

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



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card
Real Estate

35485-001-04

[GOOGLE Street View](#)

Prime Key: 3867289

[MAP IT+](#)

Current as of 2/19/2025

Property Information

U-HAUL CO OF FLORIDA
 PO BOX 29046
 PHOENIX AZ 85038-9046

Taxes / Assessments:

Map ID: 130

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 48

Acres: 13.38

More Situs

Situs: Situs: 6615 SW HWY 200 OCALA

2024 Certified Value

Land Just Value	\$2,864,629		
Buildings	\$0		
Miscellaneous	\$1,900		
Total Just Value	\$2,866,529		
Total Assessed Value	\$2,053,663	Impact	
Exemptions	\$0	Ex Codes:	(\$812,866)
Total Taxable	\$2,053,663		
School Taxable	\$2,866,529		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$2,864,629	\$0	\$1,900	\$2,866,529	\$2,053,663	\$0	\$2,053,663
2023	\$1,865,066	\$0	\$1,900	\$1,866,966	\$1,866,966	\$0	\$1,866,966
2022	\$1,865,066	\$0	\$1,900	\$1,866,966	\$1,866,966	\$0	\$1,866,966

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6785/0055	06/2018	09 EASEMNT	0	U	V	\$100
6785/0053	06/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$2,185,400

Property Description

SEC 08 TWP 16 RGE 21
 COM AT SW COR OF SEC 8 TH N 25 FT TO POINT
 ON N ROW LINE OF SW 80TH ST(50 FT WIDE) TH
 S 89-37-50 E 844.83 FT TO POB; TH N 41-48-57 E
 1160.82 FT TH S 48-38-01 E 673.19 FT TO NWLY

ROW LINE OF ST RD 200 TH SWLY ALONG NWLY
 ROW LINE 3 COURSES TH S 41-48-08 W 368.87
 FT TH N 48-11-52 W 2 FT TH S 41-48-08 W
 204.43 FT TO INTERSECTION WITH N ROW LINE
 OF SW 80TH ST TH N 89-37-50 W ALONG N ROW
 LINE 895.58 FT TO POB

Parent Parcel: 35485-001-01

Land Data - Warning: Verify Zoning

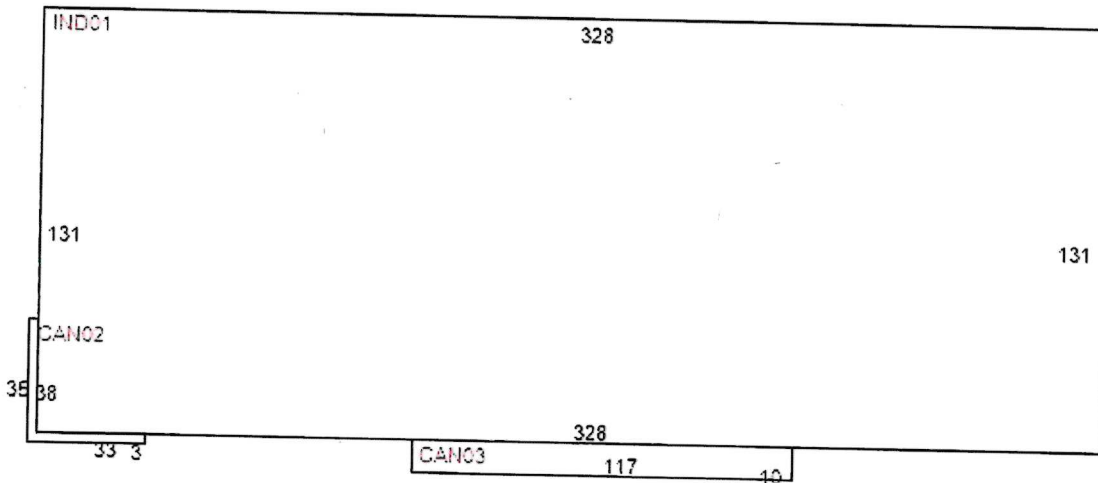
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	4860	577.0	827.0	B2	477,418.00	SF							
GDRA	1000	.0	.0	B2	2.42	AC							

Neighborhood 9933 - COMM SR 200-I-75/ HWY 484
 Mkt: 2 70

Traverse

Building 1 of 2

IND01=R328U131L328D131.
 CAN02=R33D3L36U38R3D35.R115
 CAN03=D10R117U10L117.



