

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 7/81/75
INTIALS
TENTATIVE MEETING DATES
P&Z PH 9/29/25
BCC/P&Z PH 10/20 0(10/21/28)

APPLICATION FOR REZONING

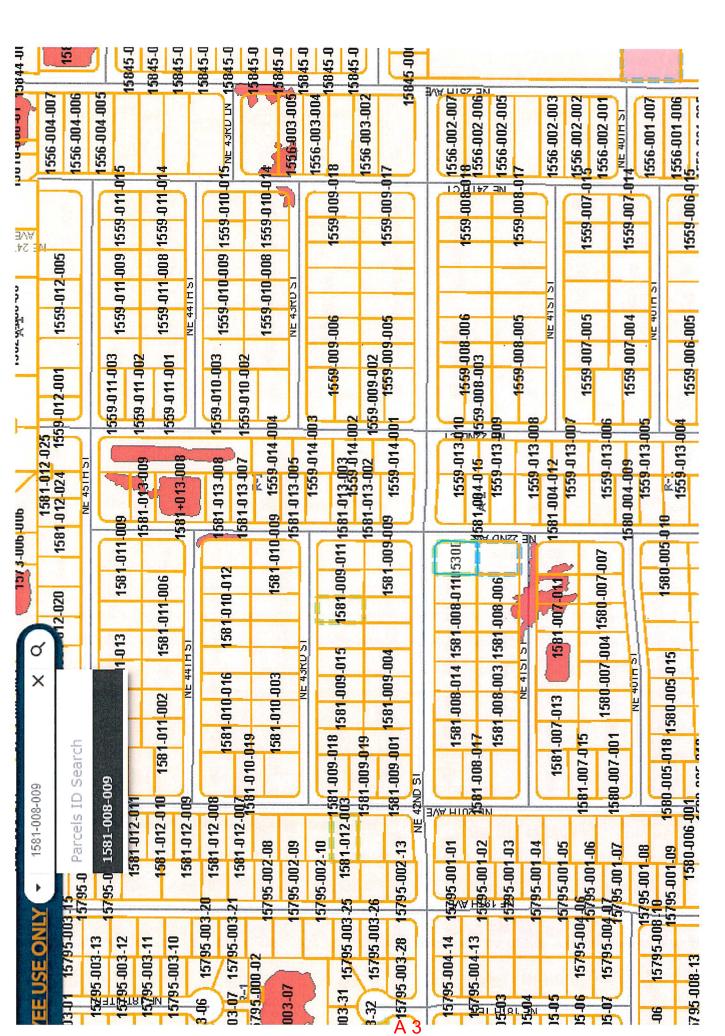
Application No.: 23 53
The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4,
Zoning, on the below described property and area, from $A - I$
to $R-1$, for the intended use of:
REDUCE LIMIT FROM PROPERTY LINE 25FT TO 8FT
Legal description: (please attach a copy of the deed and location map)
Parcel account number(s): 1581-008-609
Property dimensions: 100.0 × 145.0 Total acreage: 0.33
Directions: IN OCALA OAK SUB DIVISION ON NE35 ST
The Contra Chic 308 BIVISTON CONTRACTOR
The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her
behalf. Hoddmonster 29 mail. com
LEAVITA A 221 C
COACQUELINGLIRAY, X MARK K. LEAVITTX MARK S. HODDER
Property owner name (please print) Applicant or agent name (please print) 2/70 NE 425T
Mailing address Mailing address
OCALA FL 34479
City, state, zip code City, state, zip code
Phone number (please include area code) Phone number (please include area code)
Phone number (please include area code) Phone number (please include area code)
farger Inter May & Leavitt Min S. Ital
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: DATE: 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:

64153997-4477145

QUITCLAIM DEED

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.

PAGE 1 of 4

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.

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 // day of FERRUARY, 20/8.

Grantor (2 of 3)

Witness 1 Signature

MARY K, JEANFT

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
120	Grantor (3 of 3)
Witness 1 Signature	MARK S. HODDER
Amanda L. Rolin Printed Name	2170 Northeast 42nd Street, Ocala, FL 34479 Post Office Address
Witness 2 Signature	
Rabin Wzano Printed Name	
Timed want	
STATE OF MARION) ss.	
COUNTY OF MARION)	
This instrument was acknowledged before m MHKCH , 20 / k , who PL DL as i	c by MARK S. HODDER, on this day of o() is personally known to me OR () who produced dentification and who did take an oath.
	All.
. /	NOTARY PUBLIC, STATE OF FISHION Amanda L. Rolin Amanda C. Rolin
My commission expires: 05/05/2018	Autor Co.
	AMANDA L ROLIN Commission #FF106809 My Commission Expires May 5, 2018



Certified A True Copy
of _____ page document
this Z S day of ____ P02 5
GREGORY C HARRELL
Cierk of Court and Comptroller
By _____ D.C.

