



**Marion County
Board of County Commissioners**

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

APPLICATION COMPLETE
DATE COMPLETED 10/14/25
INITIALS EM
TENTATIVE MEETING DATES
P&Z PH 12/29/25
BCC/P&Z PH 1/20/26

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: allowing to run business from residence

and use property to store business vehicle(s) and equipment
when not in use. D&D Tree & Land Clearing Inc.

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** R4

Parcel account number(s): 1029-005-010 ; 1028-004-009

Property dimensions: 225'x100' ; 350'x110' **Total acreage:** 1.4

Directions: From Co. Rd 316, travel South on 150th Ave ; Turn Left onto
NE 140th St ; At end of Road Turn Left onto 154th Ave ; Last(only) house at end of Road.

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.**

Trina Lester Roy Lester Jr.

David Craft

Property Owner name (please print)

14265 NE 245th Street Rd

Applicant or agent name (please print)

14100 NE 154th Ave

Mailing Address

Fort McCoy FL 32134

Mailing Address

Fort McCoy FL 32134

City, State, Zip code

352-445-2650

City, State, Zip code

352-425-9945

Phone number (include area code)

lester Trina @ gmail.com

Phone number (include area code)

DdtreeandLandClearing.inc
@gmail.com

E-mail address

Trina Lester Roy Lester

E-mail address

David Craft

Signature

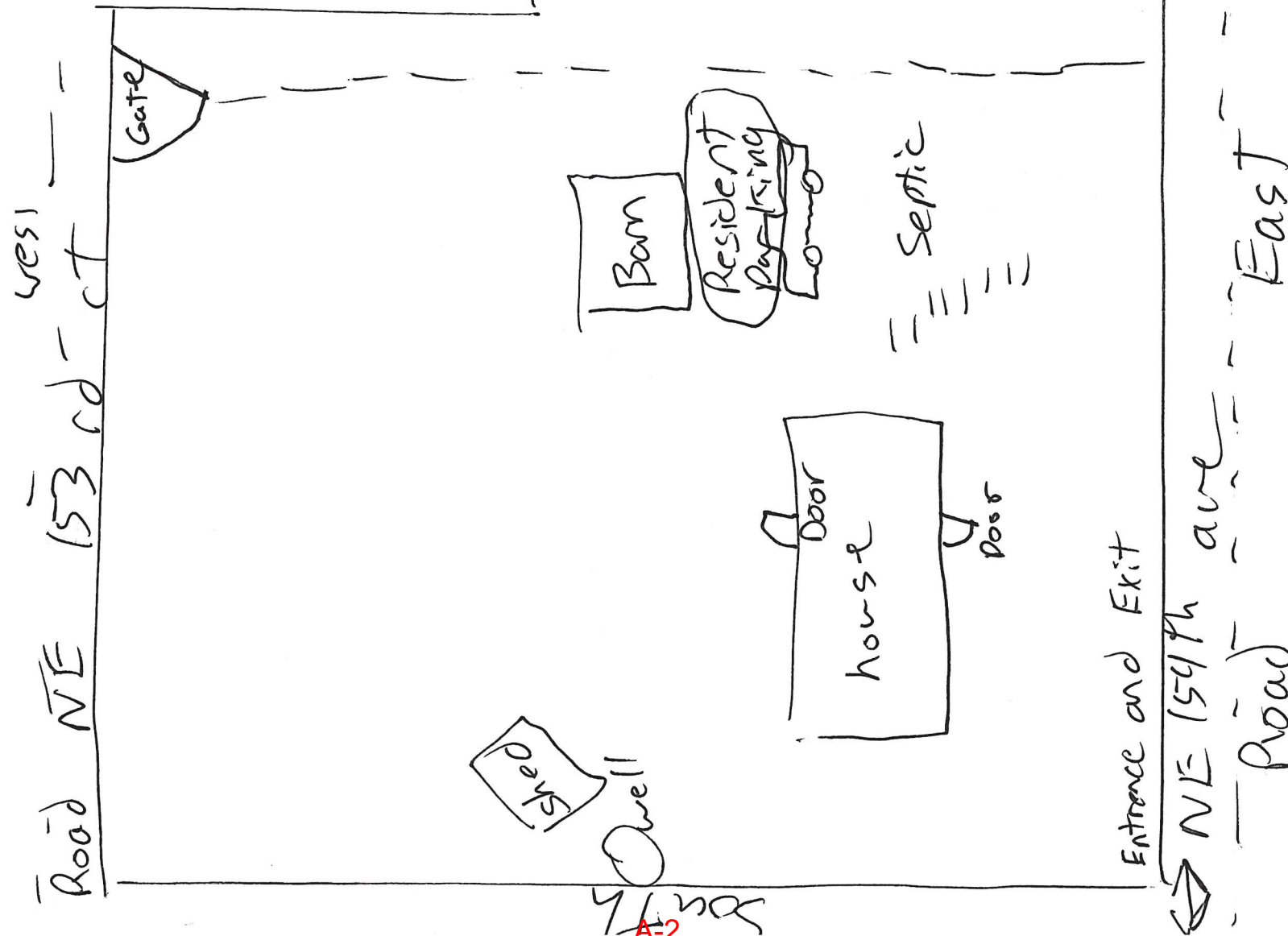
Signature

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. <u>2025 10 0045</u>	Code Case No.: <u>993781 - 10m SAPP</u>		Application No.: <u>33513</u>		
Rcvd by: <u>EM</u>	Rcvd Date: <u>10/14/25</u>	FLUM: <u>RL</u>	Zoning Map No. <u>302</u>	Rev: 07/1/2019	

