



**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

www.marioncountyfl.org

OFFICE USE ONLY:	
Project Number:	2009070012
App Request No.:	31599
Case Number:	
Received Date:	5/29/24
Received By:	[Signature]
Submission Complete Date:	5/29/24

PARCEL ACCOUNT NUMBERS: 14605-002-00, 14606-002-00, 1469-000-07, 14699-001-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:

Amend existing PUD (160711Z) to include the product of townhomes, villas, duplexes, condominiums and SFRs and revise development standards

Legal description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 661.85 +/- **Maximum Proposed Residential Units:** 236

Maximum Non-Residential (Commercial or Industrial) Acreage: NA

Directions to property (from MC Growth Services): _____
Take SR 40 west to US 441, turn R to CR/SR 326, turn R to subject property on L.

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Adena GC Holdings, LLC
Property owner name (please print)
15 First Commerce DR Unit 1
MAILING ADDRESS
Aurora Ontario, Canada L4G 0G2
City, state, zip code
NA- Defer to APPLICANT
Phone number (include area code)
NA- Defer to APPLICANT
e-Mail Address (include complete address)

[Signature]
Signature

Tillman & Associates Engineering, LLC
Applicant/agent name (please print)
1720 SE 16th Avenue, Bldg 100
MAILING ADDRESS
Ocala, FL 34471
City, state, zip code
352-387-4540
Phone number (include area code)
PERMITS@TILLMANENG.COM
e-Mail Address (include complete address)

[Signature] for Tillman & Assoc.
Signature

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. 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 owner and/or applicant/agent must be correct and legible in order to be processed.

Tillman & Associates
ENGINEERING, LLC.

May 29, 2024

Attention:
Mr. Chuck Varadin, Growth Services Director
2710 E Silver Springs Blvd
Ocala, FL 34470

RE: Amendment to previously approved PUD (160711Z)

Dear Mr. Varadin,

Please accept this application to amend the previously approved PUD. The primary change is to allow additional product types. Previously approved PUD allowed for Single Family Homes detached and Condos. Our client seeks to add townhomes, duplexes, and villas. The maximum density allowed per the previous PUD approval (236 units) will not be exceeded. Also, please note that the development standards have been modified to include the new product type. The following items are included in this submittal for your review.

1. Signed application
2. Deed
3. Sunbiz for Adena GC Holdings LLC
4. Traffic Statement
5. Architectural Renderings
6. MCPA Property Cards
7. Previously Approved Traffic Study
8. Concept Plan

Should you have any questions or concerns that need to be addressed, please do not hesitate to contact our office.

Sincerely,

Handwritten signature of David Tillman in black ink.

David Tillman, P.E.
Project Manager

Prepared by, Record and Return to:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 15 day of November, 2022, by **OCALA MEADOWS FARMS LTD.**, a Florida limited partnership (the "Grantor"), whose mailing address is c/o 200 E. Palmetto Park Road, Suite 103, Boca Raton, Florida 33432, and **ADENA GC HOLDINGS, LLC**, a Delaware limited liability company (the "Grantee"), whose mailing address is 15 First Commerce Drive, Unit 1, Aurora, Ontario L4G 0G2 (wherever used herein, the terms "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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain real property thereon located in Marion County, State of Florida, the legal description of which is contained in Exhibit "A" attached hereto and made a part hereof (the "Property").

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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but against none other, subject to covenants, easements and restrictions of record (the "Permitted Encumbrances"); provided, however, this reference shall not serve to reimpose the same.

[SIGNATURE PAGE – WARRANTY DEED (#6.3)]


IN WITNESS WHEREOF, the Grantor has caused the deed to be executed and delivered the day and year first above written.


Signed, sealed and delivered in the presence of these witnesses:

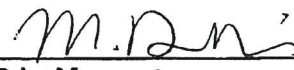
GRANTOR:

OCALA MEADOWS FARMS LTD., a Florida limited partnership

By: Ocala Meadows Land GP LLC, a Florida limited liability company
Its: General Partner


Print Name: Jackie Long

By: 
Mike Rogers, Manager


Print Name: Michelle Derkin

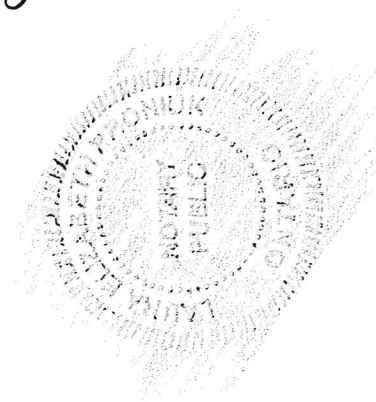
TOWN OF AURORA
PROVINCE OF ONTARIO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of November, 2022, by MIKE ROGERS, as a Manager of Ocala Meadows Land GP LLC, a Florida limited liability company, the General Partner of **OCALA MEADOWS FARMS LTD.**, a Florida limited partnership, on behalf of the company and partnership. He/She personally appeared before me, is personally known to me, or produced _____ as identification.

Laura Elizabeth Proniuk, Notary Public
Regional Municipality of York, limited to
the attestation of instruments and the taking
of affidavits, for Stronach Consulting Corp.
d/b/a The Stronach Group, and its subsidiaries,
associated companies and affiliates.
Expires August 31, 2024.

Notary: Laura Proniuk
Print Name: Laura Proniuk
Notary Public, Province of Ontario
My Commission Expires: August 31, 2024

[NOTARIAL SEAL]



Adena Golf Course

Exhibit "A"

Legal Description

Parcel 1:

THE WEST THREE-QUARTERS (W 3/4) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) AND THE EAST THREE-QUARTERS (E 3/4) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 693,

AND LESS AND EXCEPT STATE ROAD 25 (AKA U.S. HWY NO. 441) RIGHT OF WAY ON THE WEST.

Parcel 2:

WEST 3/4 OF NORTHEAST 1/4 OF SOUTHEAST 1/4, OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN BOOK OFFICIAL RECORDS 304, PAGE 692.

Parcel 3:

COMMENCING 15 CHAINS AND 26 FEET EAST OF THE NORTHWEST CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE RUNNING EAST TO A POINT THAT IS 2 1/2 CHAINS EAST OF THE EAST LINE OF SAID NE 1/4 OF SE 1/4, THENCE RUNNING SOUTH 20 CHAINS, THENCE WEST TO A POINT SOUTH OF THE POINT OF BEGINNING, THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 691.

Parcel 4:

NW 1/4 OF SW 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 2 1/2 CHAINS AND EXCEPT THE EAST 814.4 FEET,

AND LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 691.

Adena Golf Course

Parcel 5:

THE EAST 814.40 FEET OF THE NW 1/4 OF SW 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 690.

Parcel 6:

THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT STATE ROAD 25 (AKA U.S HWY NO. 441) ROAD RIGHT OF WAY ON THE WEST.

Parcel 7:

THE SW 1/4 OF SW 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 1/4 OF THE SW 1/4 OF THE SW 1/4 AND EXCEPT STATE ROAD 25 (AKA U.S HWY NO. 441) ROAD RIGHT OF WAY ON THE WEST.

Parcel 8:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN 8 INCH OCTAGONAL CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89°53'00"E., ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 18, 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°53'00"E. ALONG SAID NORTH BOUNDARY, 1043.44 FEET TO THE MID-POINT OF SAID NORTH BOUNDARY OF THE NW 1/4; THENCE SOUTH 00°01'56"W., ALONG THE NORTH-SOUTH BISECTOR OF SAID NORTHWEST 1/4, 888.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°53'00"W. PARALLEL WITH SAID NORTH BOUNDARY OF THE NORTHWEST 1/4, 1043.80 FEET TO A CONCRETE MONUMENT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 441; THENCE NORTH 00°03'19"E., ALONG SAID EAST RIGHT OF WAY LINE, 887.75 FEET; THENCE NORTH 00°00'21"E., ALONG SAID RIGHT OF WAY LINE, 0.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

PARCEL NO. 213.1

BORROW PIT NO. 3 AND HAUL ROAD

THAT PART OF: THE NORTH 26 2/3 ACRES OF NW 1/4 OF NW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22

Adena Golf Course

EAST. DESCRIBED AS FOLLOWS:

COMMENCE ON THE WEST LINE OF SAID SECTION 18, AT A POINT 50 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE RUN SOUTH 89°51'27" EAST 100 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°51'27" EAST 700 FEET, THENCE RUN SOUTH 00°19'03" WEST 500 FEET, THENCE RUN NORTH 89°51'27" WEST 500 FEET, THENCE NORTH 00°19'03" EAST 450 FEET, THENCE NORTH 89°51'27" WEST 200 FEET, THENCE RUN NORTH 00°19'03" EAST 50 FEET TO POINT OF BEGINNING.

