



**Marion County
Board of County Commissioners**

Growth Services ♦ Planning & Zoning

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

STAFF/OFFICE USE ONLY

Case No.:	
AR No.:	
PA:	

☐ New or Modification \$1,000
☐ Expired \$1,000
☐ Renewal (no changes) \$300

SPECIAL USE PERMIT APPLICATION

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: A fenced outdoor display area (SF), Sidewalk Display Area (SF) and Propane Tank.

Property/Site Address: 8602 SW State Road 200, Ocala, FL 34481

Property Dimensions: _____ **Total Acreage:** 6.69

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** B-2

Parcel Account Number(s): 35013-002-00

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.

Jajolo Properties

Property Owner Name (please print)

4065 N Lecanto Highway, Suite 500

Mailing Address

Beverly Hills, FL 34465

City, State, Zip Code

352-746-3301

Phone Number (include area code)

jajoloproperties@gmail.com

E-Mail Address (include complete address)

Stephan A Tamposi

Signatures*

Paul Rondeau

Applicant or Agent Name (please print)

5401 Virginia Way

Mailing Address

Brentwood, TN 37207

City, State, Zip Code

813-298-2620

Phone Number (include area code)

prondeau@tractorsupply.com

E-Mail Address (include complete address)

Paul Rondeau

Signatures

*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

STAFF/OFFICE USE ONLY

Project No.: <u>2025 08 0057</u>	Code Case No.: _____	Application No.: _____
Rcvd by: <u>EM</u>	Rcvd Date: <u>8/26/25</u>	FLUM: <u>com</u>
	AR No.: <u>33305</u>	Rev: <u>10/20/21</u>

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. 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 non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.

Empowering Marion for Success

marionfl.org



SPECIAL USE – FINDING OF FACTS – TRACTOR SUPPLY

8602 SW STATE ROAD 200, Ocala FL 34481

1. The existing entrances to the site as well as the parking spaces, sidewalks, and drive aisles will be reused. The existing buildings and all required fire exits will remain.
2. The existing parking area and accessible parking spaces will be reused and will comply with current zoning parking numbers/requirements.
3. Existing dumpsters, landscaping, fences, and screening are to remain.
4. All existing utilities are to remain. No additional utilities are proposed.
5. New 10'-0" high chain link fencing with fabric screening around the outdoor display area will be located to the side and rear of the building. Trailer display area at the front of the parking area will not lower the parking counts below the minimum code requirements. All sidewalk display areas are located under the existing roof line and will not encroach on required clearance for exiting or accessibility.
6. All site and exterior building lighting is to remain. New signage for the Tractor Supply will comply with current codes.
7. Existing yards, setbacks, and greenspace are to remain.
8. The proposed outdoor display areas are similar to other outdoor display areas along State Road 200.
9. We are willing to meet any special requirements/conditions necessary to obtain the special use permit.

CERTIFICATE OF LIMITED PARTNERSHIP
JAJOLO LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP

STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE ME, the undersigned authority, personally appeared Stephen A. Tamposi, President of Keller Court, Inc., as general partner of Jajolo Limited Partnership (the "Partnership"), who, upon being duly sworn, certified as follows:

1. The name of the Partnership is Jajolo Limited Partnership;
2. The name and address of the agent for service of process on the Partnership is Eric D. Abel, Esq., 2450 N. Citrus Hills Boulevard, Hernando, FL 34442;
3. The names and addresses of the general partner of the Partnership is:
Keller Court, Inc. 99-164372
(a Florida corporation)
2450 N. Citrus Hills Blvd.
Hernando, FL 34442
4. The mailing address and the principal office of the Partnership is: c/o Stephen A. Tamposi, 2450 N. Citrus Hills Blvd., Hernando, Florida 34442;
5. The latest date upon which the limited partnership is to dissolve is:
December 31, 2045.

Under penalties of perjury, we declare that we have read the foregoing and that the facts alleged are true, to the best of our knowledge and belief.

4-28-98
Date

Stephen A. Tamposi
Stephen A. Tamposi, President,
Keller Court, Inc., a Florida corporation, as
General Partner of Jajolo
Limited Partnership

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 28th day of APRIL, 19 98 by Stephen A. Tamposi, as President of Keller Court, Inc., as general partner of Jajolo Limited Partnership, a Florida limited partnership, who is personally known to me and who did not take an oath.

