



**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:	

PARCEL ACCOUNT NUMBERS: 36547-001-00, 36547-000-00, 36547-002-00, 36514-000-00, 36475-000-00, 36474-000-00 & 36474-001-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan X Master Plan _____

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:

Property Address: 7392 S US HWY 441, 2916 SE 73RD ST, 2700 SE 73RD ST & 7680 S US HWY 441

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: 81.53 **Maximum Proposed Residential Units:** N/A (none)
(# SFR 0 # MF 0)

Maximum Non-Residential (Commercial or Industrial) Acreage: 81.53

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

Optimum Dealership Group, LLC (with other owners; see additional signature pages)

Property Owner name (please print)

2303 SE 17th Street, Suite 200

Mailing Address

Ocala, FL 34471

City, State, Zip Code

Phone Number (include area code)

Denver.Beck@optimumrv.com

E-Mail Address (include complete address)

SEPARATE SIGNATURE PAGES ATTACHED

Signature*

*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.

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 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 owner and/or applicant/agent must be correct and legible in order to be processed.

Klein & Klein, LLC (Fred N. Roberts, Jr., Esq.)

Applicant/Agent Name (please print)

40 SE 11th Avenue

Mailing Address

Ocala, FL 34471

City, State, Zip Code

352-732-7750

Phone Number (include area code)

fred@kleinandkleinpa.com

E-Mail Address (include complete address)

Signature

STAFF/OFFICE USE ONLY

Project No.:	Code Case No.:	Application No.:
Rcvd by:	Rcvd Date: / / FLUM:	AR No.: Rev: 12/21/23

Empowering Marion for Success



**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.:	31847
PA:	

PARCEL ACCOUNT NUMBERS: 36547-001-00, 36547-000-00, 36547-002-00, and 36514-000-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan ☒ Master Plan ☐

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Optimum Dealership Group, LLC (with other owners; see additional signature pages)

Property Owner name (please print)

2303 SE 17th Street, Suite 200

Mailing Address

Ocala, FL 34471

City, State, Zip Code

Phone Number (include area code)

Denver.Beck@optimumrv.com

E-Mail Address (include complete address)

SEPARATE SIGNATURE PAGES ATTACHED

Signature*

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Klein & Klein, LLC (Fred N. Roberts, Jr., Esq.)

Applicant/Agent Name (please print)

40 SE 11th Avenue

Mailing Address

Ocala, FL 34471

City, State, Zip Code

352-732-7750

Phone Number (include area code)

fred@kleinandkleinpa.com

E-Mail Address (include complete address)

Signature

STAFF/OFFICE USE ONLY


Project No.: 2024080001	Code Case No.: 0	Application No.:
Rcvd by: ABW	Rcvd Date: 7/25/24	FLUM: COM
	AR No.: 31847	Rev: 12/21/23

Empowering Marion for Success

**APPLICANT SIGNATURE PAGE TO APPLICATION FOR PUD REZONING
(MARION COUNTY)**

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	36547-001-00, 36547-000-00, 36547-002-00, 36514-000-00, 36475-000-00, 36474-000-00 & 36474-001-00
Authorized Agents:	1) KLEIN & KLEIN, LLC (Fred N. Roberts, Jr., Esq.) 2) KIMLEY-HORN AND ASSOCIATES, INC.

**FLORIDA INVESTMENT FUND OF BIRMINGHAM, LLC, a
Florida limited liability company**

By: 
Denver Beck, Manager

Address: 2303 SE 17th Street, Suite 200, Ocala, FL 34471

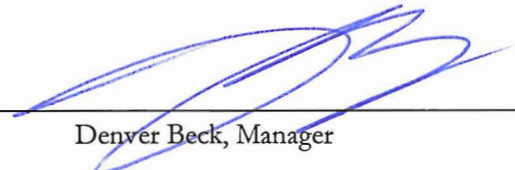
Email: Denver.Beck@optimumrv.com

Phone: 352-209-4476

**APPLICANT SIGNATURE PAGE TO APPLICATION FOR PUD REZONING
(MARION COUNTY)**

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	36547-001-00, 36547-000-00, 36547-002-00, 36514-000-00, 36475-000-00, 36474-000-00 & 36474-001-00
Authorized Agents:	1) KLEIN & KLEIN, LLC (Fred N. Roberts, Jr., Esq.) 2) KIMLEY-HORN AND ASSOCIATES, INC.

**OPTIMUM DEALERSHIP GROUP LLC, a
Florida limited liability company**

By: 
Denver Beck, Manager

Address: 2303 SE 17th Street, Suite 200, Ocala, FL 34471

Email: Denver.Beck@optimumrv.com

Phone: 352. 209. 4476

APPLICANT SIGNATURE PAGE TO APPLICATION FOR PUD REZONING
(MARION COUNTY)

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	36547-001-00, 36547-000-00, 36547-002-00, 36514-000-00, 36475-000-00, 36474-000-00 & 36474-001-00
Authorized Agents:	1) KLEIN & KLEIN, LLC (Fred N. Roberts, Jr., Esq.) 2) KIMLEY-HORN AND ASSOCIATES, INC.

INVESTMENT COMPANY OF FLORIDA, LLC, a
Florida limited liability company

By: 
Denver Beck, Manager

Address: 2303 SE 17th Street, Suite 200, Ocala, FL 34471


Email: Denver.Beck@optimumrv.com

Phone: 352-209-4476

**APPLICANT SIGNATURE PAGE TO APPLICATION FOR PUD REZONING
(MARION COUNTY)**

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	36547-001-00, 36547-000-00, 36547-002-00, 36514-000-00, 36475-000-00, 36474-000-00 & 36474-001-00
Authorized Agents:	1) KLEIN & KLEIN, LLC (Fred N. Roberts, Jr., Esq.) 2) KIMLEY-HORN AND ASSOCIATES, INC.

**SIMEON HOLDINGS, LLC, a
Florida limited liability company**

By: 
Denver Beck, Manager

Address: 2303 SE 17th Street, Suite 200, Ocala, FL 34471

Email: Denver.Beck@optimumrv.com

Phone: 352-209-4476

APPLICANT SIGNATURE PAGE TO APPLICATION FOR PUD REZONING
(MARION COUNTY)

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	36547-001-00, 36547-000-00, 36547-002-00, and 36514-000-00
Authorized Agents:	1) KLEIN & KLEIN, LLC (Fred N. Roberts, Jr., Esq.) 2) KIMLEY-HORN AND ASSOCIATES, INC.

W Gary Turnley
W. GARY TURNLEY

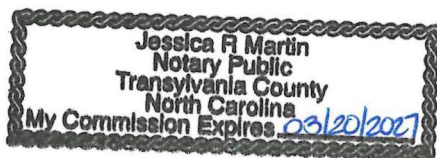
Pamela D. Turnley
PAMELA D. TURNLEY

Address: 1208 SE 5th Street, Ocala, FL 34471

Email: magicalmerlin@nctv.com

Phone: 352-615-7888

Jackson County, North Carolina
Signed and Sworn/Affirmed before me on
this 19 day of July, 2024
by W Gary Turnley Pamela D Turnley
Notary Public Jessica R Martin



Prepared By:
H. Randolph Klein, Esquire
KLEIN & KLEIN, LLC
40 SE 11th Avenue
Ocala, FL 34471

Marion County Property Appraiser No. 36547-001-00

QUIT CLAIM DEED

THIS DEED made this 31 day of March, 2023, by SHARON MILLER MURRY, the duly appointed and acting Personal Representative of the Estate of MELISSA ERIN MURRY, Deceased, party of the first part, whose post office address is 9264 SE 76th Avenue, Ocala, FL 34472; and FLORIDA INVESTMENT FUND OF BIRMINGHAM, LLC, a Florida limited liability company, whose post office address is 801 US Hwy. 1, N. Palm Beach, FL 33408, party of the second part.

WHEREAS MELISSA ERIN MURRY died testate, a resident of Marion County, Florida on July 19, 2022; and

WHEREAS, SHARON MILLER MURRY was appointed Personal Representative of the Estate of MELISSA ERIN MURRY, Deceased by the Probate Division of the Circuit Court of the Fifth Judicial Circuit in and for Marion County, Florida, under File No. 2022-CP-2114; and

WHEREAS, the Estate of MELISSA ERIN MURRY, Deceased may have an interest in that real property located in Marion County, Florida (the "Property") described as:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE EAST ALONG THE NORTH BOUNDARY OF SAID SW 1/4, 992.92 FEET; THENCE S.0°14'00"W., 25.00 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING A CONCRETE MONUMENT ON THE SOUTH RIGHT OF WAY LINE OF A 50 FOOT WIDE COUNTY ROAD; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE S.0°14'00"W., 550.00 FEET; THENCE EAST 500.00 FEET; THENCE N.0°14'00"E., A DISTANCE OF 550.00 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE WEST ALONG SAID RIGHT OF WAY LINE 500.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE NORTH 5 FEET.

That said grantor, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does remise, release and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, the above-described land, situate, lying and being in Marion County, Florida.