Parcel 9:

NW 1/4 OF SW 1/4 OF SW 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 10:

NORTH 1/2 OF NW 1/4 LYING WEST OF WEST ANTHONY ROAD RIGHT OF WAY IN SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 130 FEET THEREOF.

Parcel 11:

EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) AND THE EAST THREE-QUARTERS (E 3/4) OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4), IN SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST. MARION COUNTY, FLORIDA.

Parcel 12:

SOUTH 1/2 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 13:

SW 1/4 OF THE NW 1/4, OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT COUNTY ROAD NO. 451 AKA WEST ANTHONY ROAD RIGHT-OF-WAY, CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 657 AND CORRECTED BY CORRECTION DEED RECORDED IN OFFICIAL RECORDS BOOK 313, PAGE 120.

Parcel 14:

THE NORTH 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, LYING IN MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 455.00 FEET OF THE WEST 1057.00 FEET THEREOF, AND EXCEPT THE WEST 100.00 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 2202, PAGE 353.

Parcel 15:

Adena Golf Course

THE NORTH 1/2 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 16:

NW 1/4 OF THE SW 1/4, OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT COUNTY ROAD NO. 451 AKA WEST ANTHONY ROAD RIGHT-OF-WAY, CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 657 AND CORRECTED BY CORRECTION DEED RECORDED IN OFFICIAL RECORDS BOOK 313, PAGE 120.

Parcel 17:

THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE SW 1/4, THENCE NORTH 240.2 FEET,

THENCE EAST 454.6 FEET, THENCE SOUTH 240.2 FEET, THENCE WEST 454.6 FEET TO THE POINT OF BEGINNING,

AND LESS AND EXCEPT 208.71 FEET NORTH AND SOUTH BY 417.42 FEET EAST AND WEST IN THE NORTHWEST CORNER,

AND FURTHER LESS AND EXCEPT STATE ROAD 25 (AKA U.S HWY NO. 441) ROAD RIGHT OF WAY ON THE WEST.

ALSO, LESS AND EXCEPT PROPERTY CONVEYED FROM OCALA MEADOWS FARMS LTD, A FLORIDA LIMITED PARTNERSHIP TO 7-B'S, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS SET FORTH IN THAT QUIT CLAIM DEED DATED JULY 15, 2020, FILED OCTOBER 23, 2020, AND RECORDED IN OFFICIAL RECORDS BOOK 7299, PAGE 321 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Parcel 18:

SOUTH 1/2 OF SE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THE EAST 66 FEET THEREOF.

Parcel 19:

THE EAST 3/4 OF NORTH 1/2 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 50 FEET CONVEYED TO MARION COUNTY BY VIRTUE OF QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 408, PAGE 621, AND LESS AND EXCEPT THAT PORTION TAKEN IN OFFICIAL RECORDS BOOK 2159, PAGE 1525.

AND LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1963.

Parcel 20:

Adena Golf Course

THE WEST 1/2 OF NW 1/4 OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 30 FEET CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 652, PAGE 312, AND EXCEPT THE SOUTH 50 FEET CONVEYED TO MARION COUNTY BY VIRTUE OF QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 518, PAGE 724.

AND LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1963.

Parcel 21:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LYING WEST OF THE WEST ANTHONY ROAD AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, THENCE SOUTH 0°04'43" WEST ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 403.19 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A FLORIDA POWER CORPORATION TRANSMISSION LINE AND BEING 75.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING OF THE LINE DESCRIBED HEREIN; THENCE SOUTH 89°55'17" EAST, 477.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE WEST ANTHONY ROAD, AND BEING 33.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID ROAD, SAID POINT BEING THE POINT OF TERMINUS OF SAID LINE.

Parcel 22:

THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, EXCEPT COUNTY ROAD NO. 451 AKA WEST ANTHONY ROAD RIGHT-OF-WAY, CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 657 AND CORRECTED BY CORRECTION DEED RECORDED IN OFFICIAL RECORDS BOOK 313, PAGE 120.

TOGETHER WITH

THE EAST 66 FEET OF THE SE 1/4 OF SE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 23:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 240.2 FEET; THENCE EAST 454.6 FEET; THENCE SOUTH 240.2 FEET; THENCE WEST 454.6 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 210 FEET OF THE WEST 420 FEET THEREOF AND EXCEPT ROAD RIGHT OF WAY FOR STATE ROAD 25.

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

14605-002-00

Prime Key: 274534

[Beta MAP IT+](#)

Current as of 5/29/2024

[Property Information](#)

ADENA GC HOLDINGS LLC
 15 FIRST COMMERCE DR UNIT 1
 AURORA ONTARIO CANADA L4G
 0G2

[Taxes / Assessments:](#)

Map ID: 176

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 62

Acres: 40.00

[2023 Certified Value](#)

Land Just Value	\$444,000		
Buildings	\$0		
Miscellaneous	\$3,037	Impact	
Total Just Value	\$447,037	Land Class Value	(\$436,720)
Total Assessed Value	\$10,317	Total Class Value	\$7,280
Exemptions	\$0	Ex Codes: 08	\$10,317
Total Taxable	\$10,317		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$444,000	\$0	\$3,037	\$447,037	\$10,317	\$0	\$10,317
2022	\$370,000	\$0	\$3,037	\$373,037	\$9,437	\$0	\$9,437
2021	\$296,000	\$0	\$3,037	\$299,037	\$9,237	\$0	\$9,237

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7922/0182	11/2022	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$20,716,100
5012/0205	04/2008	07 WARRANTY	8 ALLOCATED	U	V	\$17,257,400
1851/0747	07/1992	07 WARRANTY	0	U	V	\$100
DOR0/0006	01/1982	S3 DOR-03	0	U	V	\$119,930

[Property Description](#)

SEC 17 TWP 14 RGE 22
 NW 1/4 OF SW 1/4 EX CTY RD

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

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6221		1,320.0	1,320.0	PUD	40.00 AC						

9994 .0 .0 PUD 1.00 UT

Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD

Mkt: 3 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	1,300.00	LF	10	2013	2	0.0	0.0
114 FENCE BOARD	1,300.00	LF	10	2013	3	0.0	0.0

Appraiser Notes

ZONING CHANGED FROM A1 TO PUD 09-2009

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description



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

14606-002-00

Prime Key: 274577

[Beta MAP IT+](#)

Current as of 5/29/2024

[Property Information](#)

ADENA GC HOLDINGS LLC
 15 FIRST COMMERCE DR UNIT 1
 AURORA ONTARIO CANADA L4G
 0G2

[Taxes / Assessments:](#)

Map ID: 176

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 62

[Acres:](#) 80.00

[2023 Certified Value](#)

Land Just Value	\$1,277,050		
Buildings	\$0		
Miscellaneous	\$497	Impact	
Total Just Value	\$1,277,547	Land Class Value	(\$696,084)
Total Assessed Value	\$581,463	Total Class Value	\$580,966
Exemptions	\$0	Ex Codes: 08	\$581,463
Total Taxable	\$581,463		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,277,050	\$0	\$497	\$1,277,547	\$581,463	\$0	\$581,463
2022	\$962,750	\$0	\$497	\$963,247	\$215,368	\$0	\$215,368
2021	\$457,700	\$0	\$497	\$458,197	\$196,359	\$0	\$196,359

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7922/0182	11/2022	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$20,716,100
5012/0205	04/2008	07 WARRANTY	8 ALLOCATED	U	V	\$17,257,400
1851/0747	07/1992	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 18 TWP 14 RGE 22
 N 1/2 OF SE 1/4

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6202		1,320.0	2,640.0	PUD	38.00	AC						
9902		.0	.0	PUD	31.00	AC						

