

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

Attachment C

2024 Property Record Card Real Estate

35322-004-04

[GOOGLE Street View](#)

Prime Key: 1752329

[Beta MAP IT+](#)

Current as of 7/10/2024

[Property Information](#)

AHL BRIAN
AHL TAMRA S
10030 SW 91ST TER
OCALA FL 34481-8925

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

PC: 01

Acres: .25

Situs: Situs: 10030 SW 91ST TER OCALA

[2023 Certified Value](#)

Land Just Value	\$42,000	
Buildings	\$96,333	
Miscellaneous	\$1,262	
Total Just Value	\$139,595	Ex Codes: 01 38
Total Assessed Value	\$139,595	
Exemptions	\$0	
Total Taxable	\$139,595	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$42,000	\$96,333	\$1,262	\$139,595	\$139,595	\$0	\$139,595
2022	\$36,250	\$71,122	\$994	\$108,366	\$41,319	\$25,000	\$16,319
2021	\$29,000	\$53,339	\$956	\$83,295	\$40,116	\$25,000	\$15,116

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8263/0734	02/2024	05 QUIT CLAIM	0	U	I	\$100
7952/1702	12/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$120,000
7952/1701	12/2022	77 AFFIDAVIT	0	U	I	\$100
7952/1700	12/2022	70 OTHER	0	U	I	\$100
3730/1782	05/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$56,000
2284/0200	07/1996	71 DTH CER	0	U	I	\$100
2284/0196	05/1985	74 PROBATE	0	U	I	\$100
1231/0951	07/1984	07 WARRANTY	0	U	I	\$43,900
1151/1119	03/1983	07 WARRANTY	0	Q	I	\$42,000

[Property Description](#)

SEC 26 TWP 16 RGE 20
PLAT BOOK V PAGE 045
PINE RUN ESTATES II

Parent Parcel: 35322-000-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		107.0	100.0	R2	1.00	LT						
Neighborhood 8010 - PINE RUN ESTATES												
Mkt: 7 70												

[Traverse](#)

Building 1 of 1

RES01=L26D44R26U44.R4D3

UST02=R8D18L8U18.

