



**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** \_\_x\_\_  
**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

Portion of 47667-006-00      29-17-23      18.62 & 5.03      Rural      Medium Residential

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

Property owner/applicant	Authorized agent (if not the owner/applicant)

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

**Empowering Marion for Success**

[www.marioncountyfl.org](http://www.marioncountyfl.org)

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

Revised 01/09/2020

**EXISTING USE OF SITE:****PROPOSED USE OF SITE (IF KNOWN):****WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?**

Well \_\_\_\_\_ Centralized water \_\_\_\_\_ Provider \_\_\_\_\_

Septic \_\_\_\_\_ Centralized sewer \_\_\_\_\_ Provider \_\_\_\_\_

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

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## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA  
 COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED Eva Couture as Rep for Michael P Couture Estate,

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:  
47667-004-00, NA, NA.
2. He/she duly authorizes and designates Tillman & Associates Engineering, LLC 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.

Eva Couture  
 Property owner's signature

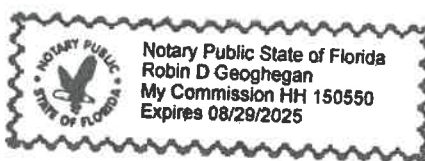
2/25/25  
 Date

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 25 day of FEBRUARY, 2025 (year),

by \_\_\_\_\_ (name of person making statement).

He/she is personally known to me or has produced C360-213-56-582-0 as identification. (Driver's license, etc.)

Robin D Geoghegan  
 Notary public signature



State of FL County of Sumter  
 My commission expires: 8/29/2025

A-4  
2/24/25

## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA  
COUNTY OF MARIONBEFORE ME THIS DAY PERSONALLY APPEARED Leo or Carol F. Couture,

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:  
47667-003-01, NA, NA
2. He/she duly authorizes and designates Tilman & Associates, LLC Engineering 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;
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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.

Carol Couture  
Property owner's signature2/24/25  
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24<sup>th</sup> day of February, 2024 (year),  
by Carol Couture (name of person making statement).  
He/she is personally known to me or has produced FLDL C 822-0 as  
identification. (Driver's license, etc.)

April Feerer  
Notary public signatureAPRIL FEERER  
Commission # HH 381012  
Expires July 30, 2027State of FLORIDA County of MARION  
My commission expires: 07/30/2027



## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida  
 COUNTY OF marion

BEFORE ME THIS DAY PERSONALLY APPEARED John or Janet Heast,  
 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:  
47667-006-00, NA, NA
2. He/she duly authorizes and designates Tillman & Associates, LLC Engineering 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;
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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.

John Heast  
 Property owner's signature

3-12-2025  
 Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12 day of March, 2025 (year),  
 by John William Heast (name of person making statement).  
 He/she is personally known to me or has produced H230-479-66-382-0 as  
 identification. (Driver's license, etc.)

Kelly Crowe  
 Notary public signature



KELLY J. CROWE  
 Commission # HH 582100  
 Expires August 13, 2028

State of Florida County of Marion  
 My commission expires: 8/13/2028

## PROPERTY OWNER AFFIDAVIT

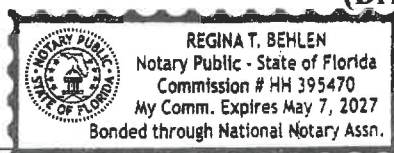
Revised 01/09/2020 -

STATE OF FloridaCOUNTY OF MarionBEFORE ME THIS DAY PERSONALLY APPEARED Charles A or Vickie Couture,

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:  
47667-005-02, NA, NA
2. He/she duly authorizes and designates Tillman & Associates Engineering, LLC 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;
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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.

Charles Couture  
Property owner's signature2-24-25  
DateSworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of February, 2025 (year),by Charles A Couture (name of person making statement).He/she is personally known to me or has produced FLDL C360 141 52 266 0 as identification. (Driver's license, etc.)Regina Behlen  
Notary public signatureState of Florida County of Marion  
My commission expires: 5/7/27



May 28, 2025

Marion County Growth Services  
2710 E Silver Springs Blvd  
Ocala, FL 34471

RE: Land Use Amendment and PUD application for Picadilly Square

To whom it may concern,

Please accept our submittal of a Land Use Amendment and PUD application on parcels 47667-004-00, 47667-005-02, portion of 47667-003-01, and portion of 47667-006-00. Included in this submittal is the following documents:

- Signed applications for both LUA and PUD rezoning
- Deeds
- Survey and legal in word format
- Authorization letter
- Letter of Administration
- Letters of Support
- List of owners
- Approval letter for Traffic Methodology
- Letter of easement agreement
- Plan set

This submittal is to develop a residential subdivision that brings the opportunity to provide homes for this area.

Thank you in advance for your consideration.

Sincerely,

Tillman and Associates Engineering, LLC

Picadilly PUD

Owner list for Authorization:

Parcel 47667-004-00

COUTURE MICHAEL P EST  
C/O EVA COUTURE PER REP  
PO BOX 114  
SUMMERFIELD FL 34492-0114

Parcel 47667-005-02

COUTURE CHARLES A  
COUTURE VICKIE  
14020 SE 106TH ST  
OCKLAWAHA FL 32179-4266

Parcel 47667-006-00

HEAXT JANET  
HEAXT JOHN  
16152 SE 73RD AVE  
SUMMERFIELD FL 34491-5324

Parcel 47667-003-01


COUTURE LEO  
COUTURE CAROL F  
16200 SE 73RD AVE  
SUMMERFIELD FL 34491-5338


Date: 2/25/25

Attention: Marion County Growth Services

To whom it may concern:

I, Eva Couture, Rep of Michael P. Couture Estate, being the owner of parcels 47667-004-00 & 47667-000-00 hereby authorize the following agent to sign on my behalf concerning any application for Land Use Amendment and Rezoning.

Agent: (Print) TILLMAN & ASSOC. Engineering LLC  
Address: 1720 SE 16<sup>th</sup> AV, BLDG 100 OCALA, FL  
Signature: 

Owner: (Print) EVA COUTURE  
Address: 15490 S.E. 73<sup>RD</sup> AVENUE, SUMMERFIELD, FL.  
Signature: 

Date: \_\_\_\_\_

Attention: Marion County Growth Services

To whom it may concern:

I, Leo or Carol F. Couture, being the owner of parcel

47667-003-01 hereby authorize the following agent to sign on my behalf concerning any application for Land Use Amendment and Rezoning.

Agent: (Print) TILLMAN & Assoc. Engineering, LLC

Address: 1720 SE 16<sup>th</sup> AV, Bldg 100, Ocala, FL

Signature: 

Owner: (Print) CAROL Couture

Address: 14200 Sg 73rd Ave Summerfield

Signature:  FL 34491



Date: Feb 24th, 2025

Attention: Marion County Growth Services

To whom it may concern:

I, Charles or Vickie Couture, being the owner of parcel

47667-005-02 hereby authorize the following agent to sign on my behalf concerning any application for Land Use Amendment and Rezoning.

Agent: (Print) Tillman & Assoc. Engineering, LLC

Address: 1720 SE 16<sup>th</sup> AV, BLDG 100, Ocala, FL

Signature: 

Owner: (Print) Charles Couture

Address: 14020 SE 106<sup>th</sup> Jacksonville FL 32179

Signature: 

Date: FEB 24, 2025

Attention: Marion County Growth Services

To whom it may concern:

I, John or Janet Heaxt, being the owner of parcel

47667-006-00 hereby authorize the following agent to sign on my behalf concerning any application for Land Use Amendment and Rezoning.

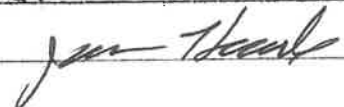
Agent: (Print) Tillman & Assoc. Engineering, LLC

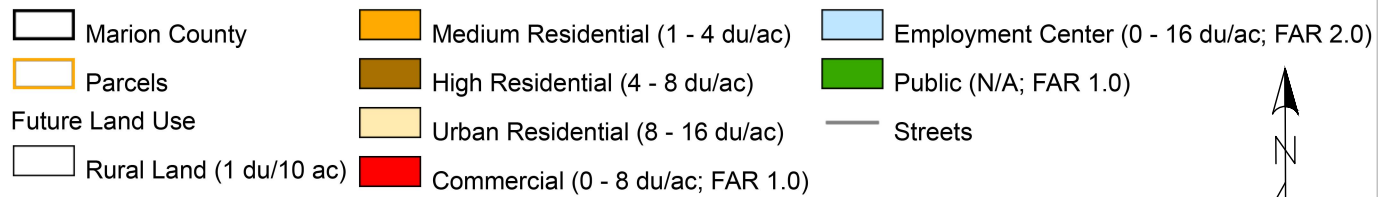
Address: 1720 SE 16<sup>th</sup> AV, Bldg 100, Ocala, FL

Signature: 

