

RECEIVED



Marion County
Board of County Commissioners

Growth Management - Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION COMPLETE

DATE COMPLETED

1/29/2025

MEETING DATES

P&Z PH 3/31/2025

BCC/P&Z PH 4/14 & 4/15/2025

NOV 27 2024

Marion County
Growth Service

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from A-1 to M-2, for the intended use of:

Commerce Park / Office / Warehouse

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 41520-001-04 and 41520-101-04Property dimensions: _____ Total acreage: 30.21 AcresDirections: Hwy 441 South to Hwy 484 west to property

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Gary W. Smollridge & Thomas Conrad

Property owner name (please print)

2797 SE County Hwy 484

Mailing address

Belleview, FL 34420

City, state, zip code

352-598-7801

Phone number (please include area code)

[Signature]

Signature

Randall E. Alford

Applicant or agent name (please print)

1811 E Fort King St

Mailing address

Ocala, FL 34471

City, state, zip code

352-274-8333

Phone number (please include area code)

[Signature]

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. 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 \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: KODATE: 11/27/2024ZONING MAP NO.: 201AR 32431

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

484 Industrial Park, Belleview

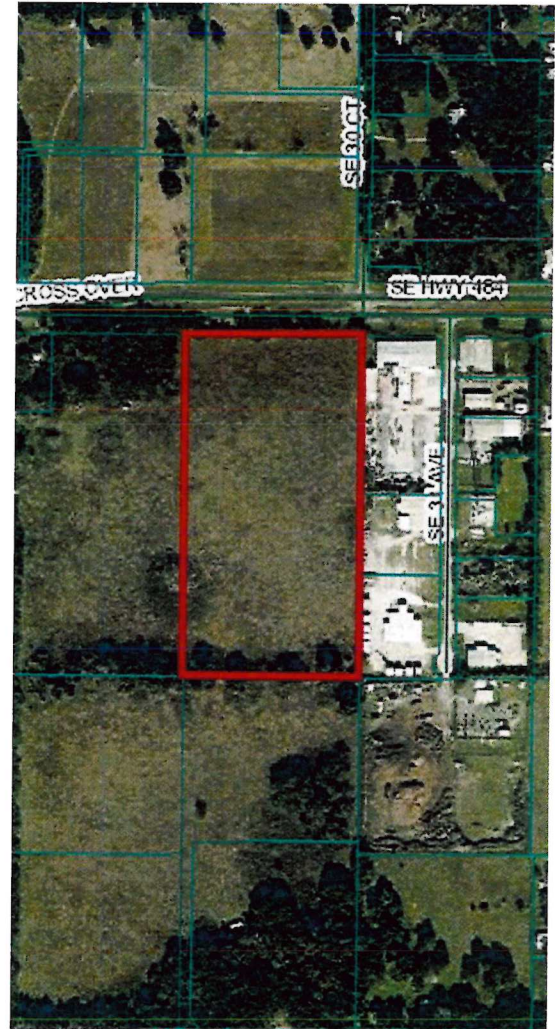
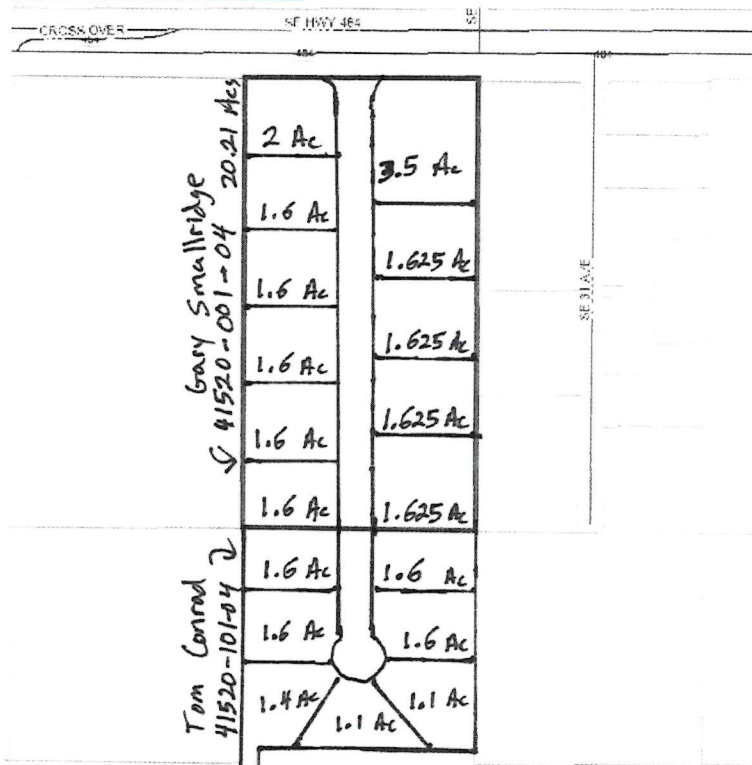
Project Summary

