



**Marion County
Board of County Commissioners**

Growth Services ■ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION COMPLETE
DATE COMPLETED 3/18/2025
INITIALS EM
TENTATIVE MEETING DATES
P&Z PH 5/28/2025
BCC/P&Z PH 6/16 & 6/17/2025

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from A-1 (General Agriculture)

to B-2 (Community Business), for the intended use of:

Convenience Store with Gas Station

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 45418-000-00 & 45415-000-00

Property dimensions: 292.42' x 85' & 256' x 180' **Total acreage:** 0.57 & 1.06 = 1.63 acres

Directions: NWC S.U.S. 301 and SE 132nd Street Road, Belleview, FL

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

glisa689@gmail.com

Bellevue Property Holdings, LLC

Property owner name (please print)
27658 JCashford Circle STE 101

Mailing address
Wesley Chapel, Florida 33544

City, state, zip code
813. 263. 8/68

Phone number (please include area code)

[Signature]
Signature Aihab Gerges

Herb Green

Applicant or agent name (please print)
117 E Monument Ave

Mailing address
Kissimmee, FL 34741

City, state, zip code
(407)738-1979

Phone number (please include area code)

[Signature]
Signature Herb Green

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. 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 applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: EM DATE: 3/17/2025 ZONING MAP NO.: 237

Rev. 01/11/2021

AR 32609

ATTACHMENT A

Date: February 24, 2025

RE: BELLEVIEW PROPERTY HOLDINGS, LLC

Parcel ID#s 45418-000-00, 45415-000-00, 45415-001-00 & 45415-002-00

LETTER OF AGENT AUTHORIZATION

The purpose of this letter is to authorize CADJAZZ ENGINEERING to act on my behalf and as my trusted agent in processing any Zoning and Site Development Permit Applications for the above referenced project, including all regulatory agencies, departments, and their personnel for State of Florida, Marion County, City of Belleview Florida Department of Transportation, St. Johns River Water Management District, and Florida Department of Environmental Protection in an effort to receive all approvals necessary for the proposed improvements of the parcel located at the NWC of S. US 301 and SE 132nd Street Road Belleview, Marion County Florida.

The undersigned being contractual applicant.

Signature: [Signature] Date: 2-25-2025

Name: Bilal Georges Title: Manager

BELLEVIEW PROPERTY HOLDINGS, LLC

Parcel ID# 45418-000-00, 45415-000-00, 45415-001-00 & 45415-002-00

Address: 27658 Cashford Circle STE 101

Wesley Chapel, FL 33544

Phone:

Fax:

State of Florida

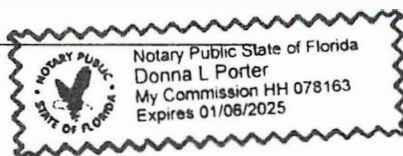
County of pasco

Before me personally appeared Bilal Georges, who is personally known to me or has provided _____ as identification, known to me to be the person described in and who executed the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 25 day of Feb A.D., 2025.