9470	.0	.0	PUD	11.00	AC
9994	.0	.0	A1	1.00	UT

Neighborhood 1241 - RES ON HWY 441

Mkt: 8 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
048 SHED OPEN	782.00	SF	15	1975	1	34.0	23.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

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

14699-001-00

Prime Key: 275450

[Beta MAP IT+](#)

Current as of 5/29/2024

Property Information

ADENA GC HOLDINGS LLC
15 FIRST COMMERCE DR UNIT 1
AURORA ONTARIO CANADA L4G
0G2

Taxes / Assessments:

Map ID: 176

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 62

Acres: 53.48

2023 Certified Value

Land Just Value	\$1,119,380		
Buildings	\$0		
Miscellaneous	\$1,614	Impact	
Total Just Value	\$1,120,994	Land Class Value	(\$613,287)
Total Assessed Value	\$507,707	Total Class Value	\$506,093
Exemptions	\$0	<u>Ex Codes:</u> 08	\$507,707
Total Taxable	\$507,707		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,119,380	\$0	\$1,614	\$1,120,994	\$507,707	\$0	\$507,707
2022	\$791,504	\$0	\$1,614	\$793,118	\$13,112	\$0	\$13,112
2021	\$375,964	\$0	\$1,614	\$377,578	\$12,845	\$0	\$12,845

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7922/0182	11/2022	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$20,716,100
5012/0205	04/2008	07 WARRANTY	8 ALLOCATED	U	V	\$17,257,400
1851/0747	07/1992	07 WARRANTY	0	U	V	\$100
0733/0162	03/1976	02 DEED NC	0	U	V	\$138,000

Property Description

SEC 18 TWP 14 RGE 22
N 1/2 OF SW 1/4
EXC S 455 FT OF W 1057 FT
EXC W 100 FT FOR US HWY 441/301 ROW
EXC COM AT THE S 1/4 COR OF SEC 18 TH S 89-46-42 E 100.16 FT TO THE POB
TH CONT N 89-46-42 E 621.97 FT TH S 00-22-024 W 210 FT TH N 89-46-42 W
621.97 FT TH N 00-22-24 E 210 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6202		.0	.0	PUD	33.48	AC						
9994		.0	.0	PUD	1.00	UT						
9902		.0	.0	PUD	20.00	AC						

Neighborhood 1241 - RES ON HWY 441

Mkt: 8 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	1,500.00	LF	10	1996	2	0.0	0.0

Appraiser Notes

ZONING CHANGED FROM A1 TO PUD 09-2009

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

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

14699-000-07

[GOOGLE Street View](#)

Prime Key: 275433

[Beta MAP IT+](#)

Current as of 5/29/2024

[Property Information](#)

ADENA GC HOLDINGS LLC
 15 FIRST COMMERCE DR UNIT 1
 AURORA ONTARIO CANADA L4G 0G2

[Taxes / Assessments:](#)

Map ID: 176

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 38

Acres: 486.37

[More Situs](#)

Situs: Situs: 544 NW 78TH LANE RD
 Ocala

[2023 Certified Property Value by Special](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$5,723,464
Total Assessed Value	\$5,723,464
Exemptions	\$0
Total Taxable	\$5,723,464

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$7,344,318	\$10,044,780	\$3,964,397	\$5,723,464	\$5,723,464	\$0	\$5,723,464
2022	\$5,879,451	\$8,664,173	\$4,031,724	\$5,723,464	\$5,723,464	\$0	\$5,723,464
2021	\$2,803,230	\$7,604,540	\$4,100,194	\$5,723,464	\$5,723,464	\$0	\$5,723,464

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7922/0182	11/2022	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$20,716,100
7123/1506	01/2020	05 QUIT CLAIM	0	U	V	\$100
7087/0839	11/2019	05 QUIT CLAIM	0	U	V	\$100
7084/0072	11/2019	05 QUIT CLAIM	0	U	V	\$100
7047/1475	09/2019	05 QUIT CLAIM	0	U	V	\$100
7047/1463	09/2019	05 QUIT CLAIM	0	U	V	\$100
7038/1925	09/2019	05 QUIT CLAIM	0	U	V	\$100
7032/0550	08/2019	05 QUIT CLAIM	0	U	V	\$100
7031/0837	08/2019	05 QUIT CLAIM	0	U	V	\$100
7031/0835	08/2019	05 QUIT CLAIM	0	U	V	\$100

6082/1269	08/2014	05 QUIT CLAIM	0	U	V	\$100
5786/1963	09/2012	43 R-O-W	0	U	V	\$100
5012/0218	04/2008	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$589,300
5012/0205	04/2008	07 WARRANTY	8 ALLOCATED	U	V	\$17,257,400
2469/0237	02/1998	61 FJGMNT	0	U	V	\$100
2150/1525	07/1995	65 TAKING	0	U	V	\$100
1851/0747	07/1992	07 WARRANTY	0	U	V	\$100

Property Description

SEC 18 TWP 14 RGE 22
 S 1/2 OF SW 1/4
 EX S 240.2 FT OF W 454.6 FT &
 EX N 208.71 FT OF W 417.42 FT &
 EX SR 25-A R/WAY
 & INCLUDE S 1/2 OF SE 1/4, THE E 66 FT

SEC 19 TWP 14 RGE 22
 E 3/4 OF N 1/2
 EXC S 50 FT
 EXC SR 326 ROW AS DESC IN OR 2159/1525
 AKA PARCEL #135
 EXC ANY PT LYING WITHING THE ADD ROW TAKING BEING MORE PARTICULARLY DESC AS
 COM AT THE SE COR OR NE 1/4 OF SEC 19 TH N 50 FT TO THE POB TH N 89-45-29 W 3648.69 FT
 TH N 00-07-29 W 10.04 FT TH N 84-10-41 W 164.12 FT TH N 00-19-34 E 10.05 FT TH S 84-10-41 E
 174.10 FT TH S 00-07-29 E 9.12 FT TH S 89-45-29 E 3638.68 FT TH S 89-35-56 E 1277.24 FT TH
 S 00-32-27 W 10 FT TH N 89-35-56 W 1277.12 FT TO THE POB

SEC 20 TWP 14 RGE 22
 W 1/2 OF NW 1/4
 EXC CR ROW
 EXC S 50 FT BEING MORE DESC AS:
 EXC COM AT SW COR OF S 1/2 OF SW 1/4 OF SEC 18 TH N 89-56-38 E 100 FT
 TH N 00-21-52 E 1117.82 FT FOR POB TH S 89-56-03 E 160.50 FT TH S 00-21-52 W
 27 FT TH N 89-56-03 W 160.50 FT TH N 00-21-52 E 27 FT TO TH POB

EXC ANY PT LYING WITHING THE ADD ROW TAKING BEING MORE PARTICULARLY DESC AS
 COM AT THE SE COR OR NE 1/4 OF SEC 19 TH N 50 FT TO THE POB TH N 89-45-29 W 3648.69 FT
 TH N 00-07-29 W 10.04 FT TH N 84-10-41 W 164.12 FT TH N 00-19-34 E 10.05 FT TH S 84-10-41 E
 174.10 FT TH S 00-07-29 E 9.12 FT TH S 89-45-29 E 3638.68 FT TH S 89-35-56 E 1277.24 FT TH
 S 00-32-27 W 10 FT TH N 89-35-56 W 1277.12 FT TO THE POB &

SEC 17 TWP 14 RGE 22
 SW 1/4 OF SW 1/4
 EXC WEST ANTHONY RD

BEGINNING AT THE SW COR OF S 1/2 OF THE SW 1/4 OF SEC 18
 TH N 240.2 FT TH E 454.6 FT TH S 240.2 FT TH W 454.6 FT TO THE POB
 EXC S 210 FT TO THE W 420
 EXC SR 25

