

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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2024 Property Record Card

Real Estate

49167-004-00 ✓

[GOOGLE Street View](#)

Prime Key: 2658924

[Beta MAP IT+](#)

Current as of 5/21/2024

[Property Information](#)[Less Names](#)

GANTNER FAMILY TRUST

GANTNER ROGER TR ✓

GANTNER NOELENE TR ✓

PO BOX 128

EAST LAKEWEIR FL 32133-0128

[Taxes / Assessments:](#)

Map ID: 313

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 01

✓ Acres: 3.13

✓ Situs: Situs: 13584 S HWY 25 EAST
LAKE WEIR[2023 Certified Value](#)

Land Just Value	\$314,406		
Buildings	\$352,083		
Miscellaneous	\$5,303		
Total Just Value	\$671,792		
Total Assessed Value	\$643,720	Impact	
Exemptions	(\$50,000)	Ex Codes: 01 38	(\$28,072)
Total Taxable	\$593,720		
School Taxable	\$618,720		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$314,406	\$352,083	\$5,303	\$671,792	\$643,720	\$50,000	\$593,720
2022	\$308,794	\$317,959	\$5,394	\$632,147	\$624,971	\$50,000	\$574,971
2021	\$252,674	\$226,190	\$4,999	\$483,863	\$468,950	\$0	\$468,950

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7534/0539	08/2021	07 WARRANTY	9 UNVERIFIED	Q	I	\$610,000
2527/0742	07/1998	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$245,000
2346/0642	03/1997	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$77,000
2346/0640	02/1997	08 CORRECTIVE	0	U	V	\$100
1736/0359	04/1991	07 WARRANTY	0	U	V	\$100

[Property Description](#)SEC 09 TWP 17 RGE 24 ✓
PLAT BOOK UNR

LAKE WEIR LANDING

LOT 4 BEING MORE FULLY DESC AS FOLLOWS:
COM AT THE SE COR TH S 89-50-00 W ALONG THE S BDY LINE
1359.50 FT TH N 00-13-35 W 984.20 FT SAID POINT BEING
ON THE WLY ROW LINE OF CR C-25 TH N 00-14-25 W ALONG
SAID ROW LINE 1194.35 FT TO THE POB TH CONT ALONG SAID
ROW LINE N 00-14-25 W 121.03 FT TH DEPARTING FROM SAID
ROW LINE S 89-25-56 W 1124.88 FT TO THE ORDINARY HIGH
WATER LINE OF LAKE WEIR TH MEANDERING SAID ORDINARY HIGH
WATER LINE S 00-38-37 E 14.31 FT TH S 07-23-48 E 100.19 FT
TH S 01-36-56 W 7.25 FT TH DEPARTING FROM SAID ORDINARY
HIGH WATER LINE N 89-25-56 E 1112.53 FT TO THE POB

