



Marion County
Board of County Commissioners

Growth Management ♦ Zoning

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

APPLICATION COMPLETE

DATE COMPLETED

INITIALS

TENTATIVE MEETING DATES

P&Z PH

BCC/P&Z PH

7/31/25

EM

9/29/25

10/20 or 10/21/25

APPLICATION FOR REZONING

Application No.: 23153

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 A-1

to R-1, for the intended use of:

REDUCE LIMIT FROM PROPERTY LINE 25 FT TO 8 FT

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

Parcel account number(s): 1581-008-009

Property dimensions: 100.0 X 145.0 Total acreage: 0.33

Directions: IN OCALA OAK SUB DIVISION ON NE 35 ST

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

Hoddermonster@gmail.com

X JACQUELINE L. RAY, X MARK K. LEAVITT
Property owner name (please print)

X MARK S. HODDER
Applicant or agent name (please print)

Mailing address

Mailing address

City, state, zip code

City, state, zip code

Phone number (please include area code)

Phone number (please include area code)

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

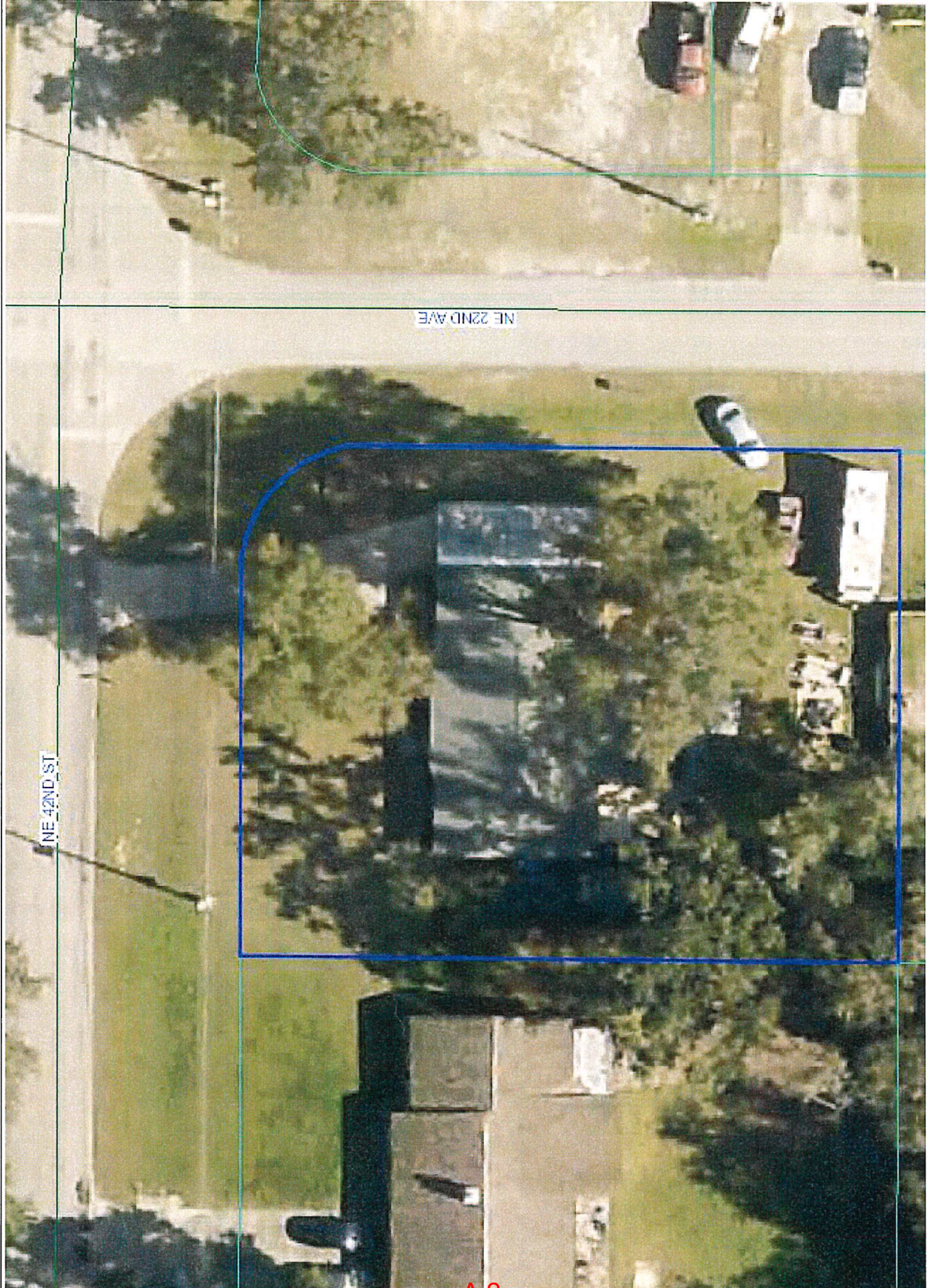
DATE: 7/31/25

ZONING MAP NO.: 194

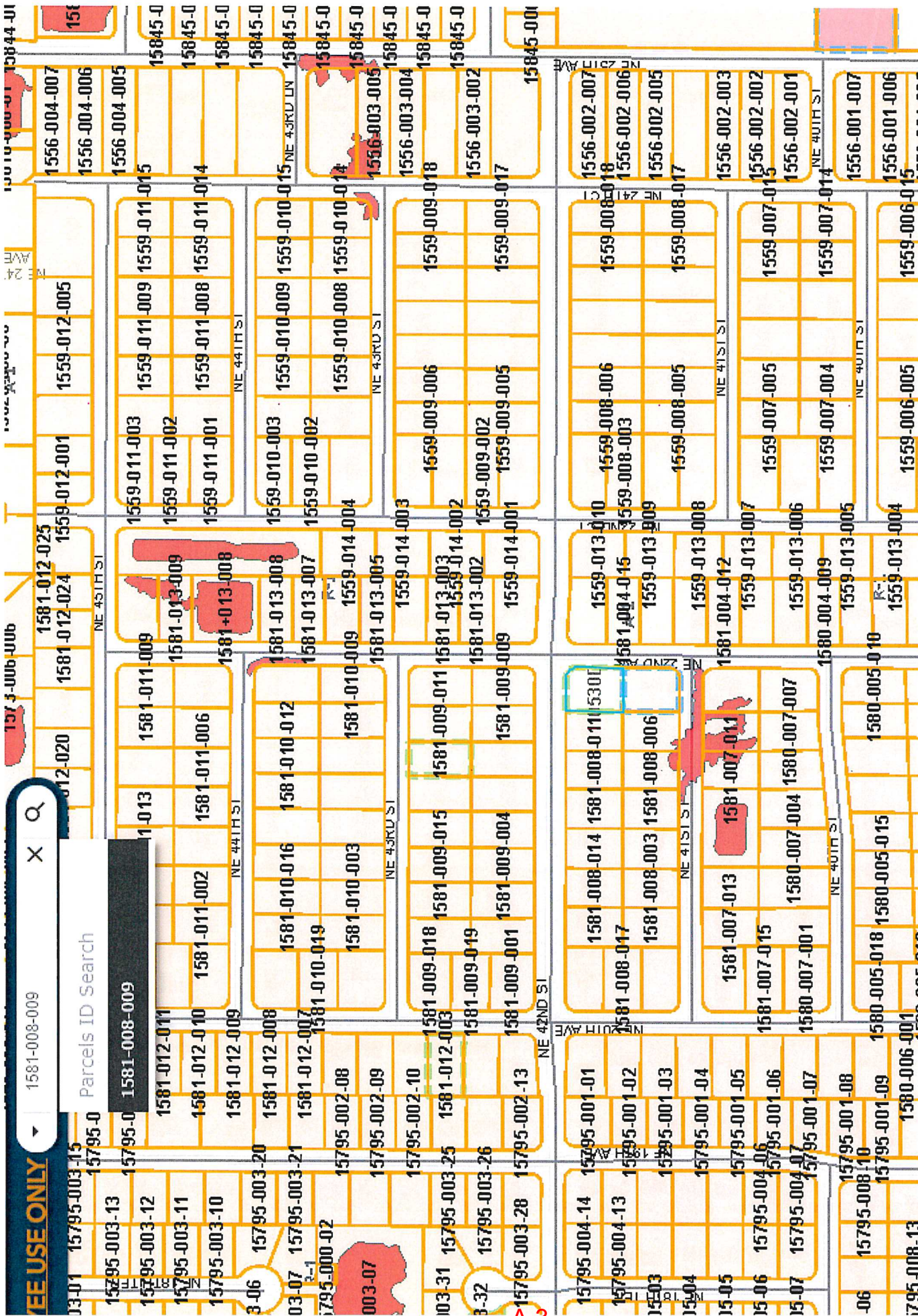
Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org



DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are not surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



Prepared By:

Eric S. Zufelt, Esq.
Florida Bar ID # 479659
Zufelt Law Offices, LLC
630 Riverfront Drive, Suite 230
Sheboygan, WI 53081

Record and Return To:

Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Order Number:

64153997

Parcel ID Number:

1581-008-009

64153997-4477145

QUITCLAIM DEED

THIS INDENTURE, made on this 16 day of FEB, 2018, by and between JACQUELINE L. RAY, an unmarried woman, as to a one third (1/3) share, whose mailing address is 806 Northeast 46th Avenue, Ocala, FL 34470; MARY K. LEAVITT, an unmarried woman, as to a one third (1/3) share, whose mailing address is 8849 Southwest 115th Street, Ocala, FL 34481; and MARK S. HODDER, an unmarried man, as to a one third (1/3) share, whose mailing address is 2170 Northeast 42nd Street, Ocala, FL 34479, hereinafter referred to as "GRANTOR," whether one or more, and MARK S. HODDER, an unmarried man, whose mailing address is 2170 Northeast 42nd Street, Ocala, FL 34479, hereinafter referred to as "GRANTEE," whether one or more.

PROPERTY IDENTIFICATION NUMBER: 1581-008-009

WITNESSETH, That said Grantor, for and in consideration of the sum of Sixty Thousand and 00/100 (\$60,000.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has remised, released, and quitclaimed to the Grantee and Grantee's heirs forever the following described land located in the County of Marion, State of Florida, to wit:

Lot 9, Block "H", Ocala Oaks Subdivision, Unit 2, as per plat thereof recorded in Plat Book "T", Pages 75 and 76, Public Records of Marion County, Florida.

Being that same property conveyed from JAMES U. IDDINGS and his wife, DONA F. IDDINGS, by deed to JACK T. HODDER and his wife, EMMA L. HODDER, dated April 17, 1981, recorded April 17, 1981 in Marion County Records, as Instrument No. 81-016627, in Book 1062, Page 138.

WHEREAS, JACK T. HODDER and EMMA L. HODDER, husband and wife, held title to the property as tenants by the entirety. JACK T. HODDER, a/k/a JACK TAYLOR HODDER, died on September 9, 2003, as evidenced by a Death Certificate of record in the State of Florida, thereby vesting fee simple title to the above described premises in EMMA L. HODDER by operation of law as the surviving tenant by the entirety.

WHEREAS, the said EMMA L. HODDER died testate on February 15, 2012. The said EMMA L. HODDER'S Last Will and Testament, dated January 22, 2008, devised her interest in the property described herein to JACQUELINE L. RAY, MARY K. LEAVITT, and MARK S. HODDER, each to a one third (1/3) share in the property described herein.

WHEREAS, an Order of Summary Administration (Testate) dated March 7, 2012, in the Circuit Court of the Fifth Judicial Circuit in and for Marion County, Florida, File No. 12-CP-245, Probate Division, distributed the property described herein to JACQUELINE L. RAY, MARY K. LEAVITT, and MARK S. HODDER, each to a one third (1/3) share.

Subject to easements, restrictions, reservations, and limitations of record, if any.

AKA: 2170 Northeast 42nd Street, Ocala, FL 34479

SUBJECT TO (1) Zoning and/or restrictions and prohibitions imposed by governmental authority; (2) Restrictions, Easements and other matters appearing on the Plat, Declaration of Condominium and/or common to the subdivision; and (3) Taxes for the year 2018 and subsequent years.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on this 16 day of FEB, 2018.

Grantor (1 of 3)

Mercedes Reyes-Rubin
Witness 1 Signature

Jacqueline L. Ray
JACQUELINE L. RAY

Mercedes Reyes-Rubin
Printed Name

806 Northeast 46th Avenue, Ocala, FL 34470
Post Office Address

Louise M. Serago
Witness 2 Signature

LOUISE M SERAGO
Printed Name

STATE OF FLORIDA)
COUNTY OF MARION) ss.

