



**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

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

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

SPECIAL USE PERMIT APPLICATION

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Outdoor storage of RVs, boats, trailers, and any ancillary use for vehicle storage

Property/Site Address: 7655 E HWY 25 BELLEVIEW, FL 34420

Property Dimensions: _____ **Total Acreage:** 11 (both parcels)

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** B-2

Parcel Account Number(s): 39169-000-00, 39169-003-00

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. **Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.**

PARTNERS SELF STORAGE, LLC

ETHAN A. WHITE, ESQ. (AGENT) (KLEIN & KLEIN, PLLC)

Property Owner Name (please print)

Applicant or Agent Name (please print)

315 CHRISTINE LN

40 SE 11TH AVENUE

Mailing Address

Mailing Address

CLAYTON, DE 19938-3604

OCALA, FL 34471

City, State, Zip Code

City, State, Zip Code

(302) 248-3633

(352)732-7750

Phone Number (include area code)

Phone Number (include area code)

partners@partnersselfstorage.com

ethan@kleinandkleinpa.com

E-Mail Address (include complete address)

E-Mail Address (include complete address)

Joseph Stant
612946468EDB4CB

Ethan White
BC3CP1853A0485...

Signatures*

Signatures

*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

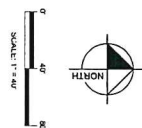
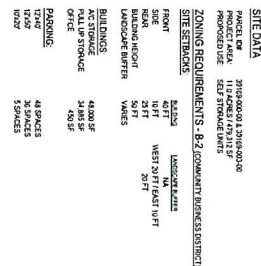
STAFF/OFFICE USE ONLY			
Project No.: <u>2063 07 0015</u>	Code, Case No.:	Application No.:	
Rcvd by: <u>EM</u>	Rcvd Date: <u>4/28/25</u>	FLUM: <u>COM</u>	AR No.: <u>32795</u> Rev: <u>10/20/21</u>

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 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.

FINDINGS OF FACT

1. Ingress and egress to and from the Property will be provided at the intersection of E Hwy 25 and SE Hwy 25A in accordance with the attached Conceptual Plan and which corresponds to the currently existing improvements of the subject property identified under Marion County Parcel Identification Numbers 39169-000-00 and 39169-003-00 (the “Parcels” or the “Property”).
2. Parking and loading areas will be addressed within the boundaries of the Property on those areas identified in the Conceptual Plan and which corresponds to the contemplated improvements on the Parcels. Storage areas are identified in the Conceptual Plan and are subject to further modification by final site plan.
3. Refuse and service areas shall be located within the boundaries of the Property and shall be screened from public view. Refuse and service areas are both already constructed as part of the currently existing improvements on the Parcel.
4. Required electrical utilities are currently available through Duke Energy and are provided along the relevant portion of E Hwy 25. The Property and improvements are currently serviced by Sunshine in so far as potable water, but not public sewer or fire suppression water; water and sanitary sewer is subject to Marion County’s decision to service or not service the Property.
5. Parcel 39169-000-00 is currently improved with a structure. However, Applicant will be demolishing the current improvements and replacing them with the improvements contemplated in the Conceptual Plan and as may be modified pursuant to any final site plan.
6. There is currently no permanent signage on the Property (the “Main Building”). However, Applicant may contemplate signage adjacent to E Hwy 25 subject to requirements per code and any modifications to a final site plan.
7. Any bushes, landscaping, or green spaces shall be maintained per code and subject to modification in any final site plan.
8. The intended use is not incompatible with surrounding uses and zoning. The requested Special Use Permit will simply allow for the outdoor storage of vehicles in the areas designated on the Conceptual Plan and as modified by final site plan.
9. To the applicant’s knowledge, there are no special conditions necessary for the intended use beyond the special use permit itself.



No.	REVISIONS	DATE	BY	

Prepared by and return to:

Laura M. Ferris
Commercial Escrow Officer
Old Republican National Title Insurance Company
1410 N. Westshore Blvd., Suite 800
Tampa, FL 33607

Parcel Identification Nos.: 39169-000-00
39169-003-00

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 20th day of June, 2024 by and between **JAMES FLEMING and JENNIFER LENORE FLEMING**, husband and wife (hereinafter called "**Grantor**"), whose address is P.O. Box 701, Marshall, Michigan 49068 and **PARTNERS SELF STORAGE, LLC** a Delaware limited liability company (hereinafter called "**Grantee**"), whose address is 315 Christine Lane, Clayton, Delaware 19938.