The goal of this project is to secure zoning and land-use changes to allow the two subject parcels to be combined and developed into an industrial park with M-2 zoning. The northeast 3.5 acre lot would be utilized by the Smallridge family to open a storage business with outside covered storage for boats and RVs, along with traditional enclosed storage units. Another smaller lot from this project would be used to start a welding company, which would be owned and run by Hunter Smallridge, son of owner, Gary Smallridge. Some of the remaining lots would be built to suit businesses wanting to relocate in Marion County or wanting to start a business in Marion County for long-term leases. Other lots would be built out by the owners with 5,000 to 10,000 square foot building with office spaces for leasing.

The properties that border this project to the south, west and north are all owned by the Smallridge family. The ten-acre parcel 41520-005-00 that borders the south side of this project is owned by Delbert Smallridge, brother to Gary Smallridge. The 18.54-acre parcel 41520-000-00 and the 10-acre parcel 41520-006-00 that borders this project on the west side is owned by James Smallridge, brother to Gary Smallridge. The properties directly north of this project (north side of 484) are all owned by Gary Smallridge, James Smallridge and Delbert Smallridge, which totals over 30 acres. The Smallridge brothers, James and Delbert, both support this project. See attached letters of support. The property that borders the east of this project is an established industrial park with M-2 zoning, Three C's Industrial Park.

The Ocala Metro Chamber & Economic Partnership (CEP) supports this project, stating the location in Belleview, especially being located on 484 just three miles from I-75, makes it perfect for business owners that operate in the south part of Marion County. The CEP works with businesses wanted spaces ranging from 5,000 to 10,000 square feet in the southern part of the county to avoid the Ocala traffic. See attached letter of support.

484 Industrial Park, Belleview



November, 2024

Owners: Tom Conrad & Gary Smallridge

Parcel 41520-001-04 (20.21 acres)

Parcel 41520-101-04 (10 acres)

30.21 acres total project

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF MarionBEFORE ME THIS DAY PERSONALLY APPEARED Gary W. Smallridge,
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
41520-001-04, _____, _____.
2. He/she duly authorizes and designates _____ to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Property owner's signature

Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26th day of November, 2024 (year),
by Gary W. Smallridge (name of person making statement).
He/she is personally known to me or has produced _____ as
identification. (Driver's license, etc.)

Notary public signature

State of Florida County of Marion
My commission expires: 7/26/24

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF MarionBEFORE ME THIS DAY PERSONALLY APPEARED Thomas C. Conrad,
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
41520-101-04, _____, _____.
2. He/she duly authorizes and designates _____ to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

[Signature]
Property owner's signature26 Nov 24
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26th day of November, 2024 (year),
by Thomas C. Conrad (name of person making statement).
He/she is personally known to me or has produced _____ as
identification. (Driver's license, etc.)

[Signature]
Notary public signatureState of Florida County of Marion
My commission expires: 7/26/26

6

41520-001-04

6



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
 DATE: 01/06/2025 03:02:47 PM
 FILE #: 2025001749 OR BK 8508 PGS 1818-1820
 REC FEES: \$27.00 INDEX FEES: \$0.00
 DDS: \$0.70 MDS: \$0 INT: \$0

Prepared by and Return to:
 Delbert C. Smallridge
 2775 SE HWY 484
 Belleview, FL 34420

Property Appraisers Parcel I.D. Number:
 41520-101-04

41520-101-04

This Warranty Deed, Made the 24th day of August 2024, by **Delbert C. Smallridge**, a married man whose post office address is 2775 SE Highway 484 Belleview, FL 34420, hereinafter called the Grantor, to **4 C Family Trust LLC**, whose post office address is 845 SE 24th Terrace Ocala, FL 34471, hereinafter called the 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, whenever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 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, situated in Marion County, State of Florida, viz:

10 Acres, More or Less, being more particularly described as: See Exhibit "A" attached legal description. SUBJECT TO AND TOGETHER WITH THAT CERTAIN 40-FOOT-WIDE INGRESS, EGRESS, & UTILITY EASEMENT IN O.R. BOOK 8359, PAGES 272-280, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Subject To: Restrictions, easements and covenants of record, if any. Grantor Warrants this property is not his homestead nor contiguous thereto.

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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

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

ATTACHMENT A

Signed, sealed and delivered in the presence of:

Harriette J. Watford
Witness Signature (as to the Grantor)

Harriette J. Watford

Printed Name

10722 SE 50th Ave. Belleview, FL 34420

Post Office Address

Delbert C Smallridge

Grantor Signature

Delbert C. Smallridge

Printed Name of Grantor

2775 SE HWY 484 Belleview, FL 34420

Post Office Address

Tammy Gilliam

Witness Signature (as to the Grantor)

Tammy Gilliam

Printed Name

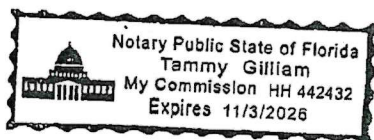
5413 SE 107th Street Belleview, FL 34420

Post Office Address

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 24th day of August 2024, by Delbert C. Smallridge who produced a Florida Driver's License as identification.

