X	property will transfer to Gateway Paperties, CP with Zening Change, or during Zoning change
	Marion County Board of County Commissioners Orowth Management & Zoning APPLICATION COMPLETE County FLORIDA Phone: 352-438-2675 NT ASSECUEDAD APPLICATION TO THE TON THE TON TO THE TON THE TON TO THE TON T
	Application No.: BCC/P&Z PH 3/17 +3/18
	The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from $M-2$
	to, for the intended use of:
	Wholesale Tire Distribution
	Legal description: (please attach a copy of the deed and location map) Parcel account number(s): 13708-000-06 Gnd 13708-001-00 Property dimensions: See Survey addached Total acreage: 3506417 Directions: Take 49 to Augus Nuclib of Hwy 27 Tura Right
	ON NW 35 to Sh sile is adjacend to 7- 75 to the reight
	The property owner must sign this application unless he has attached written authorization naming on agent to act on his/her
	Bruce Lynn Denson Bruce Lynn Denson Froperty owner name (please print) Zol 172 Street NW. Sulk 1700 Malling address Attenta, 6 A 30262 Malling address Batter 182, MS 3 6606
	City, state, zip code City, state, zip code (901) 56%-9133
	Phone number (please include area code) Phone humber (please include area code)
	Janual (x) 11. Parker
	Signature Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public bearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675. **COROTICE USE ONLY DATE: **POR OFFICE USE ONLY DATE: **POR OF
	"Meeting Needs by Exceeding Expectations"
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Marion County
Board of County Commissioners

Growth Management * Zoning

Marion County

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

APPLICATION FOR REZONING

Application No.:	The second secon
The undersigned hereby requests a madini.	
The undersigned hereby requests a zoning change of the	e Marion County Land Development Code, Article 4,
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to	for the intended use of:
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Atlanta 6A 30063	Mailing address
lity, state, zip code	Beforette, MS 3 6606
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Marion County

Board of County Commissioners

Growth Management * Zoning

Marion County

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

APPLICATION FOR REZONING

Application No.:	
The undersigned hereby requests a zoning change of the	Main Company
Zoning, on the below described property and area, from	e Marion County Land Development Code, Article 4,
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Wholesale Tire D	for the intended use of:
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Lat I'm street NW. Suite Das	Applicant or agent name (please print)
Mailing address Attenta, 6A 30263	Mailing address
City, state, zip code	City, state, zin code
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"Meeting Needs by Excee	ding Expectations"
www.martancoun	

Sandon Wiechens

From:

Sandon Wiechens

Sandon Wiechens

Sent:

Tuesday, December 17, 2024 11:16 AM

То:

* property will transfer to Gateway Properties, CP with Zoning Change, or during Zoning change process Marion County Board of County Commissioners Growth Management * Zonling 2710 E. Silver Springsr Med. Ocals, PL 34470 Phones 352-438-2675 Fam 352-438-2676 Marion County APPLICATION FOR REZONING Application No.: The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from M-2, for the intended use of: Wholesale Tire Distribution Legal description: (please attach a copy of the deed and location map) Parcel account number(s): 13708-00-06 and 13708-001-00 Property dimensions: See Survey attached Total acreage: 25.6417
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Zol 175 Storet NW, Suite 1700 Gatway Properties, LP Applicant or agent name (please print) Leo Eurcka Street Mailing address Malling address Better the MS 3 9606 City, state, zip, code (901) 568-9132 Phone humber (please include area code) City, state, zip code
(270) 35 4 650 9
Phone number (please include area code) Signature
Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County
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the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable.
For enore information, please contact the Zoning Division at 352-438-2675. FOR OFFICE USE ONLY RECEIVED BY: DATE: ZONING MAP NO. "Meeting Needs by Exceeding Expectations" www.mekercompflerg

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* property will transfer to Gateway Paperties, CP with Zoning Change, or during Zoning Change process



Marion County
Board of County Commissioners

Growth Management * Zoning

Marion County

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

APPLICATION FOR REZONING

Application No.:	
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Property owner name (please print)	Applicant or agent name (please print)
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Attenta GA 30263	Majling address
City, state, zip code	Bateruille, MS 36606
(70) 3546509	City, state, zip code
Phone number (please include area code)	Phone number (please include area code)
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FOR OFFICE US	E ONLY
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"Meeting Needs by Excee	eding Expectations"
www.marloncomm	

Marion County Zoning Department,

Please allow this letter to serve as my authorization to allow EM Construction (Darren Saterwhite and Emerson Marshall) to be the authorized agent for Gateway Properties, LP for the proposed zoning change for the parcels 13708-000-06 and 13708-001-00 in Marion County, Florida.

