



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 12/22/23
INITIALS QDW
TENTATIVE MEETING DATES
P&Z PH 2/26/24
BCC/P&Z PH 3/19/24

RECEIVED

DEC 22 2023

Marion County
Growth Service

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 my horse to reside on my homestead property in Rainbow Lakes Estates. Currently another property owner in Rainbow Lakes Estates was given a Special Use Permit to allow her horse to reside on her property - I am asking the same. See attached.

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** R1

Parcel account number(s): 1802-017-032

Property dimensions: 270 x 320 (1.98) + 135 x 320 (.99) **Total acreage:** 2.97

Directions: take hwy 41 north of hwy 40 - turn left on 54th go to Kingfish make a right, turn left on Audobon turn left onto Azalea Ct - right on Great Lakes Blvd - left on Floral Ct - 2nd home on the left

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.**

Kathleen A Bryan

Jimmy W Bryan

Property Owner name (please print)

Applicant or agent name (please print)

4729 SW FLORAL CT

4729 SW FLORAL CT

Mailing Address

Mailing Address

Dunnellon, FL 34431

Dunnellon, FL 34431

City, State, Zip code

City, State, Zip code

352-445-9311

352-445-9311

Phone number (include area code)

Phone number (include area code)

kabryan@bellsouth.net

kabryan@bellsouth.net

E-mail address

E-mail address

Kathleen A Bryan
Signature

Jimmy W Bryan
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>2023120071</u>	Code Case No.: <u>Ø</u>	Application No.:		
Rcvd by: <u>QDW</u>	Rcvd Date: <u>12/22/23</u>	FLUM: <u>RL</u>	Zoning Map No.: <u>11</u>	Rev: 07/1/2019



Marion County Board of County Commissioners

Growth Services ♦ Planning & Zoning

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

NOTE: ALL REQUIRED DOCUMENTS MUST BE INCLUDED WITH YOUR APPLICATION WHEN SUBMITTED. AN APPLICATION MISSING A REQUIRED DOCUMENT WILL RESULT IN THE APPLICATION BEING INCOMPLETE AND RETURNED TO YOU. BEFORE SUBMITTING THE APPLICATION, A PRE-APPLICATION MEETING IS HIGHLY RECOMMENDED TO ASSIST YOU IN PREPARING YOUR APPLICATION. YOU MAY CONTACT THE GROWTH SERVICES DEVELOPMENT REVIEW COORDINATOR TO SCHEDULE A PRE-APPLICATION MEETING AT 352-438-2683.

Received by: _____

Special Use Permit - Document Completeness Checklist

- 1) [] A completed application accompanied by payment of the Application Fee.
a. Please make checks payable to: Marion County Board of County Commissioners.
b. The application shall be signed by the owner and applicant or agent.
c. Identify the Section of the Code that allows the Special Use Permit Request.
d. A supplemental letter explaining the extent of the SUP may be added.
2) [] One set of written Findings of Facts (using 8 1/2" x 11" letter-size paper).
a. The finding of facts shall be legible and preferably typed.
3) [] A Conceptual Plan, prepared consistent with the provisions of Article 6 of the Land Development Code (LDC) and using an appropriate scale, shall be submitted showing:
4) [x] Aerial/location map showing the location of the subject property and its general surroundings.
5) [x] One copy of the current property deed demonstrating the Owner(s) signing the Application is the property owner(s).
a. If the property is owned by a company, a copy of the company document showing the person signing is a manager/registered agent of the company.
6) [] For Applications for parking a commercial vehicle(s) exceeding 16,000 lbs., please include the following information with your application
a. [] Vehicle identification number (VIN) on the application and attach a photo of the vehicle.
b. [] Over-the-road driver or local?
i. Over the road (OTR): Long distance, Interstate.
ii. Local: Daily operations within the general surroundings (within the state).
c. [] How many days per week/month will the commercial vehicle(s) be parked on-site?
7) [] Supporting Documents, such as photographs, surveys, or any other documentation the applicant would like included as part of their submittal.
8) Is the within an Agricultural Zone? _____ If yes, verify the use is specified in the LDC. Verified by: _____

Certain Special Use Permit applications require additional information and may require additional documentation on a case-by-case basis. Additional documentation is required for SUP's for Kennels, Mining, schools, telecommunication towers, Water treatment plants, sewer plants, and more. Should more information be required, the planner assigned to your case will contact you.