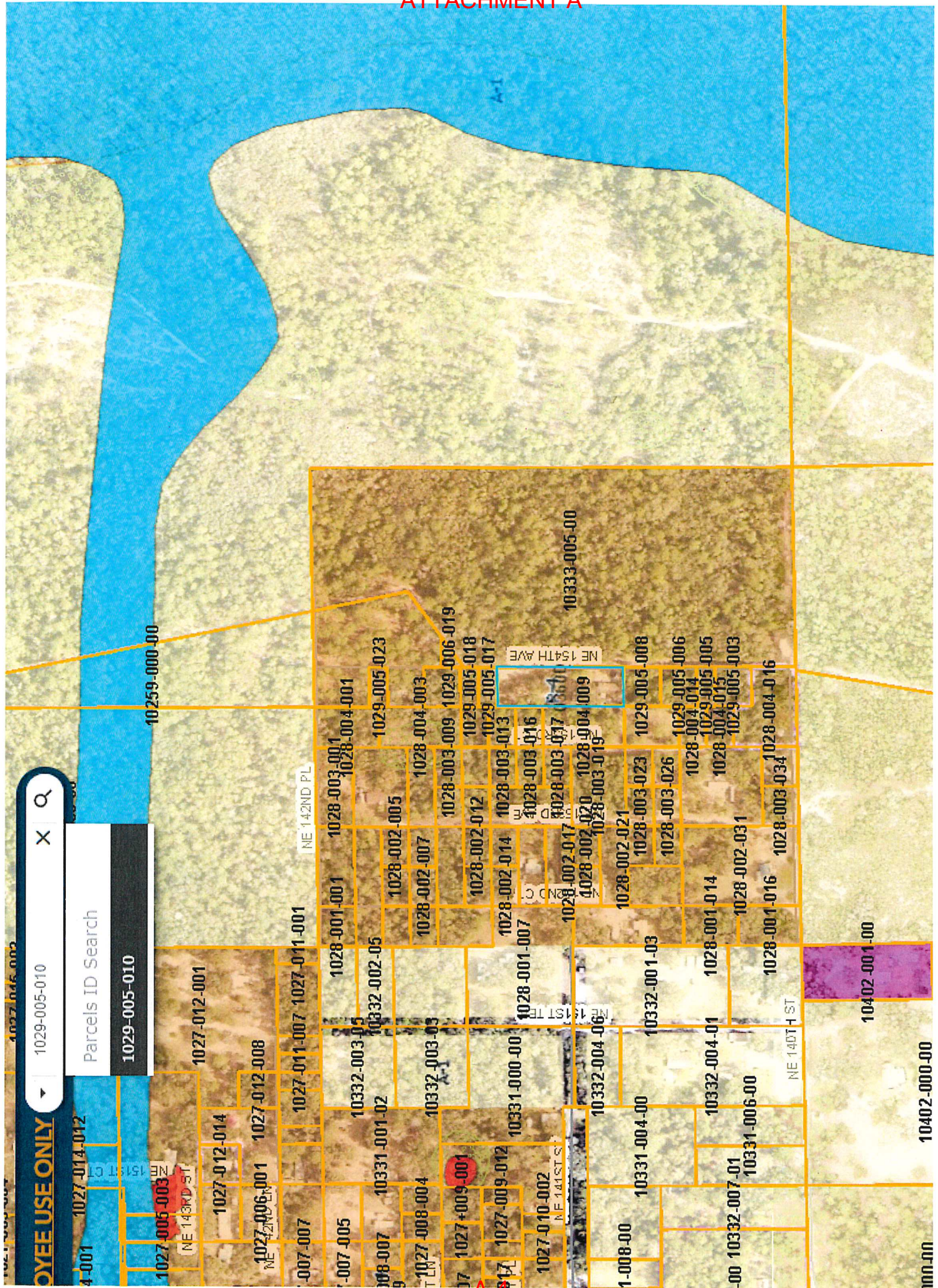
5#

North



Application Findings of Facts – Special Use Permit Request

1. Access to property will be from NE 154th Avenue for parcel 1029-005-010 and NE 153 Ct for parcel 1028-004-009. These are existing entrance / exit points for each of these parcels. They are used by the residents as well as the business. No changes are required.
2. There will be no client parking area as clients do not visit business location. Business vehicle(s), trailers and any equipment will be parked on dirt/grass area within the existing parcels. They do not block or impede the residence or their guests.
3. No refuse pick up is required from business location. Business generated “refuse” does not come back to business site. It stays on job site or is picked up by licensed tree debris company.
4. Utilities, business does not require additional utilities to be added to the property beyond what exists. No need for additional lights, wells or the like.
5. Property line along NE 153 Ct has privacy fencing (western edge). No residents/neighbors are on 154th Ave (eastern edge). Remaining northern property lines are bordered by unimproved wooded properties or Gore’s Landing Management Area. The southern border of both parcels is used by the residence and not business.
6. No signage is needed on this property. Neighbors are approximately 300-480 feet from the entrance of the property on NE 153rd Court. Unlit business sign is posted at entrance to NE 140th St just as the neighborhood sign saying, “Country Club Blvd”. There are two existing Clay Electric light poles on NE 154th Ave that continue to be used by the residence.
7. All yards and green spaces will be complied with, if required.
8. Note: no other businesses or residences are on any adjacent property. Natural surroundings of unimproved wooded property provide a natural barrier for sound and lights. Please note, that NE 140th St used to be the northern entrance into Gore’s Landing Management Area. The neighborhood received heavy traffic to include horse trailers and guests, hunters, and park visitors. This business does not generate excess traffic to the neighborhood. Additionally, the business owner routinely participated in maintaining the road both prior to operating the business and while residing on the property. The business will continue to participate in maintaining the privately maintained road, NE 140th Street (also known as Country Club Blvd).