Thank You,

Nelson Parker

Gateway Properties, LP

Agent for	Gateway	Properties,	IP:
, igonicion	Cutoway	i i opoi doo,	

Darren Satterwhite

EM Construction

3457 Grainger Road

Akron, OH 44333

(330) 690-0729

F0012 Fee: \$ 10



2023013015

Business ID: 675526 Filed: 01/11/2023 01:31 PM Michael Watson Secretary of State

Articles/Certificate of Amendment

Business Details

Business ID: 675526 **Business Name:** GATEWAY PROPERTIES, L.P.

Current Registered Agent

Name:

M E DUNLAP

Address:

EUREKA ST EXT, P O BOX 720

BATESVILLE, MS 38606

Amended Registered Agent

Name:

Nelson Parker

Address:

280 EUREKA ST EXT

BATESVILLE, MS 38606

NAICS Code/Nature of Business

531390 - Other Activities Related to Real Estate

Signature

The undersigned certifies that:

- 1) he/she has notified the above-named registered agent of this appointment;
- 2) he/she has provided the agent an address for the company, and;
- 3) the agent has agreed to serve as registered agent for this company

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day 01/11/2023.

Name: Address:

Gateway Management, LLC By Dennis King, Vice President

General Partner

280 Eureka Street Batesville, MS 38606



This is not an official certificate of good standing.

Name	History

Name

GATEWAY PROPERTIES, L.P.

Name Type

Legal

Business Information

Business Type:

Limited Partnership

Business ID:

675526

Status:

Good Standing

Effective Date:

01/02/1992

State of Incorporation:

Mississippi

Principal Office Address:

EUREKA ST EXT, P O BOX 720

BATESVILLE, MS 38606

Registered Agent

Name

Nelson Parker 280 EUREKA ST EXT BATESVILLE, MS 38606

Officers & Directors

Name

Title

Gateway Management, LLC 280 Eureka Street Extended Batesville, MS 38606

Marion County Property Appraiser



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

Marion County Property Appraiser



[Map Title]

860 m 2,800 ft

1:18,056 1,400

700

Marion County Property Appraiser Marion County, FL 12/11/2024

purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office soley for the governmental implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk. 3457 GRANGER RD. AKRON, OH 44333 Office: 330-659-2040

OWNER:

Reacon Marshall

Reg. No.: 61709

CLIENT

WCEEN CONTROL OF CONTR

2555 Hartville Rd., Saite B Routstewn, OH 4272 www.WeberEngiaceringServi

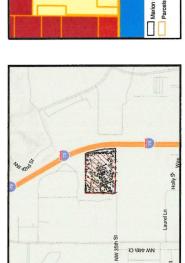
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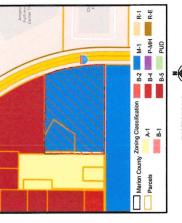
BEACON MARSHALL - OCALA

MAJOR SITE PLAN #00000

SECTIONS 34 AND 35, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

MARION COUNTY PARCEL ID: 13708-001-000, 13708-000-06, 13708-000-06 PROPERTY ADDRESS: 35TH STREET







LOCATION MAP

ALL PROPOSED ROADS, DRANAGE RETENTION AREAS AND DRA EASEMENTS ARE TO BE MAINTANED BY THE OWNER.

