



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

www.marioncountyfl.org

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article Five, Zoning, on the below described property and area, from B2 and R4 to A1, for the intended use of: horses and cattle

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

Parcel account number(s): 03063-001-00, 03063-002-00 - 03079-002-00

Property dimensions: 417x200, 260x450, IRR Total acreage: 18.73

Directions: North on 441 from Ocala, property on left

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

Christine Riley Property owner name (please print) 18400 N. US Hwy 441 Mailing address Reddick, FL 32686 City, state, zip code 352-209-9568 Phone number (please include area code)

rentals999@yahoo.com Email Address

Christine Riley Signature

Christine Riley Applicant or agent name (please print) 18400 N US Hwy 441 Mailing address Reddick, FL 32686 City, state, zip code 352-209-9568 Phone number (please include area code)

rentals999@yahoo.com Email Address

Christine Riley 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, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: [Signature] DATE: 10/17/24 ZONING MAP NO.: 138

REV: 04/2015

proj. 2024100070

AR: 32158

"Meeting Needs by Exceeding Expectations"

Prepared by:
Marie Vazoulas
Atlas Title Agency, LLC
1279 East Silver Springs Boulevard
Ocala, Florida 34470
File Number: 21-0212

This deed is being re-recorded to correct the spelling of the grantee's name and to include the Exhibit A "Less Out Description for Parcel 4"

General Warranty Deed

Made this October 15, 2021 A.D. By Ernest R Guible Jr, a single man, whose post office address is: 6078 NW 54th Terrace, Ocala FL 34476 hereinafter called the grantor, to 2020 Sunshine Holdings LLC, a Florida Limited Liability Company, whose post office address is: PO BOX 770545, Ocala FL 34477, hereinafter called the grantee:

(Whenever used herein the term "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)

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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

PARCEL 1:

LOTS 4 AND 5 OF REITH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 130, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF NW 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREE 59 MINUTES EAST 422 FEET AND SOUTH 0 DEGREE 23 MINUTES WEST 399 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREE 59 MINUTES EAST 488.2 FEET TO THE WEST LINE OF DIXIE HIGHWAY, THENCE SOUTH 18 DEGREE 00 MINUTES EAST 277.04 FEET ALONG THE SAID WEST BOUNDARY OF SAID HIGHWAY, THENCE SOUTH 89 DEGREE 55 MINUTES WEST 575.4 FEET, THENCE NORTH 0 DEGREE 23 MINUTES EAST 264.2 FEET TO THE POINT OF BEGINNING.

EXCEPT ROAD RIGHT-OF-WAY FOR STATE ROAD 25 (US HIGHWAY 441) CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 136, PAGE 405.

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, RUN NORTH 89 DEGREES 59' EAST 422 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 0 DEGREES 23' WEST 399 FEET, THENCE NORTH 89 DEGREES 59' EAST 488.2 FEET TO THE WEST BOUNDARY LINE OF THE DIXIE HIGHWAY, NOW KNOWN AS U.S. HIGHWAY 441, THENCE NORTHWESTERLY ALONG AND WITH SAID WEST BOUNDARY OF SAID HIGHWAY 416.76 FEET MORE OR LESS TO A POINT NORTH 89 DEGREES 59' EAST FROM THE POINT OF BEGINNING, THENCE RUN SOUTH 89 DEGREES 59' WEST 356 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF THE ABOVE DESCRIBED LAND LYING WESTERLY OF AND WITHIN 132 FEET OF THE SURVEY LINE OF STATE ROAD 25 (FORMERLY KNOWN AS THE DIXIE HIGHWAY AND ALSO KNOWN AS U.S. HIGHWAY 441), SECTION 36030.

ALSO LESS AND EXCEPT PROPERTY CONVEYED TO MARION COUNTY, BY RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 440, PAGE 27, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THAT PART OF COMMENCE AT THE SW CORNER OF SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, THENCE N. 89 DEGREES 59' E. 422 FEET TO THE P.O.B.; THENCE S. 0 DEGREES 23' W. 399 FEET; THENCE N. 89 DEGREES 59' E. TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25; THENCE NORTHWESTERLY ALONG AND WITH SAID WESTERLY RIGHT OF WAY LINE TO A POINT NORTH 89 DEGREES 59' EAST FROM P.O.B.; THENCE S. 89 DEGREES 59' W. TO THE P.O.B., LYING WITHIN 25 FEET OF AND MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTERLINE: BEGIN AT THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, THENCE EAST 396.76 FEET; EAST WEST MID SECTION LINE HAVING A BEARING OF S. 89 DEGREES 51'09" E.; THENCE N. 84 DEGREES 45'30" E. 261.90 FEET; THENCE S. 89 DEGREES 03'00" E. 1348.37 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID INTERSECTION ALSO BEING THE TERMINAL POINT OF THIS DESCRIPTION, SAID TERMINAL POINT BEING N. 88 DEGREES 20'15" W. 632.87 FEET FROM THE CENTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST. THIS IS A PORTION OF THE RIGHT OF WAY OF COUNTY ROAD NO. 15, 5-N.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2021144897 BK 7600 Pgs 0389-0391 10/20/2021 02:26:32 PM

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2022032171 BK 7716 Pgs 1458-1461 03/04/2022 03:54:19 PM
REC FEE 35.50 INDEX DEED DOC 0.70

Attachment A

Type: D
File No.: 2022032171
Date: 03/04/2022 03:54:19 PM
Book Type: O
Book/Page: 7716/1458
Pages: 4
Consideration: \$10.00
Case/Parcel: 03063-002-00/O
Legal: LS 4-5 REITH ACRES
FIRST PARTY: GIBBLE ERNEST R JR
SECOND PARTY: 2020 SUNSHINE HOLDINGS LLC

Page:   [Rotate Left](#) [Rotate Right](#) [Reset](#) [PDF / Print Page](#) [PDF / Print All Pages](#)





GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/08/2022 03:29:33 PM
FILE #: 2022033944 OR BK 7719 PGS 1465-1467
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Prepared by and please return to:

