



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

Table with 2 columns: Field Name, Value. Rows include Case No., AR No. (31948), PA.

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

SPECIAL USE PERMIT APPLICATION

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Operation of Residential Rehabilitation Facility

Property/Site Address: (1) 3590 SW 137th Loop, Ocala, FL 34473; and (2) Vacant (No Address Assigned)
Property Dimensions: (1) approx 174' x 200'; and (2) approx 125' x 150' Total Acreage: 0.85 acres
Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: B-2
Parcel Account Number(s): (1) 8001-0247-01 and (2) 8001-0252-01

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

SMA Healthcare, Inc. (Eric Horst, Fin. Op. Director)

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

Property Owner Name (please print)

Applicant or Agent Name (please print)

150 Magnolia Avenue

40 SE 11th Avenue

Mailing Address

Mailing Address

Daytona Beach, Florida 32114

Ocala, FL 34471

City, State, Zip Code

City, State, Zip Code

386-236-1801

352-732-7750

Phone Number (include area code)

Phone Number (include area code)

ehorst@smahealthcare.org

fred@kleinandkleinpa.com

E-Mail Address (include complete address)

E-Mail Address (include complete address)

Signatures\*

Signatures

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

Table with 2 columns: Field Name, Value. Rows include Project No., Code Case No., Application No., Rcvd by, Rcvd Date, FLUM, AR No., Rev.

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.

REC'D @ 2:25 p.m. 8/28/24

ATTACHMENT A

LETTER OF AUTHORIZATION  
(to Agencies Named Below)

|   |  |
|---|--|
| Location:                                       | Ocala, Florida   |
| Subject Property Parcel Identification Numbers: | 8001-0247-01   |
| Applicable Agencies:                            | 1) CITY OF OCALA<br>2) ST. JOHNS RIVER WATER MANAGEMENT DISTRICT<br>3) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION<br>4) FLORIDA DEPARTMENT OF TRANSPORTATION<br>5) FLORIDA WILDLIFE COMMISSION |
| Property Owners:                                | CMD & G INVESTMENTS LLC  |
| Applicant/Authorized Party:                     | SMA HEALTHCARE, INC., a Florida corporation  |
| Authorized Agents:                              | 1) KLEIN & KLEIN, LLC (Fred N. Roberts, Jr., Esq.)<br>2) Dinkins Engineering (Davis Dinkins, P.E.)   |

CMD & G Investments LLC, a Florida limited liability company, the owner of the real property identified under Marion County Parcel Identification Numbers 8001-0247-01 (the "Property"), hereby authorize and consent to Applicant/Authorized Party making applications for approvals and permitting relating to the Property, specifically including but without limitation the following requests/applications to which a copy of this consent may be attached: (i) Special Use Permit Application for an In Patient Rehabilitation Facility considered together with adjacent parcels identified under property identification numbers 8001-0247-01 and 8001-0252-01, (ii) site plan review and approval, (iii) environmental resource permitting, (iv) building permits, (v) permitting relating to threatened or endangered species, and (vi) permits or approvals relating to transportation improvements or modifications.

CMD & G Investments, LLC, a Florida limited liability company

By: Suchitra Challa  
Suchitra Challa, Manager

Address for Notice: 2257 NW 31st Ave  
Gainesville, FL 32605

(Email): sckmedical@gmail.com

State of Florida  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of August, 2024, by Suchitra Challa, as Manager of CMD & G Investments LLC, a Florida limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.

Jane E. Poole  
NOTARY PUBLIC  
Commission No.: HH 246348  
Commission Expires: May 6, 2026



ATTACHMENT A

LETTER OF AUTHORIZATION  
(to Agencies Named Below)

|   |  |
|---|--|
| Location:                                       | Ocala, Florida   |
| Subject Property Parcel Identification Numbers: | 8001-0252-01   |
| Applicable Agencies:                            | 1) CITY OF OCALA<br>2) ST. JOHNS RIVER WATER MANAGEMENT DISTRICT<br>3) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION<br>4) FLORIDA DEPARTMENT OF TRANSPORTATION<br>5) FLORIDA WILDLIFE COMMISSION |
| Property Owners:                                | RAYMUNDO MALLARI AND PRICILLA MALLARI  |
| Applicant/Authorized Party:                     | SMA HEALTHCARE, INC., a Florida corporation  |
| Authorized Agents:                              | 1) KLEIN & KLEIN, LLC (Fred N. Roberts, Jr., Esq.)<br>2) Dinkins Engineering (Davis Dinkins, P.E.)   |

Raymundo Mallari and Pricilla Mallari, the owners of the real property identified under Marion County Parcel Identification Numbers 8001-0252-01 (the "Property"), hereby authorize and consent to Applicant/Authorized Party making applications for approvals and permitting relating to the Property, specifically including but without limitation the following requests/applications to which a copy of this consent may be attached: (i) Special Use Permit Application for an In Patient Rehabilitation Facility considered together with adjacent parcels identified under property identification numbers 8001-0247-01 and 8001-0252-01, (ii) site plan review and approval, (iii) environmental resource permitting, (iv) building permits, (v) permitting relating to threatened or endangered species, and (vi) permits or approvals relating to transportation improvements or modifications.