INDEX DESCRIPTION

NEW SITE DEACON MARSHALL - OCALA OCALA, FL

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C100 Project No. 2024-299

TITLE SHEET

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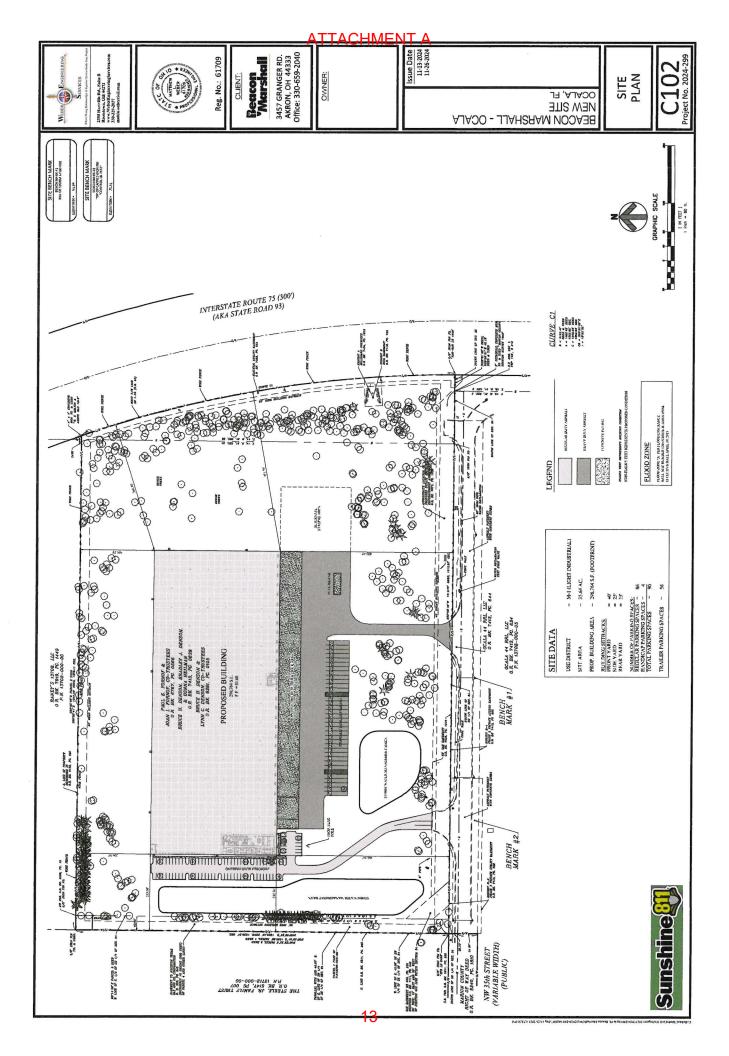


CENTURY LINK
1720 NE 238D TERRACE
OCAJA, FLORIDA 34470
CONTACT: KIRBY SMITH
PHONE: (382) 236-1722
TECO PECPLE'S GAS
316 SWI 33RD AVENUE
OCALA, FLORIDA 3474
PHONE: (382) 625-0111

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THIS PROJECT HAS 168 AC LOCATED WITHIN THE PRIMARY PROTECTION ZONE AND 85 24 AC IN THE SECONDARY SPRING PR. ZONES. OPERATION AND MAINTENANCE BY THE DEVELOPER, ITS AND ASSIGNS.



SCHEDULE A - LEGAL DESCRIPTION ELLIY NATIONAL TILE INSURANCE COMPANY COMMITMENT NUMBER: 12054708 COMMITMENT DATE: 10/11/2024 AT 5:00 PM

That part of the Southeast 1/4 of the Southeast 1/4 lying Southwest of Intersi-7-5 in Section A.F. Township 14 South, Ronge 21 East, and that part of Southeast 1/4 of the Southwest 1/4 lying West of Interacte 1-75 in Section Township 14 South, Range 21 East, Marfon County, Florido.

LESS AND EXCEPT THE FOLLOWING PARCELS:

A A percel of local and Res 17.1 of an Ear II, 4 of Settler, 3.7, innexing the Settler Mines 21 Eart, Marcin County, Folicia, being more sentiative described on felloring the selection of the s

B. That port conveyed by Donald N. Derson, Individually and as frustee of the Donald N. Donson Different invessed Interf. Agreemed detack January, §1989, and Paul E. Fornt of V/4 Pull R. Formal to JAEA. High Performance. Inc., a Fonds corporation, Special Neuroly Dear seconded Annany 78, 2015 in Official Records Rock 65199, Page 955, Public Records of Marion Carry, Profids.