Notary Rubber Stamp Seal



Tammy Gilliam

Notary Public

Print Name:

Tammy Gilliam



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

Detail by Entity Name

Florida Limited Liability Company
4 C FAMILY TRUST LLC

Filing Information

| | |
|------------------------|--------------|
| Document Number | L18000085112 |
| FEI/EIN Number | APPLIED FOR |
| Date Filed | 04/04/2018 |
| Effective Date | 04/04/2018 |
| State | FL |
| Status | ACTIVE |

Principal Address

4400 SE 73RD ST
OCALA, FL 34480

Changed: 01/18/2023

Mailing Address

PO BOX 4368
OCALA, FL 34478

Registered Agent Name & Address

CONRAD, THOMAS C
4400 SE 73RD ST
OCALA, FL 34480

Address Changed: 01/18/2023

Authorized Person(s) Detail

Name & Address

Title MGR

CONRAD, THOMAS C
PO BOX 4368
OCALA, FL 34478

Title MGR

CONRAD, LORI J.

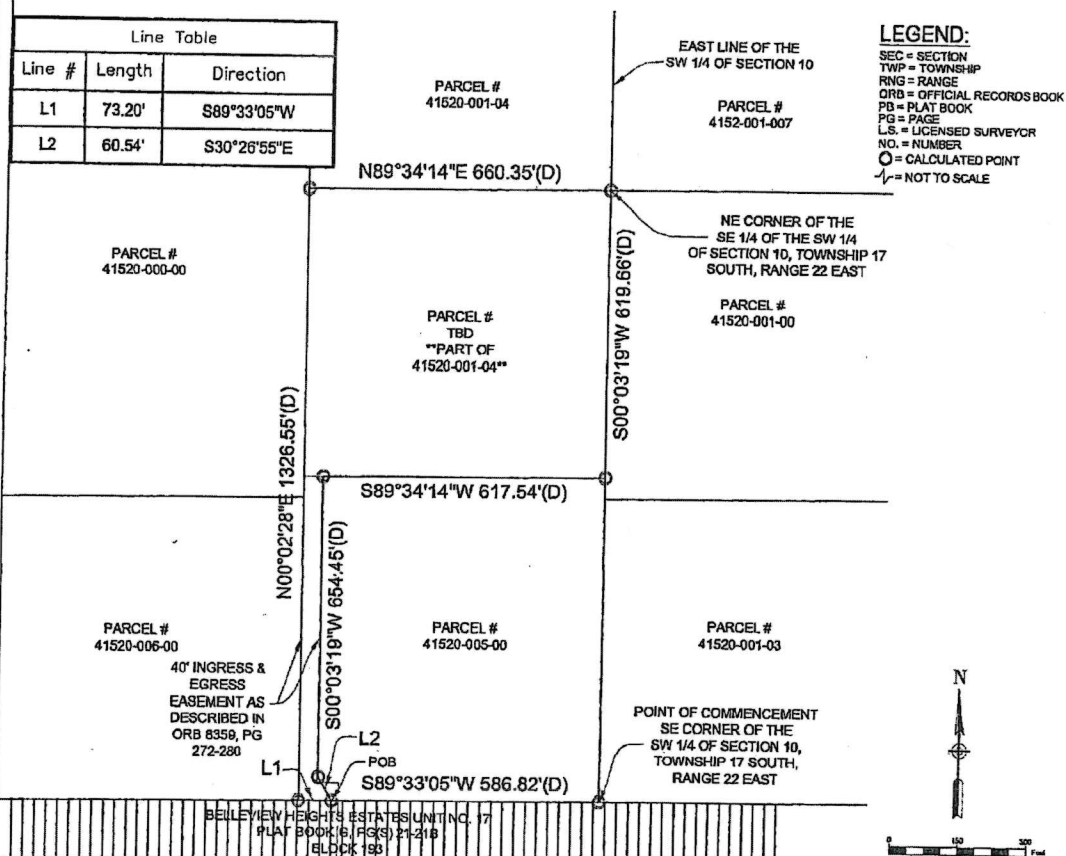
SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

