



Marion County
Board of County Commissioners

Growth Services • Planning & Zoning

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

*Revised
app for
AK 32996*

APPLICATION FOR REZONING

Application No.: 250906 ZC

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 GENERAL AGRICULTURAL (A-1)

to SINGLE FAMILY DWELLING (R-1), for the intended use of:

±23 SINGLE-FAMILY RESIDENTIAL HOMES ON INDIVIDUAL LOTS

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

Parcel account number(s): 37905-003-00

Property dimensions: 440.0 X 1,320.0 **Total acreage:** 13.4

Directions: WEST OF SE 106TH PLACE, NORTH OF SE 70TH AVENUE

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

BLACK MARLIN CAPITAL LLC

Property owner name (please print)
5829 WILSON DRIVE

Mailing address
ZEPHYRHILLS FL 33542-7978

City, state, zip code

Phone number (please include area code)

[Signature]

Signature Chad Pettinato

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: _____ DATE: _____ ZONING MAP NO.: _____

Rev. 01/11/2021

Empowering Marion for Success

www.marioncountyfl.org



June 24, 2025

Elizabeth Madeloni
Development Review Coordinator
Growth Services
Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470

Re: Rezoning Request: From General Agricultural (A-1) to Single Family Dwelling (R-1)

To Whom it May Concern:

On behalf of the property owner, we respectfully submit this request to rezone approximately 13.4 acres from General Agricultural (A-1) to Single Family Dwelling (R-1). This rezoning is consistent with the long-term vision for responsible growth in Marion County and is supported by market conditions, planning principles, and the surrounding land use context. This statement addresses the criteria outlined in Marion County's Land Development Code for evaluating rezoning applications:

a. Market Demand and Necessity for the Change

Marion County is experiencing sustained residential growth, driven by demand for low-density housing options that offer space, privacy, and a rural setting within a reasonable distance to employment centers, schools, and services. This rezoning aligns with the County's need to accommodate future residents while preserving character and managing growth. The transition to R-1 allows for appropriately scaled residential development that will help meet market demand for single-family homes in an area already shifting toward residential use.

b. Availability and Potential Need for Improvements to Public or Private Facilities and Services

While SE 106th Place currently terminates at the subject property, the applicant acknowledges that access must be formally established and improved in accordance with Marion County standards. Although no new external right-of-way is proposed, internal access routes will be created within the site to ensure proper circulation and connectivity. All necessary roadway and utility improvements will be designed to meet applicable regulatory requirements and coordinated with County staff during the development review process.

c. Environmental and Historic Resources

A review of publicly available data and preliminary site inspection indicates the property is free of significant environmental constraints and is not known to contain historic or cultural resources. A full environmental review will be undertaken as part of the development process to ensure compliance with all applicable regulations. The future development will prioritize preservation of natural features where feasible, in line with the County's environmental stewardship goals.

400 North Ashley Drive, Suite 1100
Tampa, Florida 33602
(813) 221-9600

www.gardnerbrewer.com

d. **Agricultural Activities and Rural Character**

While the property is currently designated A-1, it is not under active agricultural production and no longer supports viable farming operations. The surrounding area has seen a gradual shift away from traditional agriculture, with several parcels transitioning to residential and estate-style uses. The proposed R-1 zoning supports a rural-residential character and allows for thoughtful development that honors the spirit of the area while meeting the evolving needs of the community.

e. **Consistency with the Urban Growth Boundary (UGB), if applicable**

The property is within the Urban Growth Boundary and this request directly supports the County's intention to concentrate growth where services can be delivered efficiently.

f. **Consistency with the Comprehensive Plan, Zoning, and Land Development Code**

This request is fully consistent with the County's adopted planning documents and regulatory framework. It promotes orderly growth, diversification of housing stock, and efficient use of infrastructure. The rezoning complies with the intent of the Comprehensive Plan by guiding growth to areas with suitable characteristics and maintaining compatibility with adjacent uses.

g. **FLUE Policy 2.16 – Protection of Rural Areas & FLUE Policy 2.17 – Conversion of Rural Lands**