Parent Parcel: 49167-000-00

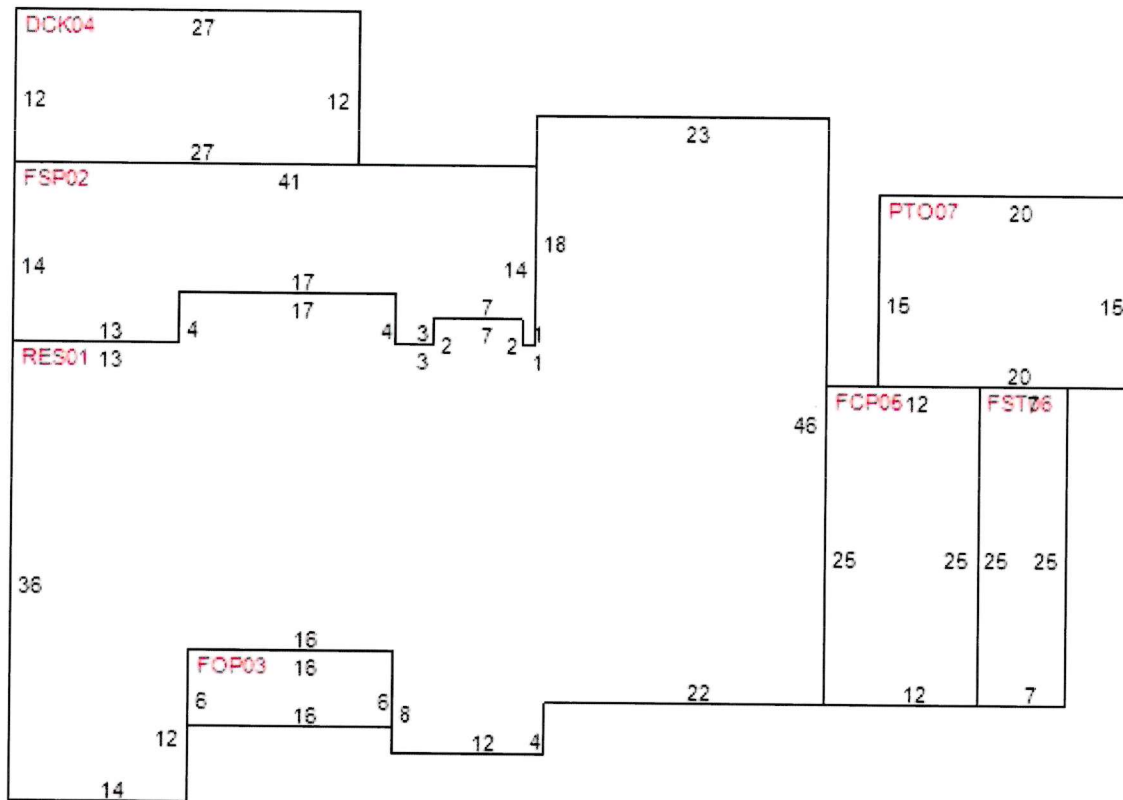
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0130		122.0	157.0	R3	122.00	FF							
9610		.0	.0	R1	2.69	AC							
9480		.0	.0	R1	1.00	UT							
Neighborhood 8090 - LAKE WEIR - NOT S & SW													
Mkt: 10 70													

[Traverse](#)

Building 1 of 1

RES01=D36R14U12R16D8R12U4R22U46L23D18L1U
2L7D2L3U4L17D4L13.
FSP02=U14R41D14L1U2L7D2L3U4L17D4L13.D36R
14U6
FOP03=U6R16D6L16.R16D2R12U4U42L15
DCK04=U12L27D12R27.R34D17R15
FCP05=L12D25R12U25.
FST06=R7D25L7U25.L8
PTO07=R20U15L20D15.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 4
Quality Grade 700 - GOOD
Inspected on 9/8/2014 by 187

Year Built 1998
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 264

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1998	N	0 %	0 %	2,384	2,384
FSP	0201	- NO EXTERIOR	1.00	1998	N	0 %	0 %	492	492
FOP	0301	- NO EXTERIOR	1.00	1998	N	0 %	0 %	96	96
DCK	0401	- NO EXTERIOR	1.00	1998	N	0 %	0 %	324	324
FCP	0501	- NO EXTERIOR	1.00	2008	N	0 %	0 %	300	300
FST	0632	- CONC BLK-STUCO	1.00	2008	N	0 %	0 %	175	175
PTO	0701	- NO EXTERIOR	1.00	2008	N	0 %	0 %	300	300

Section: 1

Roof Style: 10 GABLE

Roof Cover: 08 FBRGLASS SHNGL

Heat Meth 1: 20 HEAT PUMP

Floor Finish: 24 CARPET

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Bedrooms: 3

4 Fixture Baths: 1

3 Fixture Baths: 1

Blt-In Kitchen: Y

Dishwasher: Y

Garbage Disposal: N

Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Heat Fuel 2: 00
Fireplaces: 0

2 Fixture Baths: 0
Extra Fixtures: 4

Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	578.00	SF	20	1998	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0
030 DOCK WOOD	772.00	SF	10	1998	2	0.0	0.0
159 PAV CONCRETE	532.00	SF	20	2008	3	0.0	0.0
BTH BOAT HOUSE	288.00	SF	40	2006	2	12.0	24.0

Appraiser Notes

VRBO RENTAL LISTING#321767

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2021082001	8/18/2021	9/15/2021	REMOVING SHINGLES AND REPLACING WITH METAL ON AN SFR. FL#72
M120736	12/1/2007	10/1/2008	ADD STORAGE ,ENC GARAGE
MC13018	3/1/1997	2/1/1998	SFR