Lisa M. Bazemore
Notary Public

 Lisa M. Bazemore
My Commission CC692087
Expires December 6, 2001

**ACCEPTANCE OF APPOINTMENT AS
REGISTERED AGENT**

Having been named as statutory registered agent for Jajolo Limited Partnership, a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, I hereby agree to act in the capacity, and, on behalf of the Partnership, to accept service of process for the Partnership and to comply with any and all statutes relative to the complete and proper performance of the duties of registered agent.

REGISTERED AGENT:



Eric D. Abel

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA
COUNTY OF CITRUS

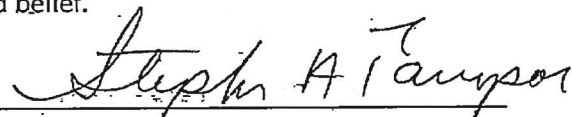
BEFORE ME, the undersigned authority, personally appeared Stephen A. Tamposi, as President of Keller Court, Inc., as general partner of Jajolo Limited Partnership (the "Partnership"), who, upon being duly sworn, certified as follows:

1. The amount of capital contributions to the Partnership made by the limited partner(s) is, in the aggregate, Two Hundred Fifty Thousand and no/100 Dollars (\$250,000.00);
2. At this time, it is not anticipated that additional capital contributions will be made by the limited partners.

Under penalties of perjury, we declare that we have read the foregoing and that the facts alleged are true, to the best of our knowledge and belief.

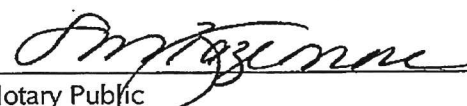
Date

4-28-98


Stephen A. Tamposi, President
of Keller Court, Inc., a Florida corporation,
as general partner of Jajolo
Limited Partnership

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 28 day of APRIL, 19 98, by Stephen A. Tamposi, as President of Keller Court, Inc., as general partner of Jajolo Limited Partnership, a Florida limited partnership, who is personally known to me and who did not take an oath.


Notary Public



Lisa M Bazemore
My Commission CC692067
Expires December 6, 2001



The Villages of CITRUS HILLS

A98000001076

April 28, 1998

Florida Department of State
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

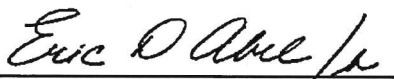
600002506886--1
-04/30/98--01083--001
***1785.00 ***1785.00

Dear Sirs:

Enclosed please find a Certificate of Limited Partnership for Jajolo Limited Partnership. Also enclosed is the Acceptance of Appointment as Registered Agent and the Affidavit of Capital Contributions. A check in the amount of \$1,785.00 is included to cover the fees in this matter.

If you have any questions, please feel free to call.

Very truly yours,



Eric D. Abel, General Counsel

EDA:lb
Enclosure

FILED
98 APR 30 AM 9:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Partnership

JAJOLO LIMITED PARTNERSHIP

Filing Information

Document Number A98000001076

FEI/EIN Number 59-3507061

Date Filed 04/30/1998

State FL

Status ACTIVE

Principal Address

2476 N. ESSEX AVE.
HERNANDO, FL 34442

Changed: 04/22/2002

Mailing Address

2476 N. ESSEX AVE.
HERNANDO, FL 34442

Changed: 04/22/2002

Registered Agent Name & Address

ABEL, ERIC D, Esq.
2476 N ESSEX AVE
HERNANDO, FL 34442

Name Changed: 03/20/2015

Address Changed: 12/31/1998

General Partner Detail

Name & Address

Document Number P97000104372

KELLER COURT, INC.
2476 N. ESSEX AVENUE
HERNANDO, FL 34442

Annual Reports

A-7

Attachment A

Report Year	Filed Date
2023	01/19/2023
2024	01/29/2024
2025	01/30/2025

Document Images

01/30/2025 -- ANNUAL REPORT	View image in PDF format
01/29/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/21/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
03/27/2017 -- ANNUAL REPORT	View image in PDF format
03/23/2016 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- ANNUAL REPORT	View image in PDF format
01/21/2014 -- ANNUAL REPORT	View image in PDF format
04/25/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
02/21/2011 -- ANNUAL REPORT	View image in PDF format
01/26/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
03/26/2007 -- ANNUAL REPORT	View image in PDF format
03/29/2006 -- ANNUAL REPORT	View image in PDF format
03/07/2005 -- ANNUAL REPORT	View image in PDF format
04/21/2004 -- ANNUAL REPORT	View image in PDF format
06/27/2003 -- ANNUAL REPORT	View image in PDF format
04/22/2002 -- ANNUAL REPORT	View image in PDF format
04/26/2001 -- ANNUAL REPORT	View image in PDF format
06/07/2000 -- ANNUAL REPORT	View image in PDF format
12/31/1998 -- ANNUAL REPORT	View image in PDF format
04/30/1998 -- Domestic LP	View image in PDF format