The proposed rezoning adheres to FLUE Policy 2.16 by protecting truly agricultural lands from fragmented development while allowing underutilized or transitional properties to convert responsibly. The site meets the criteria outlined in FLUE Policy 2.17 by demonstrating a lack of viable agricultural use, market demand for residential development, and infrastructure feasibility—all without compromising the County's rural heritage.

h. **Compatibility with Surrounding Land Uses**

The surrounding land pattern consists of a mix of agricultural, large-lot residential, and transitional uses, making R-1 zoning a natural and compatible progression. The rezoning will foster continuity with existing land uses and provide an appropriate buffer between more rural areas and emerging residential neighborhoods.

i. **Water Supply and Alternative Water Supply Needs**

Future development of the property will connect to public utilities where feasible. The residential density allowable under R-1 zoning will not create undue demand on groundwater resources. All development will adhere to state and local regulations governing potable water, wastewater, and stormwater management, ensuring long-term sustainability.

j. **Concurrency**

This rezoning will not negatively impact the concurrency of public infrastructure or services. Traffic volumes, school capacity, and emergency services are not expected to be



Marion County Justification
June 24, 2025
Page- 3 -

overburdened by the level of development permitted under R-1. Any potential concurrency concerns will be addressed through the County's development review process, including traffic analysis and coordination with utility providers, as necessary.

This request represents a logical, policy-consistent, and community-conscious transition of land use. The proposed rezoning from A-1 to R-1 provides for the orderly expansion of low-density housing, supports Marion County's Comprehensive Plan goals, and ensures continued compatibility with the surrounding area. We respectfully request favorable consideration of this application.

Please feel free to contact me with any questions or comments.

