

*FYI - This was previously AR 33383 as a Large Scale however its a small scale CPA -*



Marion County  
Board of County Commissioners  
Growth Services

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

Revised 01/09/2020

## MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS

Staff Use Only: Case # 1 - \_\_\_\_\_

### PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

LARGE-SCALE MAP AMENDMENT \_\_\_\_\_  
TEXT AMENDMENT \_\_\_\_\_

SMALL-SCALE MAP AMENDMENT ☒  
TEXT AMENDMENT \_\_\_\_\_

(Text amendment must be associated with submitted small-scale map amendment)

### REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
35460-039-00	07-16-21	19.62	LR	MR

### CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)

Property owner/applicant	Authorized agent (if not the owner/applicant)
LINDA CAPOZZOLI 7325 SW 80TH STREET OCALA FL 34476	PAOLO MASTROSERIO MASTROSERIO ENGINEERING, INC 170 SE 32ND PLACE OCALA, FL 34471

Staff Use Only: Application Complete – Yes Received: Date 10/10/25 Time \_\_\_\_\_ a.m. / p.m. Page 1 of 3

*ELKS*

*Cancelled AR 33383*  
Empowering Marion for Success

*AR 33510*

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES X NO \_\_\_\_\_  
 (IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

**EXISTING USE OF SITE:**

VACANT LAND WITH AN EXISTING RESIDENTIAL DWELLING UNIT WITH BARNS/SHEDS.

**PROPOSED USE OF SITE (IF KNOWN):**

72 SINGLE FAMILY RESIDENTIAL UNITS

**WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?**

Well \_\_\_\_\_ Centralized water X Provider MARION COUNTY UTILITIES

Septic \_\_\_\_\_ Centralized sewer X Provider MARION COUNTY UTILITIES

**DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):**

North on SE 25th Ave to SR 40, West on SR 40 to I-75, South on I-75 to SR 200, Southwest on SR 200 to SW 80th Street, West on SW 80th Street to the property, located on the north side of the roadway just after SW 72nd Court. Property address is 7325 SW 80th Street



## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida  
 COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED

LINDA CAPOZZOLI  
 Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:  
35460-039-00, \_\_\_\_\_, \_\_\_\_\_.
2. He/she duly authorizes and designates PAOLO MASTROSERIO to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Linda Capozzoli  
 Property owner's signature

Date

8/28/2025

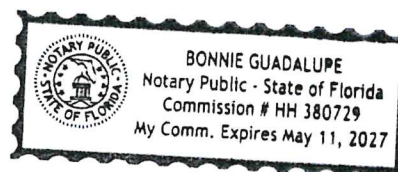
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 28 day of August, 2025 (year),

by Linda Capozzoli (name of person making statement).

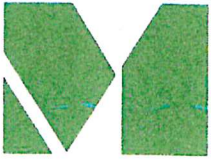
He/she is personally known to me or has produced FLDL as identification.

(Driver's license, etc.)

Bonnie Guadalupe  
 Notary public signature



State of Florida County of Marion  
 My commission expires: \_\_\_\_\_



# MASTROSERIO ENGINEERING, INC

CONSULTING CIVIL & ENVIRONMENTAL ENGINEERS  
SPECIALIZING IN SITE & SUBDIVISION DEVELOPMENT

170 SE 32<sup>ND</sup> PLACE, Ocala, FL 34471

PH: (352).433.2185

paolo@mastroserioeng.com

August 27, 2025

Mr. Ken Odom  
Marion County Growth Services  
2710 EAST SILVER SPRINGS BLVD.  
Ocala, Florida 34470

RE: "CAPOZOLLI HILLS" LAND USE & PUD REZONING

Dear Mr. Odom,

I am providing you with the following application and supporting documents for the purpose of requesting a rezoning for the project referenced above:

An executed Land Use application.

An executed Rezoning application.

A check in the amount of \$5,000.00 for the Land Use Application fee.

A check in the amount of \$1,360.00 for the Rezoning fee.