Name: Christine Riley
Address: PO Box 770545
Ocala Fl 34477

Recording Fee \$ _____
Doc. Stamps \$ _____

Property Appraiser's Parcel
ID No. 03063-002-00

QUITCLAIM DEED

THIS INDENTURE, made this 8th day of March, 2022, between
Grantor: 2020 Sunshine Holdings LLC
of the County of Marion, State of Florida, Grantor, and

Grantees: Christine Riley, whose street address is
PO Box 770545 Ocala, Fl 34477 in the
County of Marion, State of Florida and
_____, whose street address is
_____ of the
County of _____, State of _____,

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantees, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- Legal Description:

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use benefit and behoof the said Grantees forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

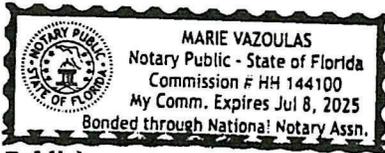
Signed, sealed and delivered in the presence of:

Witness Signature (as to First Grantor) [Signature]
Printed Name [M. Vazoulas]
Witness Signature (as to First Grantor) [Signature]
Printed Name [Madi Aidana]

Signature of Grantor [Signature]
Printed Name [Christine Riley]
Post Office Address [P.O. Box 770595]
City, State, and Zip [Ocala, FL 34477]

STATE OF FLORIDA, COUNTY OF Marion

The foregoing instrument was acknowledged before me this 8th day of March, 2022, by Christine Riley.



[Signature]
Notary Public
(Print, type, or stamp commissioned name of Notary)

My commission expires: _____

Personally Known [X]
OR Produced Identification _____
Type of Identification Produced: _____

EXHIBIT A

Grantor:
2020 Sunshine Holdings LLC

Grantees:
Christine Riley

Parcel Identification Number: 03063-002-00

Legal Description:

LOTS 4 AND 5 OF REITH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 130, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF NW 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREE 59 MINUTES EAST 422 FEET AND SOUTH 0 DEGREE 23 MINUTES WEST 399 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREE 59 MINUTES EAST 488.2 FEET TO THE WEST LINE OF DIXIE HIGHWAY, THENCE SOUTH 18 DEGREE 00 MINUTES EAST 277.04 FEET ALONG THE SAID WEST BOUNDARY OF SAID HIGHWAY, THENCE SOUTH 89 DEGREE 55 MINUTES WEST 575.4 FEET, THENCE NORTH 0 DEGREE 23 MINUTES EAST 264.2 FEET TO THE POINT OF BEGINNING.

EXCEPT ROAD RIGHT-OF-WAY FOR STATE ROAD 25 (US HIGHWAY 441) CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 136, PAGE 405.

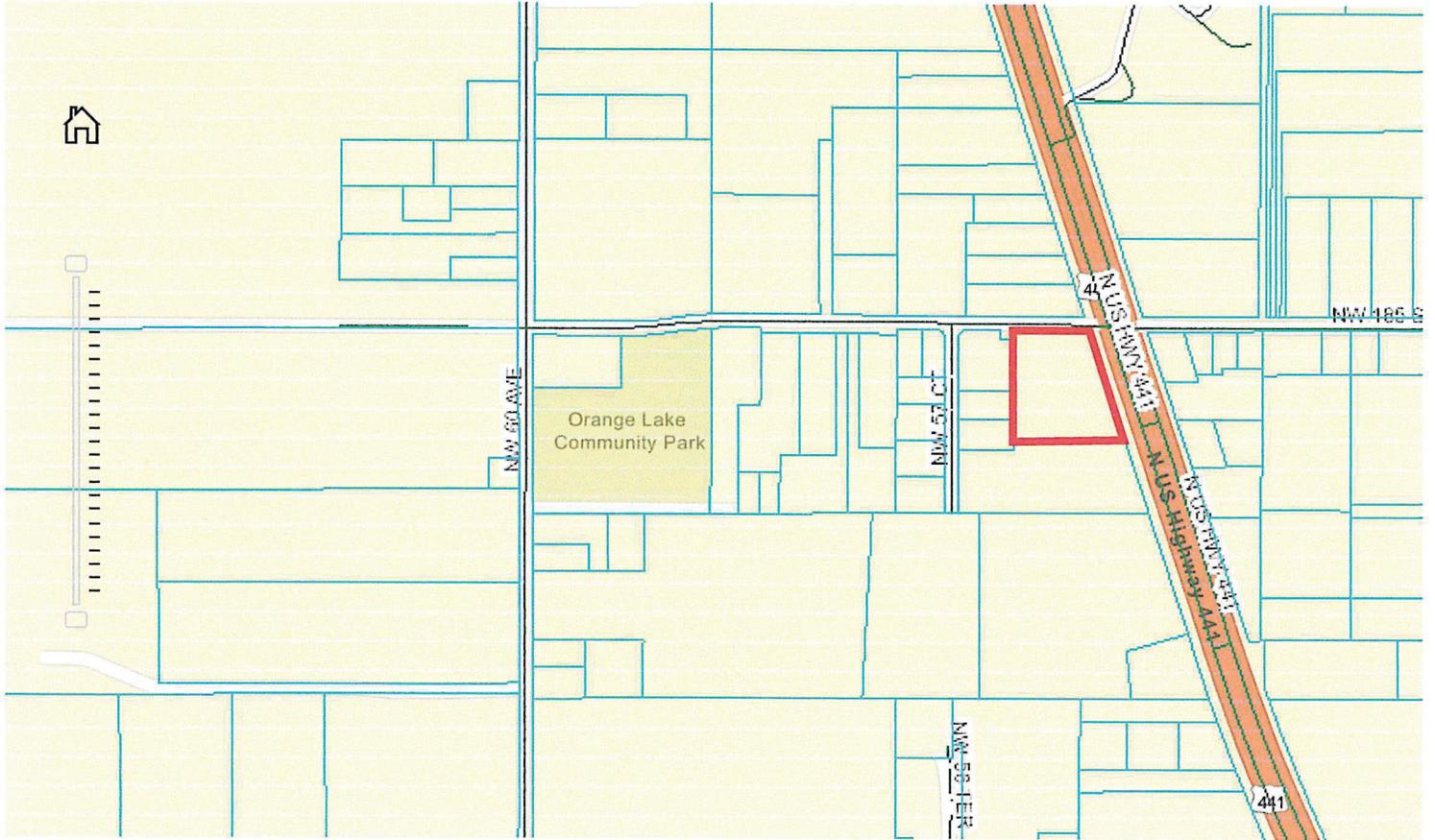
Exhibit A

Attachment A



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+

Updated every 24 hours



600ft

2024-07-31 **A-7**

[Click here for Legal Disclaimer](#)