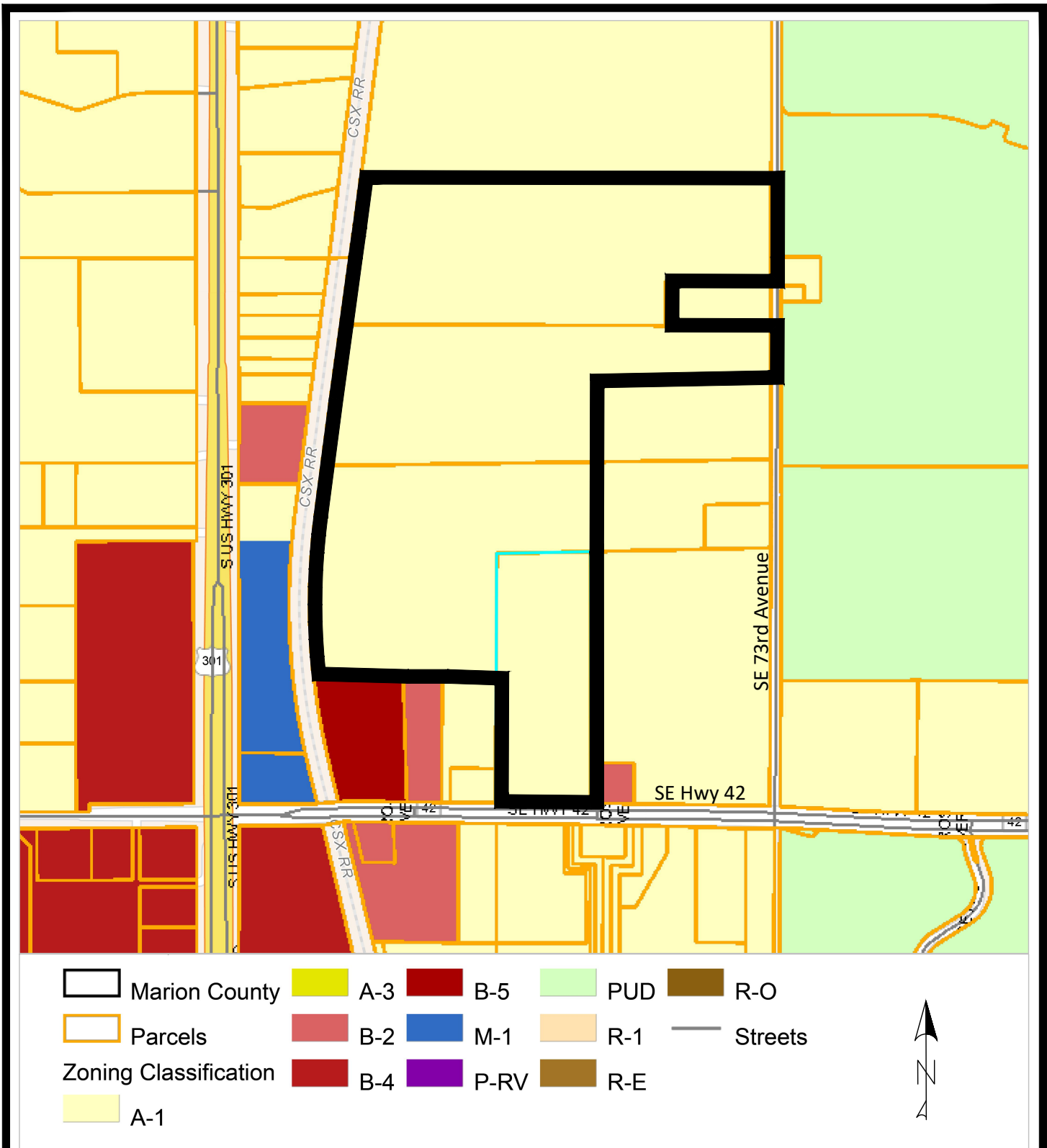
Owner: (Print) John Heaxt

Address: 16152 SE 73 AV Summerfield FL 34491

Signature: 



DATE 3/18/25  
DRAWN BY SM  
CHKD. BY JH  
JOB NO. 24-9157  
SCALE \_\_\_\_\_  
SHT. 05-D



**Tillman & Associates**  
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE  
MARION COUNTY, FLORIDA

## ZONING CLASSIFICATION

DATE 3/18/25  
DRAWN BY SM  
CHKD. BY JH  
JOB NO. 24-9157  
SCALE  
SHT. 05-E

FCM MARION CO.

P.O.C.  
PARCEL 11 LESS & EXCEPT  
PARCEL 11 ALSO LESS & EXCEPT  
PARCEL 12 LESS & EXCEPT  
THE NORTHWEST CORNER OF THE  
NORTHWEST 1/4 OF SECTION 29,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

THE NORTH LINE OF THE NW 1/4 OF SECTION 29,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

S89°52'19"E 1302.58'(M)(D)

THE SOUTHWEST CORNER OF  
THE LANDS DESCRIBED IN  
O.R.B. 8075, PAGE 1757

S89°48'23"E 380.16'(M)

THE NORTH LINE OF THE LANDS  
DESCRIBED IN O.R.B. 8075,  
PAGE 1766

S89°47'46"E 475.05'(M)

THE SOUTH LINE OF THE LANDS  
DESCRIBED IN O.R.B. 8075,  
PAGE 1757

TAX PARCEL #47667-005-03  
COUTURE, PARKER  
(not included)

P.O.B.  
PARCEL 11 LESS & EXCEPT  
THE SOUTHEAST CORNER OF  
THE LANDS DESCRIBED IN  
O.R.B. 8075, PAGE 1757

S00°09'54"W 523.85'(M)  
S00°09'56"W 570.93'(M)  
S00°09'58"W 247.08'(M)  
S00°10'20"W 246.53'(M)

SOUTHEAST 73RD AVENUE  
RIGHT OF WAY (WIDTH VARIES  
(PAGES))

LESS & EXCEPT PARCEL 11  
CONTAINS: 5.037 ACRES, MORE OR LESS

S88°55'04"W 854.75'(M)  
N88°55'04"E 854.75'(M)

P.O.B.  
PARCEL 11 ALSO LESS & EXCEPT

PARCEL 11  
TAX PARCEL #47667-006-00  
HEAXT, JANET  
CONTAINS 18.627 ACRES MORE OR LESS

N00°01'26"E 266.22'(M)  
N00°08'00"E 375.01'(M)  
N00°05'15"E 417.87'(M)

ALSO LESS & EXCEPT PARCEL 11  
CONTAINS: 7.355 ACRES, MORE OR LESS

S88°55'01"W 854.43'(M)  
N88°55'01"E 854.43'(M)

SEE DETAIL A FOR  
IMPROVEMENTS

P.O.B.  
PARCEL 12 LESS & EXCEPT

SEE DETAIL A FOR  
IMPROVEMENTS

LESS & EXCEPT PARCEL 12  
CONTAINS: 6.706 ACRES, MORE OR LESS

S89°02'18"W 313.96'(M)

THE NORTH LINE OF THE  
LANDS DESCRIBED IN  
O.R.B. 3897, PAGE 169

THE NORTHWEST CORNER OF  
THE LANDS DESCRIBED IN  
O.R.B. 3897, PAGE 169

THE WEST LINE OF THE  
LANDS DESCRIBED IN  
O.R.B. 3897, PAGE 169

TAX PARCEL  
#47667-003-00  
POPE, GLEN  
(not included)

S00°00'39"W 209.83'(M)  
S00°00'57"W 210.28'(M)

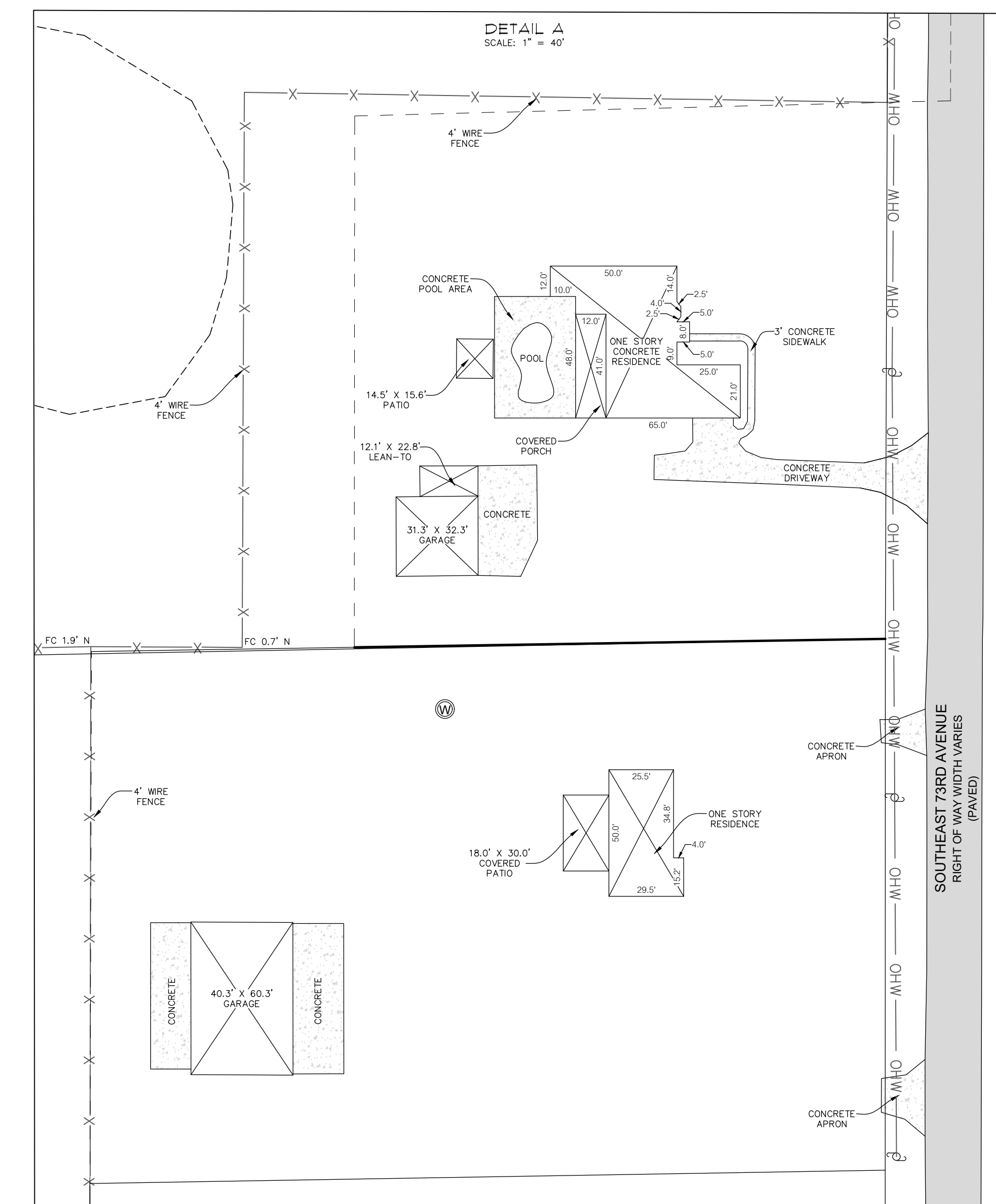
THE SOUTHWEST CORNER OF  
THE LANDS DESCRIBED IN  
O.R.B. 3897, PAGE 169

THE NORTH LINE OF THE LANDS  
DESCRIBED IN O.R.B. 3025, PAGE 1255

S89°05'06"W 540.97'(M)

THE NORTHWEST CORNER OF  
THE LANDS DESCRIBED IN  
O.R.B. 3025, PAGE 1255

FOUND NAIL & TAB  
ID# LB. 4759  
TOP OF FENCE CORNER



I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the standards of practice set forth by the Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

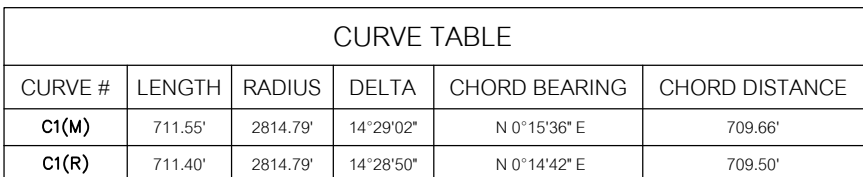
**LandGard, LLC**  
LAND SURVEYING & MAPPING  
Licensed Business No. 8326