Notary Public Donna L Porter

My Commission Expires _____

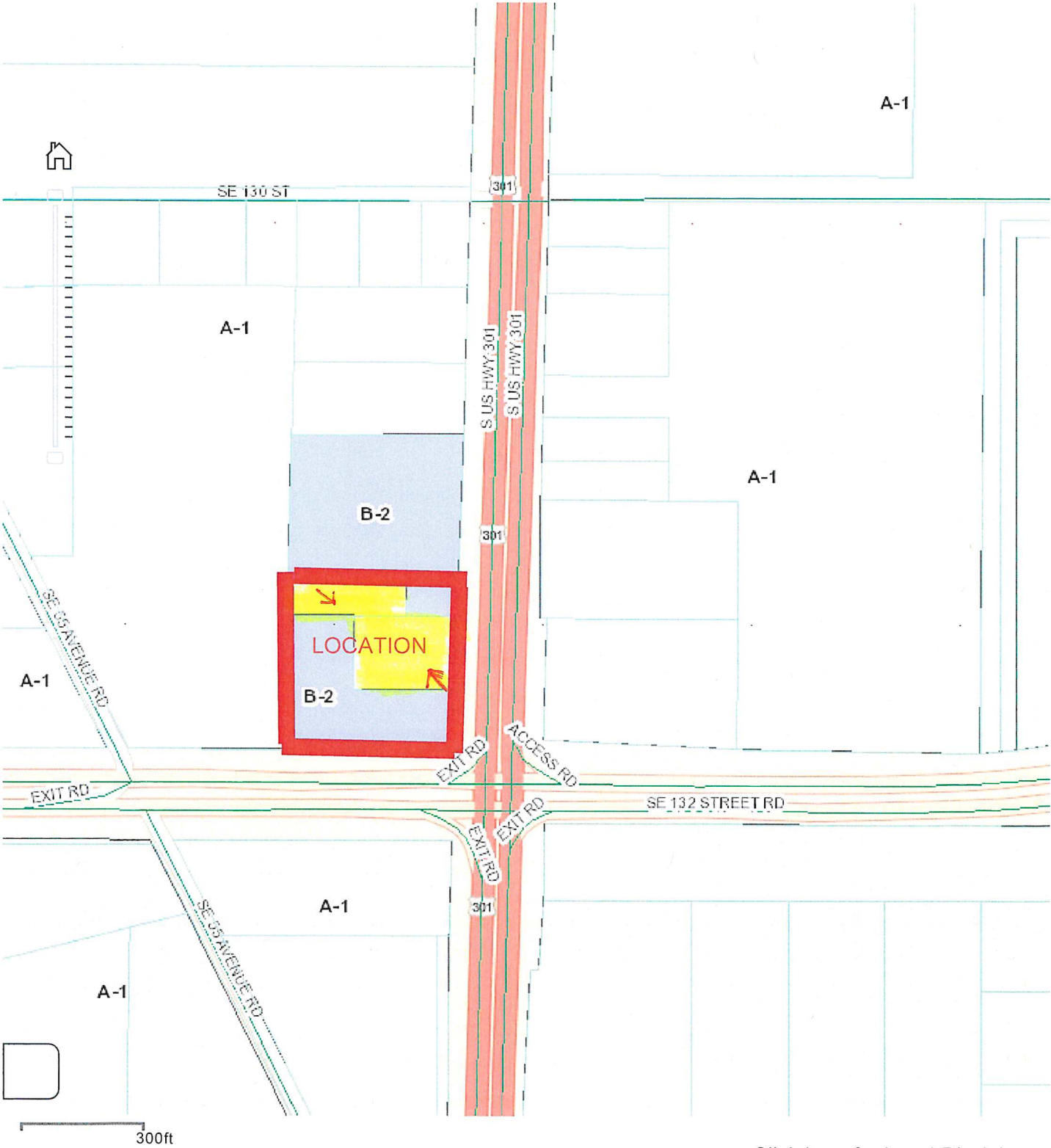


ATTACHMENT A



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+

Last Updated 12/12/2024



ATTACHMENT A

Property Legal Descriptions from Marion County Property Appraiser

Parcel 45418-000-00

SEC 07 TWP 17 RGE 23

COM 39.8 FT E & N 01-29-40 E 417.56 FT & W 125 FT

FROM SE COR OF NE 1/4 OF NW 1/4 FOR POB S 1-29-40 E 85 FT

W 167.42 FT N 1-29-40 W 10 FT W 125 FT N 1-29-40 W 75 FT

E 292.42 FT TO POB

Parcel 45415-000-00

SEC 07 TWP 17 RGE 23

COM AT THE SE COR OF THE NE 1/4 OF NW 1/4 TH N 89-52-22 E

39.80 FT TO A POINT ON THE WLY ROW OF US HWY 301 (200 FT

WIDE) TH N 01-29-40 E ALONG SAID ROW 152.56 FT FOR THE POB

TH CONT ALONG SAID ROW N 01-29-40 E 180 FT TH S 89-52-22 W

180 FT TH S 01-29-40 W 180 FT TH N 89-52-22 E 180 FT TO THE

POB & COM AT THE SE COR OF THE NE 1/4 OF NW 1/4 TH

N 89-52-22 E 39.80 FT TO A POINT INTERSECTING THE WLY ROW

LINE OF US HWY 301 (200 FT WIDE) TH N 01-29-40 E ALONG SAID

WLY ROW LINE 152.56 FT TH S 89-52-22 W 180 FT TO THE POB TH

CONT S 89-52-22 W 76 FT TH N 01-29-40 E 180 FT TH

N 89-52-22 E 76 FT TH S 01-29-40 W 180 FT TO THE POB

③ 27.00 k
350.00-DS
Prepared by:
Candace McCoy
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 19-547

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 05/30/2019 02:48:50 PM
FILE #: 2019055144 OR BK 6975 PGS 1251-1253
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$350.00 MDS: \$0 INT: \$0

45418-000-00

General Warranty Deed

Made this 20 day of May, 2019 A.D. By **Terry Richards and Gail Richards**, Husband and Wife, whose address is: 3656 Shawnee Trail, Jamestown, Oh 45335, hereinafter called the grantor, to **Bellevue Property Holdings LLC, a Florida Limited Liability Company**, whose address is: 27658 Cashford Circle, Ste 101, Wesley Chapel, FL 33544, 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 Ten Dollars, (\$10.00) 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 ATTACHED SCHEDULE "A"

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

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, 2018.

