

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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2025 Property Record Card

Real Estate

3578-016-030

[GOOGLE Street View](#)

Prime Key: 894575

[MAP IT+](#)

Current as of 2/26/2025

Property InformationMore Names

PEREZ MIGUEL ANGEL & BARBARA
 CARDIO LVN TRUST
 PEREZ MIGUEL ANGEL TR ET AL
 10464 SW 45TH AVE
 OCALA FL 34476-6122

Taxes / Assessments:

Map ID: 150

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 01

Acres: .53

Situs: Situs: 10464 SW 45TH AVE
 OCALA

2024 Certified Value

Land Just Value	\$42,500		
Buildings	\$250,434		
Miscellaneous	\$2,621		
Total Just Value	\$295,555		
Total Assessed Value	\$229,931	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$65,624)
Total Taxable	\$179,931		
School Taxable	\$204,931		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$42,500	\$250,434	\$2,621	\$295,555	\$229,931	\$50,000	\$179,931
2023	\$42,500	\$0	\$0	\$42,500	\$30,470	\$0	\$30,470
2022	\$57,400	\$0	\$0	\$57,400	\$27,700	\$0	\$27,700

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8341/1027	05/2024	05 QUIT CLAIM	0	U	I	\$100
8219/0161	12/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$330,000
7994/0657	03/2023	07 WARRANTY	8 ALLOCATED	Q	V	\$86,000
3466/0932	06/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$31,000
1742/0544	05/1991	05 QUIT CLAIM	0	U	V	\$100
1346/0214	11/1985	05 QUIT CLAIM	0	U	V	\$100
1049/0992	12/1980	07 WARRANTY	0	U	V	\$3,500
1046/1877	11/1980	07 WARRANTY	0	U	V	\$3,500

Property Description

SEC 27 TWP 16 RGE 21
 PLAT BOOK K PAGE 052
 Ocala Waterway Estates
 BLK 16 LOT 30

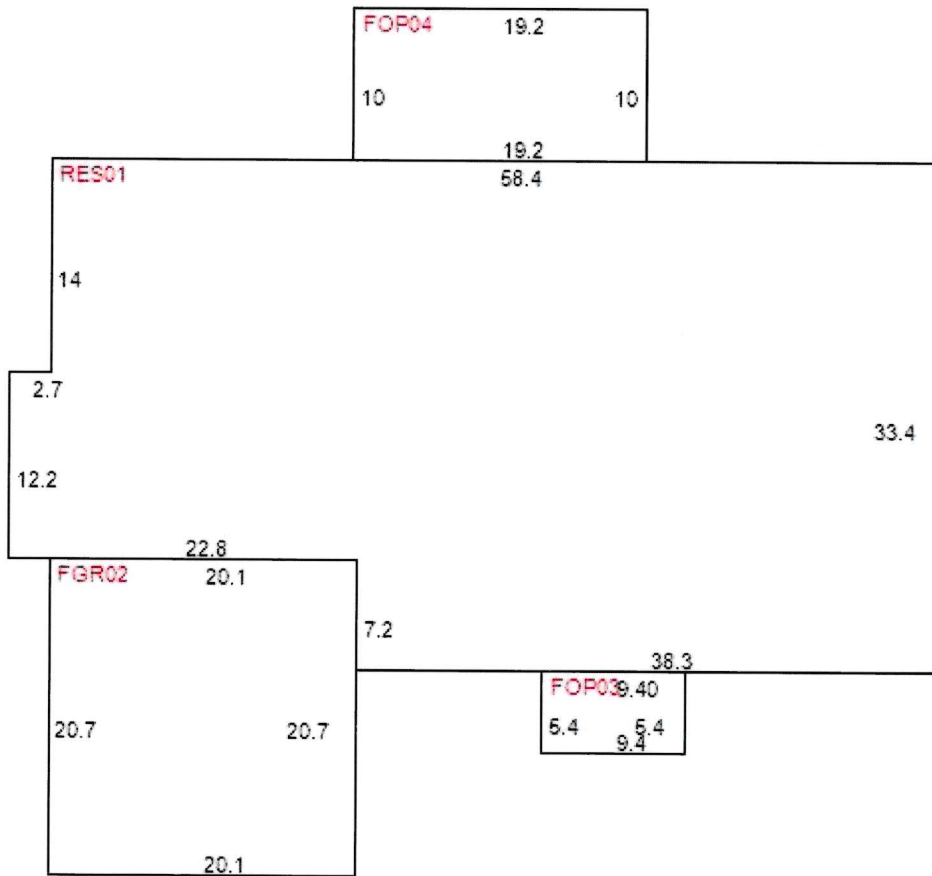
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		100.0	230.0	R1	1.00	LT							
Neighborhood 8048 - Ocala Waterway Estates													
Mkt: 9 70													

Traverse

Building 1 of 1

RES01=R22,8D7,2R38,3U33,4L58,4D14L2,7D12,2.R2,7
 FGR02=D20,7R20,1U20,7L20,1.R20,1D7,2R12,2
 FOP03=D5,4R9,4U5,4L9,40.R38,3U33,4L31,7
 FOP04=U10L19,2D10R19,2.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 1 - 00-04 YRS
Condition 3
Quality Grade 600 - AVERAGE
Inspected on 10/26/2023 by 225

Year Built 2023
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 189

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	2023	N	0 %	0 %						1,839			1,839
FGR	0232	- CONC BLK-STUCO	1.00	2023	N	0 %	0 %						416			416
FOP	0301	- NO EXTERIOR	1.00	2023	N	0 %	0 %						51			51
FOP	0401	- NO EXTERIOR	1.00	2023	N	0 %	0 %						192			192

Section: 1

Roof Style: 12 HIP	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS	TILE	4 Fixture Baths: 1	Dishwasher: Y
SHNGL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 1	Garbage Disposal: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 2	Intercom: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0		Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	1,016.00	SF	20	2023	3	0.0	0.0	

Appraiser Notes

MODEL=CARMEL
 BUILDER=STERNER GROUP, LLC

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2024092886	9/1/2024	10/24/2024	INSTALLATION OF SLIDING GLASS DOOR
2023040830	4/1/2023	9/8/2023	TO BUILD A NEW SINGLES FAMILY HOME