



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

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2022 Property Record Card

8002-0006-03

[GOOGLE Street View](#)

Prime Key: 2010240

[Beta MAP IT+](#)

Current as of 9/16/2022

Property Information

AZOFRA EDUARDO
 1950 SW 32ND CT
 MIAMI FL 33145-2260

Taxes / Assessments:

Map ID: 168

Millage: 8002 - UNINCORPORATED

M.S.T.U.

PC: 10

Acres: .55

Situs: 216 MARION OAKS BLVD
 OCALA

Current Value

Land Just Value	\$28,800
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$28,800
Total Assessed Value	\$28,800
Exemptions	\$0
Total Taxable	\$28,800

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2021	\$24,000	\$0	\$0	\$24,000	\$20,328	\$0	\$20,328
2020	\$20,400	\$0	\$0	\$20,400	\$18,480	\$0	\$18,480
2019	\$16,800	\$0	\$0	\$16,800	\$16,800	\$0	\$16,800

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7552/0664	08/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$80,000
6830/1958	09/2018	08 CORRECTIVE	0	U	V	\$100
6827/0254	09/2018	31 CERT TL	0	U	V	\$100
6418/0152	06/2016	09 EASEMNT	0	U	V	\$100
6263/0536	08/2015	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$50,000
2864/0960	10/2000	64 SJDGMNT	0	U	V	\$100
2771/0824	03/2000	34 TAX	0	U	V	\$10,100
1330/1382	01/1986	07 WARRANTY	0	Q	V	\$29,500

Property Description

SEC 14 TWP 17 RGE 21
 PLAT BOOK O PAGE 019
 MARION OAKS UNIT 2

BLK 6 LOT 3

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	100.0	240.0	B2	24,000.00	SF	1.2000	1.00	1.00	1.00	28,800	28,800
Neighborhood 9951 - COMM MARION OAKS SOUTH OF 484											Total Land - Class	\$28,800
Mkt: 2 70											Total Land - Just	\$28,800

Miscellaneous Improvements

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

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	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		Bldg Nbr	RCN	Depreciation
Land - Just Value	\$28,800	12/5/2019				Depreciated
Total Just Value	\$28,800	.				

Sec. 4.2.18. - Community Business (B-2) classification.

- A. Intent of Classification. The Community Business classification provides for the shopping and limited service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.
- B. Permitted Uses (including all the permitted uses in B-1):
- Advertising specialties
 - Air-conditioning, heating, ventilation equipment sales, service, repair
 - Automobile parts, new
 - Automobile rental
 - Automobile repair, no paint or body work
 - Bar, alcohol sales
 - Bicycle sales, rentals
 - Boats, marine motors sales, service
 - Bowling Alley
 - Church, Places of Worship
 - Employment office
 - Food catering
 - Game arcade, coin-operated
 - Garden supply
 - Golf cart, LSV sales
 - Gun shop
 - Hotel, motel
 - Household appliance, furnishings, sales, repair
 - Lawn mowers, power, sales, repair
 - Marina
 - Model home sales lot, model home complex

Nightclub

Office furniture, equipment, sales, service

Package liquor store

Paint and wallpaper

Parking garage, public

Poolroom

Post Office, privately owned, leased

Recreation building

Recreational vehicle rental

Restaurant, including fast food, drive through

Seafood shop

Stores, drug

Tattoo, body-piercing parlor

Taxidermist

Theater

C. Special Uses (requiring permit):

Automobile, truck sales, new, used

Automobile paint and body shop

Bakery, industrial, commercial

Bottling plant (non-alcoholic beverages)

Cemetery, crematory, mausoleum

Construction or contractor yard

Garbage transfer station

Gas, bottled, refill cylinders

Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations)

Horses or cattle, not a sales operation (See special lot area and number requirements in Sec. 4.2.6.F)