Grantor hereby certifies that the lands described herein do not constitute her homestead, as defined by Article 10, Section 4 of the Florida Constitution, nor are said lands contiguous to lands upon which she claims or maintains her homestead, and no member of Grantor's family dependent upon her for support resides on said lands.

"Grantor" and "Grantee" are used for singular or plural as context requires.

Grantor has hereunto set Grantor's hand and seal the day and year first above written.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the said Decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in the presence of

Janet S. Loquier
Witness No. 1
JANET S. LoQUIER

Print signature of Witness

Laura Vazquez-Pagan
Witness No. 2
Laura Vazquez-Pagan

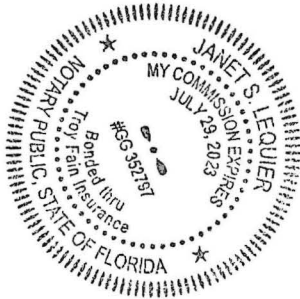
Print signature of Witness

Sharon Miller Murry, PR
SHARON MILLER MURRY, Personal
Representative of the Estate of MELISSA,
ERIN MURRY, Deceased

STATE OF FLORIDA
COUNTY OF MARION

That the foregoing instrument was acknowledged before me this 31 day of March, 2023, by SHARON MILLER MURRY, Personal Representative of the Estate of MELISSA ERIN MURRY, who is personally known to me () OR who produced DRIVER'S LICENSE as identification.

(SEAL)



Janet S. Loquier
Notary Public
My Commission Expires:

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

36547-001-00

[GOOGLE Street View](#)

Prime Key: 911968

[Beta MAP IT+](#)

Current as of 7/31/2024

[Property Information](#)

FLORIDA INVESTMENT FUND OF
BIRMINGHAM LLC
2303 SE 17TH ST STE 201
OCALA FL 34471-9109

[Taxes / Assessments:](#)

Map ID: 198

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 01

Acres: 6.61

Situs: Situs: 2700 SE 73RD ST OCALA

[2023 Certified Value](#)

Land Just Value	\$41,228
Buildings	\$44,323
Miscellaneous	\$210
Total Just Value	\$85,761
Total Assessed Value	\$85,761
Exemptions	\$0
Total Taxable	\$85,761

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$41,228	\$44,323	\$210	\$85,761	\$85,761	\$0	\$85,761
2022	\$41,228	\$39,655	\$210	\$81,093	\$81,093	\$0	\$81,093
2021	\$89,800	\$30,507	\$210	\$120,517	\$78,554	\$50,500	\$28,054

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8019/0236	03/2023	05 QUIT CLAIM	0	U	V	\$100
7863/1999	08/2022	25 PER REP	4 V-APPRAISERS OPINION	U	I	\$400,000
7616/0047	10/2021	21 ADMNSTR	0	U	I	\$100
7616/0047	06/2021	71 DTH CER	0	U	I	\$100
7624/0726	05/2021	74 PROBATE	0	U	I	\$100
7827/1245	12/2009	71 DTH CER	0	U	I	\$100
0899/0408	07/1978	02 DEED NC	0	U	I	\$100

[Property Description](#)

SEC 10 TWP 16 RGE 22
COM AT NW COR OF SW 1/4 E 992.92

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 300 - LOW
Inspected on 8/24/2023 by 222

Year Built 1969
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 124

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
FEP 0127 -	MASONITE	1.00	1969	N	0 %	0 %	192	192
RES 0227 -	MASONITE	1.25	1969	N	0 %	0 %	828	1,035

Section: 2

Roof Style: 10 GABLE	Floor Finish: 28 SOFTWD ON WOOD	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 08 OIL	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
256 WELL 1-5 BTH	1.00	UT	99	1978	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1978	2	0.0	0.0
105 FENCE CHAIN LK	200.00	LF	20	1995	1	0.0	0.0

Appraiser Notes

EST INT
 2 SHEDS N/A
 REMOVED OPEN SHED HAS NO VALUE, ROOF FALLING IN.

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description



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

Detail by Entity Name

Florida Limited Liability Company

FLORIDA INVESTMENT FUND OF BIRMINGHAM, LLC

Filing Information

Document Number L20000223807
FEI/EIN Number N/A
Date Filed 07/28/2020
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 04/30/2021
Event Effective Date NONE

Principal Address

2303 SE 17th St
Suite 201
Ocala, FL 34471

Changed: 01/15/2024

Mailing Address

2303 SE 17th St
Suite 201
Ocala, FL 34471

Changed: 01/15/2024

Registered Agent Name & Address

Lugo, Anny
2303 SE 17th St
Suite 201
Ocala, FL 34471

Name Changed: 01/15/2024

Address Changed: 01/15/2024

Authorized Person(s) Detail

Name & Address

Title MGR

Beck, Denver
2303 SE 17th St
Suite 201
Ocala, FL 34471

Annual Reports

Report Year	Filed Date
2022	01/18/2022
2023	01/19/2023
2024	01/15/2024

Document Images

01/15/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/18/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- LC Amendment	View image in PDF format
01/10/2021 -- ANNUAL REPORT	View image in PDF format
07/28/2020 -- Florida Limited Liability	View image in PDF format



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
 DATE: 03/31/2017 04:01:23 PM
 FILE #: 2017029359 OR BK 6555 PGS 1277-1282
 REC FEES: \$52.50 INDEX FEES: \$0.00
 DDS: \$5425.00 MDS: \$0 INT: \$0

\$52.50 R
 \$5425.00 DS
 5477.50

Prepared By:
 THOMAS M. EGAN, Chartered
 2107 SE 3rd Avenue
 Ocala, FL 34471

Parcel ID #: 36547-000-00

WARRANTY DEED

THIS INDENTURE, made this March 30, 2017, Between **THANOS N. PATSICOSTAS**, 2218 Dogwood Circle, Mt. Dora, Florida 32757; and **ANTHONY N. PATSICOSTAS**, 93 Spring St., #22, Watertown MA 02472; and **WILLIAM N. PATSICOSTAS**, 3768 SE 60th St., Ocala, FL 34480, **Grantors**, and **OPTIMUM DEALERSHIP GROUP, LLC**, whose Post Office Address is 7400 S. US Highway 441, Ocala, Florida 34480, **Grantee**.

WITNESSETH:

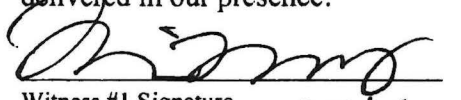
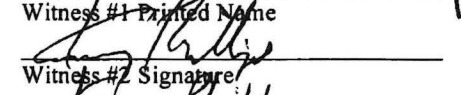
That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

See Attached Exhibit A.

Subject to taxes for 2017 and subsequent years, and easements and restrictions of record, without reimposing same. Grantors warrant and affirm that the property conveyed herein is not the homestead of any of them as contemplated by the Florida Constitution, nor it s contiguous thereto.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

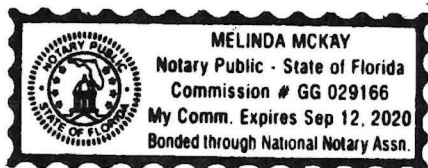
Signed, sealed and
 delivered in our presence:


 Witness #1 Signature
 melissa m. kay
 Witness #1 Printed Name

 Witness #2 Signature
 Kelley Phillips
 Witness #2 Printed Name


 THANOS N. PATSICOSTAS

STATE OF FLORIDA
COUNTY OF Marion

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared THANOS N. PATSICOSTAS, who produced FDL for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this March 29, 2017.



[Signature]
Notary Public
My commission expires:

Witness #1 Signature

ANTHONY N. PATSICOSTAS

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared ANTHONY N. PATSICOSTAS, who produced _____ for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this March ____, 2017.

Notary Public
My commission expires:

STATE OF FLORIDA

COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared THANOS N. PATSICOSTAS, who produced _____ for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this March ____, 2017.

Notary Public

My commission expires:



Witness #1 Signature

ERSONIA LUSHIAZ

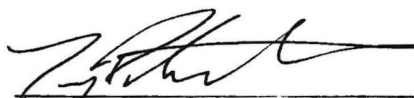
Witness #1 Printed Name

ush

Witness #2 Signature

Martin Sheehan

Witness #2 Printed Name



ANTHONY N. PATSICOSTAS

STATE OF MASSACHUSETTS

COUNTY OF SUFFOLK

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared ANTHONY N. PATSICOSTAS, who produced MA DL for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this March ____, 2017.

Notary Public

My commission expires:

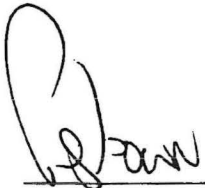


LEONARDO F. SABOGAL

Notary Public

Commonwealth of Massachusetts

My Commission Expires April 01, 2022




Witness #1 Signature
Peter S. Brown

Witness #1 Printed Name
Angela Johnson

Witness #2 Signature
Angela Johnson

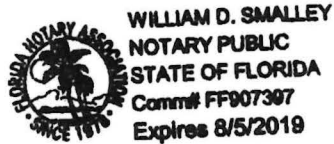
Witness #2 Printed Name

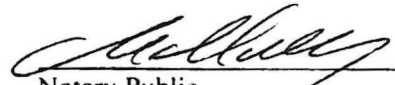


WILLIAM N. PATSICOSTAS

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared WILLIAM N. PATSICOSTAS, who produced FC - DL for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this March 23, 2017.