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2024 Property Record Card Real Estate

03063-001-00

[GOOGLE Street View](#)

Prime Key: 46299

[MAP IT+](#)

[Property Information](#)

2020 SUNSHINE HOLDINGS LLC
C/O CHRISTINE RILEY
18400 N US HWY 441
REDDICK FL 32686-2349

[Taxes / Assessments:](#)

Map ID: 138

[Millage:](#) 9001 - UNINCORPORATED

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

PC: 01

Acres: 3.16

Situs: Situs: 5592 NW 185TH ST
REDDICK

[Current Value](#)

Land Just Value	\$94,010
Buildings	\$57,493
Miscellaneous	\$1,466
Total Just Value	\$152,969
Total Assessed Value	\$152,969
Exemptions	\$0
Total Taxable	\$152,969

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$94,010	\$57,493	\$1,466	\$152,969	\$152,969	\$0	\$152,969
2023	\$94,010	\$50,329	\$1,279	\$145,618	\$145,618	\$0	\$145,618
2022	\$75,208	\$81,397	\$1,283	\$157,888	\$157,888	\$0	\$157,888

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7716/1458	10/2021	08 CORRECTIVE	8 ALLOCATED	U	I	\$100
7600/0389	10/2021	07 WARRANTY	8 ALLOCATED	Q	I	\$510,000
7244/1550	07/2020	05 QUIT CLAIM	0	U	I	\$100
5670/0148	04/2012	61 FJDGMNT	0	U	I	\$100
5352/1371	03/2010	57 TRANSFER FROM BANK	9 UNVERIFIED	U	I	\$95,000
5251/1667	09/2009	56 TRANSFER TO BANK	0	U	I	\$100
3121/1555	03/2002	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$69,900
2653/0310	06/1999	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$50,000
LL97/1299	04/1998	EI E I	0	U	I	\$18,070

[Property Description](#)

Attachment A

SEC 28 TWP 12 RGE 21
 COM SW COR OF SE 1/4 OF NW 1/4 TH N 89-59 E 422 FT TO POB
 TH S 0-23 W 399 FT TH N 89-59 E 488.20 FT TO
 W BDY LINE OF DIXIE HWY (441) TH NWLY ALONG AND
 WITH W BDY OF SAID HWY 416.76 FT MORE OR LESS TO A
 PT N 89-59 E FROM POB TH S 89-59 W 356 FT M/L TO POB
 EXC THAT PART OF THE ABOVE DESC LAND LYING WLY OF
 WITHIN 132 FT OF THE SURVEY LINE OF ST RD 25 (441) &
 EXC COM SW COR OF SE 1/4 OF NW 1/4 TH N 89-59 E 422 FT
 TO POB TH S 0-23 W 399 FT TH N 89-59 E TO WLY ROW
 LINE OF ST RD 25 TH NWLY ALONG AND WITH SAID WLY
 ROW LINE TO PT N 89-59 E FROM POB TH S 89-59 W TO POB LYING
 WITHIN 25 FT OF AND MEASURED AT RIGHT ANGLES TO THE
 FOLLOWING DESC CENTERLINE:
 COM W 1/4 COR OF SEC 28
 TH E 396.76 FT EAST/WEST MID SEC LINE HAVING A
 BEARING OF S 89-51-09 E TH N 84-45-30 E 261.90 FT
 TH S 89-03-00 E 1348.37 FT TO ITS INTERSECTION WITH
 W ROW LINE OF US HWY 441 SAID INTERSECTION ALSO BEARING
 THE TERMINAL PT OF THIS DESCRIPTION SAID TERMINAL PT
 BEING N 88-20-15 W 632.87 FT FROM CENTER OF SEC 28

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

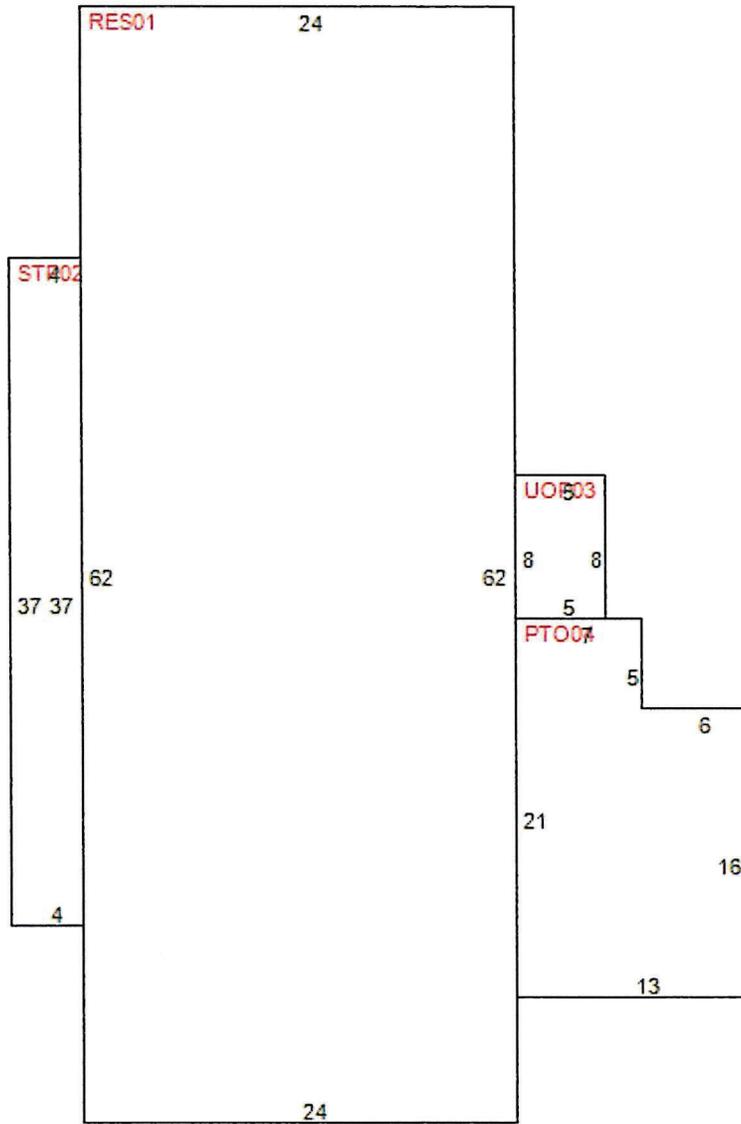
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		417.0	200.0	B2	3.16	AC	25,000.0000	1.00	1.19	1.00	94,010	94,010
9994		.0	.0	B2	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1241 - RES ON HWY 441											Total Land - Class \$94,010	
Mkt: 8 70											Total Land - Just \$94,010	

