

RECEIVED

JUL 15 2025



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8886
Fax: 352-671-8887

Marion County
Growth Service

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 06/19/2025 Parcel Number(s): 44689-001-04 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial ☐ or Residential ☒

Subdivision Name (if applicable): _____

Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Brenda J. Boyd

Signature: [Signature]

Mailing Address: 4340 SE 150th St

State: FL Zip Code: 34491 Phone # 352-233-5234

Email address: pagatorgirl@gmail.com

[Signature] Randall C. Boyd Jr.
City: Summerfield

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): N/A

Contact Name: Austin Burkholder

Mailing Address: 4346 SE 150th St

City: Summerfield

State: FL Zip Code: 34491 Phone # 352-973-9551

Email address: amandaking32711@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.16.1.B(10) - Family Division

Reason/Justification for Request (be specific): parcel of 1.01 acre to son/family

DEVELOPMENT REVIEW USE:

Received By: DM 7/15/25 Date Processed: 7/15/25 Project # 2008 07 0019 AR # 33047

ZONING USE: Parcel of record: Yes ☐ No ☐

Eligible to apply for Family Division: Yes ☐ No ☐

Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____

Plat Vacation Required: Yes ☐ No ☐

Date Reviewed: _____ Verified by (print & initial): _____

see original application waiver

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PLEASE NOTE that we could not locate the initial email. Recv'd 7-8-25 CRB

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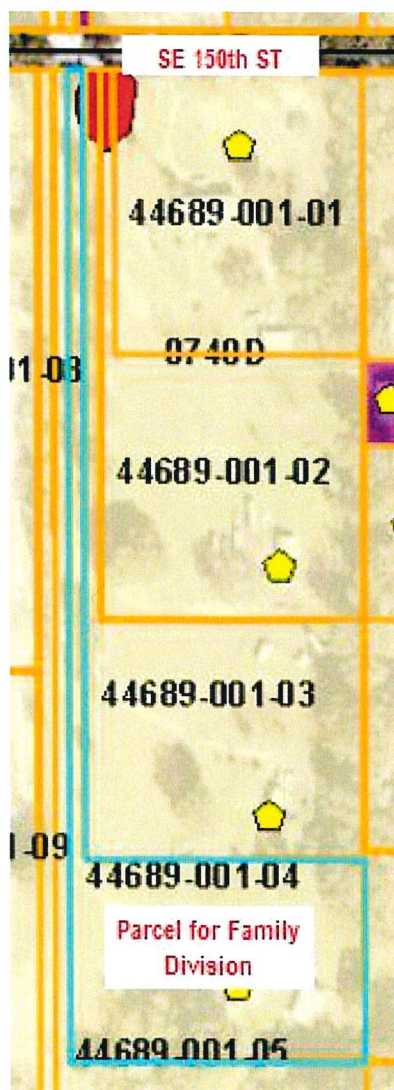
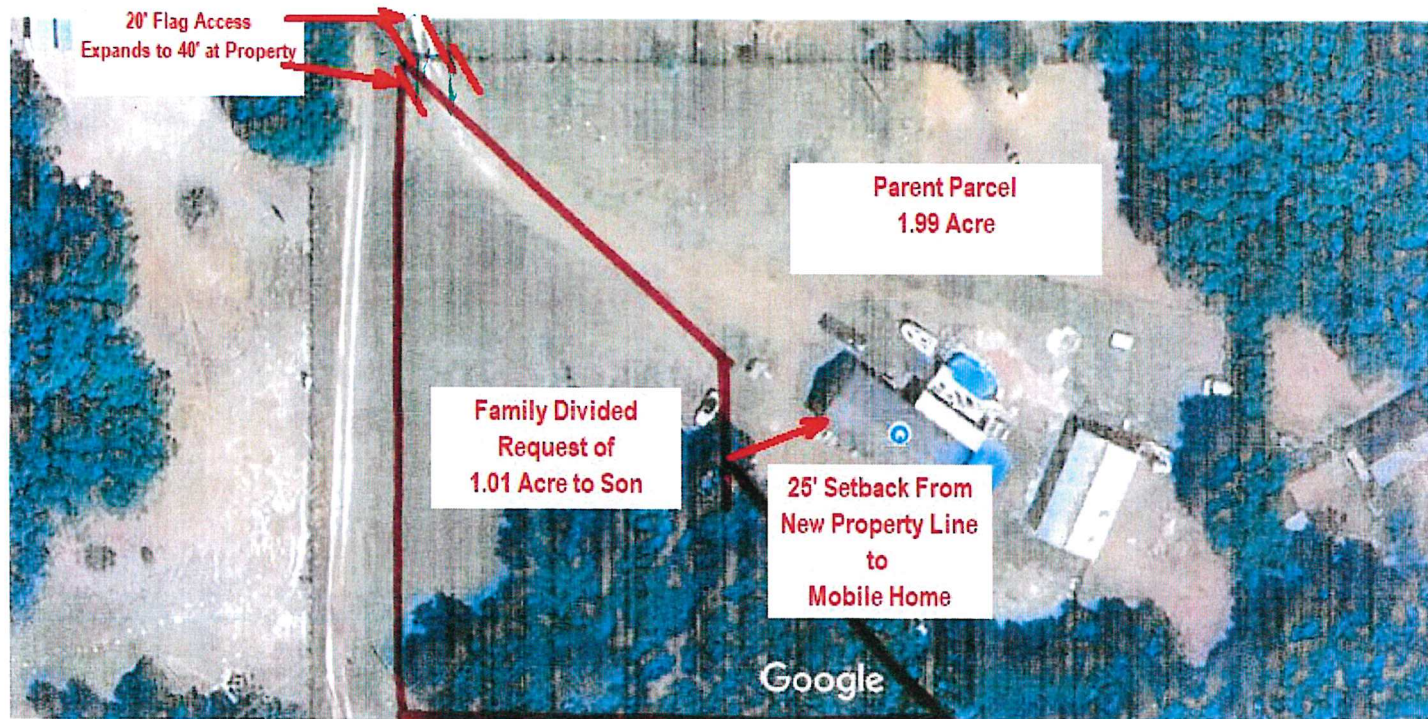
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Zoned: A-1 ESOZ: N/A P.O.M. 274 Land Use: RL Plat Vacation Required: Yes ☐ No ☒