ATTACHMENT A

Prepared by:
Candace McCoy
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 19-547

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:

Barbara Canvor

Witness 1 Sign:

Barbara Canvor

Witness 1 Print:

Debra Thompson

Witness 2 Sign:

Debra Thompson

Witness 2 Print:

Terry Richards
Terry Richards

Gail Richards
Gail Richards

State of Ohio
County of Greene

The foregoing instrument was acknowledged before me this 20 day of May, 2019, by **Terry Richards and Gail Richards**, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL

Barbara Canvor
Notary Public Signature
Print Name: Barbara Canvor
My Commission Expires: July 5, 2023

19-547

SCHEDULE "A"

COMMENCING 39.8 FEET EAST, AND N.01°29'40"E., 417.56 FEET AND WEST 125 FEET FROM THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 FOR THE POINT OF BEGINNING, THENCE S.1°29'40"E., 85 FEET; THENCE WEST 167.42 FEET; THENCE N.1°29'40"W., 10 FEET; THENCE WEST 125 FEET; THENCE N.1°29'40"W., 75 FEET; THENCE EAST 292.42 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 7, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

Together with that certain 1980 Gulf States Mobile home VIN #3G36GL39835A and VIN #3G36GL39835B situated on.

ALSO DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 SECTION 7, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE, BEARING SOUTH 89°49'38" EAST, A DISTANCE OF 39.80 FEET TO A POINT; THENCE, BEARING NORTH 01°40'41" EAST, A DISTANCE OF 417.29 FEET TO A POINT; THENCE, BEARING NORTH 89°56'37" WEST, A DISTANCE OF 125.05 FEET TO THE POINT OF BEGINNING. THENCE, BEARING SOUTH 01°29'40" WEST, A DISTANCE OF 85.03 FEET TO A POINT; THENCE, BEARING NORTH 89°56'37" WEST, A DISTANCE OF 167.37 FEET TO A POINT; THENCE, BEARING NORTH 01°40'41" EAST, A DISTANCE OF 10.03 FEET TO A POINT; THENCE, BEARING NORTH 89°56'37" WEST, A DISTANCE OF 125.07 FEET TO A POINT; THENCE, BEARING NORTH 01°40'41" EAST, A DISTANCE OF 75.00 FEET TO A POINT; THENCE, BEARING SOUTH 89°56'21" EAST, A DISTANCE OF 292.17 FEET TO THE POINT OF BEGINNING.



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
 DATE: 06/19/2017 09:40:27 AM
 FILE #: 2017055047 OR BK 6596 PGS 137-139
 REC FEES: \$27.00 INDEX FEES: \$0.00
 DDS: \$1750.00 MDS: \$0 INT: \$0

Prepared by and after recording return to:
 James V. Stewart Esq.
 1670 Pelican Creek Crossing
 St. Petersburg, FL 33707

45415-000-00

SPECIAL WARRANTY DEED

This is a Special Warranty Deed duly executed as of May 30th, 2017, by **Scherrie A. Gregoire, a/k/a Scherrie O. Gregoire, a/k/a Sherrie A. Gregoire, a single woman**, whose address is 13198 SE US Highway 301, Belleview, FL 34420 (the "Grantor") to **Belleview Property Holdings LLC, a Florida limited liability company**, (the "Grantee"), whose address is 27658 Cashford Circle, Suite 101, Wesley Chapel, FL 33544.

For consideration of Two Hundred Fifty Thousand and no/100 Dollars (\$250,000.00) to Grantor in hand paid by Grantee, the receipt of which is acknowledged, Grantor by this document conveys to Grantee and Grantee's successors and assigns in fee simple forever all that certain real property located in Marion County, Florida, as is described on the attached **Exhibit A** together with all its tenements, hereditaments and appurtenances and with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining (the "**Property**").

The Property Appraiser's Parcel Identification Numbers for the Property are: 45415-000-00 and 45415-001-00

This is commercial property and is **not** the homestead of Grantor or Grantee.

Grantor warrants: that Grantor is lawfully seized of the Property in fee simple; that Grantor has good and lawful authority to convey the Property; that Grantor fully warrants that the title to the Property is free and clear of all encumbrances except those noted in items 1 and 2 below and Grantor shall defend its title and these warranties against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other:

1. Real estate taxes and tax assessments for 2017 and subsequent years, which are not yet due and payable; and
2. Restrictions, conditions, reservations, agreements, limitations and easements of record, if any now exist, but any such interests that may have been terminated or that are otherwise unenforceable are not hereby re-imposed.

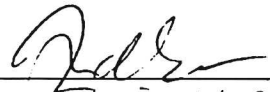
ATTACHMENT A

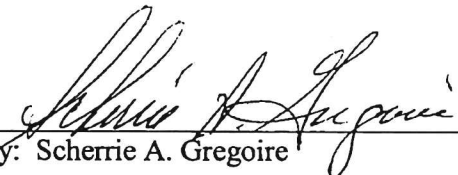
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed before the undersigned witnesses and notary as of the date stated above


Witnesses:

Grantor:

Scherrie A. Gregoire
a/k/a Scherrie O. Gregoire
a/k/a Sherrie A. Gregoire,


JUDITH KARPADI
(print name beneath witness signature)


By: Scherrie A. Gregoire



KAROLY LOVASZ
(print name beneath witness signature)

STATE OF FLORIDA
COUNTY OF MANIOWA

The foregoing Special Warranty Deed was acknowledged and sworn to before the undersigned Notary on May 30, 2017, by Scherrie A. Gregoire, a/k/a Scherrie O. Gregoire, a/k/a Sherrie A. Gregoire who () is personally known to the undersigned Notary or who (☒) provided the undersigned Notary a Florida driver's license as identification.



