



**Marion County  
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

APPLICATION COMPLETE  
DATE COMPLETED 4/9/25  
INITIALS EM  
TENTATIVE MEETING DATES 6/30/2025 (Revised 01/09/2020)  
P&Z PH 7/15 + 7/21/2025  
BCC/P&Z PH

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE  
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case # 1 - \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _____	SMALL-SCALE MAP AMENDMENT <u>XX</u>
TEXT AMENDMENT _____	TEXT AMENDMENT _____ (Text amendment must be associated with submitted small-scale map amendment)

**REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):**

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

**(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)**

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
PORTION OF 3634-000-001	9-16-22	0.62	RURAL LANDS	MEDIUM RESIDENTIAL

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
CCO HOSPITALITY, LLC ATT: M.G. ORENDER 7845 BAYMEADOWS WAY JACKSONVILLE, FL 32256	R.M. BARRINEAU AND ASSOC, INC. ATT: TRAVIS P BARRINEAU 1309 SE 25TH LOOP, STE 103 OCALA, FL 34471 <u>Diane @ RmBarrineau.com</u> <u>(352) 622-3133</u>

Staff Use Only: Application Complete – Yes Received: Date 3/26/2025 Time \_\_\_\_\_ a.m. / p.m. Page 1 of 3  
project 2025040033 AK 32716

“Meeting Needs by Exceeding Expectations”

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES XX NO \_\_\_\_\_  
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

**EXISTING USE OF SITE:**

PORION OF A 154+/- ACRE GOLF COURSE RESERVED BY PLAT.

**PROPOSED USE OF SITE (IF KNOWN):**

A REPLAT OF 0.62 ACRE TO BECOME A RESIDENTIAL LOT WITHIN THE COUNTRY CLUB OF OCALA UNIT 1. THIS PROPOSED LOT WOULD HAVE CONTIGUOUS RESIDENTIAL LOTS TO THE EAST AND WEST. SEE ATTACHED AERIAL MAP DEPICTING PROPOSED LOT.

**WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?**

Well XX Centralized water \_\_\_\_\_ Provider \_\_\_\_\_  
Septic XX Centralized sewer \_\_\_\_\_ Provider \_\_\_\_\_

**DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):**

SOUTH US HWY 441 TO SE 80TH ST. RIGHT TO ENTRANCE OF COUNTRY CLUB  
OF OCALA. FOLLOW SE 12TH CIRCLE TO PROPOSED LOT.

## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME THIS DAY PERSONALLY APPEARED M.G. ORENDER OF CCO HOSPITALITY, LLC,

Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers: PORTION OF 3634-000-001,
2. He/she duly authorizes and designates R.M. BARRINEAU AND ASSOC, INC., to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Property owner's signature

Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25<sup>th</sup> day of March, 2025 (year),by M.G. ORENDER (name of person making statement).He/she is personally known to me or has produced \_\_\_\_\_ as identification. (Driver's license, etc.)

Notary public signature

State of Florida County of Duval  
My commission expires: 9/3/2028GEARA CASTOR  
Notary Public  
State of Florida  
Comm# HH589282  
Expires 9/3/2028





**Jimmy H. Cowan, Jr., CFA**

Marion County Property Appraiser

Updated every 24 hours



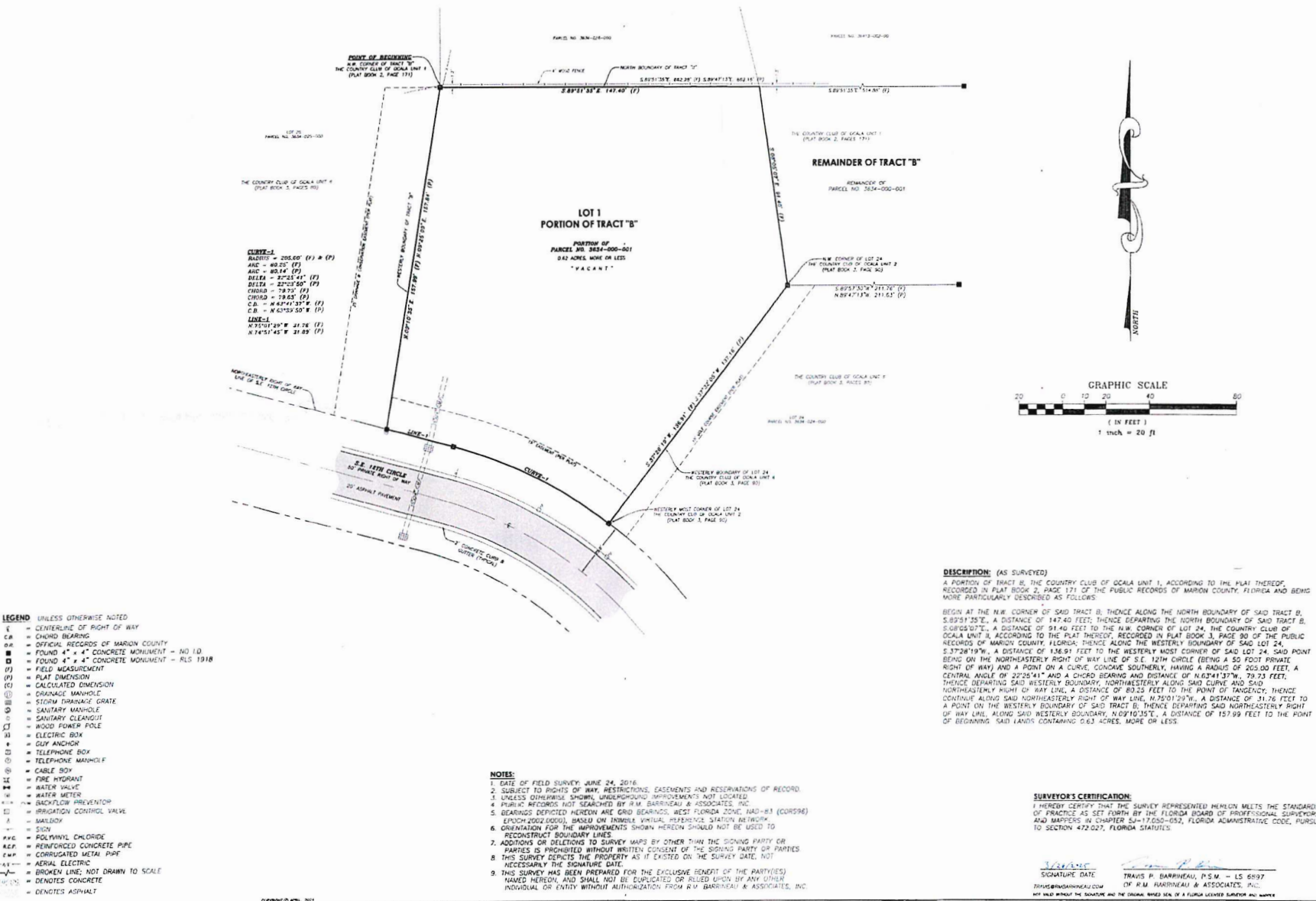
[Map Title]