[Traverse](#)

Building 1 of 1

RES01=L24D62R24U62.L24D14
 STP02=L4D37R4U37.U14R24D26
 UOP03=R5D8L5U8.D8

PTO04=R7D5R6D16L13U21.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1950
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	4/21/2022 by 228	Architecture 0 - STANDARD SFR
		Base Perimeter 172

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	1950	N	0 %	0 %	1,488	1,488
STP 0201	- NO EXTERIOR	1.00	1950	N	0 %	0 %	148	148
UOP 0301	- NO EXTERIOR	1.00	2010	N	0 %	0 %	40	40
PTO 0401	- NO EXTERIOR	1.00	2010	N	0 %	0 %	243	243

Section: 1

Roof Style: 12 HIP	Floor Finish: 34 HARDWD ON CONC	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
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: 3 PIER	Fireplaces: 1	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Attachment A

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
256 WELL 1-5 BTH	1.00	UT	99	1964	2	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	1970	1	0.0	0.0	
112 FENCE WIRE/BD	389.00	LF	10	1999	3	0.0	0.0	
159 PAV CONCRETE	400.00	SF	20	1980	3	20.0	20.0	
114 FENCE BOARD	16.00	LF	10	1990	4	0.0	0.0	
114 FENCE BOARD	162.00	LF	10	1999	2	0.0	0.0	
159 PAV CONCRETE	126.00	SF	20	1999	3	0.0	0.0	
DCK DECK-WOOD	32.00	SF	40	2006	1	0.0	0.0	
Total Value - \$1,466								

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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Cost Summary

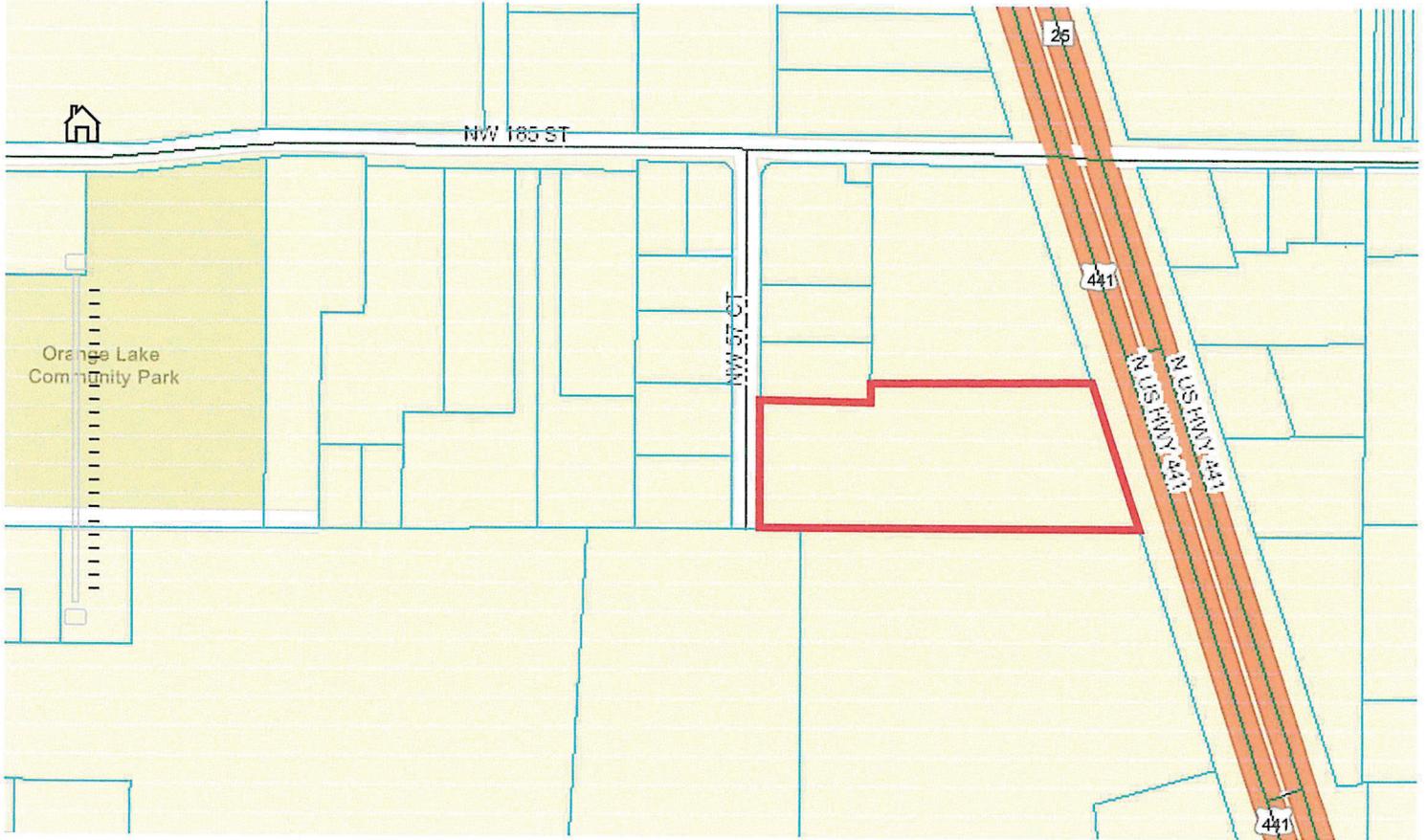
Buildings R.C.N.	\$132,047	10/10/2022				
Total Depreciation	(\$89,792)					
Bldg - Just Value	\$42,255		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$1,466	3/11/2011	1	\$132,047	(\$89,792)	\$42,255
Land - Just Value	\$94,010	6/7/2024				
Total Just Value	\$137,731	.				