A Legal Description.

A copy of the Warranty Deed.

A Certified Boundary & Topographical Survey, which includes the Legal Description.

A PUD Conceptual Plan which contains the information as required by code.

A description of the Amenities Proposed and Architectural Styles of the Buildings

An Approved Traffic Study Methodology for this PUD.

An electronic file including all the above information.

If you should have any questions or comments, please feel free to call me at (352) 433-2185

Sincerely,

Paolo Mastroserio, P.E.

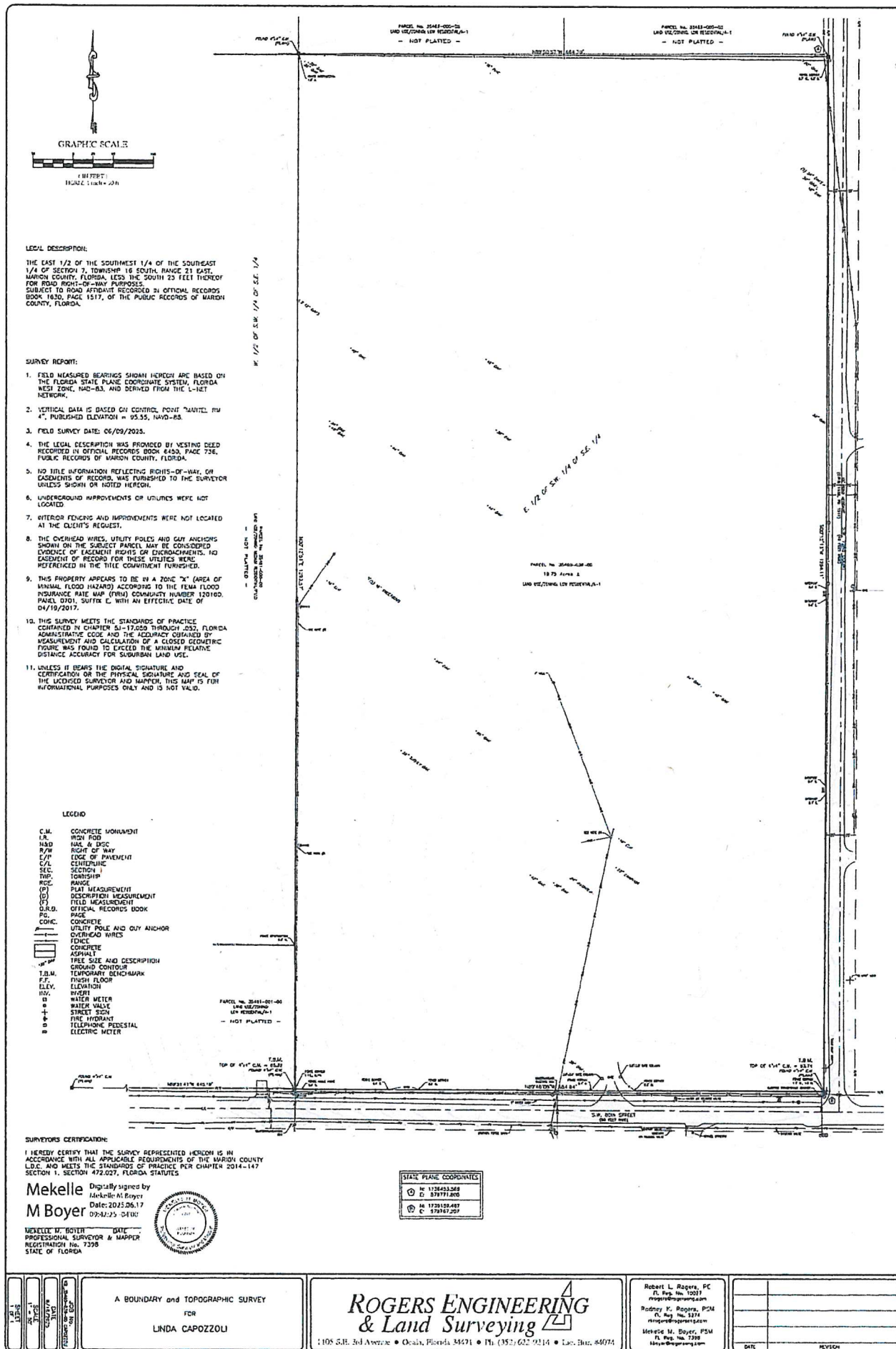


**CAPOZZOLI HILLS PUD**

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:**

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY PURPOSES. SUBJECT TO ROAD AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1630, PAGE 1517, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.