Sincerely,

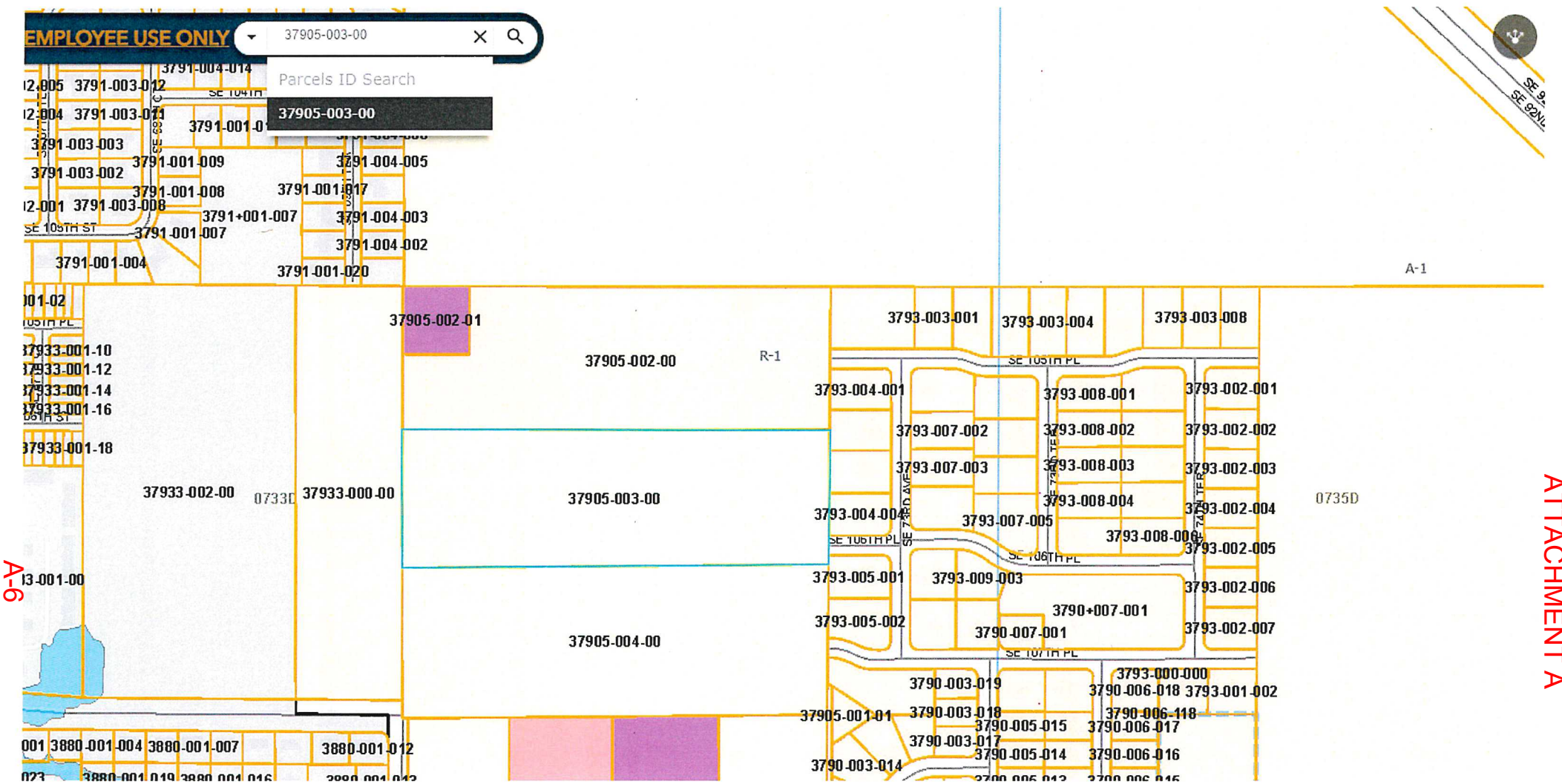


T. Truett Gardner

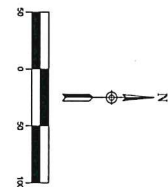
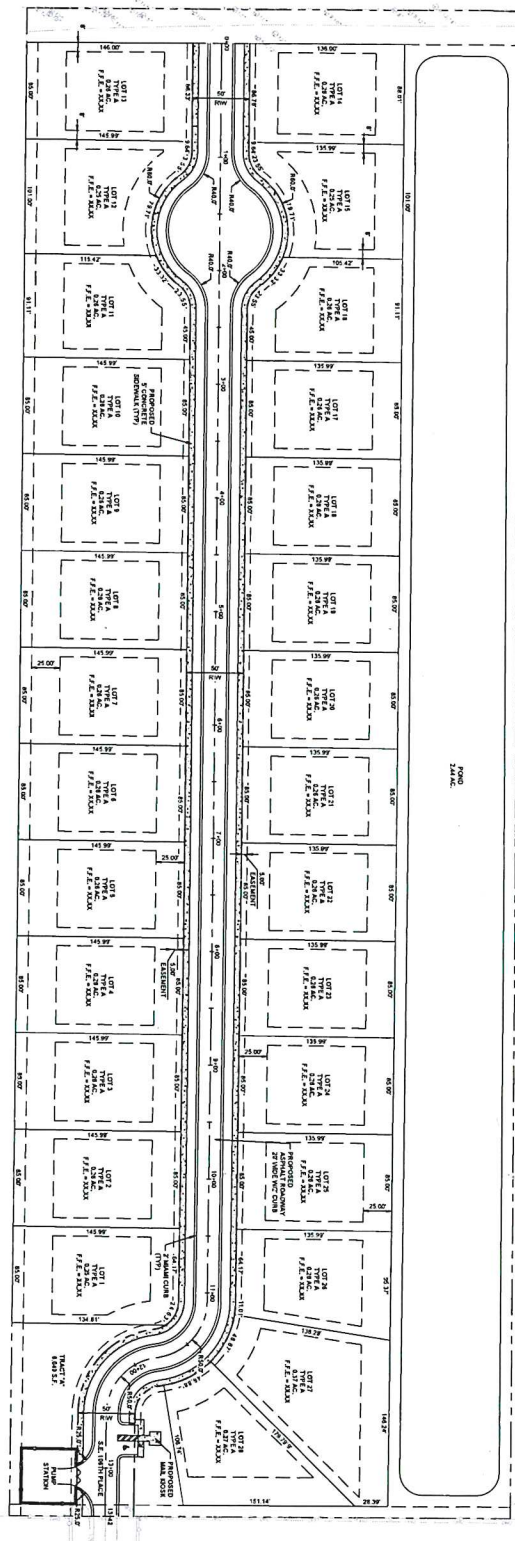