[Signature]  
RAYMUNDO MALLARI

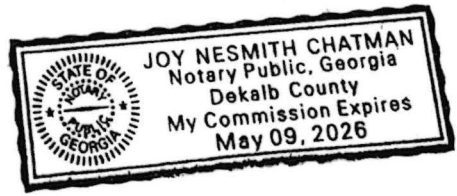
[Signature]  
PRICILLA MALLARI

Address for Notice: 285 DIXIE DR.  
FAYETTEVILLE, GA, 30714  
(Email): RTMMD@AABC.COM

State of ~~Florida~~ Georgia  
County of Henry

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27th day of August, 2024, by **Raymundo Mallari and Pricilla Mallari**, who is personally known to me or has produced Driver's Licenses as identification.

[Signature]  
NOTARY PUBLIC  
Commission No.: \_\_\_\_\_  
Commission Expires: May 9, 2026

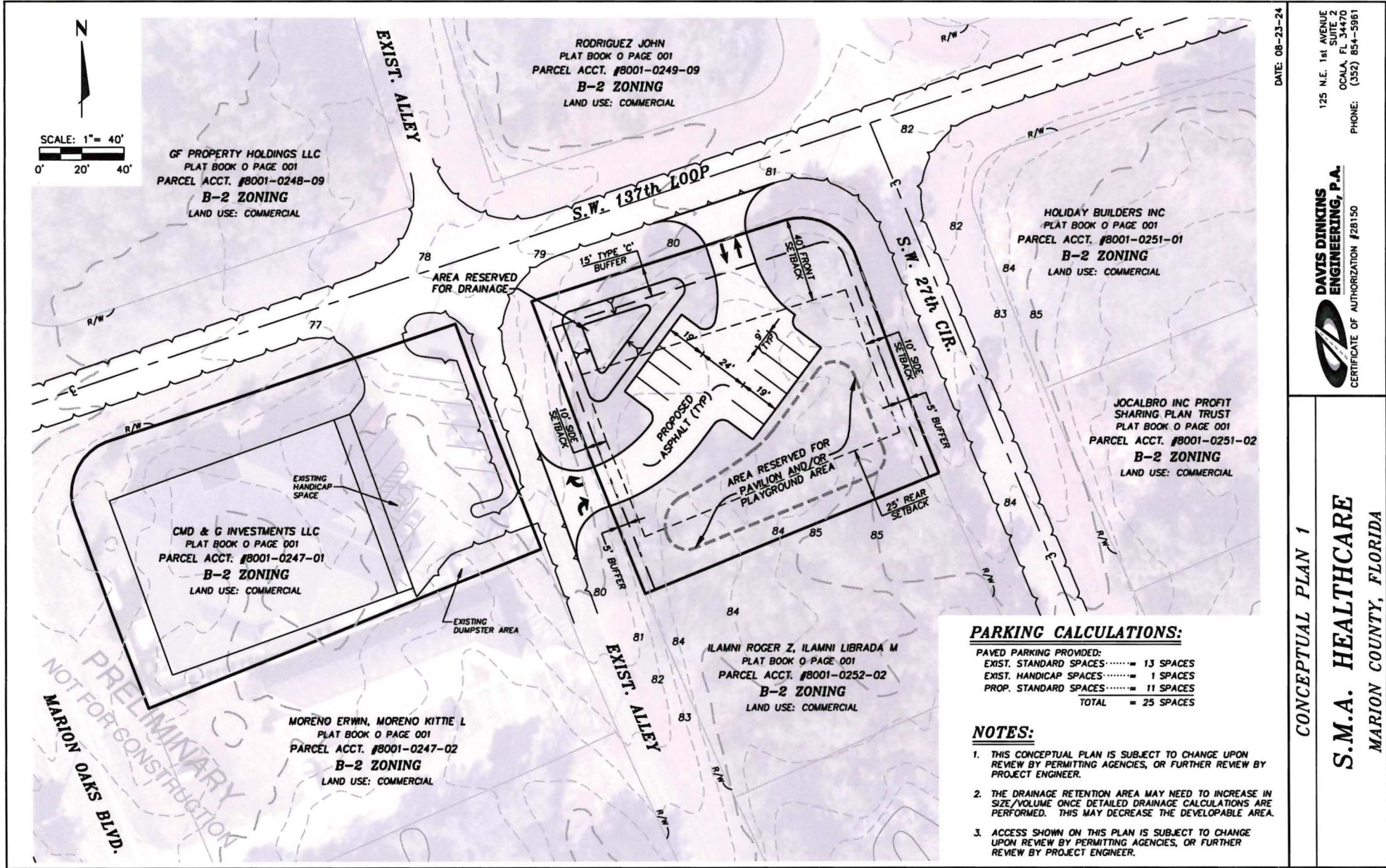


## ATTACHMENT A

### LEGAL DESCRIPTION

**Lot 1, Block 247** and **Lot 1, Block 252** of MARION OAKS, UNIT ONE, according to the Plat thereof as recorded in Plat Book O, Page(s) 1-18, of the Public Records of Marion County, Florida.

**ATTACHMENT A**



ATTACHMENT A

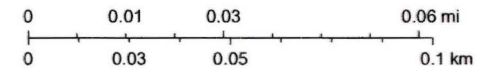
MCBCC Interactive Map - Internal



8/29/2024, 11:50:05 AM

1:1,433

- Parcels Labels County Road Maintenance Aerial2023
- Parcels OCE Maintained Paved Red: Band\_1
- Marion County Streets Green: Band\_2
- Blue: Band\_3



Marion County IT GIS Team, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, OCE.

ATTACHMENT A

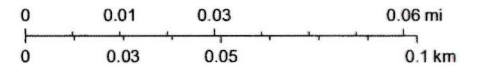
MCBCC Interactive Map - Internal



8/29/2024, 11:51:22 AM

1:1,433

- Parcels Labels
- Parcels
- Marion County
- County Road Maintenance
- OCE Maintained Paved
- Streets



Marion County IT GIS Team, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, OCE.

## ATTACHMENT A

### FINDINGS OF FACT

1. Ingress and egress to and from the Property will be provided from S.W. 137<sup>th</sup> Loop and through existing public alley road in accordance with the attached Conceptual Plan and which corresponds to the currently existing improvements on that portion of the subject property identified under Marion County Parcel Identification Number 8001-0247-01 ("Parcel 1") and to be constructed in accordance with the Conceptual Plan on that portion of the subject property identified under Marion County Parcel Identification Number 8001-0252-01 ("Parcel 2") (Parcel 1 and Parcel 2 collectively referred to as the "Property").