▼ 35460-039-00 X Q

Show search results for 354...

ATTACHMENT A



35466-001-00

35460-036-01

35463-000-02

35473-002-00

35473-002-02

**35472.000.00**

35482-000-00

35485-

35485-1

35463-000-05

35463-000-00

35463-000-03

35473-000-00

35472-001-00

35485-001-02

35485-000-00

3544-009-024

A-1

35473-004-00

35472-002-00

A-1

**35473-003-00**

35472-003-02

35472-003-03

35485-001-00  
MR

35460.039-00 0701E

35461000-00

005:021

3544-005-002

3544-004-021

3544-004-003

4-001-019

007

3544-001-001

35461-001-00

**35473-001-00**

35472-003-00

35472-003-01 35472-003-04

SAY BOTH ST

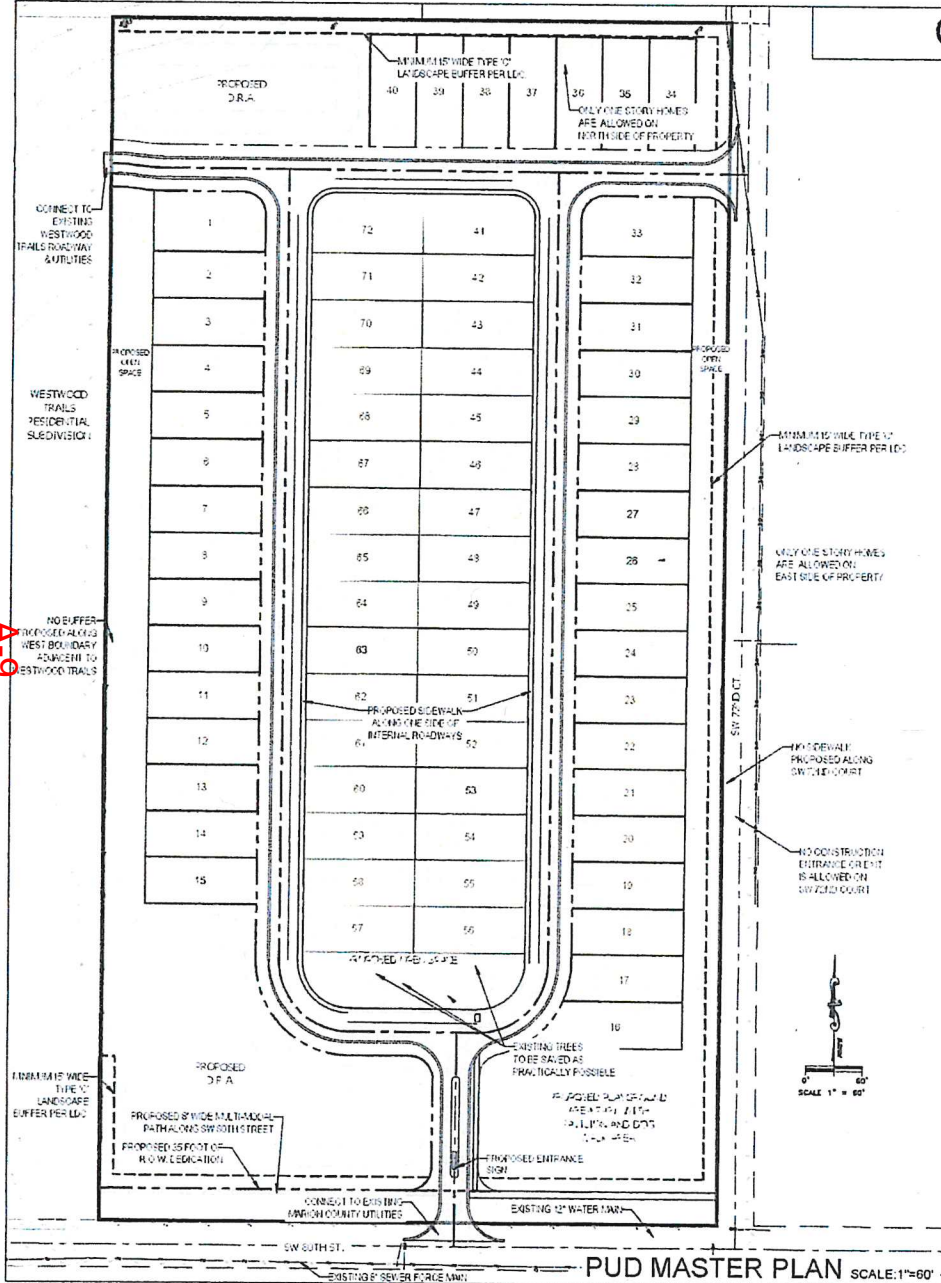
35639-008-00

35671-001-00

35637-10



# CAPOZOLLI HILLS P.U.D. MASTER PLAN



**RECREATION/OPEN SPACE/MLFA DATA:**  
 THE PROJECT WILL PROVIDE A MINIMUM OF 1.0% OF THE TOTAL LOT AREA AS RECREATION/OPEN SPACE. THIS SPACE WILL BE PROVIDED AS A MINIMUM OF 1.0% OF THE TOTAL LOT AREA AS RECREATION/OPEN SPACE. THE SPACE WILL BE PROVIDED AS A MINIMUM OF 1.0% OF THE TOTAL LOT AREA AS RECREATION/OPEN SPACE.

**TRAFFIC STUDY NOTE:**  
 A TRAFFIC STUDY WAS CONDUCTED BY THE PROJECT ENGINEER. THE STUDY INDICATES THAT THE PROJECT WILL NOT CAUSE ANY SIGNIFICANT TRAFFIC IMPACTS ON THE ADJACENT ROADWAYS.

**SIDEWALK NOTE:**  
 SIDEWALKS WILL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROJECT. THE SIDEWALKS WILL BE PROVIDED AS A MINIMUM OF 5.0 FEET WIDE.

**LANDSCAPE BUFFER NOTE:**  
 LANDSCAPE BUFFERS WILL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROJECT. THE BUFFERS WILL BE PROVIDED AS A MINIMUM OF 10.0 FEET WIDE.

**CONCURRENCY NOTE:**  
 THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS. THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS.

**SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:**

LAND USE	ACREAGE	PER ACRE	TOTAL ACREAGE	TOTAL UNITS
RESIDENTIAL	4.0	PER ACRE	19.76 ACRES	79 UNITS

**PLAN NOTE:**  
 1. THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS. THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS.

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11. THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS. THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS.

**TYPICAL LOT STANDARDS:**  
 LOT AREA: 1.0 ACRES  
 LOT WIDTH: 100 FEET  
 LOT DEPTH: 100 FEET  
 LOT AREA: 1.0 ACRES  
 LOT WIDTH: 100 FEET  
 LOT DEPTH: 100 FEET

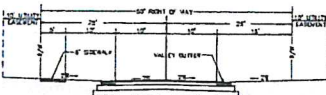
**ACCESSORY STRUCTURES:**  
 THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS. THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS.

**FLOOD ZONE:**  
 THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS. THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS.