Land Data - Warning: Verify Zoning

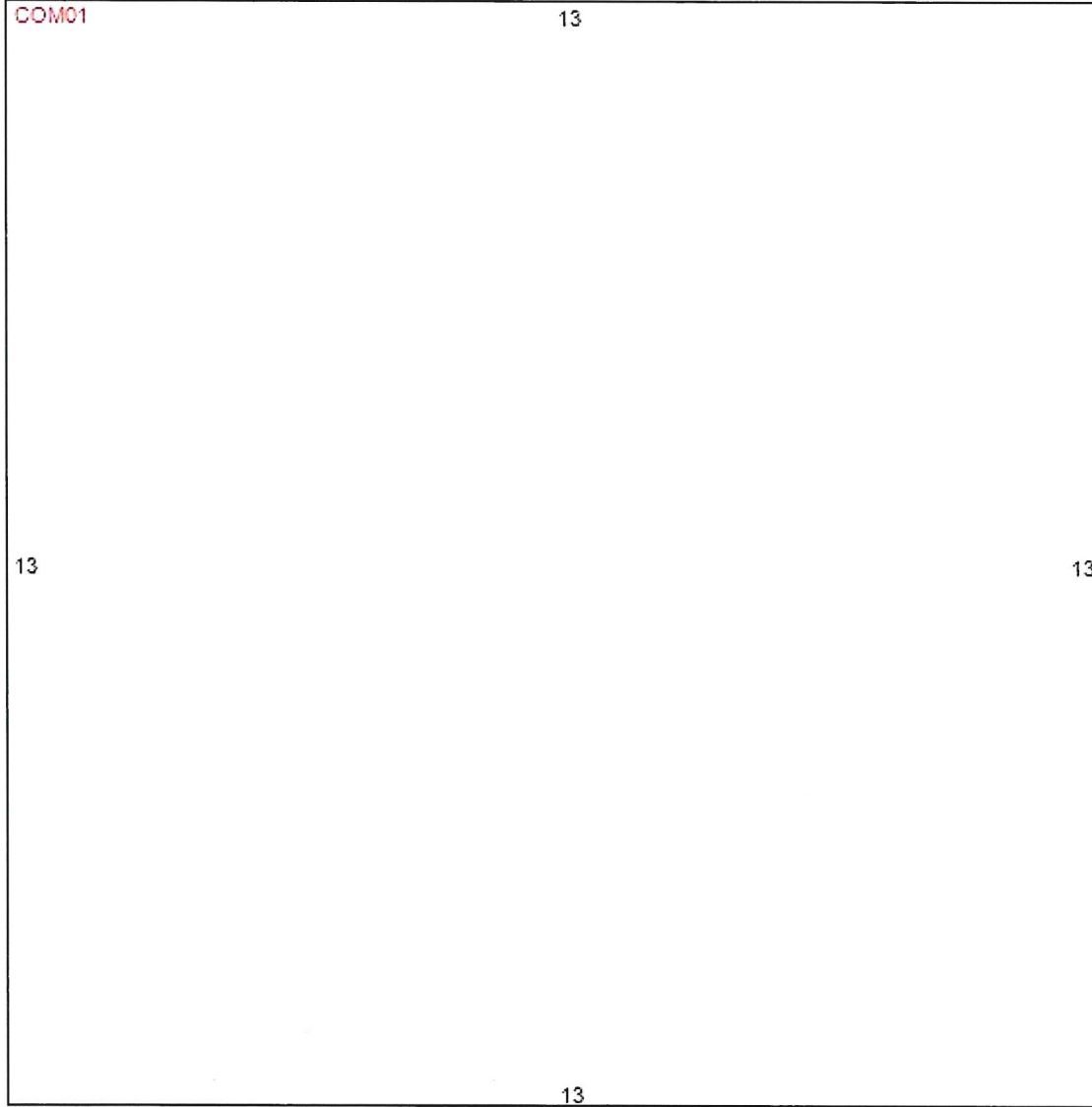
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
3830		.0	.0	PUD	285.00	AC						
9902		.0	.0	PUD	135.91	AC						
3800		.0	.0	PUD	13.00	AC						
3850		.0	.0	PUD	8.00	AC						
9510		.0	.0	PUD	33.51	AC						
9470		.0	.0	PUD	2.00	AC						
9525		.0	.0	PUD	8.95	AC						

9994 .0 .0 PUD 1.00 UT
Neighborhood 1241 - RES ON HWY 441
Mkt: 8 70

Traverse

Building 1 of 10

COM01=R13U13L13D13.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 2011
Effective Age	3 - 10-14 YRS	Physical Deterioration 0%
Condition	2	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	8/9/2018 by 211	Base Perimeter 52

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	2011	0	169	M00 MINIMUM FINISH	100 %	N N

Section: 1

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

Traverse

Building 2 of 10

COM01=L25U12L20D19L30U19L21U57R21U26R29A45|12,6R12A135|12,6D16R64U16A45|12,6R12A135|12,6D34R36D30L5D6R5D24L37U11L20D12L25U8L32D8.

CAN02=R9,7D13L6D3,5L4D24R4D3,5R24,4U3,5R4U24L4U3,5L6U13R9,7U8L32D8.L24,4U12

CAN03=L20D9R20U9.R81,6

CAN04=R20D9L20U9.R20D11R37U24

CAN05=L5U6R5D6.U36L36U18L30

CAN06=L64U16R18,6U3R27D3R18,6D16.R30D18

CAN07=U34A315|12,6L12A225|12,6L18,6U3L27D3L18,6A315|12,6L12A225|12,6D16R97D19R27.L27U19L97

PTO08=U16L29D26L21D16R50U26.D26L50D60R29

PTO09=D5R14U5L14.R105U7

PTO10=D5R13U5L13.

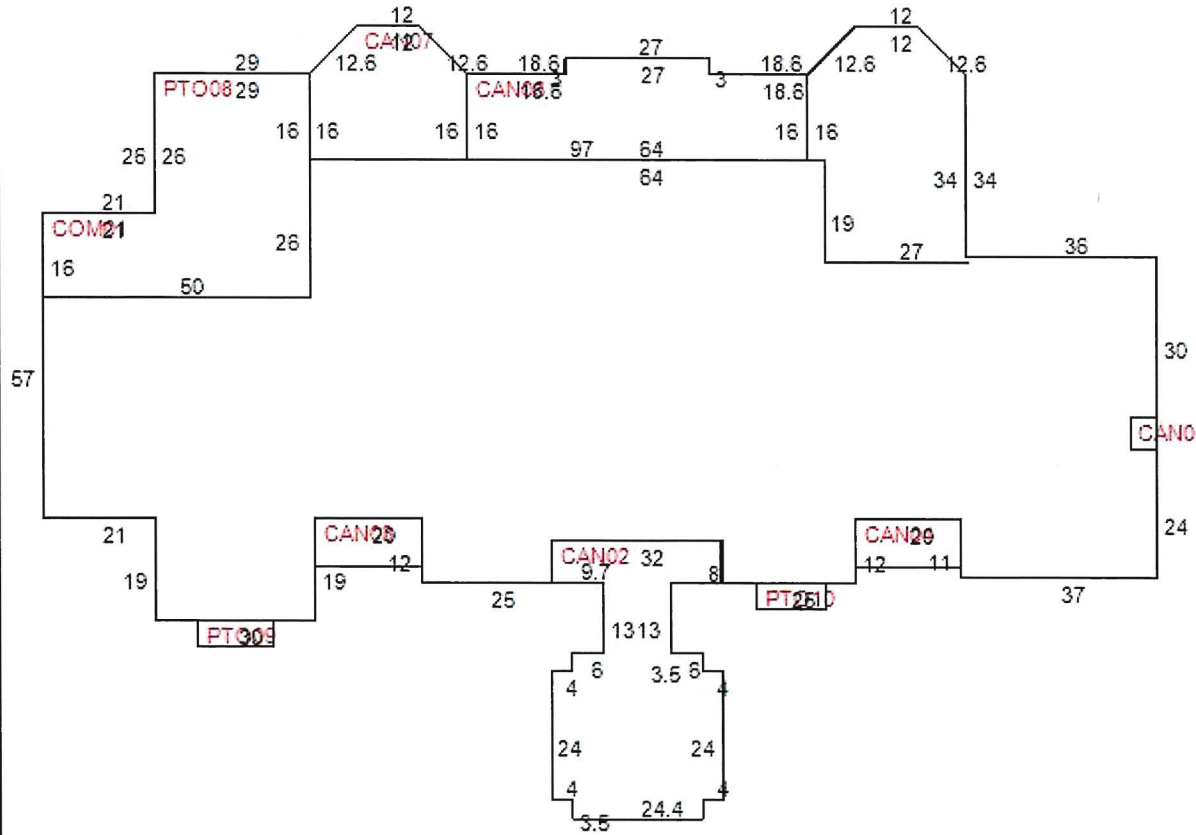
CAN11=180.