11/1/2024

Marion County Property Appraiser  
Marion County, FL

**DISCLAIMER:** This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



SECTION 9, TOWNSHIP 16 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA

NO.	REVISIONS	BY	DATE

DESIGNED	SWM
REVISED	
CHECKED	T.P.B.
APPROVED	T.P.B.
SCALE	1" = 20'



**BOUNDARY SURVEY FOR:  
COUNTRY CLUB OF OCALA**

REFERENCES	FILE - PAGE
FILE: COUNTRY CLUB OF OCALA	

J.D. # 16137
DWG # 16137B LOT1.BND
SHT 1 OF 1



Rec. 522.50  
DS 812,679.30

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Fred N. Roberts, Jr., Esq.  
Klein & Klein, LLC  
40 SE 11<sup>th</sup> Avenue  
Ocala, Florida 34471

Marion County Parcel Identification Numbers: 3634-000-001, 3634-000-002, 3634-000-003 & 36413-001-00

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**WARRANTY DEED**  
**IN LIEU OF FORECLOSURE**

THIS WARRANTY DEED IN LIEU OF FORECLOSURE is made as of the 9<sup>th</sup> day of December, 2016 by THE COUNTRY CLUB OF OCALA, INC., a Florida corporation, whose post office address is 6823 SE 12<sup>th</sup> Circle, Ocala, FL 34480, herein called the Grantor, to CCO HOSPITALITY, LLC, a Florida limited liability company, whose post office address is 10401 Deerwood Park Boulevard, Suite 2130, Jacksonville, FL 32256, hereinafter called the Grantee:

*(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)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz.:

**SEE ATTACHED EXHIBIT "A"** attached hereto and incorporated herein by this reference.

**AND SUBJECT TO** the matters set forth in **EXHIBIT "B"** attached hereto and incorporated herein by this reference; however, this reference shall not operate to reimpose the same.

**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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**THIS CONVEYANCE** is given in lieu of foreclosure but not in satisfaction of:

- (a) that certain *Mortgage and Security Agreement* recorded in Official Records Book 2635, Page 56 originally in favor of AMSOUTH BANK, as assigned to SUNTRUST BANK, a Georgia state-chartered bank ("SunTrust"), by that certain Assignment of Loan Documents recorded in Official Records Book 3162, Page 1599; as modified by that certain *Mortgage Modification Agreement and Receipt for Future Advance* recorded in Official Records Book 3162, Page 1605; as amended by that certain *Amended and Restated Mortgage Deed and Security Agreement* recorded in Official Records Book 3162, Page 1608; as further modified by that certain *Mortgage Modification Agreement and Receipt for Future Advance* recorded in Official Records Book 4205, Page 688; as again assigned to MERCANTILE BANK, A DIVISION OF CAROLINA FIRST BANK ("Mercantile") by that certain Assignment of Mortgage Note, Mortgage Deed and Loan Documents recorded in Official Records Book 4935, Page 24; as further modified by that certain *Modification of Mortgage Deed and Security Agreement, Financing Statement, and Assignment of Rents and Leases* recorded in Official Records Book 4935, Page 29, as further assigned to CCO INVESTMENTS, LLC, a Delaware limited liability company by that certain *Assignment of Mortgage, Note and Loan Documents* recorded in Official



Records Book 6167, Page 1637, as further assigned to CCO HOSPITALITY, LLC by that certain *Assignment of Mortgage, Note and Loan Documents* recorded in Official Records on even date herewith (the "First Mortgage"); and

- (b) *Second Mortgage and Security Agreement* recorded in Official Records Book 4935, Page 59 originally in favor of MERCANTILE BANK, a Division of Carolina First Bank ("Mercantile"), as assigned to HOUCHENS HOLDING CORP., AS TRUSTEE UNDER AGREEMENT DATED JUNE 2, 2011 ("HHC") by that certain *Assignment of Promissory Notes, Second Mortgage, Guaranty and Loan Documents* recorded in Official Records Book 5554, Page 1750, as further assigned to CCO INVESTMENTS, LLC by that certain *Assignment of Mortgage, Note and Loan Documents* recorded in Official Records Book 6488, Page 1431, as further assigned to CCO HOSPITALITY, LLC by that certain *Assignment of Mortgage, Note and Loan Documents* recorded in Official Records on even date herewith (the "Second Mortgage").