10065 N.W. 136TH DRIVE  
ALACHUA, FLORIDA 32615  
PHONE: 352.493.0640

FRED FRANKLIN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 7129  
LANDGARD, LLC LICENSE BUSINESS NO. 8326

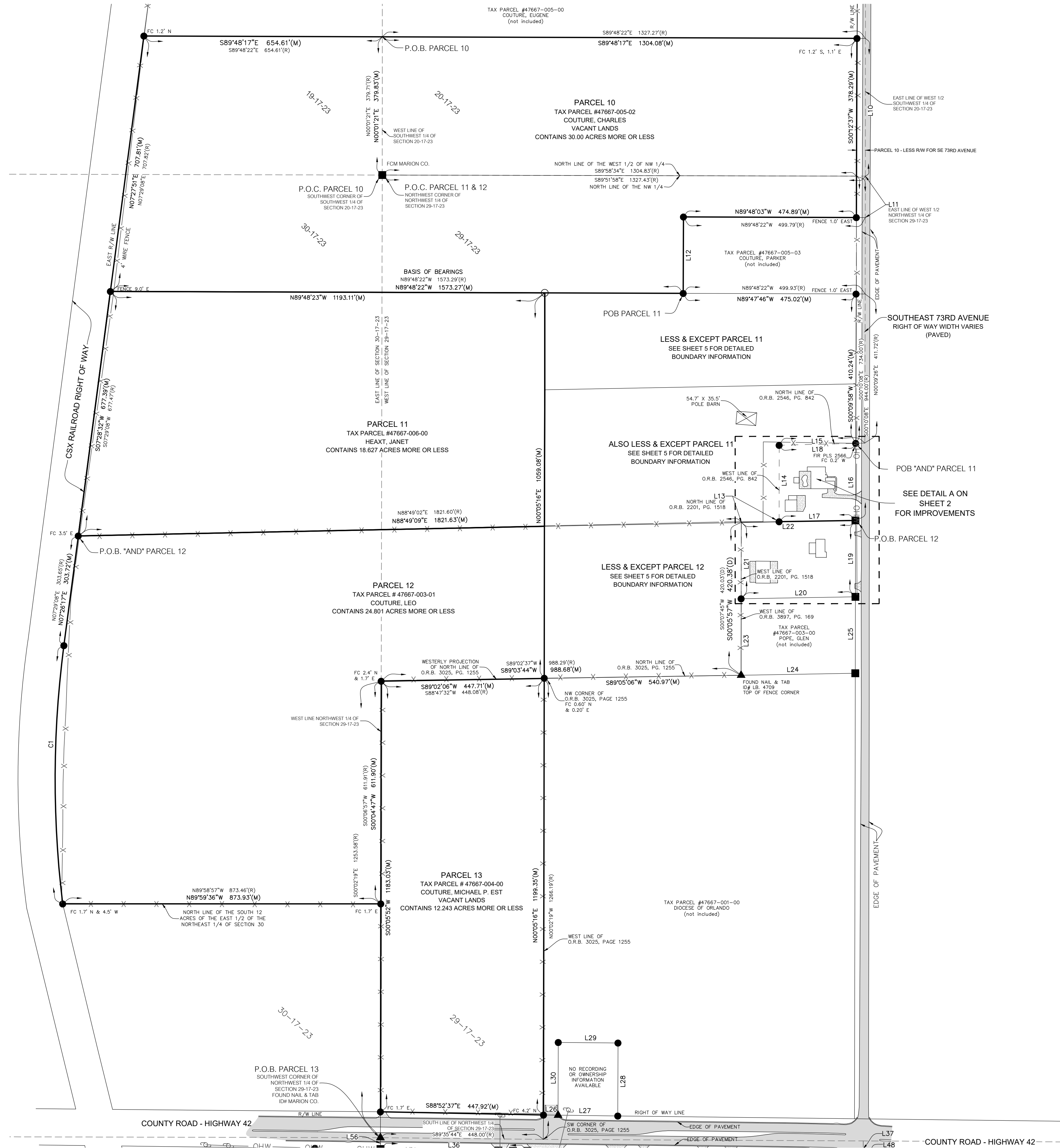


SHEET 1 OF 2



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(0)R	S 0°00'0" E	38.31
L1(1)R	S 0°09'46" W	113.78
L1(2)M	S 0°12'46" W	210.03
L1(2)R	S 0°11'38" W	210.00
L1(3)M	N 89°00'3" E	103.66
L1(3)R	N 89°00'4" E	103.81
L1(4)M	N 0°02'44" E	209.88
L1(4)R	N 0°03'09" E	210.00
L1(4)R	N 0°10'06" W	210.09
L1(5)R	N 89°00'05" E	235.16
L1(6)M	N 88°31'3" E	235.24
L1(6)M	S 0°11'44" W	211.84
L1(6)R	S 0°10'37" E	210.00
L1(7)M	S 89°04'26" W	209.65
L1(7)R	S 89°41'32" E	210.00
L1(8)M	N 88°31'3" E	210.24
L1(8)R	N 88°31'32" E	210.08
L1(9)M	S 0°02'39" E	209.63
L1(9)R	S 0°00'08" E	210.00
L2(0)M	S 89°02'18" W	313.86
L2(1)R	S 89°47'32" E	313.71
L2(1)R	S 0°10'38" W	210.00
L2(2)R	N 88°31'3" E	313.71
L2(3)M	S 0°00'31" E	210.28
L2(4)M	S 89°00'31" W	313.62
L2(5)M	N 0°06'43" E	209.99
L2(5)M	S 89°14'29" E	40.00
L2(7)M	S 89°04'16" E	163.98
L2(8)M	S 0°10'17" W	200.50
L2(8)M	S 89°22'52" E	164.10
L3(0)M	N 0°08'15" E	199.95
L3(0)M	S 89°17'20" W	403.61
L3(6)R	EAST	34.24
L3(7)R	S 0°13'32" E	42.25
L4(8)M	S 89°04'33" E	31.26
L5(6)M	S 0°17'34" W	25.32

**FLOOD ZONE NOTE:**  
 BASED UPON EXAMINATION OF FLOOD INSURANCE RATE MAP (FIRM)  
 NUMBER 12083C0885D, EFFECTIVE DATE AUGUST 28, 2008, MARION  
 COUNTY, FLORIDA, THIS PROPERTY LIES IN ZONE "X", AREAS  
 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
 FLOODPLAIN.



**PARCEL 10:** TAX ID# 47667-005-002  
A PARCEL OF LAND WITHIN SECTIONS 19, 20, 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 28 EAST, MARION COUNTY, ILLINOIS.  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**BEGINNING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 RUN N00°12'12"E, 379.71 FEET FOR THE POINT OF BEGINNING; THENCE S89°48'22"E, 1,327.72 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°00'07"E, 376.31 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE RUN S89°48'22"W, 490.70 FEET; THENCE S00°1°39'W, 210.00 FEET; THENCE N89°48'22"E, 1,573.59 FEET TO AN IRON PILE MARKER BEARING S89°48'22"E, 1,573.59 FEET FROM THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY LINE RUN R07°29'08"E, 707.82 FEET TO A POINT THAT BEARS N89°48'22"W OF THE POINT OF BEGINNING; THENCE DEPARTING EAST RAILROAD RIGHT-OF-WAY BEARS S89°48'22"E, 654.61 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT-OF-WAY FOR S.E. 73RD AVENUE AREA.

[illegible]

COMMENCING AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, IN  
 DEKALB COUNTY, FLORIDA; THENCE SOUTH 88°38'32" EAST, ALONG THE NORTH BOUNDARY OF SAID WEST 1/2 OF THE NW 1/4, 1304.53 FEET TO  
 THE WEST RIGHT OF WAY LINE, COUNTY ROAD NO. 634, I-94 (2ND AVENUE), SAID POINT BEING 25.00 FEET FROM AND AT RIGHT ANGLES  
 TO THE CENTERLINE OF SAID COUNTY ROAD; THENCE SOUTH 00°10'08" EAST, ALONG SAID WEST RIGHT OF WAY LINE 734.00 FEET TO THE PC  
 OF BEGINNING; THENCE CONTINUE SOUTH 00°10'08" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 210.00 FEET; THENCE SOUTH 88°47'32"  
 WEST 210.00 FEET; THENCE NORTH 00°10'08" WEST, PARALLEL TO SAID WEST RIGHT OF WAY LINE, 210.00 FEET; THENCE NORTH 88°47'32"  
 EAST 210.00 FEET TO THE POINT OF BEGINNING.

[illegible]

**ALSO LESS & EXCEPT**

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE THE NORTHWEST CORNER OF SAID SECTION 29 THENCE SOUTH 89°52'19" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 1302.58 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH RICHIE ROAD, 1/2 WAY WIDE THERE; THENCE SOUTH 0°09'58" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 570.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°10'57" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 375.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 88°50'01" WEST, A DISTANCE OF 854.43 FEET; THENCE NORTH 0°08'00" EAST, A DISTANCE OF 375.01 FEET; THENCE NORTH 88°50'04" EAST, A DISTANCE OF 854.75 FEET TO THE POINT OF BEGINNING.

**PARCEL 12: TAX ID# 47667-003-001**

COMMENCING AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, IN MARION COUNTY, FLORIDA; THENCE SOUTH 89°58'34" EAST, ALONG THE NORTH BOUNDARY OF SAID WEST 1/2 OF THE NW 1/4, 1304.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 6-34 (SEE 73RD AVENUE), SAID POINT BEING 25.00 FEET FROM AND ALONG THE RIGHT-OF-WAY LINE OF SAID COUNTY ROAD; THENCE SOUTH 0°10'08" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 210.00 FEET TO THE POINT BEGINNING; THENCE NORTHEAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 210.00 FEET; THENCE SOUTH 88°47'32" WEST 313.71 FEET; THENCE NORTH 0°10'08" WEST, PARALLEL TO SAID WEST RIGHT-OF-WAY LINE, 210.00 FEET; THENCE NORTH 88°47'32" WEST 313.71 FEET TO THE POINT OF BEGINNING.