			WAS DEEDADED EV.		1 73 \
REC. 4,00	HECOTO RETURN		WAS PREPARED BY:	H arran	ity Deed
D.S. 188.80 S.T. 195.80	Return	MARY B. 520 S.E. FT. BLDG. B,	KING ST.	O.R. 1062	PAGE 0138
81-016	627	OCALA, FLOI		A.D. 1981	, Between
TAMES II. ID		17 his wife, DON.	- CO. CO.	1	· C
1 to salled the	e arautor* and				
whose mailing addre	ss is 2170	N. E. 42nd St	reet, Ocala, Fl	orida 32671	
hereinafter called th				1 /100	D-11
and other good an	a valuable con	state attors to said g	ion of the sum of Ten rantor in hand paid by to the said grantee, ar Marion County, Florid	nd grantee's heirs and	eceipt whereof is d assigns forever,
Lot 9, Block recorded in l	"H", OCAL	A CATE OFFINE	SION, Unit 2, a and 76, public	e ner niat to	nereof nrion
County, Flor: SUBJECT TO to SUBJECT TO Re Records Book page 342, as	axes for lestrictive 907, page further a	981 and subsection and Protective 444, as amended in Office County Florida Processing Flo	quent years. ve Covenants as ded in Official icial Records Bo prida	recorded in C Records Book ook 946, page	Official 911, 324,
SUBJECT TO to Marion Count	hat certai y, Florida	n Grant of East, dated November	sement given by ber 2, 1978, and rds Book 937, pa allation and ma	age 348, publ:	ic records
sewer and st SUBJECT TO t	orm draina	n Covenant be	tween Ocala Oak rion County, Fl ber 27, 1978, i	s, Inc. and thorida, dated h	he November
			of said lands	for installat	ion,
operation ar Unit I of Oc	and reserved maintena cala Oaks.	ance of Sanita	ry semerage and		
and said grantor of all persons who In Hitness H. Signed, sealed and witness No. 2 STATE OF FLORIT The foregoing instru	and reserved maintena cala Oaks. does hereby ful msoever. "Grand delivered in or	ly warrant the title trantor" and "grantee ator has hereunto set at presence.	o said land, and will deprive used for singular of grantor's hand and see JAMES U. DONA F. I. DONA F. IDDING	fend the same against or plural as context real the day and year for DDINGS OF APTIL S MULES WINESTER BETTER DE	t the lawful claims equires. First above written. (Seal) (Seal) 19 80
and said grantor of all persons who Jin Bitness B Signed, sealed and Witness No. 2 STATE OF FLORIT The foregoing instruby JAMES U	and reserved maintena cala Oaks. does hereby ful misoever. "Grand delivered in or Celleur DA, COUNTY Of Dancett was acknown. IDDINGS	ly warrant the title trantor" and "grantee tor has hereunto set or presence. F MARION. Vledged before me this and his wife,	o said land, and will deprive used for singular of grantor's hand and see JAMES U. DONA F. I. DONA F. I. DONA F. IDDING Foury Public - State of Ple MY COMMISSION EXPIRE	fend the same against or plural as context real the day and year following John School	t the lawful claims equires. First above written. (Seal) (Seal) 19 80 FLORIDA AT LARGE S APPUL 16, 1922
and said grantor of all persons who In Hitness H. Signed, sealed and witness No. 2 STATE OF FLORIT The foregoing instru	and reserved maintena cala Oaks. does hereby ful misoever. "Grand delivered in or Celleur DA, COUNTY Of Dancett was acknown. IDDINGS	ly warrant the title trantor" and "grantee tor has hereunto set or presence. F MARION. Vledged before me this and his wife,	o said land, and will deprive used for singular of grantor's hand and see JAMES U. DONA F. I. DONA F. IDDING	fend the same against or plural as context real the day and year following John School	t the lawful claims equires. First above written. (Seal) (Seal) 19 80 FLORIDA AT LARGE S APPUL 16, 1922
and said grantor of all persons who Jin Bitness B Signed, sealed and Witness No. 2 STATE OF FLORIT The foregoing instruby JAMES U	and reserved maintena cala Oaks. does hereby ful misoever. "Grand delivered in or Celleur DA, COUNTY Of Dancett was acknown. IDDINGS	ly warrant the title trantor" and "grantee tor has hereunto set or presence. F MARION. Vledged before me this and his wife,	o said land, and will deprive used for singular of grantor's hand and see JAMES U. DONA F. I. DONA F. I. DONA F. IDDING Foury Public - State of Ple MY COMMISSION EXPIRE	fend the same against or plural as context real the day and year following John School	t the lawful claims equires. First above written. (Seal) (Seal) 19 80
and said grantor of all persons who In Bitness E Signed, sealed and Witness No. 2 STATE OF FLORIT The foregoing instruction by JAMES U	and reserved maintena cala Oaks. does hereby ful misoever. "Grand delivered in or delivered in or delivered in or delivered in ord delivered	ly warrant the title transfer and "grantee tor has hereunto set or presence. F MARION. Wedged before me this and his wife,	o said land, and will deplicate used for singular of grantor's hand and see JAMES U. JAMES U. DONA F. IDDING DONA F. IDDING MY COMMISSION EXPIRE FOR RECORDERS USE ID O.R. Book	fend the same against or plural as context real the day and year following John School	t the lawful claims equires. First above written. (Seal) (Seal) , 19 80 FLORIDA AT LARGE S APPUL 16, 1922
and said grantor of all persons who In Bitness E Signed, sealed and Witness No. 2 STATE OF FLORIT The foregoing instruction by JAMES U	and reserved maintena cala Oaks. does hereby ful misoever. "Grand delivered in or delivered in or delivered in or delivered in ord delivered	ly warrant the title transfer and "grantee tor has hereunto set or presence. F MARION. Wedged before me this and his wife,	o said land, and will deplicate used for singular of grantor's hand and see James U. JAMES U. DONA F. I. DONA F. IDDING DONA F. IDDING ASSENTED OF FREE OR RECORDERS USE	fend the same against or plural as context real the day and year following John School	t the lawful claims equires. First above written. (Seal) (Seal) , 19 80 FLORIDA AT LARGE S APPUL 16, 1922