2. Parking and loading areas will be addressed within the boundaries of the Property on those areas identified in the Conceptual Plan and which corresponds to the currently existing improvements on Parcel 1 and those to be constructed on Parcel 2.
3. Refuse and service areas shall be located within the boundaries of the Property and shall be screened from public view. Refuse and service areas are both already constructed as part of the currently existing improvements on Parcel 1.
4. Required electrical utilities are currently available through SECO Energy and are provided along Marion Oaks Boulevard. The Property and improvements are currently serviced by Marion County for water and sanitary sewer.
5. Buffering already exists along adjacent ROW at westerly and northerly boundary of Parcel 1. Buffering on Parcel 2 to be installed pursuant to Marion County Land Development Code, subject to applicable waiver and/or modification by the Development Review Committee.
6. Signage is currently located at northwest corner of Parcel 1 at corner of SW 137<sup>th</sup> Loop and Marion Oaks Boulevard. Any modifications to signage shall be in accordance with the Marion County Code.
7. Yards and green space shall be provided pursuant to Marion County Code. The location and size of those green spaces can be found in the Conceptual Plan and are as currently exist on the Parcel 1. Additional open space to be included on Parcel 2 pursuant to the Conceptual Plan.
8. The intended use is not incompatible with surrounding uses. The requested Special Use Permit will allow applicant to offer a comprehensive residential rehabilitation and treatment for women, women with children, or pregnant and postpartum women in a safe and structured environment. The intended use is comparable in impact and intensity to that of an assisted living facility which is the current use on Parcel 1. There are no residential properties within 300 feet of the currently constructed or proposed improvements on the Property or Property boundary.
9. To the knowledge of the applicant, there are no special requirements for the intended use. However, the use is subject to licensing requirements through the State of Florida Department of Children and Families which shall be obtained prior to commencement of operations.