37905-003-00

ATTACHMENT A



S:\Company\Office\Engineering Projects\2025\25-024\Drawings\PLANS\25-0249 C3.00 HORIZONTAL CONTROL PLAN.dwg Jun 17, 2025 - 8:47am Ron



C3.00



1081 East Brandon Boulevard
Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293
License Business No. 8129

SE 110TH STREET RD & W OF 92ND

BLACK MARLIN CAPITAL, LLC

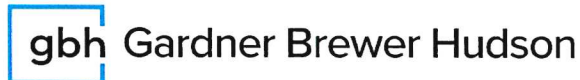
HORIZONTAL CONTROL & SIGNING PLAN

RYAN J. KIRK, PE 164619

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GATEWAY LAND SURVEYING, LLC

[illegible]

CLIENT REVIEW
5/22/25



MEMORANDUM

To: Marion County Development Review

From: Addie Clark, P.E.

Date: June 16, 2025

Re: Traffic Impact Statement – Rezoning from A-1 to R-1

Overview of Request

The following information was prepared to analyze the trip generation potential of the development of 28 single-family detached dwelling units on approximately 13.4 acres located north of SE 110th Street Road and east of SE 70th Avenue in Marion County (the "Property"). The Property currently has a zoning designation of General Agricultural (A-1) and it is proposed to rezone the site to Single Family Dwelling (R-1) to better reflect the surrounding development area. An aerial of the Property is included in Exhibit A.

Existing Conditions

The Property is currently unimproved. Access to the site is provided via a 30-foot easement (OR Book 1272, Page 1585) that runs north/south along the western boundary of the site and connects to SE 107th Street. Access is also provided via SE 106th Place to the east.

Trip Generation Potential

Pursuant to the Marion County Traffic Impact Analysis Guidelines, the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, was utilized to estimate the daily, a.m. peak-hour, and p.m. peak-hour trip generation potential of the proposed development using Land Use Code 210 (Single-Family Detached Housing). As indicated in the table below, the proposed development is not anticipated to generate more than 50 peak-hour trips.

| ITE Land Use and Code | Intensity (Dwelling Units) | Daily | AM Peak-Hour | | | PM Peak-Hour | | |
|--|-------------------------------|-------|--------------|-----|-------|--------------|-----|-------|
| | | Total | In | Out | Total | In | Out | Total |
| Single-Family Detached Housing (LUC 210) | 28 | 313 | 6 | 17 | 23 | 19 | 11 | 30 |

Site Access and Access Management Review

As previously stated, access to the site is proposed from SE 106th Place (via the Green Meadows community and SE 73rd Court from SE 110th St Rd) and/or from an access easement north of SE 70th Ave (from SE 110 St Rd). Therefore, an analysis of CR 25/SE 110th St Rd was conducted pursuant to the Marion County Traffic Impact Analysis Guidelines.

The Marion County Traffic Impact Analysis Guidelines require a study area to include public roadways where the net new project's traffic consumes at least three (3) percent of the maximum service volume as identified in the Ocala Marion Congestion Management Process Database. As indicated in Exhibit B, based on the maximum service volume for the collector roadways of CR 25 (from SE 110th Street to SR 35) and SE 110th St Rd (from CR 25 to Oak Road), the proposed development is anticipated to generate less than 3% of the maximum daily and peak-hour service volumes.

If required, a detailed turn lane analysis will be conducted at the time of permitting.