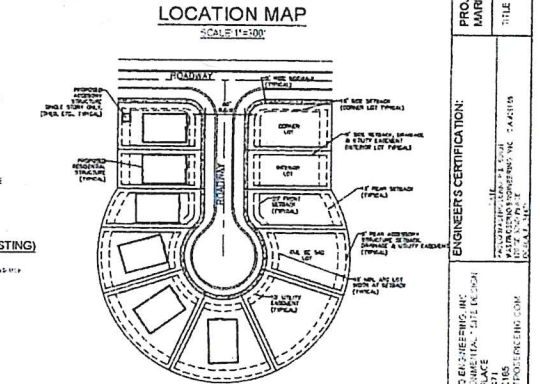
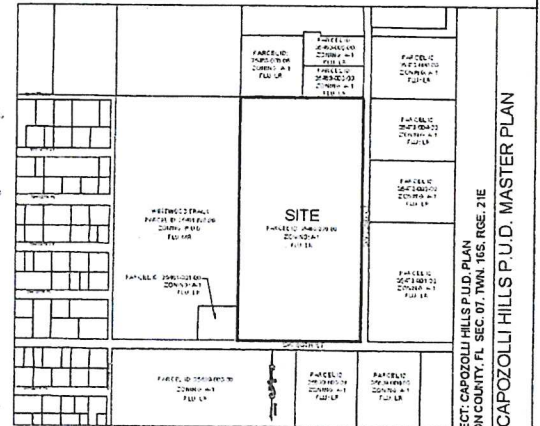
**IMPORTANT PUD NOTE:**  
 THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS. THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS.

**BREAKDOWN OF ACREAGE (EXISTING):**  
 1.0 ACRES  
 1.0 ACRES  
 1.0 ACRES

**DEVELOPMENT AGREEMENTS:**  
 NONE AT THIS TIME



DATE	REVISION



**OPERATION & MAINTENANCE:**  
 THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS. THE PROJECT WILL BE CONCURRENT WITH THE DEVELOPMENT OF THE ADJACENT ROADWAYS.

ATTACHMENT A

PROJECT: CAPOZZOLI HILLS P.U.D. MASTER PLAN  
 MARION COUNTY, FL SEC. 07, T.W. 16S, RGE. 21E

ENGINEER'S CERTIFICATION:  
 I, THE ENGINEER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 10/15/2010  
 SHEET C1 OF 1



**CAPOZOLLI HILLS PUD**  
**ARCHITECTURAL STANDARDS &  
DESCRIPTION OF AMENITIES**

**SINGLE FAMILY PUD:**

Architectural elements proposed for the Single-Family Units will be similar to what is provided as part of this packet below.

Amenities for this site will include a proposed park with a pavilion and picnic area. This proposed development only has 72 single family units; therefore, minimal amenities are proposed. In the park area, amenities will be in the form of park benches and picnic tables with sodded play areas for the residents. A dog walk area, the area will also include a water fountain. The park will be used as a recreational area for the residents of the community and will not be open to the public.



SINGLE STORY HOME



TWO STORY HOME



This instrument prepared  
by, record and return to:

Edward Ristaino, Esq.  
Akerman LLP  
350 E. Las Olas Blvd., Suite 1600  
Fort Lauderdale, FL 33301

Parcel Identification Number: 35460-039-00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and given this 30<sup>th</sup> day of August, 2016, by Wayco Holdings, Inc., a Florida corporation, whose address is 450 East Las Olas Boulevard, Suite 1500, Fort Lauderdale, Florida 33301 ("Grantor"), to Linda Capozzoli and Michael Capozzoli, husband and wife, whose address is 7325 SW 80<sup>th</sup> Street, Ocala, Florida 34476 ("Grantee").

(Whenever used herein, the terms "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, Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, to have and to hold, that certain real property, situated lying and being in Marion County, Florida, as more particularly described on Exhibit A attached hereto, together with all improvements, easements, licenses, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining (collectively, the "Property").