**Marion County
Board of County Commissioners**

Growth Services ♦ Planning & Zoning

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Fax: 352-438-2601

Application's Finding of Facts Requirements

The application must include a written description addressing the following findings on the Concept Plan and in a separate written description. The P&Z may make further written findings that the specific requirements, if any, governing the individual SUP, excluding towers, have been made concerning the following matters, where applicable:

1. Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or catastrophe.
2. Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.
3. Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.
4. Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility.
5. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.
6. Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.
7. Provision for required yards and other green space.
8. Provision for general compatibility with adjacent properties and other properties in the surrounding area.
9. Provision for meeting any special requirements required by the site analysis for the particular use involved.

ADVISORIES:

1. If approved, the Special Use Permit will NOT become effective until 14 days AFTER the final decision is made by the Marion County Board of County Commissioners.
2. A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present and additional information is required, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed on the application. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

Attachment A

Life is short.

In order to bring my horse, Stevie Nickers, to my homestead property in Rainbow Lakes Estates, I need this special use permit. Currently she is at a friend's home, a forty-five-minute drive one way, which is getting harder and harder for me to be able to see her.

During 2022, my husband had four strokes within a seven-month span, leaving him disabled, unable to work, and having difficulty with his daily activities. This has made it even more difficult for me to spend time with Stevie. Having her at home with me will give me that time, not only for me, but also for my husband. He always smiles when he sees pictures or videos of her. Stevie seems to improve his mood, she gives him a reason to get outside and enjoy nature, she certainly makes him smile. Stevie is just an extra-large service animal.

Sherry and David Radman applied and was approved for a Special Use Permit to have a horse on their property. Their property is only 2.7 miles away from my property, or 6 minutes, and a one-acre parcel. We currently have almost three acres that is dotted with plenty of shade for Stevie, she will be able to graze, and run into her stall whenever she wants. Jim (my husband) will be able to sit on the patio and watch her.

It is not necessary to create any special parking areas, nor any additional entrances and exits. We currently have two acres fenced and gated. We will add additional fencing to keep Stevie even safer. Stevie will have plenty of shade under her trees, plus she will have her own covered stall to provide shelter from the elements and a place to eat. Eventually we will fence the third acre, so Stevie will have even more room to roam.

We pray you will find it in your power to approve this request for a Special Use Permit to have our horse Stevie, who brings joy to whomever she encounters, live with us on our property.

In the event you need anything else from me, please do not hesitate to ask.

Best Regards,



Kathleen A Bryan
4729 SW Floral Ct
Dunnellon, FL 34431
352-445-9311

Attachment A

0.99 AC 01 - IMPROVED RESIDENTIAL	00 - VACANT RESIDENTIAL 0.99 AC
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SW GREAT LAKE

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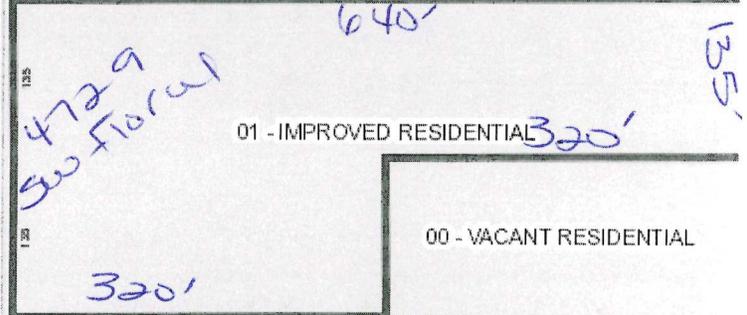
SW FLORAL CT

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Attachment A

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SW FLORAL CT



Attachment A

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				01 - IMPROVED RESIDENTIAL	

Attachment A





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

2024 Property Record Card
Real Estate

1802-017-032

[GOOGLE Street View](#)

Prime Key: 379883

[Beta MAP IT+](#)

Current as of 12/22/2023

[Property Information](#)

[M.S.T.U.](#)

[PC: 01](#)

Acres: 2.97

BRYAN KATHLEEN A
BRYAN JIMMY W
4729 SW FLORAL CT
DUNNELLO FL 34431-4244

[Taxes / Assessments:](#)

Map ID: 11

[Millage:](#) 5002 - UNINCORPORATED

Situs: 4729 SW FLORAL CT
DUNNELLO

[2023 Certified Value](#)

