



SUBMITTAL SUMMARY REPORT Waiver STA-000365-2026

PLAN NAME: Alleged "Concepcion Family Division"	LOCATION: 0 SE 155TH ST SUMMERFIELD,
APPLICATION DATE: 02/12/2026	PARCEL: 44654-002-01
DESCRIPTION: 2.9 Variance 2.10 waiver request 2.16 Division of land : 2.16.1(B), 2.16.4 (C), 2.16.4(D) Purchase of land that was fraudulently divided under the vise of a family division.	

CONTACTS	NAME	COMPANY
Applicant	Linda Caldwell	Gilligan, Anderson, Williams & Green, P.A.
Attorney	Trip Green	Gilligan, Anderson, Williams & Green, P.A.
Attorney	Zachary Frye-Lofley	Gilligan, Anderson, Williams, & Green
Owner	Jose Nieves	Arturo Paso Fino

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.				Not Received
OCE: Waiver Request Review v.	02/19/2026	03/02/2026	03/03/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/02/2026	02/26/2026	Approved
Fire Marshal (Plans) (Fire)	Amanda Ramage	03/02/2026	02/19/2026	Approved
<i>Comments</i>	NA			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	03/02/2026	02/25/2026	Deny
<i>Comments</i>	Waiver being sought is to a family division that was never completed.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/02/2026	02/20/2026	Informational
<i>Comments</i>	no comments			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/02/2026	02/26/2026	Approved
<i>Comments</i>	Defer to Growth			
OCE Property Management (Plans) (Office of the County Engineer)		03/02/2026	02/26/2026	Not Required
<i>Comments</i>	ROW is not a reviewer for this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/24/2026	02/19/2026	Informational
<i>Comments</i>	No Stormwater objections			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/02/2026	02/24/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/02/2026	02/23/2026	Not Required
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/02/2026	02/25/2026	Approved
<i>Comments</i>	Parcel 44654-002-01 is outside of the connection distance to Marion County Utilities. The waiver or application of waiver will have no impact on utilities.			



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 2/11/26 Parcel Number(s): 446534-002-01 Permit Number: N/A

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Alleged "Concepcion" family division Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Arturo Paso Fino Horses, LLC / Jose Nieves
Signature: [Handwritten Signature]
Mailing Address: 5697 SW 49th Road, Unit 101 City: Ocala
State: FL Zip Code: 34474 Phone # 352.867.7707
Email address: zfryelofley@ocalalaw.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Gilligan, Anderson, Williams & Green Contact Name: Zachary Frye-Lofley
Mailing Address: 1531 SE 36th Avenue City: Ocala
State: FL Zip Code: 34471 Phone # 352.867.7707
Email address: zfryelofley@ocalalaw.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.4 Subsection D(4) 10 acres divided into two (2) Five (5) acre lots
Reason/Justification for Request (be specific): Property was sold to Mr. Nieves within the five year limit for transfers unbeknownst to Mr. Nieves. Mr. Nieves is now attempting to obtain permits for structures on the property and he is being denied due to an alleged family division of the parent parcel 446534-002-00 which created his parcel. Mr. Nieves is facing unreasonable hardship due to no fault of his own and is requesting a waiver of the 5 year rule.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____