MCPA Property Record Card

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

CHRTY APPRATOR

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

M.S.T.U.

Acres: .33

Property Information

HODDER MARK S 2170 NE 42ND ST OCALA FL 34479-2573 <u>Taxes / Assessments:</u>
Map ID: 194

<u>Millage:</u> 9001 - UNINCORPORATED

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

 Total Assessed Value
 \$99,356

 Exemptions
 (\$25,000)

 Total Taxable
 \$74,356

Impact Ex Codes: 01 38

(\$112,379)

History of Assessed Values

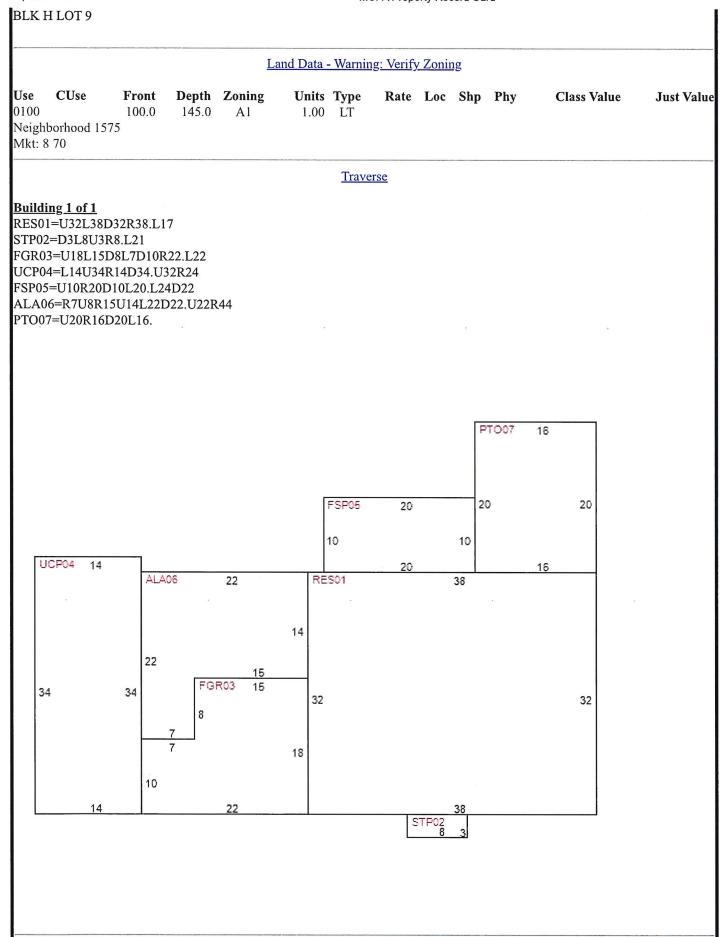
Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$60,000	\$149,460	\$2,275	\$211,735	\$99,356	\$25,000	\$74,356
2023	\$60,000	\$134,146	\$2,217	\$196,363	\$96,462	\$25,000	\$71,462
2022	\$50,000	\$110,006	\$2,062	\$162,068	\$93,652	\$25,000	\$68,652

