

ATTACHMENT B



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2023 Property Record Card

35369-027-01

Prime Key: 870404

[Beta MAP IT+](#)

Current as of 5/4/2023

[Property Information](#)

SUNBELT LAND FUND I OCALA
SOUTH LLC
831 NE 20TH AVE
FORT LAUDERDALE FL 33304

[Taxes / Assessments:](#)

Map ID: 148

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 99

Acres: 36.09

[2022 Certified Value](#)

| | | | |
|----------------------|-----------|---------------------------|-------------|
| Land Just Value | \$558,312 | | |
| Buildings | \$0 | | |
| Miscellaneous | \$2,744 | Impact | |
| Total Just Value | \$561,056 | Land Class Value | (\$306,600) |
| Total Assessed Value | \$254,456 | Total Class Value | \$251,712 |
| Exemptions | \$0 | Ex Codes: | \$254,456 |
| Total Taxable | \$254,456 | | |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2022 | \$558,312 | \$0 | \$2,744 | \$561,056 | \$254,456 | \$0 | \$254,456 |
| 2021 | \$232,960 | \$0 | \$2,744 | \$235,704 | \$5,444 | \$0 | \$5,444 |
| 2020 | \$236,600 | \$0 | \$2,744 | \$239,344 | \$5,444 | \$0 | \$5,444 |

[Property Transfer History](#)

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|-------------|------------------------|-----|-----|-------------|
| 7872/0468 | 09/2022 | 07 WARRANTY | 4 V-APPRAISERS OPINION | Q | V | \$2,500,000 |
| 7782/0066 | 05/2022 | 07 WARRANTY | 0 | U | V | \$100 |
| 0987/1893 | 06/1979 | 07 WARRANTY | 0 | U | V | \$80,000 |

[Property Description](#)

SEC 04 TWP 16 RGE 21
COM AT THE NE COR OF NW 1/4 OF NW 1/4 OF SEC 4 TH S 00-29-14 W 30 FT
TO THE POB TH CONT S 00-29-14 W 1225.41 FT TH N 89-48-23 W 1276.93 FT
TH N 00-31-31 E 770.80 FT TO THE POC OF A CURVE CONCAVE SWLY HAVING
A RADIUS OF 1196.26 FT A CHORD BEARING & DISTANCE OF N 07-47-12 W
345.87 FT TH NWLY ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF
16-37-27 A DISTANCE OF 347.09 FT TH N 00-31-31 E 109.67 FT TH
S 89-54-39 E 1326.13 FT TO THE POB

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

ATTACHMENT B

| | | | | | |
|------|-------|---------|-----|-------|----|
| 6302 | 437.0 | 1,994.0 | PUD | 20.00 | AC |
| 9994 | .0 | .0 | PUD | 1.00 | UT |
| 9902 | 550.0 | 1,274.0 | PUD | 16.09 | AC |

Neighborhood 8362 - TR 15/21 ACREAGE MARKET 9

Mkt: 9 70

Miscellaneous Improvements

| Type | Nbr | Units | Type | Life | Year In | Grade | Length | Width |
|-------------------|----------|-------|------|------|---------|-------|--------|-------|
| 112 FENCE WIRE/BD | 2,550.00 | LF | 10 | 2000 | 3 | 0.0 | 0.0 | |

Appraiser Notes

Planning and Building

** Permit Search **

| Permit Number | Issued Date | Complete Date | Description |
|---------------|-------------|---------------|-------------|
|---------------|-------------|---------------|-------------|