PARCEL OF LAND LYING WITH LOCATIONS 80 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THEN ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 ON S89°51'26"W, 132.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 ON N89°51'26"W, 210.00 FEET; THENCE N89°48'22"W, 1,573.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX RAILROAD TRACKS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF THE CSX RAILROAD TRACKS ON N89°48'22"E, 1,821.60 FEET TO THE WEST BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2201, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2201, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; FOLLOWING TWO (2) CURVES: RUN SO 07°45'W, 420.03 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE ALONG SAID NORTH LINE OF SAID NORTHWEST 1/4 ON N89°51'26"W, 988.29 FEET TO A POINT ON THE WEST LINE OF SAID NORTH LINE AND THE WESTERN EXTENSION THEREOF RUN S89°02'37"W, 988.29 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG SAID WEST LINE RUN SO 09°05'W, 611.91 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF SAID NORTHWEST 1/4 ON N89°51'26"W, 174.34 FEET TO THE EAST-RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD AND THE ARC OF A CIRCLE THROUGH A CENTRAL ANGLE OF 14.78°(90') AN RADIAL DISTANCE OF 711.40 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE

**LESS & EXCEPT**

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 17 NORTH, RANGE 2 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE THE NORTHEAST CORNER OR SEAD SECTION 29 THENCE SOUTH 89°52'08" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION TO A DISTANCE OF 1309.56 FEET TO THE POINT OF BEGINNING WAY LINE ON THE SOUTHWEST 3RD ANGLE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 01°10'20" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 127.66 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY WITH THE NORTH LINE OF SAID SECTION 29; THENCE SOUTH 89°52'08" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 127.66 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK #387, PAGE 169 OF PUBLIC RECORDS; THENCE SOUTH 89°02'18" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 313.96 FEET TO THE NORTHWEST CORNER OR SAD LAND; THENCE SOUTH 89°02'18" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 540.97 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°02'18" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 540.97 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°02'18" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 540.97 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°02'18" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 540.97 FEET TO THE NORTHWEST CORNER OF SAID LANDS.

**PARCEL 13: TAX ID# 47667-004-00**  
THAT LAND LYING IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST,  
MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE 88°35'44" ALONG THE SOUTH LINE OF SAID  
NORTHWEST 1/4 A DISTANCE OF 448.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK  
NO. 102, PAGE 10, OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF N00°02'19" E 126.10 FEET TO THE  
NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID PROPERTY RUN 88°47'32" ALONG THE WESTERLY EXTENSION OF THE  
NORTH LINE OF SAID PROPERTY A DISTANCE OF 448.08 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4; THENCE ALONG THE  
WEST LINE THEREOF S00°02'19" E 125.35 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 42 ALONG THE  
SOUTH SIDE THEREOF.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH 89°48'22" WEST FOR THE NORTH LINE OF PARCEL 10.

2. BELOW GROUND FOUNDATIONS NOT LOCATED.

3. BELOW GROUND UTILITIES NOT LOCATED.

4. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.

5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS AND OR OWNERSHIP WERE NOT FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THIS OFFICE.

6. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

7. THIS SURVEY IS CERTIFIED ONLY TO THE SURVEY FIELD WORK DATE AND NOT THE DATE SIGNED.

8. THERE ARE NO ENCROACHMENTS KNOWN TO THE UNDERSIGNED EXCEPT AS SHOWN HEREON.

9. SURVEY NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A PROFESSIONAL FLORIDA SURVEYOR AND MAPPER.

CERTIFIED TO:  
JOEL ROSENBERG

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the standards of practice set forth by the Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

FRED FRANKLIN

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 7125  
LANDGARD, LLC LICENSE BUSINESS NO. 8326





**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

May 13, 2025

KITTELSON & ASSOCIATES, INC.  
KOK WAN MAH  
225 EAST ROBINSON STREET  
ORLANDO, FL 32801

**SUBJECT: TRAFFIC METHODOLOGY APPROVAL LETTER**  
**PROJECT NAME: ENCLAVE HOUSING CR 42 TRAFFIC IMPACT STUDY**  
**PROJECT #2025010062    APPLICATION: #32409    PARCEL #47667-004-00**

Dear Kok Wan,

The Traffic Methodology dated April 28, 2025 for the above referenced project was approved by Marion County on May 13, 2025. Please submit the Traffic Study in accordance with this approved Methodology.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) should you have questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 06/16/2023 01:43:37 PM  
FILE #: 2023076613 OR BK 8075 PGS 1760-1762  
REC FEES: \$27.00 INDEX FEES: \$2.00  
DDS: \$0.70 MDS: \$0 INT: \$0

Prepared by/Return to:

Brett L. Swigert, Esquire  
Post Office Box 680  
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 47667-005-00

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 13<sup>th</sup> day of June, 2023, by **Eugene A. Couture**, whose address is 15700 SE 73rd Ave., Summerfield, FL 34491; **Leo J. Couture**, whose address is 16200 SE 73rd Ave., Summerfield, FL 34491; **Ann Couture-Parker**, whose address is 140 Deer Ridge, Hoschton, GA 30548; and **Janet Heaxt**, whose address is 16152 SE 73rd Ave., Summerfield, FL 34491, first party, to **Charles A. Couture and Vickie Couture, husband and wife**, second party, whose address is 14020 SE 106th St., Ocklawaha, FL 32179.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

#### PARCEL B:

A PARCEL OF LAND LYING WITHIN SECTIONS 19, 20, 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 RUN N00°01'21"E, 379.71 FEET FOR THE POINT OF BEGINNING; THENCE S89°48'22"E, 1,327.27 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°00'07"E, 378.31 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 29 RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN N07°29'08"E, 707.82 FEET TO A POINT THAT BEARS N89°48'22"W OF THE POINT OF BEGINNING; THENCE DEPARTING EAST RAILROAD RIGHT-OF-WAY LINE RUN S89°48'22"E, 654.61 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF. CONTAINING 30.00 ACRES, MORE OR LESS.

NEITHER the grantors nor anyone dependent upon them reside on the above-described property, and the said property does not constitute the homestead of said grantors within the meaning of Article X of the Florida Constitution.

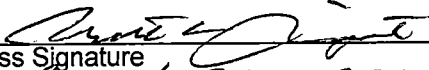
THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.


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 first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party forever.

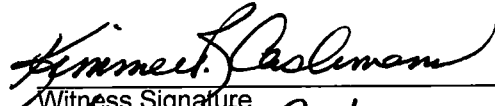
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year

first above written.

Signed, sealed, & delivered in the presence of:

  
 Witness Signature  
BRETT L. SWIGERT  
 Witness Printed Name

  
 Eugene A. Couture

  
 Witness Signature  
Kimmer R. Cashman  
 Witness Printed Name

STATE OF FLORIDA  
 COUNTY OF MARION


The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2023, by Eugene A. Couture, in my physical presence, who is either ☒ personally known to me or ☐ who has produced FL Driver's License as identification.



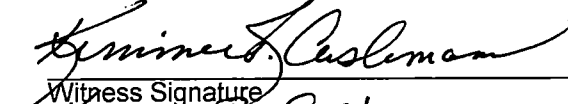
KIMMER R. CASHMAN  
 Commission # HH 202133  
 Expires November 28, 2025

  
 Notary Public

Signed, sealed, & delivered in the presence of:

  
 Witness Signature  
BRETT L. SWIGERT  
 Witness Printed Name

  
 Leo J. Couture

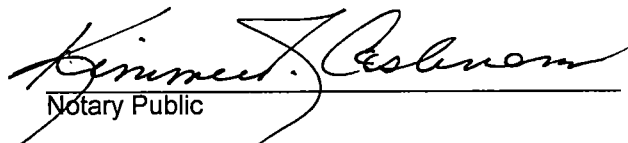
  
 Witness Signature  
Kimmer R. Cashman  
 Witness Printed Name

STATE OF FLORIDA  
 COUNTY OF MARION

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2023, by Leo J. Couture, in my physical presence, who is either ☒ personally known to me or ☐ who has produced FL Driver's License as identification.



KIMMER R. CASHMAN  
 Commission # HH 202133  
 Expires November 28, 2025

  
 Notary Public

Signed, sealed, & delivered in the presence of:

Pamela D. Cain  
Witness Signature

Pamela D. Cain  
Witness Printed Name

[Signature]  
Witness Signature

Kori Tambor  
Witness Printed Name

[Signature]  
Ann Couture-Parker

STATE OF GEORGIA FLORIDA  
COUNTY OF JACKSON MARION

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of MAY, 2023, by Ann Couture-Parker, in my physical presence, who is either [ ] personally known to me or [ X ] who has produced Georgia DL 5442 as identification.



APRIL FEERER  
Commission # HH 381012  
Expires July 30, 2027

[Signature]  
Notary Public

Signed, sealed, & delivered in the presence of:

[Signature]  
Witness Signature

BRETT L SWIGERT  
Witness Printed Name

[Signature]  
Witness Signature

Kimmer R. Cashman  
Witness Printed Name

[Signature]  
Janet Heaxt

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2023, by Janet Heaxt, in my physical presence, who is either [ ] personally known to me or [ X ] who has produced FL Driver's License as identification.



KIMMER R. CASHMAN  
Commission # HH 202133  
Expires November 28, 2025

[Signature]  
Notary Public

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 06/16/2023 01:43:37 PM  
FILE #: 2023076615 OR BK 8075 PGS 1766-1768  
REC FEES: \$27.00 INDEX FEES: \$2.00  
DDS: \$0.70 MDS: \$0 INT: \$0

Prepared by/Return to:

Brett L. Swigert, Esquire  
Post Office Box 680  
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 47667-005-00

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 15<sup>th</sup> day of June, 2023, by **Eugene A. Couture**, whose address is 15700 SE 73rd Ave., Summerfield, FL 34491; **Leo J. Couture**, whose address is 16200 SE 73rd Ave., Summerfield, FL 34491; **Ann Couture-Parker**, whose address is whose address is 140 Deer Ridge, Hoschton, GA 30548; and **Charles A. Couture**, whose address is 14020 SE 106th St., Ocklawaha, FL 32179, first party, to **Janet Heaxt and John Heaxt, wife and husband**, second party, whose address is 16152 SE 73rd Ave., Summerfield, FL 34491.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

#### PARCEL D:

A PARCEL OF LAND LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 RUN S89°51'58"E, 1,327.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET FOR THE POINT OF BEGINNING; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG EAST RIGHT-OF-WAY LINE RUN S07°29'08"W, 677.47 FEET; THENCE DEPARTING EAST RAILROAD RIGHT-OF-WAY LINE RUN N88°49'02"E, 1,821.60 FEET TO THE NORTH BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2201, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG NORTH BOUNDARY LINE RUN N89°07'04"E, 103.81 FEET TO THE WEST BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2546, PAGE 842, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST AND NORTH BOUNDARY LINES OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES: RUN N00°03'09"E, 210.00 FEET; THENCE N89°05'05"E, 235.16 FEET TO THE AFORESAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE ALONG EAST LINE RUN N00°09'26"E, 411.72 FEET TO A POINT THAT BEARS S89°48'22"E OF THE POINT OF BEGINNING; THENCE DEPARTING EAST LINE RUN N89°48'22"W, 499.93 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF. CONTAINING 30.00 ACRES, MORE OR LESS.