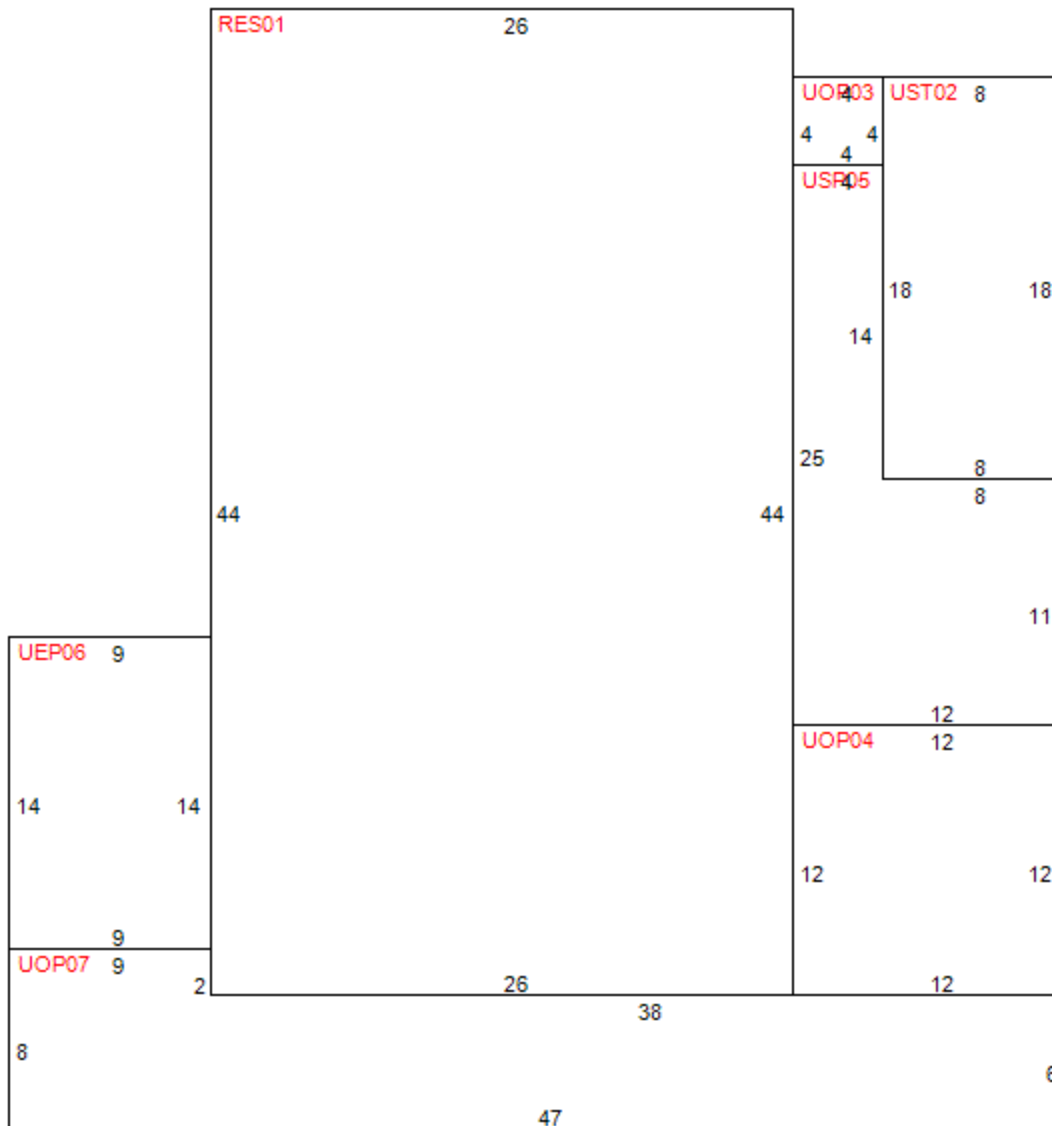
UOP03=D4L4U4R4.L4D29

UOP04=R12D12L12U12.

USP05=R12U11L8U14L4D25.D12L26U2

UEP06=L9U14R9D14.

UOP07=D2R38D6L47U8R9.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 0
Quality Grade 400 - FAIR
Inspected on 1/26/2024 by 197

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 140

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 28	- SF ALUM SIDING	1.00	1983	N	0 %	0 %	1,144	1,144
UST	02 28	- SF ALUM SIDING	1.00	1986	N	0 %	0 %	144	144
UOP	03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
UOP	04 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	144	144
USP	05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	188	188
UEP	06 28	- SF ALUM SIDING	1.00	1986	N	0 %	0 %	126	126
UOP	07 01	- NO EXTERIOR	1.00	2005	N	0 %	0 %	300	300

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	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

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC	1.00		UT	99	1983	2	0.0	0.0
159 PAV CONCRETE	690.00		SF	20	1983	3	0.0	0.0
159 PAV CONCRETE	492.00		SF	20	2023	3	0.0	0.0

Appraiser Notes

MODEL-UNKNOWN-INT INFO CORRECT

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
2023090396	9/1/2023	11/7/2023	INSTALL 12X29 CARPORT/SHED PAD (W/FOOTERS) & 12X22 DRIVEWAY
2023042178	4/20/2023	5/9/2023	CHANGE OUT BRYANT 2.5 TON 15.2 SEER2 HEAT PUMP
2023022677	2/23/2023	3/6/2023	SFR MAIN STRUCTURE TEAR OFF SHINGLE AND RE-ROOF SHINGLE FL1
M090611	9/1/2005	11/1/2005	ALUM PTO COVER
M030937	3/1/1999	3/1/1999	RE-ROOF
M010467	1/1/1999	1/1/1999	ALUM ALTERATIONS
MC04269	10/1/1986	-	ADD TO FST
MC01148	3/1/1986	-	ADD FEP
MC00887	3/1/1986	-	ADD FST
MC00255	1/1/1983	3/1/1983	NEW SFR