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to convey said land; that Grantor hereby specially warrants that the title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

The conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2016 and thereafter, and all covenants, conditions, easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

{39164091:1}

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Grantor:

Signed, sealed and delivered  
in the presence of:

WAYCO HOLDINGS, INC.,  
a Florida corporation

Cynthia Trezona  
Print Name: Cynthia Trezona

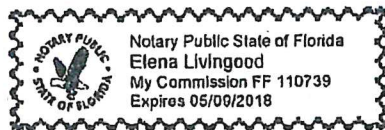
Valerie A. Hinkell  
Print Name: VALERIE A. HINKELL

By: CU  
Print Name: CRIS V BRANDEN  
Title: Vice President

STATE OF FLORIDA )  
 )ss.  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of AUGUST, 2016, by CRIS V. BRANDEN as the VP of Wayco Holdings, Inc., a Florida corporation, on behalf of said company, who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Affix Notary Stamp]



Elena Livingood  
Signature of Notary  
Notary Public, State of FLORIDA  
My Commission Expires: 5/9/2018

{39164091;1}

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

The East  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 7, Township 16 South, Range 21 East, Less the South 25 feet thereof for road right-of-way purposes.

Subject to Road Affidavit recorded in OR Book 1630, at Page 1517, of the Public Records of Marion County, Florida

{39164091;1}



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

35460-039-00

[GOOGLE Street View](#)

Prime Key: 876291

[MAP IT+](#)

Current as of 9/11/2025

Property Information

CAPOZZOLI LINDA  
7325 SW 80TH ST  
OCALA FL 34476-9382

Taxes / Assessments:

Map ID: 130

Millage: 9002 - UNINCORPORATEDM.S.T.U.

PC: 63

Acres: 19.62

More Situs

Situs: 7325 SW 80TH ST OCALA

Current Value

Land Just Value	\$765,960		
Buildings	\$190,797		
Miscellaneous	\$43,224		
Total Just Value	\$999,981	Impact	
Total Assessed Value	\$133,630	Land Class Value	(\$866,351)
Exemptions	(\$50,722)	Total Class Value	\$61,696
Total Taxable	\$82,908	<u>Ex Codes</u> : 01 38 08	\$295,717
School Taxable	\$110,702		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$765,960	\$191,501	\$43,444	\$1,000,905	\$127,554	\$50,000	\$77,554
2023	\$478,725	\$181,059	\$34,502	\$694,286	\$121,875	\$50,000	\$71,875
2022	\$325,533	\$156,252	\$34,656	\$516,441	\$118,718	\$50,000	\$68,718

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>DETH/REGS</u>	10/2021	71 DTH CER	0	U	I	\$100
<u>6450/0736</u>	08/2016	06 SPECIAL WARRANTY	0	U	I	\$100
<u>2903/1572</u>	12/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$380,000
<u>2386/0290</u>	07/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$210,000
<u>1811/0448</u>	02/1992	05 QUIT CLAIM	0	U	I	\$100
<u>1151/0604</u>	03/1983	07 WARRANTY	0	U	I	\$195,000
<u>0510/0652</u>	06/1972	02 DEED NC	0	U	I	\$60,000

Property Description

SEC 07 TWP 16 RGE 21  
E 1/2 OF SW 1/4 OF SE 1/4

EX S 25 FT FOR ROW

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		660.0	1,295.0	A1	1.00	AC	40,000.0000	1.00	1.46	1.00	58,400	58,400
6302		.0	.0	A1	18.62	AC	40,000.0000	1.00	0.95	1.00	3,296	707,560
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 8371											Total Land - Class \$61,696	
Mkt: 7 70											Total Land - Just \$765,960	