NEITHER the grantors nor anyone dependent upon them reside on the above-described property, and the said property does not constitute the homestead of said grantors within the meaning of Article X of the Florida Constitution.


THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.


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 first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party forever.

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

Signed, sealed, & delivered in the presence of:

  
 Witness Signature  
BRETT L. SWIGERT  
 Witness Printed Name

  
 Eugene A. Couture

  
 Witness Signature  
Kimmer R. Cashman  
 Witness Printed Name

STATE OF FLORIDA  
 COUNTY OF MARION

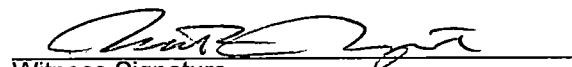
The foregoing instrument was acknowledged before me this 8th day of June, 2023, by Eugene A. Couture, in my physical presence, who is either ☒ personally known to me or ☐ who has produced FL Driver's License as identification.




KIMMER R. CASHMAN  
 Commission # HH 202133  
 Expires November 28, 2025

  
 Notary Public

Signed, sealed, & delivered in the presence of:

  
 Witness Signature  
BRETT L. SWIGERT  
 Witness Printed Name

  
 Leo J. Couture

  
 Witness Signature  
Kimmer R. Cashman  
 Witness Printed Name

STATE OF FLORIDA  
 COUNTY OF MARION

The foregoing instrument was acknowledged before me this 13th day of June, 2023, by Leo J. Couture, in my physical presence, who is either ☒ personally known to me or ☐ who has produced FL Driver's License as identification.



KIMMER R. CASHMAN  
 Commission # HH 202133  
 Expires November 28, 2025

  
 Notary Public



Signed, sealed, & delivered in the presence of:

Pamela D. Cain  
Witness Signature

Pamela D. Cain  
Witness Printed Name

[Signature]  
Witness Signature

[Signature]  
Witness Printed Name

[Signature]  
Ann Couture-Parker

STATE OF ~~GEORGIA~~ FLORIDA  
COUNTY OF JACKSON MARION

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of MAY, 2023, by Ann Couture-Parker, in my physical presence, who is either ☐ personally known to me or ☒ who has produced Georgia DL 5442 as identification.



APRIL FEERER  
Commission # HH 381012  
Expires July 30, 2027

[Signature]  
Notary Public

Signed, sealed, & delivered in the presence of:

[Signature]  
Witness Signature  
Kimmer R. Cashman  
Witness Printed Name

[Signature]  
Charles A. Couture

[Signature]  
Witness Signature  
BRETT L. SWIGERT  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2023, by Charles A. Couture, in my physical presence, who is either ☒ personally known to me or ☐ who has produced FL Driver's License as identification.



KIMMER R. CASHMAN  
Commission # HH 202133  
Expires November 28, 2025

[Signature]  
Notary Public

## Quit Claim Deed

Made this 6th day of **December** A.D. 19 **95**  
 by **Paul H. Couture and wife, Pauline B. Couture,**  
 Individually and as Trustees of the Paul H.  
 Couture and Pauline B. Couture Trust Agreement  
 dated October 1, 1990  
 hereinafter called the grantor, to  
**Leo Couture and wife Carol H. Couture**

whose post office address is:

3085 SW 97 Street  
 Ocala, FL 34476

FRANCES E. THIGPIN, CLERK OF CIRCUIT COURT  
 FILE: 95085826

12/14/95 16:42

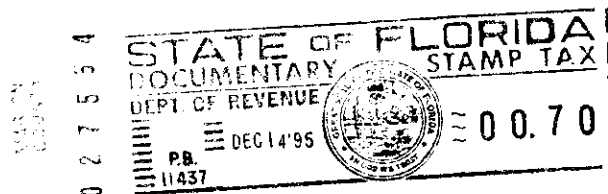
OR BOOK/PAGE: 2201/1518

MARTIN COUNTY - W. Alexander DC.

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 \$ **10.00**  
 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **Marion** County, Florida, viz:  
**See Schedule A attached hereto and by this reference made a part hereof.**



**Parcel Identification Number: 47667-003-01**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
**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 of the said grantee 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 our presence:*

Christine G. Darst  
 Name: **CHRISTINE G. DARST**

Tiffany Schmidt  
 Name: **TIFFANY SCHMIDT**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Paul H. Couture LS

Name & Address: Paul H. Couture, Individually and as Trustee

Pauline B. Couture LS

Name & Address: Pauline B. Couture, Individually and as Trustee

15700 SE 73 Avenue

Springfield, FL 34491 LS

Name & Address: \_\_\_\_\_ LS

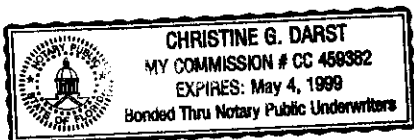
State of **Florida**  
 County of **Marion**

The foregoing instrument was acknowledged before me this 6th day of **December**, 19 **95**,  
 by **Paul H. Couture and wife, Pauline B. Couture** Individually and as Trustees  
 of the Paul H. Couture and Pauline B. Couture Trust Agreement dated October  
 1, 1990.

who is personally known to me or who has produced

**DRIVER'S LICENSE SHOWN AS I.D.**  
**NO OATH TAKEN**

as identification.



Print Name:  
 Notary Public

**CHRISTINE G. DARST**

My Commission Expires: \_\_\_\_\_

**PREPARED BY: Tiffany Schmidt**

**RECORD & RETURN TO:**

**Associated Land Title Insurance of Ocala**  
 1515 E. Silver Springs Blvd. Suite E-250  
 Ocala, FL 34470

**File No: 95-X121**

RETURN TO: LAND TITLE  
 ASSOCIATED OF OCALA, INC.

FILE: 95085826  
OR BOOK/PAGE: 2201/1519

2 of 2

Schedule A

Commencing at the Northwest corner of the West 1/2 of the NW 1/4 of Section 29, Township 17 South, Range 23 East, in Marion County, Florida; thence South 89°58'34" East, along the North boundary of said West 1/2 of the NW 1/4, 1304.83 feet to the West right-of-way line of County Road No. 6.3-E (SE 73rd Avenue), said point being 25.00 feet from and at right angle to the center line of said County Road; thence South 0°10'08" East, along said West right-of-way line 944.00 feet to the Point of Beginning; thence continue South 0°10'08" East, along said West right-of-way line 210.00 feet; thence South 88°47'32" West 313.71 feet; thence North 0°10'08" West, parallel to said West right-of-way line, 210.00 feet; thence North 88°47'32" East 313.71 feet to the Point of Beginning.

File No: 95-X121



DAVID R ELLSPERMANN CLERK &amp; COMPTROLLER MARION CO

DATE: 07/22/2014 11:35:10 AM

FILE #: 2014069401 OR BK 6071 Pgs 1358-1363

REC FEES: \$52.50 INDEX FEES: \$2.00

DDS: 0.70 MDS: 0 INT: 0

Prepared by/Return to:

Brett L. Swigert, Esquire  
Post Office Box 680  
Bustis, FL 32727-0680

Property Appraisers Parcel I.D. #:

**CORRECTIVE QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, executed this 16th day of June, 2014, by Eugene A. Couture, Leo J. Couture, Ann Couture-Parker, Charles A. Couture and Janet Heart, first party, to Michael P. Couture, whose address is P.O. Box 114, Summerfield, FL 34491, second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

**SEE ATTACHED EXHIBIT "A" (PARCELS 1 AND 3)**

THIS CORRECTIVE DEED has been made to correct an error in the legal description contained in that certain Quit-Claim Deed dated December 4, 2013, and recorded March 31, 2014, at O.R. Book 6016, Page 1615, Public Records of Marion County, Florida.

THIS DEED is made pursuant to the terms of that certain Mediated Settlement Agreement made by and between the parties hereto in Case No. 2010 4732 CA, filed in the Circuit Court of the Fifth Judicial Circuit in and for Marion County, Florida.

NEITHER the grantors nor anyone dependent upon them resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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 first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party forever.

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

Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Eugene A. Couture  
Eugene A. Couture  
15700 SE 73<sup>rd</sup> Ave.  
Summerfield, FL 34491

Bryan R Gagnor  
Witness Signature  
Bryan R Gagnor  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of JUNE, 2014, by Eugene A. Couture, who is either [☒] personally known to me or [☐] who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Leo J. Couture  
Leo J. Couture  
16200 SE 73<sup>rd</sup> Ave.  
Summerfield, FL 34491

Bryan R Gagnor  
Witness Signature  
Bryan R Gagnor  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of JUNE, 2014, by Leo J. Couture, who is either [☒] personally known to me or [☐] who has produced \_\_\_\_\_ as identification.

Kathy Lynn Dibut  
Notary Public



Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Charles A. Couture  
Charles A. Couture  
14020 SE 106<sup>th</sup> St.  
Ocklawaha, FL 32179

Bryan R. Egnor  
Witness Signature  
Bryan R. Egnor  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of June, 2014, by Charles A. Couture, who is either ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Janet Heaxt  
Janet Heaxt  
16152 SE 73<sup>rd</sup> Ave.  
Summerfield, FL 34491

Bryan R. Egnor  
Witness Signature  
Bryan R. Egnor  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of June, 2014, by Janet Heaxt, who is either ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public



Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Ann Couture-Parker  
Ann Couture-Parker  
140 Deer Ridge  
Hoschton, GA 30548

Bryan R. Egnor  
Witness Signature  
Bryan R. Egnor  
Witness Printed Name

STATE OF GEORGIA  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 16 day of June, 2014, by Ann Couture-Parker, who is either ☐ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

**EXHIBIT "A"****LEGAL DESCRIPTION****PARCEL 1:**

THAT PART OF THE NORTH 675.00 FEET (BY PERPENDICULAR MEASUREMENT) OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD.

AND

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD. LESS THE NORTH 1532.97 FEET THEREOF.

AND

THE NORTH 675.00 FEET (BY PERPENDICULAR MEASUREMENT) OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

AND

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS THE NORTH 1532.97 FEET THEREOF; LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF AND ALSO LESS THE FOLLOWING-DESCRIBED THREE (3) PARCELS:

PROPERTY DESCRIBED IN O.R. BOOK 4016, PAGE 26, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

PROPERTY DESCRIBED IN O.R. BOOK 1157, PAGE 1676, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

AND PROPERTY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE RUN S00°11'10"E ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF NORTHWEST 1/4 1532.97 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°11'10"E 574.11 FEET TO A POINT WHICH IS N00°11'10"W 574.76 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4; THENCE WEST 808.46 FEET; THENCE N00°54'12"W 574.17 FEET; THENCE EAST TO THE POINT OF BEGINNING.