Notary Public
My commission expires: 8/5/19

EXHIBIT A

The land referred to herein below is situated in the County of Marion, State of Florida, and is described as follows:

PARCEL 1:

The North 1/2 of the SW 1/4 lying West of State Road No. 500,
EXCEPT: Beginning 40.58 feet East and 25 feet South of the Northwest corner of the SW 1/4 for the Point of Beginning; thence East 952.26 feet; thence S.00°14'00"W. 1280.85 feet; thence N.89°35'W. 973.01 feet; thence N.01°10'E. 1273.99 feet to the Point of Beginning; EXCEPT:
Commence at the Northwest corner of the SW 1/4; thence East 992.92 feet; thence S.00°14'00"W. 25 feet to the Point of Beginning; thence S.00°14'00"W. 550.00 feet; thence East 500.00 feet; thence N.00°14'00"E. 550.00 feet; thence Westerly to the Point of Beginning. EXCEPT:
Beginning at the Northwest corner of the SW 1/4 of Section 10, Township 16 South, Range 22 East, Marion County, Florida, thence S.89°57'14"E. along the North boundary of said SW 1/4 a distance of 40.58 feet; thence departing from said North boundary S.0°02'46"W. 25.00 feet to the Northwest corner of those lands as described in Official Records Book 73, Page 239, public records of Marion County, Florida; thence S.1°12'46"W. along the West boundary of said lands 1274.03 feet to the Southwest corner of said lands; thence S.89°32'14"E. along the South boundary of said lands 973.01 feet to the Southeast corner of said lands; thence S.0°16'46"W. along a Southerly projection of the East boundary of said lands 31.87 feet to an intersection with the South boundary of the NW 1/4 of the SW 1/4 of said Section; thence N.89°58'37"W. along the South boundary of said NW 1/4 of the SW 1/4 a distance of 985.82 feet to the Southwest corner of said NW 1/4 of the SW 1/4; thence N.0°01'32"W. along the West boundary of said NW 1/4 of the SW 1/4 a distance of 1338.11 feet to the Point of Beginning. Except road right-of-way. All being in Section 10, Township 16 South, Range 22 East, MARION County, Florida.

AND EXCEPT:

A tract of land situate in that portion of the North 1/2 of the South 1/2 of Section 10, Township 16 South, Range 22 East, lying West of U.S. Highway 441, being more particularly described as follows: Beginning at the Southeast corner of the North 1/2 of the SW 1/4 of Section 10, Township 16 South, Range 22 East; thence S.89°40'20"W. along the South boundary of said North 1/2 of the SW 1/4 1571.56 feet; thence N.00°03'20"W. 401.48 feet; thence N.65°17'50"E. 1451.88 feet to an intersection with the Southwesterly Right-of-Way line of U.S. Highway 441 (200 feet wide); said point of intersection being S.26°57'10"E. 376.62 feet from the intersection of the North boundary of the SW 1/4 of said Section 10 with the Southwesterly Right-of-Way line of U.S. Highway 441; thence S.26°57'10"E. along said Southwesterly Right-of-Way line 954.76 feet; thence departing from said Right-of-Way line S.50°33'30"W. 232.92 feet to the Point of Beginning.

AND EXCEPT:

Commencing at the Northwest corner of the SW 1/4 of Section 10, Township 16 South, Range 22 East; thence East along the North boundary of said SW 1/4 992.92 feet; thence S.00°14'00"W. 25.00 feet to the Point of Beginning; said point of beginning being a concrete monument on the South Right-of-Way line of a 50 foot wide county road; from the Point of Beginning thus described continue S.00°14'00"W. 550.00 feet; thence East 500.00 feet; thence N.00°14'00"E. a distance of 550.00 feet to the aforementioned South Right-of-Way line of said county road; thence West along said Right-of-Way line 500.00 feet to the Point of Beginning

AND EXCEPT:

That part of the following described lands lying within 30 feet of and measured at right angles to the North line of the South 1/2 of Section 10, Township 16 South, Range 22 East: The North 1/2 of the SW 1/4, lying West of State Road No. 500 EXCEPT BEGINNING 40.58 feet East and 25 feet South of the

Northwest corner of the SW 1/4 for the Point of Beginning; thence East 952.26 feet; thence S.00°14'00"W. 1280.85 feet; thence N.89°35'W. 973.01 feet; thence N.01°10'E. 1273.99 feet to the Point of Beginning and EXCEPT; Commence at the Northwest corner of the SW 1/4; thence East 992.92 feet; thence S.00°14'00"W. 25 feet to the Point of Beginning; thence S.00°14'00"W. 550.00 feet; thence East 500.00 feet; thence N.00°14'00"E. 550.00 feet; thence Westerly to the Point of Beginning.

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

36547-000-00

[GOOGLE Street View](#)

Prime Key: 911950

[Beta MAP IT+](#)

Current as of 7/31/2024

[Property Information](#)

OPTIMUM DEALERSHIP GROUP LLC
2303 SE 17TH ST STE 200
OCALA FL 34471-9109

[Taxes / Assessments:](#)

Map ID: 198

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 27

Acres: 11.30

[More Situs](#)

Situs: Situs: 2916 SE 73RD ST OCALA

[2023 Certified Value](#)

Land Just Value	\$914,090		
Buildings	\$257,824		
Miscellaneous	\$38,542		
Total Just Value	\$1,210,456	Impact	
Total Assessed Value	\$599,447	Ex Codes:	(\$611,009)
Exemptions	\$0		
Total Taxable	\$599,447		
School Taxable	\$1,210,456		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$914,090	\$257,824	\$38,542	\$1,210,456	\$599,447	\$0	\$599,447
2022	\$561,254	\$228,340	\$39,635	\$829,229	\$544,952	\$0	\$544,952
2021	\$250,381	\$194,949	\$50,081	\$495,411	\$495,411	\$0	\$495,411

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6555/1277	03/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$775,000
6535/0858	01/2017	25 PER REP	0	U	I	\$100
6434/0252	08/2016	62 DISTR	0	U	I	\$100
6347/1713	12/2015	74 PROBATE	0	U	I	\$100
6343/1675	12/2015	70 OTHER	0	U	I	\$100
3205/1686	07/2002	05 QUIT CLAIM	0	U	I	\$100
1246/1544	10/1984	07 WARRANTY	0	U	I	\$215,000
1225/1682	06/1984	07 WARRANTY	0	U	I	\$150,000

[Property Description](#)

SEC 10 TWP 16 RGE 22
N 1/2 OF SW 1/4 LYING W OF SR 500
EXC BEGIN 40.58 FT E & 25 FT S OF THE NW COR OF SW 1/4 OF SEC 10 FOR
THE POB TH E 952.26 FT TH S 00-14-00 W 1280.85 FT TH N 89-35 W 973.01
FT TH N 01-10 E 1273.99 FT TO THE POB
EXC COM AT THE NW COR OF SW 1/4 OF SEC 10 TH E 992.92 FT TH
S 00-14-00 W 25 FT TO THE POB TH S 00-14-00 W 550 FT TH E 500 FT TH
N 00-14-00 E 550 FT TH WLY 500 FT TO THE POB
EXC BEGIN AT THE SE COR OF N 1/2 OF SW 1/4 OF SEC 10 TH S 89-40-20 W
1571.56 FT TH N 00-03-20 W 401.48 FT TH N 65-17-50 E 1451.88 FT TH
S 26-57-10 E 954.76 FT TH S 50-33-30 W 232.92 FT TO THE POB
EXC THAT PT OF THE ABOVE DESC PROPERTY LYING WITHIN 30 FT OF AND
MEASURED AT RIGHT ANGLES TO THE N LINE OF S 1/2 OF SEC 10