And also being the same as:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYNN WEST OF WINDSTRAFT BY SECRIM SAME 2. DEST, AND PRETROS OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 2. DEST, WARRON COUNTY, FLORMA, BRING WORE PRINCULARY TRESTRIED AS FOLLOWS:

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PARCEL 3:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 34, Township 14 South, Range 21 East, Marion County, Flarida, being more particularly described as followe:

Communicia ot a Variab Angenerity absolute convolute moment of the Science of the anid St. 1/4 of the SE. 1/4, there N. O'TSET. E. on an extremel behind one by the what like of the anid SE. 1/4 of the SE. 1/4 of the

THE EAST 40 FEET OF THE FOLLOWING DESCRIBED PROPER

PARCEL 4 IS ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS (AS SURVEYED):

A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, PANCE 21 EAST, MARION COUNTY, FLORIDA; BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORMEN OF SEN SETTION, 3. THENCE AND THE SOUTH BOUNDARY OF THE SEL 1/4 OF SHOT SECTION, 3. THENCE AND SECTION 3. THE SEL 1/4 OF SHOT SECTION 3. THE SHOT SHOT SECTION 3. THE SOUTH SECTION 3. SOUTH SECTION 3. THE SOUTH SECTION 3. SOUTH SECTION 3. SOUTH SECTION 3. SOUTH SECTION 3. THE SOUTH SECTION 3. SOUTH SE

a Mississippi limited itability company McGRAW, RAUBA & MUTARELLI, P.A. FIDELITY NATIONAL TITLE INSURANCE COMPANY CAMBRIDGE PROPERTY HOLDINGS, LLC, ALTA/NSPS LAND TITLE SURVEY FOR



PROPERTY ADDRESS: 3945 & 4031 NW 35TH STREET OCALA, FL 34482 SURVEYED AREA: 1.552,554 SQUARE FEET OR 35.6417 ACRES, MORE OR LESS

LEGEND

BASH AS NOTED EX. STORM MANHOLE EX. SANTARY MANHOLE EX. UTLITY POLE EX. GLY WINE EX. ELECTRO: TRANSFORMER
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EX. IRRIGATION CONTRICE VA EX. WATER WELL EX. GAS MARKER SIGN

EX. EASEWENT	Dr. LOT UNE/SECTION LINE	EX. STORM SENER	EX. SANTARY SENER	EX. WATER MAIN	EX. OVERHEAD ELECTRIC	EX. OVERHEAD TELECOM LINE	EX. UNDERGROUND ELECTRIC	EX. UNDERGROUND TELECOM LINE	EX. UNDERGROUND CABLE TV LINE	Dr. GAS LINE	EX. UNIONOWN UTILITY LINE	EX. WRE FENCE	
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ALTANSPS LAND TITE CERTIFICATION TO CAMBROCE PROPERTY HOLDINGS, LC, a Mississippi limited liebility company, McGRMI, RAUBA & MUTARELLI, P.A.; AND FIDELITY NATIONAL TITLE NISURANCE COMPANY:

THIS IS TO CENTRY THAT THIS WAS ORD THE SURVEY ON WHICH IT IS BASED WHERE MAD EN ACCORDANCE WITH THE TOTAL WHICH AT IS BASED WHERE MAD EN ACCORDANCE WITH THE TOTAL SURVEYS. JOHNTY STYNESS AND WITH SURVEYS. JOHNTY STYNESS DATE OF PLAT OR MAP: 11/07/2024

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ALTA VICES SURVEY THE WILL SURVEY.

BEACON MARSHALL

OCT. 23, 2024

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SCHEDULE B, PART II - EXCEPTIONS FIDELITY NATIONAL TITLE INSUBANCE COMPANY COMMITMENT NUMBER: 1208-4708 COMMITMENT DATE: 101/1/2024 AT 5:00 PM

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Clear Chonnel Visibility and Access Agreement (North Manopole Premises) recorded in Official Records Book 7404, Page 1803. THE BILLBOWND PREMISES DESCRIBED WIN EXHIBIT OF SAND AGREEMENT AFFECTS PARCEL 2 OF THE SUBJECT PREMISES AND IS PLOTTED AS SHOWN.

9 (2)

Terms, Covenants, Conditione, Obligations, Reservations and Essement(s) set forth in the Access and Utility Centerment Appendent recorded in Orlifoid Records Book 74.13, Pages 862, The PMGE 2 PRIVITY ACCESS EXCENSION NO PMGE 2 PRIVITY OF AUX PRIVITY ACCESS EXCENSION AND PMGE 2 PRIVING UTILITY DESCRIPTION IN STHERING 2— NIN D-24, SERSETIMELT, OF AD ACREBIGHT BENEFIT RESULTED PRESINESS AND ARE EQUITED AS SHOWN.

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NOTES:

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THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXSTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.