Land Just Value	\$26,000		
Buildings	\$224,045		
Miscellaneous	\$16,345		
Total Just Value	\$266,390	Impact	
Total Assessed Value	\$144,302	Ex Codes: 01 38	(\$122,088)
Exemptions	(\$50,000)		
Total Taxable	\$94,302		
School Taxable	\$119,302		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$26,000	\$224,045	\$16,345	\$266,390	\$144,302	\$50,000	\$94,302
2022	\$20,400	\$247,140	\$21,185	\$288,725	\$140,099	\$50,000	\$90,099
2021	\$10,200	\$170,884	\$19,839	\$200,923	\$136,018	\$50,000	\$86,018

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6329/0297	01/2016	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
6309/1550	11/2015	62 DISTR	0	U	I	\$100
6309/1548	11/2015	62 DISTR	0	U	I	\$100
6309/1540	10/2013	74 PROBATE	0	U	I	\$100
5460/1805	12/2010	07 WARRANTY	7 PORTIONUND INT	U	V	\$7,200
5445/1332	11/2010	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$90,000
1923/1568	04/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$3,200
1751/0580	07/1991	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

A-9

SEC 34 TWP 15 RGE 18
 PLAT BOOK F PAGE 138
 RAINBOW LAKES ESTATES SEC B
 BLK 17 LOTS 3.31.32

Land Data - Warning: Verify Zoning

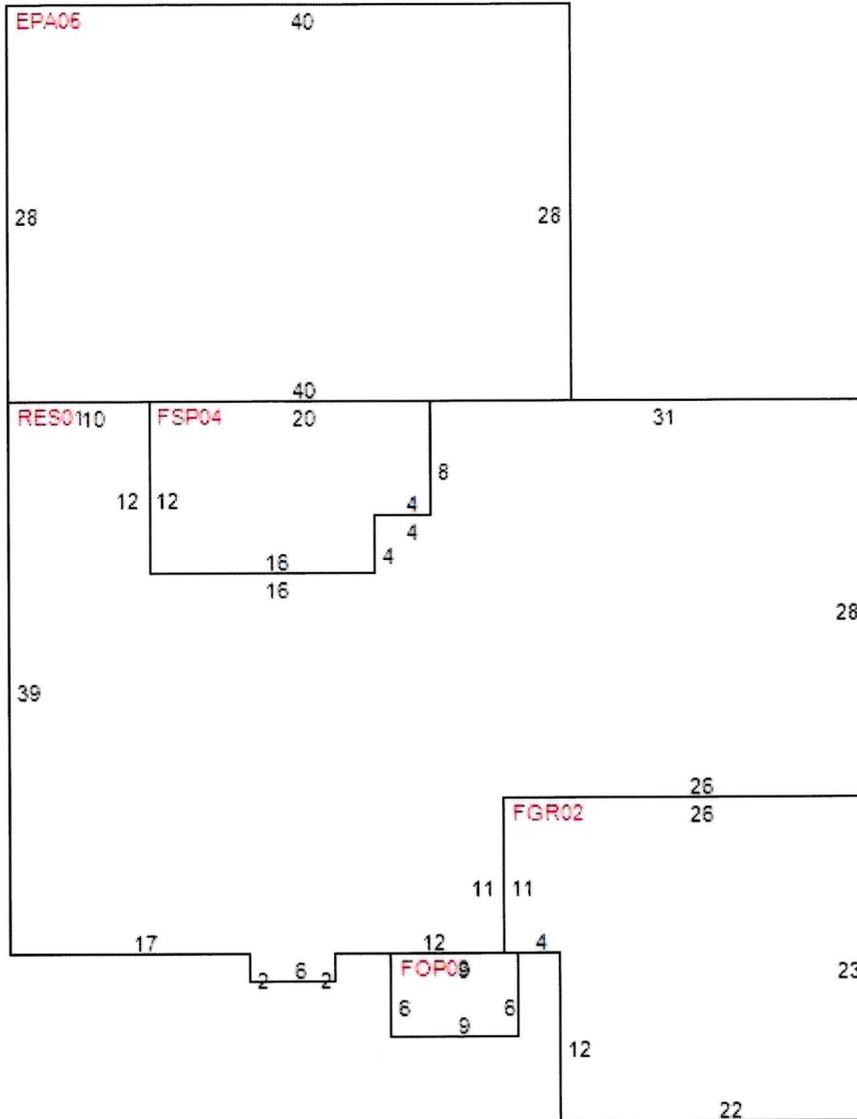
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		135.0	320.0	R1	1.00	LT							
0001		135.0	320.0	R1	1.00	LT							
0001		135.0	320.0	R1	1.00	LT							