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

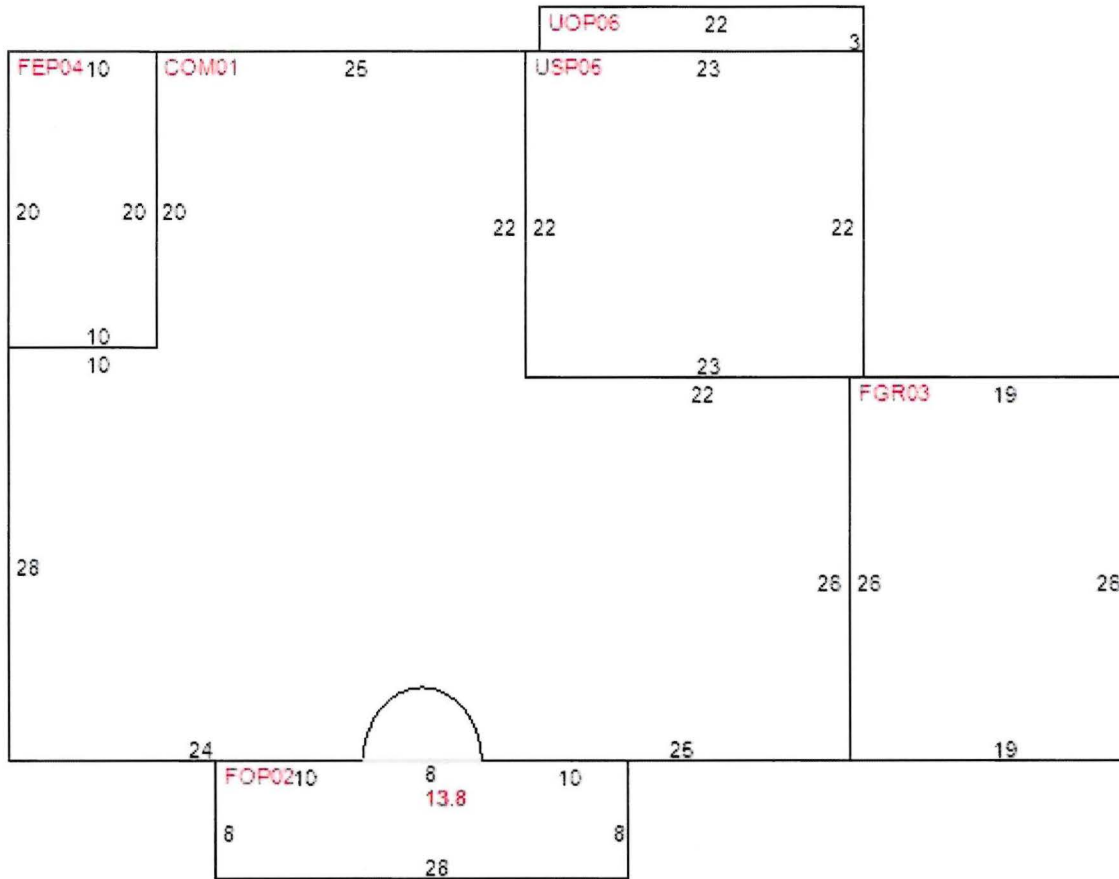
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	2742	.0	.0	B5	233,046.00	SF							
GCSF	2742	.0	.0	B4	119,790.00	SF							
GCAC	2742	.0	.0	B2	3.20	AC							
Neighborhood 9945 - COMM US 441-SW 52 ST/SE 100 ST													
Mkt: 2 70													

[Traverse](#)

Building 1 of 3

COM01=R24CPR8|5R25U26L22U22L25D20L10D28.R24
FOP02=CPR8|5R10D8L28U8R10.R33
FGR03=R19U26L19D26.U28L47
FEP04=L10U20R10D20.R25D2
USP05=R23U22L23D22.R23U22

UOP06=U3L22D3R22.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 5 - 20-24 YRS
 Condition 0
 Quality Grade 500 - FAIR
 Inspected on 4/28/2022 by 117

Year Built 1958
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture 0 - STANDARD SFR
 Base Perimeter 216

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM 0132	- CONC BLK-STUCO	1.00	1958	N	0 %	0 %	2,021	2,021
FOP 0201	- NO EXTERIOR	1.00	1958	N	0 %	0 %	255	255
FGR 0332	- CONC BLK-STUCO	1.00	1958	N	0 %	0 %	494	494
FEP 0432	- CONC BLK-STUCO	1.00	1958	N	0 %	0 %	200	200
USP 0501	- NO EXTERIOR	1.00	1958	N	0 %	0 %	506	506
UOP 0601	- NO EXTERIOR	1.00	1958	N	0 %	0 %	66	66

Section: 1

Roof Style: 10 GABLE	Floor Finish: 37 LAMINATE	Bedrooms: 0	Blt-In Kitchen: N
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	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			Garbage Compactor: N

Foundation: 3 PIER
A/C: Y

Heat Fuel 2: 00
Fireplaces: 0

2 Fixture Baths: 0
Extra Fixtures: 1

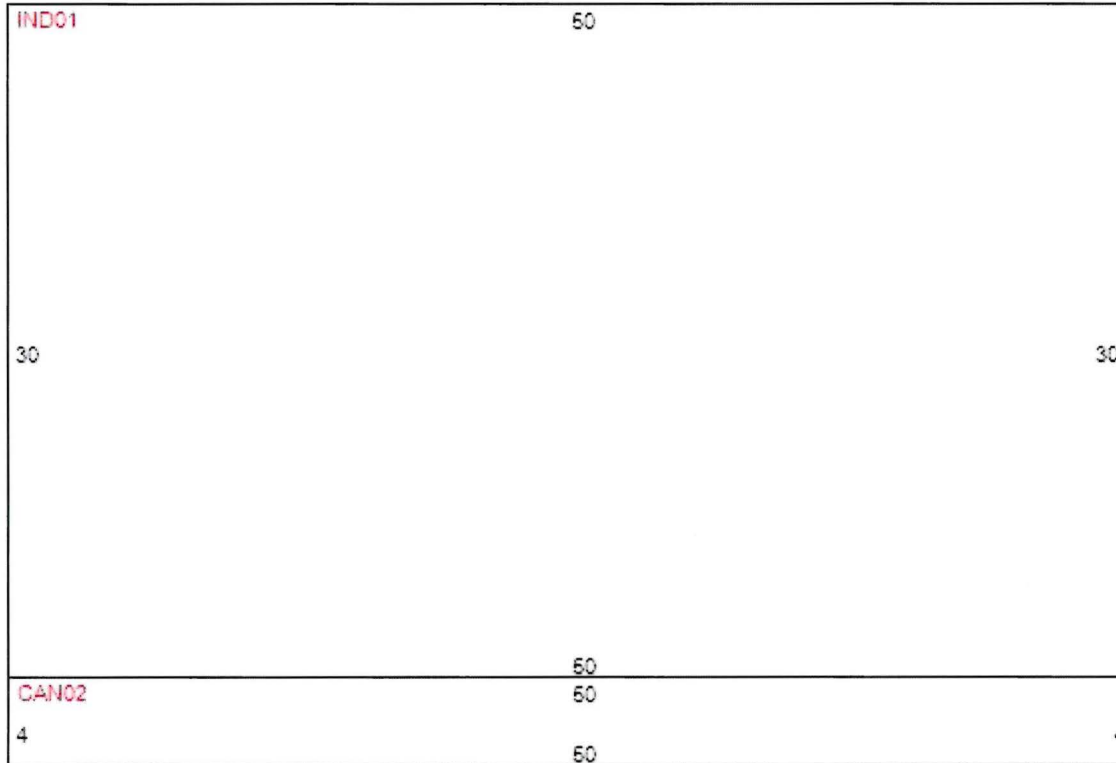
Intercom: N
Vacuum: N

[Traverse](#)

Building 2 of 3

IND01=L50U30R50D30.

CAN02=D4L50U4R50.



[Building Characteristics](#)

Structure 4 - MASONRY NO PILAST
Effective Age 5 - 20-24 YRS
Condition 0
Quality Grade 300 - LOW
Inspected on 4/28/2022 by 117

Year Built 1985
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 160

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	12.0	1.00	1985	0	1,500	M48 WAREHOUSE/DISTRIBUTE	100 %	N	N
2	12.0	1.00	1985	0	200	CAN CANOPY-ATTACHD	100 %	N	N

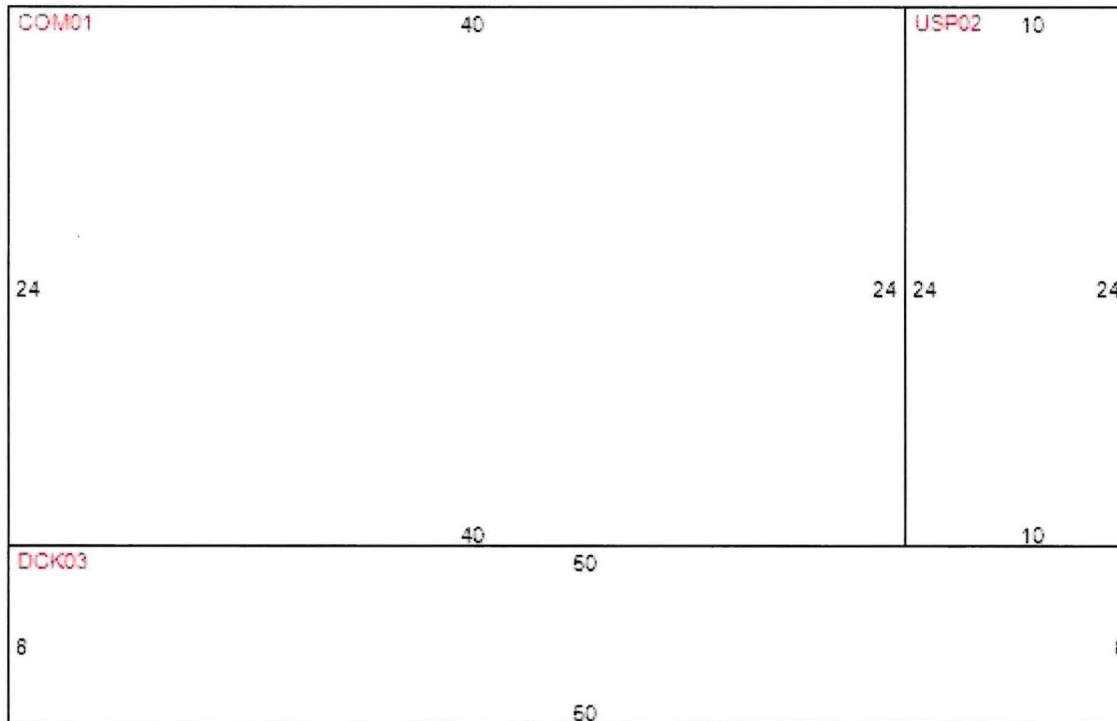
Section: 1

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: 1

[Traverse](#)