Building Characteristics

Structure 1 - WH STL FR
 Effective Age 1 - 00-04 YRS
 Condition 4
 Quality Grade 500 - FAIR
 Inspected on 7/29/2024 by 117

Year Built 2024
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 918

Exterior Wall 40 PRECAST PANEL 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	11.5	3.00	2024	0	42,968	F11 ONE STORY STORE	2 %	Y	Y
						F48 WAREHOUSE/DISTRIBUTE	2 %	Y	Y
						S48 MINI STORAGE	96 %	Y	Y
2	9.0	1.00	2024	0		213 CAN CANOPY-ATTACHD	100 %	N	N
3	14.0	1.00	2024	0		1,170 CAN CANOPY-ATTACHD	100 %	N	N

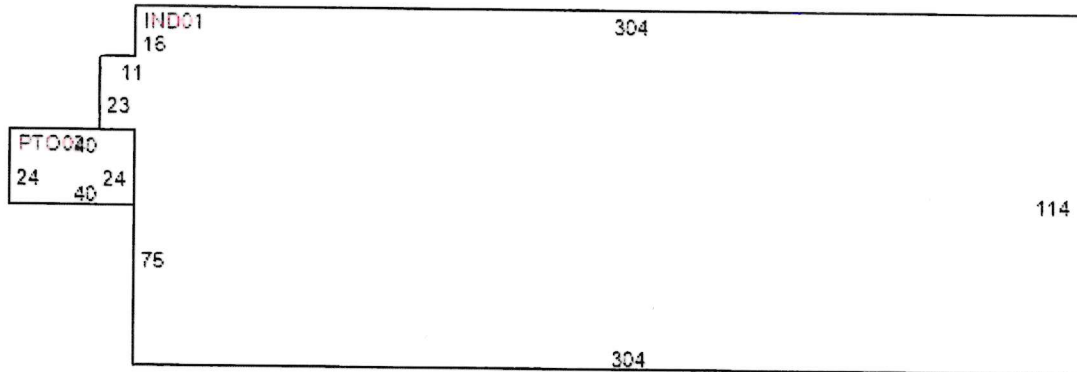
Section: 1

Elevator Shafts: 1 Apts: 0 Kitchens: 0 4 Fixture Baths: 0 2 Fixture Baths: 2
 Elevator Landings: 3 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 8

Traverse

Building 2 of 2

IND01=D75R304U114L304D16L11D23R11.
 PTO02=D24L40U24R40.



Building Characteristics

Structure	1 - WH STL FR	Year Built 2024
Effective Age	1 - 00-04 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	7/29/2024 by 117	Base Perimeter 858

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	46.5	1.00	2024	0	34,909	F48 WAREHOUSE/DISTRIBUTE	100 %	Y N
2	1.0	1.00	2024	0	960	PTO PATIO	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 0

Miscellaneous Improvements

MCPA Property Record Card

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
259 WELL 04-12IN	1.00	UT	99	1979	2	0.0	0.0
144 PAVING ASPHALT	327,606.00	SF	5	2024	3	0.0	0.0
159 PAV CONCRETE	1,330.00	SF	20	2024	3	0.0	0.0
159 PAV CONCRETE	458.00	SF	20	2024	5	0.0	0.0
170 LOADING WELL	2,000.00	SF	20	2024	3	50.0	40.0
105 FENCE CHAIN LK	439.00	LF	20	2024	5	0.0	0.0
116 FENCE VINYL	950.00	LF	99	2024	4	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2024	3	0.0	0.0

Appraiser Notes

U-HAUL TRAILER RETAIL AND U-HAUL MINI STORAGE (2025)
1247 TOTAL STORAGE UNITS

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023120525	4/1/2024	-	THE EXPANSION OF THE FIRE RISER/TOILET ROOM TO ACCOMODATE T
2022111952	5/16/2023	-	CONSTRUCTION OF S-1 TYPE OCCUPANCY. TYPE II-B WAREHOUSE BUI
2021102775	11/1/2022	-	NEW MULTI STORY BLG. UNDER ROOF SELF STORAGE; RETAIL SPACE