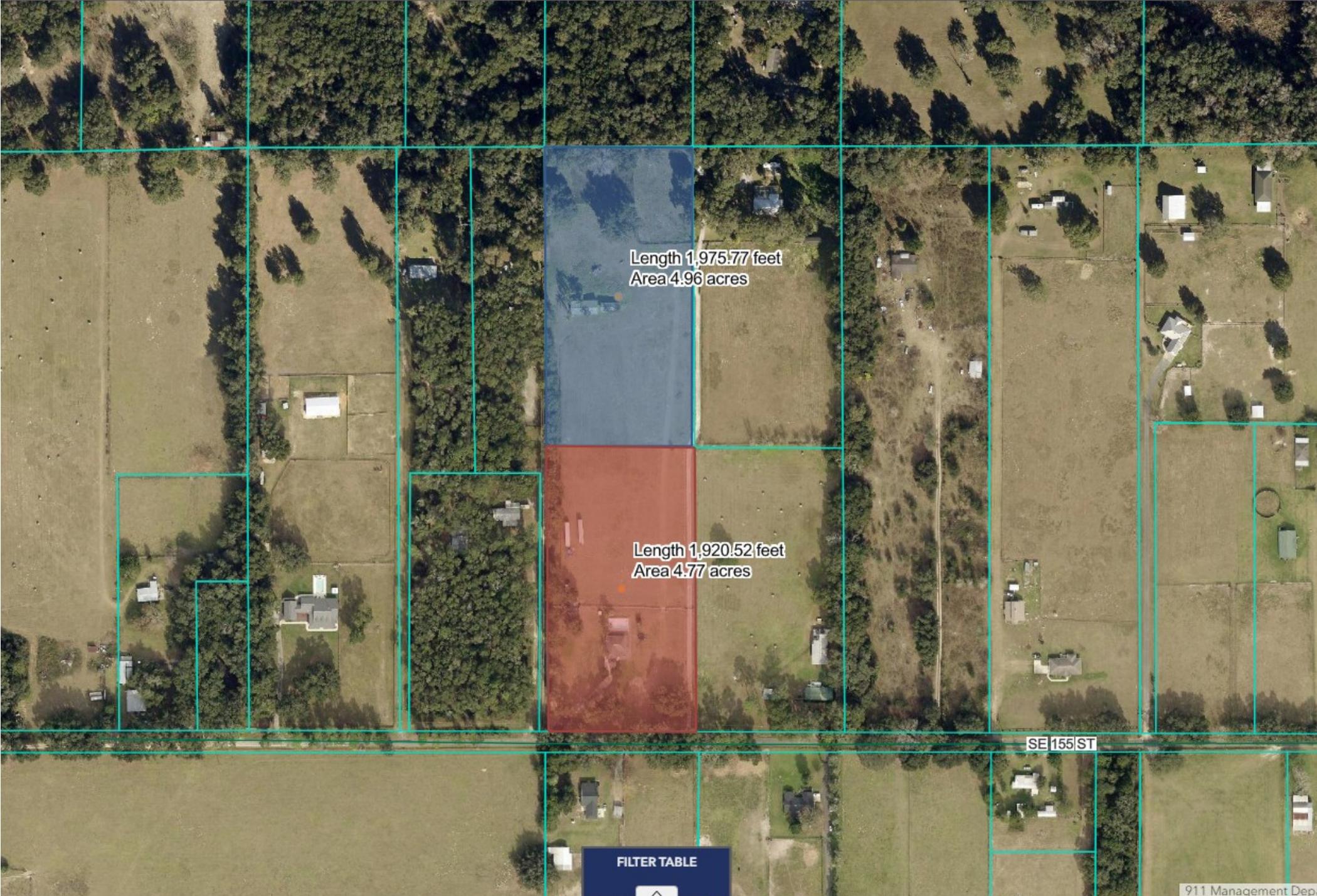
Length 1,975.77 feet
Area 4.96 acres

Length 1,920.52 feet
Area 4.77 acres

SE 155 ST

FILTER TABLE
^



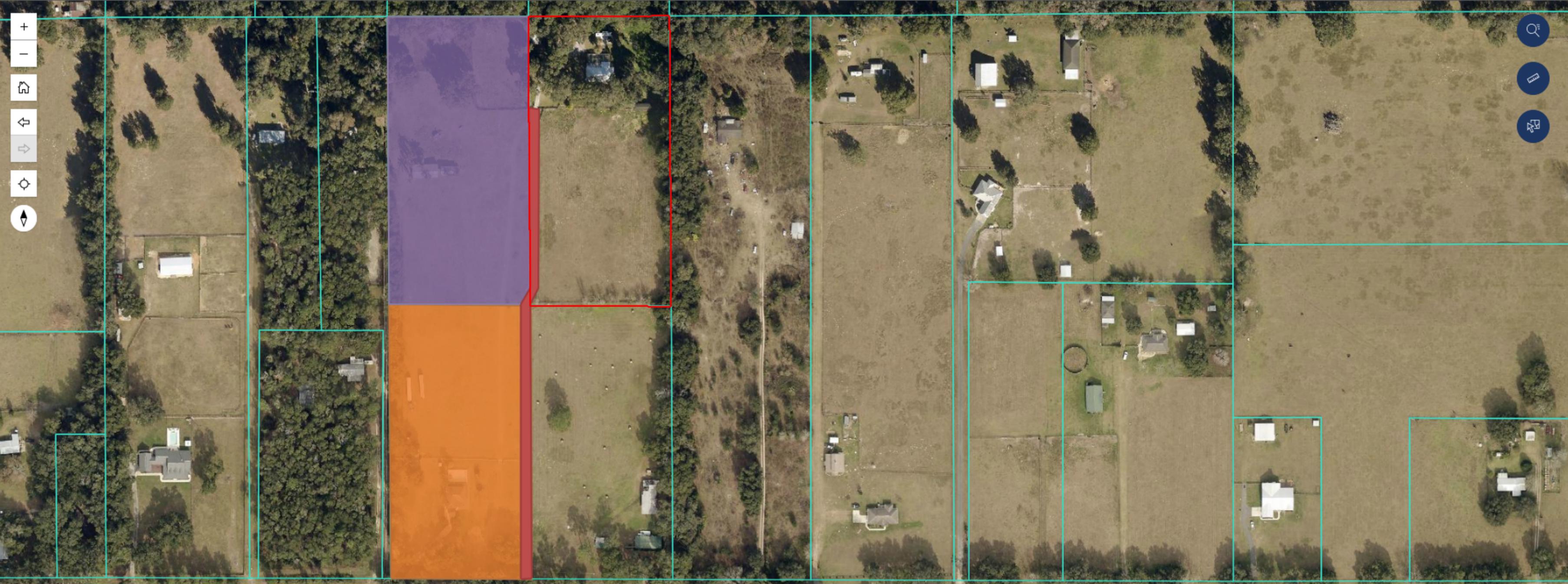


Length 1,975.77 feet
Area 4.96 acres

Length 1,920.52 feet
Area 4.77 acres

SE 155 ST

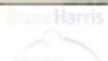
FILTER TABLE
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SE155ST

FILTER TABLE

200 ft





200 ft

FILTER TABLE



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 Certified Assessment Roll

44654-002-01

Prime Key: 4131728

[MAP IT+](#)

Property Information

ARTURO PASO FINO HORSES LLC
 5697 SW 49TH RD UNIT 7101
 OCALA FL 34474-5676

Taxes / Assessments: \$164.57
 Map ID: 185
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 62
 Acres: 5.00

Current Value

Land Just Value	\$94,000		
Buildings	\$0		
Miscellaneous	\$8,814	Impact	
Total Just Value	\$102,814	Land Class Value	(\$93,070)
Total Assessed Value	\$9,744	Total Class Value	\$930
Exemptions	\$0	<u>Ex Codes:</u> 08	\$9,744
Total Taxable	\$9,744		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$94,000	\$0	\$8,814	\$102,814	\$9,744	\$0	\$9,744

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8646/1165	06/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$240,000