Building 3 of 3

COM01=U24L40D24R40.
 USP02=R10U24L10D24.R10
 DCK03=L50D8R50U8.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 0
Quality Grade 400 - FAIR
Inspected on 4/28/2022 by 117

Year Built 1984
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 128

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM 0138	- WD SIDING-SHTG	1.00	1988	N	0 %	0 %	960	960

7/31/24, 10:01 AM

MCPA Property Record Card

USP 0201 - NO EXTERIOR	1.00	1988	N	0 %	0 %	240	240
DCK 0301 - NO EXTERIOR	1.00	1988	N	0 %	0 %	400	400

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 0	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS	TILE	4 Fixture Baths: 0	Dishwasher: N
SHNGL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 2	Intercom: N
Foundation: 3 PIER	Fireplaces: 1		Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1968	4	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1968	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1985	1	0.0	0.0
144 PAVING ASPHALT	20,771.00	SF	5	1990	3	0.0	0.0
159 PAV CONCRETE	2,735.00	SF	20	1990	3	0.0	0.0
009 BARN HORSE	2,040.00	SF	40	1997	3	40.0	51.0
UST UTILITY-UNFINS	1,785.00	SF	40	1997	3	35.0	51.0
DCK DECK-WOOD	100.00	SF	40	1997	1	5.0	20.0
DCK DECK-WOOD	40.00	SF	40	1990	1	5.0	8.0
UDC CARPORT-UNFIN	552.00	SF	40	1997	1	24.0	23.0
105 FENCE CHAIN LK	1,731.00	LF	20	2016	3	0.0	0.0
UDC CARPORT-UNFIN	360.00	SF	40	2017	1	20.0	18.0

Appraiser Notes

OPTIMUM RV

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
MC01074	3/1/1985	8/1/1985	CAR SALES



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

Detail by Entity Name

Florida Limited Liability Company
OPTIMUM DEALERSHIP GROUP, LLC

Filing Information

Document Number	L06000048588
FEI/EIN Number	20-4855719
Date Filed	05/10/2006
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	11/05/2021
Event Effective Date	NONE

Principal Address

7400 S US Hwy 441
OCALA, FL 34480

Changed: 04/23/2015

Mailing Address

2303 SE 17th St
Suite 200
Ocala, FL 34471

Changed: 01/15/2024

Registered Agent Name & Address

Lugo, Anny
2303 SE 17th St
Suite 200
Ocala, FL 34471

Name Changed: 01/15/2024

Address Changed: 01/15/2024

Authorized Person(s) Detail

Name & Address

Title MGR

8/1/24, 7:16 AM

Detail by Entity Name

BECK, DENVER R
2303 SE 17th St
Suite 200
Ocala, FL 34471

Annual Reports

Report Year	Filed Date
2022	01/18/2022
2023	01/19/2023
2024	01/15/2024

Document Images

01/15/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/18/2022 -- ANNUAL REPORT	View image in PDF format
11/05/2021 -- LC Name Change	View image in PDF format
10/20/2021 -- LC Name Change	View image in PDF format
04/22/2021 -- Reg. Agent Change	View image in PDF format
01/10/2021 -- ANNUAL REPORT	View image in PDF format
02/23/2020 -- ANNUAL REPORT	View image in PDF format
02/03/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
03/22/2017 -- ANNUAL REPORT	View image in PDF format
07/08/2016 -- ANNUAL REPORT	View image in PDF format
08/17/2015 -- LC Name Change	View image in PDF format
06/26/2015 -- LC Name Change	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
01/23/2015 -- LC Name Change	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
03/05/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
03/07/2008 -- ANNUAL REPORT	View image in PDF format
11/19/2007 -- LC Name Change	View image in PDF format
01/18/2007 -- ANNUAL REPORT	View image in PDF format
05/10/2006 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Return to Detail Screen](#) /

[Return to Detail Screen](#)

Events

OPTIMUM DEALERSHIP GROUP, LLC

Document Number L06000048588

Date Filed 05/10/2006

Effective Date None

Status Active

Event Type	Filed Date	Effective Date	Description
LC NAME CHANGE	11/05/2021		OLD NAME WAS : OPTIMUM RV FL, LLC
LC NAME CHANGE	10/20/2021		OLD NAME WAS : OPTIMUM DEALERSHIP GROUP, LLC
LC NAME CHANGE	08/17/2015		OLD NAME WAS : INVESTMENT COMPANY OF FLORIDA, LLC
LC NAME CHANGE	06/26/2015		OLD NAME WAS : OPTIMUM DEALERSHIP GROUP, LLC
LC NAME CHANGE	01/23/2015		OLD NAME WAS : INVESTMENT COMPANY OF FLORIDA, LLC
LC NAME CHANGE	11/19/2007		OLD NAME WAS : INVESTACORP OF FLORIDA, L.L.C.

[Return to Detail Screen](#)

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY
 DATE: 09/27/2013 03:44:10 PM
 FILE #: 2013099825 OR BK 05933 PGS 1356-1358

REC 27.00 DEED DS 3,150.00

LF

Prepared by and Return to:
 BULLARD & MULKEY, P.A.
 J. Warren Bullard, Esquire
 310 S.E. 8th Street
 Ocala, Florida 34471
 (352) 732-5900
 Florida Bar No. 407186



Purchase Price \$450,000.00
 Record \$27.00
 Documentary Stamp Tax \$3,150.00
 Parcel I.D. No. R36547-002-00

WARRANTY DEED

THIS WARRANTY DEED, made this 25th day of September, 2013, between **MICHAEL S. CLARK and his wife, KELLE J. CLARK, Husband and Wife, Grantors***, whose post office address is 35 Country Lane, Salesville, Arkansas, 72653, and **INVESTMENT COMPANY OF FLORIDA, LLC, a Florida Limited Liability Company, Grantee***, whose post office address is 3725 S.E. 58th Avenue, Ocala, Florida 34480.

*(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 said Grantors, for and in consideration of the sum of **TEN and NO/100 DOLLARS (\$10.00)**, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Marion County, Florida, to wit:

A tract of land situate in that portion of the N 1/2 of the S 1/2 of Section 10, Township 16 South, Range 22 East, Marion County, Florida, lying West of U.S. Highway 441, being more particularly described as follows:

Beginning at the SE corner of the N 1/2 of the SW 1/4 of Section 10, Township 16 South, Range 22 East, thence S. 89°40'20" W. along the South boundary of said N 1/2 of SW 1/4, 1571.56 feet; thence N. 0°03'20" W., 401.48 feet; thence N. 65°17'50" E., 1451.88 feet to an intersection with the Southwesterly right of way line of U.S. Highway 441 (200 feet wide), said point of intersection being S. 26°57'10" E., 376.62 feet from the intersection of the North boundary of the SW 1/4 of said Section 10 with the Southwesterly right of way line of U.S. Highway 441; thence S. 26°57'10" E. along said Southwesterly right of way line 954.76 feet; thence departing from said right of way line S. 50°33'30" W., 232.92 feet to the Point of Beginning.

SUBJECT TO Restrictions, reservation and easements of record, if any, which are specifically not extended or reimposed hereby.

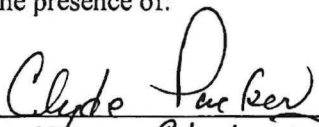
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

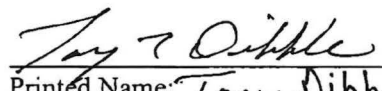
AND Grantors hereby covenants with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Printed Name: Clyde Parker


MICHAEL S. CLARK

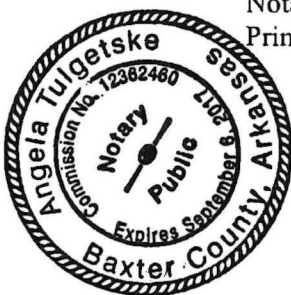

Printed Name: Tony Dibble


STATE OF Arkansas
COUNTY OF Baxter

The foregoing instrument was sworn to, subscribed and acknowledged before me this 25th day of September, 2013, by **MICHAEL S. CLARK**, who personally appeared before me and produced Arkansas Drivers License as identification.

My commission expires:

Sept. 6th, 2017




Notary Public
Printed Name of Notary: Angela Tulgetske

Signed, sealed and delivered
in the presence of:

Clyde Parker
Printed Name: Clyde Parker

Kelle J. Clark
KELLE J. CLARK

Tony Dibble
Printed Name: Tony Dibble

STATE OF ARKANSAS
COUNTY OF BAXTER

The foregoing instrument was sworn to, subscribed and acknowledged before me this 25th
day of September, 2013, by **KELLE J. CLARK**, who personally appeared before me and
produced Arkansas Drivers License as identification.