KAROLY LOVASZ
MY COMMISSION # GG 008568
EXPIRES: July 5, 2020
Bonded Thru Budget Notary Services


Notary Public

SEAL

EXHIBIT A

PARCEL 1:

Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 17 South, Range 23 East, Marion County, Florida; thence North 89°52'22" East, 39.80 feet to a point on the Westerly right of way of U.S. Highway 301 (200 feet wide); thence North 01°29'40" East, along said right of way, 152.56 feet for the Point of Beginning; thence continue along said right of way, North 01°29'40" East, 180.00 feet; thence South 89°52'22" West, 180.00 feet; thence South 01°29'40" West, 180.00 feet; thence North 89°52'22" East, 180.00 feet to the Point of Beginning.

PARCEL 2:

A parcel of land in the Northwest 1/4 of Section 7, Township 17 South, Range 23 East, Marion County, Florida, being more particularly described as follows: Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 7; thence North 89°52'22" East, for 39.80 feet to a point intersecting the Westerly right of way line of U.S. Highway 301 (200 feet wide); thence North 01°29'40" East, along said Westerly right of way line, 152.56 feet; thence South 89°52'22" West, 180.00 feet to the Point of Beginning; thence continue South 89°52'22" West, 76.00 feet; thence North 01°29'40" East, 180.00 feet; thence North 89°52'22" East, 76.00 feet; thence South 01°29'40" West, 180.00 feet to the Point of Beginning.

PARCEL 3:

85 feet North and South by 125 feet East and West in the Northeast corner of the following described land: Beginning at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 17 South, Range 23 East, Marion County, Florida; thence East 39.8 feet to the West right of way line of State Road 35; thence North 1°29'40" East, 417.56 feet along said right of way line; thence West 417.42 feet; thence South 1°20'40" West, 417.56 feet to the South boundary of Northeast 1/4 of Northwest 1/4 of said Section; thence East along said South boundary 377.62 feet to Point of Beginning.



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

Detail by Entity Name

Florida Limited Liability Company
BELLEVIEW PROPERTY HOLDINGS LLC

Filing Information

Document Number L17000115164
FEI/EIN Number 82-2965107
Date Filed 05/24/2017
Effective Date 05/22/2017
State FL
Status ACTIVE

Principal Address

27658 CASHFORD CIR
SUITE 101
WESLEY CHAPEL, FL 33544

Mailing Address

27658 CASHFORD CIR
SUITE 101
WESLEY CHAPEL, FL 33544

Registered Agent Name & Address

GERGES, AIHAB
27658 CASHFORD CIR
SUITE 101
WESLEY CHAPEL, FL 33544

Authorized Person(s) Detail

Name & Address

Title MGR

GERGES, AIHAB
27658 CASHFORD CIR
WESLEY CHAPEL, FL 33544

Title MGR

GERGES, EDWARD
27658 CASHFORD CIR
WESLEY CHAPEL, FL 33544

ATTACHMENT A

Annual Reports

Report Year	Filed Date
2023	04/15/2023
2024	02/02/2024
2025	02/06/2025

Document Images

02/06/2025 – ANNUAL REPORT	View image in PDF format
02/02/2024 – ANNUAL REPORT	View image in PDF format
04/15/2023 – ANNUAL REPORT	View image in PDF format
03/22/2022 – ANNUAL REPORT	View image in PDF format
04/07/2021 – ANNUAL REPORT	View image in PDF format
06/30/2020 – ANNUAL REPORT	View image in PDF format
04/04/2019 – ANNUAL REPORT	View image in PDF format
02/19/2018 – ANNUAL REPORT	View image in PDF format
05/24/2017 – Florida Limited Liability	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

45418-000-00

[GOOGLE Street View](#)

Prime Key: 1103657

[MAP IT+](#)

Current as of 3/18/2025

Property Information

BELLEVUE PROPERTY HOLDINGS
LLC
27658 CASHFORD CIR STE 101
WESLEY CHAPEL FL 33544-6959

Taxes / Assessments:

Map ID: 237

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 02

Acres: .53

Situs: 13170 S US HWY 301
BELLEVUE

2024 Certified Value

Land Just Value	\$23,087
Buildings	\$21,353
Miscellaneous	\$0
Total Just Value	\$44,440
Total Assessed Value	\$44,440
Exemptions	\$0
Total Taxable	\$44,440

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$23,087	\$21,353	\$0	\$44,440	\$44,440	\$0	\$44,440
2023	\$23,087	\$18,873	\$0	\$41,960	\$41,960	\$0	\$41,960
2022	\$17,315	\$26,274	\$0	\$43,589	\$41,325	\$0	\$41,325

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6975/1251	05/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$50,000
6975/1249	01/2009	71 DTH CER	0	U	I	\$100
3962/1168	02/2005	03 LIFE EST	1 LIFE ESTATE	U	V	\$100
3942/1636	04/2004	71 DTH CER	0	U	V	\$100
1005/1187	01/1980	07 WARRANTY	0	Q	V	\$1,500
0563/0339	06/1973	02 DEED NC	0	Q	V	\$1,500

