. Highway 41, an existing paved roadway, provides adequate sight distance and turning access for safe ingress and egress. Customer traffic is low to moderate, primarily consisting of local farm and residential patrons. All deliveries and customer vehicles can safely enter and exit without obstructing highway traffic.

No new driveways or traffic pattern changes are proposed at this time. Both entrances meet Marion County access and roadway standards.

2. Driveways, Parking, Loading, Noise, Odor & Dust Control

All driveways are surfaced with mulch, providing natural drainage and a dust-controlled surface. The designated handicap and employee parking area is located near the secondary (Highway 41) entrance, offering convenient access to the main retail area.

The layout allows safe movement of customer vehicles, trucks, and delivery trailers without backing into the highway. Loading and unloading of feed and propane are performed within the property boundaries, away from public rights-of-way.

Drive aisles are adequately sized to accommodate customer vehicles and delivery equipment safely.

Normal operations produce minimal noise and no objectionable odors. Deliveries occur during regular business hours, and equipment use is limited to standard agricultural operations.

Dust is controlled through mulch and compacted drive surfaces, as well as regular maintenance of parking and loading areas. No machinery or outdoor equipment produces excessive noise.

These measures ensure operations remain harmonious with the surrounding agricultural and residential uses.



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3. Waste Management:

The business does not utilize commercial waste collection services. All recyclable materials, packaging, and other operational waste are transported by staff directly to the Dunnellon Recycling Center for proper disposal. This practice ensures responsible waste management in accordance with Marion County environmental regulations and supports a clean, well-maintained property.

4. Drainage, Utilities, Water & Sewage

The property is generally level and drains naturally away from all structures. Mulch and gravel surfaces are used to promote infiltration and minimize runoff. No significant grading or impervious surface modifications are proposed.

Electrical service is provided by SECO Energy, and water service is provided by Marion County Utilities. Wastewater is managed through an on-site septic system, both installed and maintained in compliance with Marion County Building Code and Florida Department of Health standards.

All systems are currently in good working condition. Any future site improvements will maintain proper stormwater flow in accordance with county requirements to ensure safe and sanitary operations.

5. Landscaping, Screening & Buffering

The frontage along Rainbow Lakes Boulevard features maintained grass, shrubs, and native vegetation. Fencing and natural plantings provide visual screening for hay and feed storage areas.

Existing vegetation and fencing create a natural buffer, maintaining an attractive and rural character consistent with surrounding properties.



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6. Signage & Exterior Lighting

The primary business signage is located along U.S. Highway 41, identifying the store prominently from the main road. Additional signage is mounted on top of the main building, visible from both the front and rear sides. A secondary sign is placed at the Rainbow Lakes Boulevard entrance, marking the main access from that roadway. Upon entering from Rainbow Lakes Boulevard, a directional sign provides clear guidance to the feed store.

Existing signage is professionally printed and maintained, and any new signage will fully comply with Marion County's sign regulations for B-2 zoning. Signage will remain modest, clearly visible for safety, and kept in good condition.

7. Zoning, Compatibility & Surrounding Land Uses

The property's operations—including retail feed and hay sales, propane service, outdoor storage, and the farmers market area—are consistent with the Marion County Land Development Code (LDC) and the property's approved zoning classification (B-2, Community Business).

The surrounding area consists of agricultural, rural residential, and light commercial properties typical of the U.S. 41 corridor. Adjacent parcels include small farms and service-oriented rural businesses.

The feed and propane operations support local farmers, ranchers, and residents, aligning with the agricultural and community-service character of the area. The business maintains a clean, welcoming appearance consistent with nearby commercial uses and contributes positively to the rural economy.

8. Community Impact

Property to the north of Dunnellon Feed & Farm Supply is an existing commercial property with a mix of small agricultural and retail uses. Land to the south is semi-rural residential and agricultural in nature. To the rear, across the nearby side streets, are residential lots with single-family homes and hobby farms. All buildings along US-41 in the vicinity include small commercial operations, agricultural supply stores, and service businesses. The surrounding area is a mix of commercial and agricultural uses, and the presence of Dunnellon Feed & Farm Supply is generally compatible with the character and scale of existing buildings and land uses in the corridor.



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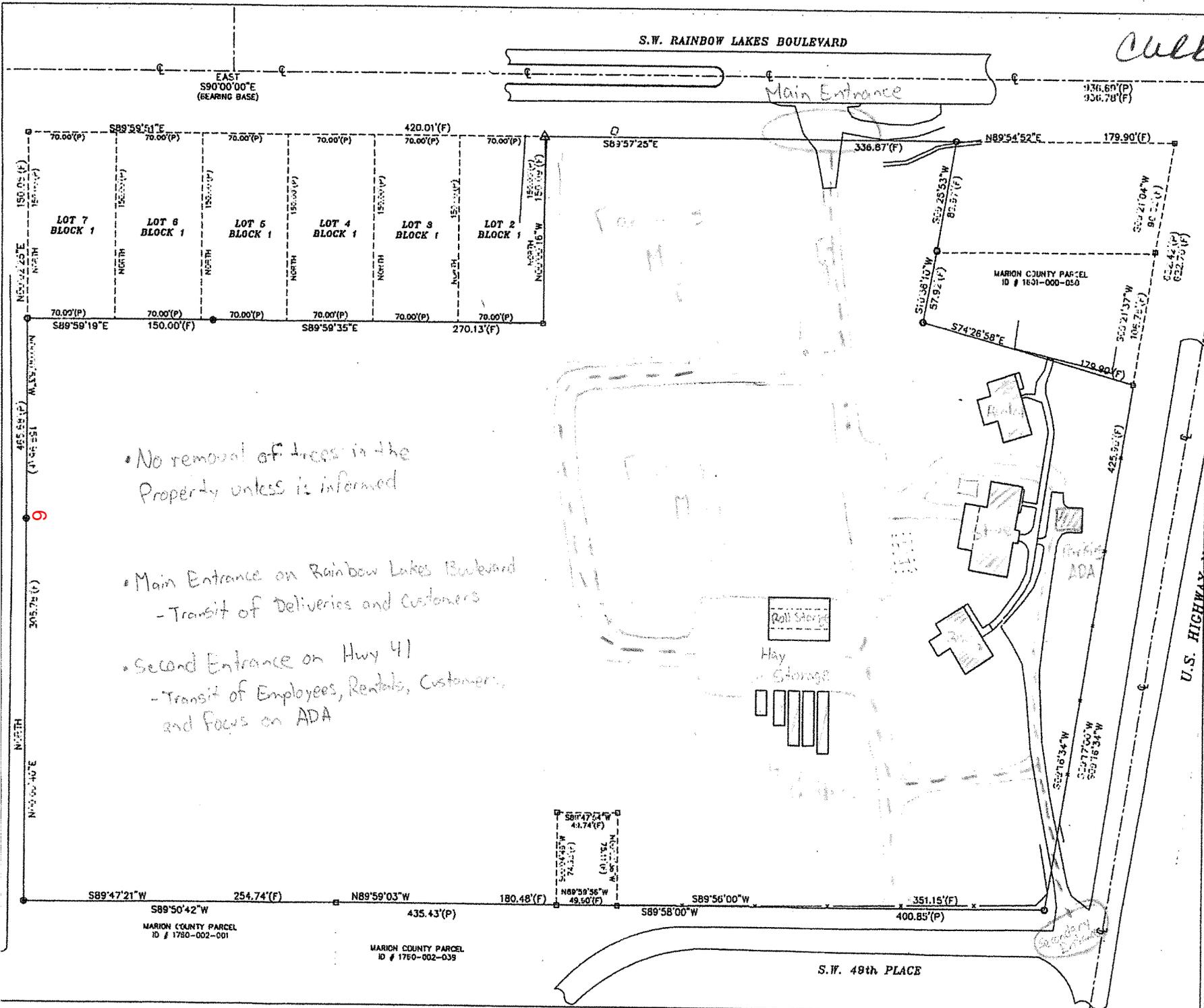
9. Property Dimensions and Acreage