2025 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# A98000001076

Entity Name: JAJOLO LIMITED PARTNERSHIP**Current Principal Place of Business:**2476 N. ESSEX AVE.
HERNANDO, FL 34442**Current Mailing Address:**2476 N. ESSEX AVE.
HERNANDO, FL 34442**FEI Number:** 59-3507061**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**ABEL, ERIC D ESQ.
2476 N ESSEX AVE
HERNANDO, FL 34442 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:** ERIC D ABEL

01/30/2025

Electronic Signature of Registered Agent

Date

General Partner Detail :

Document # P97000104372

Name KELLER COURT, INC.

Address 2476 N. ESSEX AVENUE

City-State-Zip: HERNANDO FL 34442

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: STEPHEN A TAMPOSI**PRESIDENT OF GENERAL** 01/30/2025
PARTNER

Electronic Signature of Signing General Partner Detail

Date

2400
16450.00

Prepared by and return to:
Charles H. Carver, Esq.
Ward Rovell & Van Eepoel, P.A.
101 E. Kennedy Blvd., Suite 4100
P.O. Box 71
Tampa, Florida 33601-0071



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 09/16/2003 03:46:19 PM

FILE #: 2003119709 OR BK/PG 03521/1934

RECORDING FEES 24.00

DEED DOC TAX 16,450.00

(Space Above This Line For Recording Data)

SPECIAL WARRANTY DEED

THIS INDENTURE is made and executed this 8th day of September, 2003, between **OCALA PLAZA CORPORATION**, a Florida corporation (hereinafter referred to as the "Grantor"), and **JAJOLO LIMITED PARTNERSHIP**, a Florida limited partnership (hereinafter referred to as the "Grantee"), whose post office address is c/o The Villages at Citrus Hills, 2476 North Essex Avenue, Hernando, Florida 34442. (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid by Grantee to Grantor, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and does hereby grant, bargain and sell to Grantee, the following described lands located in Marion County, Florida (the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

TOGETHER WITH all easements, hereditaments and appurtenances and all improvements thereon, if any.

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

Grantor hereby covenants with Grantee that, subject to and except for (i) ad valorem taxes and other governmental assessments for the year 2003 and subsequent years thereto, which are not yet due and payable, (ii) laws, ordinances and governmental regulations (including, but not limited to, building, zoning and land use ordinances) affecting the occupancy, use or enjoyment of the Property, and (iii) the matters described on Exhibit "B" attached hereto and incorporated herein by reference, Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but against none other.

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

Signed, sealed and delivered
in our presence as witnesses:

OCALA PLAZA CORPORATION,
a Florida corporation

J. Walker
Print Name: L. Walker

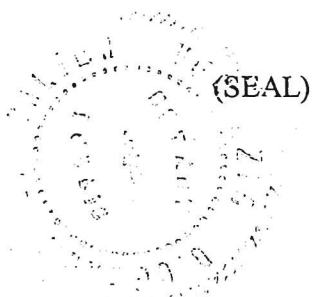
By: [Signature]
R. Laird Elliott, its President

K. Sheehan
Print Name: Karen Sheehan
As to Grantor

2 Waterfield Drive, Scarborough
Ontario, Canada M1P3W5

PROVINCE OF ONTARIO)
COUNTY OF _____)

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of September, 2003, by R. Laird Elliott, as the President of **OCALA PLAZA CORPORATION**, a Florida corporation, on behalf of the corporation. He ☐ is personally known to me, or ☒ produced Driver's license as identification.



(SEAL)

[Signature]
Notary Public, Province of Ontario
Valter Venancio Di Cesare
(Print or Type Notary Name)

Commission (Serial) Number: _____
My Commission Expires: _____

172428
12160.033943

FILE: 2003119709
OR BOOK/PAGE 03521/1935

EXHIBIT "A"

Legal Description

FILE: 2003119709
OR BOOK/PAGE 03521/1936

Parcel 1:

Lot 2, Block 1, and the Drainage Retention Area as shown on the Plat of 103RD. STREET SQUARE, as per plat thereof recorded in Plat Book 2, Pages 76 and 77, Public Records of Marion County, Florida.

