

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

0577-030-000

[GOOGLE Street View](#)

Prime Key: 91073

[Beta MAP IT+](#)

Current as of 7/22/2024

[Property Information](#)

SANCTUARY TO THE MAXX INC
LOPRIORE DORI
13250 NW 160TH AVE
MORRISTON FL 32668-7010

[Taxes / Assessments:](#)

Map ID: 35

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 02

Acres: 5.03

[More Situs](#)

Situs: Situs: 13250 NW 160TH AVE
MORRISTON

[2023 Certified Value](#)

Land Just Value	\$74,439		
Buildings	\$126,865		
Miscellaneous	\$13,779		
Total Just Value	\$215,083		
Total Assessed Value	\$213,186	Impact	
Exemptions	(\$50,000)	Ex Codes:	(\$1,897)
Total Taxable	\$163,186		
School Taxable	\$188,186		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$74,439	\$126,865	\$13,779	\$215,083	\$213,186	\$50,000	\$163,186
2022	\$72,751	\$116,868	\$3,472	\$193,091	\$193,091	\$50,000	\$143,091
2021	\$57,234	\$89,803	\$3,472	\$150,509	\$150,509	\$0	\$150,509

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8219/0154	12/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$450,000
7609/1693	10/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$305,000
7394/0275	02/2021	57 TRANSFER FROM BANK	2 V-SALES VERIFICATION	U	I	\$95,000
7290/0325	10/2020	31 CERT TL	2 V-SALES VERIFICATION	U	I	\$76,100
DETH/REGS	02/2020	71 DTH CER	0	U	I	\$100
2483/0497	04/1998	05 QUIT CLAIM	0	U	I	\$100
2350/0016	03/1997	31 CERT TL	0	U	I	\$100
EX92/0847	03/1993	EI E I	0	U	I	\$6,071
UNRE/INST	01/1992	71 DTH CER	0	U	I	\$100

Property Description

SEC 22 TWP 13 RGE 19

PLAT BOOK UNR

JUHANCO

LOT 30 BEING MORE PARTICULARLY DESC AS:

COM AT THE NW COR E 1/2 OF NW 1/4 OF NE 1/4 OF SEC 22 TH S 00-19-43 W

3307.88 FT TH S 89-34-50 E 769.28 FT TO THE POB TH CONT S 89-34-50 E 265

FT TH S 00-19-43 W 692.55 FT TH S 89-34-50 E 914.52 FT TH S 00-09-46 W 30

FT TH N 89-34-05 W 1179.61 FT TH N 00-19-43 E 722.55 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		265.0	827.0	A1	2.00	AC							
9902		.0	.0	A1	2.40	AC							
9430		30.0	913.0	A1	.63	AC							