Date Reviewed: 7-8-25 Verified by (print & initial): Cindy Gaught CRB



SE 150th ST

44689-001-01

07400

44689-001-02

44689-001-03

44689-001-04

Parcel for Family
Division

44689-001-05

Prepared by and Return To:
Lisa Chamblee, an employee of
AMERICAS TITLE CORP
120 Bushnell Plaza
Bushnell, Florida 33513
File Number: 16-201547

General Warranty Deed

Made this February 1, 2021 A.D. By **GAYLE SASNETT REED**, a single woman, whose address is: 1132 CR 475, Oxford, Florida 34484, hereinafter called the grantor, to **RANDALL C. BOYD, Jr. and BRENDA J. BOYD, husband and wife**, whose post office address is: 4340 SE 150th Street, Summerfield, Florida 34491, hereinafter called the grantee:

(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 the grantor, for and in consideration of the sum of (\$199000) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

See Exhibit A Attached

SUBJECT TO Covenants, Restrictions and Easements of record.

Parcel ID Number: 44689-001-04

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.

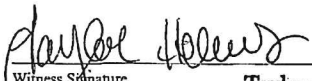
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

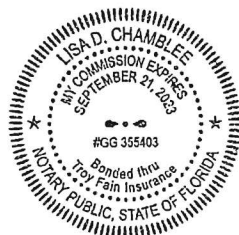

Witness Signature
Witness Printed Name Lisa D. Chamblee


GAYLE SASNETT REED
Address: 1132 CR 475, Oxford, Florida 34484


Witness Signature
Witness Printed Name Taylor Helms

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this February 1, 2021, by GAYLE SASNETT REED, a single woman, who produced personally known as identification.



Notary Seal

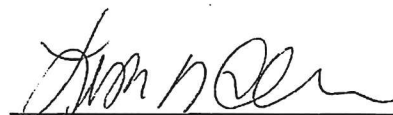

Notary Public
Notary Printed Name: Lisa D. Chamblee
My Commission Expires: _____

Exhibit "A"

TRACT 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE N. 89°53'51" E. ALONG THE NORTH BOUNDARY OF SAID NE 1/4 A DISTANCE OF 933.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH BOUNDARY N. 89°53'51" E. 20.00 FEET; THENCE DEPARTING FROM SAID NORTH BOUNDARY S. 0°04'22" E. 1062.56 FEET; N. 89°53'51" E. 370.00 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION; THENCE S. 0°04'22" E. ALONG SAID EAST BOUNDARY 280.74 FEET; THENCE DEPARTING FROM SAID EAST BOUNDARY S. 89°53'51" W. 390.00 FEET; THENCE N. 0°04'22" W. 1343.30 FEET TO THE POINT OF BEGINNING, EXCEPT ROAD RIGHT OF WAY.