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**

8001-0247-01

[GOOGLE Street View](#)

Prime Key: 1772672

[MAP IT+](#)

Current as of 8/29/2024

[Property Information](#)

CMD & G INVESTMENTS LLC  
 2880 NW 68TH AVE  
 OCALA FL 34482-3907

[Taxes / Assessments:](#)

Map ID: 167

[Millage:](#) 8002 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 06

Acres: .46

[More Situs](#)

Situs: Situs: 3590 SW 137TH LOOP  
 OCALA

[Current Value](#)

|                      |             |                           |             |
|----------------------|-------------|---------------------------|-------------|
| Land Just Value      | \$72,000    |                           |             |
| Buildings            | \$1,888,294 |                           |             |
| Miscellaneous        | \$11,433    |                           |             |
| Total Just Value     | \$1,971,727 |                           |             |
| Total Assessed Value | \$1,815,265 | Impact                    | (\$156,462) |
| Exemptions           | \$0         | <a href="#">Ex Codes:</a> |             |
| Total Taxable        | \$1,815,265 |                           |             |
| School Taxable       | \$1,971,727 |                           |             |

[History of Assessed Values](#)

| Year | Land Just | Building    | Misc Value | Mkt/Just    | Assessed Val | Exemptions | Taxable Val |
|------|-----------|-------------|------------|-------------|--------------|------------|-------------|
| 2023 | \$60,000  | \$1,719,377 | \$11,771   | \$1,791,148 | \$1,650,241  | \$0        | \$1,650,241 |
| 2022 | \$80,000  | \$1,408,123 | \$12,096   | \$1,500,219 | \$1,500,219  | \$0        | \$1,500,219 |
| 2021 | \$40,000  | \$1,497,623 | \$12,421   | \$1,550,044 | \$1,550,044  | \$0        | \$1,550,044 |

[Property Transfer History](#)

| Book/Page                 | Date    | Instrument          | Code             | Q/U | V/I | Price |
|---------------------------|---------|---------------------|------------------|-----|-----|-------|
| <a href="#">5747/1621</a> | 10/2012 | 05 QUIT CLAIM       | 0                | U   | V   | \$100 |
| <a href="#">5719/0183</a> | 07/2012 | 08 CORRECTIVE       | 7 PORTIONUND INT | U   | V   | \$800 |
| <a href="#">5719/0180</a> | 07/2012 | 08 CORRECTIVE       | 7 PORTIONUND INT | U   | V   | \$800 |
| <a href="#">5719/0178</a> | 06/2012 | 05 QUIT CLAIM       | 0                | U   | V   | \$100 |
| <a href="#">5693/1502</a> | 06/2012 | 05 QUIT CLAIM       | 9 UNVERIFIED     | U   | V   | \$700 |
| <a href="#">5693/1500</a> | 06/2012 | 05 QUIT CLAIM       | 9 UNVERIFIED     | U   | V   | \$200 |
| <a href="#">5606/1777</a> | 11/2011 | 07 WARRANTY         | 0                | U   | V   | \$100 |
| <a href="#">4866/0318</a> | 08/2007 | 08 CORRECTIVE       | 0                | U   | V   | \$100 |
| <a href="#">4080/1347</a> | 05/2005 | 06 SPECIAL WARRANTY | 0                | U   | V   | \$100 |

|                           |         |                     |                        |   |   |          |
|---------------------------|---------|---------------------|------------------------|---|---|----------|
| <a href="#">3947/1156</a> | 11/2004 | 06 SPECIAL WARRANTY | 7 PORTIONUND INT       | U | V | \$100    |
| <a href="#">2934/0751</a> | 03/2001 | 07 WARRANTY         | 2 V-SALES VERIFICATION | Q | V | \$12,000 |
| <a href="#">2934/0738</a> | 05/2000 | 71 DTH CER          | 0                      | U | V | \$100    |
| <a href="#">2934/0739</a> | 08/1995 | 71 DTH CER          | 0                      | U | V | \$100    |
| <a href="#">2171/1671</a> | 07/1995 | 07 WARRANTY         | 0                      | U | V | \$100    |
| <a href="#">1190/1271</a> | 11/1983 | 07 WARRANTY         | 0                      | Q | V | \$31,900 |

