

18.50
.70
19.20

Warranty Deed

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 08/11/2023 04:30:51 PM
FILE #: 2023103614 OR BK 8121 PGS 1316-1317
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

This Warranty Deed, executed this 7 day of July, 2023, by Jay Albert Pasco, II, an unmarried man, whose mailing address is 11272 NW 220th Street, Micanopy, Florida 32867 (Grantor) to Jay Albert Pasco, II, whose mailing address is 11272 NW 220th Street, Micanopy, Florida 32867 and Linda S. Nunemacher, whose mailing address is 4200 N. Pebble Creek Parkway, Apt. 1104, Goodyear, Arizona 85395, as joint tenants with full right of survivorship, (Collectively Grantee).

WITNESSETH

That Grantor, for and in consideration of \$10.00 and Love and Affection and other good and valuable consideration, the receipt and adequacy whereof is hereby acknowledged, has quit claimed, granted, bargained and sold unto the Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described real property lying and being in County of Marion, State of Florida, to wit:

Legal Description Labeled Exhibit A Attached Hereto and By Reference Incorporated Herein.
Parcel Identification Number: 01574-000-00

To Have and to Hold the same together with all and singular the appurtenances there unto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity.

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.

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

Signed, sealed and delivered in the presence of:

Marlene Larsen
Witness #1

Marlene Larsen
Please print full name

Lindsey Farris
Witness #2

Lindsey Farris
Please print full name

Jay Albert Pasco II
Jay Albert Pasco, II

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this 7th day of July, 2023, before me, an officer duly authorized aforesaid to take acknowledgments, by means of physical presence or online notarization, known to be the person described herein and he acknowledged before me that he executed the same for the purposes therein contained and that he is personally known to me and 61, PL 02 was given as identification.

WITNESS my hand and official seal in State and County aforesaid, this 7th day of July, 2023.

Lindsey Farris
Notary Public

This instrument prepared at the request of the Grantee herein without recommendation or opinion of title by and return to:
Daniel Hicks, P.A.
421 South Pine Avenue
Ocala, Florida 34471

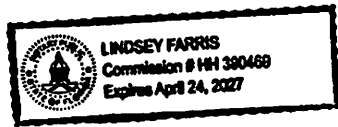


Exhibit A

Commencing 13 1/3 chains West of the Northeast corner of Section 9, Township 12 South, Range 20 East; thence run West 13 1/3 chains; thence South 12 chains; thence East 13 1/3 chains; thence North 12 chains, to the Point of Beginning.

AND

The North 8 chains of the East 13.14 chains of the West 2/3 of said Section 9.

LESS AND EXCEPT

A portion of the East 13.14 chains, (880 feet) of the North 8 chains (528.0 feet) of the West 2/3 of Section 9, Township 12 South, Range 20 East, lying East of County Highway No. N-329, being more particularly described as follows:

Commencing at a County concrete monument at the Northwest corner of the NE 1/4 of Section 9, Township 12 South, Range 20 East; thence S. 00°19'11" W., along the West boundary line of the East 1/2 of said Section 9, Township 12 South, Range 20 East, a distance of 27.40 feet to an iron rod and cap stamped P.L.S. 2418, being at an intersection of the South right of way line of NW 220th Street, with the Easterly right of way line of County Highway No. N-329, said point being the Point of Beginning of Tract No. 1 as described herein; thence N. 89°58'26" E., along said South right of way line, a distance of 537.19 feet to an iron rod and cap stamped P.L.S. 2418; thence S. 04°36'53" W., a distance of 507.96 feet to an iron rod and cap stamped P.L.S. 2418; thence N. 89°43'22" W., a distance of 419.64 feet to an iron rod and cap stamped P.L.S. 2418 on the Easterly right of way line of County Highway No. N-329; thence N. 08°39'04" W., along said Easterly right of way line, a distance of 509.85 feet to the iron rod and cap at the Point of Beginning.

ALSO LESS AND EXCEPT road right of way.

TOGETHER WITH: YEAR Single Wide Mobile Home Florida Title number 42448286, Vehicle Identification number 0221111 which is permanently affixed to, a part of, and being sold with the real property described above.

All lying and being in Marion County, Florida.

Parcel Identification Number: 01574-000-00



NW 220TH ST

Lucy R Cox
Michael D. Cox
(Lucy is Jay's sister)
3 acres

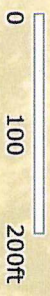
11280
Jay Pasco - Brother
Linda nymacher
11272 11268
parent parcel
17.45 acres

0104D

0108D

A-1

A-1



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W I T N E S S E T H

That Grantor, for and in consideration of \$10.00 and Love and Affection and other good and valuable consideration, the receipt and adequacy whereof is hereby acknowledged, has quit claimed, granted, bargained and sold unto the Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described real property lying and being in County of Marion, State of Florida, to wit:

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

Signed, sealed and delivered in the presence of:

Marlene Larsen
Witness #1
Marlene Larsen
Please print full name
Lindsey Farris
Witness #2
Lindsey Farris
Please print full name

Jay Albert Pasco II
Jay Albert Pasco, II

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this 7th day of July, 2023, before me, an officer duly authorized aforesaid to take acknowledgments, by means of physical presence or online notarization, known to be the person described herein and he acknowledged before me that he executed the same for the purposes therein contained and that he is personally known to me and 60, FL 02 was given as identification.