EXHIBIT "A" SHEET 1 OF 1

DESCRIPTION:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 22 EAST; THENCE ALONG THE SOUTH BOUNDARY OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 10 AND THE NORTH BOUNDARY OF BELLEVUE HEIGHTS ESTATES UNIT 17, AS RECORDED IN PLAT BOOK G, PAGES 21-21B OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S89°33'05"W, A DISTANCE OF 586.82' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH BOUNDARY OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 10 AND THE NORTH BOUNDARY OF SAID BELLEVUE HEIGHTS ESTATES UNIT 17, S89°33'05"W, A DISTANCE OF 73.20'; THENCE DEPARTING SAID BOUNDARY RUN N00°02'28"E, A DISTANCE OF 1326.55'; THENCE RUN N89°34'14"E, A DISTANCE OF 660.35' TO THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10; THENCE RUN S00°03'19"W ALONG THE EAST LINE OF THE SW 1/4 OF SECTION 10, A DISTANCE OF 619.66'; THENCE DEPARTING THE EAST LINE OF THE SW 1/4 OF SECTION 10 RUN S89°34'14"W, A DISTANCE OF 617.54'; THENCE RUN S00°03'19"W, A DISTANCE OF 654.45'; THENCE RUN S30°26'55"E, A DISTANCE OF 60.54' TO THE POINT OF BEGINNING.



NOTES:
 1) BEARINGS ARE BASED ON WEST LINE OF THE SUBJECT PARCEL.
 2) DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3) PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS, OR RESTRICTIONS AND RIGHTS-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
 4) SKETCH DEPICTED HEREON COMPLETED WITH THE BENEFIT OF A SKETCH PROVIDED BY THE CLIENT AND PERFORMED BY R.M. BARRINEAU AND ASSOCIATES JOB NO. 16018.

Eugene F. Hart Digitally signed by Eugene F. Hart, Date: 2024.07.19 09:37:22 -04'00'

EUGENE F. HART LS #2232
 NOTE: WITH THE EXCEPTION OF AN ELECTRONIC SIGNATURE SEAL AND PRINTED TO SCALE, NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SKETCH OF DESCRIPTION FOR: DET. SMALLRIDGE



CFL SURVEYING SOLUTIONS, LLC

LICENSED BUSINESS #8321
 4012 NE 174TH COURT, SILVER SPRINGS, FL 34488
 CFLSURVEYING@GMAIL.COM
 (352) 454-4844

| FILE NAME: | BOOK/PAGE: | JOB NO.: | SEC-TWP-RNG: |
|------------|------------|-----------|--------------|
| 24-158A | N/A | 24-158 | 10-17-22 |
| DATE: | DRAWN: | SCALE: | REVIEWED: |
| 6/20/24 | SRG | 1" = 300' | EFH |
| | | | SHEET: |
| | | | 1 OF 1 |



Certified A True Copy
 of 2 page document,
 this 16 day of Jan 2025
 GREGORY C. HARRELL
 Clerk of Court and Comptroller
 By _____ D.C.

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

41520-101-04

Prime Key: 4113312

[MAP IT+](#)

Current as of 1/30/2025

[Property Information](#)4 C FAMILY TRUST LLC
845 SE 24TH TER
OCALA FL 34471-2628[Taxes / Assessments:](#)

Map ID: 201

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 99

Acres: 10.00

[2024 Certified Value](#)

| | | | |
|----------------------|-----------|---------------------------|-------------|
| Land Just Value | \$173,398 | | |
| Buildings | \$0 | | |
| Miscellaneous | \$0 | | |
| Total Just Value | \$173,398 | Impact | (\$171,628) |
| Total Assessed Value | \$1,770 | Land Class Value | \$1,770 |
| Exemptions | \$0 | Total Class Value | \$1,770 |
| Total Taxable | \$1,770 | Ex Codes: | |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2024 | \$173,398 | \$0 | \$0 | \$173,398 | \$1,770 | \$0 | \$1,770 |

[Property Transfer History](#)

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|-------------|------|-----|-----|-------|
| 8508/1818 | 08/2024 | 07 WARRANTY | 0 | U | V | \$100 |
| 8382/0721 | 06/2024 | 07 WARRANTY | 0 | U | V | \$100 |
| 6305/0693 | 11/2015 | 09 EASEMNT | 0 | U | V | \$100 |
| 4958/0927 | 01/2008 | 07 WARRANTY | 0 | U | V | \$100 |

[Property Description](#)

SEC 10 TWP 17 RGE 22
 COM AT SE COR OF SW 1/4 OF SEC 10 TH S 89-33-05 W 586.82 FT TO
 POB TH S 89-33-05 W 73.20 FT TH N 00-02-28 E 1326.55 FT TH
 N 89-34-14 E 660.35 FT TH S 00-03-19 W 619.66 FT TH S 89-34-14 W
 617.54 FT TH S 00-03-19 W 654.45 FT TH S 30-26-55 E 60.54 FT TO POB
 Parent Parcel: 41520-001-04

[Land Data - Warning: Verify Zoning](#)

| Use | CUse | Front | Depth | Zoning | 12 | Units Type | Rate | Loc | Shp | Phy | Class Value | Just Value |
|-----|------|-------|-------|--------|----|------------|------|-----|-----|-----|-------------|------------|
|-----|------|-------|-------|--------|----|------------|------|-----|-----|-----|-------------|------------|