PTO12=70.

CAN13=300.

PTO14=75.

180



Building Characteristics

Structure	6 - PILASTERS	Year Built 2015
Effective Age	2 - 05-09 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	900 - EXCELLENT	Obsolescence: Locational 0%
Inspected on	8/9/2018 by 211	Base Perimeter 742

Exterior Wall 32 CONC BLK-STUCO66 STONE VEN-BLK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	13.5	1.94	2015	0	16,651	M38 GOLF COURSE	80 %	Y Y
						M01 RESIDENTIAL	16 %	Y Y
						M49 STORAGE	4 %	Y N
2	13.0	1.00	2015	0	1,365	CAN CANOPY-ATTACHD	100 %	N N
3	10.0	1.00	2015	0	180	CAN CANOPY-ATTACHD	100 %	N N
4	10.0	1.00	2015	0	180	CAN CANOPY-ATTACHD	100 %	N N
5	10.0	1.00	2015	0	30	CAN CANOPY-ATTACHD	100 %	N N
6	12.0	1.00	2015	0	1,107	CAN CANOPY-ATTACHD	100 %	N N
7	12.0	1.00	2015	0	2,932	CAN CANOPY-ATTACHD	100 %	N N
8	12.0	1.00	2015	0	1,554	PTO PATIO	100 %	N N
9	12.0	1.00	2015	0	70	PTO PATIO	100 %	N N
10	26.0	1.00	2015	0	65	PTO PATIO	100 %	N N
11	26.0	1.00	2015	0	180	CAN CANOPY-ATTACHD	100 %	N N
12	39.0	1.00	2015	0	70	PTO PATIO	100 %	N N
13	39.0	1.00	2015	0	300	CAN CANOPY-ATTACHD	100 %	N N
14	39.0	1.00	2015	0	75	PTO PATIO	100 %	N N

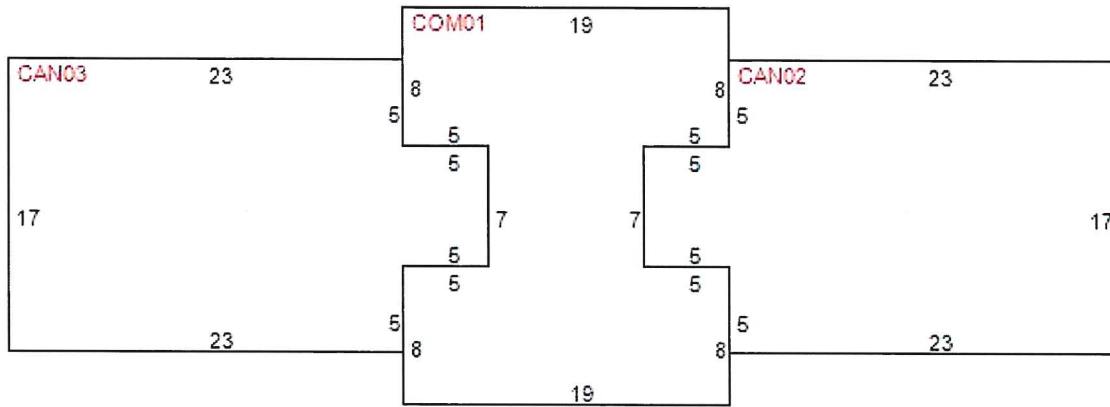
Section: 1

Elevator Shafts: 3	Aprtments: 0	Kitchens: 3	4 Fixture Baths: 9	2 Fixture Baths: 6
Elevator Landings: 9	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 2	Extra Fixtures: 74

Traverse

Building 3 of 10

COM01=U8L5U7R5U8L19D8R5D7L5D8R19.U8
 CAN02=L5U7R5U5R23D17L23U5.L19
 CAN03=R5U7L5U5L23D17R23U5.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 2015
Effective Age	2 - 05-09 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	8/9/2018 by 211	Base Perimeter 104

Exterior Wall 66 STONE VEN-BLK32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.0	1.00	2015	0	367	M00 MINIMUM FINISH	100 %	N N
2	13.0	1.00	2015	0	426	CAN CANOPY-ATTACHD	100 %	N N
3	13.0	1.00	2015	0	426	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 1	Extra Fixtures: 0

Traverse

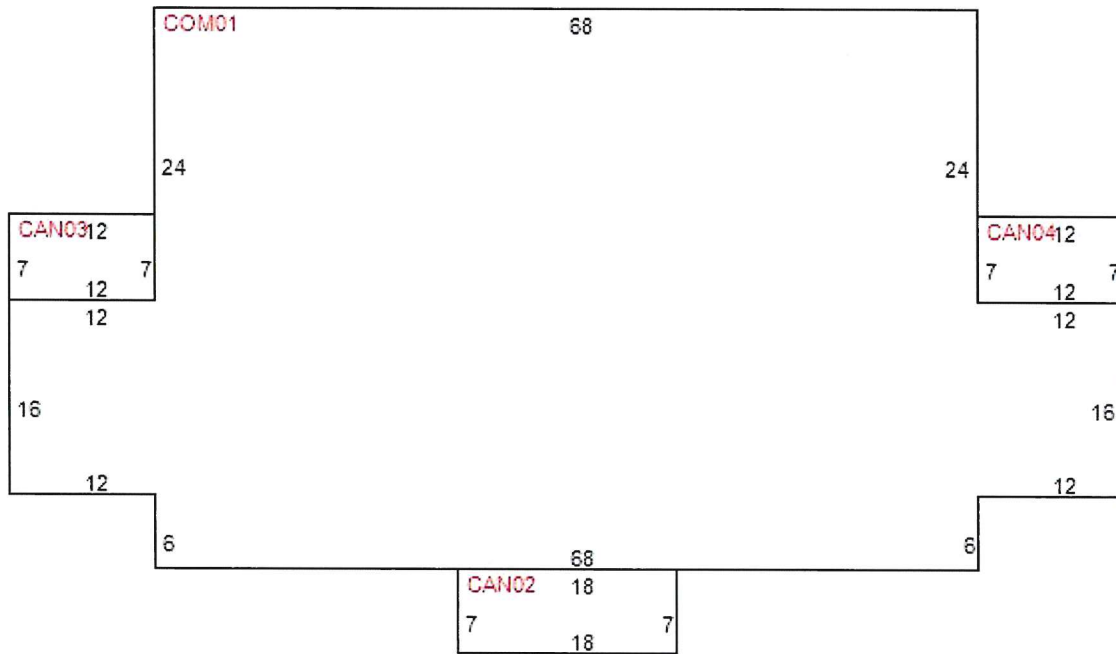
Building 4 of 10

COM01=L68U6L12U16R12U24R68D24R12D16L12D6.L25

CAN02=D7L18U7R18.L43U6L12U16R12

CAN03=U7L12D7R12.R68

CAN04=R12U7L12D7.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 2 - 05-09 YRS
Condition 1
Quality Grade 700 - GOOD
Inspected on 8/9/2018 by 211

Year Built 2015
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 276

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	1.00	2015	0	3,512	M38 GOLF COURSE	100 %	N Y
2	11.0	1.00	2015	0	126	CAN CANOPY-ATTACHD	100 %	N N
3	11.0	1.00	2015	0	84	CAN CANOPY-ATTACHD	100 %	N N
4	11.0	1.00	2015	0	84	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 2	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 17

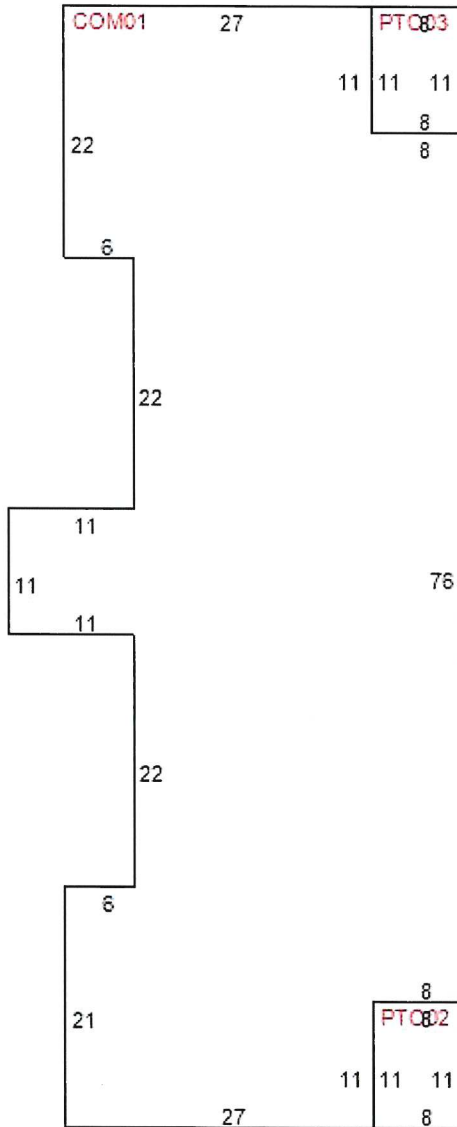
Traverse

Building 5 of 10

COM01=U11R8U76L8U11L27D22R6D22L11D11R11D22L6D21R27.