8564/1960	03/2025	05 QUIT CLAIM	0	U	V	\$100
8547/1924	02/2025	05 QUIT CLAIM	0	U	V	\$100

Property Description

SEC 20 TWP 17 RGE 22
 COM AT THE SE COR OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 20
 TH S 89-44-15 W 330.21 FT TH N 00-00-09 E 661.93 FT TO THE POB
 TH S 89-44-09 W 329.21 FT TH N 00-04-22 W 661.97 FT TH N 89-42-10 E
 330.08 FT TH S 00-00-09 W 662.16 FT TO THE POB
Parent Parcel: 44654-002-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6202		.0	.0	A1	5.00	AC	18,800.0000	1.00	1.00	1.00	930	94,000
Neighborhood 9468											Total Land - Class	\$930

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
009 BARN HORSE	544.00	SF	40	2006	1	16.0	34.0	
009 BARN HORSE	1,653.00	SF	40	2006	1	29.0	57.0	
159 PAV CONCRETE	238.00	SF	20	2006	3	0.0	0.0	
114 FENCE BOARD	330.00	LF	10	1993	3	0.0	0.0	
							Total Value - \$8,814	

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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Cost Summary

Buildings R.C.N.	\$0	1/1/1900				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$8,814	5/20/2025	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$94,000	5/27/2025				
Total Just Value	\$102,814	.				