WITNESS my hand and official seal in State and County aforesaid, this 7th day of July, 2023.

Lindsey Farris
Notary Public

This instrument prepared at the request of the Grantee herein without recommendation or opinion of title by and return to:
Daniel Hicks, P.A.
421 South Pine Avenue
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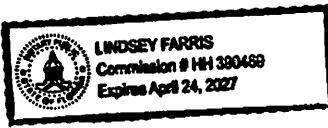


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Parcel Identification Number: 01574-000-00

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

01574-000-00

[GOOGLE Street View](#)

Prime Key: 29769

[MAP IT+](#)

Property Information

PASCO JAY ALBERT II
 NUNEMACHER LINDA S
 11272 NW 220TH ST
 MICANOPY FL 32667-7341

Taxes / Assessments: \$2,551.65
 Map ID: 82
Millage: 9002 - UNINCORPORATED

M.S.T.U.
PC: 62
 Acres: 20.45

[More Situs](#)
 Situs: 11272 NW 220TH ST MICANOPY

Current Value

Land Just Value	\$295,238		
Buildings	\$90,489		
Miscellaneous	\$28,422	Impact	
Total Just Value	\$414,149	Land Class Value	(\$292,289)
Total Assessed Value	\$121,860	Total Class Value	\$58,125
Exemptions	(\$50,722)	<u>Ex Codes:</u> 01 38 08	\$177,036
Total Taxable	\$71,138		
School Taxable	\$96,860		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$295,238	\$90,489	\$28,422	\$414,149	\$121,860	\$50,722	\$71,138
2024	\$310,213	\$91,919	\$28,422	\$430,554	\$117,554	\$50,000	\$67,554
2023	\$273,201	\$87,645	\$25,061	\$385,907	\$113,016	\$50,000	\$63,016

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8121/1316	07/2023	07 WARRANTY	0	U	I	\$100
5255/1241	09/2009	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$375,000
2612/1429	08/1984	71 DTH CER	0	U	I	\$100

Property Description

SEC 09 TWP 12 RGE 20
 COM 13 1/3 CHS W OF NE COR TH W 13 1/3 CHS
 TH S 12 CHS TH E 13 1/3 CHS TH N 12 CHS &
 N 8 CHS OF E 13.14 CHS OF W 2/3

EXC COM AT THE NW COR OF NE 1/4 OF SEC 9 TH S 00-19-11 W

27.40 FT TO THE POB TH N 89-58-26 E 537.19 FT TH
 S 04-36-53 W 507.96 FT TH N 89-43-22 W 419.64 FT TH
 N 08-39-04 W 509.85 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		792.0	1,430.0	A1	1.00	AC	13,800.0000	1.00	1.70	1.00	23,460	23,460
6206		.0	.0	A1	10.16	AC	13,800.0000	1.00	0.94	1.00	1,890	131,796
9994		1,200.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
0200		.0	.0	A1	.50	AC	13,800.0000	1.00	2.37	1.00	16,353	16,353
6115		.0	.0	A1	8.39	AC	13,800.0000	1.00	0.94	1.00	1,628	108,835
0100		.0	.0	A1	.40	AC	13,800.0000	1.00	2.68	1.00	14,794	14,794
Neighborhood 0171											Total Land - Class \$58,125	
Mkt: 1 70											Total Land - Just \$295,238	

Traverse

Building 1 of 3

RES01=L50D36R50U36.L50
 FOP02=L9D36R9U36.D36R15
 FSP03=D12R24U12L24.
 DCK04=D9L18U9R18.R35U10
 DCK05=U18R9D18L9.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 9 - 40-99 YRS
Condition 3
Quality Grade 400 - FAIR
Inspected on 4/7/2025 by 233

Year Built 1970
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 172

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01 16	- BOARD & BATTEN	1.00	1970	N	0 %	0 %	1,800	1,800
FOP 02 01	- NO EXTERIOR	1.00	1970	N	0 %	0 %	324	324
FSP 03 01	- NO EXTERIOR	1.00	1970	N	0 %	0 %	288	288
DCK 04 01	- NO EXTERIOR	1.00	1970	N	0 %	0 %	162	162
DCK 05 01	- NO EXTERIOR	1.00	1970	N	0 %	0 %	162	162

Section: 1

Roof Style: 12 HIP	Floor Finish: 28 SOFTWD ON WOOD	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: 0	Garbage Compactor: N
	Fireplaces: 0	Extra Fixtures: 2	