9. Yes, we would be willing to meet any special conditions necessary to get this special use permit.





Prepared by:
Michael Anthony
South Bay Title Insurance Agency, Inc.
811 Cypress Village Blvd. - Suite A
Ruskin, Florida 33573



File Number: 06124157

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 12/29/2006 11:19:54 AM
FILE #: 2006203721 OR BK 04669 PG 0642

RECORDING FEES 10.00

DEED DOC TAX 420.00



General Warranty Deed

Made this December 21, 2006 A.D. By **WILLIAM E. ALEXANDER, a single man**, hereinafter called the grantor, to **ROY T. LESTER, JR. and TRINA LESTER, husband and wife**, whose post office address is: 407 3rd Street, N.W., Ruskin, FL 33570, 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:

Block E, Sites Number 10, 11, 12, 13, 14, 15 and 16, SOUTH EUREKA CAMPSITES #1, more particularly described as follows: The West 110.0 feet of the North 350.0 feet of the South 825.0 feet of the East 1/2 of Government Lot Number 12, Section 16, Township 13 South, Range 24 East.

Subject to an Easement for Ingress and Egress along the East 10.0 feet hereof.

Parcel ID Number: 1029 0005 010

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; 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, 2006.

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:

Witness Signature [Signature]

Witness Printed Name MICHAEL ANTHONY

Witness Signature [Signature]

Witness Printed Name MICHAEL ANTHONY

[Signature]
WILLIAM E. ALEXANDER
Address: 14135 N.E. 154TH AVE, FT. HILLCITY, FL 32134

Address:

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 21st day of December, 2006, by **WILLIAM E. ALEXANDER**, who is/are personally known to me or who has produced Drivers License as identification.

[Signature]
Notary Public

DEED Individual Warranty Deed - Legal on Face
Closers' Choice



PROPERTY :
PARCEL # : 1028-004-009

SELLING OFC : Dynex Realty Corp.
SELLING AGENT :

CONTRACT FOR DEED (RECORDABLE)

THIS CONTRACT dated _____ by and between:

SELLER: Dennis W. Grebey
Address : 303 Redwing Rd Donnellan FL 34431
Phone : _____
and
BUYER: Trina L. Lester
Address : 14100 NE 154th Ave Fort McCoy FL 32134
Phone : 352-304-8874 SS# _____



1. **AGREEMENT TO PURCHASE:** It is hereby agreed that SELLER shall sell and BUYER shall buy and pay for the real estate described herein, according to ALL TERMS AND CONDITIONS AS HEREINAFTER PROVIDED.