LESS AND EXCEPT:

Begin at the Easternmost corner of Lot 1, Block 1, as shown on said plat of 103RD. STREET SQUARE; thence S.48 degrees 25 minutes 48 seconds E. 17.00 feet; thence S.41 degrees 34 minutes 12 seconds W. 59.00 feet; thence N.48 degrees 25 minutes 48 seconds W. 17.00 feet to a point intersecting the Southeasterly lot line of said Lot 1; thence N.41 degrees 34 minutes 12 seconds E. 59.00 feet to the POINT OF BEGINNING.

Parcel 2:

TOGETHER WITH an easement for ingress, egress and for a water well and piping thereto over the following described parcel:

A parcel of land in Tract "B" as shown on the plat of KINGSLAND COUNTRY ESTATES UNIT 1, as per plat thereof recorded in Plat Book L, Pages 3 through 6, inclusive, of the Public Records of Marion County, Florida, and being more particularly described as follows:

Commence at the Northernmost corner of said Tract "B", said point being at the intersection to the Southeasterly right of way line of State Road 200 (100 feet wide), and the Southwesterly right of way line of Kingsland Country Drive (S.W. 100th Street, right of way width varies); thence S.41 degrees 34 minutes 12 seconds W., along the Northwesterly line of said Tract "B" and the Southeasterly right of way line of said State Road 200 for 2550.64 feet, to a concrete monument; thence S.48 degrees 25 minutes 48 seconds E. 220.00 feet to the POINT OF BEGINNING; thence continue S.48 degrees 25 minutes 48 seconds E. 30.00 feet; thence S.41 degrees 34 minutes 12 seconds W. 250.00 feet, to a point on the Northerly right of way line of S.W. 103rd Street Road (Hialeah Boulevard - 100 feet wide); thence N.48 degrees 25 minutes 48 seconds W., along said Northerly right of way line, 30.00 feet; thence N.41 degrees 34 minutes 12 seconds E. 75.00 feet to a point; thence N.48 degrees 25 minutes 48 seconds W. 10.00 feet to a point; thence N.41 degrees 34 minutes 12 seconds E. 10.00 feet to a point; thence S.48 degrees 25 minutes 48 seconds E. 10.00 feet to a point; thence N.41 degrees 34 minutes 12 seconds E. 165.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT from the above parcels, any portion lying within State Road 200 right of way described as follows:

Parcel No. 163

That part of Lot 2, Block 1, 103RD STREET SQUARE, as per plat thereof recorded in Plat Book 2, Pages 76 and 77, Public Records of Marion County, Florida. (Said property being a portion of those lands described in Official Records Book 2063, Page 275, of the Public Records of Marion County, Florida; lying within 70.00 feet Southeasterly of, when measured perpendicular to, the following described baseline of survey of S.R. 200 as shown on State of Florida department of transportation right of way map Section 36100-2522:

Begin at a point on the South line of the NW 1/4 of Section 25, Township 16 South, Range 20 East, Marion County, Florida, said point being 771.07 feet N.89 degrees 40 minutes 15 seconds E. of the Southwest corner of said NW 1/4; thence N.42 degrees 02 minutes 16 seconds E. 3558.98 feet to a point on the North line of said Section 25, said point being 2143.30 feet S.89 degrees 15 minutes 25 seconds W. of the Northeast corner of said Section 25, for the end of this described line.

FILE: 2003119709
OR BOOK/PAGE 03521/1937

EXHIBIT "B"

FILE: 2003119709
OR BOOK/PAGE 03521/1938

Permitted Exceptions

1. Matters as shown on the Plat of 103rd Street Square, recorded in Plat Book 2, pages 76 and 77 of the Public Records of Marion County, Florida.
2. Rights of tenants in possession under leases not recorded in the Public Records.
3. Terms, conditions and provisions of the Memorandum of Lease recorded in Official Records Book 1768, Page 505 and Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 1885, page 1717 of the Public Records of Marion County, Florida.
4. Easements as shown in those certain Deeds recorded in Official Records Book 1783, Page 1385 and Official Records Book 1885, page 1673 of the Public Records of Marion County, Florida.
5. Covenant to the Board of County Commissioners of Marion County, Florida as recorded in Official Records Book 1817, Page 742 of the Public Records of Marion County, Florida.
6. Terms, conditions and provisions of the Ingress and Egress Easement Agreement recorded in Official Records Book 1885, Page 1676 of the Public Records of Marion County, Florida.
7. Terms, conditions and provisions of Utility and Drainage Easement Agreement as recorded in Official Records Book 1885, Page 1679 of the Public Records of Marion County, Florida.