The property measures approximately 180 feet (East–West) by 90 feet (North–South) (\pm), with a total area of roughly 0.37 acre (\pm). This measurement is consistent with the recorded deed description for Lot 1, Block 1, Section A, Rainbow Lakes Estates, Plat Book F, Page 136, less and except as described in the official record.

10. Commitment to Compliance

Dunnellon Feed & Farm Supplies, LLC is committed to maintaining full compliance with all applicable requirements and conditions established by Marion County Growth Services. The business operates safely, responsibly, and in accordance with all local, state, and environmental regulations, ensuring ongoing compatibility and harmony with surrounding properties.

current



- No removal of trees in the Property unless is informed
- Main Entrance on Rainbow Lakes Boulevard
- Transit of Deliveries and Customers
- Second Entrance on Hwy 41
- Transit of Employees, Rentals, Customers, and Focus on ADA

DUNNELLON_FEED_&_FARM AREA



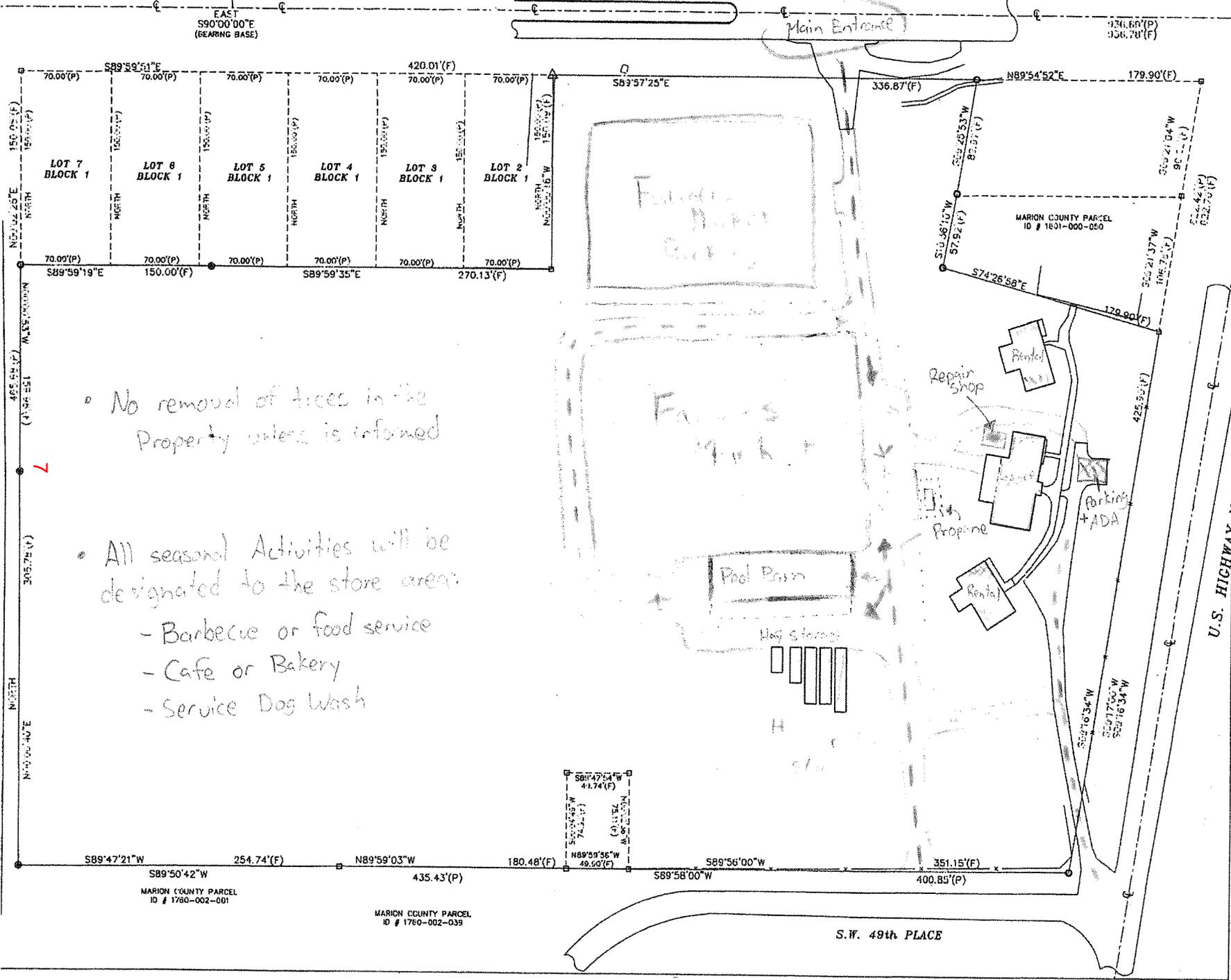
AREA	AREA

ATTACHMENT A

SCALE 1"=100'

Handwritten signature

S.W. RAINBOW LAKES BOULEVARD



- No removal of trees in the Property unless is informed
- All seasonal Activities will be designated to the store area:
 - Barbecue or food service
 - Cafe or Bakery
 - Service Dog Wash