Neighborhood 3003A - RLE .99 ACRE OR + 600-700QG
 Mkt: 4 70

Traverse

Building 1 of 1

RES01=U11R26U28L31D8L4D4L16U12L10D39R17D2R6U2R12.
 FGR02=U11R26D23L22U12L4.R1
 FOP03=D6L9U6R9.R3U12R22U27L31
 FSP04=D8L4D4L16U12R20.L30
 EPA05=U28R40D28L40.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 3
Quality Grade 600 - AVERAGE
Inspected on 5/29/2019 by 118

Year Built 2001
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 228

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	2001	N	0 %	0 %	1,881	1,881
FGR	0232	- CONC BLK-STUCO	1.00	2001	N	0 %	0 %	550	550
FOP	0301	- NO EXTERIOR	1.00	2001	N	0 %	0 %	54	54
FSP	0401	- NO EXTERIOR	1.00	2001	N	0 %	0 %	224	224
EPA	0501	- NO EXTERIOR	1.00	2011	N	0 %	0 %	1,120	1,120

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 0	Extra Fixtures: 2	

A-11

Attachment A

Foundation: 6 MONOLITC SLAB
A/C: Y

Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	923.00	SF	20	2001	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2001	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2001	2	0.0	0.0
186 WHIRL/TUB	38.00	SF	30	2011	5	0.0	0.0
226 RES SWIM POOL	405.00	SF	20	2011	5	0.0	0.0
099 DECK	715.00	SF	50	2011	2	0.0	0.0
116 FENCE VINYL	180.00	LF	99	2017	4	0.0	0.0
048 SHED OPEN	60.00	SF	15	2018	1	10.0	6.0
UDU UTILITY-UNFINS	220.00	SF	40	2017	2	20.0	11.0
115 FENCE ALUMINUM	200.00	LF	20	2017	3	0.0	0.0

Appraiser Notes

INT EST

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description
2011060185	6/1/2011	6/20/2011	PENC
2011040052	4/1/2011	7/1/2011	POOL
010934	1/1/2001	5/1/2001	SFR

Attachment A



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 01/08/2016 03:39:35 PM
FILE #: 2016001899 OR BK 6329 PGS 297-298
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Prepared By & Return to:
K.A. Bryan
4729 SW Floral Ct
Dunnellon, FL 34431

WARRANTY DEED

This Warranty Deed, Executed this 30th day of December, 2015,

By: Kathleen Bryan joined by her husband, Jimmy W. Bryan,
whose address is 4729 SW Floral Ct., Dunnellon, FL 34431 hereinafter called the GRANTOR:

To: Kathleen A. Bryan & Jimmy W. Bryan, a married couple,
whose address is 4729 SW Floral Ct., Dunnellon, FL, 34431, hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, That the said 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 situate in the County of Marion, State of Florida, to-wit:

Lots 31 & 32, Block 17 of RAINBOW LAKES ESTATES SECTION "B", according to the Plat thereof, as recorded in Plat Book F, Page 138, Public Records of Marion County, FL

Parcel Identification Numbers: 1802-017-031 & 1802-017-032

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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, 2015.

Attachment A

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

Signed, sealed, and delivered in the presence of:

Deb Azure
Witness Signature

Deb Azure
Printed Name

Karen Roberts
Witness Signature

KAREN ROBERTS
Printed Name

Kathleen A Bryan
Signature of Grantor

Kathleen A. Bryan
Printed Name

Jimmy W Bryan
Signature of Grantor

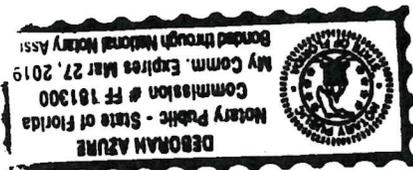
Jimmy W. Bryan
Printed Name

STATE OF FLORIDA-COUNTY OF Marion

The foregoing instrument was acknowledged before me this 4th day of

January, 20 16, by Kathleen + Jimmy Bryan, who is personally

known to me or has produced _____ as identification and who did/did not take an oath.