This instrument was acknowledged before me by JACQUELINE L. RAY, on this 16th day of February, 2018, who () is personally known to me OR (X) who produced FL Driver License as identification and who did take an oath.



Joan L. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF949650
Expires 1/11/2020

Joan L. Cox
NOTARY PUBLIC, STATE OF FLORIDA
Joan L Cox

My commission expires: 1/11/20

Attached to and becoming a part of Deed between JACQUELINE L. RAY, an unmarried woman, as to a one third (1/3) share; MARY K. LEAVITT, an unmarried woman, as to a one third (1/3) share; and MARK S. HODDER, an unmarried man, as to a one third (1/3) share, as Grantors, and MARK S. HODDER, an unmarried man, as Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on this 16 day of FEBRUARY, 20 18.

Grantor (2 of 3)

Mercedes Reyes-Rubin
Witness 1 Signature

Mercedes Reyes-Rubin
Printed Name

Louise M. Serago
Witness 2 Signature

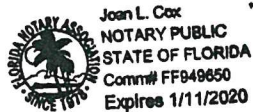
LOUISE M. SERAGO
Printed Name

Mary K. Leavitt
MARY K. LEAVITT

8849 Southwest 115th Street, Ocala, FL 34481
Post Office Address

STATE OF Florida)
COUNTY OF Marion) ss.

This instrument was acknowledged before me by MARY K. LEAVITT, on this 16th day of February, 20 18, who () is personally known to me OR (☒) who produced FL Driver License as identification and who did take an oath.



My commission expires: 1/11/20

Joan L. Cox
NOTARY PUBLIC, STATE OF FL
Joan L COX

Attached to and becoming a part of Deed between JACQUELINE L. RAY, an unmarried woman, as to a one third (1/3) share; MARY K. LEAVITT, an unmarried woman, as to a one third (1/3) share; and MARK S. HODDER, an unmarried man, as to a one third (1/3) share, as Grantors, and MARK S. HODDER, an unmarried man, as Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on this 20 day of MARCH, 20 18.

Grantor (3 of 3)

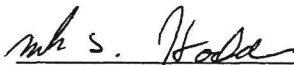

Witness 1 Signature

Amanda L. Rolin

Printed Name


Witness 2 Signature

Robin Lozano
Printed Name


MARK S. HODDER

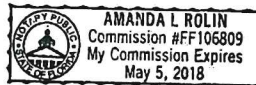
2170 Northeast 42nd Street, Ocala, FL 34479
Post Office Address

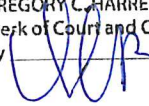
STATE OF FLORIDA)
COUNTY OF MARION) ss.

This instrument was acknowledged before me by MARK S. HODDER, on this 20 day of MARCH, 20 18, who () is personally known to me OR (☒) who produced FL DL as identification and who did take an oath.


NOTARY PUBLIC, STATE OF FLORIDA
Amanda L. Rolin

My commission expires: 05/05/2018



Certified A True Copy
of 4 page document
this 28 day of July, 2025
GREGORY C. HARRELL
Clerk of Court and Comptroller
By  D.C.

REC. 4.00
 D.S. 188.50
 S.T. 192.80

THIS INSTRUMENT WAS PREPARED BY:

Warranty Deed

RECORDED AND
 RETURN TO
 MARY B. STEDDOM
 520 S.E. FT. KING ST.
 BLDG. B, SUITE 4
 OCALA, FLORIDA 32670

O.R. BOOK 1062 PAGE 0138

81-016627

This Indenture, Made the 17 day of April

A.D. 1981, Between

JAMES U. IDDINGS and his wife, DONA F. IDDINGS

hereinafter called the grantor*, and

JACK T. HODDER and his wife, EMMA L. HODDER

whose mailing address is 2170 N. E. 42nd Street, Ocala, Florida 32671

hereinafter called the grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of Ten and no/100-----Dollars, and other good and valuable considerations to said grantor 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 County, Florida, to-wit:

Lot 9, Block "H", OCALA OAKS SUBDIVISION, Unit 2, as per plat thereof recorded in Plat Book "T", pages 75 and 76, public records of Marion County, Florida.