<u>Property Transfer History</u>

Date	Instrument	Code	Q/U	V/I	Price
02/2018	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
03/2012	62 DISTR	0	U	I	\$100
02/2012	74 PROBATE	0	U	Ι	\$100
09/2003	71 DTH CER	0	U	I	\$100
04/1981	07 WARRANTY	0	U	I	\$47,200
09/1980	02 DEED NC	0	U	I	\$24,000
09/1980	07 WARRANTY	0	U	V	\$7,000
	02/2018 03/2012 02/2012 09/2003 04/1981 09/1980	02/2018 05 QUIT CLAIM 03/2012 62 DISTR 02/2012 74 PROBATE 09/2003 71 DTH CER 04/1981 07 WARRANTY 09/1980 02 DEED NC	02/2018 05 QUIT CLAIM 7 PORTIONUND INT 03/2012 62 DISTR 0 02/2012 74 PROBATE 0 09/2003 71 DTH CER 0 04/1981 07 WARRANTY 0 09/1980 02 DEED NC 0	02/2018 05 QUIT CLAIM 7 PORTIONUND INT U 03/2012 62 DISTR 0 U 02/2012 74 PROBATE 0 U 09/2003 71 DTH CER 0 U 04/1981 07 WARRANTY 0 U 09/1980 02 DEED NC 0 U	02/2018 05 QUIT CLAIM 7 PORTIONUND INT U I 03/2012 62 DISTR 0 U I 02/2012 74 PROBATE 0 U I 09/2003 71 DTH CER 0 U I 04/1981 07 WARRANTY 0 U I 09/1980 02 DEED NC 0 U I

Property Description

SEC 33 TWP 14 RGE 22 PLAT BOOK T PAGE 075 OCALA OAKS UNIT 2 MCPA Property Record Card



Building Characteristics

7/30/25, 12:59 PM

MCPA Property Record Card

100 1 111					WOI AT	operty it	ecord Card			
Improvement Effective Age Condition Quality Grade Inspected on	1F - SFR 6 - 25-29 4 500 - FA 8/14/202	YRS IR	AMILY RESI	ID				Ob Ob	Year B Physical Deterior solescence: Funct solescence: Locat cture 0 - STANDA Base Perin	tional 0% tional 0% ARD SFR
TypeIDExterior Wa	ılls	Storie	s Year Built	Finished .	Attic Bs	mt Ares	Remt Finish	Ground	l Floor Area Total	Fir Are
RES 0132 - CONC I	BLK-STUCO	1.00	1981	N	rene D	0%	0 %	Olouno	1,216	1,21
STP 0201 - NO EX		1.00	1981	N		0 %	0 %		24	2.
FGR 0332 - CONC I		1.00	1981	N		0 %	0 %		340	34
UCP 0401 - NO EXT		1.00	1981	N		0 %	0 %		476	47
FSP 0501 - NO EXT		1.00	1981	N		0 %	0 %		200	200
ALA 0632 - CONC I		1.00	1981	N		0 %	0 %		364	364
PTO 0701 - NO EXT		1.00	2017	N		0 %	0 %		320	320
Section: 1							. , ,		320	3 2 .
Foundation: 7 DI K DEDIMETED Hea			Heat Fuel 1 Heat Fuel 2 Fireplaces:	: 00		vements	3 Fixture I 2 Fixture I Extra Fixt	Baths: 0	Garbage Disposa Garbage Compa Intercom: N Vacuum: N	
					•	vements	•			
Туре			N	br Units		Life	Year In	Grade		Widtl
190 SEPTIC 1-5 BTI				1.00	UT	99	1981	2	0.0	0.0
159 PAV CONCRET				1,256.00	SF	20	1981	3	0.0	0.0
UDU UTILITY-UNF 114 FENCE BOARD				120.00	SF	40	2000	1	12.0	10.0
TI4 PENCE BOAKL	,			44.00	LF	10	2017	4	0.0	0.0
				<u>Apprai</u>	ser Note	e <u>s</u>				
]	Planning a ** Permi						
Permit Number 1 2023041363	Date Issued 4/12/2023					ND INS	STALL SHIN	GLES ON	N SFR FL10124.1	