Attachment A



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+

Updated every 24 hours



300ft

2024-07-31

A-12

[Click here for Legal Disclaimer](#)



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

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

2024 Property Record Card
Real Estate

03063-002-00

[GOOGLE Street View](#)

Prime Key: 46302

[MAP IT+](#)

Property Information

RILEY CHRISTINE
 18400 N US HWY 441
 REDDICK FL 32686-2349

Taxes / Assessments:

Map ID: 138

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 63

Acres: 3.73

Situs: Situs: 18400 N US HWY 441
 REDDICK

Current Value

Land Just Value	\$120,988		
Buildings	\$134,793		
Miscellaneous	\$21,481	Impact	
Total Just Value	\$277,262	Land Class Value	(\$109,211)
Total Assessed Value	\$168,051	Total Class Value	\$42,983
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38 08	\$199,257
Total Taxable	\$118,051		
School Taxable	\$143,051		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$120,988	\$134,793	\$21,481	\$277,262	\$168,051	\$50,000	\$118,051
2023	\$120,988	\$110,772	\$19,355	\$251,115	\$163,184	\$50,000	\$113,184
2022	\$97,178	\$106,854	\$0	\$204,032	\$135,452	\$0	\$135,452

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7719/1465	03/2022	05 QUIT CLAIM	0	U	I	\$100
7716/1458	10/2021	08 CORRECTIVE	8 ALLOCATED	U	I	\$100
7600/0389	10/2021	07 WARRANTY	8 ALLOCATED	Q	I	\$510,000
7380/1990	07/2020	08 CORRECTIVE	7 PORTIONUND INT	U	I	\$100
7244/1548	07/2020	05 QUIT CLAIM	0	U	I	\$100
7139/1512	02/2020	77 AFFIDAVIT	0	U	I	\$100
5670/0148	04/2012	61 FJDMNT	0	U	I	\$100
5346/0026	04/2010	08 CORRECTIVE	0	U	I	\$100
4958/0934	01/2008	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
4958/0930	01/2008	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100

Attachment A

4637/1824	11/2006	07 WARRANTY	9 UNVERIFIED	Q	I	\$275,000
3576/1915	10/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$63,000
2854/0460	09/2000	07 WARRANTY	7 PORTIONUND INT	U	I	\$45,000
2854/0458	09/2000	07 WARRANTY	7 PORTIONUND INT	U	I	\$22,500
1388/2001	11/1986	25 PER REP	0	U	I	\$100
1360/0197	05/1986	71 DTH CER	0	U	I	\$100
1142/0874	01/1983	07 WARRANTY	0	Q	I	\$50,000

Property Description

SEC 28 TWP 12 RGE 21
 COM SW COR OF SE 1/4 OF NW 1/4 TH N 89-59-00 E 422 FT
 TH S 00-23-00 W 399 FT FOR POB
 TH N 89-59-00 E 488.20 FT TO W BDY LN OF DIXIE HWY
 TH S 18-00-00 E 277.04 FT ALG W BDY OF HWY
 TH S 89-55-00 W 575.4 FT TH N 00-23-00 E 264.2 FT TO POB
 EXC RD ROW FOR SR 25 (US HWY 441) CONVEYED TO
 ST OF FL BY DEED RECORDED IN OR BK 136 PG 405 &
 PLAT BOOK R PAGE 130
 REITH ACRES
 LOTS 4.5

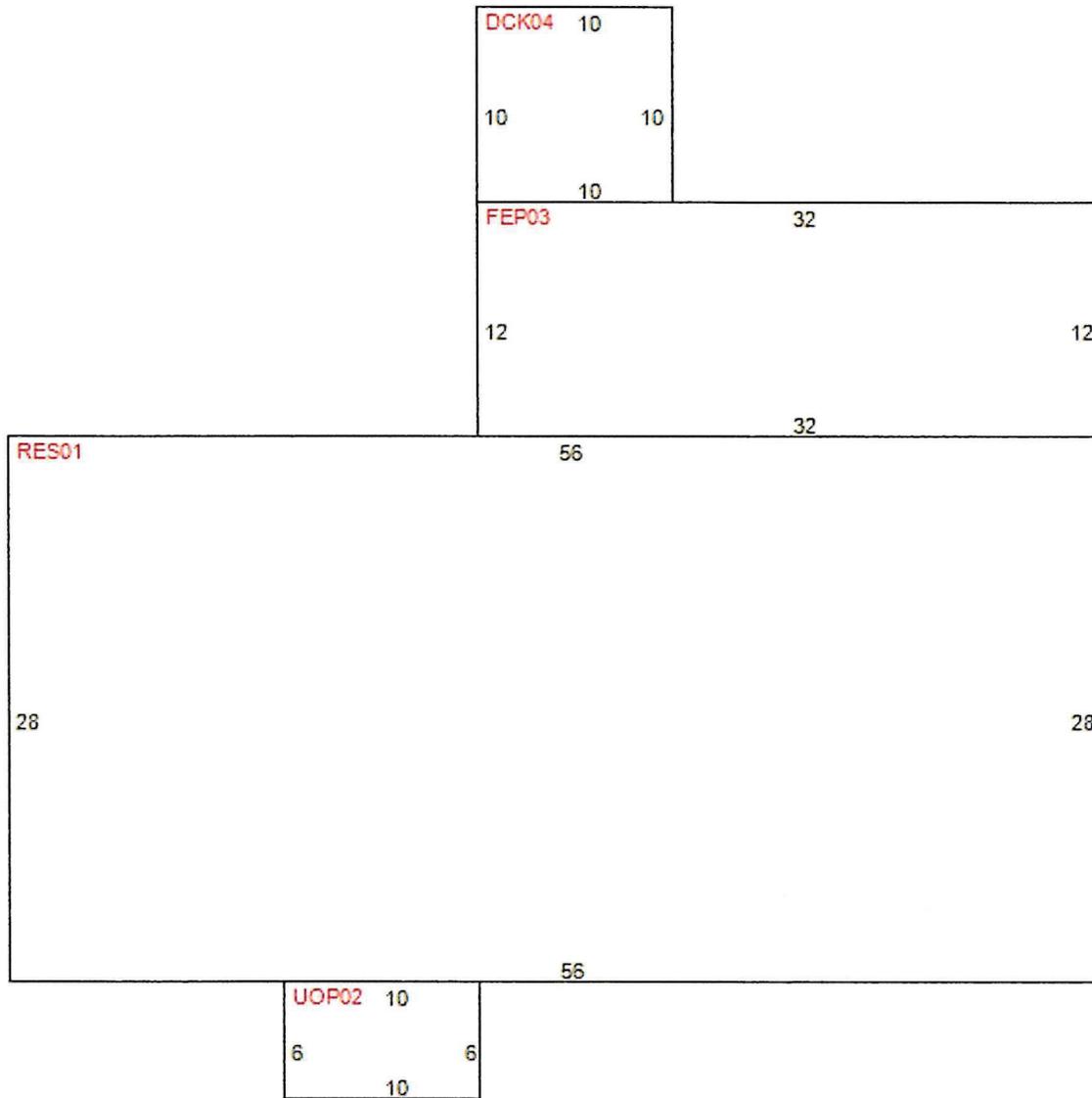
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		260.0	450.0	B2	1.00	AC	25,000.0000	1.00	1.70	1.00		42,500	42,500
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00			
6302		.0	.0	B2	2.73	AC	25,000.0000	1.00	1.15	1.00		483	78,488
Neighborhood 1241 - RES ON HWY 441											Total Land - Class \$42,983		
Mkt: 8 70											Total Land - Just \$120,988		