Property Description

SEC 11 TWP 17 RGE 21  
 PLAT BOOK O PAGE 001  
 MARION OAKS UNIT 1  
 BLK 247 LOT 1

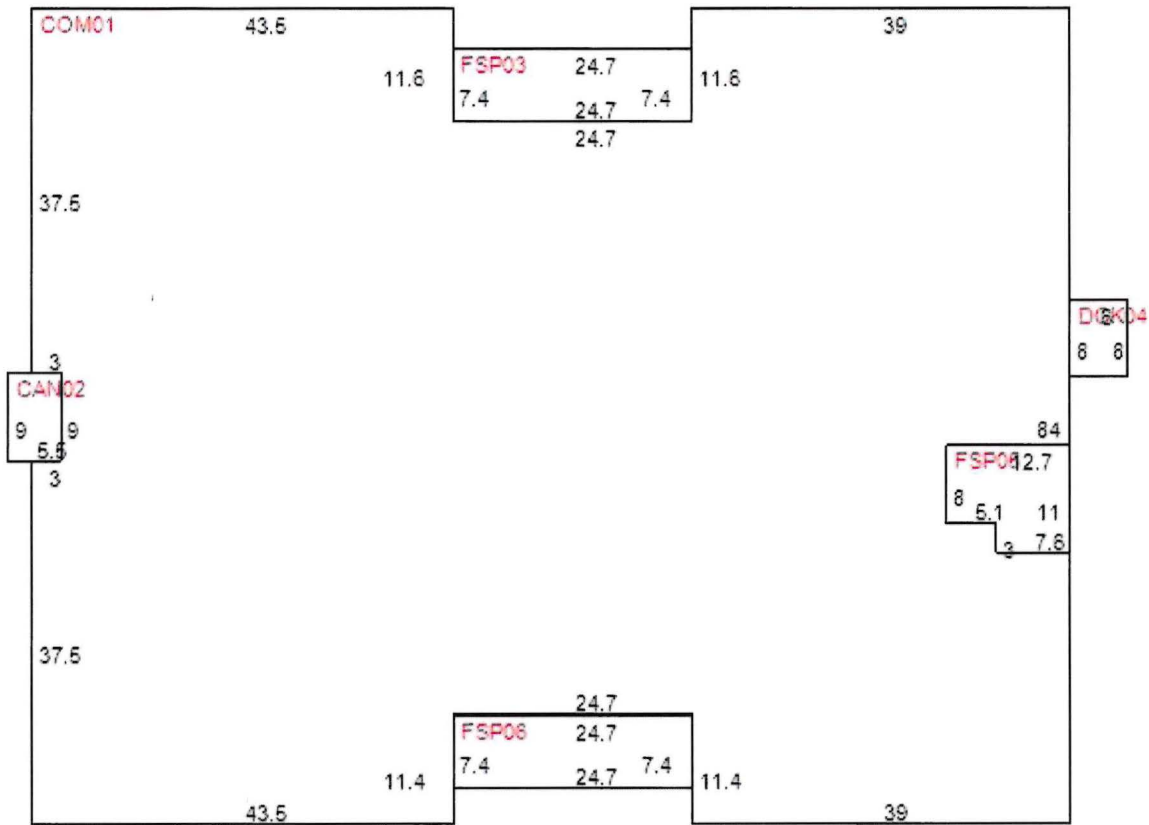
Land Data - Warning: Verify Zoning

| Use   | CUse | Front | Depth | Zoning | Units     | Type | Rate   | Loc  | Shp  | Phy  | Class                       | Value  | Just Value |
|---|------|-------|-------|--------|-----------|------|--------|------|------|------|-----------------------------|--------|------------|
| GCOU  | 0600 | 100.0 | 200.0 | B2     | 20,000.00 | SF   | 3.0000 | 1.00 | 1.00 | 1.00 |                             | 72,000 | 72,000     |
| Neighborhood 9951 - COMM MARION OAKS SOUTH OF 484 |      |       |       |        |           |      |        |      |      |      | Total Land - Class \$72,000 |        |            |
| Mkt: 2 70   |      |       |       |        |           |      |        |      |      |      | Total Land - Just \$72,000  |        |            |

Traverse

**Building 1 of 1**

COM01=D37,5R3D9L3D37,5R43,5U11,4R24,7D11,4R39U84L39D11,6L24,7U11,6L43,5.D37,5R3  
 CAN02=L5,5D9R5,5U9.U37,5R40,5D11,6  
 FSP03=R24,7U7,4L24,7D7,4.R24,7U11,6R39D30  
 DCK04=R6D8L6U8.D15  
 FSP05=L12,7D8R5,1D3R7,6U11.D39,5L39U11,6  
 FSP06=L24,7D7,4R24,7U7,4.



Building Characteristics

**Structure** 4 - MASONRY NO PILAST  
**Effective Age** 2 - 05-09 YRS  
**Condition** 3  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 2/22/2022 by 117

**Year Built** 2014  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Base Perimeter** 434

**Exterior Wall** 32 CONC BLK-STUCO

| Section | Wall Height | Stories | Year Built | Basement % | Ground Flr Area | Interior Finish         | Sprinkler | A/C |
|---------|-------------|---------|------------|------------|-----------------|-------------------------|-----------|-----|
| 1       | 10.0        | 1.99    | 2014       | 0          | 8,410           | M06 CONGREGATE LIVING   | 100 %     | Y Y |
| 2       | 10.0        | 1.00    | 2014       | 0          |                 | 50 CAN CANOPY-ATTACHD   | 100 %     | N N |
| 3       | 8.0         | 1.00    | 2014       | 0          |                 | 183 FSP SCRPN PORCH-FIN | 100 %     | N N |
| 4       | 1.0         | 1.00    | 2014       | 0          |                 | 48 DCK DECK-WOOD        | 100 %     | N N |
| 5       | 8.0         | 1.00    | 2014       | 0          |                 | 124 FSP SCRPN PORCH-FIN | 100 %     | N N |
| 6       | 8.0         | 1.00    | 2014       | 0          |                 | 183 FSP SCRPN PORCH-FIN | 100 %     | N N |

