

7/1/25, 4:09 PM

MCPA Property Record Card

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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2025 Property Record Card

3495-165-102

[GOOGLE Street View](#)

Prime Key: 834912

[MAP IT+](#)

Current as of 7/1/2025

Property Information

METIVIER JOSEPH C
 METIVIER ELLEN L
 13310 SW 51ST LN
 OCALA FL 34481-8130

Taxes / Assessments:

Map ID: 75

Millage: 5072 - UNINCORPORATEDM.S.T.U.PC: 01

Acres: 1.16

Situs: 13310 SW 51ST LN OCALA

2024 Certified Value

Land Just Value	\$29,232		
Buildings	\$339,777		
Miscellaneous	\$2,463		
Total Just Value	\$371,472		
Total Assessed Value	\$158,373	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$213,099)
Total Taxable	\$108,373		
School Taxable	\$133,373		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$29,232	\$339,777	\$2,463	\$371,472	\$158,373	\$50,000	\$108,373
2023	\$25,172	\$312,372	\$2,575	\$340,119	\$153,760	\$50,000	\$103,760
2022	\$18,096	\$275,648	\$2,463	\$296,207	\$149,282	\$50,000	\$99,282

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>1976/1604</u>	10/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$3,150
<u>1071/0010</u>	06/1981	07 WARRANTY	0	U	V	\$5,000

Property Description

SEC 32 TWP 15 RGE 20
 PLAT BOOK L PAGE 077
 ROLLING HILLS UNIT 5
 BLK 165 LOT 2 E 1/2

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		165.0	305.0	R1	1.16 AC							
Neighborhood 9310 - ROLLING HILLS DIRT SFR & VAC												
Mkt: 7 70												

Traverse**Building 1 of 1**

RES01=U32R17U21L63D53R24U2R7D2R15.

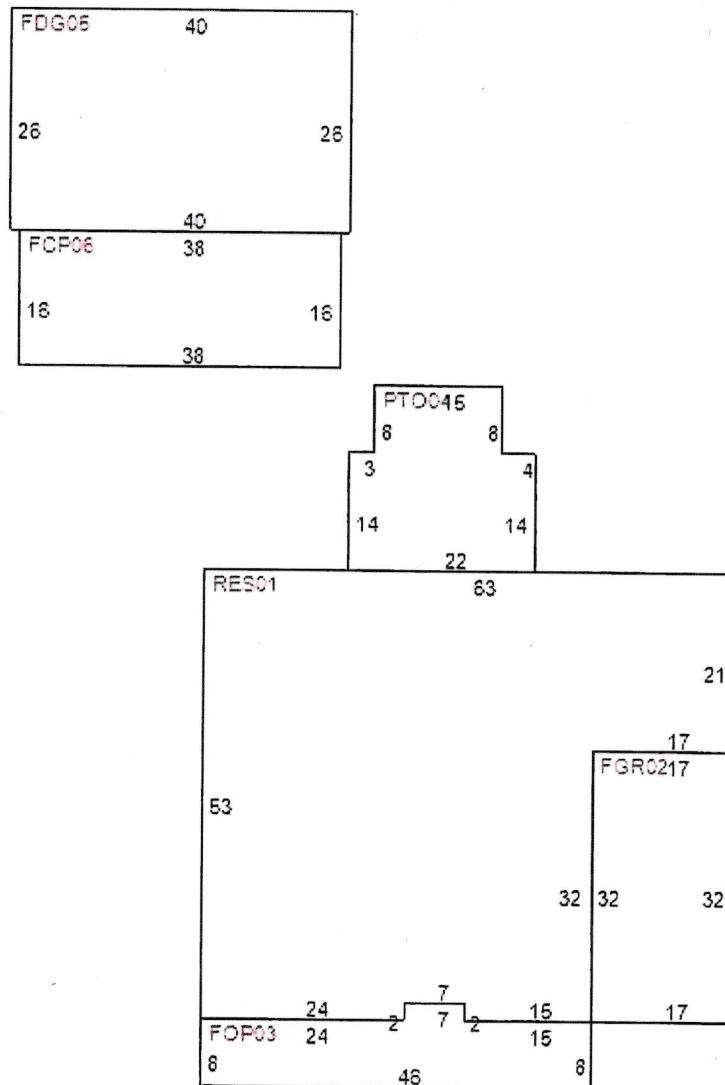
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FOP03=D8L46U8R24U2R7D2R15.R17U53L46

PTO04=U14R3U8R15D8R4D14L22.U40

FDG05=U26L40D26R40.L1

FCP06=D16L38U16R38.

Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	3 - 10-14 YRS
Condition	3
Quality Grade	600 - AVERAGE
Inspected on	3/27/2020 by 118

Year Built	1994
Physical Deterioration	0%
Obsolescence: Functional	0%
Obsolescence: Locational	0%

Architecture 0 - STANDARD SFR
Base Perimeter 236

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	- VINYL SIDING	1.00	1994	N	0 %	0 %	2,781	2,781
FGR 0229	- VINYL SIDING	1.00	1994	N	0 %	0 %	544	544
FOP 0301	- NO EXTERIOR	1.00	1994	N	0 %	0 %	382	382
PTO 0401	- NO EXTERIOR	1.00	1994	N	0 %	0 %	428	428
FDG 0524	- CONC BLK-PAINT	1.00	1995	N	0 %	0 %	1,040	1,040
FCP 0601	- NO EXTERIOR	1.00	2005	N	0 %	0 %	608	608

Section: 1

Roof Style: 10 GABLE	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: Y
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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1995	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1995	2	0.0	0.0
159 PAV CONCRETE	794.00	SF	20	1996	3	0.0	0.0
105 FENCE CHAIN LK	112.00	LF	20	1996	1	0.0	0.0
114 FENCE BOARD	985.00	LF	10	2005	3	0.0	0.0

Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
MA88101	12/1/1994	-	SFAS(FDG)
MA75652	3/1/1994	12/1/1994	SFR