Deborah Azure
Signature of Notary

Deborah Azure
Printed Name

KB JB



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 10/17/2023 09:18:03 AM
FILE #: 2023133434 OR BK 8170 PGS 61-62
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Prepared by and return to:
Kathleen Bryan
4729 SW Floral Ct
Dunnellon, FL 34431

(Space Above This Line for Recording Data)

Warranty Deed

This Warranty Deed made on October 06, 2023, between *Kathleen A. Bryan and Jimmy W. Bryan, wife, and husband* whose post office address is 4729 SW Floral Ct., Dunnellon, FL 34431, grantor, and *Kathleen A. Bryan & Jimmy W. Bryan wife and husband* whose post office address is 4729 SW Floral Ct., Dunnellon, FL, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Marion County, Florida, to-wit:

Lot 3, Block 17 of Rainbow Lakes Estates Section B, according to the Plat thereof as recorded in Plat Book F, Page(s) 138 of the Public Records of Marion County, Florida.

Parcel Identification Number: 1802-017-003

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 December 31, 2023.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Kathleen A Bryan
Kathleen A Bryan

Jimmy W Bryan
Jimmy W Bryan

Tina Pleacher

1st Witness Signature

Print Name: Tina Pleacher
Address: 12013 Mary St
Dunnellon FL 34431

Ali Endicott
2nd Witness Signature

Print Name: ALI ENDICOTT
Address: 12013 Mary St
Dunnellon FL 34431

State of FL
County of Marion

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on Oct. 12, 2023, by Kathleen A Bryan and Jimmy W Bryan, who personally known to me or who () produced a valid _____ as identification.