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

35013-002-00

[GOOGLE Street View](#)

Prime Key: 2688815

[MAP IT+](#)

Current as of 7/30/2025

Property Information

JAJOLO LIMITED PARTNERSHIP
C/O THE VILLAGES AT CITRUS
HILLS
2476 N ESSEX AVE
HERNANDO FL 34442-5321

Taxes / Assessments:

Map ID: 114

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 16

Acres: 6.69

More Situs

Situs: 8600 SW HWY 200 OCALA

2024 Certified Property Value by Income

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$3,061,576	<u>Ex Codes:</u>
Total Assessed Value	\$3,061,576	
Exemptions	\$0	
Total Taxable	\$3,061,576	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,748,496	\$2,410,281	\$116,517	\$3,061,576	\$3,061,576	\$0	\$3,061,576
2023	\$2,331,328	\$2,506,320	\$116,517	\$3,014,998	\$3,014,998	\$0	\$3,014,998
2022	\$2,331,328	\$2,096,014	\$116,517	\$2,821,422	\$2,750,873	\$0	\$2,750,873

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4790/0341	12/2006	09 EASEMNT	0	U	I	\$100
3521/1934	09/2003	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$2,350,000
2528/0271	07/1998	65 TAKING	0	U	V	\$100
2063/0275	05/1994	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$3,050,000
1885/1673	09/1992	08 CORRECTIVE	0	U	V	\$100
1783/1385	09/1991	07 WARRANTY	8 ALLOCATED	U	V	\$528,000

Property Description

SEC 25 TWP 16 RGE 20
PLAT BOOK 002 PAGE 076
103RD STREET SQUARE
LOT 2 & DRAINAGE RETENTION AREA

LESS AND EXC BEG AT THE EASTERN MOST COR OF LOT 1 BLK 1
 TH S 48-25-48 E 17 FT TH S 41-34-12 W 59 FT TH N 48-25-48 W
 17 FT TO A POINT INTERSECTING THE SELY LOT LINE OF SAID LOT
 1 TH N 41-34-12 E 59 FT TO THE POB TOGETHER WITH AN
 EASEMENT FOR INGRESS AND EGRESS AND FOR A WATER WELL AND
 PIPINT THERETO OVER THE FOLLOWING DESCRIBED PARCEL: COM AT
 THE NORTHERNMOST COR OF SAID TRACT B SAID POINT BEING AT
 THE INTERSECTION TO THE SELY ROW LINE OF SR 200 (100 FT)
 AND THE SWLY ROW LINE OF KINGSLAND COUNTRY DRIVE (SW 100TH
 ST ROW WIDTH VARIES) TH S 41-34-12 W ALONG THE NWLY LINE OF
 SAID TRACT B AND THE SELY ROW LINE OF SAID SR 200 FOR
 2550.64
 TH S 48-25-48 E 220 FT TO THE POB TH CONT S 48-25-48 E 30
 FT
 TH S 41-34-12 W 250 FT TO A POINT ON THE NLY ROW OF
 SW 103RD ST RD (HIALEAH BLVD 100 FT WIDE) TH N 48-25-48 W
 ALONG SAID NLY ROW LINE 30 FT TH N 41-34-12 E 75 FT TH
 N 48-25-48 W 10 FT TH N 41-34-12 E 10 FT TH S 48-25-48 E
 10 FT TH N 41-34-12 E 165 FT TO THE POB &
 EXC SR 200 ROW LYING WITHIN THE FOLLOWING DESC BDYS: LYING
 WITHIN 70.00 FT SELY OF WHEN MEASURED PERPENDICULAR TO THE
 FOLLOWING DESC BASELINE OF SURVEY OF SR 200 AS SHOWN ON
 STATE OF FL DEPT OF TRANS ROW MAP: BEGIN AT A PT ON THE S
 LINE OF THE NW 1/4 OF SEC 25 PT BEING 771.07 FT N 89-40-15
 E
 OF THE SW COR OF NW 1/4 TH N 42-02-16 E 3558.98 FT TO A PT
 ON THE N LINE PT BEING 2143.30 FT S 89-15-25 W OF THE NE
 COR
 FOR THE END OF THIS DESC LINE