ATTACHMENT A

DUNNELLON_FEED_&_FARM AREA



AREA	

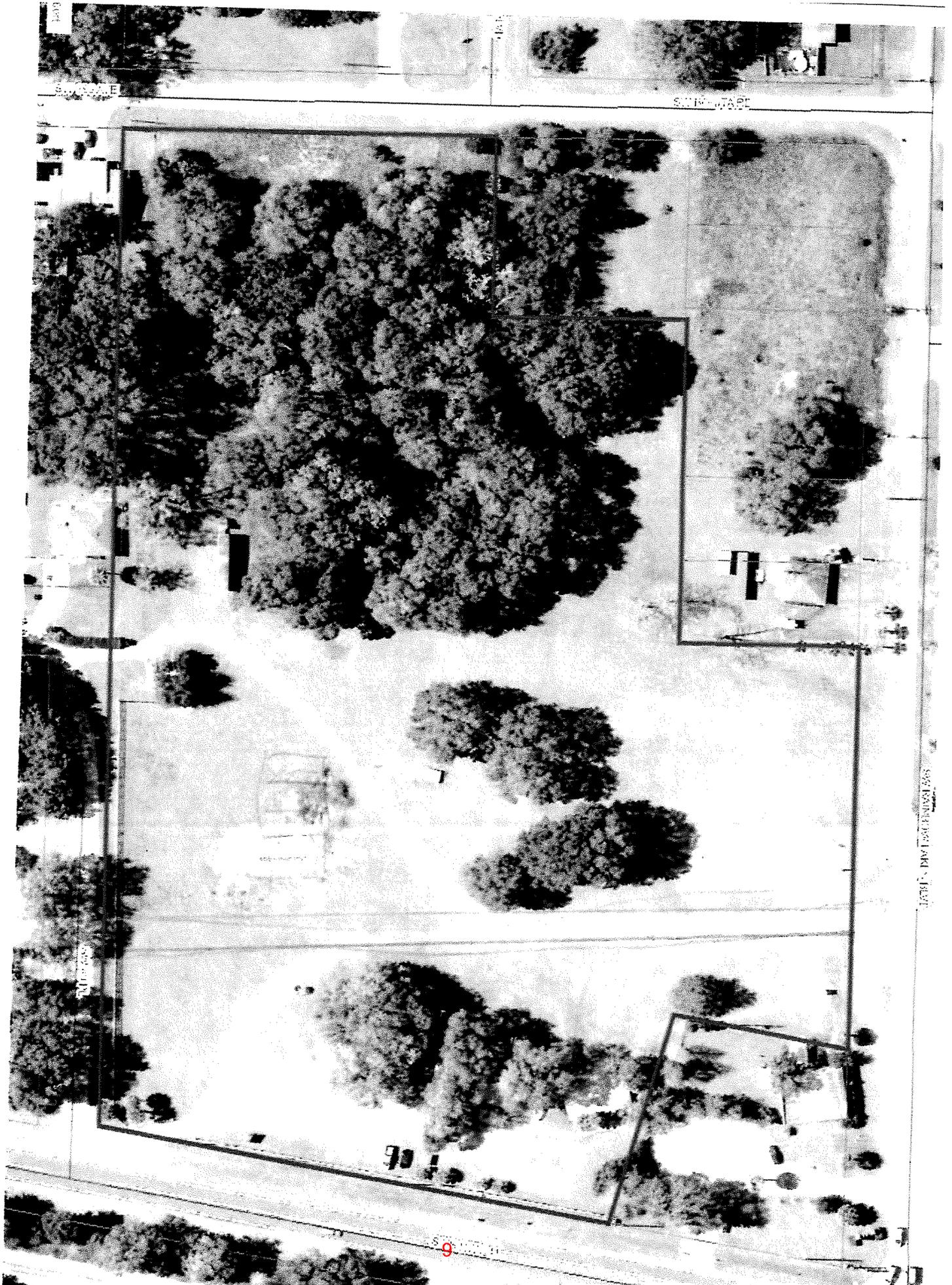
SCALE 1"=100'

EMPLOYEE USE ONLY 1801-000-001 X Q

1801-003-010 Show search results for 180...



ATTACHMENT A



ATTACHMENT A



4880 S US-41
Dunnellon, Florida 34432
352-875-4889
dunnellonfeed@yahoo.com

Dunnellon Feed & Farm Supply, LLC
4880 S. US Highway 41
Dunnellon, Florida 34432
dunnellonfeed@yahoo.com
(352) 875-4889

Date: November 5, 2025

To:

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

Re: Application for Special Use Permit – Dunnellon Feed & Farm Supply, LLC

Dear Commissioners,

We are submitting this letter on behalf of Dunnellon Feed & Farm Supply, LLC, located at 4880 S. US Highway 41, Dunnellon, Florida 34432, in support of our application for a Special Use Permit with Marion County Planning and Zoning.

Business Overview

Dunnellon Feed & Farm Supply is a locally owned and operated agricultural supply business serving the farming and rural communities of Marion County. We provide essential feed, hay, and propane products, along with other supplies and services that support local livestock, equine, pet owners, and agricultural operations.



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352-875-4889
dunnellonfeed@yahoo.com

Our primary outside sales include:

- Hay Bales and Rolls
- Feed Products
- Propane Service

We are committed to maintaining organized outdoor storage areas for hay and feed to ensure proper inventory management, safety, and easy access for our customers. The site layout is designed to keep operations efficient while maintaining a clean, professional, and compliant appearance consistent with county standards.

Commitment to Compliance

Dunnellon Feed & Farm Supply is dedicated to operating in full accordance with Marion County's zoning, environmental, and safety regulations. We value the opportunity to continue serving the community responsibly while maintaining the integrity and harmony of the surrounding area.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "C. Kent Wall", is written over a solid horizontal line.

C. Kent Wall

A handwritten signature in black ink, appearing to read "Christina Sanders", is written over a solid horizontal line.

Christina Sanders

Owners. Dunnellon Feed & Farm Supplies. LLC
4880 S US-41, Dunnellon, FL 34432

(352) 875-4889
dunnellonfeed@yahoo.com

ATTACHMENT A



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352-875-4889
dunnellonfeed@yahoo.com



We believe these uses align with the property's agricultural character and will enhance community engagement and support for local producers and residents.

Thank you for your consideration of this application. Please feel free to contact us with any questions or additional documentation needed to complete the review process.

Sincerely,

C. Kent Wall

Christina Sanders

Owners. Dunnellon Feed & Farm Supplies, LLC
4880 S US-41, Dunnellon, FL 34432

(352) 875-4889

dunnellonfeed@yahoo.com

ATTACHMENT A

Rec. 1850
Doc. 270

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
McGraw Rauba Mutarelli
35 S.E. 1st Avenue, Suite 102
Ocala, FL 34471
352-789-6520

QUITCLAIM DEED

THIS INDENTURE, made effective the 16th day of April, 2025, between **C. KENT WALL and CHRISTINA SANDERS**, whose address is 6650 SE US Highway 41, Morriston, Florida 32668, Grantor, and **C&K 9A, LLC, a Florida limited liability company**, whose address is 6650 S East US Highway 41, Morriston, FL 32668, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in **MARION** County, Florida, to wit:

Lot 1, Block 1, Rainbow Lakes Estates Section "A", according to the map or plat thereof as recorded in Plat Book F, Page 136, of the Public Records of Marion County, Florida. Less and Except the North 90 feet of the East 180 feet.

Also, Less and Except:

Commence at the Northeast corner of Block 1, Rainbow Lakes Estates Section "A", as per plat thereof recorded in Plat Book F, Page 136, of the Public Records of Marion County, Florida; thence run South 09°17'00" West 90 feet to the Point of Beginning, said point being on the Westerly right-of-way line of U.S. Highway No. 41; thence continue South 09°17'00" West 106.36 feet, along said right-of-way line; thence run North 74°33'00" West 180.00 feet; thence run North 10°30'27" East 56.86 feet; thence North 89°58'00" East 180.00 feet, parallel to Rainbow Lakes Boulevard, to the Point of Beginning.

THE ABOVE MENTIONED PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

F.S. Section 689.02 required information: 1801-000-001 & 1801-000-053

SUBJECT TO:

1. Ad valorem taxes for 2025 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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.