RE-USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WINDOWN THEN PURPOSES, SULE RISK AND WITHOUT UDBHILD TO THE SURVEYOR, WITHOUT DEPEN SHALL BE CONSTRUED TO GAE ANY REHTS OR SELFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

THE PROPERTY SHOWN HEREON LESS WITHEN FLOOD ZONE "X", AS INDICATED PETF FLIRIAL MARKEN TOOKS TO SOFTWEEN AS A SPECIAL TOOK TAKEN SHOWN TO MINAGATH BY THE "XF ANALL CHANGE TOOK THE "XF SOFTWEEN AS "YELS DETAILED BY "DETAILED AS "YELS DETAILED BY "SOFTWEEN TO SOFTWEEN AS "YELS DETAILED AS "YELS DETAILED BY "SEE THE "ZAS" CHANGE TELOSPHAIL "

UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GOODING AT THE TIME OF SUKNEY THROUGH A NORWAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN HEREON.

UNITES SHORIN HERENA ME ERRA ABORE, GROUND PADENCE ORLY. NO EDCAMPON WAS PERFORMENT HERENA METERS AND METERS ARE RELEGIOUS HERENATION OF STRICKLIBES OF CHRONITORIS. WHIS OPCURED'S TROUGH TREAD, FOR EXPLICIT UNITS AND EXCHANTION OF GREATLE DESIGNATIONS WHISTON TREAD VERSICIATION OF DESIGNATION OF THE THAN THOSE SHOWN FEREIN MAY EXIST.

THIS SURVEY WAS PERFORMED WITH THE BENEFT OF FIDELITY INTIDNAL TILLE INSURANCE COMPANY. COMMININES, 1026-278 BACTO TO OTHER WITENATION CENTRALINE EXCENSIVE SECTION—CF-WIX. AND/OR OWNERSHEW WERE PROVIDED TO OF PURSUED BY THE UNDERSIONED. ENCLANGEMENCES OTHER THAN SHOWN HEREON MAY ENSIST.

THS SURVEY WAS PREFORMED WITH THE BENETIT OF ALTA/AIGPS LAND TITLE SURVEY POPEMEED BY CLYMER FARNER BARLEY, INC. PROJECT NUMBER \$20093, DATED MARCH 16, 2027