Parent Parcel: 3501-200-004

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1600	400.0	500.0	B2	291,416.00	SF							
Neighborhood 9933													
Mkt: 2 70													

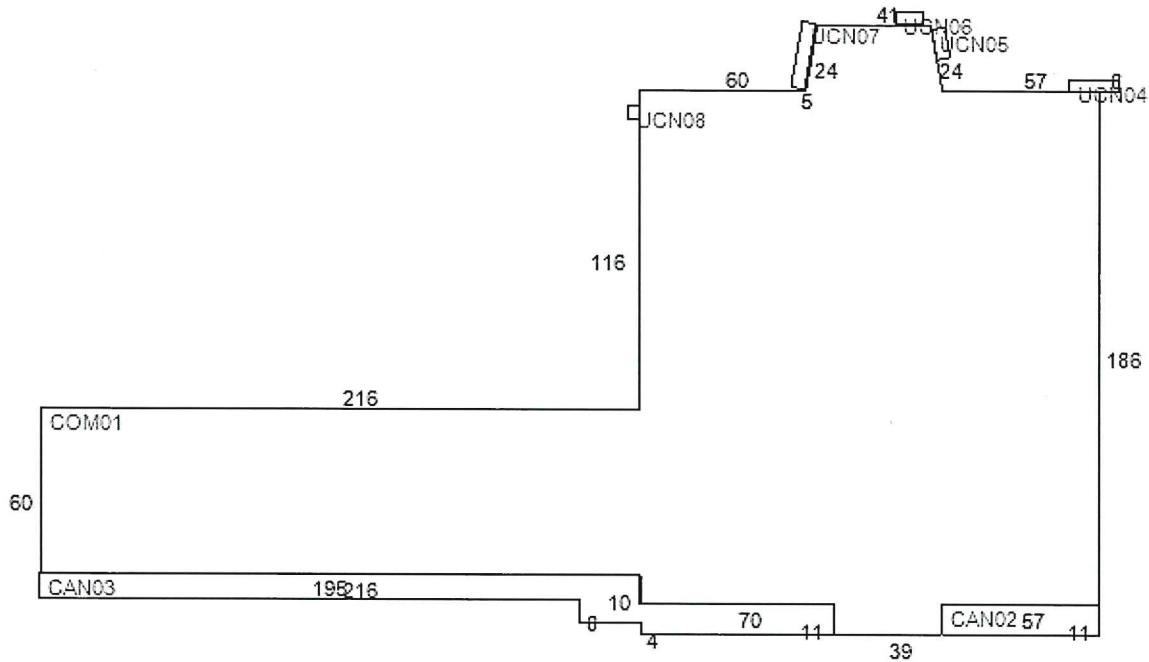
Traverse

Building 1 of 1

COM01=L57D11L39U11L70U10L216U60R216U116R60A10|24R41A170|24R57D186.
 CAN02=L57D11R57U11.L96
 CAN03=L70U10L217D9R195D8R22D4R70U11.R95U186
 UCN04=R8U4L18D4R10.L57U22L3
 UCN05=A170|11A80|5A350|11A260|5.U2L3
 UCN06=U4L10D4R10.L38,7
 UCN07=A190|24A280|5A10|24A100|5.L64D30
 UCN08=L4D5R4U5.

MZS09=504.

504

Building Characteristics

Structure 4 - MASONRY NO PILAST
 Effective Age 4 - 15-19 YRS
 Condition 0
 Quality Grade 600 - AVERAGE
 Inspected on 1/30/2023 by 117