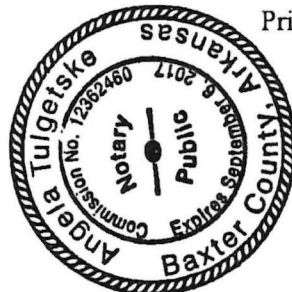
My commission expires:

Sept 6th, 2017

Angela Tulgetske

Notary Public

Printed Name of Notary: Angela Tulgetske



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

36547-002-00

[GOOGLE Street View](#)

Prime Key: 911976

[Beta MAP IT+](#)

Current as of 7/31/2024

[Property Information](#)

INVESTMENT CO OF FLORIDA LLC
2303 SE 17TH ST STE 201
OCALA FL 34471-9109

[Taxes / Assessments:](#)

Map ID: 198

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 27

Acres: 26.63

[More Situs](#)

Situs: Situs: 7392 S US HWY 441
OCALA

[2023 Certified Value](#)

Land Just Value	\$1,839,301		
Buildings	\$124,023		
Miscellaneous	\$401,004		
Total Just Value	\$2,364,328		
Total Assessed Value	\$1,319,075	Impact	
Exemptions	\$0	Ex Codes:	(\$1,045,253)
Total Taxable	\$1,319,075		
School Taxable	\$2,364,328		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,839,301	\$124,023	\$401,004	\$2,364,328	\$1,319,075	\$0	\$1,319,075
2022	\$1,124,481	\$106,752	\$491,049	\$1,722,282	\$1,199,159	\$0	\$1,199,159
2021	\$522,002	\$102,011	\$179,169	\$803,182	\$803,182	\$0	\$803,182

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5933/1356	09/2013	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$450,000
2719/1387	11/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$350,000
2594/1935	01/1999	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100,000
2574/0088	11/1998	31 CERT TL	0	U	I	\$100
1452/0269	08/1987	07 WARRANTY	9 UNVERIFIED	U	I	\$450,000
0612/0592	02/1974	02 DEED NC	0	Q	V	\$45,000

[Property Description](#)

SEC 10 TWP 16 RGE 22
BEGINNING AT SE COR OF N 1/2 OF SW 1/4 TH S 89-40-20-W
1571.56 FT TH N-0-3-20 W 401.48 FT TH N-65-17-50 E
1451.88 FT TO INTERSECTION SWLY RWY 441 BEING S
26-57-10 E 376.62 FT FROM N BDY & SWLY RWY TH S-26-57-10 E
ALONG RWY LINE 954.76 FT TH DEPARTING FROM RWY LINE
S 50-33-30-W 232.92 FT TO POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	2742	.0	.0	B5	293,159.00	SF							
GCSF	2742	.0	.0	B4	421,661.00	SF							
GCAC	1000	.0	.0	B4	5.20	AC							
DRA	1000	.0	.0	B4	5.02	AC							

Neighborhood 9945 - COMM US 441-SW 52 ST/SE 100 ST

Mkt: 2 70

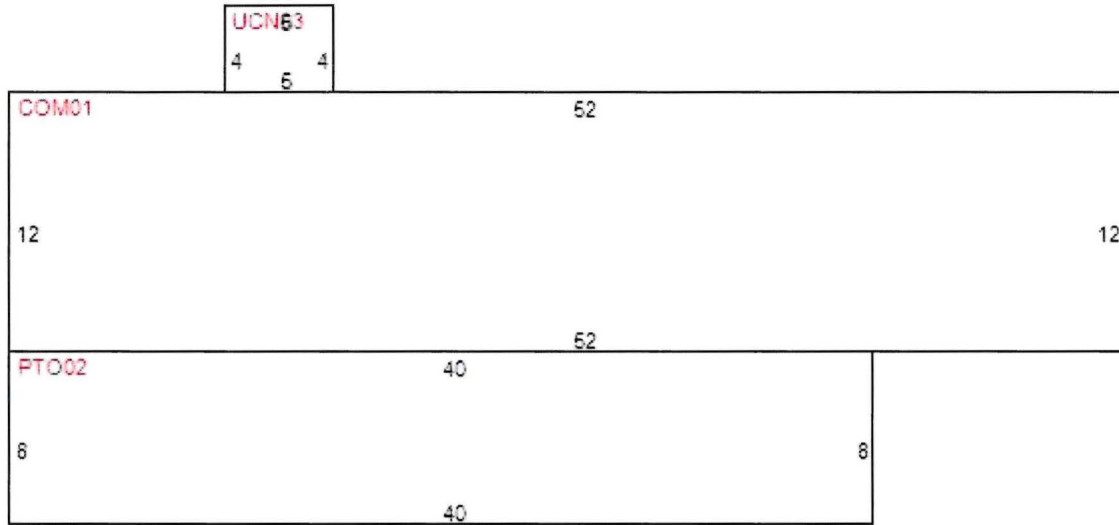
[Traverse](#)

Building 1 of 2

COM01=U12R52D12L52.

PTO02=D8R40U8L40.U12R10

UCN03=U4R5D4L5.



Building Characteristics

Structure	2 - STUD FRAME WOODMTL	Year Built 2000
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	7/25/2023 by 117	Base Perimeter 128

Exterior Wall 39 HARDEE BOARD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	2000	0	624	F17 OFFICE	100 %	N Y
2	2.0	1.00	2000	0	320	PTO PATIO	100 %	N N
3	8.0	1.00	2000	0	20	UCN CANOPY UNFIN	100 %	N N

Section: 1

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

Traverse

Building 2 of 2

COM01=L62D54R62U54.

UCN02=U186L62D186R62.

UCN02	62		
186		186	
	62		
COM01	62		
54		54	
	62		

Building Characteristics

Structure 1 - WH STL FR
Effective Age 7 - 30-34 YRS
Condition 4
Quality Grade 400 - FAIR
Inspected on 7/25/2023 by 117

Year Built 1984
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 232

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	14.5	1.00	1984	0	3,348	F25 SERVICE/NON-VEHICLE	100 %	N Y
2	14.5	1.00	1984	0	11,532	UCN CANOPY UNFIN	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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2000	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2000	2	0.0	0.0
105 FENCE CHAIN LK	2,131.00	LF	20	2014	3	0.0	0.0
159 PAV CONCRETE	789.00	SF	20	2014	3	0.0	0.0
144 PAVING ASPHALT	34,636.00	SF	5	2014	3	0.0	0.0
159 PAV CONCRETE	320.00	SF	20	2015	3	40.0	8.0
DCK DECK-WOOD	1,050.00	SF	40	2015	1	0.0	0.0
DCK DECK-WOOD	100.00	SF	40	2017	1	10.0	10.0
UDU UTILITY-UNFINS	200.00	SF	40	2005	3	20.0	10.0
TOL TOILET	165.00	SF	40	2005	3	15.0	11.0
UDU UTILITY-UNFINS	200.00	SF	40	2005	3	20.0	10.0
144 PAVING ASPHALT	41,273.00	SF	5	2017	3	0.0	0.0
DCK DECK-WOOD	626.00	SF	40	2020	1	0.0	0.0
UDC CARPORT-UNFIN	5,600.00	SF	40	2020	1	5,600.0	1.0
144 PAVING ASPHALT	48,518.00	SF	5	2020	3	0.0	0.0
UDC CARPORT-UNFIN	5,160.00	SF	40	2020	1	5,160.0	1.0
UDC CARPORT-UNFIN	6,400.00	SF	40	2021	1	6,400.0	1.0
144 PAVING ASPHALT	211,058.00	SF	5	2021	3	0.0	0.0

Appraiser Notes

OPTIMIUM R V SALES AND SERVICE

BLDG01=OFFICE

-

BLDG02=PARTS & SERVICE OFFICE. (FORMER OPEN AIR RV SERVICE CANOPY PARTIALLY ENCLOSED)

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023031363	4/13/2023	5/3/2023	REPERMIT OF 2015071142-SETTING UP DCA MODULAR (7392)
2021032633	8/12/2021	8/4/2022	PEDISTALS FOR ELECTRIC TO SHOW THE RVs IN A PARK SETTING
2021011983	2/10/2021	2/17/2021	NEW DECK ON MODULAR BUILDING
2020011847	2/7/2020	2/12/2020	INSTALL POWER TO PROPANE FILLING PUMP (PERMIT 2019120796)
2020070332	1/9/2020	2/18/2021	ERECTING A MODULAR BLDG 70; X 60;
2019120796	12/24/2019	3/26/2020	INSTALL 1000 GALLON TANK FOR PROPANE RESALE
2015110366	11/1/2015	1/30/2017	DECKS FOR OFFICES
2013120736	12/1/2013	2/18/2014	INSTALL TEMPORARY MODULAR
0050777	5/1/2000	6/1/2000	DEMO
0040374	2/1/2000	2/1/2001	SKATEBOARD RAMP
MC02132	6/1/1984	-	
2024022105	-	3/28/2024	REFEED EXISTING WELL TO EXISTING SERVICE
2023052197	-	-	ADDING RV CARPORT #3 W/ ELECTRICAL GFCI OUTLETS IN WATERPRO
2023052199	-	-	ADDING RV CARPORT #2 W/ ELECTRICAL GFCI OUTLETS IN WATERPR
2023052200	-	-	ADDING RV CARPORT #7 W/ ELECTRICAL GFCI OUTLETS IN WATERPRO
2023052203	-	-	ADDING RV CARPORT #11 W/ ELECTRICAL GFCI OUTLETS IN WATERPR
2023052204	-	-	ADDING RV CAR PORT #6 W/ ELECTRICAL GFCI OUTLETS IN WATERPR
2023052206	-	-	ADDING RV CARPORT #4 W/ ELECTRICAL GFCI OUTLETS IN WATERPRO

LD6000048588

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



600276072606

08/17/15--01029--001 **\$55.00

FILED
15 AUG 17 AM 11:55
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

AUG 19 2015

S. YOUNG

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Optimum Dealership Group, LLC

Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Tommy D. Permenter, Jr., Esquire

Name of Person

The Permenter Law Firm, P.A.