Neighborhood 0577 - JUHANCO SUBDIVISION

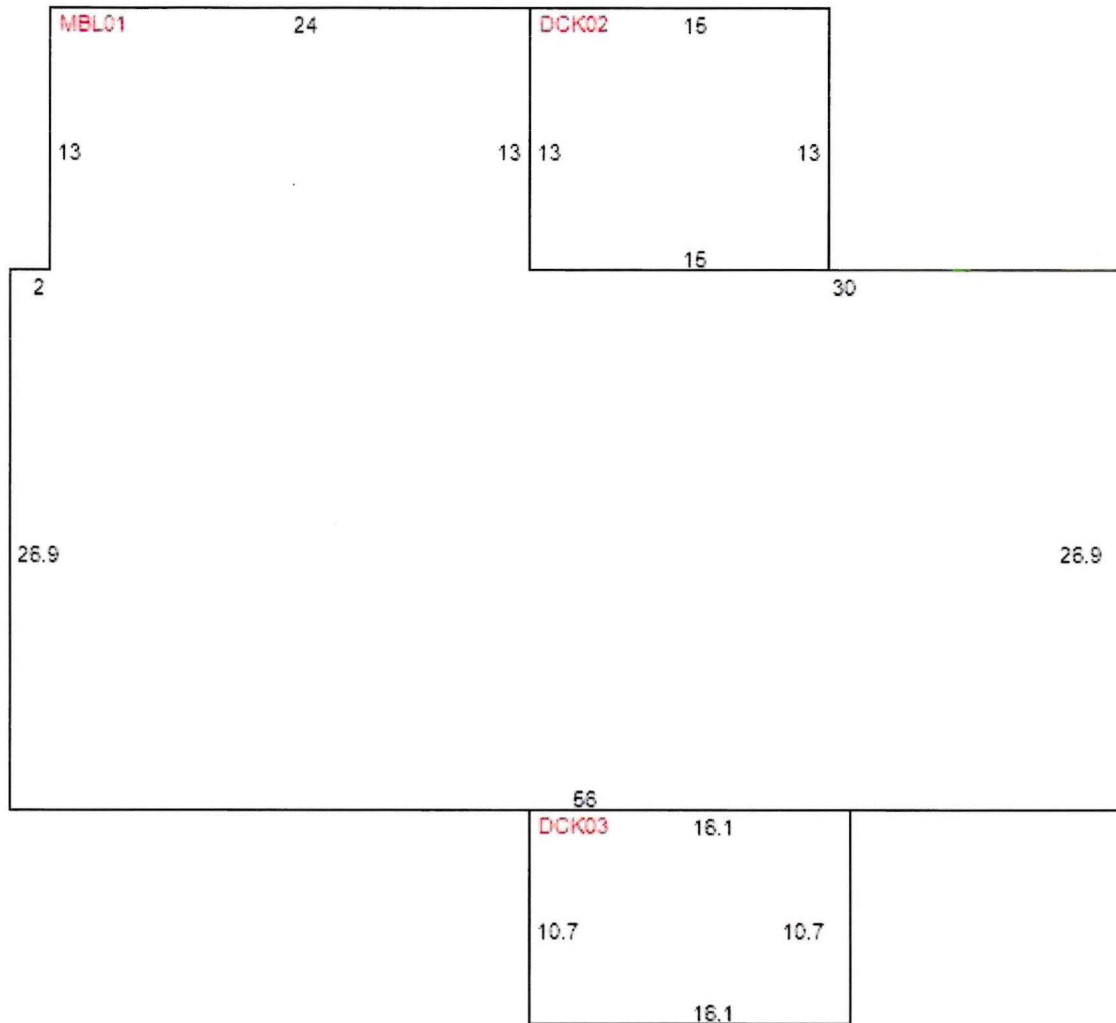
Mkt: 4 70

Traverse**Building 1 of 1**

MBL01=R56U26,9L30U13L24D13L2D26,9.U26,9R26

DCK02=U13R15D13L15.D26,9

DCK03=R16,1D10,7L16,1U10,7.

Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 6 - 25-29 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 1/10/2023 by 228

Year Built 1998
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 192

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	1998	N	0 %	0 %	1,818	1,818
DCK 0201	- NO EXTERIOR	1.00	2006	N	0 %	0 %	195	195
DCK 0301	- NO EXTERIOR	1.00	2022	N	0 %	0 %	172	172

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 1

Bedrooms: 3
4 Fixture Baths: 1
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1977	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1998	3	0.0	0.0
112 FENCE WIRE/BD	424.00	LF	10	2022	3	0.0	0.0
159 PAV CONCRETE	70.00	SF	20	2022	3	0.0	0.0
UDG GARAGE-UNFINSH	377.00	SF	40	2022	2	13.0	29.0
UDC CARPORT-UNFIN	696.00	SF	40	2022	2	24.0	29.0
114 FENCE BOARD	32.00	LF	10	2022	2	0.0	0.0

Appraiser Notes

EST INT. & EST BACK

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2022091511	10/27/2022	12/27/2022	ADD 28 X 36 X 10 OPEN CANOPY WITH 12 X 28 ENCLOSED- POLE ST
2021041027	4/9/2021	11/10/2021	CHANGE OUT - 5 TON 14 SEER GRANDAIRE PACKAGE UNIT
2021030806	3/8/2021	4/30/2021	SHINGLE REROOF WITH T/O 22 SQUARES FL 10674.1
0515019	5/1/1998	7/1/1998	NEW TRIPLE WIDE MH

Prepared by and return to:

Amber Richburg
Security Title Services Inc., d/b/a Gilchrist Title Services
302 North Main Street
Trenton, FL 32693
File No 2023-13389

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 12/26/2023 04:21:23 PM
FILE #: 2023164015 OR BK 8219 PGS 154-155
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$3150.00 MDS: \$0 INT: \$0

Parcel Identification No 0577-030-000

[Space Above This Line For Recording Data]

GENERAL WARRANTY DEED

This indenture made the 19 day of Dec. 2023 between Jeffrey Hearn and Claire Hearn, a married couple, whose post office address is 13250 Northwest 160th Avenue., Morriston, FL 32668, hereinafter called the Grantors, to Sanctuary to the Maxx, Inc., a Florida Corporation, and Dori LoPriore, whose post office address is 13250 Northwest 160th Avenue Morriston, FL 32668, hereinafter called the Grantees:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that said Grantors, for and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 (U.S.\$450,000.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, aliens, remises, releases, conveys confirms and sold to the said Grantees, the following described land, situate, lying and being in Marion, Florida, to-wit:

SEE ATTACHED "EXHIBIT A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Amber Richburg
Printed Name
Address: 302 N. Main Street, Trenton FL 32693

[Signature]
Jeffrey Hearn
[Signature]
Claire Hearn

[Signature]
Witness Signature
Heather Cochran
Printed Name
Address: 302 N. Main Street, Trenton FL 32693

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19 day of Dec. 2023, by Jeffrey Hearn and Claire Hearn.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒
Type of Identification
Produced: fla



EXHIBIT A

Commence at the Northwest corner of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 13 South, Range 19 East, thence South 00 degrees 19 minutes 43 seconds West, along the West boundary of the East 1/2 of the Northwest 1/4 of the Northeast 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 22, 3307.88 feet, thence South 89 degrees 34 minutes 50 seconds East 769.28 feet to the Point of Beginning, thence continue South 89 degrees 34 minutes 50 seconds East 265.00 feet, thence South 00 degrees 19 minutes 43 seconds West 692.55 feet, thence South 89 degrees 34 minutes 50 seconds East 914.52 feet to the West right of way line of Country Road Number 15-West, thence South 00 degrees 09 minutes 46 seconds West, along said West right of way line, 30.00 feet, thence North 89 degrees 34 minutes 05 seconds West 1179.61 feet, thence North 00 degrees 19 minutes 43 seconds East 722.55 feet to the Point of Beginning.

Also Known As: Juhan Co, Lot 30.

Together with a 1998 Triple Wide Concord/Skyline Mobile Home, Vehicle Identification Numbers: 9D630620KA, 9D6306320KB and 9D630620KC; Title Numbers 75742275, 75742276 and 75742306, Reference Point Numbers R0752947, R0752948 and R0752949 whose titles have been cancelled pursuant to FL Statute 319.261

All lying and being in Marion County, Florida.