The First Mortgage and the Second Mortgage are now held of record by the Grantee. This is an absolute conveyance, the consideration for which, in addition to that stated above, is the Grantee's covenant not to enforce any money judgment against the Grantor or those certain guarantors identified in that certain Sale and Purchase Agreement dated October 31, 2016 by and between the Grantor and Grantee, arising in connection with the debt secured by the First Mortgage and/or the Second Mortgage; provided, however, the foregoing shall not prohibit Grantee from exercising any of its rights under and pursuant to the First Mortgage and/or the Second Mortgage and related documents, including foreclosure rights. This conveyance is not and should not be construed as a conveyance to secure a debt. **It is the intent of Grantor and Grantee that title to the property should not be merged with the lien of the First Mortgage and/or the Second Mortgage and this conveyance should be so construed.**

*{Remainder of Page Intentionally Left Blank; Signature Page to Follow}*

LTP  
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IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in the presence of

Witness #1 Signature

FRED N. ROBERTS, JR.

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

THE COUNTRY CLUB OF OCALA, INC., a Florida corporation

By

Print Name. Robert Craig Kuchinski

Title: Vice President

STATE OF FLORIDA  
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2016, by Robert Craig Kuchinski as Vice President of THE COUNTRY CLUB OF OCALA, INC., a Florida corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

«{NOTARY\_SEAL}»



Notary Public

FRED N. ROBERTS, JR.

Printed Notary Name

My Commission Expires



**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:**

Tracts A, B, C, D, E, F and G of THE COUNTRY CLUB OF OCALA UNIT 1, according to the Plat thereof as recorded in Plat Book 2, Page(s) 171 thru 178, of the Public Records of Marion County, Florida.

AND

**Parcel 2:**

Begin at the Southeast corner of the NW 1/4 of Section 9, Township 16 South, Range 22 East, Marion County, Florida; thence N.89°46'19"W. along the South boundary of said NW 1/4 a distance of 450.78 feet; thence N.11°49'26"W. 234.35 feet; thence S.89°46'19"E. along a line parallel with aforesaid South boundary of the NW 1/4 a distance of 499.70 feet to a point on the East boundary of said NW 1/4; thence S.00°13'26"W. along said East boundary 229.19 feet to the Point of Beginning. EXCEPT any part that might overlap description as recorded in Official Records Book 33, Page 591, Public Records of Marion County, Florida.

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**EXHIBIT "B"**

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Mortgage and Security Agreement recorded in Official Records Book 2635, Page 56 originally in favor of AMSOUTH BANK, as assigned to SUNTRUST BANK, a Georgia state-chartered bank ("SunTrust"), by that certain Assignment of Loan Documents recorded in Official Records Book 3162, Page 1599; as modified by that certain Mortgage Modification Agreement and Receipt for Future Advance recorded in Official Records Book 3162, Page 1605; as amended by that certain Amended and Restated Mortgage Deed and Security Agreement recorded in Official Records Book 3162, Page 1608; as further modified by that certain Mortgage Modification Agreement and Receipt for Future Advance recorded in Official Records Book 4205, Page 688; as again assigned to MERCANTILE BANK, A DIVISION OF CAROLINA FIRST BANK ("Mercantile") by that certain Assignment of Mortgage Note, Mortgage Deed and Loan Documents recorded in Official Records Book 4935, Page 24; as further modified by that certain Modification of Mortgage Deed and Security Agreement, Financing Statement, and Assignment of Rents and Leases recorded in Official Records Book 4935, Page 29, as further assigned to CCO INVESTMENTS, LLC, a Delaware limited liability company by that certain Assignment of Mortgage, Note and Loan Documents recorded in Official Records Book 6167, Page 1637, as further assigned to CCO HOSPITALITY, LLC by that certain Assignment of Mortgage, Note and Loan Documents recorded in Official Records on even date herewith.
3. Collateral Assignment of Leases, Rents and Profits recorded in Official Records Book 2635, Page 63; as assigned to SunTrust by that certain Assignment of Loan Documents recorded in Official Records Book 3162, Page 1599; as modified by that certain Amended and Restated Collateral Assignment of Leases, Rents and Profits recorded in Official Records Book 3162, Page 1620; as assigned to Mercantile by that certain Assignment of Mortgage Note, Mortgage Deed and Loan Documents recorded in Official Records Book 4935, Page 24; as further modified by that certain Modification of Mortgage Deed and Security Agreement, Financing Statement, and Assignment of Rents and Leases recorded in Official Records Book 4935, Page 29; and as further modified by that certain Modification of Collateral Assignment of Leases, Rents and Profits recorded in Official Records Book 4935, Page 48; and as assigned to CCO Hospitality, LLC by that certain Assignment of Mortgage, Note and Loan Documents recorded in Official Records on even date herewith.
4. UCC Financing Statement recorded in Official Records Book 2635, Page 66, as assigned to SunTrust Bank by that certain Assignment of Loan Documents in Official Records Book 3162, Page 1599; as amended in Official Records Book 3162, Page 1601, and as assigned to CCO Hospitality, LLC by that certain Assignment of Mortgage, Note and Loan Documents recorded in Official Records on even date herewith.
5. UCC-1 Financing Statement recorded in Official Records Book 4935, Page 56, as continued in Official Records Book 5700, Page 1809, as Amended in Official Records Book 5701, Page 1191, and assignment in favor of CCO Investments, LLC in Book 6167, Page 1637, and assignment in favor of CCO Hospitality, LLC in Official Records in even date herewith.
6. Second Mortgage and Security Agreement recorded in Official Records Book 4935, Page 59 originally in favor of MERCANTILE BANK, a Division of Carolina First Bank ("Mercantile"), as assigned to HOUCHENS HOLDING CORP., AS TRUSTEE UNDER AGREEMENT DATED JUNE 2, 2011 ("HHC") by that certain Assignment of Promissory Notes, Second Mortgage, Guaranty and Loan Documents recorded in Official Records Book 5554, Page 1750, as further assigned to CCO INVESTMENTS, LLC by that certain Assignment of Mortgage, Note and Loan Documents recorded in Official Records Book 6488, Page 1431, as further assigned to CCO HOSPITALITY, LLC by that certain Assignment of Mortgage, Note and Loan Documents recorded in Official Records on even date herewith.
7. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Country Club of Ocala Unit 1, as recorded November 13, 1993 in Plat Book 2, Page(s) 171 through 178, Public Records of Marion County, Florida.
8. Grant of Easement in favor of The Country Club of Ocala, Inc. recorded November 8, 1993 in Officials Records<sup>1</sup> Book 1975, Page 1014.
9. Declaration of Private Roads recorded November 15, 1993 in Officials Records Book 1977, Page 363.
10. Improvement Agreement as set forth in instrument recorded November 15, 1993 in Officials Records Book 1977, Page 365, 1st Amendment recorded January 13, 1995 in Officials Records Book 2104, Page 1682; and 2nd Amendment recorded March 28, 1995 in Officials Records Book 2124, Page 1715.
11. Covenant recorded November 15, 1993 in Officials Records Book 1977, Page 393.