PTO02=U11R8D11L8.U98

PTO03=R8D11L8U11.



Building Characteristics

Structure 4 - MASONRY NO PILAST
 Effective Age 2 - 05-09 YRS
 Condition 1
 Quality Grade 600 - AVERAGE
 Inspected on 8/9/2018 by 211

Year Built 2015
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 300

Exterior Wall 32 CONC BLK-STUCO01 NO EXTERIOR

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	9.5	1.97	2015	0	3,045	M28 PARKING GARAGE	100 %	N N
2	9.5	1.00	2015	0	88	PTO PATIO	100 %	N N
3	9.5	1.00	2015	0	88	PTO PATIO	100 %	N N

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 0 2 Fixture Baths: 1
Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 3

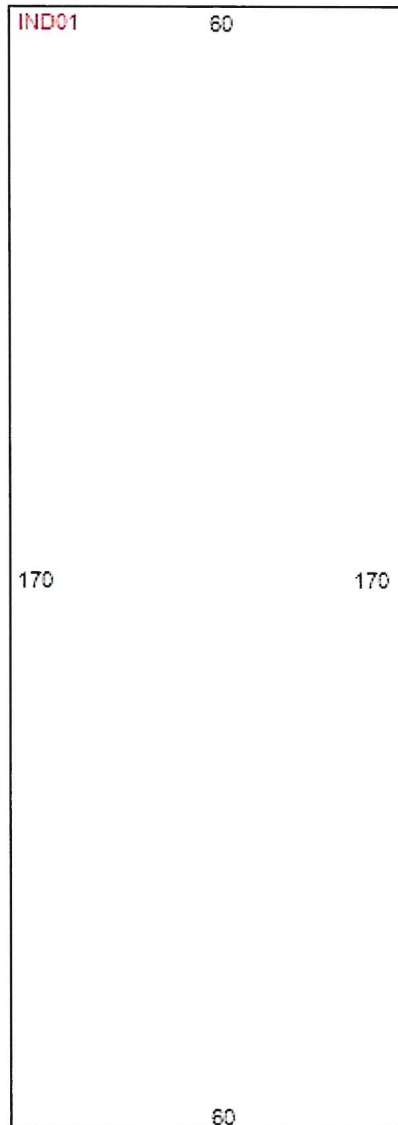
Traverse

Building 6 of 10

IND01=R60U170L60D170.

MZS02=840.

840



Building Characteristics

Structure 1 - WH STL FR
 Effective Age 2 - 05-09 YRS
 Condition 0
 Quality Grade 500 - FAIR
 Inspected on 8/9/2018 by 211

Year Built 2011
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 460

Exterior Wall 18 PREFINISHED MTL32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.0	1.00	2011	0	10,200	F49 STORAGE	100 %	N N
2	8.0	1.00	2011	0	840	MZS MEZZANINE STOR	100 %	N N

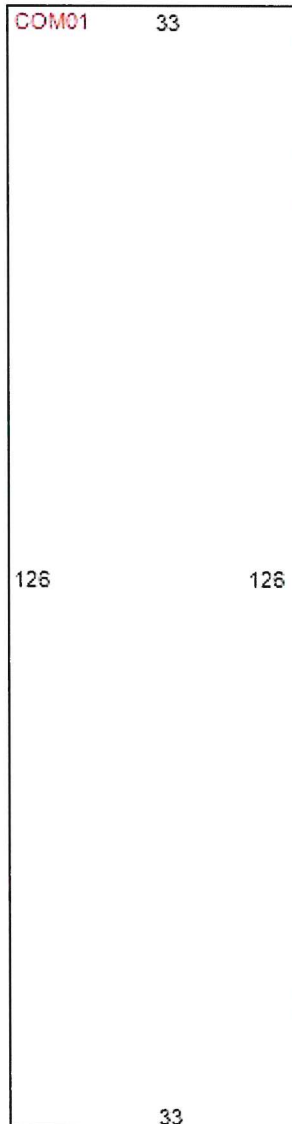
Section: 1

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

[Traverse](#)

Building 7 of 10

COM01=R33U126L33D126.



[Building Characteristics](#)

Structure 4 - MASONRY NO PILAST
 Effective Age 2 - 05-09 YRS
 Condition 0
 Quality Grade 500 - FAIR
 Inspected on 8/9/2018 by 211

Year Built 2011
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 318

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	2011	0	4,158	M49 STORAGE M17 OFFICE	24 % 76 %	N N Y

Section: 1

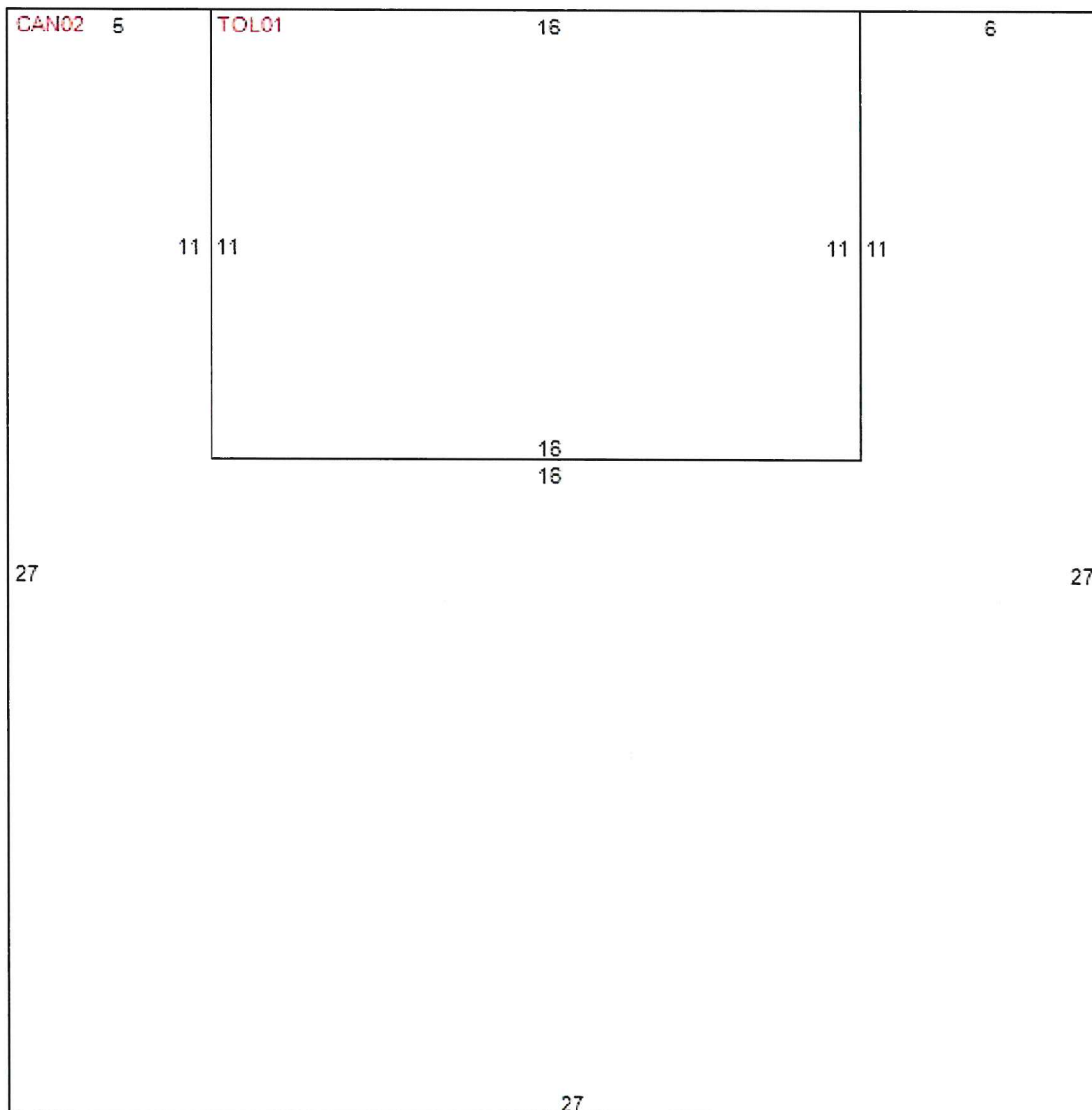
Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 2 2 Fixture Baths: 0
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 1 Extra Fixtures: 13