SUBJECT TO taxes for 1981 and subsequent years.

SUBJECT TO Restrictive and Protective Covenants as recorded in Official Records Book 907, page 444, as amended in Official Records Book 911, page 342, as further amended in Official Records Book 946, page 324, public records of Marion County, Florida.

SUBJECT TO that certain Grant of Easement given by Ocala Oaks, Inc. to Marion County, Florida, dated November 2, 1978, and filed for record December 27, 1978, in Official Records Book 937, page 348, public records of Marion County, Florida, for installation and maintenance of sanitary sewer and storm drainage facility.

SUBJECT TO that certain Covenant between Ocala Oaks, Inc. and the Board of County Commissioners of Marion County, Florida, dated November 2, 1978, and filed for record December 27, 1978, in Official Records Book 937, page 351, public records of Marion County, Florida, restricting and reserving a portion of said lands for installation, operation and maintenance of sanitary sewerage facility, to serve Unit I of Ocala Oaks.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. * "Grantor" and "grantee" are used for singular or plural as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
 Signed, sealed and delivered in our presence.

Mary B. Steddom
 Witness No. 1

James U. Iddings (Seal)
 JAMES U. IDDINGS

Jean G. Perkins
 Witness No. 2

Dona F. Iddings (Seal)
 DONA F. IDDINGS

STATE OF FLORIDA, COUNTY OF MARION.

The foregoing instrument was acknowledged before me this

17

day of April

. 19 80

by JAMES U. IDDINGS and his wife, DONA F. IDDINGS

NOTARY SEAL

Jean G. Perkins
 Notary Public - State of Florida at Large

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES: MY COMMISSION EXPIRES APRIL 10, 1983

This Space for State Documentary Stamp Tax

FOR RECORDERS USE

This Space for Documentary Sur Tax



STATE OF FLORIDA, COUNTY OF MARION.

Filed and recorded _____ in O.R. Book _____
 Record Verified. Frances E. Thigpin, Clerk of Circuit Court, Marion County, Florida.

Page

By _____

D.C.

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

1581-008-009

[GOOGLE Street View](#)

Prime Key: 299367

[MAP IT+](#)

Current as of 7/30/2025

Property Information

HODDER MARK S
2170 NE 42ND ST
OCALA FL 34479-2573

Taxes / Assessments:

Map ID: 194

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 01

Acres: .33

Situs: 2170 NE 42ND ST OCALA

2024 Certified Value

Land Just Value	\$60,000		
Buildings	\$149,460		
Miscellaneous	\$2,275		
Total Just Value	\$211,735	Impact	
Total Assessed Value	\$99,356	<u>Ex Codes:</u> 01 38	(\$112,379)
Exemptions	(\$25,000)		
Total Taxable	\$74,356		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$60,000	\$149,460	\$2,275	\$211,735	\$99,356	\$25,000	\$74,356
2023	\$60,000	\$134,146	\$2,217	\$196,363	\$96,462	\$25,000	\$71,462
2022	\$50,000	\$110,006	\$2,062	\$162,068	\$93,652	\$25,000	\$68,652

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6739/1082	02/2018	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
5645/1377	03/2012	62 DISTR	0	U	I	\$100
5643/1396	02/2012	74 PROBATE	0	U	I	\$100
5636/1395	09/2003	71 DTH CER	0	U	I	\$100
1062/0138	04/1981	07 WARRANTY	0	U	I	\$47,200
MC02/086B	09/1980	02 DEED NC	0	U	I	\$24,000
1034/1588	09/1980	07 WARRANTY	0	U	V	\$7,000

Property Description

SEC 33 TWP 14 RGE 22
PLAT BOOK T PAGE 075
OCALA OAKS UNIT 2

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		100.0	145.0	A1	1.00	LT							
Neighborhood 1575													
Mkt: 8 70													