<sup>1</sup> All references to Official Records contained herein shall be deemed to reference the Public Records of Marion County, Florida.



12. Drainage Retention Facilities Easement and Maintenance Agreement by and among Country Club of Ocala, Ltd., a Florida limited partnership, The Country Club of Ocala Property Owners Association, Inc. and The Country Club of Ocala, Inc. recorded September 1, 1994 in Officials Records Book 2066, Page 1646.
13. Distribution Easement in favor of Florida Power corporation recorded October 26, 1994 in Officials Records Book 2082, Page 173.
14. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Country Club of Ocala Unit II, as recorded October 27, 1994 in Plat Book 3, Page(s) 89 through 96, Public Records of Marion County, Florida.
15. Distribution Easement recorded December 8, 1994 in Officials Records Book 2093, Page 1337.
16. Operation and Easement Agreement by and among Country Club of Ocala, Ltd., The Country Club of Ocala, Inc., The Country Club of Ocala Property Owners Association, Inc. and Raymond E. McBride, III and his wife, Robin S. McBride recorded February 12, 1998 in Officials Records Book 2462, Page 1430.
17. Declaration of Restrictive Covenants recorded December 24, 2009 in Officials Records Book 5296, Page 1014.
18. Memorandum of Agreement by and between The Country Club of Ocala, Inc. and Leon Ocala Holdings 1, LLC recorded December 24, 2009 in Officials Records Book 5296, Page 1021 and recorded January 20, 2010 in Book 5306, Page 1834.
19. Memorandum of Agreement by and between Grantor, CCO Investments, LLC, a Delaware limited liability company and Grantee, which shall be recorded in the Public Records of Marion County, Florida.

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

## Detail by Entity Name

Florida Limited Liability Company  
CCO HOSPITALITY, LLC

### Filing Information

<b>Document Number</b>	L16000197416
<b>FEI/EIN Number</b>	81-4418101
<b>Date Filed</b>	10/27/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	12/20/2017
<b>Event Effective Date</b>	NONE

### Principal Address

7845 Baymeadows Way  
JACKSONVILLE, FL 32256

Changed: 04/02/2019

### Mailing Address

7845 Baymeadows Way  
JACKSONVILLE, FL 32256

Changed: 04/02/2019

### Registered Agent Name & Address

ORENDER, MG

7845 Baymeadows Way  
JACKSONVILLE, FL 32256

Name Changed: 04/10/2017

Address Changed: 04/02/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR



HAMPTON GOLF, INC.  
7845 Baymeadows Way  
JACKSONVILLE, FL 32256

Title MGR

RF VENTURES V, LLC  
7845 Baymeadows Way  
JACKSONVILLE, FL 32256

#### Annual Reports

Report Year	Filed Date
2022	03/28/2022
2023	02/21/2023
2024	04/25/2024

#### Document Images

<a href="#">04/25/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/20/2017 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/27/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

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

3634-000-001

[GOOGLE Street View](#)

Prime Key: 2763485

[MAP IT+](#)

Current as of 3/23/2025

Property Information[M.S.T.U.](#)[PC: 38](#)

Acres: 154.74

CCO HOSPITALITY LLC  
7845 BAYMEADOWS WAY  
JACKSONVILLE FL 32256-7511Taxes / Assessments:

Map ID: 181

Millage: 9001 - UNINCORPORATED[More Situs](#)

Situs: 6823 SE 12TH CIR OCALA

2024 Certified Property Value by Special

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$3,432,573	Impact	
Total Assessed Value	\$3,227,205	<a href="#">Ex Codes:</a>	(\$205,368)
Exemptions	\$0		
Total Taxable	\$3,227,205		
School Taxable	\$3,432,573		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$701,174	\$3,100,016	\$5,050,940	\$3,432,573	\$3,227,205	\$0	\$3,227,205
2023	\$636,854	\$3,221,533	\$2,830,808	\$2,933,823	\$2,933,823	\$0	\$2,933,823
2022	\$636,854	\$2,829,585	\$2,868,818	\$2,933,823	\$2,933,823	\$0	\$2,933,823

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6501/0406</a>	12/2016	10 FORECLS	8 ALLOCATED	U	I	\$2,239,900
<a href="#">C195/1094</a>	03/1996	EI E I	0	U	I	\$1,607,599
<a href="#">1910/1766</a>	03/1993	07 WARRANTY	7 PORTIONUND INT	U	V	\$100

Property DescriptionSEC 08 TWP 16 RGE 22  
PLAT BOOK 002 PAGE 171  
COUNTRY CLUB OF OCALA UNIT 1  
TRACTS A.B.C.D (GOLF COURSE)



## TRACT G

Parent Parcel: 36343-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
7710		.0	.0	R1	8.04	AC							
3850		.0	.0	R1	6.00	AC							
3830		.0	.0	R1	133.81	AC							
9600		.0	.0	A1	6.89	AC							
Neighborhood 5121 - SW 80TH AVE I75 TO 441													
Mkt: 8 70													

TraverseBuilding 1 of 4

COM01=L49D4L38U4L32D24L64U62R12U42R33D17R2D11R52,3A45|10,3R16A135|10,3R100D52L39U6L8D6.

CAN02=D2R8U2U6L8D6.L49D4L25

CAN03=D4L7D30R26U30L6U4L13.U42L97,1

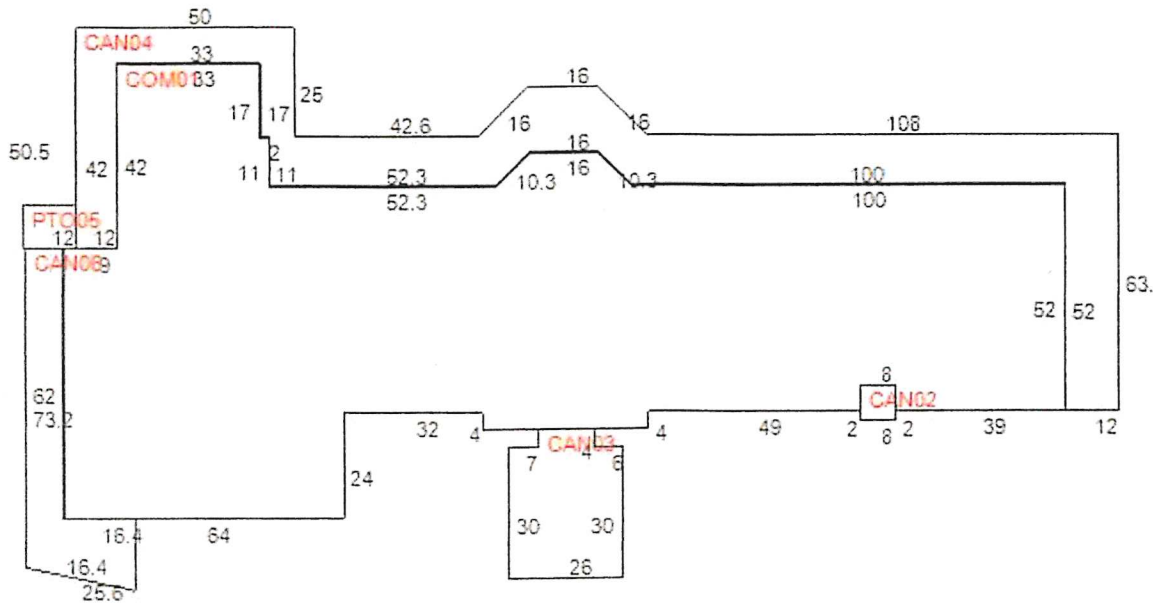
CAN04=L9U50,5R50D25R42,6A45|16R16A135|16R108D63,1L12U52L100A315|10,3L16A225|10,3L52,3U11L2U17L33D42.L9,4D0,4

PTO05=L12U10R12D10.L11,8

CAN06=D73,2A102|25,6U16,4L16,4U62L9.

MZS07=520.