Exhibit B
CMP Database Significance Analysis



| SEGMENT ID | ROAD NAME | FROM | TO | LANES (2023) | FUNCTIONAL CLASSIFICATION | DAILY SERVICE VOLUME (2023) | PEAK HOUR DIRECTIONAL SERVICE VOLUME (2023) | LANES (2028) | DAILY SERVICE VOLUME (2028) | PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028) | URBAN / RURAL | ADOPTED LOS STANDARD | 2023 AADT | 2023 DAILY V/MSV | 2023 DAILY LOS | GROWTH RATE | 2028 AADT | 2028 DAILY V/MSV | 2028 DAILY LOS | DAILY PROJECT TRIPS | PERCENT IMPACT ON DAILY SERVICE VOLUME | PEAK HOUR PROJECT TRIPS | PERCENT IMPACT ON PEAK HOUR SERVICE VOLUME |
|------------|--------------|-----------|--------|--------------|---------------------------|-----------------------------|---|--------------|-----------------------------|---|---------------|----------------------|-----------|------------------|----------------|-------------|-----------|------------------|----------------|---------------------|--|-------------------------|--|
| 3830.1 | CR 25 | SE 110 ST | SR 35 | 2 | COLLECTOR | 30,807 | 1,521 | 2 | 30,807 | 1,521 | Urban | E | 9,900 | 0.32 | B | 1.00% | 10,400 | 0.34 | B | 313 | 1.02% | 30 | 1.97% |
| 3840.1 | SE 110 ST RD | CR 25 | OAK RD | 2 | COLLECTOR | 29,340 | 1,449 | 2 | 29,340 | 1,449 | Urban | E | 3,400 | 0.12 | B | 1.00% | 3,600 | 0.12 | B | 313 | 1.07% | 30 | 2.07% |

Prepared by and return to:

Cathy L Morrison
 IPC Solutions Inc. dba TitleWorx
 1525 Florida Avenue South
 Suite 1
 Lakeland, FL 33803
 (863) 732-8485
 File No Pre-2025-83

Parcel Identification No 37905-003-00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **17th day of June, 2025**, between **Michael C. Lopez, a married man**, whose post office address is **10 Stephen Drive, Waiting River, NY 11792**, of the County of **Suffolk**, State of **New York** and **Kerry S. Lopez, a married man**, whose post office address is **4 Drew Street, CenterMoriches, NY 11934**, of the County of **Suffolk**, State of **New York**, Grantors, to **Black Marlin Capital, LLC, a Florida Limited Liability Company**, whose post office address is **5829 Wilson Drive, Zephyrhills, FL 33542**, of the County of **Sumter**, **State of Florida**, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 Marion, Florida, to-wit:

The South 1/2 of the North 2/3 of NW 1/4 of SW 1/4 of Section 29, Township 16 South, Range 23 East, Marion County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address are: Michael C. Lopez, of 10 Stephen Drive, Waiting River, NY 11792 and Kerry S. Lopez, of 4 Drew Street, CenterMoriches, NY 11934.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Warranty Deed

File No.: Pre-2025-83

Page 1 of 2

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michael C. Lopez
Michael C. Lopez

Kerry S. Lopez
Kerry S. Lopez

WITNESS

PRINT NAME: Heidi S. Williams

WITNESS

PRINT NAME: Heidi S. Williams

STATE OF ~~FLORIDA~~ New York

COUNTY OF ~~POLE~~ Suffolk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 17th day of June, 2025, by Michael C Lopez, Kerry S Lopez and , () who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Heidi S. Williams
Signature of Notary Public

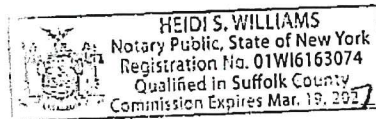
Heidi S. Williams
Print, Type/Stamp Name of Notary

370 N. Country Rd

Miller Place, NY 11764
WITNESS 1 ADDRESS

P.O. Box 819

Corn NY 11727
WITNESS 2 ADDRESS





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

Detail by Entity Name

Florida Limited Liability Company
BLACK MARLIN CAPITAL, LLC

Filing Information

Document Number L21000513739
FEI/EIN Number 87-3927486
Date Filed 12/06/2021
State FL
Status ACTIVE

Principal Address

5829 wilson drive
zephyrhills, FL 33542

Changed: 05/01/2023

Mailing Address

PO BOX 566
ZEPHYRHILLS, FL 33539-0566

Registered Agent Name & Address

Pettinato, Chadwick
5829 wilson drive
zephyrhills, FL 33542

Name Changed: 04/30/2025

Address Changed: 04/30/2025

Authorized Person(s) Detail

Name & Address

Title MGR

PETTINATO, CHADWICK
PO BOX 566
ZEPHYRHILLS, FL 33539-0566

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2023 | 05/01/2023 |
| 2024 | 05/01/2024 |
| 2025 | 04/30/2025 |

Document Images

| | |
|---|--|
| 04/30/2025 -- ANNUAL REPORT | View image in PDF format |
| 05/01/2024 -- ANNUAL REPORT | View image in PDF format |
| 05/01/2023 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2022 -- ANNUAL REPORT | View image in PDF format |
| 12/06/2021 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