Year Built 1992
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 1198

Exterior Wall 72 EXT INSULATN FIN SYSM BLK54 OCALA BLOCK24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	15.0	1.00	1992	0	45,364	M16 COMMUNITY SHOP CTR	100 %	Y Y
2	11.0	1.00	1992	0	627	CAN CANOPY-ATTACHD	100 %	N N
3	11.0	1.00	1992	0	2,899	CAN CANOPY-ATTACHD	100 %	N N
4	10.0	1.00	1992	0	72	UCN CANOPY UNFIN	100 %	N N
5	12.0	1.00	1992	0	55	UCN CANOPY UNFIN	100 %	N N
6	10.0	1.00	1992	0	40	UCN CANOPY UNFIN	100 %	N N
7	12.0	1.00	1992	0	120	UCN CANOPY UNFIN	100 %	N N
8	10.0	1.00	1992	0	20	UCN CANOPY UNFIN	100 %	N N
9	8.0	1.00	1992	0	504	MZS MEZZANINE STOR	100 %	Y Y

7/30/25, 11:58 AM

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 2 4 Fixture Baths: 2 2 Fixture Baths: 14
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 2 Extra Fixtures: 48

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
SWR SEWAGE PLANT	10,000.00	GL	10	1992	3	0.0	0.0
144 PAVING ASPHALT	136,788.00	SF	5	1992	3	0.0	0.0
159 PAV CONCRETE	4,302.00	SF	20	1992	3	0.0	0.0
259 WELL 04-12IN	1.00	UT	99	1992	2	0.0	0.0
184 RETAIN WALL	520.00	SF	50	1992	3	0.0	0.0
105 FENCE CHAIN LK	56.00	LF	20	1992	2	0.0	0.0
UDU UTILITY-UNFINS	180.00	SF	40	1992	3	10.0	18.0
114 FENCE BOARD	760.00	LF	10	2000	4	0.0	0.0

Appraiser Notes

103RD STREET SQUARE PLAZA
 AS OF 1/30/2023

-
 8602- BIG LOTS.....2-5FX 3X MZS=504/SF

-
 A & B-OCALA FLOORING.....3-2FX 7X

-
 C- SCOOPS ICE CREAM.....1-3FX 1-2FX 4X

-
 D-SHADES OF BEAUTY.....1-2FX 7X UNIT D& E TOGETHER

-
 E- TOMMY J'S BARBERSOP.....1-2FX 1X

-
 F- D&R COIN SHOP.....1-2FX

-
 G & H-LITTLE JOEYS ITALIAN REST.....1-3FX 2-2FX 7X

-
 J-WOK N ROLL IL.....2-2FX 10X

-
 J & K-QUEST DIAGNOSTICS.....3-2FX 7X

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2022083482	9/27/2022	11/8/2022	MODIFY EXISTING SIGN: REMOVE 14;X48; FACES & INSTALL 10;6;X
2019101802	10/22/2019	10/29/2019	COMMERCIAL RECONNECT
2019040458	4/5/2019	5/13/2019	NEW CERTIFICATE OF OCCUPANCY COMMERCIAL SPACE. WOK N ROLL RE
2016111035	11/1/2016	3/27/2017	INT RENO-QUEST LAB FRONT DESK
2013011075	1/10/2013	10/8/2013	SIGNAGE #A
2012110643	11/1/2012	2/4/2013	UNITS A&B INT BUILD OUT
M040572	4/5/2011	5/3/2011	RECONNECT #F
M011551	1/1/2004	2/1/2004	RECONNECT B
M010111	1/1/2004	1/1/2004	RECONNECT F
M010808	1/1/2004	3/1/2004	INT RENO J
041426	4/1/2000	7/1/2000	RENOVATIONS/ALTERATION
MA51158	6/1/1999	-	INT STE C
MA50829	5/1/1999	-	RECONNECT
-1503917437	10/15/1997	9/20/2022	

0919043	10/1/1997	6/1/1998	CA
MA85684	10/1/1994	-	CA
MA62555	4/1/1993	-	CA (SUITE J)
MB19280	8/1/1992	-	CANOPY (SUITE D)
MA52899	6/1/1992	-	CA (SUITE E)
MA52819	6/1/1992	6/1/1992	CA (SUITE B)
MA51255	4/1/1992	-	CA (SUITE C)
MA51200	4/1/1992	5/1/1992	CA (SUITE A)
MA51341	4/1/1992	-	RETAINING WALL
MA51094	4/1/1992	7/1/1992	CA (SUITE I)
MA49861	3/1/1992	-	CA-VOID (SUITE J)
MA49859	3/1/1992	6/1/1992	CA (SUITE D)
MA49860	3/1/1992	5/1/1992	CA (SUITE F)
MA49858	3/1/1992	6/1/1992	CA (SUITE G)
MA45767	9/1/1991	5/1/1992	SHOPPING CENTER