2. **PURCHASE PRICE AND TERMS:** The purchase price that BUYER is obligated to pay SELLER, and the manner by which the purchase price is to be paid is as follows:

(A) PURCHASE PRICE	.....	\$	6,500.00
(B) DOWN PAYMENT	.....	\$	0
(C) UNPAID BALANCE	.....	\$	6,500.00
(D) MONTHLY PAYMENT	.....	\$	300.00
(E) INTEREST RATE (per annum)	.....	%	0
(F) DATE OF FIRST PAYMENT	.....		July 21 X. 2014
(G) NUMBER OF PAYMENTS (appx., assume timely payments)	.....		22

3. **UNPAID BALANCE:** The unpaid balance of the cash price is payable in minimum monthly payments as shown above, and will bear per annum interest as shown above. Installments are due on the first (1st) of each month until the entire amount has been paid in full. Interest shall be computed from the date of the last payment, and payments shall be applied first to interest and the balance to principal. BUYER AGREES to note the Tract number and Subdivision name with the payment, make check payable, and mail payments to:

4. **LATE PAYMENT PENALTY:** All payments are due on the first of the month and MUST be paid WITHIN TEN (10) DAYS OF DUE DATE TO AVOID LATE PENALTY. BUYER shall pay a penalty of ~~\$20.00~~ (or 5%) of the payment amount due, whichever is greater, in addition to the monies called for herein, for any and each late payment which is received after the tenth (10th) of the month and/or for any returned check. Such penalty shall be payable upon demand and if not included with the payment, may be deducted from the principal portion of the payment that is made. Such penalty may be increased upon thirty (30) days notice to BUYER, but may not be increased more than 25% per year. This Contract is in Default if payment is not received within thirty (30) days of due date. N/A

5. **BUYER'S ESTIMATED COSTS:** Buyer shall pay for all documentary stamps, recording fees, and intangible tax imposed by the State of Florida by virtue of the execution and delivery of this Contract. Total possible BUYER's costs (subject to change) are estimated as follows:

(A) LOAN PROCESSING FEE	.....	\$	50.00
(B) INTANGIBLE TAX ON CONTRACT FOR DEED	.....	\$	0
(C) DOCUMENTARY STAMPS ON CONTRACT FOR DEED	.....	\$	81.25
(D) RECORDING FEE	.....	\$	44.00
(E) CONVEYANCE DOCUMENTARY STAMPS	.....	\$	0
BUYER'S COSTS OF CONTRACT FOR DEED			
(F) RECORDING OF DEED	.....	\$	81.25
(G) RECORDING OF MORTGAGE	.....	\$	0
(H) TITLE INSURANCE (OPTIONAL)	.....	\$	0
(I) BUYER'S ATTORNEY'S FEE (OPTIONAL)	.....		varies
BUYER'S COSTS OF DEED AND MORTGAGE			
	...	\$	81.25

TITLE INSURANCE and LEGAL FEES are not a requirement of this Contract, however, both SELLER and REAL ESTATE BROKER recommend that BUYER seek the services of an attorney. SELLER or SELLER's attorney or representative shall prepare all instruments, including Deed, Purchase Money Mortgage and Promissory Note.



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 07/18/2014 09:04:48 AM
FILE #: 2014068223 OR BK 6069 Pgs 1968-1971
REC FEES: \$35.50 INDEX FEES: \$0.00
DDS: 45.50 MDS: 22.75 INT: 13.00

6. **PERSONAL INSPECTION:** Buyer acknowledges and represents to SELLER that he has personally inspected and investigated the physical nature and condition of the real estate; that no representation has been made regarding the real estate that BUYER has not verified. BUYER accepts the real estate "AS IS" as of the date of this Contract. If the real estate is unimproved vacant land, Buyer has made his own investigation about the value of the real estate, availability of water supply, sewage disposal, electric and telephone service, gas and fire protection.

7. **CONDITION OF REAL ESTATE AND RISK OF LOSS:** Buyer accepts possession of the real estate in its present condition as of the date of this Contract. All risk of loss or damage to the real estate hereafter, by act of God or other casualty, until the fulfillment of this Contract, is assumed by BUYER.

8. **USE OF REAL ESTATE:** Buyer shall use and occupy the real estate in compliance with Declaration of Protective Covenants and Restrictions recorded or attached hereto, if any. BUYER shall comply with all governmental laws, ordinances, rules and regulations pertaining to the real estate. BUYER AGREES THAT IF HE VIOLATES THE PROVISIONS OF THIS PARAGRAPH, SAID VIOLATION(S) SHALL BE A DEFAULT UNDER THIS CONTRACT.