ATTACHMENT A

| | | | | | |
|------|-------|----|----|------|----|
| 9902 | .0 | .0 | A1 | 9.29 | AC |
| 6302 | .0 | .0 | A1 | .71 | AC |
| 9994 | 660.0 | .0 | A1 | 1.00 | UT |

Neighborhood 9471 - N 145 ST E HWY 475 S HWY 484 W

Mkt: 10 70

Miscellaneous Improvements

| Type | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|------|-----------|------|------|---------|-------|--------|-------|
|------|-----------|------|------|---------|-------|--------|-------|

Appraiser NotesPlanning and Building** Permit Search **

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|-------------|
|---------------|-------------|----------------|-------------|

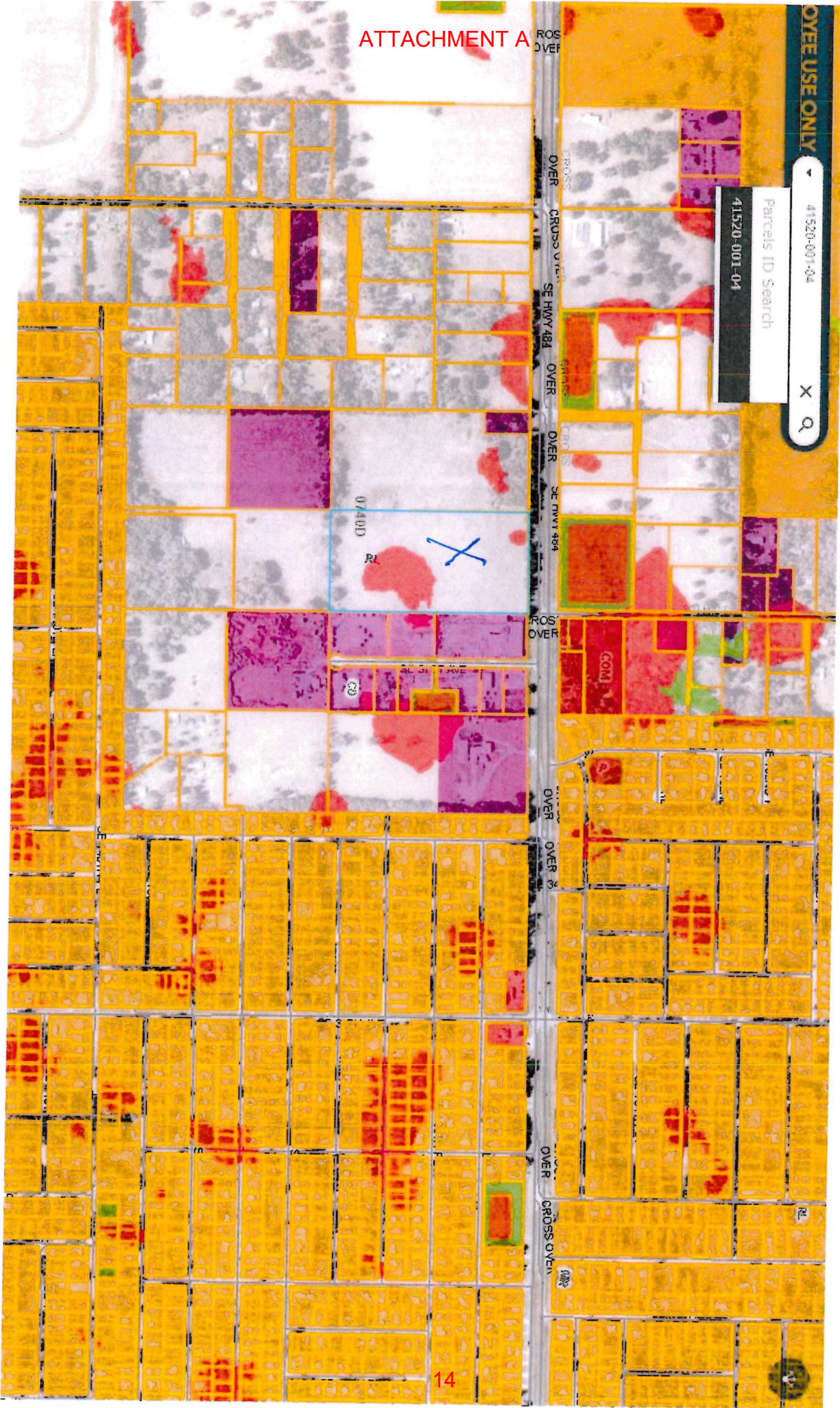
DOYEE USE ONLY

41520-001-04

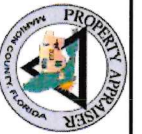
X Q

Parcels ID Search

41520-001-04



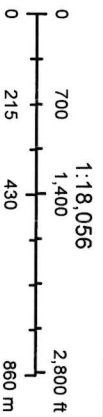
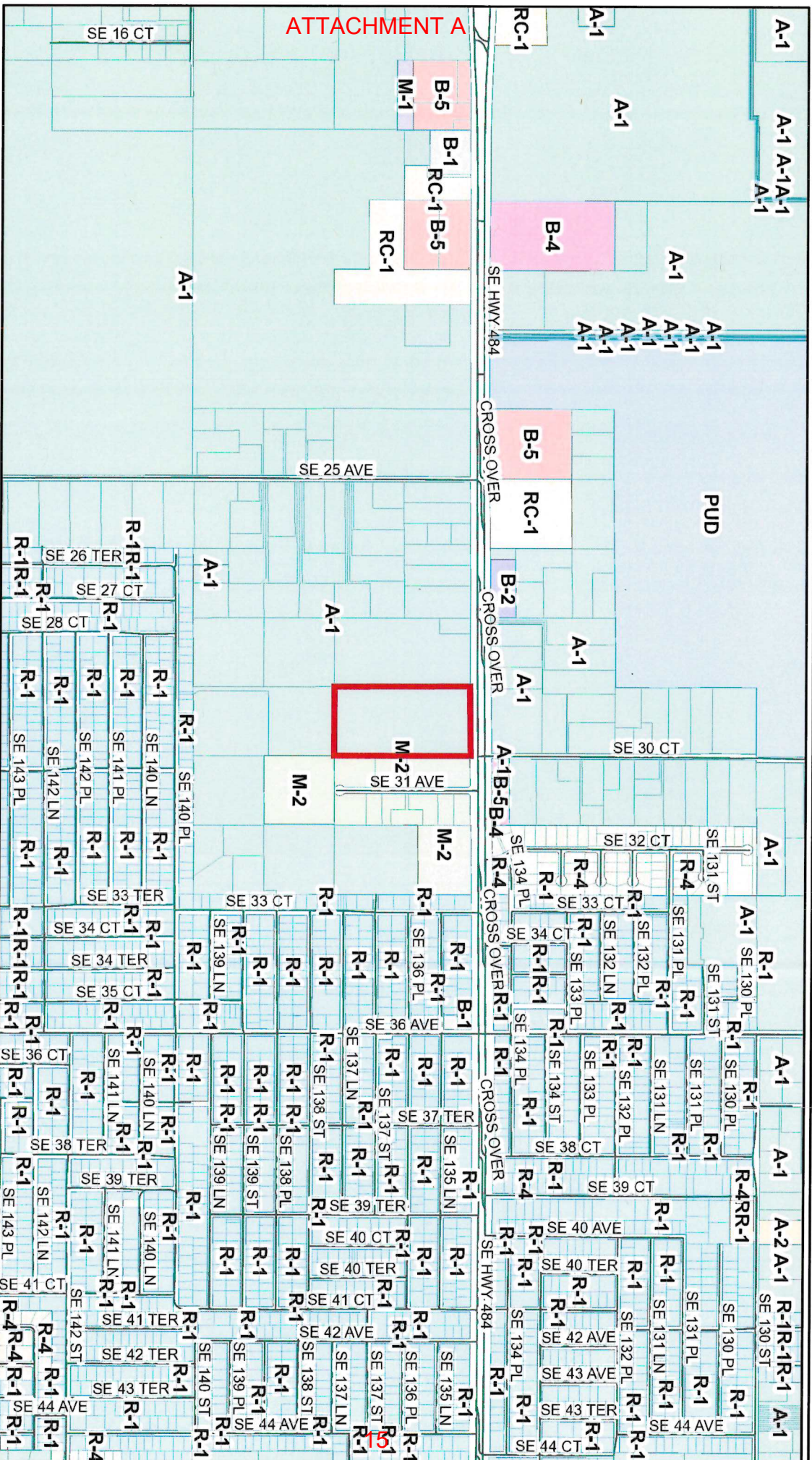
41520-001-04



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

41520-001-04

Last Updated 12/12/2024



[Map Title]

1/27/2025

Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



Prepared by and Return to:
Gary W. Smallridge
2797 SE HWY 484
Bellevue, FL 34420

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 07/25/2024 04:10:41 PM
FILE #: 2024097842 OR BK 8382 PGS 717-720
REC FEES: \$35.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Property Appraisers Parcel I.D. Number:
41520-001-04

41520-001-04

This Warranty Deed, Made the 28th day of June, 2024, by Gary W. Smallridge, a married man whose post office address is 2797 SE Highway 484 Bellevue, FL 34420, hereinafter called the First Grantor, and James G. Smallridge, a married man whose post office address is 2785 SE Highway 484 Bellevue, FL 34420, hereinafter called the Second Grantor, and Delbert C. Smallridge, a married man whose post office address is 2775 SE Highway 484 Bellevue, FL 34420, hereinafter called the Third Grantor, TO Gary W. Smallridge, a married man, whose post office address is 2797 SE Highway 484 Bellevue, FL 34420, hereinafter called the 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, whenever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 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, situated in Marion County, State of Florida, viz:

**20 Acres, More or Less, being more particularly described as:
See Exhibit "AA" attached legal description**

Subject To: Restrictions, easements and covenants of record, if any. Grantor Warrants this property is not his homestead nor contiguous thereto.