ATTACHMENT A

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

Witness Jon I. McGraw
Print Name
35 SE 1ST AVE., STE., 102
OCALA, FLORIDA 34471
Address

C. Kent Wall
C. KENT WALL

Witness Kimberly H. Taber
Print Name
35 SE 1ST AVE., STE., 102
OCALA, FLORIDA 34471
Address

Christina Sanders
CHRISTINA SANDERS

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of April, 2025 by C. Kent Wall and Christina Sanders, who are known to me (YES NO) to be the persons described in and who executed the foregoing instrument, OR who have produced FL Drivers License as identification and acknowledged before me that they executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of April, 2025.



JON MCGRAW
Commission # HH 466640
Expires March 21, 2028

[Signature]
(Print Name)
Notary Public, State of Florida
My Commission Expires:

Prepared by and return to:

Madaline A. Evans
Closing Agent
Clear Choice Title, Inc.
20668 W Pennsylvania Ave
Dunnellon FL 34431
352-489-3700
File Number: 21-006ME

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of February, 2021 between John R. Lang, Jr., Individually and as Trustee of The John R. Lang Jr. Revocable Trust, U.T.D. 05/03/11 whose post office address is 408 Business Loop West, Jamestown, ND 58401, grantor, and C. Kent Wall, a single man and Christina Sanders, a single woman whose post office address is 6650 SE US Highway 41, Morriston, FL 32668, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida to-wit:

Lot 1, Block 1, Section "A" of RAINBOW LAKES ESTATES, as recorded in Plat Book F, Page 136, of the Public Records of Marion County, Florida, LESS AND EXCEPT the North 90 feet of the East 180 feet.

AND LESS AND EXCEPT

Commence at the Northeast corner of Block 1, RAINBOW LAKES ESTATES SECTION "A", as per plat thereof recorded in Plat Book F, Page 136, Public Records of Marion County, Florida; thence run South 09°17'00" West 90 feet to the Point of Beginning, said point being on the Westerly right of way line of U.S. Highway No. 41; thence continue South 09°17'00" West 106.36 feet along said right of way line; thence run North 74°33'00" West 180.00 feet; thence run North 10°30'27" East 56.86 feet; thence North 89°58'00" East 180.00 feet parallel to Rainbow Lakes Boulevard to the Point of Beginning.

Parcel ID: 1801-000-001

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

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.

ATTACHMENT A

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 December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Madeline Evans
Witness #1 Name: MADOLINE EVANS

DAVID ROJAS
Witness #2 Name: DAVID ROJAS

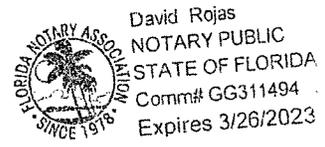
The John R. Lang Jr. Revocable Trust, U.T.D.
05/03/11

By: [Signature]
John R. Lang, Jr., Individually and as
Trustee

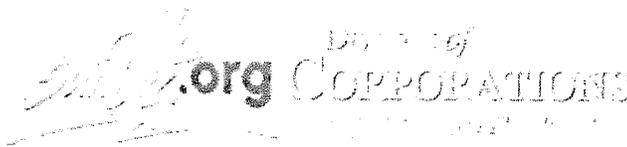
STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 2 day of February, 2021, by John R. Lang, Jr., Individually and as Trustee of The John R. Lang Jr. Revocable Trust, U.T.D. 05/03/11.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Drivers License



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company

C&K 9A, LLC

Filing Information

Document Number	L24000383529
FEI/EIN Number	99-4885378
Date Filed	09/03/2024
Effective Date	08/29/2024
State	FL
Status	ACTIVE

Principal Address

4860 S US HIGHWAY 41
DUNNELLON, FL 34431

Mailing Address

6650 S. EAST US HIGHWAY 41
MORRISTON, FL 32668

Registered Agent Name & Address

SANDERS, CHRISTINA
6650 S. EAST US HIGHWAY 41
MORRISTON, FL 32668

Authorized Person(s) Detail

Name & Address

Title MGR

SANDERS, CHRISTINA
6650 S. EAST US HIGHWAY 41
MORRISTON, FL 32668

Title MGR

WALL, CHARLES K
6650 S. EAST US HIGHWAY 41
MORRISTON, FL 32668

Annual Reports

Report Year	Filed Date
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ATTACHMENT A

Document Images

03/12/2015 - ANNUAL REPORT	View image in PDF format
07/22/2014 - Florida Limited Liability	View image in PDF format

SEARCHED BY: [REDACTED]

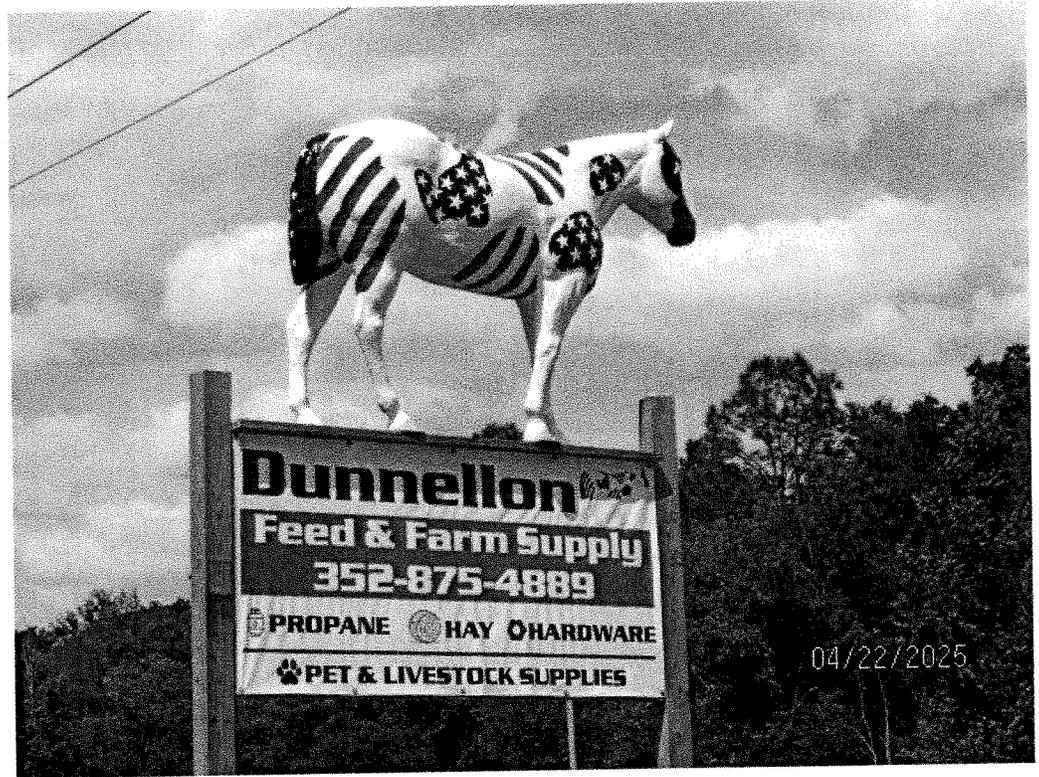
CD-PLUS REPORT - Code Case Images

REF KEY 982983

IMAGE DATE 4/22/2025

IMAGE DESCRIPTION

Case 982983-MB. At 3:37 p.m.
4860,4880,4900 S US HWY 41
Zoning complaint
Photographs taken by MB