Prepared by: Theresa Hall
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471
File Number: 25-1212

General Warranty Deed

Made this June 23, 2025 A.D. By **Karla A. Concepcion, a single woman, Individually and as Trustee of the Karla A. Concepcion Trust dated July 29, 2024** hereinafter called the grantor, to **Arturo Paso Fino Horses, LLC., a Florida Limited Liability Company**, whose address is: 5697 SW 49th Road Suite 7101, Ocala, Florida 34474, 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 Ten Dollars, (\$10.00) 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, Florida, viz:

THE NORTH ½ OF THE WEST ½ OF THE EAST ½ OF THE SE ¼ OF THE NW ¼ OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SE CORNER OF THE EAST ½ OF THE SE ¼ OF THE NW ¼ OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THEN S 89° 46' 10" W, ALONG THE SOUTH LINE OF SAID EAST ½, A DISTANCE OF 330.21 FEET; THEN N 0° 00' 09" E, A DISTANCE OF 661.93 FEET TO THE POINT OF BEGINNING; THEN S 89° 44' 09" W, A DISTANCE OF 329.21 FEET; THEN N 0° 04' 22" W, ALONG THE WEST LINE OF THE EAST ½ OF THE SE ¼ OF SAID NW ¼; A DISTANCE OF 661.97 FEET TO THE NW CORNER OF THE EAST ½ OF THE SE ¼ OF SAID NW ¼; THEN N 89° 42' 10" E, ALONG THE NORTH LINE OF THE SE ¼ OF SAID NW ¼, A DISTANCE OF 330.08 FEET; THEN S 00° 00' 09" W, ALONG THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE SE ¼ OF SAID NW ¼, A DISTANCE OF 662.16 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: THE EAST 20.00 FEET OF THE WEST ½ OF THE SE ¼ OF THE SE ¼ OF THE NW ¼ OF SAID SECTION 20,
AND
SUBJECT TO AN EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: THE EAST 20.00 FEET OF THE SOUTH 20.00 FEET OF THE WEST ½ OF THE NE ¼ OF THE SE ¼ OF THE NW ¼ OF SAID SECTION 20. SAID LANDS BEING SITUATED IN MARION COUNTY, FLORIDA.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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.

Prepared by: Theresa Hall
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471
File Number: 25-1212

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, 2024.

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:

K. Concepcion
**Karla A. Concepcion, Individually and as Trustee of the
Karla A. Concepcion Trust dated July 29, 2024**

Theresa Hall
Witness (1) Signature:

999 SE 155 St.
Address Line 1

Theresa Hall
Witness (1) Printed Name:

Summerfield, FL 34491
Address Line 2

2701 SE Maricamp Rd, Ste 101, Ocala, FL 34471
Witness (1) Address line 1:

Candace McCoy
Witness (2) Signature:
Candace McCoy
Witness (2) Printed Name:

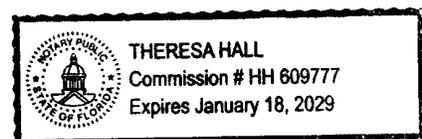
2701 SE Maricamp Rd, Ste 101, Ocala, FL 34471
Witness (2) Address line:

State of Florida County of Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 23 day of June, 2025, by **Karla A. Concepcion, Individually and as Trustee of the Karla A. Concepcion Trust dated July 29, 2024**, who is/are personally known to me or who produced driver's license(s) as identification and who did take an oath.