**Section: 1**

**Elevator Shafts:** 1      **Aprtments:** 32      **Kitchens:** 1      **4 Fixture Baths:** 0      **2 Fixture Baths:** 3  
**Elevator Landings:** 2      **Escalators:** 0      **Fireplaces:** 0      **3 Fixture Baths:** 17      **Extra Fixtures:** 21

Miscellaneous Improvements

| Type                   | Nbr Units | Type | Life | Year In | Grade | Length | Width |  |
|------------------------|-----------|------|------|---------|-------|--------|-------|--|
| 184 RETAIN WALL        | 408.00    | SF   | 50   | 2014    | 3     | 0.0    | 0.0   |  |
| 159 PAV CONCRETE       | 120.00    | SF   | 20   | 2014    | 5     | 12.0   | 10.0  |  |
| DCK DECK-WOOD          | 208.00    | SF   | 40   | 2014    | 3     | 16.0   | 13.0  |  |
| 250 WALLS MASONRY      | 405.00    | SF   | 50   | 2014    | 3     | 0.0    | 0.0   |  |
| 144 PAVING ASPHALT     | 5,842.00  | SF   | 5    | 2014    | 3     | 0.0    | 0.0   |  |
| 159 PAV CONCRETE       | 1,181.00  | SF   | 20   | 2014    | 3     | 0.0    | 0.0   |  |
| Total Value - \$11,433 |           |      |      |         |       |        |       |  |

Appraiser Notes

MARION OAKS ASSISTED LIVING  
 -  
 32 BEDS TOTAL

Planning and Building

\*\* Permit Search \*\*

| Permit Number | Date Issued | Date Completed | Description  |
|---------------|-------------|----------------|--|
| 2018020828    | 2/14/2018   | 8/27/2018      | INSTALL 1000 GAL LP GAS TANK & GAS LINE TO GENERATOR GENERAT |
| 2013110551    | 11/5/2013   | 11/21/2014     | INSTALL ABOVE GROUND TANK CONNECT TO RANGE                   |
| 2011110938    | 11/1/2011   | 1/16/2014      | COM/ ASSISTED LIVING   |

Cost/Market Summary

|                    |             |            |  |                 |             |                     |
|--------------------|-------------|------------|--|-----------------|-------------|---------------------|
| Buildings R.C.N.   | \$2,121,677 | 10/18/2023 |  |                 |             |                     |
| Total Depreciation | (\$233,383) |            |  |                 |             |                     |
| Bldg - Just Value  | \$1,888,294 |            |  | <b>Bldg Nbr</b> | <b>RCN</b>  | <b>Depreciation</b> |
| Misc - Just Value  | \$11,433    | 1/12/2015  |  | 1               | \$2,121,677 | (\$233,383)         |
| Land - Just Value  | \$72,000    | 5/16/2024  |  |                 |             | \$1,888,294         |
| Total Just Value   | \$1,971,727 | .          |  |                 |             |                     |

This Instrument Prepared By and Return to:  
W. James Gooding III, Esquire  
Gilligan, King & Gooding, P.A.  
1531 SE 36th Avenue  
Ocala, FL 34471



Project: Ravi/Challa  
Property Appraiser's Parcel ID No.: 8001-0247-01

REC: \$18.50  
Doc. Stamps: \$0.00<sup>1</sup>

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 3<sup>rd</sup> day of October, 2012, by Satish V. Ravi, whose address is Scotts Hill, St. Johns - Antigua, hereinafter called the Grantor, and CMD & G Investments LLC, a Florida limited liability company, whose address is 2880 NW 68<sup>th</sup> Avenue, Ocala, FL 34482, hereinafter called the Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Marion County, Florida, to wit:

**Lot 1, Block 247 of MARION OAKS, UNIT ONE, according to the Plat thereof as recorded in Plat Book O, Page(s) 1-18, of the Public Records of Marion County, Florida.**

TO HAVE AND TO HOLD the same, together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Grantor hereby represents and warrants that the above property is not its homestead or contiguous thereto and that Grantor does not reside on such property. Furthermore, no member of the Grantor's family, dependent upon Grantor for support, resides on the property.

<sup>1</sup> This conveyance is to correct the form of instrument recorded in OR Book 4080, page 1347, public records, Marion County, Florida, and thus no documentary excise taxes are due.

\* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

ATTACHMENT A

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

ajh  
Witness

ANN ENA JOSEPH  
Print Witness Name

[Signature]  
Witness

LEIPZIGER  
Print Witness Name

Satish V Ravi  
Satish V. Ravi

STATE OF ANTIGUA & BARBUDA  
COUNTY OF WEST Indies

The foregoing instrument was acknowledged before me this 03rd day of October 2012, 2012, by Satish V. Ravi.