Firm/Company

2201 S.E. 30th Avenue, Suite 202

Address

Ocala, Florida 34471

City/State and Zip Code

Tommy@Permenterlaw.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Tommy D. Permenter, Jr., Esquire

352 at ()

622-1811

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$25.00 Filing Fee

☐ \$30.00 Filing Fee &
Certificate of Status

☒ \$55.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐ \$60.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

MAILING ADDRESS:

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

FILED
15 AUG 17 AM 11:55
SECRETARY OF STATE
TALLAHASSEE, FL 32301

ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION OF

Investment Company of Florida, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on May 10, 2006 and assigned
Florida document number L06000048588.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the liability company here:

Optimum Dealership Group, LLC

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

Enter Florida street address

City

Florida

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager

AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	<input type="checkbox"/> Change
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	<input type="checkbox"/> Change
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	<input type="checkbox"/> Change
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	<input type="checkbox"/> Change
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	<input type="checkbox"/> Change
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	<input type="checkbox"/> Change

[illegible]

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of:

Dated August 12, 2015

~~Signature of a member or authorized representative of a member~~

Denver R. Beck

Typed or printed name of signee



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 09/24/2020 02:46:43 PM

FILE #: 2020100994 OR BK 7277 PGS 618-619

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$2800.00 MDS: \$0 INT: \$0

This Instrument Prepared By:

Raul Carreras, Jr.
Kubicki Draper
101 S.W. Third Street
Ocala, Florida 34471

Property Appraiser's Parcel I.D. (Folio) No.: R36475-000-00

Recording - \$ 18.50
Doc Stamps - \$2,800.00

WARRANTY DEED

THIS WARRANTY DEED made this 17th day of September, 2020, by **STAD ENTREPRISES, LLC, a Florida limited liability company**, whose post office address is P.O. Box 3716, Ocala, Florida, 34478, hereinafter called the Grantor, to **SIMEON HOLDINGS, LLC, a Florida limited liability company**, whose post office address 6590 S.W. 135th Court, Ocala, Florida, 34482, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of **Ten and 00/100 (\$10.00) Dollars**, 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**, which is legally described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 16 South, Range 22 East, thence East 907.90 feet to the West Right of Way Line of State Road No. 500, thence Northwesterly along said Right of Way line 209 feet, thence West 812.10 feet to West boundary of said Southeast 1/4 of Northwest 1/4 thence South 186.5 feet along said West boundary to the Point of Beginning. Less and except the South 30 feet thereof for County Road 5.5 S; and less and except any portion lying within the existing right of way for State Road No. 500 (U.S. Highway 441). All lying and being in Marion County, Florida.

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.

SUBJECT TO restrictions, reservations, conditions, limitations and easements of record, if any, without re-imposing same, and zoning ordinances.


Page 2 – Special Warranty Deed from STAD ENTERPRISES, LLC, a Florida limited liability company, to SIMEON HOLDINGS, LLC, a Florida limited liability company.


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, 2019.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on the date first above written.


Printed Name: Raul Cameras, Jr.

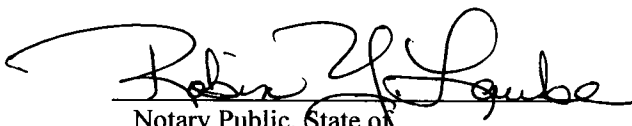
STAD ENTERPRISES, LLC,
a Florida limited liability company


Printed Name: Robin Y. Laube

By: 
Anteneh Addisu
Managing Member

STATE OF FLORIDA)
) S.S.
COUNTY OF MARION)

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ on-line notarization, this 17th day of September, 2020, by ANTENEH ADDISU, as Managing Member of STAD ENTERPRISES, LLC, a Florida limited liability company, who ☐ is personally known to me or ☐ produced his Florida Driver's License, as identification.


Notary Public, State of
Florida at Large



ROBIN Y. LAUBE
Commission # GG 299177
Expires April 30, 2023
Bonded Thru Budget Notary Services

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

36475-000-00

Prime Key: 911402

[MAP IT+](#)

Current as of 9/23/2024

[Property Information](#)

SIMEON HOLDINGS LLC
2303 SE 17TH ST STE 201
OCALA FL 34471-9109

[Taxes / Assessments:](#)

Map ID: 198

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 10

Acres: 2.80

[Current Value](#)

Land Just Value	\$271,814		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$271,814		
Total Assessed Value	\$179,311	Impact	(\$92,503)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$179,311		
School Taxable	\$271,814		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$316,245	\$0	\$0	\$316,245	\$163,010	\$0	\$163,010
2022	\$148,191	\$0	\$0	\$148,191	\$148,191	\$0	\$148,191
2021	\$148,191	\$0	\$0	\$148,191	\$148,191	\$0	\$148,191

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7277/0618	09/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$400,000
6442/0633	08/2016	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$190,000
3144/0521	04/2002	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$60,500
2456/0963	01/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$65,000

[Property Description](#)

SEC 10 TWP 16 RGE 22
BEG AT S W COR OF SE 1/4 OF NW 1/4 E 907.90 FT TO W ROW
LINE OF SR 500 NWLY ALONG ROW LINE 209 FT W 812.10 FT TO
W BDY OF SAID SE 1/4 OF NW 1/4 S 186.5 FT ALONG SAID W
BDY TO POB EX S 30 FT FOR CTY RD 5.5 S

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

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
-----	------	-------	-------	--------	------------	------	-----	-----	-----	-------------	------------

GCSF	1000	.0	.0	B2	88,862.00	SF	2.5000	1.00	1.00	1.00	222,155	222,155
GCSF	9900	.0	.0	A1	33,106.00	SF	1.5000	1.00	1.00	1.00	49,659	49,659
Neighborhood 9945 - COMM US 441-SW 52 ST/SE 100 ST											Total Land - Class \$271,814	
Mkt: 2 70											Total Land - Just \$271,814	

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Total Value - \$0							

[Appraiser Notes](#)[Planning and Building](#)[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

[Cost Summary](#)

Buildings R.C.N.	\$0	1/1/1800				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/12/2011	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$271,814	2/24/2021				
Total Just Value	\$271,814	.				



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

Detail by Entity Name

Florida Limited Liability Company
SIMEON HOLDINGS, LLC

Filing Information

Document Number	L20000277652
FEI/EIN Number	N/A
Date Filed	09/04/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/22/2021
Event Effective Date	NONE

Principal Address

2303 SE 17th St
Suite 201
Ocala, FL 34471

Changed: 01/15/2024

Mailing Address

2303 SE 17th St
Suite 201
Ocala, FL 34471

Changed: 01/15/2024

Registered Agent Name & Address

Lugo, Anny
2303 SE 17th St
Suite 201
Ocala, FL 34471

Name Changed: 01/15/2024

Address Changed: 01/15/2024

Authorized Person(s) Detail

Name & Address

Title MGR

BECK, DENVER R
2303 SE 17th St
Suite 201
Ocala, FL 34471

Annual Reports

Report Year	Filed Date
2022	01/18/2022
2023	01/19/2023
2024	01/15/2024

Document Images

01/15/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/18/2022 -- ANNUAL REPORT	View image in PDF format
10/22/2021 -- LC Amendment	View image in PDF format
04/30/2021 -- LC Amendment	View image in PDF format
01/10/2021 -- ANNUAL REPORT	View image in PDF format
09/04/2020 -- Florida Limited Liability	View image in PDF format

QUIT-CLAIM DEED

RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name W. Gary Turnley

Address: 1208 S.E. 5th Street
Ocala, FL 34471-2410RETURN TO
RECORD AND
INDEXBY W. Gary Turnley DC

94-005182

RECORDED & RECORD
VERIFIED
MARION COUNTY, FL

94 JAN 24 PM 3:23

BK 1999PG0142

This instrument Prepared by:

W. Gary Turnley
Address: 1208 S.E. 5th Street
Ocala, FL 34471-2410

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 2nd day of April, A.D. 1993, by

W. GARY TURNLEY

first party, to

W. GARY TURNLEY, and PAMELA D. TURNLEY, tenants by the entirety

whose postoffice address is

1208 S.E. 5th Street Ocala, FL 34471-2410

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ ^{LOVE + AFFECTION} Nothing in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion State of Florida, to-wit:

The E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 16 South, Range 22 East, Except the South 33 feet for road right-of-way. Also beginning at a point on the Northerly right-of-way line of a paved road, said point being 33 feet North of the Southwest corner of the SE $\frac{1}{4}$ of Section 10, Township 16 South, Range 22 East, and run thence North 0° 05' 42" East 1304.09 feet along the East boundary of the SW $\frac{1}{4}$ to the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section thence North 50° 25' 42" East 233.38 feet to the Westerly right-of-way line of U.S. Highway #441, thence along the Westerly right-of-way line of said Highway South 26° 36' 48" East 504.26 feet, thence South 82° 27' 12" West 312.25 feet, thence South 0° 11' 18" East 959.35 feet to the Northerly right-of-way line of the said paved County Road, thence along said Northerly right-of-way line South 89° 09' 42" West 101.72 feet to the point of beginning.