Theresa Hall
Notary Signature
Notary Printed Name: Theresa Hall
My Commission Expires: 1-18-29

{Notary Seal}



DEED Individual Warranty Deed - Legal on Face
Closers' Choice



**Marion County
Board of County Commissioners**

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

November 3, 2025

By Email: lcaldwell@ocalalaw.com

Edwin A. Green, III, Esquire
Gilligan, Anderson, Phelan, Williams & Green, P.A.
1531 SE 36th Avenue
Ocala, FL 34471

RE: Subpoena Duces Tecum
Arturo Paso Fino Horses, LLC v. Karla A. Concepcion, et al
Marion County Case 2025-CA-1880

Dear Mr. Green:

Accompanying this letter, please find the following records in response to your Subpoena Duces Tecum Without Deposition for the above-referenced case:

- Building lien search
- Code lien search
- Family Division Development Review Committee Waiver Request form

Please feel free to contact me if you require anything further.

Sincerely,

/s/ Valdoston Shealey, Jr.

Valdoston Shealey, Jr., Esq.
Assistant County Attorney

VS/vkr



**Marion County
Board of County Commissioners**

Growth Services • Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

**Marion County Code Enforcement
Advanced Property Search**

June 10, 2025

AGENCY # 987042

Owner Name: CONCEPCION KARLA A TRUST
Parcel ID number: 44654-002-01
Property Address: VACANT

Per your request and payment received, I certify that as of June 10, 2025, a search of our records has been conducted on the above referenced property address and our records:

- * do not indicate any current code enforcement cases.
- * do not indicate any unrecorded code enforcement fines.

Lien research should be requested from the Marion County Clerk's Office, (352) 671-5520, P. O. Box 1030, Ocala, FL 34478, also available at www.marioncountyclerk.org and Marion County Building Safety Department at 352-438-2400, 2710 E. Silver Springs Blvd., Ocala, FL 34470, also available at building@marioncountyfl.org.

Sincerely,

Virginia Cordova

Virginia Cordova, Staff Assistant
Marion County Growth Services
Code Enforcement Division



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 26th Ave.
Ocala, FL 34471
Phone: 352-671-6686
Fax: 352-671-6687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/04/24 Parcel Number(s): 44654-002-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial or Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Karla A. Concepcion
Signature: [Handwritten Signature]
Mailing Address: 999 SE 155 St. City: Summerfield
State: FL Zip Code: 34409 Phone #: 352-789-0420
Email address: Ellyconcep30@gmail.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): _____ Contact Name: Karla Concepcion
Mailing Address: 999 SE 155 Street City: Summerfield
State: FL Zip Code: 34409 Phone #: 352-789-0420
Email address: Ellyconcep30@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.E(10) - Family Division
Reason/Justification for Request (be specific): 5 acres gifted to my maternal grandmother.
name: Josefina B. Rubio

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # 2024100075 AR # 32167

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zone: A-1 ES0Z: NO P.O.M. 185 Land Use: RL First Vacation Required: Yes No
Date Reviewed: 10/4/24 Verified by (print & initial): Clint Backley (CB)

Perfect

9/23/24, 10:11 AM

Internal Interactive Map

Marion County

575 SE 165TH ST

X Q

Show search results for 575...

- + (Zoom In)
- (Zoom Out)
- Home
- Location

- Flood Zones
- Growth Services - Planning & Zoning
- All Amendments
- Communication Towers
- Development Agreements
- Adult Congregate Living Facility
- Environmentally Sensitive Overlay Zones
- Family Divisions
- Future Land Use
- Historical Future Land Use - Prior to 6/21/14
- MCAVA
- Planning Districts
- Policy 120 Letters

44649.00

Rural Activity Centers

351

44652.002.00

44654

SACRES TO SPLIT

44654.002.00

PARENT

EASMENT

0 100 200ft

PREPARED BY AND RETURN TO:

Name: Gloria Mora, of
Pinnacle Title Services
Address: 10691 N Kendall Dr.
Suite 106
Miami, FL 33176

Parcel No.: 44654-002-00



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 08/29/2024 10:22:11 AM
FILE #: 2024115078 OR BK 8410 PGS 1482-1483
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

(Space Above This Line For Recording Data)

Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this 10th day of June, 2024, by **Roldanys Alberto Gonzalez and Karla Concepcion** ("**Grantor**"), whose post office address is **575 Southeast 155th Street, Summerfield, FL 34491**, given to second party, **Karla Concepcion**, a single woman whose post office address is **575 Southeast 155th Street, Summerfield, FL 34491** ("**Grantee**").