Traverse

Building 8 of 10

TOL01=D11R16U11L16.

CAN02=L5D27R27U27L6D11L16U11.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 2015
Effective Age	2 - 05-09 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	8/9/2018 by 211	Base Perimeter 54

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	2015	0	176	M00 MINIMUM FINISH	100 %	N N
2	10.0	1.00	2015	0	553	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

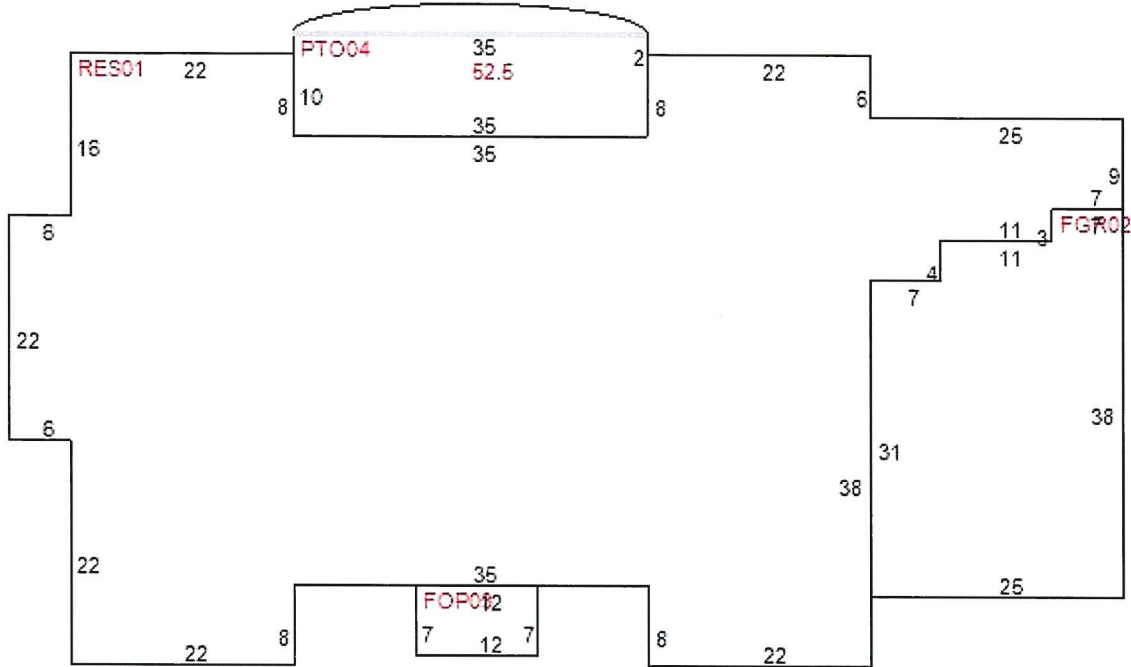
Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 6

Traverse

Building 9 of 10

RES01=L7D3L11D4L7D38L22U8L35D8L22U22L6U22R6U16R22D8R35U8R22D6R25D9.
 FGR02=L7D3L11D4L7D31R25U38.L7D3L11D4L7D38L22U8L11
 FOP03=L12D7R12U7.R11D8R22U39R4U3R15U3R6U9L25U6L22

PTO04=D8L35U10CPR35|3D2.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 2 - 05-09 YRS
Condition 4
Quality Grade 950 - EXCELLENT CUSTOM
Inspected on 8/9/2018 by 211

Year Built 2018
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 372

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	2018	N	0 %	0 %	4,619	4,619
FGR 0232	- CONC BLK-STUCO	1.00	2018	N	0 %	0 %	868	868
FOP 0301	- NO EXTERIOR	1.00	2018	N	0 %	0 %	84	84
PTO 0401	- NO EXTERIOR	1.00	2018	N	0 %	0 %	432	432

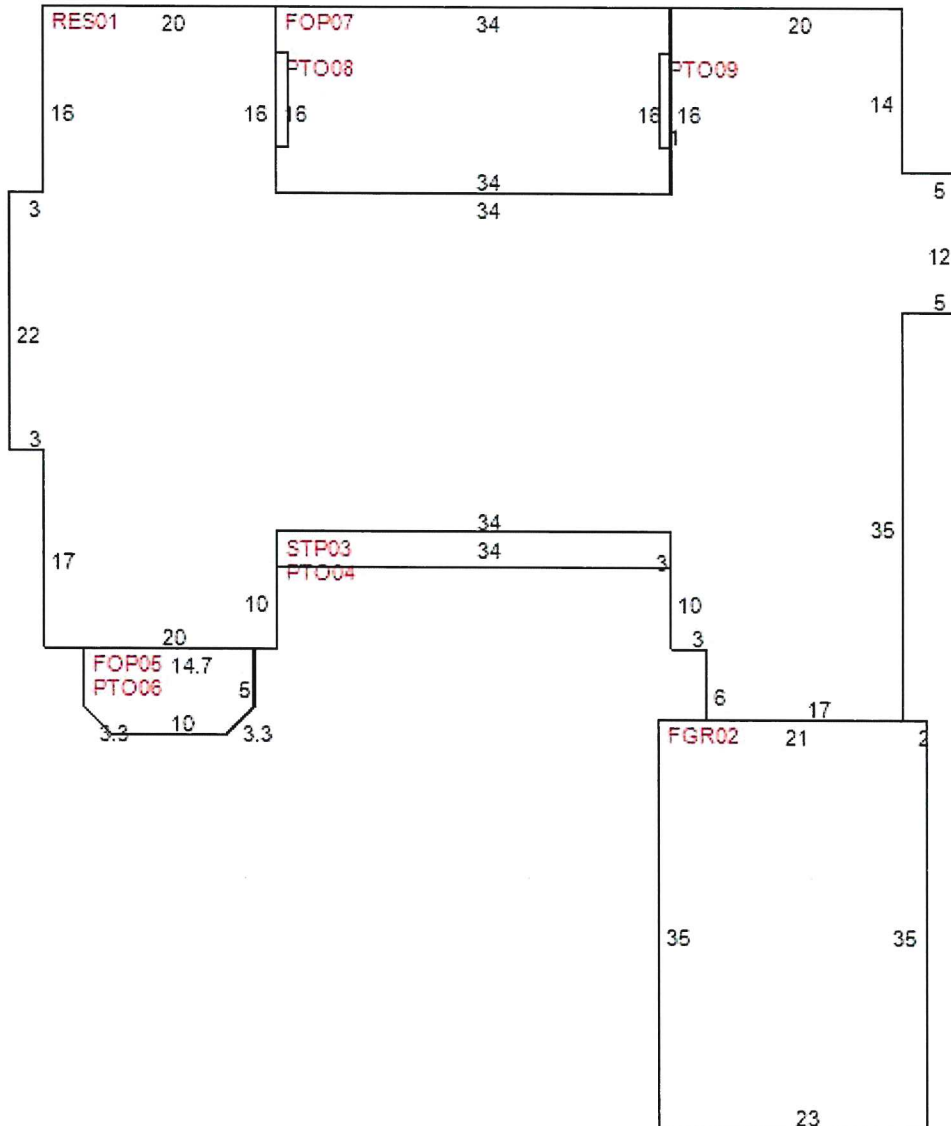
Section: 1

Roof Style: 12 HIP	Floor Finish: 52 MARBLE	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 22 CONCRETE TILE	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 2	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 1	Extra Fixtures: 5	Intercom: N
A/C: Y			Vacuum: N