9. **POSSESSION:** Possession of the real estate is delivered to BUYER only upon full execution of this Contract by SELLER.

10. **PREPAYMENT PRIVILEGE:** BUYER shall have the right to prepay all or part of the unpaid balance of principal at any time with interest to date of payment without penalty. All prepayments will be applied to the last payments due, and will not affect the Buyer's obligation for the next ensuing payments.

11. **REAL ESTATE TAX PRORATION:** Taxes shall be prorated from the date of this Contract. Upon receipt of the tax bill, SELLER shall pay total amount of taxes and shall add BUYER'S portion of taxes to outstanding balance of principal owed by BUYER. Upon notification of taxes being paid, BUYER shall repay to SELLER all tax monies that SELLER has paid on BUYER'S behalf. BUYER shall pay all future taxes against said lands either directly to TAX Collector or as a reimbursement to SELLER, as directed by SELLER.

12. **TITLE EXCEPTIONS:** The real estate described in this Agreement has been conveyed by SELLER to BUYER subject to taxes for this year; zoning ordinances; rights-of-way for ingress and egress, both public and private; easements for utilities, if any; such statement of facts as an accurate survey or visual inspection would disclose; and Conditions, Reservations, Restrictions and Limitations as appear in the Declaration of Protective Covenants and Restrictions attached hereto, if any. SELLER expressly reserves the right to grant easements for the creation, construction and maintenance of utilities including, but not limited to, gas, telephone, electric and cable television. Such easements and rights-of-way are to be located as directed by SELLER in conjunction with the utility company concerned. Upon request, BUYER will join in execution of said easements.

13. **INSURABLE TITLE:** SELLER shall deliver insurable title to BUYER, subject only to title exceptions shown in this agreement. In the event that SELLER is unable to deliver insurable title to BUYER, SELLER will, cure any defects, or at the option of BUYER, return to BUYER all monies paid under this Contract in full settlement of any claims, whereupon all parties shall be relieved from any and all obligations hereunder, or BUYER can take title to the real estate in "AS IS" condition.

14. **DELIVERY OF WARRANTY DEED:** Upon full and complete payment of the purchase price or all other sums of money payable hereunder by BUYER, and upon BUYER'S performance of all his covenants contained herein, SELLER shall convey said lands to BUYER by Warranty Deed, clear of all encumbrances except those Title exceptions shown in this agreement. Upon receipt of 20% of principal amount of the total purchase price or more on this transaction, upon request of either party, SELLER agrees to execute a Warranty Deed Subject to any existing Mortgages and take back a Promissory Note and Purchase Money Mortgage on said property, provided that BUYER is not, in default as to the terms of this Contract. SELLER reserves the right to convey title to BUYER AT ANY TIME, and BUYER agrees to pay all costs and execute a Promissory Note and Purchase Money Mortgage encumbering the herein described property.

15. **SELLER TO PAY ENCUMBRANCES:** If the real estate is subject to any Mortgage stated in this agreement at the time this sale is made, SELLER shall make all payments upon and keep current said existing Mortgage(s). At any time that BUYER shall pay in full the total purchase price for the real estate, SELLER shall promptly cause the real estate to be released from any and all Mortgage(s). Seller shall have the right to Mortgage or refinance existing mortgage(s) covering the subject real estate or assign this Agreement as collateral for loans. In that event, Buyer shall be notified, and upon refinancing Buyer will subordinate to such refinancing.

16. **NO FURTHER ENCUMBRANCES BY BUYER:** Prior to the fulfillment of these Contract conditions, and prior to payment in full of this Contract for Deed, BUYER agrees not to further encumber the real estate.

17. **IMPROVEMENTS REMAIN:** BUYER understands and agrees that any improvements made to the real estate shall remain on and with the real estate.

18. **CONDEMNATION:** All proceeds or any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the real estate, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to SELLER and shall be applied to the sums secured by this Contract, with the excess, if any, paid to BUYER.

19. **DAMAGE TO PROPERTY:** BUYER consents and agrees not to commit, permit or suffer any waste, impairment or deterioration of the real estate. This means there shall be NO COMMERCIAL CUTTING OF TREES (except for the clearing of homesites, access roads to homesites and utilities easements).

20. **INSPECTION:** SELLER or his AGENT may make or cause to be made reasonable entries upon and inspections of the real estate, provided that SELLER or his AGENT shall give BUYER notice prior to any such inspection specifying reasonable cause related to SELLER'S interest in the real estate.