WITNESSETH

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold and does hereby grant, bargain and sell to Grantee the following described real estate, situated, lying and being in the County of Marion, State of Florida, more particularly described on Exhibit A attached hereto and made a part hereof.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2024 and subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (c) those matters set forth on Exhibit B attached hereto and incorporate herein by reference.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the improvements, licenses, tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the aforesaid real estate and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires, and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed in its name and caused its seal to be affixed as of the day and year first above written.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name as of the day and year first above written.

Signed and sealed in the presence of:

Silveria Luna Stepp
Signature of Witness #1

JAMES FLEMING

Silveria Luna Stepp
Typed or Printed Name of Witness #1

Address #1: 839 W Green St
Marshall MI 49068

Signed and sealed in the presence of:

Chelsea Norris
Signature of Witness #2

JENNIFER LENORE FLEMING

Chelsea Norris
Typed or Printed Name of Witness #2

Address #2: 839 W. Green St
Marshall MI 49068

THE STATE OF MICHIGAN

COUNTY OF Calhoun

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, on the 15 day of June, 2024, by JAMES FLEMING and JENNIFER LENORE FLEMING, husband and wife. They are personally known to me or produced Driver License as identification.

Andrea Smith
Notary Public, State of Michigan
Commission Expires: 05-06-2027
Andrea Smith

Printed/Typed Name

☐

ANDREA SMITH
Notary Public, State of Michigan
County of Calhoun

My Commission Expires May 06, 2027
Acting in the County of Calhoun

EXHIBIT A TO SPECIAL WARRANTY DEED**TITLE DESCRIPTION – To be Insured**

Commence at a point on the West boundary of the East ½ of the Northwest ¼ of the Northeast ¼ of Section 32, Township 16 South, Range 23 East, South 0 degrees 18 minutes 00 seconds West 630 feet from the Northwest corner of said East ½ of the Northwest ¼ of the Northeast ¼ for a Point of Beginning. Thence East 711.06 feet to the West boundary of Florida Power Corporation Easement as recorded in Official Records Book 256, Page 286, Public Records of Marion County, Florida, thence South 0 degrees 01 minutes 18 seconds East, 697.88 feet to the South boundary of the West ½ of the Northeast ¼ of the Northeast ¼ of said Section, thence North 89 degrees 49 minutes 00 seconds West along said South boundary 57.98 feet, thence South 0 degrees 16 minutes 20 seconds West along the East boundary of the East ½ of the Southwest ¼ of the Northeast ¼ of said Section 86.06 feet to the North right-of-way line of Alt. U.S. Highway 441, thence North 70 degrees 52 minutes 21 seconds West along said right-of-way line 694.21 feet, thence North 00 degrees 18 minutes 00 seconds East along the West boundary of the East ½ of the Northwest ¼ of the Northeast ¼ of said Section a distance of 555.29 feet to the Point of Beginning. All being in Marion County, Florida.

ALSO DESCRIBED AS:

Known as 7655 East Highway 25, Belleview, Marion County, Florida, Parcel No. 39169-000-00 and 39169-003-00, being more particularly described as follows:

Beginning at a found ½" iron rod, said iron rod being a common corner for the property herein described and the property now or formerly owned by Joel Evan Hancock, Parcel No. 39169-002-00; thence North 89°57'55" East a distance of 711.10 feet to a concrete monument, said concrete monument being a common corner for the property herein described and the property now or formerly owned by Gwendolyn H. Varnum, Parcel No. 39169-001-00; thence South 00°03'23" East a distance of 697.88 feet to a found ½" iron rod; thence North 89°51'05" West a distance of 57.98 feet to a concrete monument; thence South 00°14'15" West a distance of 86.06 feet to a concrete monument located in the Northern right of way of East Highway 25 (U.S. Highway 441), said concrete monument being a common corner for the property herein described and the property now or formerly owned by Duke Energy Center, Parcel No. 39171-001-00; thence, along the northern right of way of East Highway 25 (U.S. Highway 441), North 70° 54'26" West a distance of 694.21 feet to a concrete monument, said concrete monument being a common corner for the property herein described and the property now or formerly owned by Peter John Carpenter, Parcel No. 39200-000-00; thence North 00°15'55" East a distance of 556.29 feet to the Point and Place of Beginning; and containing 11.003 acres more or less, all as according to that certain 2021 ATLA/NSPS Land Title Survey, entitled "Proposed Storage Site, Site Address 7655 East Highway 25, City of Belleview, Marion County, Florida 34420", dated May 1, 2024, revised May 7, 2024, revised May 8, 2024, revised May 15, 2024, and revised May 16, 2024, by Southern Geomatics Services, LLC and Alfred J. Kesler, Professional Surveyor & Mapper #6947