Property Description

SEC 07 TWP 17 RGE 23
COM 39.8 FT E & N 01-29-40 E 417.56 FT & W 125 FT

FROM SE COR OF NE 1/4 OF NW 1/4 FOR POB S 1-29-40 E 85 FT
 W 167.42 FT N 1-29-40 W 10 FT W 125 FT N 1-29-40 W 75 FT
 E 292.42 FT TO POB

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

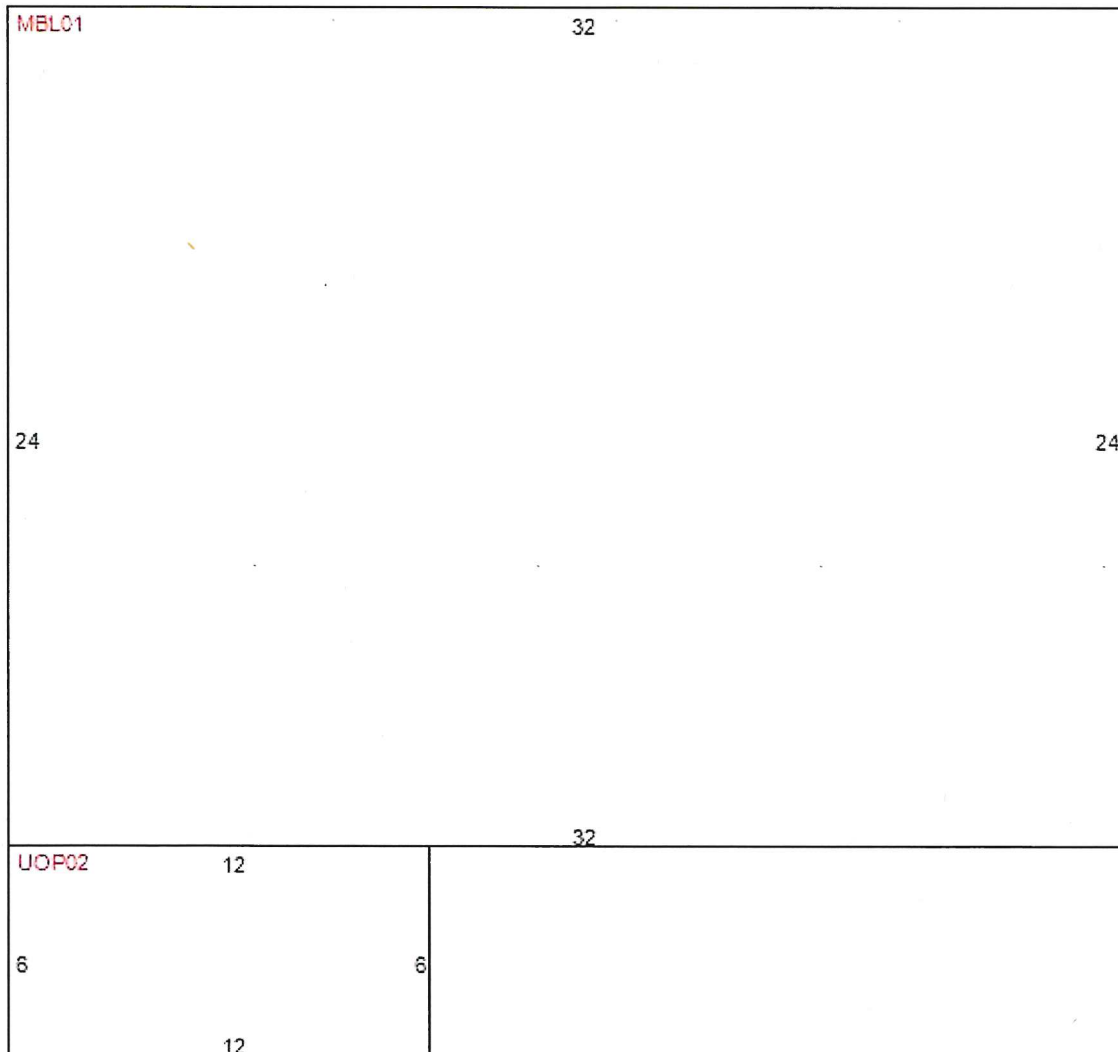
Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	0200	.0	.0	A1	23,087.00 SF							
Neighborhood 9949 - COMM US 301 / BELL TO SUMMFLD												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1

MBL01=L32D24R32U24.L32D24

UOP02=R12D6L12U6.