520



### Building Characteristics

Structure 4 - MASONRY NO PILAST  
 Effective Age 5 - 20-24 YRS  
 Condition 3  
 Quality Grade 800 - VERY GOOD  
 Inspected on 1/1/2025 by 117

Year Built 1998  
 Physical Deterioration 0%  
 Obsolescence: Functional 0%  
 Obsolescence: Locational 0%  
 Base Perimeter 694

Exterior Wall 66 STONE VEN-BLK32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	12.0	1.00	1998	0	14,541	M38 GOLF COURSE	18 %	N	Y
						M21 RESTAURANT	82 %	N	Y
2	12.0	1.00	1998	0	64	CAN CANOPY-ATTACHD	100 %	N	N
3	12.0	1.00	1998	0	832	CAN CANOPY-ATTACHD	100 %	N	N
4	12.0	1.00	1998	0	3,850	CAN CANOPY-ATTACHD	100 %	N	N
5	1.0	1.00	1998	0	120	PTO PATIO	100 %	N	N
6	12.0	1.00	2008	0	880	CAN CANOPY-ATTACHD	100 %	N	N
7	8.0	1.00	2008	0	520	MZS MEZZANINE STOR	100 %	N	N

Section: 1



Elevator Shafts: 0  
Elevator Landings: 0

Aprtments: 0  
Escalators: 0

Kitchens: 0  
Fireplaces: 2

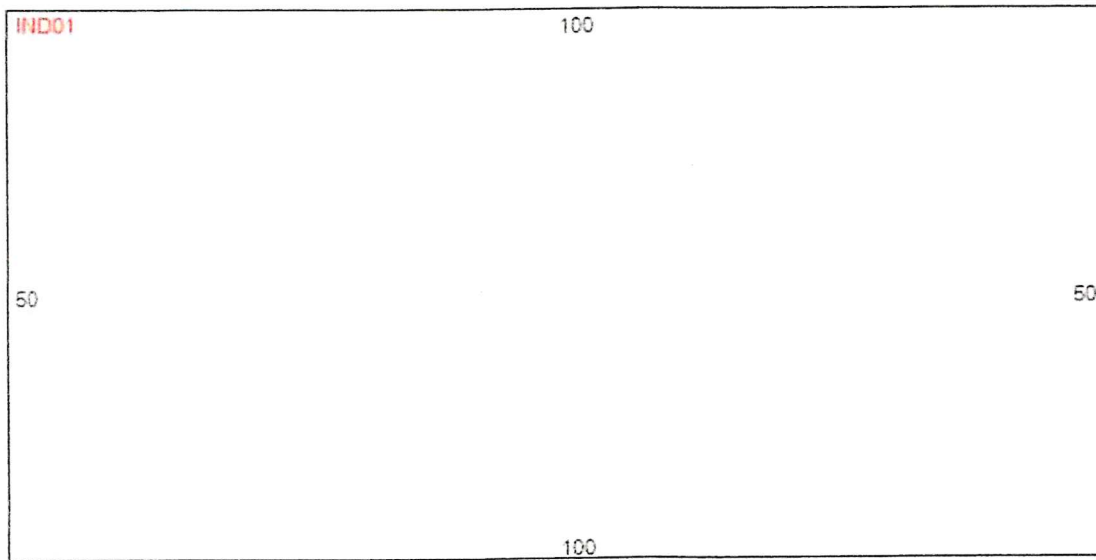
4 Fixture Baths: 4  
3 Fixture Baths: 1

2 Fixture Baths: 1  
Extra Fixtures: 22

[Traverse](#)

**Building 2 of 4**

IND01=L100U50R100D50.



[Building Characteristics](#)

Structure 1 - WH STL FR  
Effective Age 5 - 20-24 YRS  
Condition 2  
Quality Grade 400 - FAIR  
Inspected on 1/1/2025 by 117

Year Built 1995  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%  
Base Perimeter 300

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.00	1995	0	5,000	F48 WAREHOUSE/DISTRIBUTE	86 %	N
						F17 OFFICE	14 %	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: 1	Extra Fixtures: 1

TraverseBuilding 3 of 4

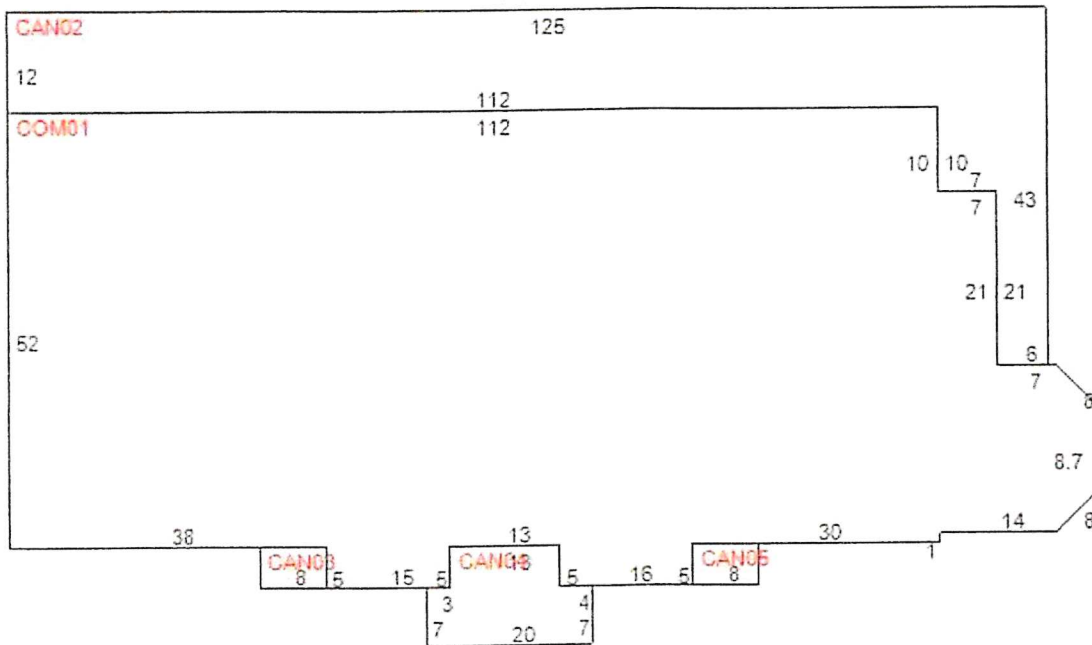
COM01=D52R38D5R15U5R13D5R16U5R30U1R14A45[8U8,7A315[8L7U21L7U10L112.