21. **ASSIGNMENT OF CONTRACT BY BUYER:** This Contract for Deed and the rights and interests hereunder are NOT TRANSFERABLE BY BUYER without prior written consent of SELLER (Not to be unreasonably withheld), and then only on such terms, conditions and proper procedures as may be established by SELLER. Proper procedures include payment of an ASSIGNMENT AND ASSUMPTION FEE and verification that the credit of the person to whom the real estate is being sold or transferred is satisfactory.

3

22. ASSIGNMENT OF CONTRACT BY SELLER: SELLER may assign his interest in this Contract, and agrees to give BUYER notice of said assignment.

23. DEFAULT: TIME IS OF THE ESSENCE IN PERFORMING ALL OBLIGATIONS, TERMS AND CONDITIONS OF THIS CONTRACT. Any waiver by SELLER of any particular default under the terms and provisions of this Contract shall only be considered as a waiver of that particular default and not a waiver of any other default. In the event BUYER fails to make any payment of any part of the purchase price or in the performance of any other obligation under this Contract, then SELLER may exercise the following rights in addition to any other rights available to him under Florida law:

A) Terminate this Contract and retain all sums of money theretofore paid by BUYER as liquidated damages, and as a reasonable rent for use of the subject property. SELLER may then reenter said premises and take possession thereof, and BUYER AGREES TO SURRENDER POSSESSION OF SAID PROPERTY AND EXECUTE AND DELIVER TO SELLER A QUIT-CLAIM DEED THERETO; (OR)

B) Accelerate all sums of money secured by this Contract, whether by the literal terms hereof or not, and foreclose this Contract, in which event BUYER agrees to pay ALL COSTS AND EXPENSES of foreclosure and collection, including a reasonable attorney's fee.

24. ACCELERATION: Time of payment shall be an essential part of this Contract. If any monthly installments under this Contract are not paid when due and remain unpaid for a period in excess of thirty (30) days after due date, or if BUYER should default on any of the terms and conditions of this Contract, the ENTIRE PRINCIPAL AMOUNT OUTSTANDING AND ACCRUED INTEREST THEREON SHALL AT ONCE BECOME DUE AND PAYABLE at the option of SELLER. While in default, this Contract shall accrue interest at eighteen percent (18%) or the HIGHEST LEGAL RATE. SELLER may exercise this option to accelerate during any default by BUYER and regardless of any prior forbearance. Failure to exercise such option shall not constitute a waiver of the right to exercise it in the event of any subsequent default.

25. REMEDIES CUMULATIVE: All remedies provided in this Contract for Deed are distinct and cumulative to any other right or remedy under this Contract, or afforded by law or equity, and may be exercised independently, concurrently or successively.

26. CONSTRUCTION OF AGREEMENT: This Contract shall be construed under and in accordance with the laws of the State of Florida. If any provision of this Contract for Deed is construed or interpreted by a court to be void, invalid, or unenforceable, then such provision shall be deemed separable from the remaining provisions and shall not affect the validity or enforceability of the remaining provisions.

27. ADDRESS: Parties agree to immediately notify each other of any change of address.

28. ENTIRE AGREEMENT: This Contract for Deed constitutes the entire agreement between the parties and contains all of the understanding between the parties. This Contract shall be binding upon and inure to the benefit of heirs, legal representatives, devisees, administrators, executors, successors and assigns of each of the parties. "SELLER" and "BUYER" are used as singular and plural, as context requires, without regard to gender.

29. LEGAL DESCRIPTION OF REAL ESTATE:

Sec 16 TWP 13 RGE 24

Plat book UNR Pg. 240

South Eureka Sites

Blk D Lots 9, 10, 11 Being more fully described as follows:

30. SUBJECT TO:

Com at SW Cor of Gov Lot 12 th Ely 662.58 ft.
th N 00-48 E. 475 ft to POB th N 00-48 E 225 ft.
th S 89-53 W 113.42 ft th S 00-48-225 ft th
N 89-53-E 113.14 ft to POB Sub to
easement for ingress alg wly 10 ft Hereof.

31. COMMISSION TO BROKER: SELLER acknowledges the employment of DYKES REALTY CORP. as BROKER, and AGREES TO PAY said BROKER the sum of \$_____ as commission, \$_____ payable upon closing of this transaction and \$_____ plus interest on the unpaid balance at the same rate as Seller receives from Buyer herein, payable at the rate of _____% of all payments as and when received by SELLER, until the total amount of commission, plus accrued interest, is paid in full. In the event of default by BUYER, _____% of all the monies received by SELLER shall be paid to BROKER, provided, however, the same shall not exceed the full amount of the commission plus interest.