Lumberyards, building material sales

Motorcycle sales, service

Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business

Pawnshop

Pest control agency, supplies

Plant nursery wholesale

Produce, outside building

Recreational vehicle sales

Sewage treatment plants (inflow exceeding 5,000 gallons per day)

Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)

Storage warehouses

Swimming pool supplies

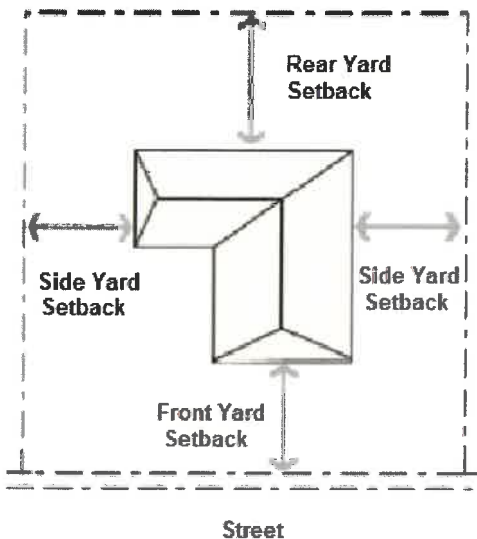
Trailers, sales, and service

Used merchandise, outside building, including flea market

Utility company service yards

Water wellfields

D. Development Standards:



Maximum Density: 1 dwelling unit per shop or store

Minimum Lot Area: None

Minimum Lot Width: None

Maximum Building Height: 50 feet

Maximum Floor Ratio: 1.0

E. Setbacks:

Minimum Front Setback: 40 feet (65 feet w/gas pump)

Minimum Rear Setback: 25 feet

Minimum Side Setback: 10 feet (65 feet w/gas pump)

Accessory Structures: 8 feet except for gas pumps or islands require a 25 feet setback; gas pump canopies may protrude 10 feet into a required setback.

F. Special Requirement:

- (1) All commercial activities involving retail sales or rentals shall take place in a completely enclosed building. Restaurant, garden center, plant nursery, boat, golf cart, LSV, bicycle and lawnmower sales, rentals, and displays may take place outside, if any lawnmowers, golf carts, LSVs and bicycles being displayed outside are stored inside the sales building after business hours.
- (2) Screening of Activities. Areas used for parking of commercial vehicles, or storage of vehicles, or outdoor storage or uses shall be screened, buffered or fences in such a manner as to screen said areas from view from access streets, freeways and incompatible adjacent properties. Such screening shall form a complete opaque screen up to a point eight feet in vertical height. Items for outside storage that are not for display for retail or rental purposes shall be located in the side or rear yard area and shall be subject to the buffering requirements below, and the additional requirements of Section 6.8.6.
- (3) Within commercially zoned classifications, unless otherwise noted the listed uses shall mean the sale of finished products or units.

G. Buffering Requirements. The table below is a modified version of Tables 6.8-2 of the Land Development Code and provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. Refer to Section 6.8.6 for additional requirements.

Land Use Buffer Requirements	Existing or Permitted Land Use						
	AG	SFR	MF	COM	IND	PUB	ROW

Proposed Use	COM	D	B	B	-	E	C	C
	PUB	E	B	C	C	C	-	C

*D Type Buffer if residential adjacent to ROW

Screening/Landscape Buffer Requirements for every 100 Lineal Feet					
Buffer Type	Required Landscape Width	Number of Trees	Shrubs & Ground Coverage	Wall Required	Additional Requirement/Notes
B	20'	2 shade/3 understory	50%	yes	
C	15'	2 shade/3 understory	50%	no	Shrubs and groundcover excludes turfgrass and must have a min. height of 3 ft. within 1 yr. of planting
D	15'	2 shade/3 understory	25%	yes	
E	5'	4 shade trees	shrubs only	no	Shrubs shall be planted in a double-staggered row and reach a maintained height of 6 ft. in 3 yrs.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017; Ord. No. 17-25, § 1(Exh. A), 10-3-2017)



.55 acres

-82.174 29.012 Degrees