Traverse

Building 10 of 10

RES01=L17U6L3U10L34D10L20U17L3U22R3U16R20D16R34U16R20D14R5D12L5D35.
 FGR02=R2D35L23U35R21.L17U6L3U10
 STP03=L34D3R34U3.
 PTO04=L34D3R34U3.L34D10L2
 FOP05=D5A225|3,3L10A315|3,3U5R14,7.
 PTO06=D5A225|3,3L10A315|3,3U5R14,7.L18U55R20
 FOP07=D16R34U16L34.D4
 PTO08=R1D8L1U8.U4R34D4
 PTO09=L1D8R1U8.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 2 - 05-09 YRS
Condition 4
Quality Grade 900 - EXCELLENT
Inspected on 8/9/2018 by 211

Year Built 2018
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Architecture 0 - STANDARD SFR
Base Perimeter 338

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.94	2018	N	0 %	0 %	3,414	6,623
FGR	0232	- CONC BLK-STUCO	1.00	2018	N	0 %	0 %	805	805
STP	0301	- NO EXTERIOR	1.00	2018	N	0 %	0 %	102	102
PTO	0401	- NO EXTERIOR	1.00	2018	N	0 %	0 %	102	102
FOP	0501	- NO EXTERIOR	1.00	2018	N	0 %	0 %	102	102
PTO	0601	- NO EXTERIOR	1.00	2018	N	0 %	0 %	102	102
FOP	0701	- NO EXTERIOR	1.00	2018	N	0 %	0 %	544	544
PTO	0801	- NO EXTERIOR	1.00	2018	N	0 %	0 %	8	8
PTO	0901	- NO EXTERIOR	1.00	2018	N	0 %	0 %	8	8

Section: 1

Roof Style: 12 HIP	Floor Finish: 52 MARBLE	Bedrooms: 5	Blt-In Kitchen: Y
Roof Cover: 22 CONCRETE TILE	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 2	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 2	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 1	Extra Fixtures: 7	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	3,780.00	LF	20	2008	5	0.0	0.0	
185 SAUNA/SPA	203.00	SF	50	2015	5	0.0	0.0	
144 PAVING ASPHALT	121,096.00	SF	5	2015	3	0.0	0.0	
250 WALLS MASONRY	5,827.00	SF	50	2015	3	0.0	0.0	
159 PAV CONCRETE	13,325.00	SF	20	2015	3	0.0	0.0	
UDU UTILITY-UNFINS	169.00	SF	40	2015	3	13.0	13.0	
UDU UTILITY-UNFINS	169.00	SF	40	2015	3	13.0	13.0	
156 PAVING BRICK	24,932.00	SF	20	2015	5	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	2008	3	0.0	0.0	
280 FIREPLACE	1.00	UT	50	2015	1	0.0	0.0	
126 GOLF COURSE	9.00	UT	99	2015	5	0.0	0.0	
105 FENCE CHAIN LK	2,591.00	LF	20	2008	5	0.0	0.0	
129 GOLF GREENS	10,883.00	SF	99	2015	4	0.0	0.0	
105 FENCE CHAIN LK	744.00	LF	20	2015	5	0.0	0.0	
247 TENNIS CT LIGH	22.00	UT	25	2015	3	0.0	0.0	
244 TENNIS COURT	7.00	UT	15	2015	1	0.0	0.0	
159 PAV CONCRETE	6,644.00	SF	20	2015	5	0.0	0.0	
105 FENCE CHAIN LK	280.00	LF	20	2015	1	0.0	0.0	
184 RETAIN WALL	468.00	SF	50	2015	3	0.0	0.0	
223 COM SWIM POOL	2,704.00	SF	20	2015	2	0.0	0.0	
099 DECK	6,722.00	SF	50	2015	5	0.0	0.0	
117 FENCE IRON	312.00	LF	20	2015	3	0.0	0.0	
250 WALLS MASONRY	2,456.00	SF	50	2011	3	0.0	0.0	
159 PAV CONCRETE	10,456.00	SF	20	2012	5	0.0	0.0	
048 SHED OPEN	88.00	SF	15	2011	1	11.0	8.0	
048 SHED OPEN	153.00	SF	15	2011	3	17.0	9.0	
144 PAVING ASPHALT	15,736.00	SF	5	2014	3	0.0	0.0	
250 WALLS MASONRY	320.00	SF	50	2015	3	0.0	0.0	
126 GOLF COURSE	2.00	UT	99	2015	5	0.0	0.0	
156 PAVING BRICK	6,904.00	SF	20	2015	5	0.0	0.0	
105 FENCE CHAIN LK	160.00	LF	20	2015	5	0.0	0.0	
129 GOLF GREENS	4,806.00	SF	99	2015	4	89.0	54.0	
105 FENCE CHAIN LK	1,386.00	LF	20	2008	5	0.0	0.0	
259 WELL 04-12IN	1.00	UT	99	1973	2	0.0	0.0	
105 FENCE CHAIN LK	1,300.00	LF	20	2011	5	0.0	0.0	

048 SHED OPEN	960.00	SF	15	1973	2	40.0	24.0
105 FENCE CHAIN LK	4,076.00	LF	20	2008	5	0.0	0.0
250 WALLS MASONRY	752.00	SF	50	2015	3	0.0	0.0
126 GOLF COURSE	3.00	UT	99	2015	5	0.0	0.0
156 PAVING BRICK	1,929.00	SF	20	2015	5	0.0	0.0
FDU UTILITY-FINISH	720.00	SF	40	2011	5	30.0	24.0
126 GOLF COURSE	4.00	UT	99	2015	5	0.0	0.0
159 PAV CONCRETE	3,070.00	SF	20	2015	3	0.0	0.0
105 FENCE CHAIN LK	160.00	LF	20	2015	5	0.0	0.0
114 FENCE BOARD	3,372.00	LF	10	2015	1	0.0	0.0
250 WALLS MASONRY	1,928.00	SF	50	2015	3	0.0	0.0

Appraiser Notes

ADENA GOLF AND COUNTRY CLUB
 PRIVATE GOLF COURSE
 18 HOLES PAR 72
 288 ACRES
 LENGTH: 7,086
 SLOPE: 150
 USGA RATING: 74.9
 DESIGNER: FRANK STRONACH
 BLDG#1= ELECTRICAL BLDG
 BLDG#2= CLUBHOUSE
 BLDG#3= GUARDHOUSE OFF 326

MODULAR BLDG (MH) WILLIAM SCOTSMAN 05-1146
 ZONING CHANGED FROM A1 TO PUD 09-2009

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2016060055	4/6/2018	4/5/2018	SFR
2016060057	6/1/2016	3/20/2018	GUEST HOUSE FOR MODEL 4 LOT 120
2015030897	3/1/2015	12/8/2015	GRANDSTAND SEATS (CONCRETE)
2015030322	3/1/2015	5/20/2015	NEW POOL EQUIPMENT ENCLOSURE
2015030321	3/1/2015	5/7/2015	DUMPSTER ENCLOSURE
2015010329	1/1/2015	3/18/2015	LIGHT POLE FOOTINGS
2014110182	11/1/2014	5/14/2015	GOLF CART STORAGE BLDG
2014110562	11/1/2014	5/26/2015	POOL
2014110568	11/1/2014	5/14/2015	GYM BLDG
2013100288	10/1/2013	2/12/2012	ELECTRICAL BLDG (845)
2013051059	7/24/2013	-	CONNECT POWER TO PUMP HOUSE
212030824	3/1/2012	-	GUARDHOUSE (326)
2012030389	3/1/2012	2/11/2015	CLUBHOUSE
2011070463	7/1/2011	12/12/2011	PUMPHOUSE(Accessory Structure for Golf Course)

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Detail by Entity Name

Foreign Limited Liability Company
ADENA GC HOLDINGS, LLC

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1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

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Title Manager

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Annual Reports

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