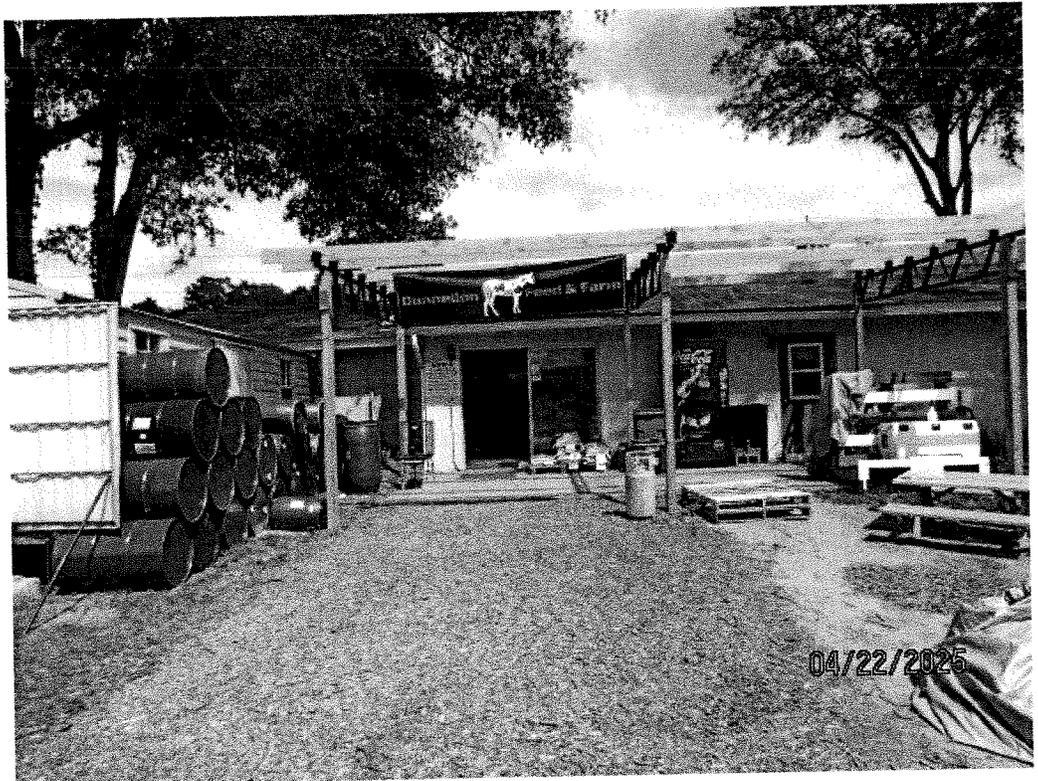
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04/22/2025

CD-PLUS REPORT - Code Case Images

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Zoning complaint
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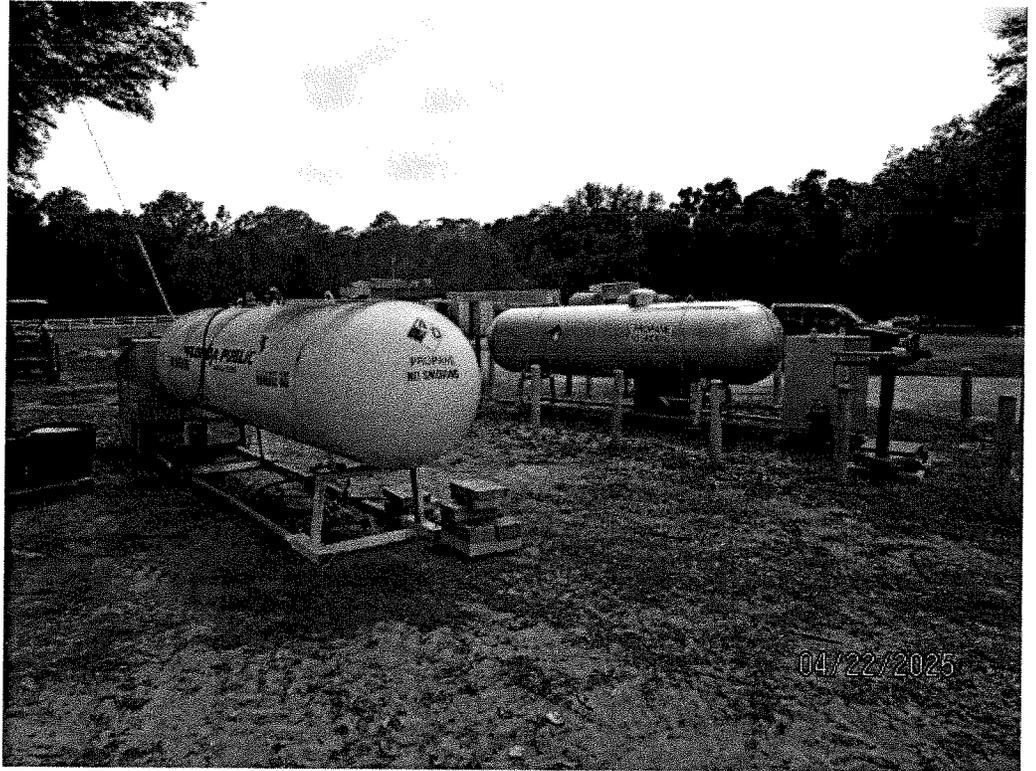
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04/22/2025

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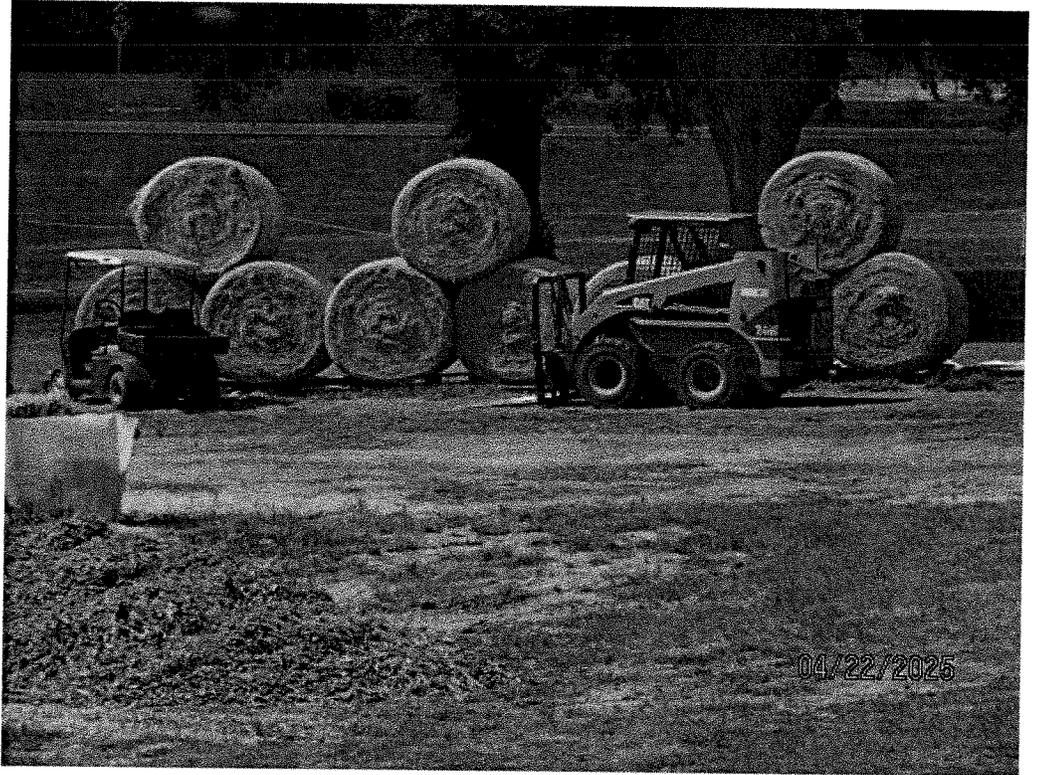
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Zoning complaint
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04/22/2025