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

37905-003-00

Prime Key: 937321

[MAP IT+](#)

Current as of 8/1/2025

[Property Information](#)

BLACK MARLIN CAPITAL LLC
5829 WILSON DR
ZEPHYRHILLS FL 33542-7978

[Taxes / Assessments:](#)

Map ID: 236

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 53

Acres: 13.33

[2024 Certified Value](#)

| | | | |
|----------------------|-----------|------------------------------|-------------|
| Land Just Value | \$128,008 | | |
| Buildings | \$0 | | |
| Miscellaneous | \$0 | Impact | |
| Total Just Value | \$128,008 | Land Class Value | (\$124,382) |
| Total Assessed Value | \$3,626 | Total Class Value | \$3,626 |
| Exemptions | \$0 | Ex Codes: 08 | \$3,626 |
| Total Taxable | \$3,626 | | |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2024 | \$128,008 | \$0 | \$0 | \$128,008 | \$3,626 | \$0 | \$3,626 |
| 2023 | \$128,008 | \$0 | \$0 | \$128,008 | \$3,719 | \$0 | \$3,719 |
| 2022 | \$128,008 | \$0 | \$0 | \$128,008 | \$2,866 | \$0 | \$2,866 |

[Property Transfer History](#)

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|-------------|------------------------|-----|-----|-----------|
| 8644/1155 | 06/2025 | 07 WARRANTY | 4 V-APPRAISERS OPINION | Q | V | \$320,000 |
| 8216/1033 | 06/2022 | 07 WARRANTY | 0 | U | V | \$100 |
| 2120/1763 | 03/1995 | 31 CERT TL | 0 | U | V | \$100 |
| 2066/1513 | 08/1994 | 02 DEED NC | 7 PORTIONUND INT | U | V | \$100 |
| 2066/1500 | 08/1994 | 02 DEED NC | 7 PORTIONUND INT | U | V | \$100 |
| 2066/1496 | 08/1994 | 02 DEED NC | 7 PORTIONUND INT | U | V | \$100 |
| 0955/0260 | 12/1978 | 07 WARRANTY | 0 | U | V | \$10,000 |

[Property Description](#)

SEC 29 TWP 16 RGE 23
S 1/2 OF N 2/3 OF NW 1/4 OF SW 1/4

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

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

ATTACHMENT A

8/1/25, 10:50 AM

MCPA Property Record Card

5302 440.0 1,320.0 A1 13.33 AC
 Neighborhood 8500G
 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 |
|---------------|-------------|----------------|-------------|
|---------------|-------------|----------------|-------------|

ORIGINAL APPLICATION
FOR
MICHAEL & KERRY LOPEZ



**Marion County
Board of County Commissioners**

Growth Services ■ Planning & Zoning

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

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 GENERAL AGRICULTURAL (A-1)

to SINGLE FAMILY DWELLING (R-1), for the intended use of:

±28 SINGLE-FAMILY RESIDENTIAL HOMES ON INDIVIDUAL LOTS

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

Parcel account number(s): 37905-003-00

Property dimensions: 440.0 X 1,320.0 **Total acreage:** 13.4

Directions: WEST OF SE 106TH PLACE, NORTH OF SE 70TH AVENUE

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

LOPEZ, MICHAEL AND KERRY

Property owner name (please print)

10 STEPHEN DRIVE

Mailing address

WADING RIVER / NY / 11792

City, state, zip code

Phone number (please include area code)

Signed by: [Signature]
MICHAEL AND KERRY LOPEZ
Signature

T. TRUETT GARDNER, GARDNER BREWER HUDSON

Applicant or agent name (please print)

400 N ASHLEY DRIVE, STE 1100

Mailing address

TAMPA / FL / 33602

City, state, zip code

813-221-9600

Phone number (please include area code)

Signed by: [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: EM DATE: 6/24/2025 ZONING MAP NO.: 236

Rev. 01/11/2021

AR 32996

Empowering Marion for Success

www.marioncountyfl.org

This Instrument Prepared by and Return to:

Keane Thomas & Pinnacoli Law Office
789 SW Federal Highway, Suite 310
Stuart, Florida 34994

Property Appraisers Parcel Identification (Folio) Number: 37905-003-00

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 3rd day of June, 2022 by Marilyn Lopez whose post office address is: 3 Charles Street, Yaphank, NY herein called the Grantor, to Michael Lopez, whose post office address is 10 Stephen Drive, Wading River, NY and ¹¹⁷⁸² Kerry Lopez, whose post office address is 4 Drew Lane, Center Moriches, NY 11939, as Tenants in Common, hereinafter called the Grantees.