CONTAINING 55 ACRES, MORE OR LESS.

**PARCEL 3:**

**THAT LAND LYING IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST,  
MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:**

**BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE S89°35'44"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 448.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3025, PAGE 1255, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF N00°02'19"W, 1,266.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID PROPERTY RUN S88°47'32"W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 448.08 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4; THENCE ALONG THE WEST LINE THEREOF S00°02'19"E, 1,253.58 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 42 ALONG THE SOUTH SIDE THEREOF.**

**CONTAINING 12 ACRES, MORE OR LESS.**

PARCEL 10: TAX ID# 47667-005-002

A PARCEL OF LAND LYING WITHIN SECTIONS 19, 20, 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 RUN N00°01'21"E, 379.71 FEET FOR THE POINT OF BEGINNING; THENCE S89°48'22"E, 1,327.27 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°00'07"E, 378.31 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 29 RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN N07°29'08"E, 707.82 FEET TO A POINT THAT BEARS N89°48'22"W OF THE POINT OF BEGINNING; THENCE DEPARTING EAST RAILROAD RIGHT-OF-WAY LINE RUN S89°48'22"E, 654.61 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

PARCEL 11: TAX ID# 47667-006-00

A PARCEL OF LAND LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 RUN S89°51'58"E, 1,327.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET FOR THE POINT OF BEGINNING; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG EAST RIGHT-OF-WAY LINE RUN S07°29'08"W, 677.47 FEET; THENCE DEPARTING EAST RAILROAD RIGHT-OF-WAY LINE RUN N88°49'02"E, 1,821.60 FEET TO THE NORTH BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2201, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG NORTH BOUNDARY LINE RUN N89°07'04"E, 103.81 FEET TO THE WEST BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2546, PAGE 842, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST AND NORTH BOUNDARY LINES OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES: RUN N00°03'09"E, 210.00 FEET; THENCE N89°05'05"E, 235.16 FEET TO THE AFORESAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE ALONG EAST LINE RUN N00°09'26"E, 411.72 FEET TO A POINT THAT BEARS S89°48'22"E OF THE POINT OF BEGINNING; THENCE DEPARTING EAST LINE RUN N89°48'22"W, 499.93 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

AND

COMMENCING AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, IN MARION COUNTY, FLORIDA; THENCE SOUTH 89°58'34" EAST, ALONG THE NORTH BOUNDARY OF SAID WEST 1/2 OF NW 1/4, 1304.83 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 6.3-E (SE 73RD AVENUE), SAID POINT BEING 25.00 FEET FROM AND AT RIGHT ANGLE TO THE CENTERLINE OF SAID COUNTY ROAD; THENCE SOUTH 00°10'08" EAST, ALONG SAID WEST RIGHT OF WAY LINE 734.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°10'08" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 210.00 FEET; THENCE SOUTH 88°47'32" WEST 210.00 FEET; THENCE NORTH 00°10'08" WEST, PARALLEL TO SAID WEST RIGHT OF WAY LINE, 210.00 FEET; THENCE NORTH 88°47'32" EAST 210.00 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE THE NORTHWEST CORNER OF SAID SECTION 29 THENCE SOUTH 89°52'19" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 1302.58 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTHEAST 73RD AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 0°09'54" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 323.85 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN O.R.B. 8075, PAGE 1757 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTH 0°09'58" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 247.08 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 88°55'04" WEST, A DISTANCE OF 854.75 FEET; THENCE NORTH 0°01'26" EAST, A DISTANCE OF 266.20 FEET TO THE NORTH LINES DESCRIBED IN OFFICIAL RECORDS BOOK 8075, PAGE 1766 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°48'23" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 380.16 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8075, PAGE 1757 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°47'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 475.05 FEET TO THE POINT OF BEGINNING.

ALSO LESS & EXCEPT

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE THE NORTHWEST CORNER OF SAID SECTION 29 THENCE SOUTH 89°52'19" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 1302.58 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTHEAST 73RD AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 0°09'56" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 570.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°10'57" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 375.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 88°55'01" WEST, A DISTANCE OF 854.43 FEET; THENCE NORTH 0°08'00" EAST, A DISTANCE OF 375.01 FEET; THENCE NORTH 88°55'04" EAST, A DISTANCE OF 854.75 FEET TO THE POINT OF BEGINNING.

PARCEL 12: TAX ID# 47667-003-001

COMMENCING AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, IN MARION COUNTY, FLORIDA; THENCE SOUTH 89°58'34" EAST, ALONG THE NORTH BOUNDARY OF SAID WEST 1/2 OF THE NW 1/4, 1304.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 6.3-E (SE 73RD AVENUE), SAID POINT BEING 25.00 FEET FROM AND AT RIGHT ANGLE TO THE CENTER LINE OF SAID COUNTY ROAD; THENCE SOUTH 0°10'08" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE 944.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°0'08" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE 210.00 FEET; THENCE SOUTH 88°47'32" WEST 313.71 FEET; THENCE NORTH 0°10'08" WEST, PARALLEL TO SAID WEST RIGHT-OF-WAY LINE, 210.00 FEET; THENCE NORTH 88°47'32" EAST 313.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29;  
THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 RUN S89°51'58"E, 1,327.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG SAID EAST RAILROAD RIGHT-OF-WAY LINE RUN S07°29'08"W, 677.47 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RAILROAD RIGHT-OF-WAY LINE RUN N88°49'02"E, 1,821.60 FEET TO THE WEST BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2201, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG WEST LINE OF SAID PROPERTY AND THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3897, PAGE 169, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES: RUN S00°07'45"W, 420.03 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3025, PAGE 1255, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF RUN S89°02'37"W, 988.29 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG SAID WEST LINE RUN S00°06'57"W, 611.91 FEET TO THE NORTH LINE OF THE SOUTH 12 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 LYING EAST OF RAILROAD RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH LINE RUN N89°58'57"W, 873.46 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD AND THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,814.79 FEET AND A CHORD BEARING AND DISTANCE OF N00°14'42"E, 709.50 FEET TO WHICH A RADIAL LINE BEARS S83°00'17"W; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°28'50", AN ARC DISTANCE OF 711.40 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE RUN N07°29'08"E, 303.65 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE THE NORTHWEST CORNER OF SAID SECTION 29 THENCE SOUTH 89°52'19" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 1302.58 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTHEAST 73RD AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 0°10'20" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 945.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°00'39" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 209.83 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK. 3897, PAGE 169 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°02'18" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 313.96 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 0°00'57" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 210.28 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT LYING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 89°05'06" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 540.97 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 0°05'16" EAST, A DISTANCE OF 417.87 FEET; THENCE NORTH 88°55'01" EAST, A DISTANCE OF 854.43 FEET TO THE POINT OF BEGINNING.

PARCEL 13: TAX ID# 47667-004-00

THAT LAND LYING IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST,  
MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE S89°35'44"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 448.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3025, PAGE 1255, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF N00°02'19"W, 1,266.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID PROPERTY RUN S88°47'32"W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 448.08 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4; THENCE ALONG THE WEST LINE THEREOF S00°02'19"E, 1,253.58 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 42 ALONG THE SOUTH SIDE THEREOF.



## Parcel 11

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE THE NORTHWEST CORNER OF SAID SECTION 29 THENCE SOUTH 89°52'19" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 1302.58 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTHEAST 73RD AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 0°09'54" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 323.85 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN O.R.B. 8075, PAGE 1757 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTH 0°09'58" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 247.08 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 88°55'04" WEST, A DISTANCE OF 854.75 FEET; THENCE NORTH 0°01'26" EAST, A DISTANCE OF 266.20 FEET TO THE NORTH LINES DESCRIBED IN OFFICIAL RECORDS BOOK 8075, PAGE 1766 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°48'23" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 380.16 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8075, PAGE 1757 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°47'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 475.05 FEET TO THE POINT OF BEGINNING.

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

# Real Estate

47667-003-01

[GOOGLE Street View](#)

Prime Key: 2629193

[MAP IT+](#)

Current as of 6/3/2025

[Property Information](#)

COUTURE LEO  
COUTURE CAROL F  
16200 SE 73RD AVE  
SUMMERFIELD FL 34491-5338

[Taxes / Assessments:](#)

Map ID: 239

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 63

Acres: 31.51

Situs: 16200 SE 73RD AVE  
SUMMERFIELD

[2024 Certified Value](#)

Land Just Value	\$598,330		
Buildings	\$185,358		
Miscellaneous	\$39,557		
Total Just Value	\$823,245	Impact	(\$672,123)
Total Assessed Value	\$151,122	Land Class Value	\$49,450
Exemptions	(\$50,000)	Total Class Value	\$274,365
Total Taxable	\$101,122	<a href="#">Ex Codes:</a> 01 38 08	
School Taxable	\$126,122		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$598,330	\$185,358	\$39,557	\$823,245	\$151,122	\$50,000	\$101,122
2023	\$598,330	\$142,066	\$34,194	\$774,590	\$161,408	\$50,000	\$111,408
2022	\$36,376	\$124,938	\$35,654	\$196,968	\$143,533	\$50,000	\$93,533

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8075/1769</a>	06/2023	05 QUIT CLAIM	0	U	V	\$100
<a href="#">2201/1518</a>	12/1995	05 QUIT CLAIM	0	U	V	\$100
<a href="#">1730/1674</a>	03/1991	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 29 TWP 17 RGE 23  
COM AT NW COR OF W 1/2 OF NW 1/4 E 1304.83 FT TO W ROW  
OF CTY RD NO 73RD AVE TH S 944 FT TO POB S 210 FT  
S 88-47-32 W 313.71 FT N 210 FT N 88-47-32 E 313.71 FT

TO POB &  
 SEC 30 TWP 17 RGE 23  
 COM NW COR NW 1/4 SEC 29  
 TH S 89-51-58 E 1327.43 FT TH S 00-09-26 W 113.78 FT  
 TH N 89-48-22 W 499.79 FT TH S 00-11-38 W 210 FT  
 TH N 89-48-22 W 1573.29 TO E ROW CSX RR  
 TH S 07-29-08 W 677.47 FT TO POB  
 TH N 88-49-02 E 1821.60 FT TO W BDRY OR BK 2201 PG 1518  
 TH ALG W LINE OF OR BK 3897 PG 0169 TH S 00-07-45 W 420.03 FT  
 TO N LINE OF OR BK 3025 PG 1255 TH N 89-02-37 W 988.29 FT  
 TH S 00-06-57 W 611.91 FT TH N 89-58-57 W 873.46 FT TO E ROW CSX RR  
 AND ARC OF NT CURVE CONC ESTLY WITH RADIUS OF 2814.79 FT AND  
 CH BRG AND DIST OF N 00-14-42 E 709.50 FT TO WHICH RAD LN  
 BEARS S 83-00-17 W TH NTHLY ALG ARC THRU CTL ANG OF 14-28-50  
 AND ARC DIST OF 711.40 FT TO PT TH N 07-29-08 E TO POB  
**Parent Parcel:** 47667-000-00