CAN02=U12R125D43L6U21L7U10L112.D52R38

CAN03=D5L8U5R8.R15

CAN04=D5L3D7R20U7L4U5L13.R29

CAN05=D5R8U5L8.

Building Characteristics

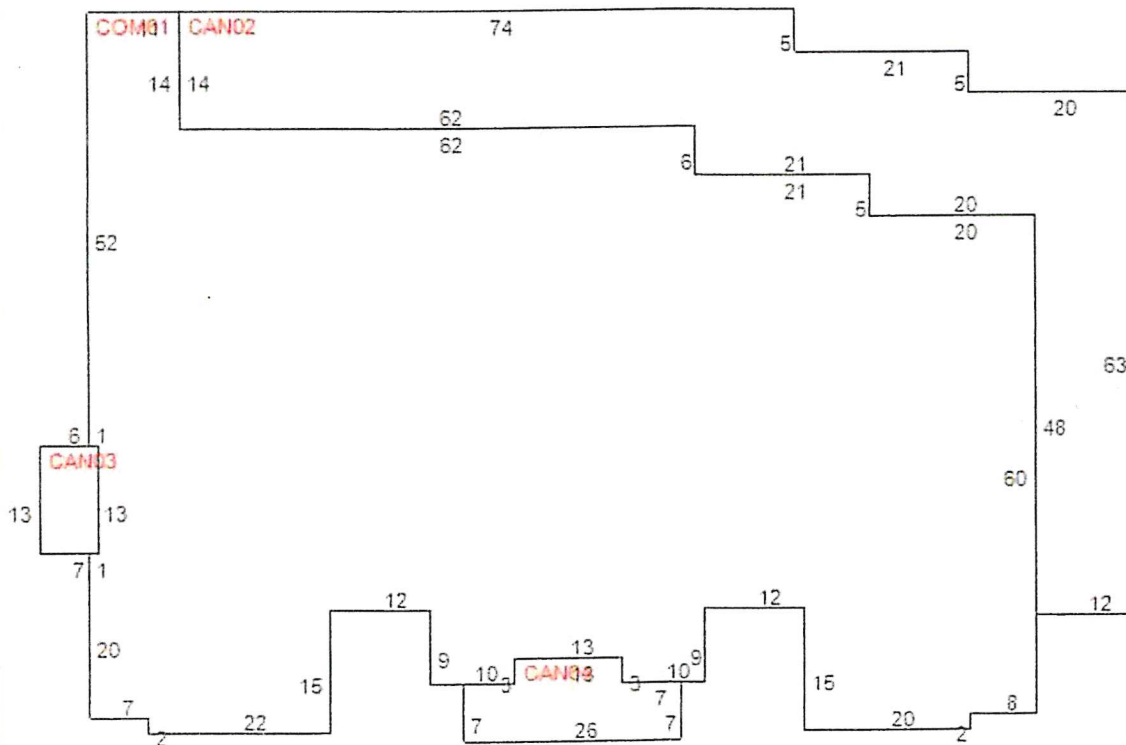
Structure	4 - MASONRY NO PILAST	Year Built 2008
Effective Age	4 - 15-19 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	800 - VERY GOOD	Obsolescence: Locational 0%
Inspected on	1/1/2025 by 117	Base Perimeter 381



Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	12.0	1.00	2008	0	6,488	C38 COMMUNITY CENTER	100 %	Y	Y
2	10.0	1.00	2008	0	1,756	CAN CANOPY-ATTACHD	100 %	N	N
3	10.0	1.00	2008	0	40	CAN CANOPY-ATTACHD	100 %	N	N
4	12.0	1.00	2008	0	205	CAN CANOPY-ATTACHD	100 %	N	N
5	12.0	1.00	2008	0	40	CAN CANOPY-ATTACHD	100 %	N	N

Elevator Shafts: 0	Aprtments: 0	Kitchens: 1	4 Fixture Baths: 2	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 10

COM01=D52R1D13L1D20R7D2R22U15R12D9R10U3R13D3R10U9R12D15R20U2R8U60L20U5L21U6L62U14L11.R11  
CAN02=D14R62D6R21D5R20D48R12U63L20U5L21U5L74.L11D52  
CAN03=R1D13L7U13R6.D29R51  
CAN04=U3R13D3R7D7L26U7R6.  
CAN05=480.  
480



Structure	4 - MASONRY NO PILAST	Year Built 2008
Effective Age	4 - 15-19 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	800 - VERY GOOD	Obsolescence: Locational 0%
Inspected on	1/1/2025 by 117	Base Perimeter 458