Tina Pleacher

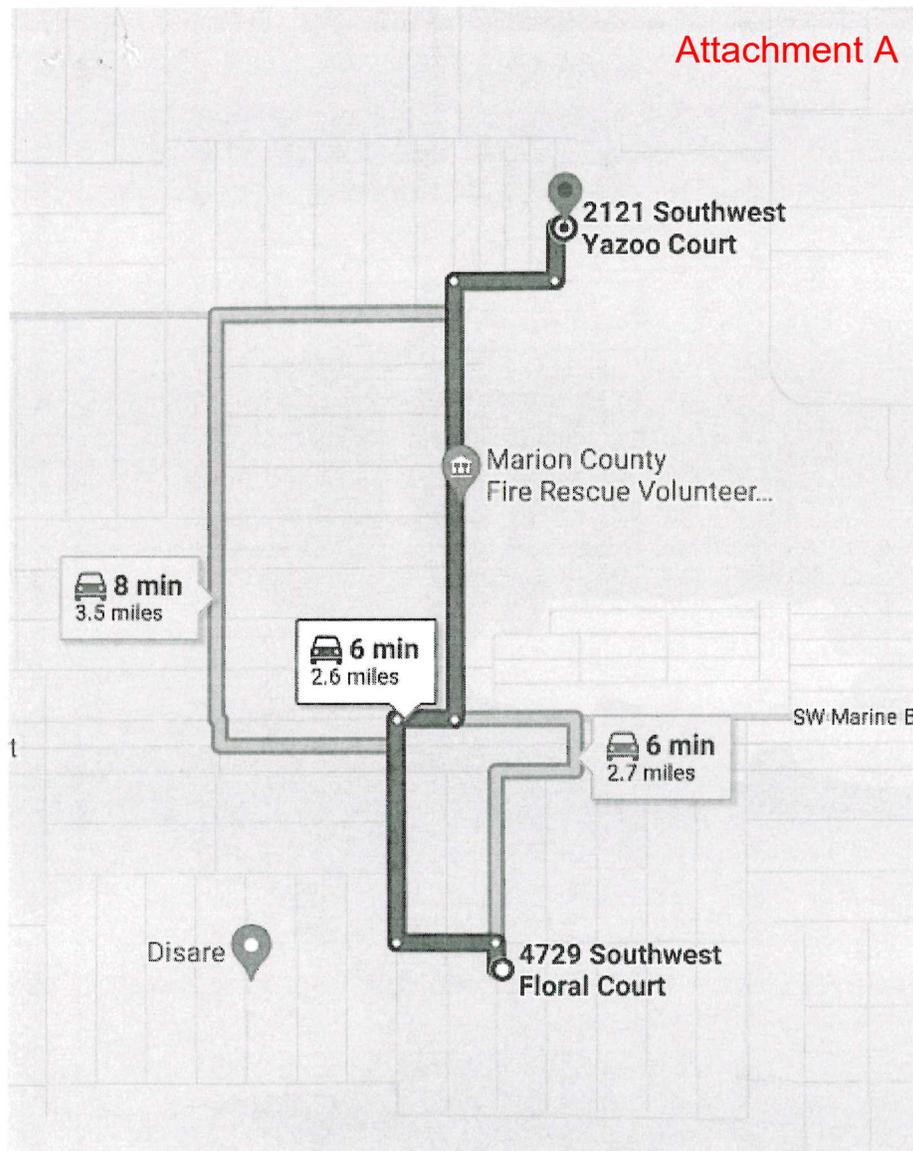
Notary Public

Printed Name: _____

My Commission Expires: _____



Attachment A



4729 SW Floral Ct, Dunnellon, FL 34431

2121 SW Yazoo Ct, Dunnellon, FL 34431

Add destination

Leave now

Options

Send directions to your phone

via SW Ivy Pl

6 min

Fastest route now due to traffic conditions

2.6 miles

Details

via SW Floral Ct and SW Ivy Pl

6 min

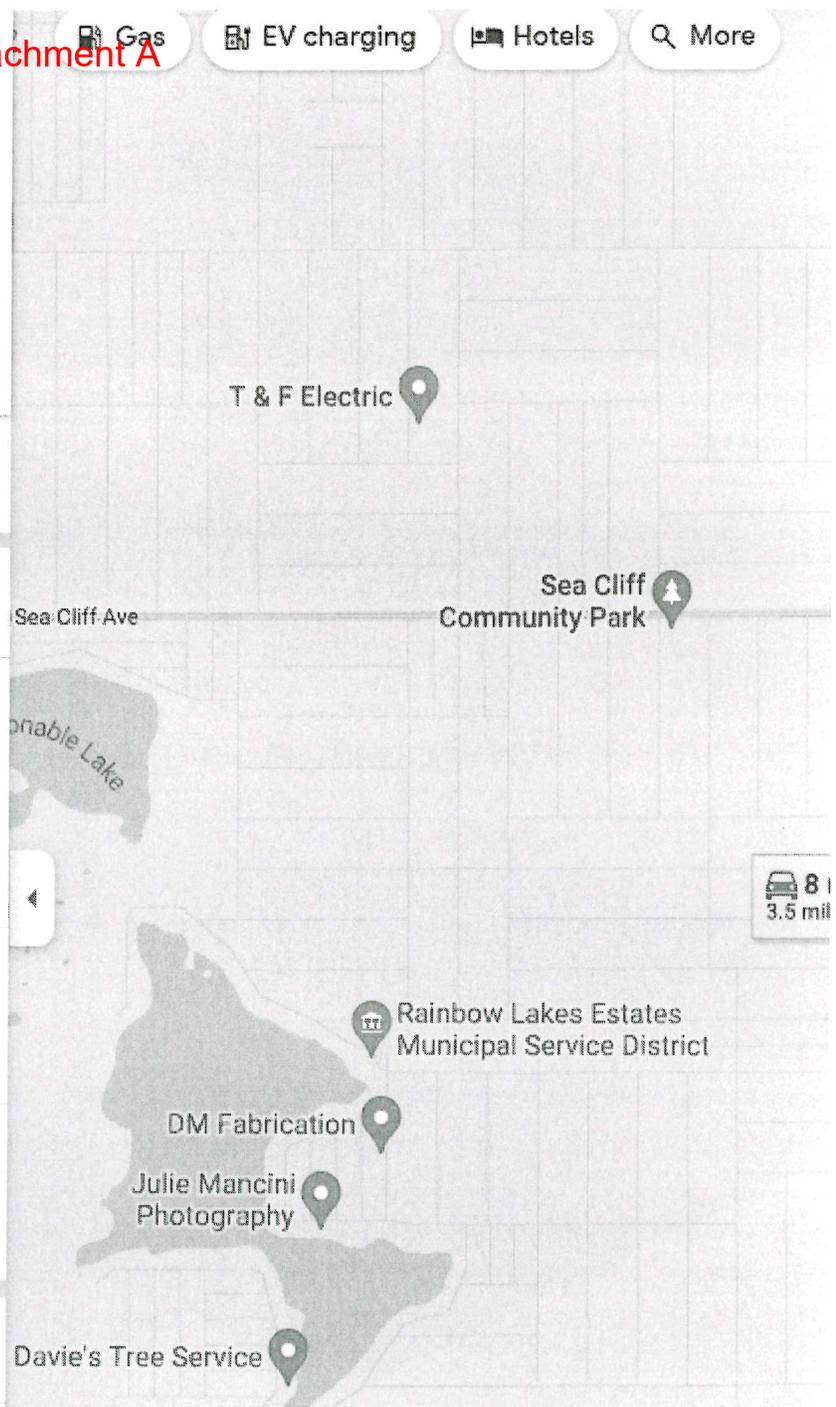
2.7 miles

via SW Persimmon Ln

8 min

3.5 miles

Explore nearby 2121 SW Yazoo Ct





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

2023 Property Record Card
Real Estate

1808-002-008

[GOOGLE Street View](#)