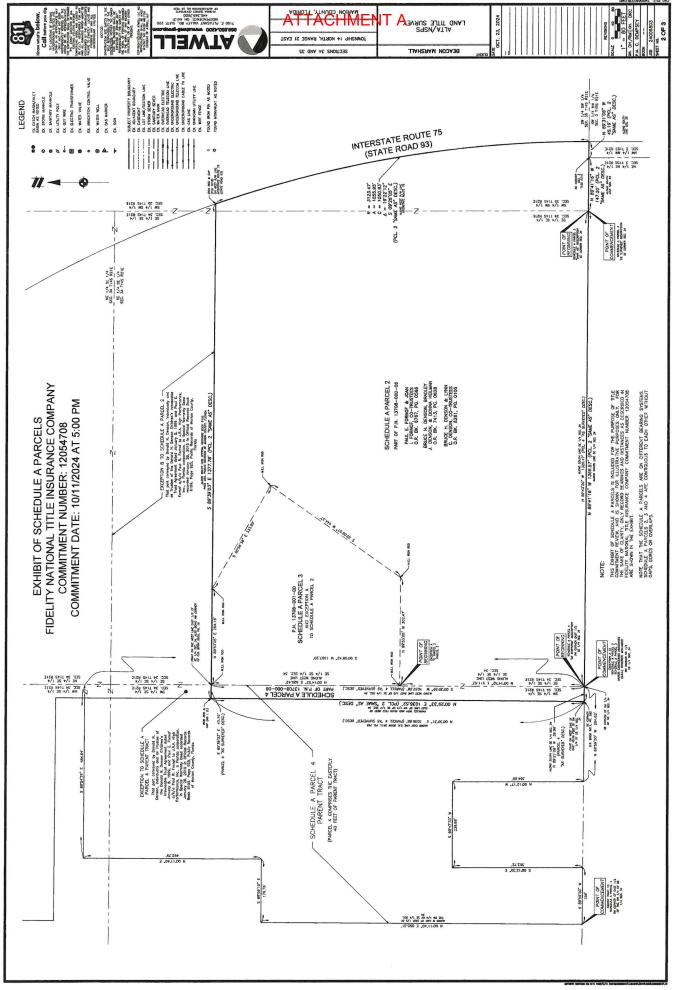
10

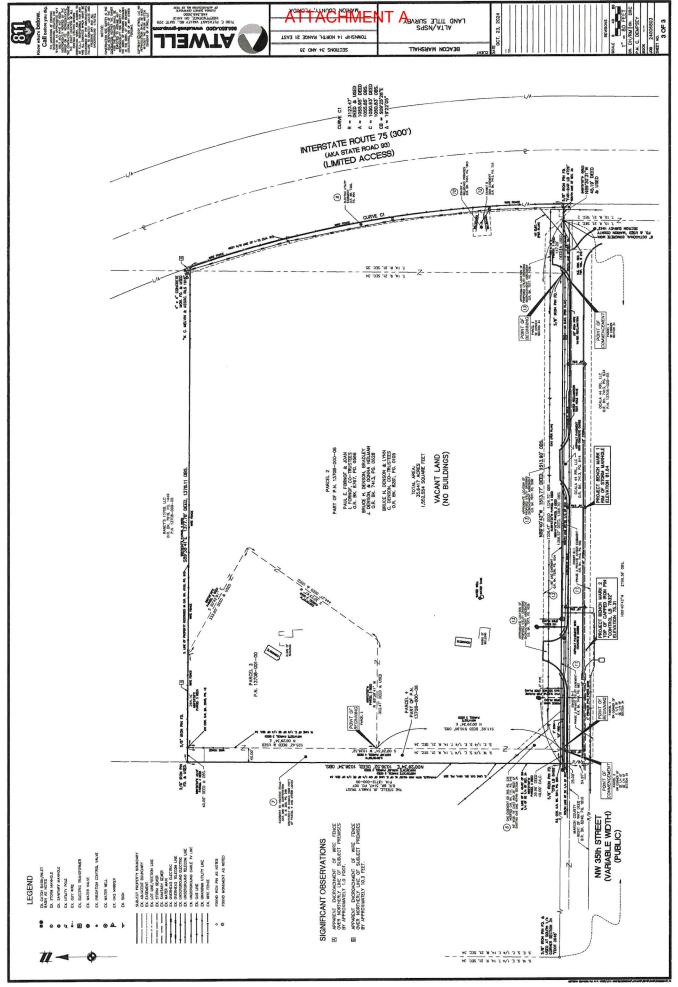
11. A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS APART OF THIS SURVEY.

THE PROPERTY DESCRIBED HEREON IS ONE AND THE SAME AS THE PROPERTY DESCRIBED TO THE INSTRUMENT OWNITHERTY NO. 12054708 DATED 10/11/2024

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED STREAMENT WAS AUTHORIZED BY OALTON THE SOCUMENT WAS AUTHORIZED BY OALTON TO, CROSS, P.S.M.

DATE OF S Digital signed from the state of the state o





Marion County Property Appraiser

Updated every 24 hours



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

Marion County Property Appraiser



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

2024 Property Record Card

Real Estate

13708-000-06

GOOGLE Street View

Prime Key: 3323742

MAP IT+

Property Information

More Names

FORNOF PAUL E & JOAN I JNT REV

LVG TRUST

FORNOF PAUL E TR ET AL

712 SE 44TH RD

School Taxable

OCALA FL 34480-4767

<u>Taxes / Assessments:</u> \$1,606.90 Map ID: 144

Millage: 9002 - UNINCORPORATED

M.S.T.U. PC: 56

Acres: 30.54

Situs: Situs: 3945 NW 35TH ST OCALA

Current Value

Land Just Value Buildings Miscellaneous Total Just Value Total Assessed Value Exemptions	\$1,964,520 \$30,927 \$0 \$1,995,447 \$82,365 \$0	Impact Land Class Value Total Class Value <u>Ex Codes:</u> 08	(\$1,913,082) \$54,176 \$85,103
Total Taxable	\$82,365		

History of Assessed Values

\$85,103

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,964,520	\$30,927	\$0	\$1,995,447	\$82,365	\$0	\$82,365
2023	\$1,964,520	\$26,797	\$0	\$1,991,317	\$75,656	\$0	\$75,656
2022	\$1,702,584	\$21,388	\$0	\$1,723,972	\$68,169	\$0	\$68,169