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

44689-001-04

[GOOGLE Street View](#)

Prime Key: 2221526

[MAP IT+](#)

Current as of 7/8/2025

Property Information

BOYD RANDALL C JR
BOYD BRENDA J
4340 SE 150TH ST
SUMMERFIELD FL 34491-3995

Taxes / Assessments:

Map ID: 219

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 01

Acres: 3.00

Situs: 4340 SE 150TH ST
SUMMERFIELD

2024 Certified Value

Land Just Value	\$51,243		
Buildings	\$149,243		
Miscellaneous	\$6,080		
Total Just Value	\$206,566		
Total Assessed Value	\$194,151	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$12,415)
Total Taxable	\$194,151		
School Taxable	\$206,566		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$51,243	\$149,243	\$6,080	\$206,566	\$194,151	\$0	\$194,151
2023	\$51,243	\$132,383	\$3,099	\$186,725	\$168,645	\$0	\$168,645
2022	\$51,243	\$98,972	\$3,099	\$153,314	\$153,314	\$0	\$153,314

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7377/0925	02/2021	07 WARRANTY	9 UNVERIFIED	Q	I	\$199,000
6478/1163	10/2016	57 TRANSFER FROM BANK	9 UNVERIFIED	U	I	\$93,000
6470/0198	08/2016	56 TRANSFER TO BANK	0	U	I	\$100,100
3923/0002	12/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$80,000
3920/0396	12/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$80,000
3510/1387	08/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$38,000
1521/1540	08/1988	07 WARRANTY	9 UNVERIFIED	U	V	\$34,000
1450/0059	08/1987	07 WARRANTY	9 UNVERIFIED	U	V	\$17,700

Property Description

SEC 23 TWP 17 RGE 22

PLAT BOOK UNR

SUN VALLEY

TRACT 4 BEING DESC AS FOLLOWS:

COM NW COR OF NE 1/4 TH N 89-53-51 E 933.35 FT TO

POB TH N 89-53-51 E 20 FT TH S 00-04-22 E 1062.56 FT

TH N 89-53-51 E 370 FT TH S 00-04-22 E 280.74 FT TH

S 89-53-51 W 390 FT TH N 00-04-22 W 1343.30 FT

TO POB EX RD RWY

Parent Parcel: 44689-001-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		280.0	390.0	A1	2.51	AC						
9430		20.0	1,062.0	A1	.49	AC						
9994		20.0	.0	A1	1.00	UT						

Neighborhood 9470E - SUN VALLEY

Mkt: 10 70

Traverse**Building 1 of 1**

RES01=R30U58L30D58.

FOP02=D7R30U7L30.U58

UOP03=L8D24R8U24.L8

DCK04=L16D24R16U24.

DCK04	16	UOP03	RES01	30
24	24	24	24	
16	8			
		58		58
			30	
		FOP02	30	
		7		7
			30	

Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 2008
Effective Age	3 - 10-14 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	2/27/2024 by 210	Architecture 4 - MODULAR
		Base Perimeter 176

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	- VINYL SIDING	1.00	2008	N	0 %	0 %	1,740	1,740
FOP 0201	- NO EXTERIOR	1.00	2008	N	0 %	0 %	210	210
UOP 0301	- NO EXTERIOR	1.00	2023	N	0 %	0 %	192	192
DCK 0401	- NO EXTERIOR	1.00	2023	N	0 %	0 %	384	384

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
112 FENCE WIRE/BD	1,275.00	LF	10	2004	3	0.0	0.0
114 FENCE BOARD	424.00	LF	10	2004	3	0.0	0.0
063 GEN PUR BLDG	1,248.00	SF	15	2004	1	26.0	48.0
159 PAV CONCRETE	360.00	SF	20	2000	3	12.0	30.0
UDU UTILITY-UNFINS	220.00	SF	40	2016	1	11.0	20.0

Appraiser Notes

MODULAR HOME REPLACING MBL
 BUILDER= PALM HARBOUR

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M070494	7/1/2008	10/1/2008	REPLACEMENT MBL