[Signature]  
Notary Public, State of Antigua & Barbuda  
Name: GAIL A. J. CHRISTIAN  
(Please print or type)

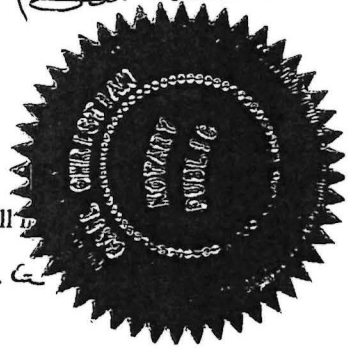
Commission Number: INDEFINITE  
Commission Expires:

Notary: Check one of the following:

Personally known OR  Produced Identification (if the blanks is checked, fill in blanks below).

Type of Identification Produced: FLORIDA DRIVERS LICENSE  
R100-798-74-139-0

**Gail Christian**  
**Attorney-at-Law**  
**Notary Public**  
**St John's - Antigua**



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**

8001-0252-01

Prime Key: 1891981

[MAPIT+](#)

Current as of 8/29/2024

[Property Information](#)

MALLARI RAYMUNDO T  
 MALLARI PRICILLA C  
 285 DIX LEEON DR  
 FAYETTEVILLE GA 30214-3009

[Taxes / Assessments:](#)

Map ID: 167

[Millage:](#) 8002 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 10

Acres: .39

[Current Value](#)

|                      |          |                           |            |
|----------------------|----------|---------------------------|------------|
| Land Just Value      | \$16,800 |                           |            |
| Buildings            | \$0      |                           |            |
| Miscellaneous        | \$0      |                           |            |
| Total Just Value     | \$16,800 | Impact                    |            |
| Total Assessed Value | \$6,708  | <a href="#">Ex Codes:</a> | (\$10,092) |
| Exemptions           | \$0      |                           |            |
| Total Taxable        | \$6,708  |                           |            |
| School Taxable       | \$16,800 |                           |            |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|----------|--------------|------------|-------------|
| 2023 | \$16,800  | \$0      | \$0        | \$16,800 | \$6,098      | \$0        | \$6,098     |
| 2022 | \$10,080  | \$0      | \$0        | \$10,080 | \$5,544      | \$0        | \$5,544     |
| 2021 | \$5,040   | \$0      | \$0        | \$5,040  | \$5,040      | \$0        | \$5,040     |

[Property Transfer History](#)

| Book/Page                 | Date    | Instrument  | Code | Q/U | V/I | Price    |
|---------------------------|---------|-------------|------|-----|-----|----------|
| <a href="#">1222/1766</a> | 05/1984 | 07 WARRANTY | 0    | U   | V   | \$33,400 |

[Property Description](#)

SEC 11 TWP 17 RGE 21  
 PLAT BOOK O PAGE 001  
 MARION OAKS UNIT 1  
 BLK 252 LOT 1

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

| Use  | CUse | Front | Depth | Zoning | Units     | Type | Rate   | Loc  | Shp  | Phy  | Class | Value  | Just Value |
|------|------|-------|-------|--------|-----------|------|--------|------|------|------|-------|--------|------------|
| GCNF | 1000 | 112.0 | 150.0 | B2     | 16,800.00 | SF   | 1.0000 | 1.00 | 1.00 | 1.00 |       | 16,800 | 16,800     |

Neighborhood 9951 - COMM MARION OAKS SOUTH OF 484  
 Mkt: 2 70

Total Land - Class \$16,800  
 Total Land - Just \$16,800

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/Market Summary

|                    |          |           |
|--------------------|----------|-----------|
| Buildings R.C.N.   | \$0      | 1/1/1800  |
| Total Depreciation | \$0      |           |
| Bldg - Just Value  | \$0      |           |
| Misc - Just Value  | \$0      | 3/12/2011 |
| Land - Just Value  | \$16,800 | 7/18/2019 |
| Total Just Value   | \$16,800 | .         |

| Bldg Nbr | RCN | Depreciation | Depreciated |
|----------|-----|--------------|-------------|
|----------|-----|--------------|-------------|



This instrument was prepared by:  
Five Points Title Services Co. Inc.  
by Nancy Roche  
3250 S. W. Third Avenue  
Miami, Florida 33129

REC. 5.00  
DOC. 150.30  
TOT. 155.30

6-12425-90 33,400  
84-028349

**Warranty Deed** B.U.R. 1222 PAGE 1766

**This Indenture**, made this 16th day of May, A.D. 19 84,  
BETWEEN THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware,  
having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact  
business in the State of Florida, party of the first part, and

Raymundo T. MALLARI and Priscilla C. MALLARI

*Nancy Roche*  
JUN 1 10 32 AM '84  
MARION COUNTY FLA

parties of the second part, whose mailing address is: 11 Dix Lee'on Drive  
Fairburn, Georgia 30213

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER  
GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second part, the receipt,  
whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs  
and assigns forever, the following described land situate, lying and being in the County of Marion  
and State of Florida, to-wit:

Lot 1, Block 252 of MARION OAKS  
Unit ONE, a Subdivision according to the Plat thereof, recorded in  
Plat Book 0, Page 1-18 of the Public Records  
of Marion County, Florida.