Prime Key: 408972

[Beta MAP IT+](#)

Property Information

RADMAN DAVID R
RADMAN SHERRY L
2121 SW YAZOO CT
DUNNELLON FL 34431

Taxes / Assessments: \$2,414.13
Map ID: 10
Millage: 5002 - UNINCORPORATED

M.S.T.U.
PC: 01
Acres: 1.00

Situs: 2121 SW YAZOO CT
DUNNELLON

Current Value

Land Just Value	\$13,000		
Buildings	\$217,496		
Miscellaneous	\$4,747		
Total Just Value	\$235,243		
Total Assessed Value	\$164,153	Impact	(\$71,090)
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	
Total Taxable	\$114,153		
School Taxable	\$139,153		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$13,000	\$217,496	\$4,747	\$235,243	\$164,153	\$50,000	\$114,153
2022	\$10,200	\$235,803	\$5,825	\$251,828	\$159,372	\$50,000	\$109,372
2021	\$5,100	\$160,449	\$5,177	\$170,726	\$154,730	\$50,000	\$104,730

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6571/1078	05/2017	07 WARRANTY	9 UNVERIFIED	Q	I	\$139,900
6096/0882	09/2014	06 SPECIAL WARRANTY	9 UNVERIFIED	U	I	\$69,000
6001/0253	02/2014	31 CERT TL	0	U	I	\$100
5006/0366	03/2008	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
4976/0766	02/2008	61 FJDGMNT	0	U	I	\$100
4419/0199	04/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$151,100
3786/1875	07/2004	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
2852/1398	10/2000	61 FJDGMNT	0	U	I	\$100
2513/0953	05/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$87,500
1276/1645	03/1985	07 WARRANTY	0	Q	V	\$2,500

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1258/1628 01/1985 07 WARRANTY

Q V \$2,500

Property Description

SEC 22 TWP 15 RGE 18
PLAT BOOK G PAGE 002
RAINBOW LAKES ESTATES SEC G
BLK 2 LOT 8

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		157.0	278.0	R1	1.00	LT	13,000.0000	1.00	1.00	1.00	13,000	13,000
Neighborhood 3003A - RLE .99 ACRE OR > 600-700 QG											Total Land - Class \$13,000	
Mkt: 4 70											Total Land - Just \$13,000	