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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

ATTACHMENT A

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

Tammy Gilliam 5413 SE 107th St. Belleview, FL 34420

Signed, sealed and delivered in the presence of:

Tammy Gilliam
Witness Signature (as to First Grantor)

Tammy Gilliam
Printed Name

Harriette J. Watford
Witness Signature (as to First Grantor)

Harriette J. Watford
Printed Name

Tammy Gilliam
Witness Signature (as to the Second Grantor)

Tammy Gilliam
Printed Name

Harriette J. Watford
Witness Signature (as to the Second Grantor)

Harriette J. Watford
Printed Name

Tammy Gilliam
Witness Signature (as to the Third Grantor)

Tammy Gilliam
Printed Name

Harriette J. Watford
Witness Signature (as to the Third Grantor)

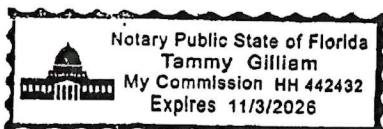
Harriette J. Watford
Printed Name

Harriette J. Watford 10722 SE 50th Ave Belleview, FL 34420

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 28th day of June 2024, by Gary W. Smallridge, and James G. Smallridge, and Delbert C. Smallridge who have all produced a Florida Driver's License as identification.

Notary Rubber Stamp Seal



Gary W. Smallridge
First Grantor Signature

Gary W. Smallridge
Printed Name of Grantor

2797 SE HWY 484 Belleview, FL 34420
Post Office Address

James G. Smallridge
Second Grantor Signature

James G. Smallridge
Printed Name

2785 SE HWY 484 Belleview, FL 34420
Post Office Address

Delbert C. Smallridge
Third Grantor Signature

Delbert C. Smallridge
Printed Name

2775 SE HWY 484 Belleview, FL 34420
Post Office Address

Tammy Gilliam
Notary Public
Print Name: Tammy Gilliam

EXHIBIT "AA"

SHEET 1 OF 2

DESCRIPTION:

THE EAST 660 FEET OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 22 EAST. EXCEPT THE SOUTH 706.67 FEET THEREOF. ALL BEING IN MARION COUNTY, FLORIDA AND CONTAINING 29.5 ACRES MORE OR LESS.

AND

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 10; THENCE ALONG THE SOUTH BOUNDARY OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 10 AND THE NORTH BOUNDARY OF BELLEVIEW HEIGHTS ESTATES UNIT 17, AS RECORDED IN PLAT BOOK G, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S89°33'05"W, A DISTANCE OF 586.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH BOUNDARY OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 10 AND THE NORTH BOUNDARY OF SAID BELLEVIEW HEIGHTS ESTATES UNIT 17, S89°33'05"W, A DISTANCE OF 73.20 FEET TO THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 10; THENCE DEPARTING THE SOUTH BOUNDARY OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 10 AND THE NORTH BOUNDARY OF SAID BELLEVIEW HEIGHTS ESTATES UNIT 17, ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION 10, N00°02'28"E, A DISTANCE OF 706.89 FEET; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2273, PAGE 135 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N89°34'14"E, A DISTANCE OF 42.65 FEET TO THE NW CORNER OF SAID LANDS, THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG THE WESTERLY BOUNDARY OF SAID LANDS, S00°03'19"W, A DISTANCE OF 654.45 FEET; THENCE CONTINUE ALONG THE WESTERLY BOUNDARY OF SAID LANDS S30°26'55"E, A DISTANCE OF 60.54 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.71 ACRES, MORE OR LESS.