PA# 36514-000-00

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in presence of:

Sara Connell Arnette
SARA CONNELL ARNETTE
Deborah A. Simons
DEBORAH A. SIMONS
STATE OF FLORIDA,
COUNTY OF MARION

W. Gary Turnley L.S.
W. GARY TURNLEY
1208 S.E. 5th Street
Ocala, FL 34471-2410 L.S.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared W. GARY TURNLEY Driver's License used as identification to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of April A.D. 1993

Deborah A. Simons
Notary Public, State of Florida
My Commission Expires June 20, 1995
Bonded thru Troy Fair Insurance

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

36514-000-00

[GOOGLE Street View](#)

Prime Key: 911739

[Beta MAP IT+](#)

Current as of 7/31/2024

[Property Information](#)TURNLEY W GARY
TURNLEY PAMELA D
1208 SE 5TH ST
OCALA FL 34471-2410[Taxes / Assessments:](#)

Map ID: 198

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 56

Acres: 24.27

Situs: Situs: 7680 S US HWY 441
OCALA[2023 Certified Value](#)

Land Just Value	\$772,736		
Buildings	\$45,352		
Miscellaneous	\$18,375		
Total Just Value	\$836,463	Impact	(\$664,020)
Total Assessed Value	\$172,443	Land Class Value	\$602,035
Exemptions	\$0	Total Class Value	\$665,762
Total Taxable	\$172,443	Ex Codes: 08	
School Taxable	\$665,762		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$772,736	\$45,352	\$18,375	\$836,463	\$172,443	\$0	\$172,443
2022	\$772,736	\$39,903	\$18,916	\$831,555	\$156,470	\$0	\$156,470
2021	\$323,764	\$29,927	\$3,439	\$357,130	\$126,893	\$0	\$126,893

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
1999/0142	04/1993	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
1999/0141	04/1993	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
1900/1050	09/1992	71 DTH CER	0	U	V	\$100
1862/0204	09/1992	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)SEC 10 TWP 16 RGE 22
E 1/2 OF SE 1/4 OF SW 1/4
EXC S 33 FT FOR RD &

COM 33 FT N OF SW COR OF SE 1/4 FOR THE POB TH N 00-05-24 E 1304.09 FT TH
N 50-25-42 E 233.38 FT TH S 26-36-48 E 504.26 FT TH S 82-27-12 W 312.25 FT
TH S 00-11-18 E 959.35 FT TH S 89-09-42 W 101.72 FT TO THE POB
BEING PART OF BLK S LOTS 5.7 SANTOS
EXC COM AT THE S 1/4 COR OF SEC 10 TH N 00-13-30 W 33 FT TH N 89-46-30 E
101.72 FT TH N 00-11-18 W 645.06 FT TO THE POB TH CONT W 44.52 FT TH N
224.20 FT TH E 44.52 FT TH S 224.20 FT TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
2746		.0	.0	B5	40,818.00	SF							
2746		.0	.0	B4	358,063.00	SF							
9600		.0	.0	B4	1.02	AC							
5671		.0	.0	B4	14.09	AC							

Neighborhood 9944 - COMM US 441-SW 22 PL/SE 52 ST

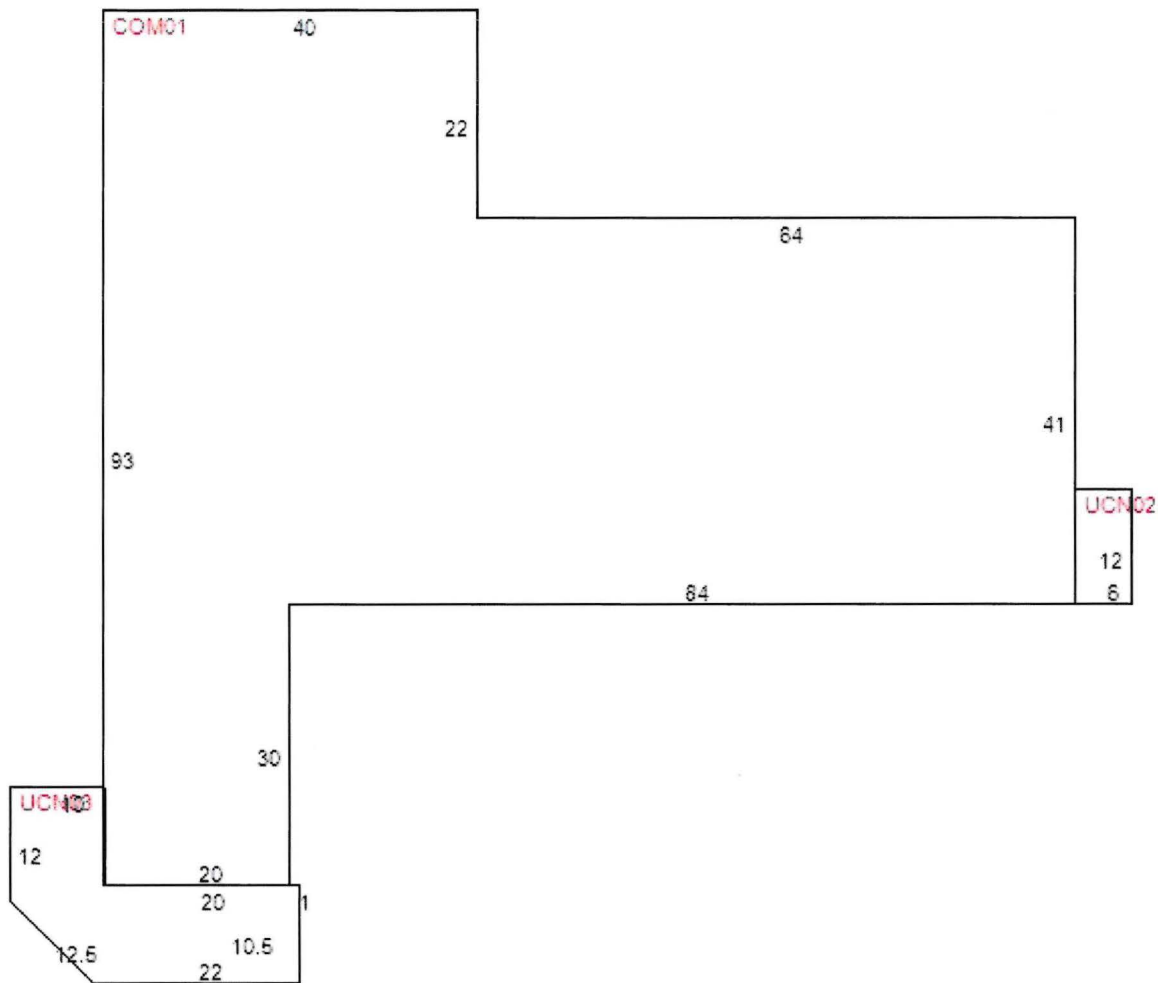
Mkt: 2 70

[Traverse](#)**Building 1 of 1**

COM01=L64U22L40D93R20U30R84U41.D41

UCN02=R6U12L6D12.L84D30

UCN03=R1D10,5L22A315|12,5U12R10D10,3R20.



Building Characteristics

Structure 1 - WH STL FR
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 100 - POOR
Inspected on 4/28/2022 by 117

Year Built 1942
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 394

Exterior Wall 03 GALVANIZED MTL24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.00	1942	0	5,744	G27 AUTO REPAIR	90 %	N
						M25 SERVICE/NON-VEHICLE	10 %	N
2	8.0	1.00	1962	0	72	UCN CANOPY UNFIN	100 %	N
3	8.0	1.00	2005	0	389	UCN CANOPY UNFIN	100 %	N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1962	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1962	1	0.0	0.0
105 FENCE CHAIN LK	500.00	LF	20	1978	4	0.0	0.0
UDC CARPORT-UNFIN	3,200.00	SF	40	2021	1	3,200.0	1.0
048 SHED OPEN	414.00	SF	15	1998	1	23.0	18.0

Appraiser Notes

OPTIMUM RV BODY SHOP

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description