Property Transfer History

Book/Page	Date	Instrument	Code	\mathbf{Q}/\mathbf{U}	V/I	Price
8295/1170	04/2024	75 TR AGRE	0	U	V	\$100
8281/0105	03/2024	07 WARRANTY	0	U	V	\$100
7413/0628	03/2021	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
7402/1359	02/2021	08 CORRECTIVE	0	U	I	\$100
7393/0390	02/2021	02 DEED NC	0	U	I	\$100
6767/0566	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
6767/0563	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
2610/0943	02/1999	07 WARRANTY	0	U	I	\$100
2534/1695	06/1998	07 WARRANTY	0	U	I	\$100
2445/1263	12/1997	07 WARRANTY	0	U	I	\$100
1723/1051	03/1991	09 EASEMNT	0	U	V	\$100

1426/0658

NTV

05/1987 07 WARRANTY

U V \$100

Property Description

SEC 34 TWP 14 RGE 21

BEG AT PT 39.96 FT W OF THE SW COR OF SE 1/4 OF SE 1/4 OF SEC 34 TH N 00-31-49 E 511.62 FT TH S 89-45-49 E 342.56 FT TH N 35-26-03 E 444.37 FT TH N 60-39-42 W 333.90 FT TH S 89-34-13 E 1073.64 FT TO THE POC OF A CURVE CONCAVE SWLY HAVING A CENTRAL ANGLE OF 19-21-43 A RADIUS OF 3124.24 FT TH SELY ALONG ARC OF CURVE 1055.77 FT THRU A CHORD BEARING & DISTANCE OF S 09-23-51 E 1050.76 FT TH N 89-4156 W 1366.23 FT TO THE POB &

Parent Parcel: 13708-000-00

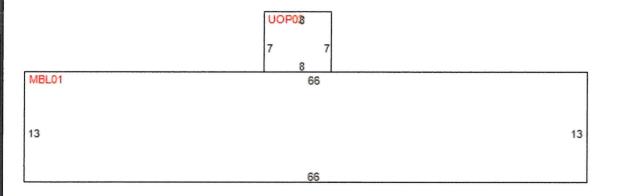
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units '	Туре	Rate Loc Shp	Phy	Class Value	Just Value
5651		.0	.0	M1	875,556.00	SF	1.5000 1.00 1.00	1.00	5,105	1,313,334
0200		.0	.0	M1	10,890.00	SF	1.5000 1.00 1.00	1.00	16,335	16,335
5771		.0	.0	M1	402,494.00	SF	1.5000 1.00 1.00	1.00	1,626	603,741
9430		40.0	1,037.0	M1	41,480.00	SF	1.5000 1.00 1.00	0.50	31,110	31,110
Neight	orhood 991	9 - COMME	RCIAL NV	V 44TH AVENUE					Total Land - Cl	ass \$54,176
Mkt: 2	70							7	Total Land - Just	\$1,964,520

Traverse

Building 1 of 1

MBL01=L66U13R66D13.U13L30 UOP02=L8U7R8D7.



Building Characteristics

Improvement

MH - MOBILE - MOBILE HOME RESID

Effective Age

7 - 30-34 YRS

Condition

0

Quality Grade

400 - FAIR

Inspected on

7/19/2017 by 183

Year Built 1990 Physical Deterioration 0%

Obsolescence: Functional 0%
Obsolescence: Locational 0%

Architecture 2 - MBL HOME

Base Perimeter 158

Type IDExterior WallsStories Year Built Finished Attic Bsmt Area Bsmt Finish Ground Floor Area Total Flr AreaMBL 0120 - MH ALUM SIDING1.001990N0 %0 %858858

UOP 0201 - NO EXTERIOR

1.00

1990 2006 0 % 0 % 0 % 0 % 858 56 858 56

Section: 1

Roof Style: 10 GABLE

Roof Cover: 17 KOOL SEAL/MTL

Heat Meth 1: 06 CONVECTION

Heat Meth 2: 00

Foundation: 3 PIER

A/C: N

Floor Finish: 24 CARPET

Wall Finish: 18 DRYWALL-PAPER

N

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

MCPA Property Record Card

	1 TT	Δ CH	M = N	Δ	
Mis	cellan	eous	MEN IMBTO	veme	nts

Type Nbr Units Type Life Year In Grade Length Width 190 SEPTIC 1-5 BTH 1.00 UT 99 1990 2 0.0 0.0 Total Value - \$0