[Building Characteristics](#)

Improvement MH - MOBILE - MOBILE HOME RESID
 Effective Age 9 - 40-99 YRS
 Condition 0

Year Built 1980
 Physical Deterioration 0%
 Obsolescence: Functional 0%

Quality Grade 600 - AVERAGE
Inspected on 6/22/2020 by 025

Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 112

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120 - MH	ALUM SIDING	1.00	1980	N	0 %	0 %	768	768
UOP 0201 - NO	EXTERIOR	1.00	1980	N	0 %	0 %	72	72

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 17 KOOL SEAL/MTL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
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: 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	1981	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1981	1	0.0	0.0

Appraiser Notes

ADU ON SKIDS 6X10

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

2025 Property Record Card

Real Estate

45415-000-00

[GOOGLE Street View](#)

Prime Key: 1103622

[MAP IT+](#)

Current as of 3/18/2025

[Property Information](#)

BELLEVUE PROPERTY HOLDINGS
LLC
27658 CASHFORD CIR STE 101
WESLEY CHAPEL FL 33544-6959

[Taxes / Assessments:](#)

Map ID: 237

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

PC: 33

Acres: 1.06

[More Situs](#)

Situs: 13210 S US HWY 301
BELLEVUE

[2024 Certified Value](#)

Land Just Value	\$92,348		
Buildings	\$115,702		
Miscellaneous	\$785		
Total Just Value	\$208,835		
Total Assessed Value	\$161,447	Impact	
Exemptions	\$0	Ex Codes:	(\$47,388)
Total Taxable	\$161,447		
School Taxable	\$208,835		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$92,348	\$115,702	\$785	\$208,835	\$161,447	\$0	\$161,447
2023	\$92,348	\$112,498	\$803	\$205,649	\$146,770	\$0	\$146,770
2022	\$92,348	\$89,256	\$815	\$182,419	\$133,427	\$0	\$133,427

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6596/0137	05/2017	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$250,000
2237/1125	04/1996	08 CORRECTIVE	0	U	I	\$100
2077/1686	10/1994	05 QUIT CLAIM	0	U	I	\$100
1826/0408	04/1992	07 WARRANTY	9 UNVERIFIED	U	I	\$7,000
1819/0130	04/1992	05 QUIT CLAIM	0	U	I	\$100
1629/0386	01/1990	07 WARRANTY	9 UNVERIFIED	U	I	\$115,500

[Property Description](#)

SEC 07 TWP 17 RGE 23

COM AT THE SE COR OF THE NE 1/4 OF NW 1/4 TH N 89-52-22 E
 39.80 FT TO A POINT ON THE WLY ROW OF US HWY 301 (200 FT
 WIDE) TH N 01-29-40 E ALONG SAID ROW 152.56 FT FOR THE POB
 TH CONT ALONG SAID ROW N 01-29-40 E 180 FT TH S 89-52-22 W
 180 FT TH S 01-29-40 W 180 FT TH N 89-52-22 E 180 FT TO THE
 POB & COM AT THE SE COR OF THE NE 1/4 OF NW 1/4 TH
 N 89-52-22 E 39.80 FT TO A POINT INTERSECTING THE WLY ROW
 LINE OF US HWY 301 (200 FT WIDE) TH N 01-29-40 E ALONG SAID
 WLY ROW LINE 152.56 FT TH S 89-52-22 W 180 FT TO THE POB TH
 CONT S 89-52-22 W 76 FT TH N 01-29-40 E 180 FT TH
 N 89-52-22 E 76 FT TH S 01-29-40 W 180 FT TO THE POB

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

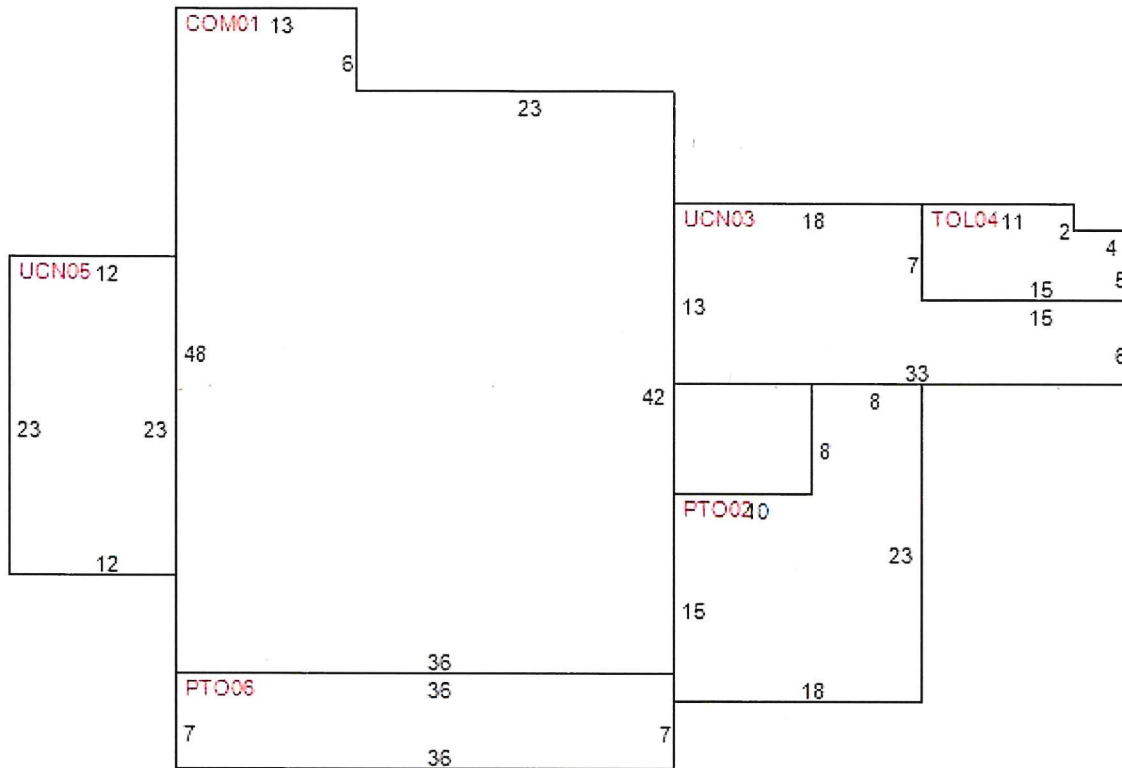
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	3310	180.0	256.0	B2	24,394.00	SF							
GCSF	0200	.0	.0	B2	21,780.00	SF							
Neighborhood 9949 - COMM US 301 / BELL TO SUMMFLD													
Mkt: 2 70													

