

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

17309-101-01

[GOOGLE Street View](#)

Prime Key: 3751825

[MAP IT+](#)

[Property Information](#)

KRUEGLER DENNIS
10045 W RIVERWOOD DR
CRYSTAL RIVER FL 34428-8203

[Certified Taxes / Assessments:](#)

Map ID: 16

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 63

Acres: 13.60

Situs: 20221 SW 5TH PL DUNNELLON

[Current Value](#)

Land Just Value	\$222,400		
Buildings	\$169,021		
Miscellaneous	\$56,265	Impact	
Total Just Value	\$447,686	Land Class Value	(\$277,109)
Total Assessed Value	\$170,577	Total Class Value	\$33,220
Exemptions	\$0	Ex Codes: 08	\$258,506
Total Taxable	\$170,577		
School Taxable	\$258,506		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$222,400	\$169,021	\$56,265	\$447,686	\$170,577	\$0	\$170,577
2024	\$216,840	\$162,357	\$59,001	\$438,198	\$155,268	\$0	\$155,268
2023	\$152,880	\$0	\$12,574	\$165,454	\$22,697	\$0	\$22,697

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5598/1831	11/2011	07 WARRANTY	0	U	I	\$100

[Property Description](#)

SEC 14 TWP 15 RGE 18
TRACT 1
COM AT THE S 1/4 COR OF SEC 11 TH S 89-46-18 E 1319.66 FT TH
S 00-02-17 W 263.47 FT TO THE POB TH S 89-46-52 E 292 FT TH
S 03-17-52 E 258.30 FT TH N 86-32-33 E 355.31 FT TH S 00-21-58 E
795.70 FT TH N 89-49-56 W 470.53 FT TH N 00-04-21 E 279.77 FT
TH N 89-50-55 W 196.93 FT TH N 00-02-17 E 751.58 FT TO THE POB &
COM AT THE S 1/4 COR OF SEC 11 TH S 89-46-18 E 1319.69 FT TH

S 00-02-48 W 1014.71 FT TO THE POB TH CONT S 00-02-48 W 280 FT
TH S 89-48-53 E 197 FT TH N 00-03-03 E 280 FT TH N 89-48-53 W 197
FT TO THE POB

EXC COM AT S 1/4 COR OF SEC 11 TH S 89-46-18 E 1319.69 FT TH
S 00-02-48 W 1014.71 FT TO THE POB TH S 00-02-48 W 145 FT TH
S 89-48-53 E 186.38 FT TH S 03-31-08 E 135.28 FT TH S 89-48-53 E
1.88 FT TH N 00-03-03 E 280 FT TH N 89-48-53 W 197 FT TO THE POB

Parent Parcel: 17309-001-02

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302		.0	.0	A1	12.33	AC	16,000.0000	1.00	0.97	1.00	2,182	191,362
9994		470.5	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
9901		.0	.0	A1	.67	AC	16,000.0000	1.00	0.97	1.00	10,398	10,398
9994		1.9	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
0200		.0	.0	A1	.60	AC	16,000.0000	1.00	2.15	1.00	20,640	20,640
Neighborhood 0151A											Total Land - Class \$33,220	
Mkt: 4 70											Total Land - Just \$222,400	

[Traverse](#)

Building 1 of 2

MBL01=L48D24R48U24.D22



Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built	1994
Effective Age	7 - 30-34 YRS	Physical Deterioration	0%
Condition	3	Obsolescence: Functional	0%
Quality Grade	500 - FAIR	Obsolescence: Locational	0%
Inspected on	5/1/2024 by 118	Architecture	2 - MBL HOME
		Base Perimeter	144

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 01 27 -	MASONITE	1.00	1994	N	0 %	0 %	1,152	1,152
DCK 02 01 -	NO EXTERIOR	1.00	2012	N	0 %	0 %	72	72

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 18 DRYWALL-PAPER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	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