THIS IS A LEGALLY BINDING CONTRACT BY WHICH YOU HAVE PURCHASED A LEGAL INTEREST IN REAL ESTATE AND HAVE BECOME LEGALLY OBLIGATED TO PAY THE PURCHASE PRICE FOR THE REAL ESTATE, AND YOU SHOULD CONSULT AN ATTORNEY OR OTHER QUALIFIED PROFESSIONAL BEFORE SIGNING THIS CONTRACT FOR DEED.

DO NOT SIGN THIS CONTRACT FOR DEED BEFORE YOU READ IT AND FULLY UNDERSTAND THE COVENANTS AND CONDITIONS CONTAINED HEREIN. YOU ARE ENTITLED TO A COPY OF THE CONTRACT YOU SIGN. KEEP THE FULLY EXECUTED COPY TO PROTECT YOUR LEGAL RIGHTS.

IN WITNESS WHEREOF, the parties hereto have executed these presents under seal this date.

Signed, sealed and delivered in our presence as witnesses:

SELLER'S WITNESSES:

SELLER:

Shannon Kinsey
Witness Signature

Shannon Kinsey
Witness Name Printed

Jessica Elbass
Witness Signature

Jessica Elbass
Witness Name Printed

[Signature] (SEAL)

Dennis W. Grebey (SEAL)

BUYER'S WITNESSES:

BUYER:

Shannon Kinsey
Witness Signature

Shannon Kinsey
Witness Name Printed

Jessica Elbass
Witness Signature

Jessica Elbass
Witness Name Printed

Trina Lester (SEAL)

Trina Lester (SEAL)

STATE of Florida, COUNTY of Marion

The foregoing instrument was Acknowledged before me this 18th day of July, 2014 by Dennis Grebey FL DL as identification and [] did; [] did not take an oath. who is personally known to me or produced

SEAL



Shannon Kinsey
Notary Signature

Shannon Kinsey
Print Notary Name (if not on seal)

My Commission Expires:

STATE of Florida, COUNTY of Marion

The foregoing instrument was Acknowledged before me this 18th day of July, 2014 by Trina Lester FL DL as identification and [] did; [] did not take an oath. who is personally known to me or produced

SEAL



Shannon Kinsey
Notary Signature

Shannon Kinsey
Print Notary Name (if not on seal)

My Commission Expires:

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

1029-005-010

[GOOGLE Street View](#)

Prime Key: 195766

[MAP IT+](#)

Current as of 10/14/2025

Property Information

LESTER ROY T JR
LESTER TRINA
14100 NE 154TH AVE
FT MCCOY FL 32134-6142

Certified Taxes / Assessments:

Map ID: 302

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 02

Acres: .88

Situs: 14100 NE 154TH AVE FORT
MCCOY

2025 Certified Value

Land Just Value	\$21,805
Buildings	\$157,161
Miscellaneous	\$459
Total Just Value	\$179,425
Total Assessed Value	\$179,425
Exemptions	\$0
Total Taxable	\$179,425

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$21,805	\$157,161	\$459	\$179,425	\$179,425	\$0	\$179,425
2024	\$21,805	\$178,682	\$527	\$201,014	\$76,270	\$50,000	\$26,270
2023	\$21,805	\$170,701	\$544	\$193,050	\$74,049	\$49,049	\$25,000

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4669/0642	12/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$60,000
3367/1227	03/2003	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$12,300
2959/0827	05/2001	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$1,300
0559/0589	06/1973	02 DEED NC	0	U	V	\$2,800

Property Description

SEC 16 TWP 13 RGE 24
PLAT BOOK UNR PAGE 238
SOUTH EUREKA CAMPSITES #1
BLK E LOTS 10.11.12.13.14.15.16 BEING MORE FULLY DESC AS:
BEING DESC AS: THE W 110 FT OF N 350 FT OF S 825 FT OF
E 1/2 SUBJECT TO AN ESMT FOR INGRESS AND EGRESS ALG THE E 10