Traverse

Building 1 of 1

RES01=U32L38D32R38.L17

STP02=D3L8U3R8.L21

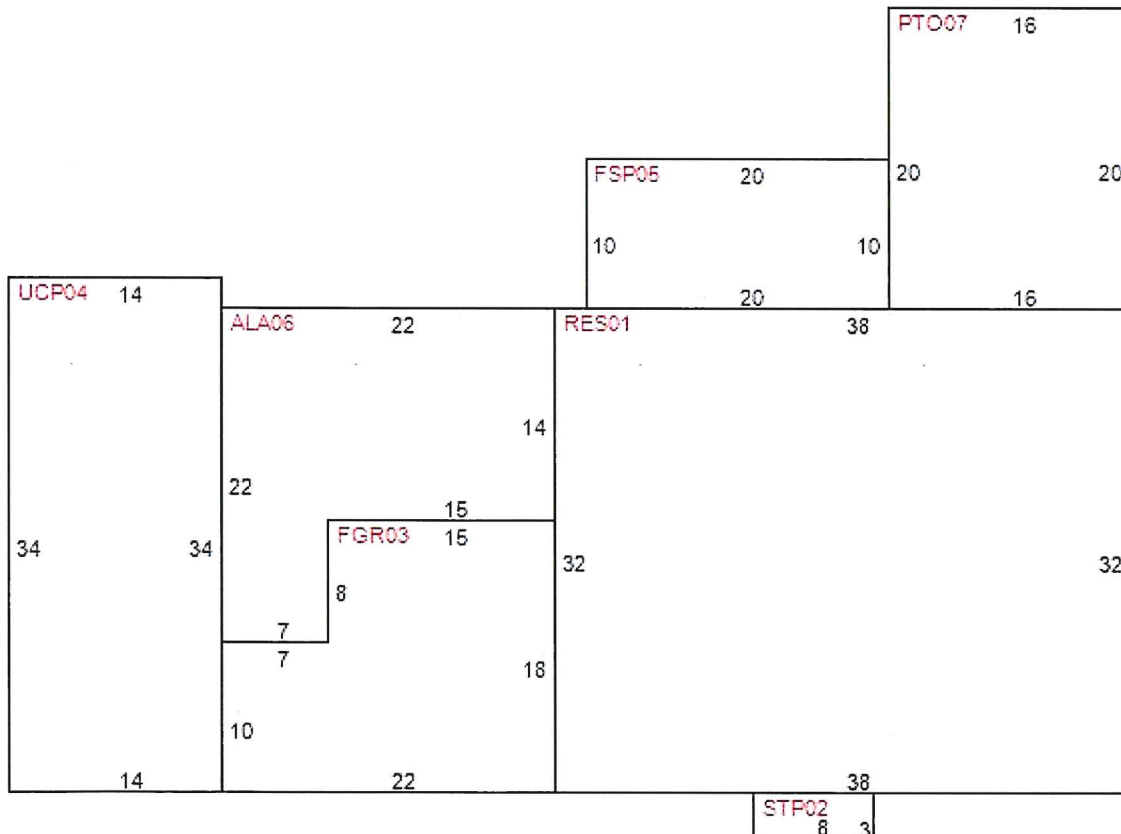
FGR03=U18L15D8L7D10R22.L22

UCP04=L14U34R14D34.U32R24

FSP05=U10R20D10L20.L24D22

ALA06=R7U8R15U14L22D22.U22R44

PTO07=U20R16D20L16.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 8/14/2023 by 222

Year Built 1981
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 228

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1981	N	0 %	0 %	1,216	1,216
STP	0201	- NO EXTERIOR	1.00	1981	N	0 %	0 %	24	24
FGR	0332	- CONC BLK-STUCO	1.00	1981	N	0 %	0 %	340	340
UCP	0401	- NO EXTERIOR	1.00	1981	N	0 %	0 %	476	476
FSP	0501	- NO EXTERIOR	1.00	1981	N	0 %	0 %	200	200
ALA	0632	- CONC BLK-STUCO	1.00	1981	N	0 %	0 %	364	364
PTO	0701	- NO EXTERIOR	1.00	2017	N	0 %	0 %	320	320

Section: 1

Roof Style: 12 HIP	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: 22 DUCTED FHA	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: 3	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	1981	2	0.0	0.0	
159 PAV CONCRETE	1,256.00	SF	20	1981	3	0.0	0.0	
UDU UTILITY-UNFINS	120.00	SF	40	2000	1	12.0	10.0	
114 FENCE BOARD	44.00	LF	10	2017	4	0.0	0.0	

Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023041363	4/12/2023	6/30/2023	T/O EXISTING AND INSTALL SHINGLES ON SFR FL10124.1