Traverse

Building 1 of 1

RES01=L56D28R56U28.L42D28
 UOP02=D6R10U6L10.R42U28
 FEP03=U12L32D12R32.U12L22



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 5/9/2023 by 211

Year Built 1960
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 168

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	1960	N	0 %	0 %	1,568	1,568
UOP 0201	- NO EXTERIOR	1.00	1960	N	0 %	0 %	60	60
FEP 0326	- SIDING-NO SHTG	1.00	2006	N	0 %	0 %	384	384
DCK 0401	- NO EXTERIOR	1.00	2006	N	0 %	0 %	100	100

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	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: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Attachment A

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
190 SEPTIC 1-5 BTH	1.00	UT	99	1969	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	1969	2	0.0	0.0	
112 FENCE WIRE/BD	96.00	LF	10	2022	3	0.0	0.0	
159 PAV CONCRETE	1,140.00	SF	20	2022	3	0.0	0.0	
UDC CARPORT-UNFIN	1,080.00	SF	40	2022	2	30.0	36.0	
UDU UTILITY-UNFINS	720.00	SF	40	2022	2	30.0	24.0	
Total Value - \$21,481								

Appraiser Notes

EST INT

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2022033288	4/19/2022	7/25/2022	30 X 60 ENCLOSED CARPORT ON NEW 30 X 60 SLAB NO ELEC OR PLU
2021031624	3/16/2021	4/2/2021	REMOVE AND REPLACE 3 TON 14.5 SEER TRANE SPLIT SYSTEM HEAT
M051728	5/1/2006	6/1/2006	DCK

Cost Summary

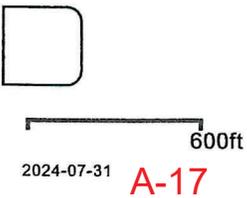
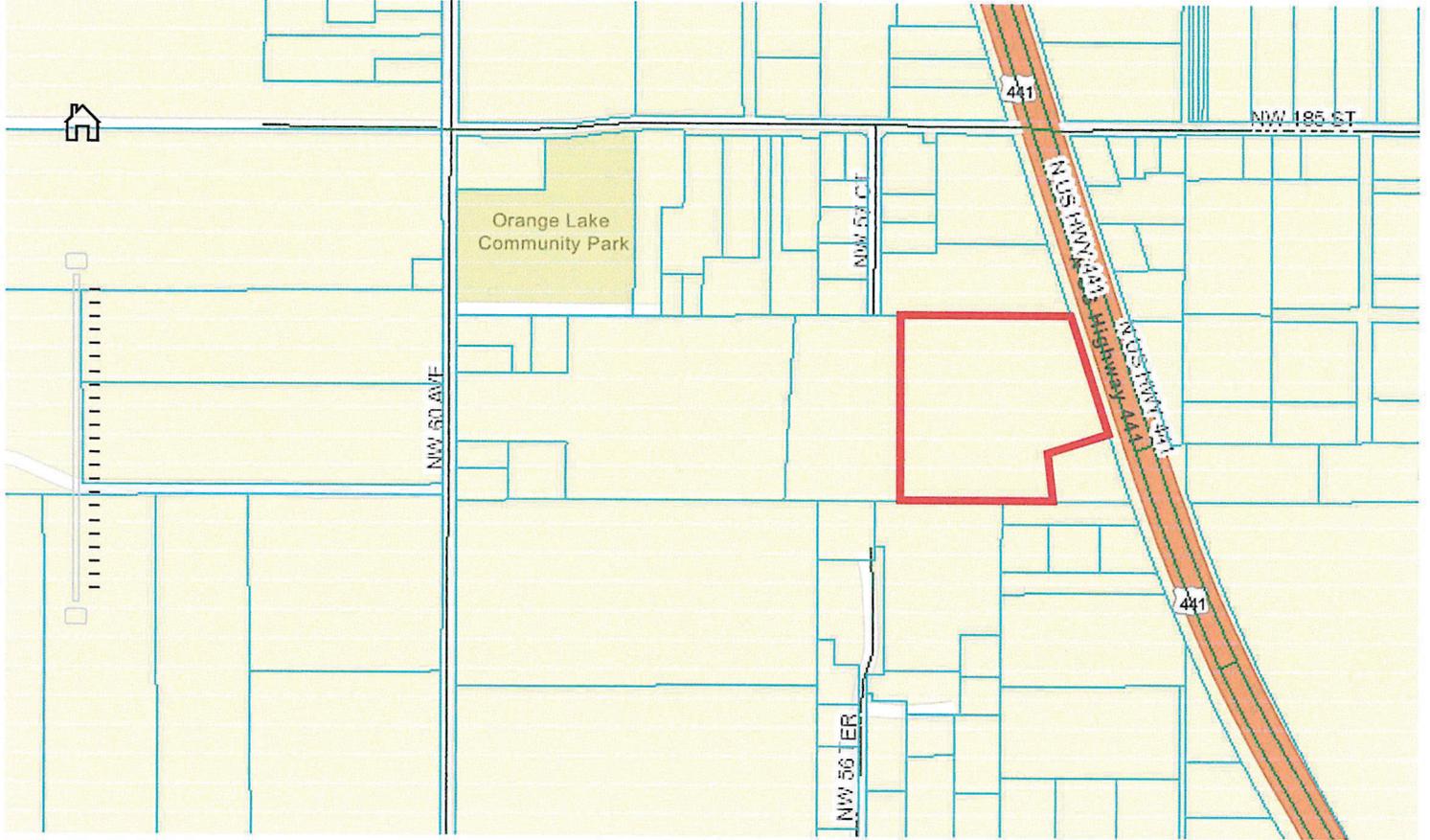
Buildings R.C.N.	\$163,008	5/15/2023				
Total Depreciation	(\$63,574)					
Bldg - Just Value	\$99,434		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$21,481	12/15/2022	1	\$163,008	(\$63,574)	\$99,434
Land - Just Value	\$120,988	6/7/2024				
Total Just Value	\$241,903	.				