CD-PLUS REPORT - Code Case Images

ATTACHMENT A

REF KEY 982983

IMAGE DATE 6/13/2025

IMAGE DESCRIPTION

Case 982983-MB. At 10:43 a.m.
4860, 4880, and 4900 S US HWY 41
Zoning case
Photographs taken by MB



06/13/2025

CD-PLUS REPORT - Code Case Images

ATTACHMENT A

REF KEY 982983

IMAGE DATE 6/13/2025

IMAGE DESCRIPTION

Case 982983-MB. At 10:43 a.m.
4860, 4880, and 4900 S US HWY 41
Zoning case
Photographs taken by MB



CD-PLUS REPORT - Code Case Images

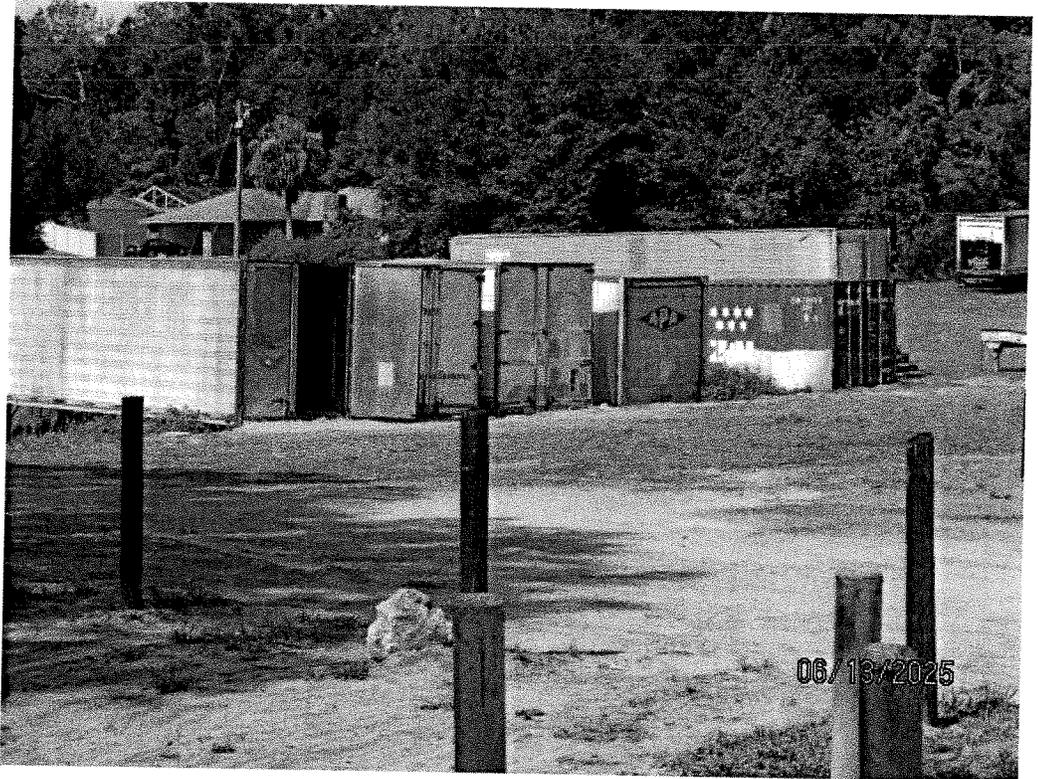
ATTACHMENT A

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IMAGE DATE 6/13/2025

IMAGE DESCRIPTION

Case 982983-MB. At 10:43 a.m.
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Zoning case
Photographs taken by MB



06/13/2025



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

1801-000-001 ✕

[GOOGLE Street View](#)

Prime Key: 360511

[MAP IT+](#)

Current as of 10/28/2025

Property Information

C&K 9A LLC
6650 SE HIGHWAY 41
MORRISTON FL 32668-4655

Certified Taxes / Assessments:
Map ID: 18
Millage: 5002 - UNINCORPORATED

M.S.T.U.
PC: 08
Acres: 8.58

More Situs
Situs: 4860 S US HWY 41 DUNNELON

2025 Certified Value

Land Just Value	\$128,700	
Buildings	\$259,883	
Miscellaneous	\$5,625	
Total Just Value	\$394,208	<u>Ex Codes:</u>
Total Assessed Value	\$394,208	
Exemptions	\$0	
Total Taxable	\$394,208	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$128,700	\$259,883	\$5,625	\$394,208	\$394,208	\$0	\$394,208
2024	\$128,700	\$263,090	\$5,625	\$397,415	\$361,961	\$0	\$361,961
2023	\$85,800	\$258,231	\$5,625	\$349,656	\$329,055	\$0	\$329,055

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8590/1192	04/2025	05 QUIT CLAIM	8 ALLOCATED	U	I	\$100
7380/0848	02/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$425,000
5513/1408	05/2011	05 QUIT CLAIM	8 ALLOCATED	U	I	\$100
3006/1556	08/2001	08 CORRECTIVE	0	U	I	\$100
3006/1557	06/2001	07 WARRANTY	8 ALLOCATED	U	I	\$96,800
2929/1805	11/2000	41 CORP	8 ALLOCATED	U	I	\$250,000
1003/1838	12/1979	07 WARRANTY	0	U	I	\$60,000

Property Description

SEC 36 TWP 15 RGE 18
PLAT BOOK F PAGE 136
RAINBOW LAKES ESTATES SEC A

BLK 1 LOT 1

EXC N 90 FT OF E 180 FT &

EXC COM AT NE COR TH S 09-17-00 W 90 FT TO POB TH
S 09-17-00 W 106.36 FT TH N 74-13-00 W 180 FT TH
N 10-30-37 E 56.86 FT TH N 89-58-00 E 180 FT TO POB &