FT THEREOF

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		350.0	110.0	R4	350.00	FF						

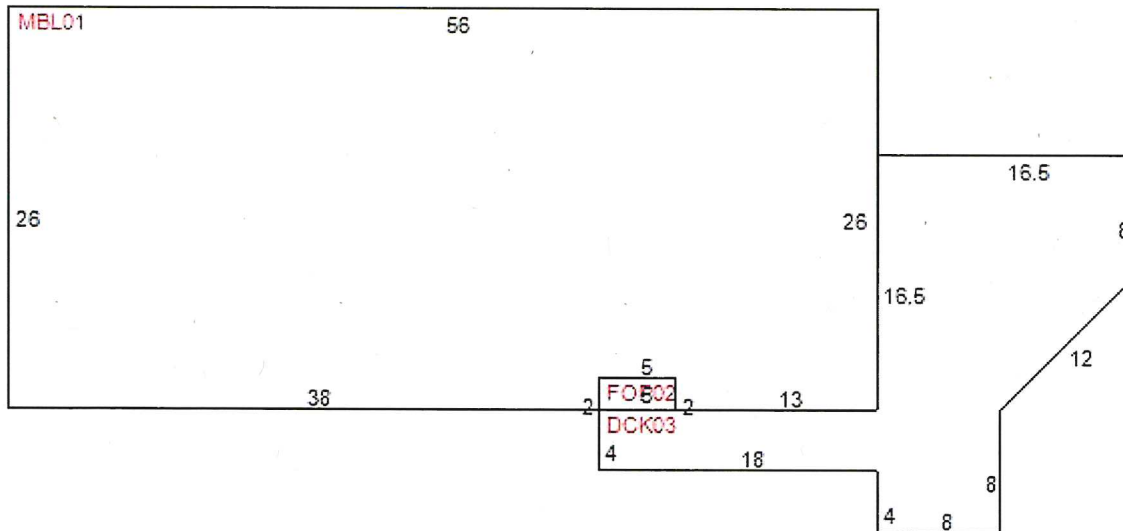
Neighborhood 1141
Mkt: 3 70

Traverse**Building 1 of 1**

MBL01=L13U2L5D2L38U26R56D26.L18

FOP02=U2R5D2L5.

DCK03=D4R18D4R8U8A45|12U8L16,5D16,5.

Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID
Effective Age	4 - 15-19 YRS
Condition	2

Year Built	2009
Physical Deterioration	0%
Obsolescence: Functional	0%

Quality Grade 600 - AVERAGE
 Inspected on 2/17/2016 by 196

Obsolescence: Locational 0%
 Architecture 2 - MBL HOME
 Base Perimeter 168

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	2009	N	0 %	0 %	1,446	1,446
FOP 0201	- NO EXTERIOR	1.00	2009	N	0 %	0 %	10	10
DCK 0301	- NO EXTERIOR	1.00	2013	N	0 %	0 %	520	520

Section: 1

Roof Style: 10 GABLE

Roof Cover: 08 FBRGLASS SHNGL

Heat Meth 1: 22 DUCTED FHA

Heat Meth 2: 00

Foundation: 3 PIER

A/C: Y

Floor Finish: 24 CARPET

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00

Fireplaces: 0

Bedrooms: 3

4 Fixture Baths: 2

3 Fixture Baths: 0

2 Fixture Baths: 0

Extra Fixtures: 2

Blt-In Kitchen: Y

Dishwasher: N

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	2010	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2010	2	0.0	0.0
048 SHED OPEN	450.00	SF	15	2014	2	18.0	25.0

Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M031049	3/10/2010	5/11/2010	NEW MH

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

1028-004-009

Prime Key: 196011

[MAP IT+](#)

Current as of 10/14/2025

Property Information

LESTER TRINA L
14100 NE 154TH AVE
FT MCCOY FL 32134-6142

Certified Taxes / Assessments:

Map ID: 302

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 00

Acres: .52

2025 Certified Value

Land Just Value	\$13,388		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$13,388		
Total Assessed Value	\$11,200	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$2,188)
Total Taxable	\$11,200		
School Taxable	\$13,388		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$13,388	\$0	\$0	\$13,388	\$11,200	\$0	\$11,200
2024	\$13,388	\$0	\$0	\$13,388	\$10,182	\$0	\$10,182
2023	\$13,388	\$0	\$0	\$13,388	\$9,256	\$0	\$9,256

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6069/1968	07/2014	50 CONTRACT	2 V-SALES VERIFICATION	U	V	\$6,500
4283/0507	12/2005	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$6,000
3362/0504	03/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$6,000
1642/0963	12/1989	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$3,000
1490/1059	05/1987	51 AGR-DED	9 UNVERIFIED	Q	V	\$3,000

Property Description

SEC 16 TWP 13 RGE 24
PLAT BOOK UNR PAGE 240
SOUTH EUREKA SITES
BLK D LOTS 9.10.11 BEING MORE FULLY DESC AS FOLLOWS:
COM AT SW COR OF GOV LOT 12 TH ELY 662.58 FT TH N 00-48 E
475 FT TO POB TH N 00-48 E 225 FT TH S 89-53 W 113.42 FT
TH S 00-48-225 FT TH N 89-53-E 113.14 FT TO POB SUB TO

EASEMENT FOR INGRESS & EGRESS ALG WLY 10 FT HEREOF

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		225.0	100.0	R4	225.00	FF						

Neighborhood 1141
Mkt: 3 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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