Attachment A



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+

Updated every 24 hours



[Click here for Legal Disclaimer](#)

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2024 Property Record Card Real Estate

03079-002-00

Prime Key: 46671

[MAP IT+](#)

Property Information

2020 SUNSHINE HOLDINGS LLC
C/O CHRISTINE RILEY
18400 N US HWY 441
REDDICK FL 32686-2349

Taxes / Assessments:

Map ID: 138

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 63

Acres: 11.84

Current Value

Land Just Value	\$281,200		
Buildings	\$0		
Miscellaneous	\$16,378		
Total Just Value	\$297,578	Impact	(\$279,674)
Total Assessed Value	\$17,904	Land Class Value	\$2,095
Exemptions	\$0	Total Class Value	\$18,473
Total Taxable	\$17,904	<u>Ex Codes:</u> 08	
School Taxable	\$18,473		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$281,200	\$0	\$16,378	\$297,578	\$17,904	\$0	\$17,904
2023	\$281,200	\$0	\$14,372	\$295,572	\$16,526	\$0	\$16,526
2022	\$224,960	\$0	\$14,372	\$239,332	\$16,030	\$0	\$16,030

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7716/1458	10/2021	08 CORRECTIVE	8 ALLOCATED	U	I	\$100
7600/0389	10/2021	07 WARRANTY	8 ALLOCATED	Q	I	\$510,000
7244/1556	07/2020	05 QUIT CLAIM	0	U	V	\$100
5670/0148	04/2012	61 FJGMNT	0	U	I	\$100
4474/0839	06/2006	70 OTHER	0	U	I	\$100
4474/0837	06/2006	07 WARRANTY	8 ALLOCATED	U	I	\$520,000
4474/0836	06/2004	71 DTH CER	0	U	I	\$100
2589/1951	11/1998	08 CORRECTIVE	0	U	V	\$100
2589/1953	10/1998	07 WARRANTY	8 ALLOCATED	U	V	\$170,000
1155/1389	04/1983	07 WARRANTY	0	Q	V	\$38,000
0268/0510	06/1976	02 DEED NC	0	U	V	\$5,000

Property Description

Attachment A

SEC 28 TWP 12 RGE 21
 PLAT BOOK UNR PAGE
 ORANGE LAKE ACRES

LOTS 1.2.3.4.5.7.8.9.10.11.20.21.22 BEING MORE PARTICULARLY DESC AS:

COM AT THE CENTER OF SEC 28 TH S 00-39-09 W 662.85 FT TH N 89-52-29 W 409.31 FT TO THE POB
 TH N 89-52-29 W 611.69 FT TO NW COR LOT 20 TH S 00-39-32 W 663.60 FT TH S 89-55-01 E 600 FT
 TH N 00-32-29 E 75 FT TH N 72-16-39 E 195.89 FT TO ROW 441 TH N 17-38-01 W 554.52 FT TO THE POB &
 EXC THAT PART OF S 1/2 OF N 1/2 OF SW 1/4 DESC AS:

COM AT THE NE COR OF SW 1/4 OF SEC 28 TH S 00-24-56 W 1324.98 FT TH S 89-54-21 W 420.83 FT TO THE POB
 TH CONT S 89-54-21 W 54.04 FT TH N 05-50-16 W 169.43 FT TH N 74-01-52 E 237.13 FT TO ROW HWY 441
 TH S 17-52-31 E 103 FT TH S 72-06-01 W 197.41 FT TH S 00-21-51 W 75 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302		.0	.0	A1	4.37	AC	25,000.0000	1.00	0.95	1.00	773	103,788
6302		.0	.0	B2	.75	AC	25,000.0000	1.00	0.95	1.00	133	17,812
6302		.0	.0	R4	6.72	AC	25,000.0000	1.00	0.95	1.00	1,189	159,600
9994		.0	.0	R4	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1241 - RES ON HWY 441											Total Land - Class \$2,095	
Mkt: 8 70											Total Land - Just \$281,200	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	
114 FENCE BOARD	3,776.00		LF	10	1986	3	0.0	0.0	
009 BARN HORSE	3,040.00		SF	40	1982	2	80.0	38.0	
112 FENCE WIRE/BD	449.00		LF	10	1987	3	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00		UT	99	1999	2	0.0	0.0	
256 WELL 1-5 BTH	1.00		UT	99	1999	2	0.0	0.0	
250 WALLS MASONRY	88.00		SF	50	1982	3	0.0	0.0	
								Total Value - \$16,378	