Traverse

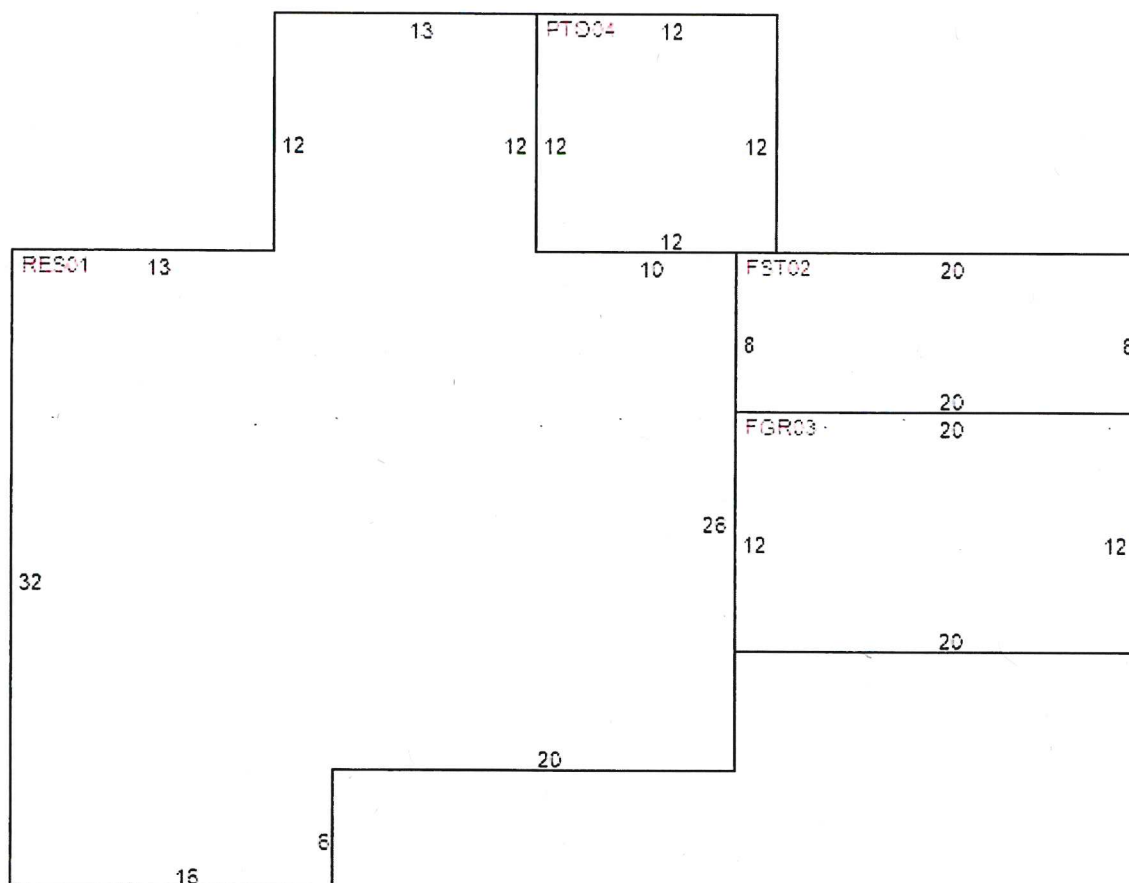
**Building 1 of 2**

RES01=D26L20D6L16U32R13U12R13D12R10.

FST02=R20D8L20U8.D8

FGR03=R20D12L20U12.U8R2

PTO04=U12L12D12R12.



Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 2  
**Quality Grade** 500 - FAIR  
**Inspected on** 2/7/2020 by 118

**Year Built** 1967  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 160

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	1,188	1,188
FST 0224	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	160	160
FGR 0324	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	240	240
PTO 0401	- NO EXTERIOR	1.00	1988	N	0 %	0 %	144	144