[Traverse](#)

Building 1 of 3

COM01=L23U6L13D48R36U42.D44
 PTO02=R18U23L8D8L10D15.U23
 UCN03=R33U6L15U7L18D13.U13R18
 TOL04=D7R15U5L4U2L11.L54D4
 UCN05=L12D23R12U23.D30R36

PTO06=D7L36U7R36.



Building Characteristics

Structure 4 - MASONRY NO PILAST
 Effective Age 9 - 40-99 YRS
 Condition 0
 Quality Grade 200 - LOW
 Inspected on 2/12/2020 by 117

Year Built 1953
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 212

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO38 WD SIDING-SHTG

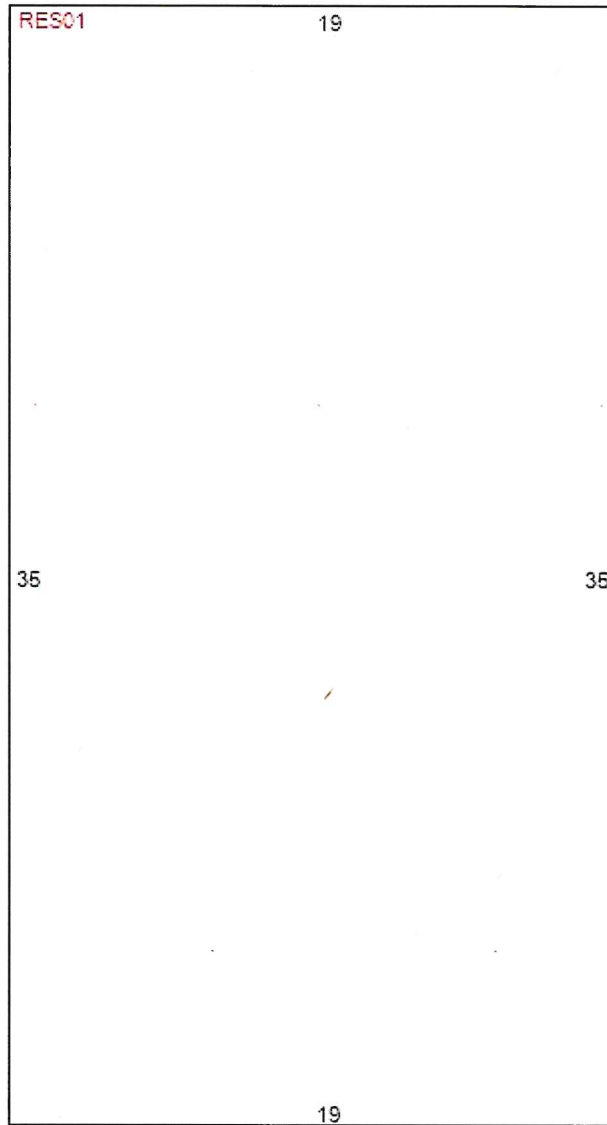
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	8.0	1.00	1953	0	1,590	M33 NIGHTCLUB/LOUNGE	100 %	N	Y
2	1.0	1.00	1953	0	334	PTO PATIO	100 %	N	N
3	8.0	1.00	1953	0	324	UCN CANOPY UNFIN	100 %	N	N
4	8.0	1.00	1953	0	97	M00 MINIMUM FINISH	100 %	N	N
5	8.0	1.00	2005	0	276	UCN CANOPY UNFIN	100 %	N	N
6	1.0	1.00	1953	0	252	PTO PATIO	100 %	N	N

Section: 1

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

Traverse**Building 2 of 3**

RES01=L19D35R19U35.

Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 1
Quality Grade 200 - LOW
Inspected on 2/12/2020 by 117

Year Built 1977
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 108

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0138	- WD SIDING-SHTG	1.00	1977	N	0 %	0 %	665	665

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 1	Blt-In Kitchen: Y
Roof Cover: 14 CORRUGATED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00			Garbage Compactor: N

Foundation: 7 BLK PERIMETER
A/C: N

Heat Fuel 2: 00
Fireplaces: 0

2 Fixture Baths: 0 Intercom: N
Extra Fixtures: 2 Vacuum: N

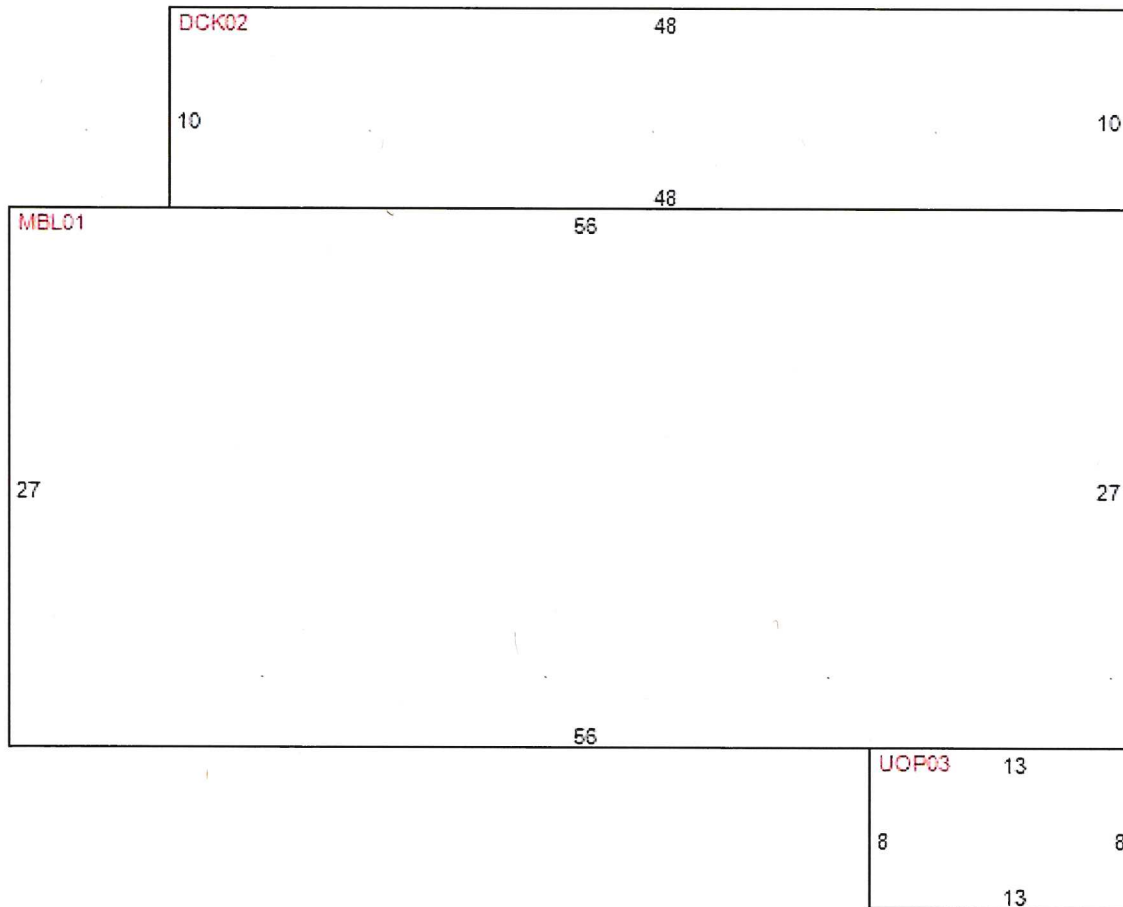
Traverse

Building 3 of 3

MBL01=L56D27R56U27.

DCK02=U10L48D10R48.D27

UOP03=D8L13U8R13.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 2
Quality Grade 600 - AVERAGE
Inspected on 2/12/2020 by 117

Year Built 1982
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 166

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL0121	- MH VINYL SIDING	1.00	1982	N	0 %	0 %	1,512	1,512

DCK 0201 - NO EXTERIOR	1.00	1982	N	0 %	0 %	480	480
UOP 0301 - NO EXTERIOR	1.00	1996	N	0 %	0 %	104	104

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 15 MH PAN-AVERAGE	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 1	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	1953	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1953	5	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1953	2	0.0	0.0
159 PAV CONCRETE	81.00	SF	20	2004	3	0.0	0.0
105 FENCE CHAIN LK	256.00	LF	20	2004	1	0.0	0.0
105 FENCE CHAIN LK	60.00	LF	20	2004	3	0.0	0.0
114 FENCE BOARD	48.00	LF	10	2004	4	0.0	0.0
ADU UTILITY-ALUM	70.00	SF	40	2000	1	10.0	7.0

Appraiser Notes

BLDG01=ANNIE'S BAR
 BLDG02= RES
 BLDG03=MH

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M052409	5/1/2005	8/1/2005	REPAIR WALL