Appraiser Notes

EST FROM LOCKED GATE

Planning and Building

** Permit Search **

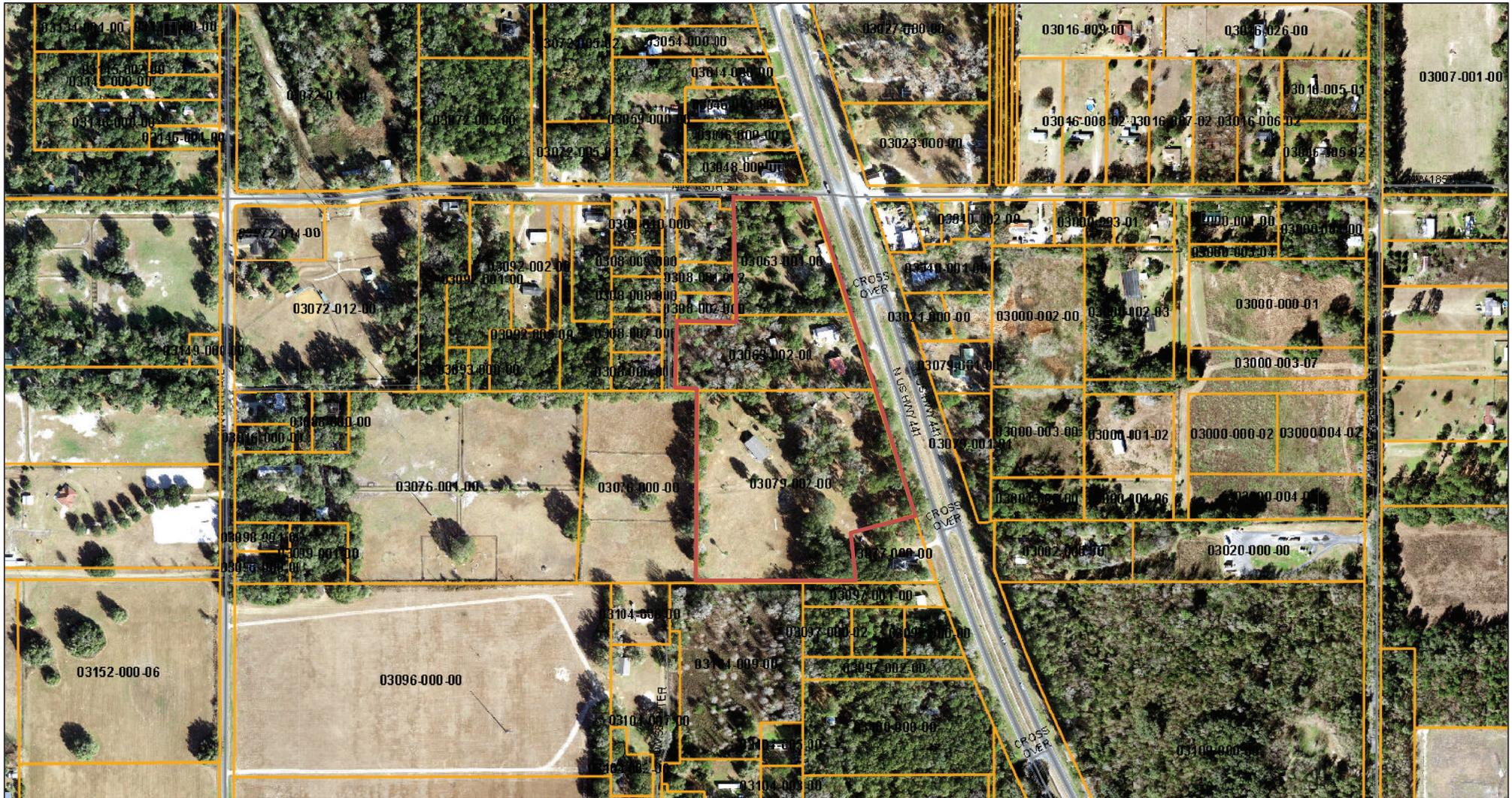
Permit Number	Date Issued	Date Completed	Description
2019011546	1/24/2019	2/8/2019	REROOF REMOVE AND INSTALL 40SQ PITCH ON BARN ROOF
M011210	1/1/1999	3/1/1999	SFR

Cost Summary

Buildings R.C.N.	\$0	4/24/2000				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$16,378	5/16/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$281,200	6/7/2024				
Total Just Value	\$297,578	.				

MCBCC Interactive Map - Internal

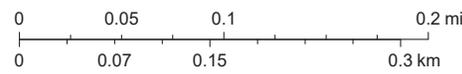
Attachment A



10/30/2024, 12:06:53 PM

1:4,514

- Parcels Labels Marion County
- Parcels
- Green: Band_2
- Red: Band_1
- Blue: Band_3
- Streets



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

Detail by Entity Name

Florida Limited Liability Company
2020 SUNSHINE HOLDINGS LLC

Filing Information

Document Number L18000284754
FEI/EIN Number 83-2786220
Date Filed 12/11/2018
State FL
Status ACTIVE

Principal Address

18400 N US HWY 441
REDDICK, FL 32686

Changed: 04/27/2023

Mailing Address

18400 N US HWY 441
REDDICK, FL 32686

Changed: 04/27/2023

Registered Agent Name & Address

WILSON, TEREZE
4840 NE 10TH STREET
OCALA, FL 34470

Authorized Person(s) Detail

Name & Address

Title MGRM

RILEY, CHRISTINE
18400 N US HWY 441
REDDICK, FL 32686

Annual Reports

Report Year	Filed Date
2022	04/22/2022
2023	04/27/2023
2024	04/25/2024

A-21

Attachment A

Document Images

04/25/2024 -- ANNUAL REPORT	View image in PDF format
04/27/2023 -- ANNUAL REPORT	View image in PDF format
04/22/2022 -- ANNUAL REPORT	View image in PDF format
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05/28/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
12/11/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations