

\* property will transfer to Gateway Properties, LP with zoning change, or during zoning change process  
Agent for Gateway Properties:



Marion County  
Board of County Commissioners

Growth Management & Zoning

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

APPLICATION COMPLETE

DATE COMPLETION: ~~12/17/2025~~

DATE RETURNED: ~~12/17/2025~~

TENTATIVE MEETING DATES

APPLICATION FOR REZONING

BCC/P&Z PH 3/17 & 3/18

Darren Satterwhite  
EM Construction  
2457 Grantner Road  
Akron, OH 44333  
(320) 690-0709

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

to 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): 13708-000-06 and 13708-001-00

Property dimensions: See Survey attached Total acreage: 35.6417

Directions: Take 44th Avenue north of Hwy 27 Turn Right on NW 35th St. Site is adjacent to T-75 to the north

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

Bruce J. Lynn Denson  
Property owner name (please print)  
201 17th Street NW, Suite 1700  
Mailing address  
Atlanta, GA 30262  
City, state, zip code  
(770) 354-6509  
Phone number (please include area code)

Gateway Properties, LP.  
Applicant or agent name (please print)  
260 Eureka Street  
Mailing address  
Baton Rouge, MS 38606  
City, state, zip code  
(901) 564-9132  
Phone number (please include area code)

[Signature]  
Signature

[Signature]  
Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

RECEIVED BY: EM DATE: 12/18/2024 ZONING MAP NO.: 144 CD Land Use  
FOR OFFICE USE ONLY  
Rev. 07/01/01

"Meeting Needs by Exceeding Expectations"

www.marioncountyfla.gov



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ATTACHMENT X



Marion County FLORIDA

Marion County Board of County Commissioners

Growth Management + Zoning

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

APPLICATION 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 to 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): 13708-000-06 and 13708-001-00

Property dimensions: See Survey attached Total acreage: 25.6417

Directions: Take 44th Avenue North of Hwy 27 Turn Right ON NW 25th St. side is adjacent to T-25 to the north

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

Property owner name (please print) Devin P. Fornot
Mailing address 201 17th Street NW, Suite 1700 Atlanta, GA 30263
City, state, zip code (770) 354-6509
Phone number (please include area code)

Applicant or agent name (please print) Gateway Properties, L.P.
Mailing address 280 Eureka Street Batesville, MS 38606
City, state, zip code (901) 568-9132
Phone number (please include area code)

Signature BRUCE DENSON

Signature

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FOR OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ZONING MAP NO: \_\_\_\_\_

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

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Marion County Board of County Commissioners

Growth Management + Zoning

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

APPLICATION 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-1 to 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): 13708-000-06 and 13708-001-00

Property dimensions: See Survey attached Total acreage: 25.6417

Directions: Take 44th Avenue North of Hwy 27 Turn Right on NW 35th St site is adjacent to I-75 to the north

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

THE PAUL E. FORNOF AND JOAN I. FORNOF JOINT REVOCABLE LIVING TRUST

Property owner name (please print) 201 17th Street NW, Suite 1700

Mailing address Atlanta, GA 30363

City, state, zip code (770) 354-6509

Phone number (please include area code)

Signature MICHAEL FORNOF

Gateway Properties, LP.

Applicant or agent name (please print) 280 Eureka Street

Mailing address Baton Rouge, MS 38806

City, state, zip code (901) 568-9132

Phone number (please include area code)

Signature

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FOR OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ZONING MAP NO.: \_\_\_\_\_

Rev. 07/02/2017

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

Sandon Wiechens

From: Sandon Wiechens  
Sent: Tuesday, December 17, 2024 11:16 AM  
To: Sandon Wiechens

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Marion County  
Board of County Commissioners  
Growth Management • Zoning  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

APPLICATION FOR REZONING

Application No: \_\_\_\_\_

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to 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): 13708-000-06 and 13708-001-00

Property dimensions: See Survey attached Total acreage: 25.6417

Directions: Take 44th Avenue North of Hwy 37 Turn Right on NW 25th St. Eik is adjacent to E 75 to the north

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

Danur E. Funnoff  
Property owner name (please print)  
261 17th Street NW, Suite 8700  
Mailing address  
Atlanta, GA 30263  
City, state, zip code  
(770) 354-6509  
Phone number (please include area code)

Gateway Properties, LP.  
Applicant or agent name (please print)  
250 Euclid Street  
Mailing address  
Boston, MA 02116  
City, state, zip code  
(901) 566-9132  
Phone number (please include area code)

Signature Danur E. Funnoff

Signature \_\_\_\_\_

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FOR OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ZONING MAP NO.: \_\_\_\_\_ Rev. 07/02/2018

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Marion County Board of County Commissioners

Growth Management • Zoning

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

Property owner name (please print): Bill Doren
Mailing address: 201 17th Street NW, Suite 1700
City, state, zip code: Atlanta, GA 30263
Phone number (please include area code): (770) 354-6509

Applicant or agent name (please print): Gateway Properties, LP
Mailing address: 280 Eureka Street
City, state, zip code: Batesville, MS 38606
Phone number (please include area code): (901) 568-9132

Signature

Signature

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FOR OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ZONING MAP NO.: \_\_\_\_\_

Rev. 07/02/2019

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ATTACHMENT A

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



## ATTACHMENT A

Agent for Gateway Properties, LP:

Darren Satterwhite

EM Construction

3457 Grainger Road

Akron, OH 44333

(330) 690-0729



**F0012**  
**Fee: \$ 10**



**Michael Watson**  
SECRETARY OF STATE

**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:**

Gateway Management, LLC By Dennis King, Vice President  
*General Partner*

**Address:**

280 Eureka Street  
Batesville, MS 38606





# Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

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Name	Name Type
GATEWAY PROPERTIES, L.P.	Legal

Business Information

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<b>Business Type:</b>	Limited Partnership
<b>Business ID:</b>	675526
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	01/02/1992
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	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	

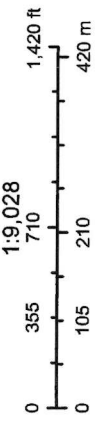
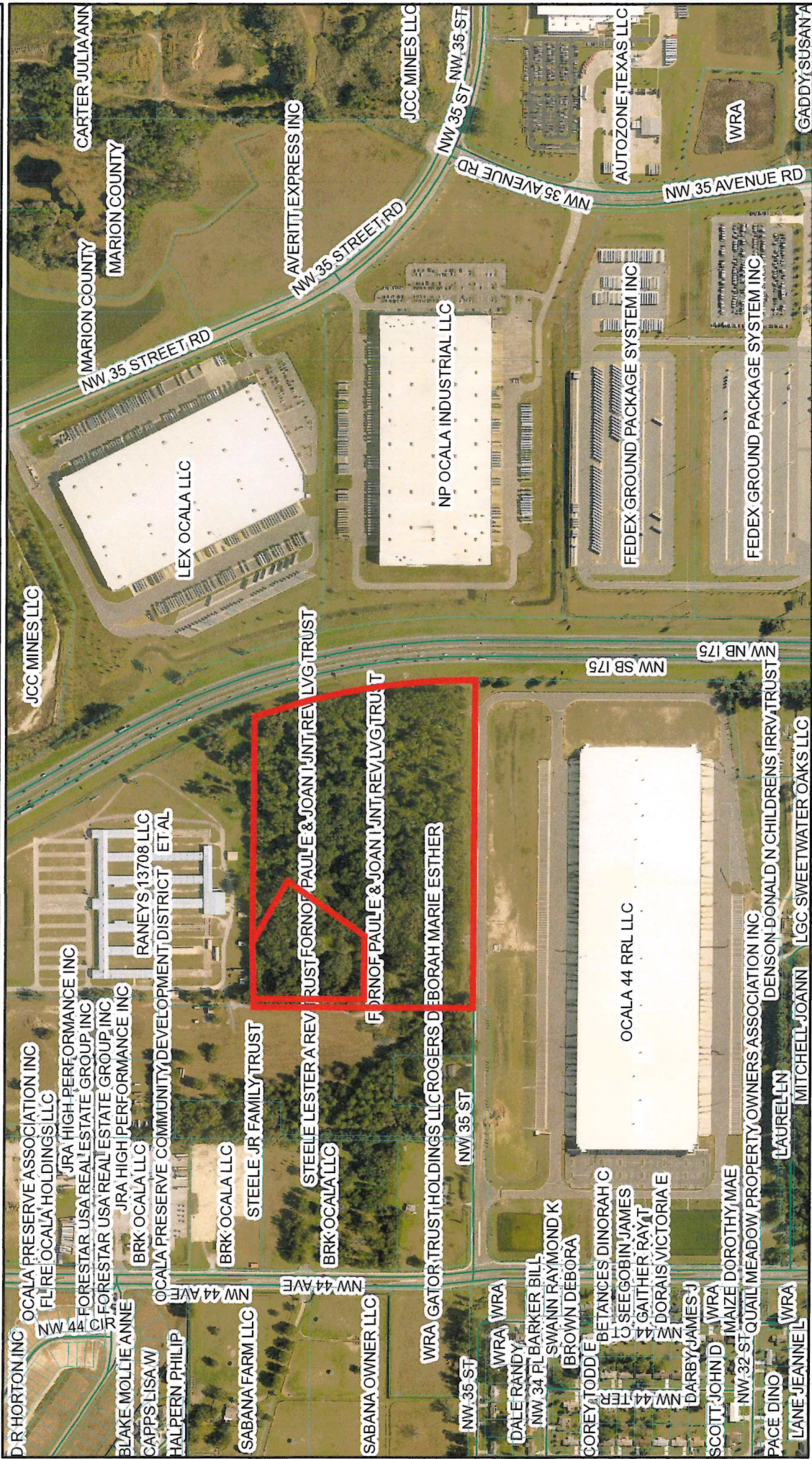




# Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

Updated every 24 hours



[Map Title]

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

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



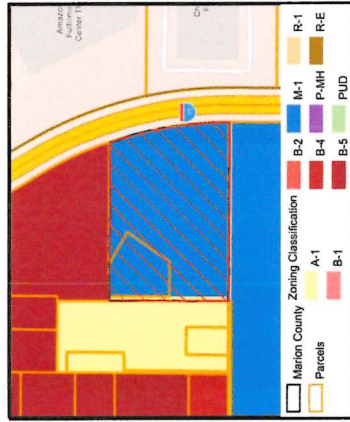




# BEACON MARSHALL - OCALA

## 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



**UTILITY AND AGENCY CONTACTS**

**WATER AND SEWER UTILITIES:**  
 MARION COUNTY UTILITIES  
 1615 US HWY 170  
 BELLEVILLE, FLORIDA 34420  
 PHONE: (352) 307-6000

**ELECTRIC:**  
 CITY OF OCALA ELECTRIC  
 1805 NE 30TH AVENUE  
 OCALA, FL 33470  
 PHONE: (352) 629-2489

**COMMUNICATIONS:**  
 CENTURY LINK  
 1720 NE 23RD TERRACE  
 OCALA, FLORIDA 34470  
 CONTACT: KIRBY SMITH  
 PHONE: (352) 326-1722

**NATURAL GAS:**  
 TECO PEOPLE'S GAS  
 316 SW 33RD AVENUE  
 OCALA, FLORIDA 34474  
 PHONE: (352) 622-0111

- NOTES**
- ALL PROPOSED ROADS, DRAINAGE RETENTION AREAS AND DRAINAGE EXHAUSTION ARE TO BE MAINTAINED BY THE OWNER.
  - ZONING MAP AND LEGEND REFERENCED FROM MARION COUNTY FLORIDA - INTERACTIVE (UPDATED 5 APRIL 2024).
  - ALL UTILITIES TO BE MAINTAINED BY THE OWNER.
  - THE PROJECT IS IN AN AREA OF ANIMAL FLOOD HAZARD.
  - THE PROJECT HAS 1.68 AC LOCATED WITHIN THE PRIMARY SPRINGS PROTECTION ZONE AND 8.21 AC IN THE SECONDARY SPRINGS PROTECTION ZONE.
  - CONTRACTS FOR THE WORKS SHOWN ON THIS APPROVAL SHALL BE MADE WITHOUT INTERUPTION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
  - THIS PROPOSED PROJECT HAS NOT BEEN GRANTED GOVERNMENTLY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO THE CITY OF OCALA'S FUTURE DEVELOPMENT REVIEW PROCESS. FUTURE DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
  - A TEST FOR THE MINIMUM MAJOR SIGNAL STRENGTH SHALL BE DETERMINED PRIOR TO A PASSING FINAL INSPECTION WITH THE DETERMINE COVERAGE PRIOR TO A PASSING FINAL INSPECTION WITH THE

**INDEX**

- DESCRIPTION**
- TITLE SHEET
  - GENERAL NOTES
  - DEMOLITION PLAN
  - OVERALL SITE PLAN
  - OVERALL UTILITY PLAN
  - PARTIAL UTILITY PLANS
  - OVERALL GRADING PLAN
  - PARTIAL GRADING PLANS
  - OVERALL SWP3 PLAN
  - PARTIAL SWP3 PLANS
  - SWP3 DETAILS

PRELIMINARY	SI	AL	VS
DEMOLITION PLAN	DEMOLITION PLAN	DEMOLITION PLAN	DEMOLITION PLAN
OVERALL SITE PLAN	OVERALL SITE PLAN	OVERALL SITE PLAN	OVERALL SITE PLAN
OVERALL UTILITY PLAN	OVERALL UTILITY PLAN	OVERALL UTILITY PLAN	OVERALL UTILITY PLAN
PARTIAL UTILITY PLANS	PARTIAL UTILITY PLANS	PARTIAL UTILITY PLANS	PARTIAL UTILITY PLANS
OVERALL GRADING PLAN	OVERALL GRADING PLAN	OVERALL GRADING PLAN	OVERALL GRADING PLAN
PARTIAL GRADING PLANS	PARTIAL GRADING PLANS	PARTIAL GRADING PLANS	PARTIAL GRADING PLANS
OVERALL SWP3 PLAN	OVERALL SWP3 PLAN	OVERALL SWP3 PLAN	OVERALL SWP3 PLAN
PARTIAL SWP3 PLANS	PARTIAL SWP3 PLANS	PARTIAL SWP3 PLANS	PARTIAL SWP3 PLANS
SWP3 DETAILS	SWP3 DETAILS	SWP3 DETAILS	SWP3 DETAILS

Survey by:



**ATWELL**  
 886864000 www.atwell-engineers.com  
 7100 E. PLACONIA AVENUE, SUITE 200  
 INDIANAPOLIS, IN 46214  
 463.283.2000

UNLESS OTHERWISE NOTED, ALL DIMENSIONS AND ANGLES SHALL BE AS SHOWN ON THIS PLAN. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE APPLICABLE ZONING REGULATIONS AND THE APPLICABLE SUBDIVISION MAP ACT. THE APPLICABLE ZONING REGULATIONS AND THE APPLICABLE SUBDIVISION MAP ACT SHALL BE APPLIED TO THE PROPERTY AS SHOWN ON THIS PLAN.

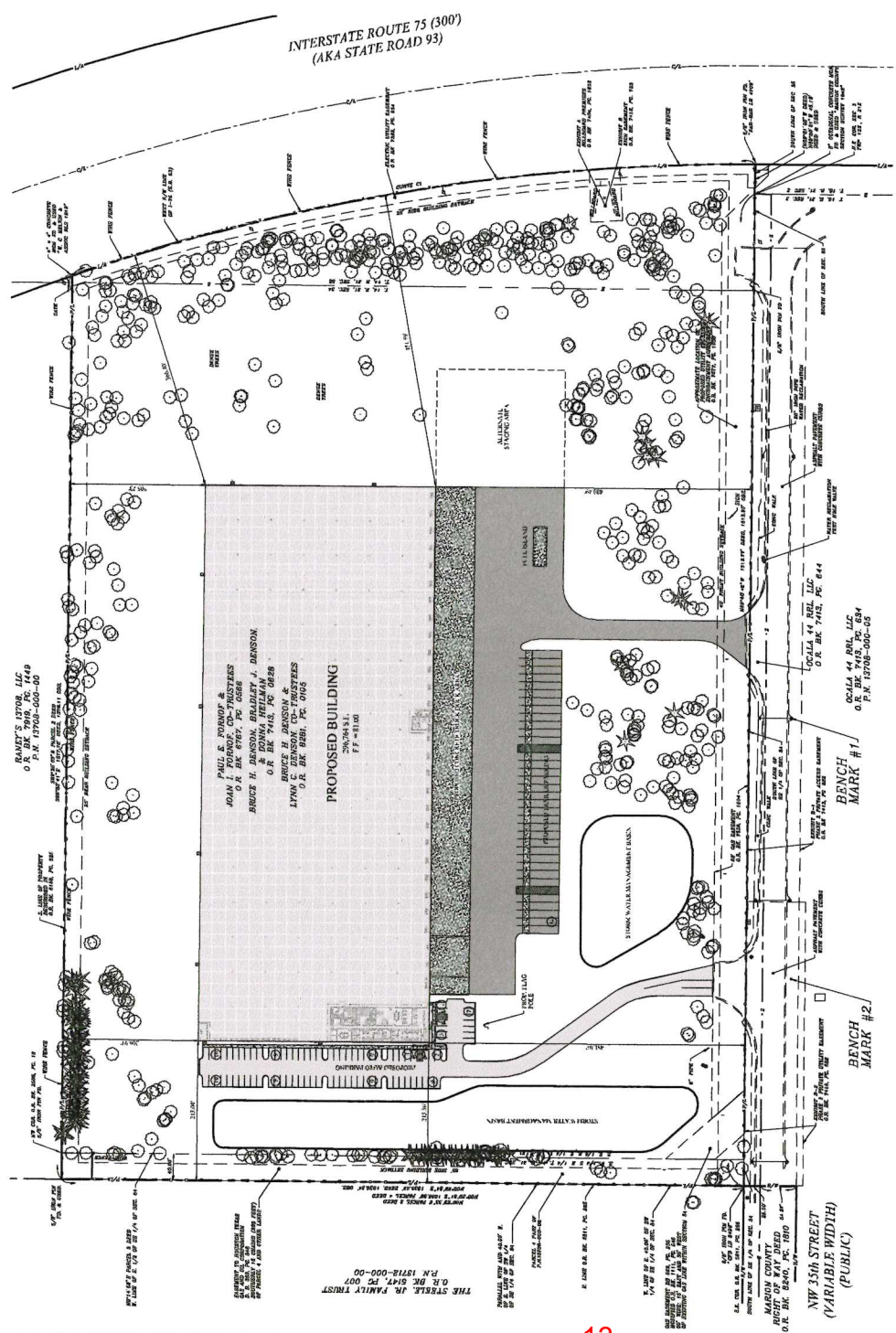
DATE: 11/13/2024  
 11/26/2024

 2155 Hurville Rd, Suite B Reynolds, OH 44371 330.529.3837 www.wheber-engineering.com	 Reg. No.: 61709	<b>CLIENT:</b> <b>Beacon Marshall</b> 3457 GRANGER RD. AKRON, OH 44333 Office: 330-659-2040	<b>OWNER:</b>	<b>Issue Date</b> 11-13-2024 11-26-2024	BEACON MARSHALL - OCALA NEW SITE OCALA, FL	<b>TITLE SHEET</b>	<b>C100</b> Project No. 2024-299
---	---------------------	---	---------------	---	--	--------------------	-------------------------------------



 <p><b>WIEDER ENGINEERING SERVICES</b>          1500 Horley Blvd., Suite B          Akron, OH 44317          www.wiederengineering.com          info@wieder.com</p>	 <p>Reg. No.: 61709</p>	<p>CLIENT:  <b>Reacon Marshall</b>          3457 GRANGER RD.          AKRON, OH 44333          Office: 330-659-2040</p>	<p>OWNER:          [Blank]</p>	<p>Issue Date          11-13-2024          11-26-2024</p>	<p>NEW SITE          BEACON MARSHALL - OCALA          OCALA, FL</p>	<p>SITE PLAN</p>	<p><b>C102</b>          Project No. 2024-299</p>
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<p>SITE BENCHMARK          845 SYSTEM ELEVATION          13.24</p>	<p>SITE BENCHMARK          750 CONTROL ELEVATION          21.11</p>
--	---



**CURVE CL**

- 1" = 20' (1" = 60' FT.)
- 1" = 100' (1" = 300' FT.)