## Exterior Wall 66 STONE VEN-BLK32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	13.0	1.00	2008	0	7,490	C38 COMMUNITY CENTER	100 %	Y Y
2	12.0	1.00	2008	0	2,359	CAN CANOPY-ATTACHD	100 %	N N
3	12.0	1.00	2008	0	91	CAN CANOPY-ATTACHD	100 %	N N
4	12.0	1.00	2008	0	221	CAN CANOPY-ATTACHD	100 %	N N
5	12.0	1.00	2008	0	480	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	8,344.00	SF	20	1993	3	0.0	0.0
048 SHED OPEN	3,255.00	SF	15	1999	3	3,255.0	1.0
105 FENCE CHAIN LK	160.00	LF	20	1994	1	0.0	0.0
144 PAVING ASPHALT	31,992.00	SF	5	1994	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1993	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1993	3	0.0	0.0
126 GOLF COURSE	18.00	UT	99	1994	5	0.0	0.0
259 WELL 04-12IN	1.00	UT	99	1994	3	0.0	0.0
256 WELL 1-5 BTH	2.00	UT	99	1994	1	0.0	0.0
244 TENNIS COURT	3.00	UT	15	1995	1	0.0	0.0
105 FENCE CHAIN LK	240.00	LF	20	1995	3	0.0	0.0
105 FENCE CHAIN LK	948.00	LF	20	1995	2	0.0	0.0
FOP PORCH-OPEN-FIN	323.00	SF	40	1995	3	19.0	17.0
TOL TOILET	153.00	SF	40	1995	3	9.0	17.0
FOP PORCH-OPEN-FIN	323.00	SF	40	1995	3	19.0	17.0
TOL TOILET	153.00	SF	40	1995	3	9.0	17.0
259 WELL 04-12IN	1.00	UT	99	1995	1	0.0	0.0
GRH GUARDHOUSE	196.00	SF	40	1995	5	14.0	14.0
247 TENNIS CT LIGH	8.00	UT	25	1995	3	0.0	0.0
144 PAVING ASPHALT	33,914.00	SF	5	1998	3	0.0	0.0
159 PAV CONCRETE	5,499.00	SF	20	1998	3	0.0	0.0
DCK DECK-WOOD	1,280.00	SF	40	1997	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1998	4	0.0	0.0
114 FENCE BOARD	656.00	LF	10	1995	4	0.0	0.0
159 PAV CONCRETE	2,009.00	SF	20	1998	3	0.0	0.0
159 PAV CONCRETE	100.00	SF	20	1998	5	10.0	10.0
159 PAV CONCRETE	432.00	SF	20	1999	3	0.0	0.0
048 SHED OPEN	156.00	SF	15	2000	1	13.0	12.0
250 WALLS MASONRY	1,206.00	SF	50	2000	3	0.0	0.0
223 COM SWIM POOL	2,584.00	SF	20	2000	2	76.0	34.0
223 COM SWIM POOL	121.00	SF	20	2000	1	11.0	11.0
117 FENCE IRON	114.00	LF	20	2000	3	0.0	0.0
105 FENCE CHAIN LK	171.00	LF	20	2000	1	0.0	0.0
159 PAV CONCRETE	9,525.00	SF	20	2000	3	0.0	0.0
244 TENNIS COURT	2.00	UT	15	2003	1	0.0	0.0
248 PICKLE BALL COURT	8.00	UT	15	2003	5	0.0	0.0

# ATTACHMENT A

A-21

105 FENCE CHAIN LK	948.00	LF	20	2003	5	0.0	0.0
159 PAV CONCRETE	264.00	SF	20	2007	3	0.0	0.0
250 WALLS MASONRY	959.00	SF	50	2007	3	0.0	0.0
250 WALLS MASONRY	245.00	SF	50	2008	3	0.0	0.0
159 PAV CONCRETE	1,230.00	SF	20	2008	3	0.0	0.0
144 PAVING ASPHALT	18,569.00	SF	5	2008	3	0.0	0.0
129 GOLF GREENS	12,100.00	SF	99	1994	4	110.0	110.0
UDU UTILITY-UNFINS	391.00	SF	40	1999	1	391.0	1.0
247 TENNIS CT LIGH	18.00	UT	25	2003	3	0.0	0.0

## Appraiser Notes

COUNTRY CLUB OF OCALA

PRIVATE GOLF COURSE

18 HOLES PAR 72

155 ACRES

LENGTH: 7,007 YDS

SLOPE: 145

USGA RATING: 73.80

ARCHITECT: STEVE NUGENT

GOLF COURSE ON TRACTS A.B.C.D (WETLANDS--6.89 ACRES)

BLDG01 = PRO SHOP

BLDG02 = MAINTENANCE

BLDG03=CLUBHOUSE FOR TENNIS COURTS / FITNESS CENTER

BLDG04=BANQUET HALL

MISC IMPS = FOP,TOL ARE COMFORT STATIONS

## Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2023063756	6/28/2023	8/11/2023	RE-DRYWALL DAMAGE (WATER; SEWAGE SOAKED WALLS) MICROBOND US
2020062349	6/24/2020	7/7/2020	UPGRADE TWO FIRE SUPPRESSION SYSTEMS IN KITCHEN HOODS
2018081595	8/23/2018	1/9/2019	HOOKUP 16 KW GENERATOR W/100 ATS
M031021	3/1/2007	10/1/2007	WALL & DUMPSTER PAD
MA020574	2/5/2007	3/23/2009	BANQUET FACILITY
M020576	2/1/2007	4/1/2008	TENNIS CLUBHOUSE
M090719	9/1/2002	12/1/2003	CLUB HOUSE EXPANSON
0070227	7/1/1999	7/1/2000	POOL
0031360	3/1/1999	6/1/1999	MODULAR BLDG
0801032	9/1/1997	9/1/1998	COUNTRY CLUB
MA76463	3/1/1994	-	CA
MA73710	1/1/1994	-	SFAD
MA72031	12/1/1993	1/1/1994	CBOF
MA72744	12/1/1993	-	CBAS