**Section: 1**

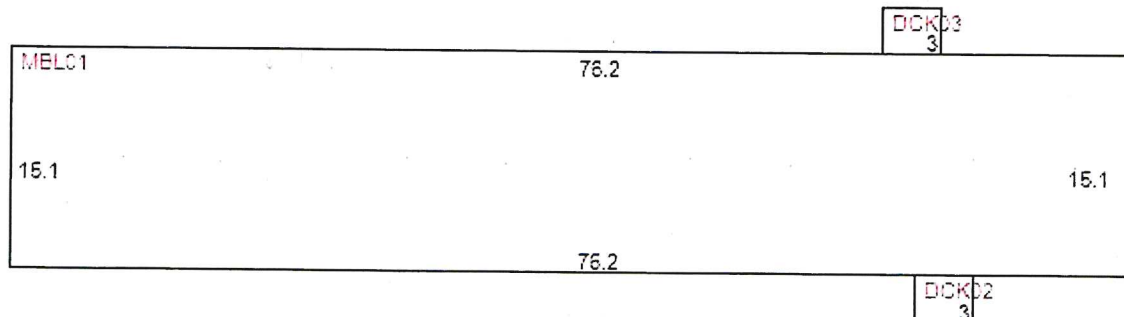
<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 34 HARDWD ON CONC	<b>Bedrooms:</b> 2	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 20 PLASTER	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> Y
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 3	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Traverse**Building 2 of 2**

MBL01=L76,2U15,1R76,2D15,1.L11  
 DCK02=D3L4U3R4.R11U15,1L13,3



DCK03=U3L4D3R4.

Building Characteristics

**Improvement** MH - MOBILE - MOBILE HOME RESID  
**Effective Age** 2 - 05-09 YRS  
**Condition** 0  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 2/7/2020 by 118

**Year Built** 2016  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 2 - MBL HOME  
**Base Perimeter** 183

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	2016	N	0 %	0 %	1,151	1,151
DCK 0201	- NO EXTERIOR	1.00	2005	N	0 %	0 %	12	12
DCK 0301	- NO EXTERIOR	1.00	2016	N	0 %	0 %	12	12

Section: 1

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 34 HARDWD ON CONC	<b>Bedrooms:</b> 2	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 12 PLYWD PANELING	<b>4 Fixture Baths:</b> 1	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 3 PIER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
009 BARN HORSE	1,536.00	SF	40	1964	3	48.0	32.0
112 FENCE WIRE/BD	3,960.00	LF	10	1975	3	0.0	0.0
114 FENCE BOARD	2,800.00	LF	10	1975	2	0.0	0.0
144 PAVING ASPHALT	4,270.00	SF	5	1973	1	0.0	0.0
048 SHED OPEN	240.00	SF	15	1997	1	20.0	12.0
048 SHED OPEN	1,200.00	SF	15	1997	1	100.0	12.0
048 SHED OPEN	448.00	SF	15	1997	1	32.0	14.0
256 WELL 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0
048 SHED OPEN	720.00	SF	15	1997	1	60.0	12.0
009 BARN HORSE	2,880.00	SF	40	1998	3	40.0	72.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1979	1	0.0	0.0
048 SHED OPEN	220.00	SF	15	1997	1	20.0	11.0
048 SHED OPEN	144.00	SF	15	1997	1	12.0	12.0
048 SHED OPEN	156.00	SF	15	1997	1	13.0	12.0
048 SHED OPEN	144.00	SF	15	2017	1	12.0	12.0
FDU UTILITY-FINISH	308.00	SF	40	2019	5	28.0	11.0
FOP PORCH-OPEN-FIN	44.00	SF	40	2019	5	4.0	11.0
Total Value - \$43,224							

Appraiser Notes

ADU N/A

Planning and Building\*\* Permit Search \*\*Permit Number Date Issued Date Completed Description

2019102074	11/14/2019	11/14/2019	12 X 32 PREFAB SHED WITH 36 INCH DOOR
2019050929	5/13/2019	6/10/2019	REROOF W/SHINGLES 25 SQUARES FL 5444-R14 SHINGLES L 11288-R1
2016090277	9/1/2016	10/13/2016	REPLACEMENT MH
0223034	2/1/1998	3/1/1998	AG. ELEC SERVICE

Cost Summary

Buildings R.C.N.	\$209,318	2/14/2023				
Total Depreciation	(\$82,803)					
Bldg - Just Value	\$126,515		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$43,224	3/17/2020	1	\$125,045	(\$57,521)	\$67,524
Land - Just Value	\$765,960	3/5/2025	2	\$84,273	(\$25,282)	\$58,991
Total Just Value	\$935,699					