**LEGEND**

- REGULAR BUSH (SPALL)
- HIGH BUSH (SPALL)
- CONCRETE PAVING

**FLOOD ZONE**

REGULAR BUSH APPROPRIATE COVERAGE  
 HIGH BUSH APPROPRIATE COVERAGE  
 CONCRETE PAVING APPROPRIATE COVERAGE

REGULAR BUSH APPROPRIATE COVERAGE  
 HIGH BUSH APPROPRIATE COVERAGE  
 CONCRETE PAVING APPROPRIATE COVERAGE

**SITE DATA**

USE DISTRICT	- M-1 (LIGHT INDUSTRIAL)
SITE AREA	- 35.64 AC.
PROP. BUILDING AREA	- 306,364 S.F. (EQ. 27.0)
BUILDING SETBACKS	FRONT - 10'
REAR YARD	5'
NUMBER OF PARKING SPACES	86
REGULAR PARKING SPACES	86
HANDICAP PARKING SPACES	4
TOTAL PARKING SPACES	90
TRAILER PARKING SPACES	56











ATWELL  
 656.620.4200  
 7100 E. FLORISSANT VALLEY RD. SUITE 200  
 MARION COUNTY, FLORIDA 32043

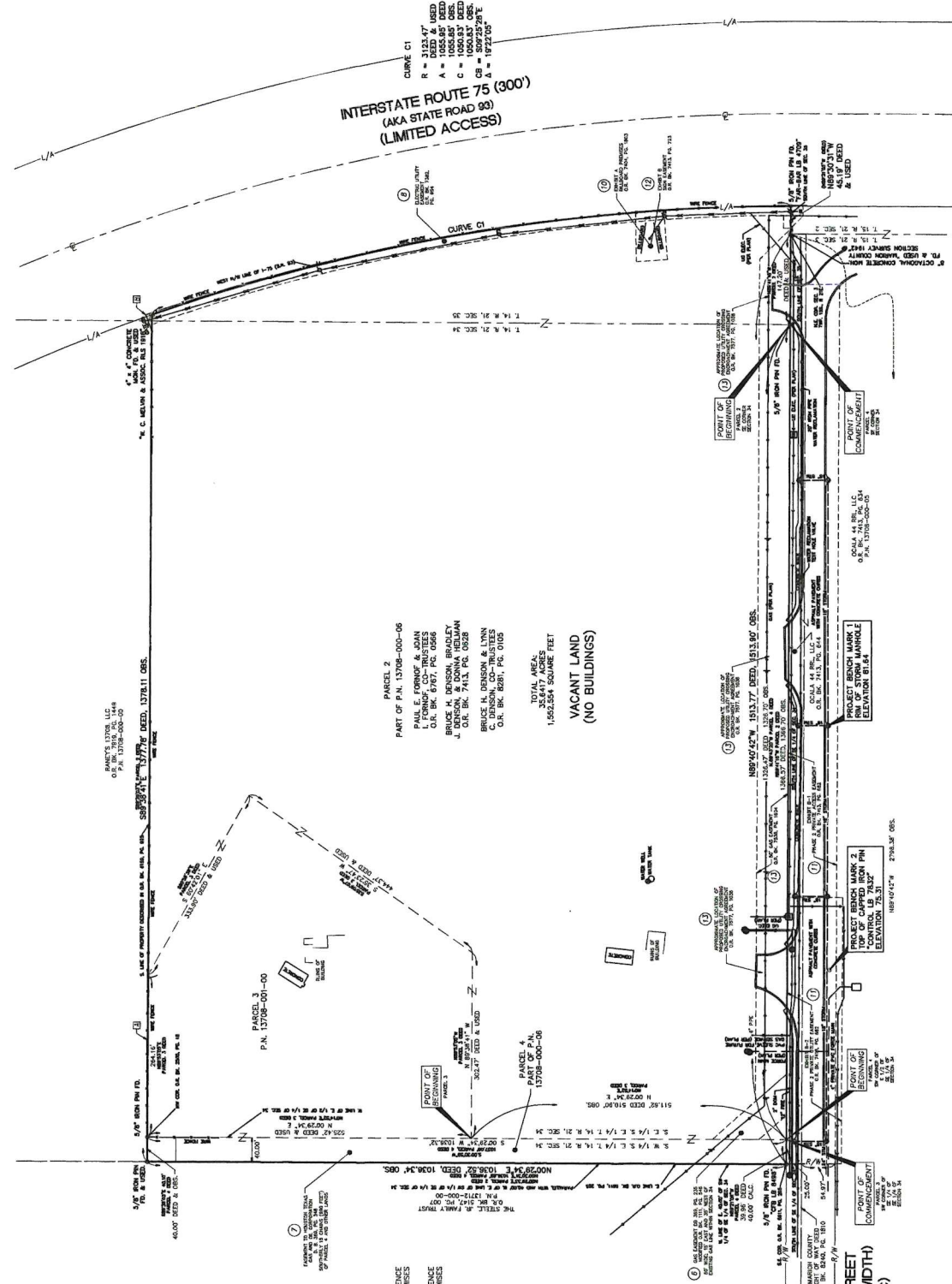
BEACON MARSHALL  
 ALTA/SPS  
 LAND TITLE SURVEY  
 TOWNSHIP 14 NORTH, RANGE 21 EAST  
 SECTIONS 34 AND 35  
 DATE: OCT. 23, 2024

SCALE: 1" = 80 FEET  
 DRAWN BY: P.M.C. DEWESBY  
 CHECKED BY: P.M.C. DEWESBY  
 SHEET NO. 3 OF 3

- LEGEND**
- EX. CATCH BASIN/VALET
  - SURVEY AS NOTED
  - EX. UTILITY POLE
  - EX. UTILITY POLE
  - EX. DUTY WIRE
  - EX. ELECTRIC TRANSFORMER
  - EX. WATER VALVE
  - EX. IRRIGATION CONTROL VALVE
  - EX. WATER WELL
  - EX. GAS MARKER
  - EX. SIGN
- SUBJECT PROPERTY BOUNDARY  
 --- ADJACENT BOUNDARY  
 --- LOT LINE/SECTION LINE  
 --- EXISTING ROAD  
 --- EXISTING FENCE  
 --- WATER MAIN  
 --- OVERHEAD TELEPHONE LINE  
 --- OVERHEAD TELEVISION LINE  
 --- UNDERGROUND TELEPHONE LINE  
 --- UNDERGROUND CABLE TV LINE  
 --- GAS LINE  
 --- WATER UTILITY LINE  
 --- FENCE MONUMENT AS NOTED

**SIGNIFICANT OBSERVATIONS**

- ① APPARENT ENCROACHMENT OF WIRE FENCE BY APPROXIMATELY 1.0 FOOT.
- ② APPARENT ENCROACHMENT OF WIRE FENCE OVER NORTHERLY LINE OF SUBJECT PREMISES BY APPROXIMATELY 10.3 FEET.

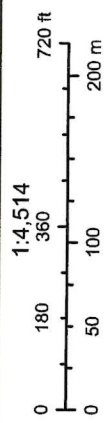






**Jimmy H. Cowan, Jr., CFA**  
Marion County Property Appraiser

Updated every 24 hours

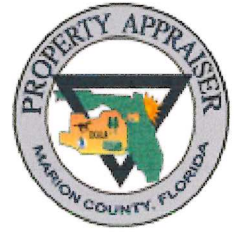


[Map Title]

12/13/2024  
Marion County Property Appraiser  
Marion County, FL

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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

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  
 Ocala FL 34480-4767

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

History of Assessed Values

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	Q/U	V/I	Price
<a href="#">8295/1170</a>	04/2024	75 TR AGRE	0	U	V	\$100
<a href="#">8281/0105</a>	03/2024	07 WARRANTY	0	U	V	\$100
<a href="#">7413/0628</a>	03/2021	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">7402/1359</a>	02/2021	08 CORRECTIVE	0	U	I	\$100
<a href="#">7393/0390</a>	02/2021	02 DEED NC	0	U	I	\$100
<a href="#">6767/0566</a>	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">6767/0563</a>	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">2610/0943</a>	02/1999	07 WARRANTY	0	U	I	\$100
<a href="#">2534/1695</a>	06/1998	07 WARRANTY	0	U	I	\$100
<a href="#">2445/1263</a>	12/1997	07 WARRANTY	0	U	I	\$100
<a href="#">1723/1051</a>	03/1991	09 EASEMNT	0	U	V	\$100



1426/0658

05/1987

07 WARRANTY

ATTACHMENT A

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 89-29-11 W 192.70 FT TH N 89-4156 W 1366.23 FT TO THE POB &