EXC COM AT SW COR OF LOT 7 BLK 1 TH S ALONG E ROW LINE
OF BONITA RD 160 FT E 150 FT N 160 FT W 150 FT TO POB

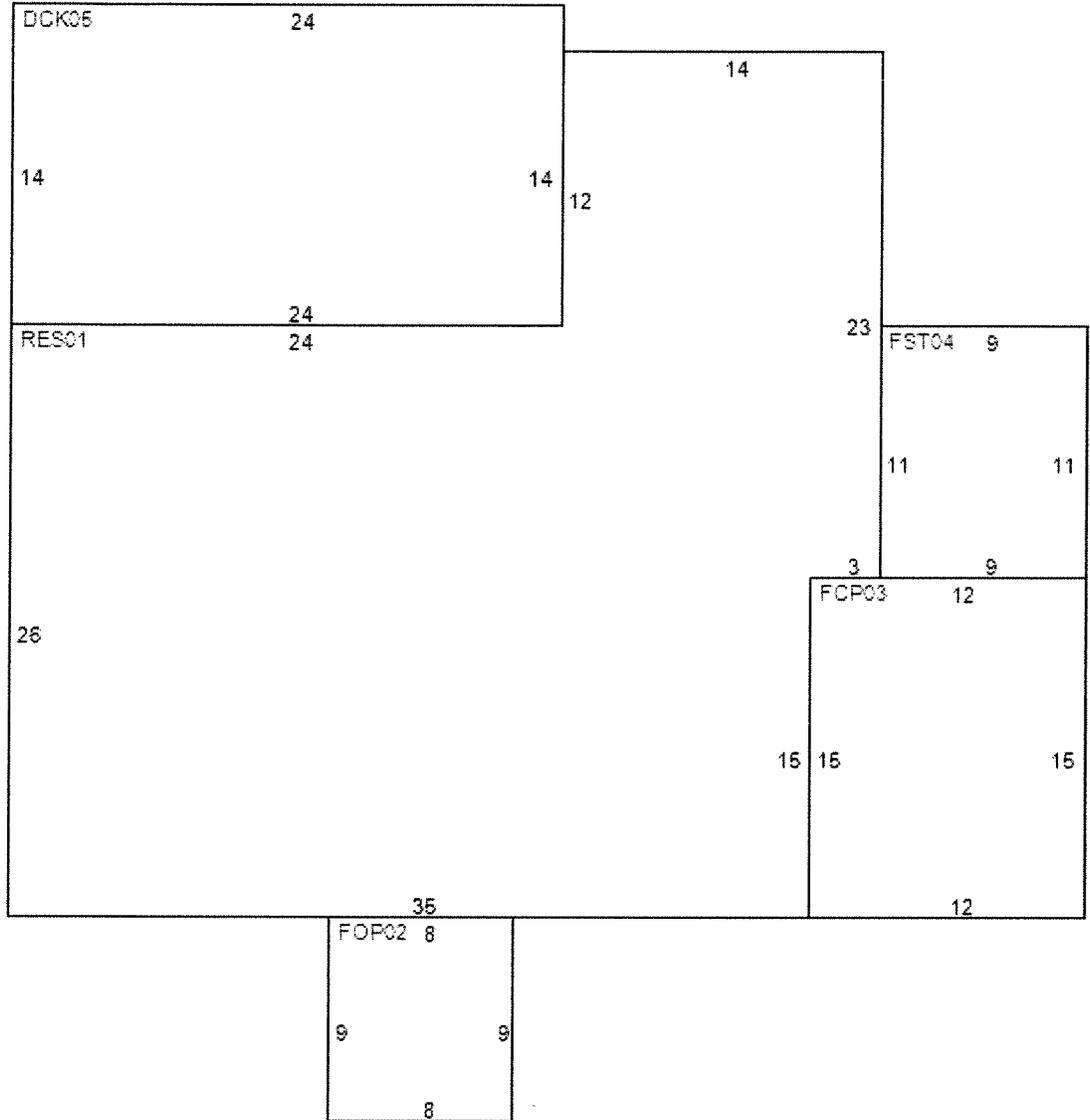
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCAC	0100	.0	.0	B2	8.58	AC						
Neighborhood 9958												
Mkt: 2 70												

Traverse

Building 1 of 3

RES01=R35U15R3U23L14D12L24D26.R14
FOP02=D9R8U9L8.R21
FCP03=R12U15L12D15.U15R3
FST04=R9U11L9D11.U11L14
DCK05=U14L24D14R24.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 8 - 35-39 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 5/11/2020 by 118

Year Built 1970
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 152

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1970	N	0 %	0 %	1,111	1,111
FOP 0201	- NO EXTERIOR	1.00	1970	N	0 %	0 %	72	72
FCP 0301	- NO EXTERIOR	1.00	1970	N	0 %	0 %	180	180
FST 0432	- CONC BLK-STUCO	1.00	1970	N	0 %	0 %	99	99
DCK 0501	- NO EXTERIOR	1.00	2012	N	0 %	0 %	336	336

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 0	Extra Fixtures: 2	

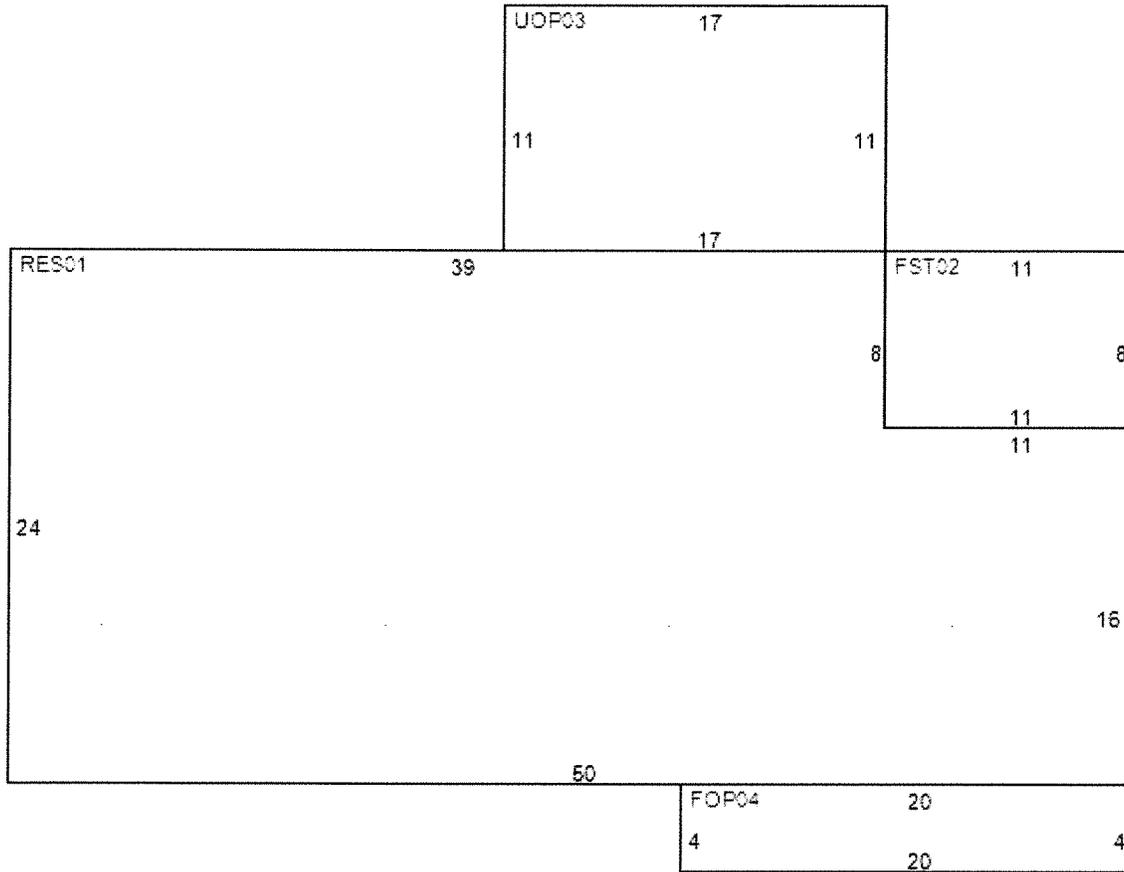
Foundation: 7 BLK PERIMETER
A/C: Y

Intercom: N
Vacuum: N

Traverse

Building 2 of 3

RES01=L39D24R50U16L11U8.
 FST02=R11D8L11U8.
 UOP03=U11L17D11R17.R7D24R4
 FOP04=L20D4R20U4.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1970
Effective Age	8 - 35-39 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	5/11/2020 by 118	Architecture 0 - STANDARD SFR
		Base Perimeter 148