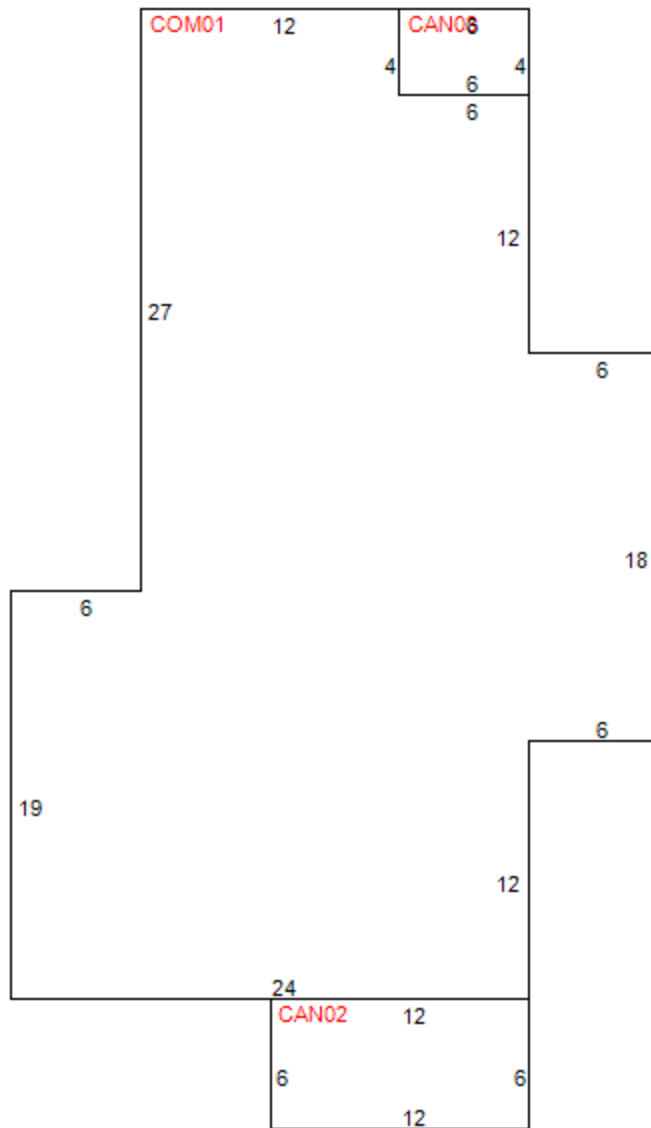
Traverse

Building 2 of 2

COM01=U12R6U18L6U12L6U4L12D27L6D19R24.

CAN02=D6L12U6R12.U46

CAN03=D4L6U4R6.



Building Characteristics

Structure 2 - STUD FRAME WOODMTL
Effective Age 1 - 00-04 YRS
Condition 3
Quality Grade 400 - FAIR
Inspected on 5/1/2024 by 118

Year Built 2023
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 152

Exterior Wall 29 VINYL SIDING

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	2023	0	1,026	F17 OFFICE	100 %	N Y
2	8.0	1.00	2023	0	72	CAN CANOPY-ATTACHD	100 %	N N
3	8.0	1.00	2023	0	24	CAN CANOPY-ATTACHD	100 %	N N

Section: 1**Elevator Shafts: 0**
Elevator Landings: 0**Aprtments: 0**
Escalators: 0**Kitchens: 1**
Fireplaces: 0**4 Fixture Baths: 0**
3 Fixture Baths: 0**2 Fixture Baths: 2**
Extra Fixtures: 1Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	2,516.00	LF	10	1998	2	0.0	0.0
112 FENCE WIRE/BD	1,314.00	LF	10	2011	3	0.0	0.0
116 FENCE VINYL	80.00	LF	99	2014	3	0.0	0.0
048 SHED OPEN	288.00	SF	15	2023	2	12.0	24.0
048 SHED OPEN	288.00	SF	15	2011	1	24.0	12.0
009 BARN HORSE	2,208.00	SF	40	2018	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1994	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1994	2	0.0	0.0
063 GEN PUR BLDG	2,592.00	SF	15	2023	3	72.0	36.0
UDU UTILITY-UNFINS	160.00	SF	40	2007	1	10.0	16.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2023	2	0.0	0.0
FDU UTILITY-FINISH	338.00	SF	40	2023	3	26.0	13.0
048 SHED OPEN	820.00	SF	15	2023	3	41.0	20.0
159 PAV CONCRETE	168.00	SF	20	2018	3	14.0	12.0
112 FENCE WIRE/BD	1,437.00	LF	10	2023	5	0.0	0.0
112 FENCE WIRE/BD	261.00	LF	10	2023	3	0.0	0.0
112 FENCE WIRE/BD	260.00	LF	10	2023	5	0.0	0.0
Total Value - \$56,265							

Appraiser Notes

DRY RIVER RANCH

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
<u>Cost Summary</u>			
Buildings R.C.N.	\$190,016	5/2/2024	
Total Depreciation	(\$45,904)		
Bldg - Just Value	\$144,112		
Misc - Just Value	\$56,265	5/2/2024	
Land - Just Value	\$222,400	1/28/2025	
Total Just Value	\$422,777	.	
		Bldg Nbr	RCN
		1	\$72,270
		2	\$117,746
		Depreciation	Depreciated
		(\$41,193)	\$31,077
		(\$4,711)	\$113,035