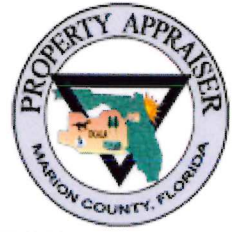
LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 22 EAST; THENCE ALONG THE SOUTH BOUNDARY OF THE SE 1/4 OF THE SW 1/4 OF SAID

EXHIBIT "AA"

SHEET 2 OF 2

SECTION 10 AND THE NORTH BOUNDARY OF BELLEVIEW HEIGHTS ESTATES UNIT 17, AS RECORDED IN PLAT BOOK G, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S89°33'05"W, A DISTANCE OF 586.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH BOUNDARY OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 10 AND THE NORTH BOUNDARY OF SAID BELLEVIEW HEIGHTS ESTATES UNIT 17, S89°33'05"W, A DISTANCE OF 73.20 FEET ; THENCE DEPARTING SAID BOUNDARY RUN N00°02'28"E, A DISTANCE OF 1326.55 FEET; THENCE RUN N89°34'14"E, A DISTANCE OF 660.35 FEET TO THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10; THENCE RUN S00°03'19"W, ALONG THE EAST LINE OF THE SW 1/4 OF SECTION 10, A DISTANCE OF 619.66 FEET; THENCE DEPARTING THE EAST LINE OF THE SW 1/4 OF SECTION 10 RUN S89°34'14"W, A DISTANCE OF 617.54 FEET; THENCE RUN S00°03'19"W, A DISTANCE OF 654.45 FEET; THENCE RUN S30°26'55"E, A DISTANCE OF 60.54 FEET TO THE POINT OF BEGINNING.



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

41520-001-04

Prime Key: 3388071

[MAP IT+](#)

Current as of 1/29/2025

[Property Information](#)SMALLRIDGE GARY W
2797 SE COUNTY HIGHWAY 484
BELLEVIEW FL 34420-8622[Taxes / Assessments:](#)

Map ID: 201

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 63

Acres: 20.21

[2024 Certified Value](#)

| | | | |
|----------------------|-----------|------------------------------|-------------|
| Land Just Value | \$363,335 | | |
| Buildings | \$0 | | |
| Miscellaneous | \$0 | | |
| Total Just Value | \$363,335 | Impact | |
| Total Assessed Value | \$3,577 | Land Class Value | (\$359,758) |
| Exemptions | \$0 | Total Class Value | \$3,577 |
| Total Taxable | \$3,577 | Ex Codes: 08 | \$3,577 |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2024 | \$363,335 | \$0 | \$0 | \$363,335 | \$3,577 | \$0 | \$3,577 |
| 2023 | \$466,395 | \$0 | \$0 | \$466,395 | \$5,369 | \$0 | \$5,369 |
| 2022 | \$466,395 | \$0 | \$0 | \$466,395 | \$4,130 | \$0 | \$4,130 |

[Property Transfer History](#)

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|-------------|------------------|-----|-----|-------|
| 8382/0717 | 06/2024 | 07 WARRANTY | 7 PORTIONUND INT | U | V | \$100 |
| 6305/0693 | 11/2015 | 09 EASEMNT | 0 | U | V | \$100 |
| 4958/0927 | 01/2008 | 07 WARRANTY | 0 | U | V | \$100 |
| 4838/0616 | 07/2007 | 07 WARRANTY | 7 PORTIONUND INT | U | V | \$100 |
| 4337/1535 | 02/2006 | 07 WARRANTY | 7 PORTIONUND INT | U | V | \$100 |
| 3989/0416 | 03/2005 | 07 WARRANTY | 0 | U | V | \$100 |

[Property Description](#)

SEC 10 TWP 17 RGE 22
 THE E 660 FT OF THE SW 1/4
 EXC THE S 706.67 FT THEREOF &
 COM AT THE SE COR OF SW 1/4 OF SEC 10 TH S 89-33-05 W 586.82 FT
 TO THE POB TH S 89-33-05 W 73.20 FT TH N 00-02-28 E 706.89 FT TH

ATTACHMENT A

N 89-34-14 E 42.65 FT TH S 00-03-19 W 654.45 FT TH S 30-26-55 E
60.54 FT TO THE POB

LESS & EXCEPT THE FOLLOWING:

COM AT SE COR OF SW 1/4 OF SEC 10 TH S 89-33-05 W 586.82 FT TO

POB TH S 89-33-05 W 73.20 FT TH N 00-02-28 E 1326.55 FT TH

N 89-34-14 E 660.35 FT TH S 00-03-19 W 619.66 FT TH S 89-34-14 W

617.54 FT TH S 00-03-19 W 654.45 FT TH S 30-26-55 E 60.54 FT TO POB

Parent Parcel: 41520-000-00

[Land Data - Warning: Verify Zoning](#)

| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class Value | Just Value |
|-------------------------------------|------|-------|-------|--------|-------|------|------|-----|-----|-----|-------------|------------|
| 6302 | | .0 | .0 | A1 | 20.21 | AC | | | | | | |
| 9994 | | 660.0 | .0 | A1 | 1.00 | UT | | | | | | |
| Neighborhood 9484 - CR 484 E OF I75 | | | | | | | | | | | | |
| Mkt: 10 70 | | | | | | | | | | | | |

[Miscellaneous Improvements](#)

| Type | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|------|-----------|------|------|---------|-------|--------|-------|
|------|-----------|------|------|---------|-------|--------|-------|

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|-------------|
| | | | |
| | | | |
| | | | |