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.
2. Terms and conditions of that certain Public Ingress and Egress Easement in favor of Marion County, recorded in O.R. Book 4173, Page 1359.
3. Terms and conditions of that certain Covenant for Sidewalk Development recorded in O.R. Book 4173, Page 1355.
4. Terms and conditions of that certain Covenant for Paving Parallel Access Road recorded in O.R. Book 4173, Page 1357.
5. Matters of that certain survey prepared by Southern Geomatics Services, Job No. 24-108, dated 05/01/2024, to include:
 - a) Overhead utility easement running over, through and across the subject property.

LEGAL DESCRIPTION OF PARCELS

Commence at a point on the West boundary of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 16 South, Range 23 East, South 0 degrees 18 minutes 00 seconds West 630 feet from the Northwest corner of said East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ for a Point of Beginning. Thence East 711.06 feet to the West boundary of Florida Power Corporation Easement as recorded in Official Records Book 256, Page 286, Public Records of Marion County, Florida, thence South 0 degrees 01 minutes 18 seconds East, 697.88 feet to the South boundary of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section, thence North 89 degrees 49 minutes 00 seconds West along said South boundary 57.98 feet, thence South 0 degrees 16 minutes 20 seconds West along the East boundary of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 86.06 feet to the North right-of-way line of Alt. U.S. Highway 441, thence North 70 degrees 52 minutes 21 seconds West along said right-of-way line 694.21 feet, thence North 00 degrees 18 minutes 00 seconds East along the West boundary of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section a distance of 555.29 feet to the Point of Beginning. All being in Marion County, Florida.

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Beginning at a found $\frac{1}{2}$ " iron rod, said iron rod being a common corner for the property herein described and the property now or formerly owned by Joel Evan Hancock, Parcel No. 39169-002-00; thence North 89°57'55" East a distance of 711.10 feet to a concrete monument, said concrete monument being a common corner for the property herein described and the property now or formerly owned by Gwendolyn H. Varnum, Parcel No. 39169-001-00; thence South 00°03'23" East a distance of 697.88 feet to a found $\frac{1}{2}$ " iron rod; thence North 89°51'05" West a distance of 57.98 feet to a concrete monument; thence South 00°14'15" West a distance of 86.06 feet to a concrete monument located in the Northern right of way of East Highway 25 (U.S. Highway 441), said concrete monument being a common corner for the property herein described and the property now or formerly owned by Duke Energy Center, Parcel No. 39171-001-00; thence, along the northern right of way of East Highway 25 (U.S. Highway 441), North 70° 54'26" West a distance of 694.21 feet to a concrete monument, said concrete monument being a common corner for the property herein described and the property now or formerly owned by Peter John Carpenter, Parcel No. 39200-000-00; thence North 00°15'55" East a distance of 556.29 feet to the Point and Place of Beginning; and containing 11.003 acres more or less, all as according to that certain 2021 ATLA/NSPS Land Title Survey, entitled "Proposed Storage Site, Site Address 7655 East Highway 25, City of Belleview, Marion County, Florida 34420", dated May 1, 2024, revised May 7, 2024, revised May 8, 2024, revised May 15, 2024, and revised May 16, 2024, by Southern Geomatics Services, LLC and Alfred J. Kesler, Professional Surveyor & Mapper #6947



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
PARTNERS SELF STORAGE, LLC

Filing Information

Document Number M24000015057
FEI/EIN Number 88-3596281
Date Filed 12/03/2024
State DE
Status ACTIVE

Principal Address

315 CHRISTINE LANE
CLAYTON, DE 19938

Mailing Address

315 CHRISTINE LANE
CLAYTON, DE 19938

Registered Agent Name & Address

STANT, JOSEPH
45 FALLING WATER CT
PONTE VEDRA, FL 32081

Authorized Person(s) Detail

Name & Address

Title MGR

STANT, JOSEPH
45 FALLING WATER CT
PONTE VEDRA, FL 32081

Annual Reports

Report Year	Filed Date
2025	02/08/2025

Document Images

[02/08/2025 -- ANNUAL REPORT](#) [View image in PDF format](#)

[12/03/2024 -- Foreign Limited](#) [View image in PDF format](#)

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

Real Estate

39169-000-00

[GOOGLE Street View](#)