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

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		210.0	313.0	A1	1.51 AC							
6302		.0	.0	A1	30.00 AC							

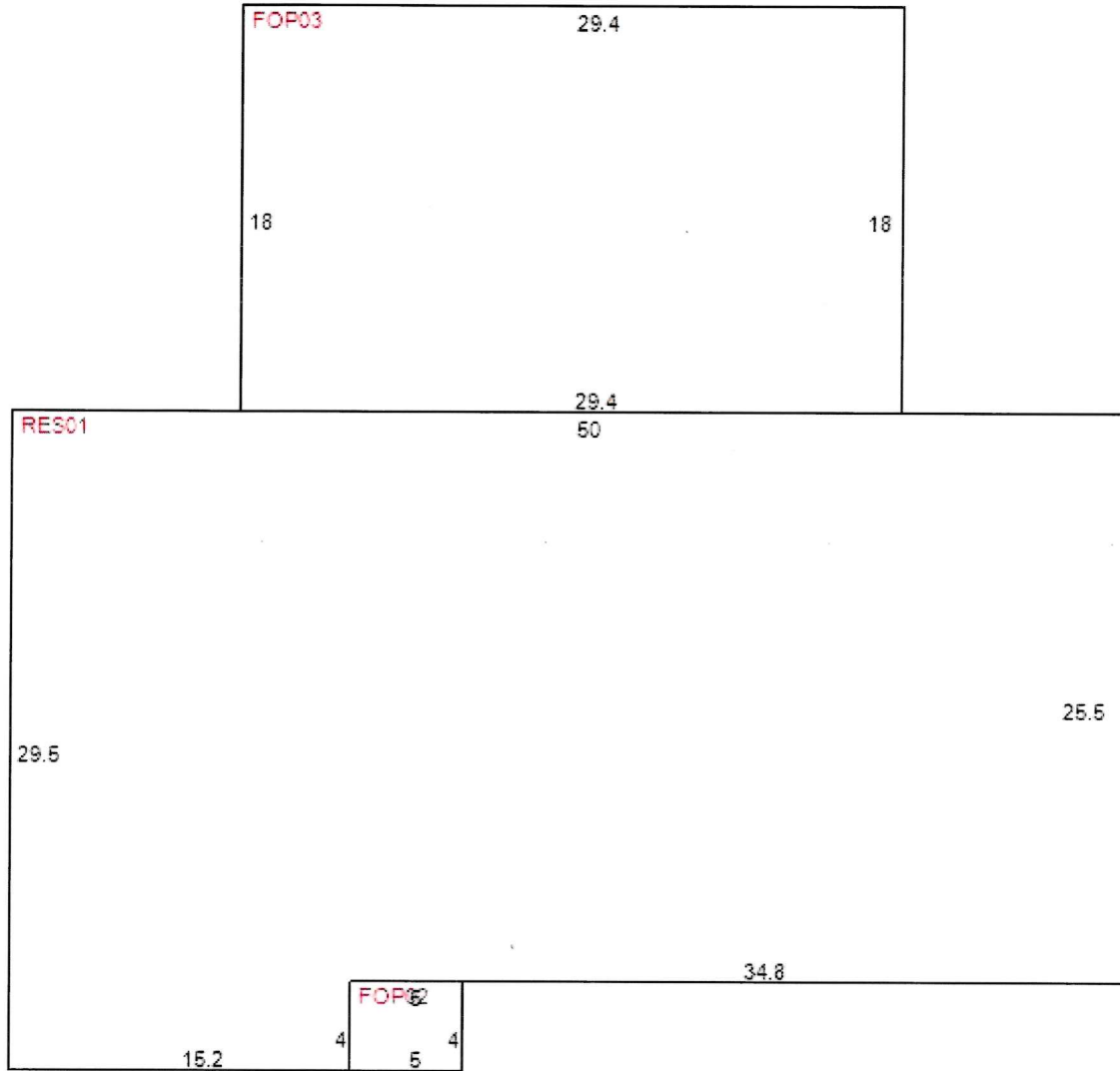
Neighborhood 9479 - N HWY 42 E HWY 301 S 147 W HWY  
 Mkt: 10 70

[Traverse](#)

**Building 1 of 1**

RES01=U29,5R50D25,5L34,8D4L15,2.R15,2  
 FOP02=R5U4L5D4.U29,5L5

FOP03=U18R29,4D18L29,4.

Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 3 - 10-14 YRS  
**Condition** 4  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 3/20/2024 by 233

**Year Built** 1996  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 159

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	1996	N	0 %	0 %	1,336	1,336
FOP 0201	- NO EXTERIOR	1.00	1996	N	0 %	0 %	20	20
FOP 0301	- NO EXTERIOR	1.00	2022	N	0 %	0 %	529	529

Section: 1

**Roof Style:** 12 HIP  
**Roof Cover:** 16 GALVANIZED MTL  
**Heat Meth 1:** 22 DUCTED FHA  
**Heat Meth 2:** 00  
**Foundation:** 7 BLK PERIMETER  
**A/C:** Y

**Floor Finish:** 24 CARPET  
**Wall Finish:** 18 DRYWALL-PAPER  
**Heat Fuel 1:** 10 ELECTRIC  
**Heat Fuel 2:** 00  
**Fireplaces:** 0

**Bedrooms:** 3  
**4 Fixture Baths:** 0  
**3 Fixture Baths:** 2  
**2 Fixture Baths:** 0  
**Extra Fixtures:** 2

**Blt-In Kitchen:** Y  
**Dishwasher:** N  
**Garbage Disposal:** N  
**Garbage Compactor:** N  
**Intercom:** N  
**Vacuum:** N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1996	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1996	2	0.0	0.0
UDG GARAGE-UNFINSH	1,762.00	SF	40	2003	5	1,762.0	1.0
UOP PORCH-OPEN-UNF	400.00	SF	40	2003	1	10.0	40.0
159 PAV CONCRETE	600.00	SF	20	2003	3	0.0	0.0
OFF OFFICE FARM	638.00	SF	40	2008	3	638.0	1.0

Appraiser NotesPlanning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2021121653	12/16/2021	4/14/2022	METAL REROOF T/O EX SHINGLES FL 11698.428 ENGLERT INC
2021021640	4/12/2021	7/1/2022	BUILD 29; 4 X 18 PORCH IN BACK OF HOUSE
M030264	3/1/2005	8/1/2005	DRIVEWAY
M091674	9/1/2003	12/1/2003	UDG
1226032	12/1/1995	3/1/1996	SFR



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

# Real Estate

47667-004-00

Prime Key: 2539101

[MAP IT+](#)

Current as of 6/3/2025

[Property Information](#)

COUTURE MICHAEL P EST  
C/O EVA COUTURE PER REP  
PO BOX 114  
SUMMERFIELD FL 34492-0114

[Taxes / Assessments:](#)

Map ID: 239

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 53

Acres: 12.44

[2024 Certified Value](#)

Land Just Value	\$247,481		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$247,481	Impact	(\$244,097)
Total Assessed Value	\$3,384	Land Class Value	\$3,384
Exemptions	\$0	Total Class Value	\$3,384
Total Taxable	\$3,384	<a href="#">Ex Codes:</a> 08	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$247,481	\$0	\$0	\$247,481	\$3,384	\$0	\$3,384
2023	\$247,481	\$0	\$0	\$247,481	\$3,471	\$0	\$3,471
2022	\$203,593	\$0	\$0	\$203,593	\$2,675	\$0	\$2,675

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7573/0586</a>	09/2021	21 ADMNSTR	0	U	I	\$100
<a href="#">7514/1939</a>	03/2021	71 DTH CER	0	U	V	\$100
<a href="#">6071/1358</a>	03/2014	08 CORRECTIVE	7 PORTIONUND INT	U	V	\$100
<a href="#">6071/1353</a>	03/2014	08 CORRECTIVE	0	U	V	\$100
<a href="#">6016/1624</a>	03/2014	26 TRUSTEE	0	U	V	\$100
<a href="#">6016/1615</a>	03/2014	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
<a href="#">6016/1610</a>	03/2014	25 PER REP	0	U	V	\$100
<a href="#">4679/1145</a>	12/2006	74 PROBATE	0	U	V	\$100
<a href="#">3817/0791</a>	08/2004	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$37,500
<a href="#">1736/0756</a>	05/1991	05 QUIT CLAIM	0	U	V	\$100
<a href="#">2546/0830</a>	10/1990	74 PROBATE	0	U	I	\$100
<a href="#">2250/1709</a>	10/1990	74 PROBATE	0	U	V	\$100

[Property Description](#)

SEC 29 TWP 17 RGE 23

BEGIN AT THE SW COR OF NW 1/4 OF SEC 29 TH S 89-35-44 E 448 FT TH N 00-02-19 W

1266.19 FT TH S 88-47-32 W 448.08 FT TH S 00-02-19 E 1253.58 FT TO THE POB

LESS ROW FOR CR 42 ALG THE S SIDE THEREOF

Parent Parcel: 47667-000-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5302		.0	.0	A1	12.44	AC							
Neighborhood 8097 - HWY42 FROM I-75 TO HWY 27/441													
Mkt: 10 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

SHAPE ADJUSTMENT IS FOR TOTAL ACREAGE OWNED BY P COUTURE

[Planning and Building](#)[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
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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

# Real Estate

47667-005-02

Prime Key: 4062653

[MAP IT+](#)

Current as of 6/3/2025

[Property Information](#)

COUTURE CHARLES A  
COUTURE VICKIE  
14020 SE 106TH ST  
OCKLAWAHA FL 32179-4266

[Taxes / Assessments:](#)

Map ID: 238

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 63

Acres: 30.00

[2024 Certified Value](#)

Land Just Value	\$560,280		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$560,280	Land Class Value	(\$554,970)
Total Assessed Value	\$5,310	Total Class Value	\$5,310
Exemptions	\$0	<a href="#">Ex Codes:</a> 08	\$5,310
Total Taxable	\$5,310		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$560,280	\$0	\$0	\$560,280	\$5,310	\$0	\$5,310
2023	\$560,280	\$0	\$0	\$560,280	\$5,460	\$0	\$5,460