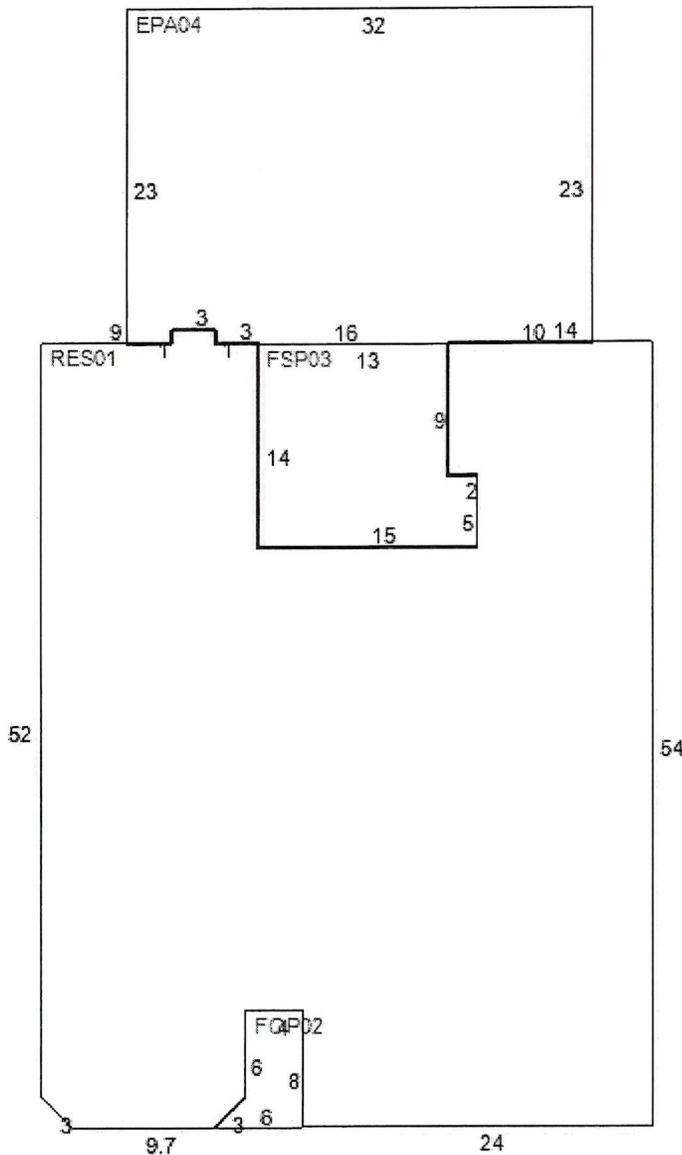
Traverse

Building 1 of 1

RES01=L24U8L4D6A225|3L9,7A315|3U52R9U1R3D1R3D14R15U5L2U9R14D54.L24
FOP02=U8L4D6A225|3R6.R24U54L14
FSP03=D9R2D5L15U14R13.

Attachment A

EPA04=R10U23L32D23R3U1R3D1R16.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 0
Quality Grade 600 - AVERAGE
Inspected on 5/5/2020 by 118

Year Built 1990
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 240

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1990	N	0 %	0 %	2,043	2,043
FOP 0201	- NO EXTERIOR	1.00	1990	N	0 %	0 %	34	34
FSP 0301	- NO EXTERIOR	1.00	1990	N	0 %	0 %	192	192
EPA 0401	- NO EXTERIOR	1.00	1991	N	0 %	0 %	733	733

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	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: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

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Attachment A

<u>Miscellaneous Improvements</u>								
Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
190 SEPTIC 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0	
159 PAV CONCRETE	570.00	SF	20	1990	3	0.0	0.0	
226 RES SWIM POOL	288.00	SF	20	1990	5	12.0	24.0	
099 DECK	445.00	SF	50	1990	2	0.0	0.0	
105 FENCE CHAIN LK	234.00	LF	20	2002	1	0.0	0.0	
							Total Value - \$4,747	

Appraiser Notes

<u>Planning and Building</u>			
<u>** Permit Search **</u>			
Permit Number	Issued Date	Complete Date	Description
MA39641	1/1/1991	-	ADD EPB
MA36630	9/1/1990	-	ADD POOL
MA33924	6/1/1990	10/1/1990	BLDG 01= NEW RES

<u>Cost/Market Summary</u>						
Buildings R.C.N.	\$263,633	5/5/2020				
Total Depreciation	(\$46,137)					
Bldg - Just Value	\$217,496		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$4,747	11/4/2014	1	\$263,633	(\$65,909)	\$197,724
Land - Just Value	\$13,000	1/23/2023				
Total Just Value	\$235,243	.				

Attachment A

Prepared by and Return to:
All Endicott, an employee of
First International Title, Inc.
12013 Mary Street
Dunnellon, FL 34432

File No.: 100147.2-55

WARRANTY DEED

This indenture made on May 1, 2017, by **Pedro Rivera and Anna Rodriguez, husband and wife** whose address is: 20290 SW 95th St. Dunnellon, FL 34431 hereinafter called the "grantor",
to **David Robert Radman and Sherry L. Radman** whose address is: 3098 Glendon Road Bethlehem, PA 18017 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, allens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Marion County, Florida**, to-wit:

Lot 8, Block 2, RAINBOW LAKES ESTATES SECTION "G", according to the Plat thereof, recorded in Plat Book G, Page(s) 2 of the Public Records of Marion County, Florida.

Parcel Identification Number: 1808-002-008

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2016.

Attachment A

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Pedro Rivera
Pedro Rivera

Anna Rodriguez
Anna Rodriguez

Signed, sealed and delivered in our presence:

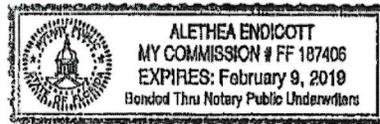
Ernestine Brinager
Witness Signature
Print Name: Ernestine Brinager

Ale Endicott
Witness Signature
Print Name: ALI ENDICOTT

State of FLORIDA
County of MARION

The Foregoing Instrument Was Acknowledged before me on the 1st day of MAY 2017, by **Pedro Rivera and Anna Rodriguez, husband and wife** who is/are personally known to me or who has/have produced the following as identification: DRIVERS LICENSE.

Ale Endicott
Notary Public
Printed Name:
My Commission expires:



Attachment A

SW YAZOO CT