WITNESSETH:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in Marion County, Florida, as more particularly described as follows:

THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 22 EAST, EXCEPT THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY AND EXCEPT COMMENCING AT THE SE CORNER OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 20, THENCE SOUTH 89 DEG 44' 15" WEST 330.21 FEET; THENCE NORTH 0 DEG 0' 20" EAST 662.13 FEET, THENCE NORTH 89 DEG 45' 51" EAST 330.10 FEET, THENCE SOUTH 00 DEG 00' 14" EAST 661.97 FEET TO THE POINT OF BEGINNING.

EXCEPT A PORTION OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 20.

SUBJECT TO AN EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 20.00 FEET OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 20 AND THE EAST 20.00 FEET OF THE SOUTH 20.00 FEET OF THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NEW 1/4 OF SAID SECTION 20. SAID LANDS LYING IN MARION COUNTY, FLORIDA.

ALSO KNOWN AS: 575 Southeast 155th Street. Summerfield, Florida 34491.

SUBJECT to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Roldanys Alberto Gonzalez

[Signature]
Karla Concepcion

[Signature]
WITNESS 1
PRINT NAME: Gloria Mora

10691 N Kendall Dr. #106
Miami, Florida 33176
WITNESS 1 ADDRESS

[Signature]
WITNESS 2
PRINT NAME: J. PELEY

10691 N. KENDALL DR #106
MIAMI FL 33176
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10 day of June, 2024, by Roldanys Alberto Gonzalez and Karla Concepcion.

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

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Florida Dr. License



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



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

2024 Property Record Card
Real Estate

44654-002-00

[GOOGLE Street View](#)

Prime Key: 2648121

[MAP IT+](#)

Current as of 10/4/2024

Property Information

CONCEPCION KARLA
 575 SE 155TH ST
 SUMMERFIELD FL 34491-3837

Taxes / Assessments:

Map ID: 185

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 63

Acres: 10.00

Situs: Situs: 575 SE 155TH ST
 SUMMERFIELD

Current Value

Land Just Value	\$165,850		
Buildings	\$287,468		
Miscellaneous	\$28,180		
Total Just Value	\$481,498	Impact	
Total Assessed Value	\$258,362	Land Class Value	(\$223,136)
Exemptions	(\$50,000)	Total Class Value	\$27,943
Total Taxable	\$208,362	<u>Uninc. Millage</u> 01 38 08	\$343,591
School Taxable	\$234,192		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$165,850	\$272,297	\$26,488	\$464,635	\$250,176	\$50,000	\$200,176
2022	\$165,850	\$242,713	\$27,232	\$435,795	\$243,274	\$50,000	\$193,274
2021	\$133,750	\$186,572	\$27,739	\$348,061	\$236,776	\$50,000	\$186,776

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7404/0829	06/2024	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
7404/0829	10/2020	05 QUIT CLAIM	0	U	I	\$100
1866/0776	10/2020	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$249,200
1866/0776	09/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$48,000

Property Description

SEC 20 TWP 17 RGE 22
 E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 20

EXCEPT S 25 FT THEREOF FOR RD ROW &

EXCEPT COM AT SE COR OF E 1/2 OF SE 1/4 OF NW 1/4 TH
S 89-44-15 W 330.21 FT TH N 00-20-00 E 662.13 FT TH
N 89-45-51 E 330.10 FT TH S 00-00-14 E 661.97 FT TO POB &

