

### 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

Case No.:	
Case No	
AR No.:	
PA:	

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

SPECIAL USE PERMI	TAPPLICATION			
The undersigned hereby requests a Special Use Permit in a	accordance with Marion County Land Development			
Code, Articles 2 and 4, for the purpose of: A fenced outdoor di	splay 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 to act on their behalf. Please print all information, except for towners or applicants, please use additional pages.				
Jajolo Properties	Paul Rondeau			
Property Owner Name (please print)	Applicant or Agent Name (please print)			
4065 N Lecanto Highway, Suite 500	5401 Virginia Way			
Mailing Address	Mailing Address			
Beverly Hills, FL 34465	Brentwood, TN 37207			
City, State, Zip Code City, State, Zip Code				
352-746-3301	813-298-2620			
Phone Number (include area code)	Phone Number (include area code)			
jajoloproperties@gmail.com	prondeau@tractorsupply.com			
E-Mail Address (include complete address)	E-Mail Address (include, complete address)			
Stephan A Tamposi	Paul Rondeau			
Signatures*	Signatures			
*By signing this application, applicant hereby authorizes Growth Services to enter onto, deems necessary, for the purposes of assessing this application and inspecting for compl	hance with County ordinance and any applicable permits.			
Project No.: 2025 08 0057 Code Case No.:	Application No.:			
Rcvd by: Rcvd Date: 8 / 24 /2 FLUM: C	Rev: 10/20/21			

STAFF/OFFICE USE ONLY					
Project No.: 2025	08 0057 Code Case No.:	Application No.:			
Rcvd by: SM	Rcvd Date: 8 126 15 FLUM: COM	AR No.: 33305	Rev: 10/20/21		

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 Please note. The special Use remni win not occurre electric unit and a man describe the special of special 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.

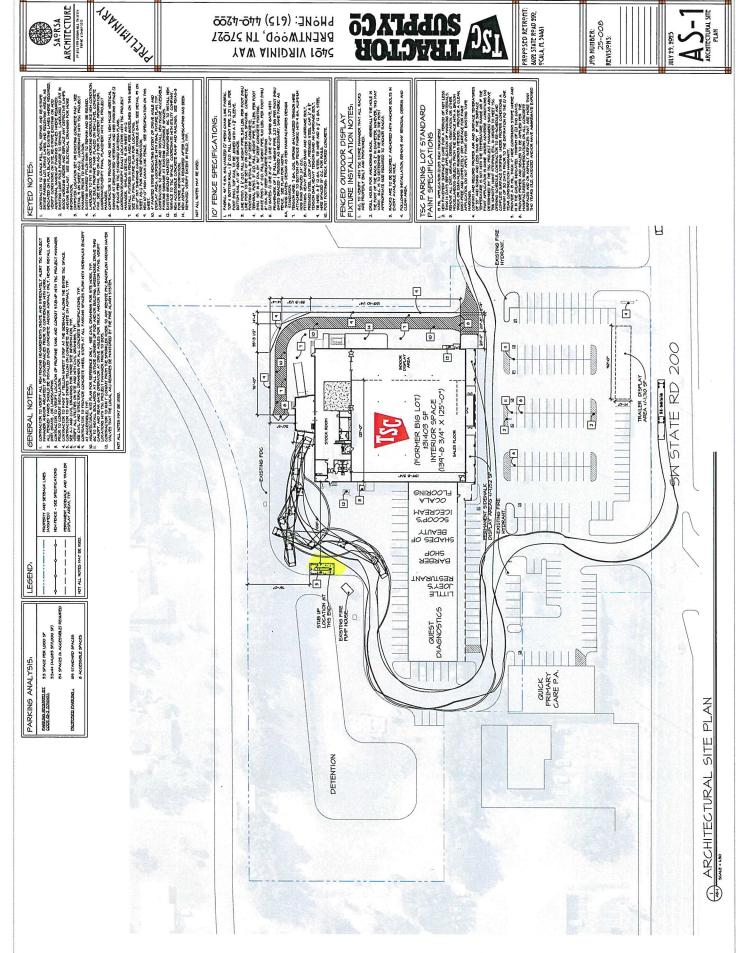
**Empowering Marion for Success** 



#### 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 will 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 swom, 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. pan-154372 (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 he facts alleged are true, to the best of our knowledge and belief.

4-28-98

. Date 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 Red day of

general partner of Jajolo Limited Partnership, a Florida limited partnership, who is personally known to me and who did not take an oath.

Notary Rublic

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.

Eric D. Abel

ACCIDANT	OF CAL	DITAL /	CONITRI	DITT	ONIC

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:

The amount of capital contributions to the Partnership made by the limited ~ 1. partner(s) is, in the aggregate, Two Hundred Fifty Thousand and no/100 Dollars (\$250,000.00);

At this time, it is not anticipated that additional capital contributions will be made 2. 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

Stephen A. Tamposi, President

of Keller Court, Inc., a Florida corporation,

as general partner of Jajolo

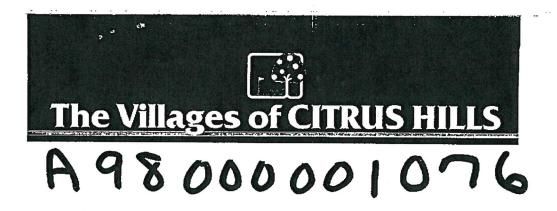
Limited Partnership

STATE OF FLORIDA COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this APPLA 19 9 by Stephen A. Tamposi, as President \_\_\_\_, 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.