TypeID Exterior Walls Stories Year Built Finished Attic Bsmt Area Bsmt Finish Ground Floor Area Total Flr Area

RES 0132 - CONC BLK-STUCO	1.00	1970	N	0 %	0 %	1,112	1,112
FST 0232 - CONC BLK-STUCO	1.00	1970	N	0 %	0 %	88	88
UOP 0301 - NO EXTERIOR	1.00	1970	N	0 %	0 %	187	187
FOP 0401 - NO EXTERIOR	1.00	1970	N	0 %	0 %	80	80

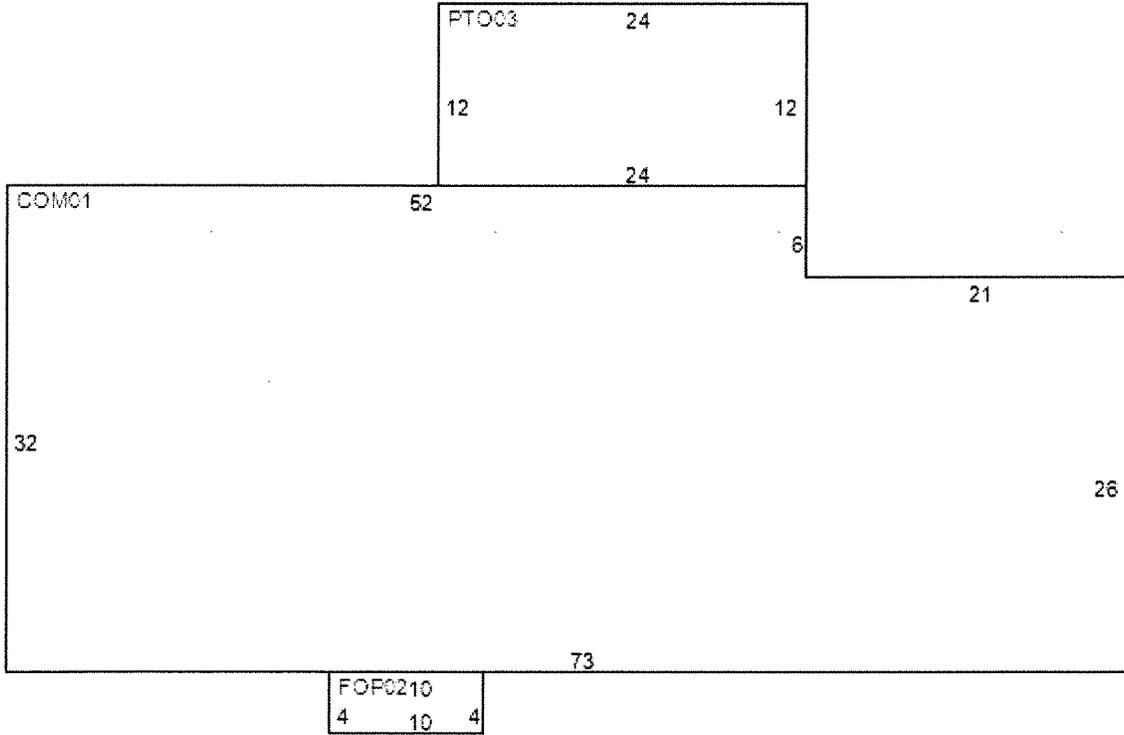
Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 1
Roof Cover: 16 GALVANIZED	TILE	4 Fixture Baths: 0
MTL	Wall Finish: 16 DRYWALL-PAINT	Blt-In Kitchen: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	Dishwasher: N
Heat Meth 2: 00	Heat Fuel 2: 00	3 Fixture Baths: 1
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Garbage Disposal: N
A/C: Y		Garbage Compactor: N
		2 Fixture Baths: 0
		Intercom: N
		Vacuum: N
		Extra Fixtures: 2

Traverse

Building 3 of 3

COM01=R73U26L21U6L52D32.R21
 FOP02=D4R10U4L10.R52U26L21U6
 PTO03=U12L24D12R24.



MCPA Property Record Card
ATTACHMENT A
Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 8 - 35-39 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 5/11/2020 by 118

Year Built 1970
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 210

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM0132	- CONC BLK-STUCO	1.00	1970	N	0 %	0 %	2,210	2,210
FOP 0201	- NO EXTERIOR	1.00	1970	N	0 %	0 %	40	40
PTO 0301	- NO EXTERIOR	1.00	1970	N	0 %	0 %	288	288

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN TILE	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 1	Garbage Compactor: N
Foundation: 7 BLK PERIMETER A/C: Y	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1975	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1975	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1975	1	0.0	0.0
159 PAV CONCRETE	1,485.00	SF	20	1999	3	0.0	0.0
114 FENCE BOARD	776.00	LF	10	1999	2	0.0	0.0
144 PAVING ASPHALT	4,461.00	SF	5	2006	1	0.0	0.0
111 FENCE WOOD	88.00	LF	10	2006	1	0.0	0.0
114 FENCE BOARD	32.00	LF	10	2008	4	0.0	0.0

Appraiser Notes

BLDG01 = RES
 BLDG02 = RES
 BLDG03 = VACANT
 24X12 ADU ON SKIDS
 EST INT BLDG01

Planning and Building
**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
M010160	1/1/2006	11/1/2006	REMODEL BLDG01
MA48814	1/1/1992	-	BLDG01=CA

Madeloni, Elizabeth

From: Madeloni, Elizabeth
Sent: Thursday, November 6, 2025 3:19 PM
To: dunnellonfeed@yahoo.com
Subject: FW: Site Conceptual Plan for Dunnellon Feed & Farm Supply

Also I noticed on your site plans you don't have labeled the propane tanks and I don't see where you are parking the commercial vehicles and trailers either.

site plans incomplete

From: Madeloni, Elizabeth
Sent: Thursday, November 6, 2025 3:07 PM
To: 'Dunnellon Feed & Farm Supply' <dunnellonfeed@yahoo.com>
Subject: RE: Site Conceptual Plan for Dunnellon Feed & Farm Supply

I received your site plans; however, I didn't get back the printout information with them.
L

From: Dunnellon Feed & Farm Supply <dunnellonfeed@yahoo.com>
Sent: Thursday, November 6, 2025 2:27 PM
To: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>
Subject: Site Conceptual Plan for Dunnellon Feed & Farm Supply

You don't often get email from dunnellonfeed@yahoo.com. [Learn why this is important](#)

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Thank you,

Dunnellon Feed
4880 S US Highway 41
Dunnellon, FL. 34432

(352) 875-4889

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