EXCEPT E 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4

Parent Parcel: 44654-000-00

Land Data - Warning: Verify Zoning

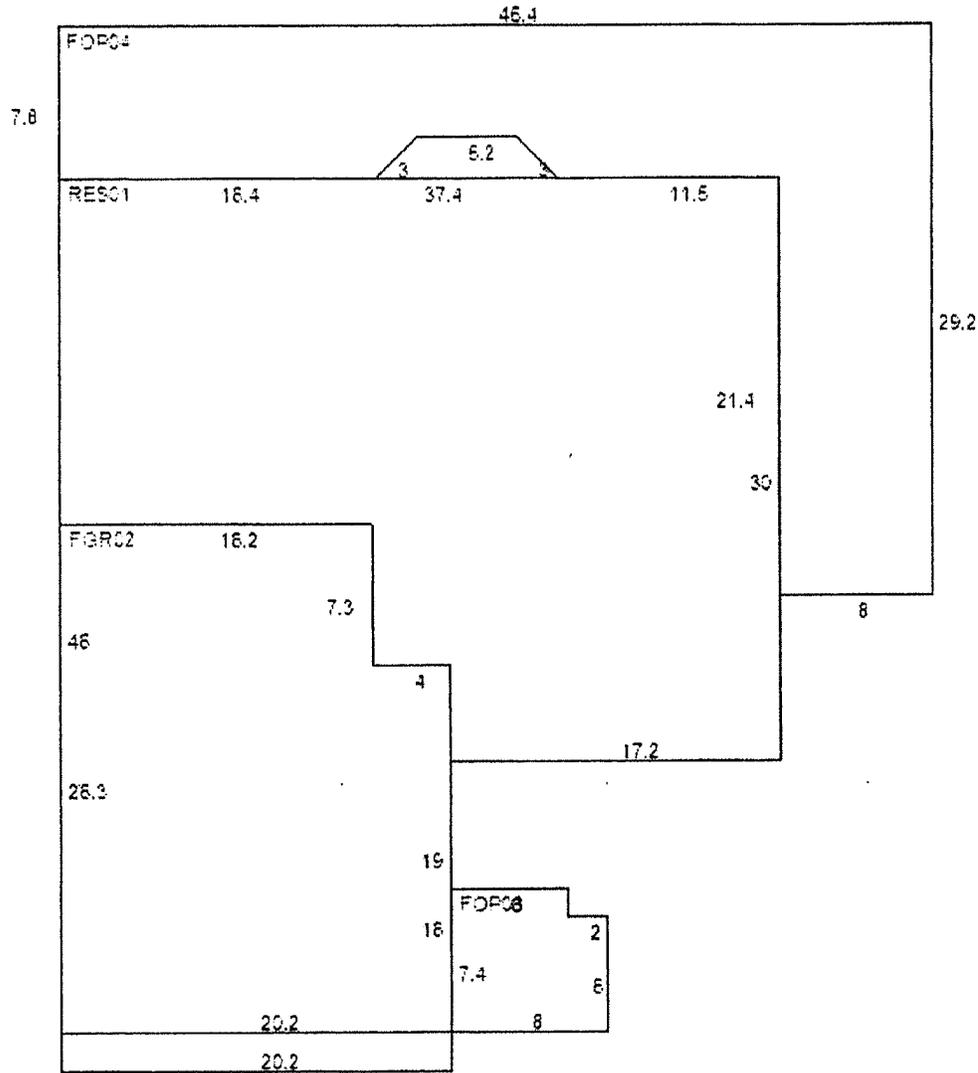
Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		330.0	1,320.0	A1	1.00 AC	15,500.0000	1.00	1.70	1.00	26,350	26,350
6302		.0	.0	A1	9.00 AC	15,500.0000	1.00	1.00	1.00	1,593	139,500
Neighborhood 9468 - N HWY 42 W HWY 475 S 145 E I-7										Total Land - Class \$27,943	
Mkt: 10 70										Total Land - Just \$165,850	

Traverse

Building 1 of 1

RES01=R20,2U16R17,2U30L37,4D46.U2
FGR02=U26,3R16,2D7,3R4D19L20,2.R20,2U7,4
FOP03=R6D1,4R2D6L8U7,4.U36,6R17,1

FOP04=L11,5A315|3L5,2A225|3L16,4U7,8R45,4D29,2L8U21,4.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 1
Quality Grade 700 - GOOD
Inspected on 11/1/2021 by 228

Year Built 1993
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 167

TypeID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.72	1993	N	0 %	0 %		1,445	2,485
FGR 0232	- CONC BLK-STUCO	1.00	1993	N	0 %	0 %		502	502
FOP 0301	- NO EXTERIOR	1.00	1993	N	0 %	0 %		56	56
FOP 0401	- NO EXTERIOR	1.00	1993	N	0 %	0 %		510	510