Parent Parcel: 13708-000-00

Land Data - Warning: Verify Zoning

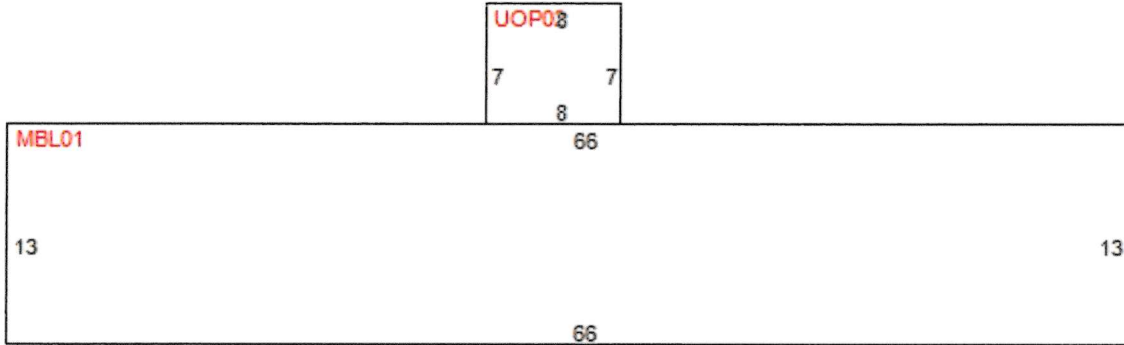
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5651		.0	.0	M1	875,556.00	SF	1.5000	1.00	1.00	1.00	5,105	1,313,334
0200		.0	.0	M1	10,890.00	SF	1.5000	1.00	1.00	1.00	16,335	16,335
5771		.0	.0	M1	402,494.00	SF	1.5000	1.00	1.00	1.00	1,626	603,741
9430		40.0	1,037.0	M1	41,480.00	SF	1.5000	1.00	1.00	0.50	31,110	31,110
Neighborhood 9919 - COMMERCIAL NW 44TH AVENUE											Total Land - Class \$54,176	
Mkt: 2 70											Total Land - Just \$1,964,520	

Traverse

**Building 1 of 1**

MBL01=L66U13R66D13.U13L30

UOP02=L8U7R8D7.



Building Characteristics

<b>Improvement</b>	MH - MOBILE - MOBILE HOME RESID	<b>Year Built</b> 1990
<b>Effective Age</b>	7 - 30-34 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	0	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	400 - FAIR	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	7/19/2017 by 183	<b>Architecture</b> 2 - MBL HOME
		<b>Base Perimeter</b> 158

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	- MH ALUM SIDING	1.00	1990	N	0 %	0 %	858	858
UOP 0201	- NO EXTERIOR	1.00	2006	N	0 %	0 %	56	56

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 17 KOOL SEAL/MTL	<b>Wall Finish:</b> 18 DRYWALL-PAPER	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 06 CONVECTION	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 3 PIER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> N			<b>Vacuum:</b> N



**ATTACHMENT A**  
Miscellaneous Improvements

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	Date Issued	Date Completed	Description
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Cost Summary

Buildings R.C.N.	\$53,103	2/15/2023				
Total Depreciation	(\$31,862)					
Bldg - Just Value	\$21,241		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
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	.				

Jimmy H. Cowan, Jr., CFA  
**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	Q/U	V/I	Price
<a href="#">8281/0105</a>	03/2024	07 WARRANTY	0	U	V	\$100
<a href="#">7413/0628</a>	03/2021	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">6767/0566</a>	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">6767/0563</a>	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">6650/0015</a>	09/2017	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">2550/1695</a>	09/1998	05 QUIT CLAIM	0	U	I	\$100
<a href="#">2550/1693</a>	09/1998	05 QUIT CLAIM	0	U	I	\$100
<a href="#">2505/0018</a>	05/1998	07 WARRANTY	0	U	I	\$100
<a href="#">2505/0016</a>	05/1998	07 WARRANTY	0	U	I	\$100
<a href="#">2505/0014</a>	05/1998	07 WARRANTY	0	U	I	\$100

Property Description



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
Neighborhood 9919 - COMMERCIAL NW 44TH AVENUE											Total Land - Class \$333,888	
Mkt: 2 70											Total Land - Just \$333,888	

Miscellaneous Improvements

Type	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  
 EST FROM AERIAL

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

Permit Number	Date Issued	Date Completed	Description
M031050	3/1/1999	9/1/1999	MBL

Cost Summary

Buildings R.C.N.	\$0	5/31/2000				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$4,450	3/11/2011	<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Land - Just Value	\$333,888	12/1/2021				
Total Just Value	\$338,338	.				