(Wherever 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.)

W-I-T-N-E-S-S-E-T-H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

The South ½ of the North 2/3 of NW ¼ of SW ¼ of Section 29, Township 16 South Range 23 East

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 Grantees 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, 2022.

Continued on next page

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:

Carrie Kelsey
Witness #1 Signature

Marilyn Lopez
Marilyn Lopez

Carrie Kelsey
Witness #1 Printed Name

Megan Johannesen
Witness #2 Signature

Megan Johannesen
Witness #2 Printed Name

State of New York

County of Suffolk

The foregoing instrument was acknowledged before me this 3 day of June, 2022, by Marilyn Lopez who appeared by ☒ physical presence or ☐ online notarization and who has produced a photo ID as identification.

SEAL

RICHARD JOHANNESSEN
NOTARY PUBLIC - STATE OF NEW YORK
NO. 02JO5006576
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES 3-11-23

My Commission Expires:

Richard Johannesen
Notary Public
Richard Johannesen
Printed Notary Name

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

37905-003-00

Prime Key: 937321

[MAP IT+](#)

Current as of 6/24/2025

[Property Information](#)

LOPEZ MICHAEL
LOPEZ KERRY
10 STEPHEN DR
WADING RIVER NY 11792-2126

[Taxes / Assessments:](#)

Map ID: 236

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 53

Acres: 13.33

[2024 Certified Value](#)

| | | | |
|----------------------|-----------|------------------------------|-------------|
| Land Just Value | \$128,008 | | |
| Buildings | \$0 | | |
| Miscellaneous | \$0 | Impact | |
| Total Just Value | \$128,008 | Land Class Value | (\$124,382) |
| Total Assessed Value | \$3,626 | Total Class Value | \$3,626 |
| Exemptions | \$0 | Ex Codes: 08 | \$3,626 |
| Total Taxable | \$3,626 | | |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2024 | \$128,008 | \$0 | \$0 | \$128,008 | \$3,626 | \$0 | \$3,626 |
| 2023 | \$128,008 | \$0 | \$0 | \$128,008 | \$3,719 | \$0 | \$3,719 |
| 2022 | \$128,008 | \$0 | \$0 | \$128,008 | \$2,866 | \$0 | \$2,866 |

[Property Transfer History](#)

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|-------------|------------------|-----|-----|----------|
| 8216/1033 | 06/2022 | 07 WARRANTY | 0 | U | V | \$100 |
| 2120/1763 | 03/1995 | 31 CERT TL | 0 | U | V | \$100 |
| 2066/1513 | 08/1994 | 02 DEED NC | 7 PORTIONUND INT | U | V | \$100 |
| 2066/1500 | 08/1994 | 02 DEED NC | 7 PORTIONUND INT | U | V | \$100 |
| 2066/1496 | 08/1994 | 02 DEED NC | 7 PORTIONUND INT | U | V | \$100 |
| 0955/0260 | 12/1978 | 07 WARRANTY | 0 | U | V | \$10,000 |

[Property Description](#)

SEC 29 TWP 16 RGE 23
S 1/2 OF N 2/3 OF NW 1/4 OF SW 1/4

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

| Use | CUse | Front | Depth | Zoning | Units Type | Rate | Loc | Shp | Phy | Class Value | Just Value |
|------|------|-------|---------|--------|------------|------|-----|-----|-----|-------------|------------|
| 5302 | | 440.0 | 1,320.0 | A1 | 13.33 | AC | | | | | |

Neighborhood 8500G - SE 110TH STREET RD & W OF 92ND

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 |
|---------------|-------------|----------------|-------------|
|---------------|-------------|----------------|-------------|