Prime Key: 951595

[MAP IT+](#)

Current as of 4/28/2025

Property Information

PARTNERS SELF STORAGE LLC
315 CHRISTINE LN
CLAYTON DE 19938-3604

Taxes / Assessments:

Map ID: 236

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

PC: 77

Acres: 6.00

Situs: 7655 E HWY 25 BELLEVIEW

2024 Certified Value

Land Just Value	\$94,446
Buildings	\$361,574
Miscellaneous	\$10,161
Total Just Value	\$466,181
Total Assessed Value	\$466,181
Exemptions	\$0
Total Taxable	\$466,181

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$94,446	\$361,574	\$10,161	\$466,181	\$466,181	\$0	\$466,181
2023	\$64,746	\$353,264	\$11,139	\$429,149	\$429,149	\$0	\$429,149
2022	\$64,746	\$300,889	\$11,250	\$376,885	\$376,885	\$376,885	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8353/0514	06/2024	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$610,000
7798/0226	06/2022	07 WARRANTY	8 ALLOCATED	U	I	\$450,000
4173/1359	09/2005	09 EASEMNT	0	U	I	\$100
1528/0172	04/1988	05 QUIT CLAIM	0	U	I	\$100
1468/1156	12/1987	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$150,000

Property Description

SEC 32 TWP 16 RGE 23
COM AT THE NW COR OF E 1/2 OF NW 1/4 OF NE 1/4 OF SEC 32 TH
S 630 FT TO THE POB TH E 711.06 FT TH S 697.88 FT TH W 57.98
FT TH S 85.06 FT TH N 70-52-21 W 694.21 FT TH N 555.29 FT TO

THE POB

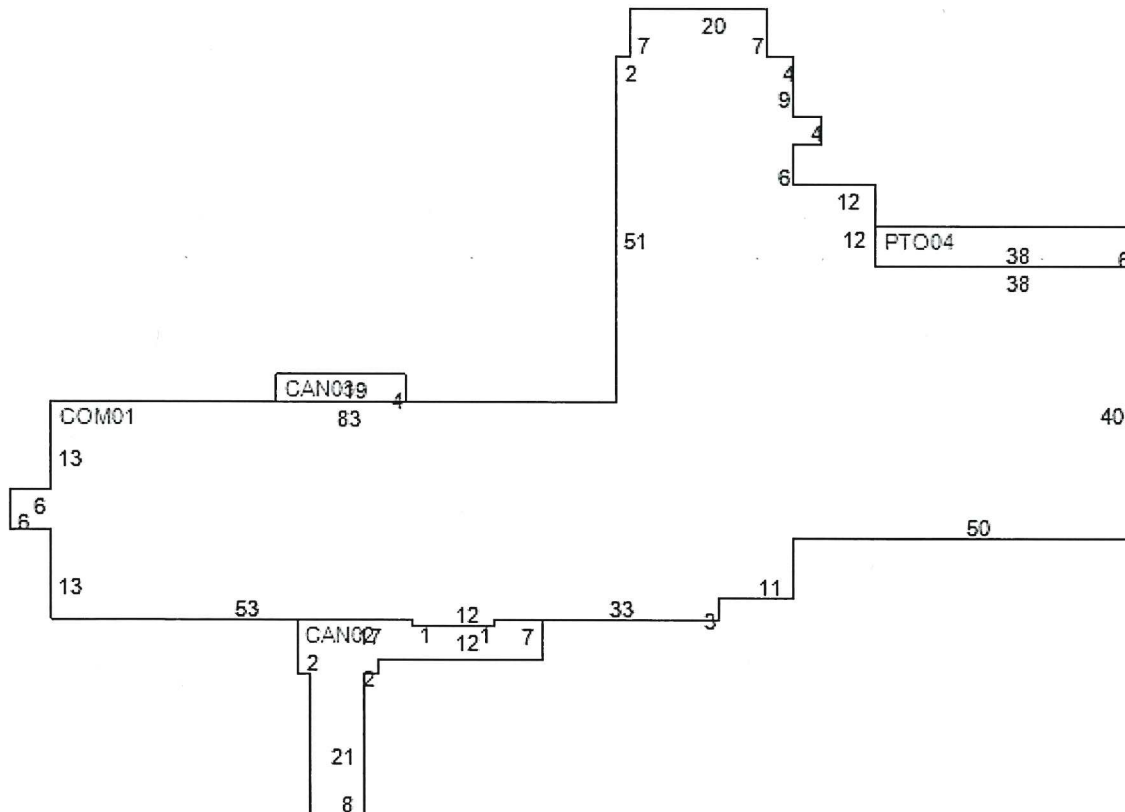
EXC COM AT A PT ON THE W BNDY OF E 1/2 OF NW 1/4 OF NE 1/4
 OF SEC 32 TH S 00-18-00 W 630 FT TH E 711.06 FT TH S 00-01-18 E
 172.82 FT TO THE POB TH CONT S 00-01-18 E 525.06 FT TH
 N 89-49 W 57.98 FT TH S 00-16-20 W 85.06 FT TH N 70-52-21 W
 559.77 FT TH N 34-34-31 E 247.77 FT TH N 69-56-00 E 241.66 FT TH
 N 00-01-18 W 139.50 FT TH N 89-58-42 E 219.51 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
7720		700.0	200.0	B2	3.21	AC							
9902		.0	.0	B2	2.79	AC							
Neighborhood 8179 - E HIGHWAY 25 - NOT COMMERCIAL													
Mkt: 10 70													