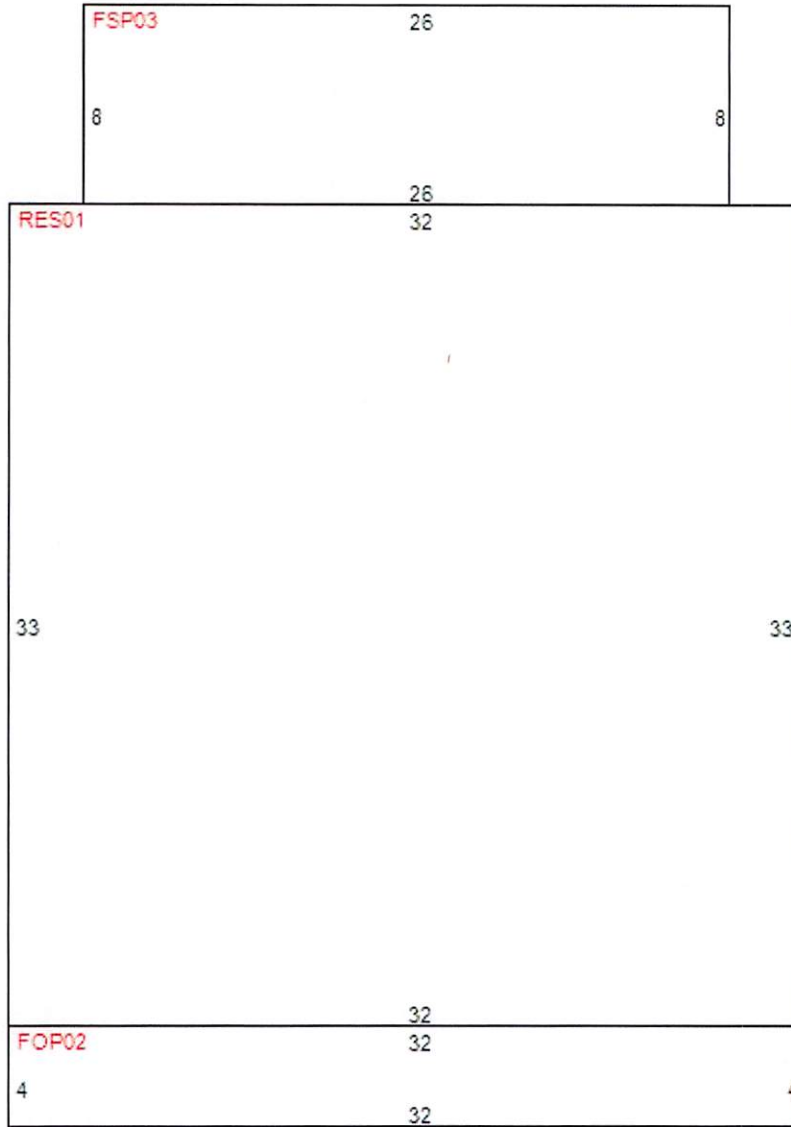
Foundation: 3 PIER
A/C: Y

Intercom: N
Vacuum: N

Traverse

Building 2 of 3

RES01=L32U33R32D33.
 FOP02=D4L32U4R32.U33L3
 FSP03=U8L26D8R26.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 4
Quality Grade 300 - LOW
Inspected on 4/7/2025 by 233

Year Built 1995
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 130

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	16 - BOARD & BATTEN	1.00	1995	N	0 %	0 %	1,056	1,056

FOP 0201 - NO EXTERIOR	1.00	1995	N	0 %	0 %	128	128
FSP 0301 - NO EXTERIOR	1.00	1995	N	0 %	0 %	208	208

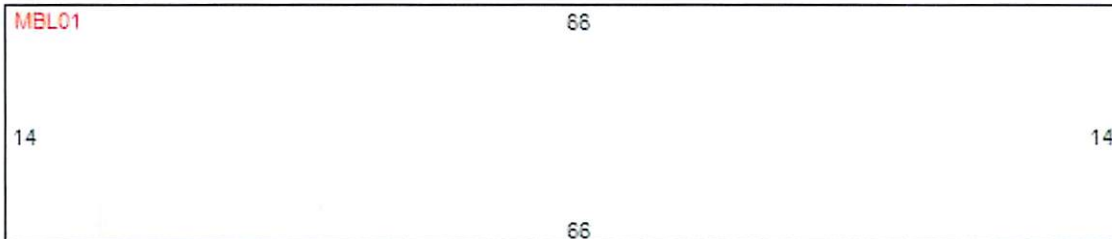
Section: 1

Roof Style: 12 HIP	Floor Finish: 28 SOFTWD ON WOOD	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
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
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

[Traverse](#)

Building 3 of 3

MBL01=L66D14R66U14.



[Building Characteristics](#)

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0

Year Built 1985
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%