Appraiser Notes

SURVEY IN SEC FOLDER NO TAGS ON MBL

Planning and Building ** Permit Search **

Permit Number	D	ate Issued	Dat	te Completed	Description	on
		Cos	t Summary		general and an expression of grant (Left) and (Left) an	
Buildings R.C.N.	\$53,103	2/15/2023				
Total Depreciation	(\$31,862)					1
Bldg - Just Value	\$21,241		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$0	3/11/2011	1	\$53,103	(\$31,862)	\$21,241
Land - Just Value	\$1,964,520	5/17/2024				, ,
Total Just Value	\$1,985,761	•				

Marion County Property Appraiser



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

2024 Property Record Card

Real Estate

13708-001-00

GOOGLE Street View

Prime Key: 1893763

MAP IT+

Property Information

More Names

FORNOF PAUL E & JOAN I JNT REV

LVG TRUST

FORNOF PAUL E TR ET AL

712 SE 44TH RD

OCALA FL 34480-4767

Taxes / Assessments: \$5,312.30

Map ID: 144

Millage: 9002 - UNINCORPORATED

M.S.T.U. PC: 10

Acres: 5.11

Situs: Situs: 4031 NW 35TH ST OCALA

Current Value

Land Just Value	\$333,888	
Buildings	\$0	
Miscellaneous	\$4,450	
Total Just Value	\$338,338	
Total Assessed Value	\$338,338	
Exemptions	\$0	
Total Taxable	\$338.338	

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$333,888	\$0	\$4,450	\$338,338	\$338,338	\$0	\$338,338
2023	\$333,888	\$0	\$4,661	\$338,549	\$323,589	\$0	\$323,589
2022	\$289,370	\$0	\$4,802	\$294,172	\$294,172	\$0	\$294,172

Property Transfer History

Book/Page	Date	Instrument	Code	\mathbf{Q}/\mathbf{U}	V/I	Price
8281/0105	03/2024	07 WARRANTY	0	U	V	\$100
7413/0628	03/2021	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
6767/0566	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
6767/0563	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
6650/0015	09/2017	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
2550/1695	09/1998	05 QUIT CLAIM	0	U	I	\$100
2550/1693	09/1998	05 QUIT CLAIM	0	U	Ι.	\$100
2505/0018	05/1998	07 WARRANTY	0	U	I	\$100
2505/0016	05/1998	07 WARRANTY	0	U	I	\$100
2505/0014	05/1998	07 WARRANTY	0	U	I	\$100

Property Description

MCPA Property Record Card

SEC 34 TWP 14 RGE 21

COM AT PT 39.96 FT W OF SW COR OF SE 1/4 OF SE 1/4 OF SEC 34 TH N 00-14-52 E 511.62 FT FOR POB TH N 00-14-52 E 525.42 FT TH N 89-53-05 E 304.26 FT TH S 60-56-38 E 333.90 FT TH S 35-09-07 W 444.37 FT TH N 89-53-05 W 342.57 FT TO POB.

Parent Parcel: 13708-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GISF	1000	.0	.0	M1	222,592.00	SF	1.5000	1.00	1.00	1.00	333,888	333,888
Neighb	Neighborhood 9919 - COMMERCIAL NW 44TH AVENUE									Т	Total Land - Cla	ss \$333,888
Mkt: 2	70										Total Land - Ju	ıst \$333,888

Miscellaneous Improvements

Туре	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1984	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1984	2	0.0	0.0
UDG GARAGE-UNFINSH	576.00	SF	40	2002	1	24.0	24.0
048 SHED OPEN	1,232.00	SF	15	2002	1	44.0	28.0
UDU UTILITY-UNFINS	96.00	SF	40	2002	1	12.0	8.0
159 PAV CONCRETE	442.00	SF	20	2002	3	26.0	17.0
						Total Value	- \$4,450

Appraiser Notes

RES BURNED DOWN APRIL 1997 SHED ON SKIDS N/A

12/2014 NO ACCESS

Permit Number

EST FROM AERIAL

Planning and Building ** Permit Search **

Date Completed

Date Issued

M031050		3/1/1999		9/1/1999	MBL	
	and the second	Cos	st Summary			
Buildings R.C.N. Total Depreciation Bldg - Just Value Misc - Just Value Land - Just Value Total Just Value	\$0 \$0 \$0 \$4,450 \$333,888 \$338,338	5/31/2000 3/11/2011 12/1/2021	Bldg Nbr	RCN	Depreciation	Depreciated

Description