Traverse**Building 1 of 1**

COM01=R53D1R12U1R33U3R11U9R50U40L38U12L12U6R4U4L4U9L4U7L20D7L2D51L83D13L6D6R6D13.R53
 CAN02=D1R12U1R7D6L24D2L2D21L8U21L2U8R17.L53U32R33
 CAN03=U4R19D4L19.R50U51R2U7R20D7R4D19R12D12
 PTO04=R38U6L38D6.



Building Characteristics

Structure 4 - MASONRY NO PILAST
 Effective Age 6 - 25-29 YRS
 Condition 2
 Quality Grade 500 - FAIR
 Inspected on 4/24/2024 by 253

Year Built 1978
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 520

Exterior Wall 32 CONC BLK-STUCO24 CONC BLK-PAINT38 WD SIDING-SHTG34 WD FRAME-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.5	1.00	1978	0	7,129	M77 CLUB/HALL/LODGE	100 %	N Y
2	8.0	1.00	1978	0	396	CAN CANOPY-ATTACHD	100 %	N N
3	8.0	1.00	1978	0	76	CAN CANOPY-ATTACHD	100 %	N N
4	1.0	1.00	1978	0	228	PTO PATIO	100 %	N N

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 1 4 Fixture Baths: 2 2 Fixture Baths: 0
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 3 Extra Fixtures: 12

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1978	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1978	2	0.0	0.0
GAZ GAZEBO	196.00	SF	40	1980	2	14.0	14.0
144 PAVING ASPHALT	12,536.00	SF	5	1989	3	0.0	0.0
159 PAV CONCRETE	1,315.00	SF	20	1989	3	0.0	0.0

Appraiser Notes

FKA:SILVER SPRINGS SHORES ELKS LODGE #2730.

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M090221	9/1/2003	1/1/2005	ADDITION

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

Real Estate

39169-003-00

Prime Key: 3829166

MAP IT+

Current as of 4/28/2025

Property Information

PARTNERS SELF STORAGE LLC
315 CHRISTINE LN
CLAYTON DE 19938-3604

Taxes / Assessments:

Map ID: 236

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

PC: 00

Acres: 5.00

2024 Certified Value

Land Just Value	\$53,955
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$53,955
Total Assessed Value	\$53,955
Exemptions	\$0
Total Taxable	\$53,955

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$53,955	\$0	\$0	\$53,955	\$53,955	\$0	\$53,955
2023	\$53,955	\$0	\$0	\$53,955	\$53,955	\$0	\$53,955
2022	\$53,955	\$0	\$0	\$53,955	\$46,761	\$46,761	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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Property Description

SEC 32 TWP 16 RGE 23
COM AT A PT ON THE W BNDY OF E 1/2 OF NW 1/4 OF NE 1/4 OF SEC
32 TH S 00-18-00 W 630 FT TH E 711.06 FT TH S 00-01-18 E 172.82 FT
TO THE POB TH CONT S 00-01-18 E 525.06 FT TH N 89-49 W 57.98 FT
TH S 00-16-20 W 85.06 FT TH N 70-52-21 W 559.77 FT TH N 34-34-31 E
247.77 FT TH N 69-56-00 E 241.66 FT TH N 00-01-18 W 139.50 FT TH
N 89-58-42 E 219.51 FT TO THE POB

Parent Parcel: 39169-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		.0	.0	B2	5.00	AC							

Neighborhood 9994 - COMM HWY 25 E BELLEVIEW TO LW
Mkt: 2 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
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Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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