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 1

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 1
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
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	1993	3	0.0	0.0	
259 WELL 04-12IN	1.00	UT	99	1993	3	0.0	0.0	
159 PAV CONCRETE	3,132.00	SF	20	1993	2	0.0	0.0	
114 FENCE BOARD	1,294.00	LF	10	1993	2	0.0	0.0	
226 RES SWIM POOL	450.00	SF	20	2005	5	0.0	0.0	
099 DECK	900.00	SF	50	2005	2	0.0	0.0	
009 BARN HORSE	1,653.00	SF	40	2006	1	29.0	57.0	
009 BARN HORSE	544.00	SF	40	2006	1	16.0	34.0	
UDC CARPORT-UNFIN	1,872.00	SF	40	2006	1	39.0	48.0	
UDS SCR N PORCH-UNF	160.00	SF	40	2006	1	10.0	16.0	
045 LEAN TO	240.00	SF	15	2006	1	15.0	16.0	
Total Value - \$28,180								

Appraiser Notes

Planing and building
of Permit 080974

Permit Number	Date Issued	Date Completed	Description
M080974	8/1/2005	11/1/2005	POOL

Cost Summary

Buildings R.C.N.	\$344,017	6/1/2021				
Total Depreciation	(\$99,764)					
Bldg - Just Value	\$244,253		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$28,180	5/20/2021	1	\$344,017	(\$99,764)	\$244,253
Land - Just Value	\$165,850	3/21/2022				
Total Just Value	\$438,283					

CDPR1007 - Comment Listing Report

<u>REF TYPE</u>	<u>REF KEY</u>	<u>STATUS</u>	<u>ORIGINAL USER</u>	<u>ORIGINAL DATE/TIME</u>
AR	32167	WARN	ZO342CG1	8/19/2025
			<u>LAST UPDATE USER</u>	<u>LAST UPDATE DATE</u>
			ZO342CG1	8/19/2025

COMMENT

This family division has never completed all of the documentation required to finalize the family division. Parent parcel 44654-002-00 & 44654-002-01.

CDPRI007 - Comment Listing Report

<u>REF TYPE</u>	<u>REF KEY</u>	<u>STATUS</u>	<u>ORIGINAL USER</u>	<u>ORIGINAL DATE/TIME</u>
AD	382876	PHOLD	ZO342CG	7/17/2025
			<u>LAST UPDATE USER</u>	<u>LAST UPDATE DATE</u>
			ZO342CG	7/17/2025

COMMENT

No permits can be issued on these parcel numbers 44654-02-00 & 44654-002-01 until we have the family division affidavit documents for the property.

Also the parcel can not be sold within 5 years per the ordinance 23-38.

This family division was approved on November 25, 2024.

This parcel was sold to ARTURO PASO FINO HORSES LLC on 6/25/25.

CGarr 7-17-25



**Marion County
Board of County Commissioners**

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

**Marion County Building Safety Department
Specialized Property Analysis Search Report**

June 06, 2025

BUILDING SAFETY CASE # 986822

Owner Name: CONCEPCION KARLA A TRUST
Parcel ID number: 44654-002-01
Property Address: VACANT

Per your request and payment received, this memo certifies that as of June 06, 2025, a database search of Building Department records revealed the following information for the above referenced parcel number and/or property address:

	Yes	No	Permit #	Case #	Fees Owed
Open Permits		x			
Expired Permits		x			
Fees Owed for Permits		x			
Open Building Code Violations		x			
Open Liens (Building Dept. only)		x			

Documents attached: Yes _____ No x

Additional County lien searches can be done online at:

Marion County Clerk's Office www.marioncountyclerk.org Official Records Search (L=Lien Search)

Requests for Code Enforcement Violations (violations not building related), should be submitted to:
code@marionfl.org (there is a \$35.00 fee for each search request)

Respectfully,

Rebecca Harris, Record Lien Technician
Marion County Building Safety
Email: buildingsafety@marionfl.org

Please remit all Lien Search correspondence to buildingsafety@marionfl.org