This deed is executed subject to restrictions, reservations and easements of record and taxes from the date  
of this deed and subsequent years.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same  
against the lawful claims of all persons whomsoever.

Signed, sealed and delivered  
in the presence of us:

IN WITNESS WHEREOF,  
the said party of the first part has caused these  
presents to be signed in its name by its authorized  
agent and its corporate seal to be affixed the day  
and year above written.

*Arthur Caszell*  
*John C. ...*

THE DELTONA CORPORATION  
(Corporate Seal)  
By *Marilyn G. White*  
Marilyn G. White (Authorized Agent)

STATE OF FLORIDA }  
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 16th day of May, A.D. 19 84  
before me personally appeared Marilyn G. White of THE DELTONA CORPORATION, a corporation under the laws  
of the State of Delaware, to me known to be the person who signed the foregoing instrument as such agent and  
acknowledged the execution thereof to be her free act and deed as such agent for the uses and purposes therein  
mentioned and that she affixed thereto the official seal of said corporation, and that the said instrument is the act and  
deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the day and year  
last aforesaid.

My Commission expires:

*Marguerite ...* (SEAL)  
Notary Public, State of  
Florida at Large

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JAN 20 1989  
BONDED THRU GENERAL ...





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

## Detail by Entity Name

Florida Limited Liability Company  
CMD & G INVESTMENTS LLC

### Filing Information

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | L10000053353 |
| <b>FEI/EIN Number</b>       | N/A          |
| <b>Date Filed</b>           | 05/18/2010   |
| <b>State</b>                | FL           |
| <b>Status</b>               | ACTIVE       |
| <b>Last Event</b>           | LC AMENDMENT |
| <b>Event Date Filed</b>     | 03/02/2012   |
| <b>Event Effective Date</b> | NONE         |

### Principal Address

3590 SW 137th Loop  
OCALA, FL 34473

Changed: 04/12/2023

### Mailing Address

2257 NW 31st ave  
gainesville, FL 32605

Changed: 04/29/2024

### Registered Agent Name & Address

CHALLA, SUCHITRA  
2257 NW 31st ave  
gainesville, FL 32605

Address Changed: 04/29/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CHALLA, SUCHITRA  
2257 NW 31st ave  
gainesville, FL 32605

Title MGRM

KANDRU, VEERENDRA N  
2257 NW 31st ave  
gainesville, FL 32605

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2022        | 04/28/2022 |
| 2023        | 04/12/2023 |
| 2024        | 04/29/2024 |

**Document Images**

|   |  |
|---|--|
| <a href="#">04/29/2024 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/12/2023 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/28/2022 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/28/2021 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
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| <a href="#">04/30/2016 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
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| <a href="#">04/23/2013 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/22/2012 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/02/2012 -- LC Amendment</a>              | <a href="#">View image in PDF format</a> |
| <a href="#">02/16/2011 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">05/18/2010 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |

# MARION COUNTY CONCURRENCY MANAGEMENT SYSTEM AFFIDAVIT FOR DEFERRAL OF CONCURRENCY TEST

NAME: SMA HEALTHCARE, INC., a Florida corporation

ADDRESS: 150 Magnolia Avenue, Daytona Beach, Florida 32114

PROJECT ADDRESS: 3590 SW 137th Loop, Ocala, FL 34473

PROJECT PARCEL #: 8001-0247-01 & 8001-0252-01

PRELIMINARY DEVELOPMENT ORDER APPLIED FOR: SUP

I hereby declare and affirm that I elect to defer the concurrency test that is required by Chapter 163, Florida Statutes, for the above listed property until a later time, but no later than the first application for a final development order/permit for the same property.

I understand and acknowledge that the above listed property will be subject to the concurrency test at a later time, in which case it cannot be developed until sufficient capacity of public facilities becomes available to maintain the standards for levels of service that are adopted in the Marion County Comprehensive Plan.

I further understand and acknowledge that Marion County's issuance of a preliminary development order without a concurrency test creates no vested or other rights to develop the subject property.

SIGNED:  Eric Horst  
F4D52D774CB2431...  
Eric Horst, Financial Operations Director

DATE: 8/27/2024

ACCEPTED: \_\_\_\_\_

DATE: \_\_\_\_\_