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8075/1760</a>	06/2023	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 19 TWP 17 RGE 23  
SEC 20 TWP 17 RGE 23  
SEC 29 TWP 17 RGE 23  
SEC 30 TWP 17 RGE 23  
COM SW COR OFSW 1/4 OF SEC 20  
TH N 00-01-21 E 379.71 FT TO POB  
TH S 89-48-22 E 1327.27 FT TH S 00-00-07 E 378.31 FT  
TH S 00-09-26 W 113.78 FT TH N 89-48-22 W 499.79 FT  
TH S 00-11-38 W 210 FT TH N 89-48-22 W 1573.29 FT  
TO E ROW CSX RR TH N 07-29-08 E 707.82 FT TO A PT  
THAT BEARS N 89-48-22 W OF THE POB

TH S 89-48-22 E 654.61 FT TO POB

LESS ROW OF SE 73RD AVE

Parent Parcel: 47667-005-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		.0	.0	A1	30.00	AC							

Neighborhood 9479 - N HWY 42 E HWY 301 S 147 W HWY

Mkt: 10 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)[Planning and Building](#)[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
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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

# Real Estate

47667-006-00

[GOOGLE Street View](#)

Prime Key: 2902787

[MAP IT+](#)

Current as of 6/3/2025

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

PC: 63

Acres: 31.00

HEAXT JANET  
HEAXT JOHN  
16152 SE 73RD AVE  
SUMMERFIELD FL 34491-5324

[Taxes / Assessments:](#)

Map ID: 239

[Millage:](#) 9001 - UNINCORPORATED

Situs: 16152 SE 73RD AVE  
SUMMERFIELD

[2024 Certified Value](#)

Land Just Value	\$594,790		
Buildings	\$296,818		
Miscellaneous	\$22,495	Impact	
Total Just Value	\$914,103	Land Class Value	(\$732,541)
Total Assessed Value	\$181,562	Total Class Value	\$39,820
Exemptions	(\$50,000)	<a href="#">Ex Codes:</a> 01 38 08	\$359,133
Total Taxable	\$131,562		
School Taxable	\$156,562		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$594,790	\$296,818	\$22,495	\$914,103	\$181,562	\$50,000	\$131,562
2023	\$594,790	\$231,465	\$19,646	\$845,901	\$176,415	\$50,000	\$126,415
2022	\$28,050	\$207,460	\$17,628	\$253,138	\$163,716	\$50,000	\$113,716

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8075/1766</a>	06/2023	05 QUIT CLAIM	0	U	V	\$100
<a href="#">2546/0842</a>	09/1998	07 WARRANTY	0	U	V	\$100
<a href="#">2546/0840</a>	09/1998	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
<a href="#">2283/1253</a>	08/1996	07 WARRANTY	9 UNVERIFIED	U	V	\$100

[Property Description](#)

SEC 29 TWP 17 RGE 23  
COM AT THE NW COR OF THE W 1/2 OF NW 1/4 TH S 89-58-75 E  
ALONG THE N BDY OF SAID W 1/2 OF NW 1/4 1304.83 FT TO THE

W ROW LINE OF CR 6.3-E (SE 73RD AVE) SAID POINT BEING 25 FT  
 FROM AND AT RIGHT ANGLE TO THE CENTER LINE OF SAID CR TH  
 S 00-10-08 E ALONG SAID W ROW LINE 734 FT TO THE POB TH  
 CONT S 00-10-08 E ALONG SAID W ROW LINE 210 FT TH  
 S 88-47-32 W 210 FT TH N 00-10-08 W PARALLEL TO SAID W  
 ROW LINE 210 FT TH N 88-47-32 E 210 FT TO THE POB &  
 SEC 30 TWP 17 RGE 23  
 COM NW COR NW 1/4 SEC 29  
 TH S 89-51-58 E 1327.43 FT TH S 00-09-26 W 113.78 FT  
 TH N 89-48-22 W 499.79 FT TH S 00-11-38 W 210 FT TO POB  
 TH N 89-48-22 W 1573.29 FT TO E ROW CSX RR  
 TH S 07-29-08 W 677.47 FT TH N 88-49-02 E 1821.60 FT  
 TO N BDY IN OR BK 2201 PG 1518 TH N 89-07-04 E 103.81 FT  
 TO W BDY IN OR BK 2546 PG 0842 TH N 00-03-09 E 210 FT  
 TH N 89-05-05 E 235.16 FT TH N 00-09-26 E 41172 FT  
 TO A PT THAT BEARS S 89-48-22E OF POB  
 TH N 89-48-22 W 499.93 FT TO POB  
 LESS ROW SE 73RD AVE  
**Parent Parcel:** 47667-004-00

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

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		210.0	210.0	A1	1.00 AC							
6308		.0	.0	A1	30.00 AC							
Neighborhood 9479 - N HWY 42 E HWY 301 S 147 W HWY												
Mkt: 10 70												

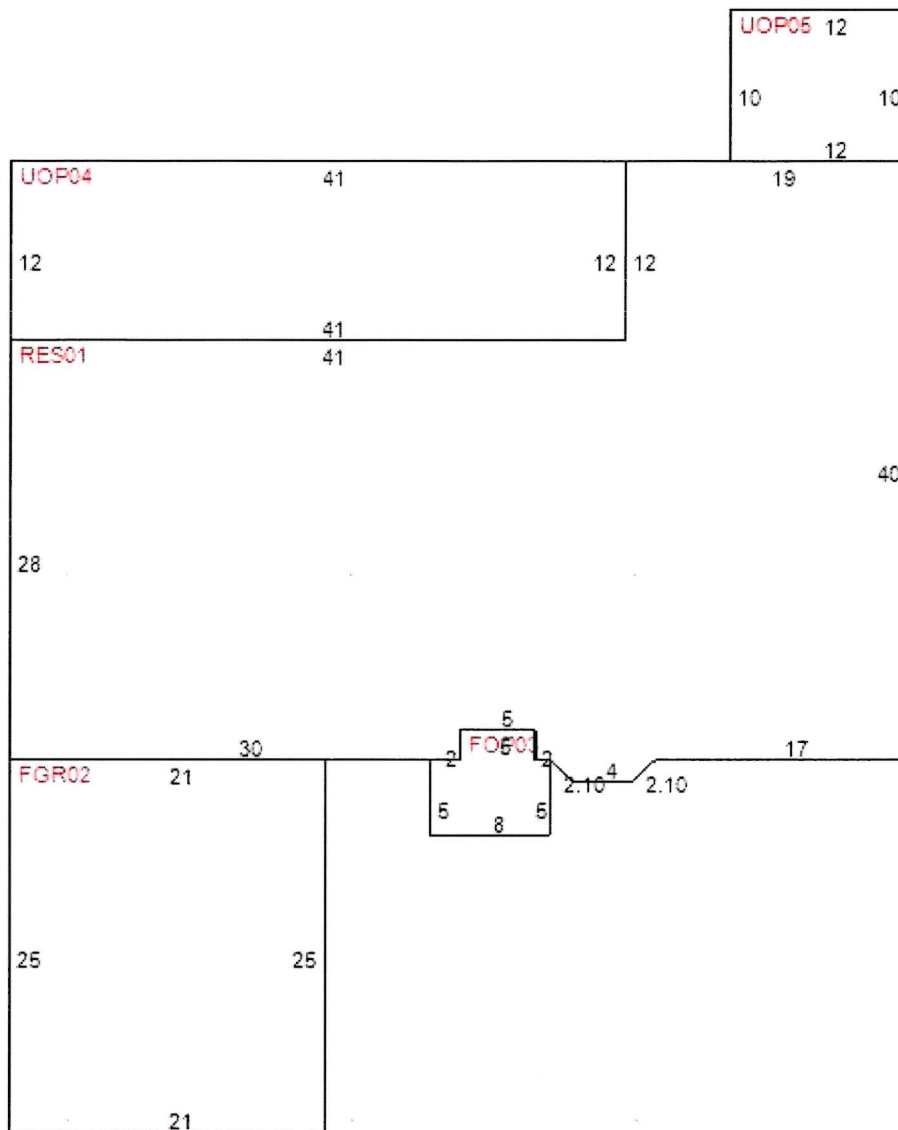
[Traverse](#)

**Building 1 of 1**

RES01=R30U2R5D2R1A135|2,10R4A45|2,10R17U40L19D12L41D28.  
 FGR02=D25R21U25L21.R30  
 FOP03=U2R5D2R1D5L8U5R2.L30U28  
 UOP04=R41U12L41D12.R41U12R19



UOP05=U10L12D10R12.

Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 3 - 10-14 YRS  
**Condition** 0  
**Quality Grade** 700 - GOOD  
**Inspected on** 3/20/2024 by 233

**Year Built** 1999  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 205

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	1999	N	0 %	0 %	1,906	1,906
FGR 0232	- CONC BLK-STUCO	1.00	1999	N	0 %	0 %	525	525
FOP 0301	- NO EXTERIOR	1.00	1999	N	0 %	0 %	50	50
UOP 0401	- NO EXTERIOR	1.00	1999	N	0 %	0 %	492	492
UOP 0501	- NO EXTERIOR	1.00	2009	N	0 %	0 %	120	120

Section: 1

<b>Roof Style:</b> 12 HIP	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 1	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 20 HEAT PUMP	<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>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 4	

**Foundation:** 7 BLK PERIMETER  
**A/C:** Y

**Intercom:** N  
**Vacuum:** N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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
159 PAV CONCRETE	1,558.00	SF	20	1999	3	0.0	0.0
226 RES SWIM POOL	512.00	SF	20	2001	5	16.0	32.0
099 DECK	1,134.00	SF	50	2001	2	0.0	0.0
UDG GARAGE-UNFINSH	736.00	SF	40	2007	2	32.0	23.0
UCP CARPORT-UNFIN	276.00	SF	40	2007	2	23.0	12.0
159 PAV CONCRETE	736.00	SF	20	2007	3	23.0	32.0
172 PAV FLAGSTONE	145.00	SF	20	2007	2	29.0	5.0
UOP PORCH-OPEN-UNF	240.00	SF	40	2009	3	15.0	16.0
UCP CARPORT-UNFIN	380.00	SF	40	2018	1	19.0	20.0
048 SHED OPEN	912.00	SF	15	2024	2	38.0	24.0
045 LEAN TO	608.00	SF	15	2024	1	38.0	16.0
045 LEAN TO	608.00	SF	15	2024	1	38.0	16.0
045 LEAN TO	120.00	SF	15	2023	1	10.0	12.0

Appraiser Notes

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
M011688	1/1/2007	5/1/2007	CARPORT/GARAGE
M051090	5/1/2000	3/1/2001	POOL AND DCK
0915030	9/1/1998	2/1/1999	SFR