**★My Commission CC692067** Expires December 6, 2001



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,

Ch

FILED 98 APR 30 AM 9 SECKETARY OF ST

Eric D. Abel, General Couns

Eric Dable /2

EDA:lb Enclosure



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** 

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

Florida Department of State, Division of Cornorations

## 2025 FLORIDA LIMITED PARTNERSHIP ANNUÁL

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

**FILED** Jan 30, 2025

Secretary of State

1150217274CC

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

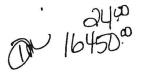
I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a general partner of the limited partnership or the receiver or trustee empowered to execute this 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



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 Aday 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.

first written above.	ghed and sealed these presents the day and year
Signed, sealed and delivered in our presence as witnesses:	OCALA PLAZA CORPORATION, a Florida corporation
Print Name: Lackor  Print Name: Lacen Sheehan As to Grantor	By: R. Laird Elliott, its President  2 Waterfield Drive, Scarborough Ontario, Canada M1P3W5
PROVINCE OF ONTARIO  COUNTY OF  THE FOREGOING INSTRUMENT was September, 2003, by R. Laird Elliott, as the President Corporation, on behalf of the corporation produced Divers Lieux as identification.  (SEAL)	dent of OCALA PLAZA CORPORATION, a
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.
- 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

More Situs

Acres: 6.69

M.S.T.U.

PC: 16

Situs: 8600 SW HWY 200 OCALA

2024 Certified Property Value by Income

Land Just Value N/A **Buildings** N/A Miscellaneous Total Just Value \$3,061,576 Total Assessed Value \$3,061,576

Exemptions

Total Taxable

N/A Ex Codes:

History of Assessed Values

\$3,061,576

Year	<b>Land Just</b>	Building	Misc Value	Mkt/Just	Assessed Val	<b>Exemptions</b>	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
<u>4790/0341</u>	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
<u>1783/1385</u>	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 OFSAID SR 200 FOR 2550.64

TH S 48-25-48 E 220 FT TO THE POB TH CONT S 48-25-48 E 30  $_{
m FT}$ 

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

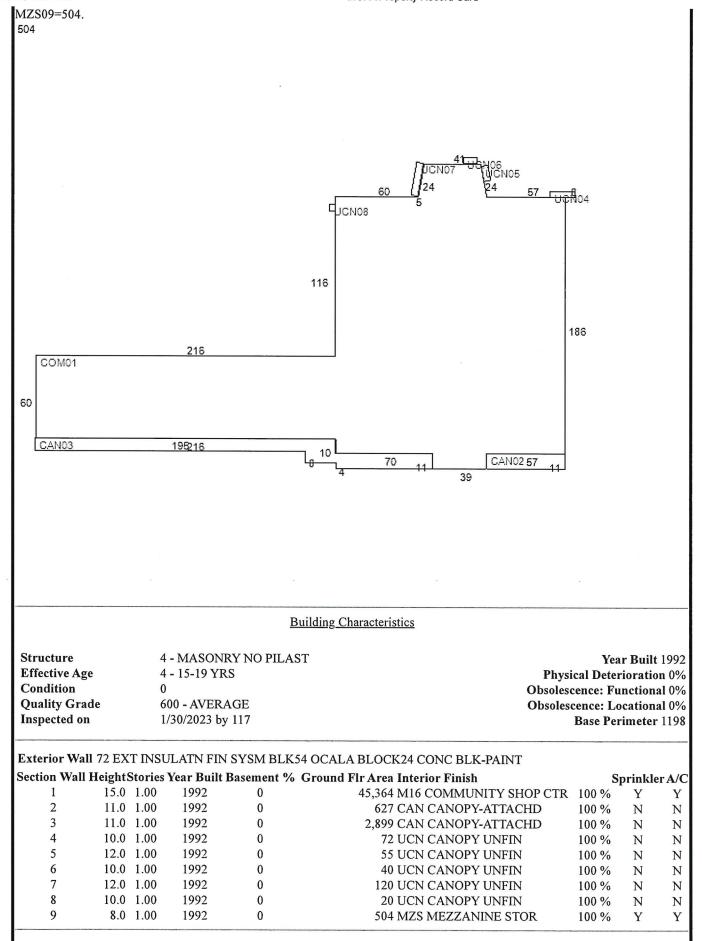
UCN05=A170|11A80|5A350|11A260|5.U2L3

UCN06=U4L10D4R10.L38,7

UCN07=A190|24A280|5A10|24A100|5.L64D30

UCN08=L4D5R4U5.





# Attachment A MCPA Property Record Card

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	<u>Improvements</u>

Туре	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 II......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

9/20/2022

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### Attachment A MCPA Property Record Card

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