



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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2025 Certified Assessment Roll

3292-000-022

[GOOGLE Street View](#)

Prime Key: 777706

[MAP IT+](#)

[Property Information](#)

GOLFCENTRAL REALTY LLC
1861 SW 68TH LOOP
DUNNELLON FL 34432

[Taxes / Assessments:](#) \$6,352.54

Map ID: 19

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 38

Acres: 69.79

[More Situs](#)

Situs: 20650 SW 80TH PLACE RD
DUNNELLON

[Current Property Value by Special](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$238,158
Total Assessed Value	\$238,158
Exemptions	\$0
Total Taxable	\$238,158

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$418,740	\$216,961	\$526,833	\$238,158	\$238,158	\$0	\$238,158
2024	\$418,740	\$157,571	\$542,736	\$214,568	\$214,568	\$0	\$214,568
2023	\$279,160	\$134,041	\$372,398	\$202,423	\$202,423	\$0	\$202,423

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8362/1138	07/2024	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$950,000
5339/0713	04/2010	09 EASEMNT	0	U	I	\$100
5339/0720	03/2010	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$341,000
1227/0338	06/1984	05 QUIT CLAIM	0	U	I	\$100

[Property Description](#)

SEC 11 TWP 16 RGE 18
PLAT BOOK R PAGE 041
RAINBOW SPRINGS 1ST REPLAT
TRACT B-B GOLF COURSE

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCAC	3840	1,216.0	2,500.0	A1	68.21	AC	15,000.0000	1.00	0.40	1.00	409,260	409,260
GCAC	3860	.0	.0	A1	1.58	AC	15,000.0000	1.00	0.40	1.00	9,480	9,480
Neighborhood 9958											Total Land - Class \$418,740	
Mkt: 2 70											Total Land - Just \$418,740	

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	1965	0	2,920	F48 WAREHOUSE/DISTRIBUTE	17 %	N	N
						F38 GOLF COURSE	83 %	N	Y
2	8.0	1.00	2024	0	540	UCN CANOPY UNFIN	100 %	N	N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 1	4 Fixture Baths: 1	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 1	Extra Fixtures: 8

[Traverse](#)**Building 2 of 3**

RES01=R48U25L48D25.

FGR02=L12U28R12D28.U28

FST03=U4L12D4R12.R48

FST04=R12U4L12D4.

FGR05=R12D28L12U28.

UST06=U4L6D7R6U3.D3L48

UST07=U7R6D7L6.R48D25L2

FOP08=D9L10U9R10.L43

FOP09=D9R10U9L10.



Building Characteristics

Improvement 2F - DUPLEX- 02 FAMILY RESID
Effective Age 8 - 35-39 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 12/5/2024 by 117

Year Built 1965
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture X - DUPLEX
Base Perimeter 146

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1965	N	0 %	0 %	1,200	1,200
FGR 0238	- WD SIDING-SHTG	1.00	1965	N	0 %	0 %	336	336
FST 0339	- HARDEE BOARD	1.00	1965	N	0 %	0 %	48	48
FST 0439	- HARDEE BOARD	1.00	1965	N	0 %	0 %	48	48
FGR 0538	- WD SIDING-SHTG	1.00	1965	N	0 %	0 %	336	336
UST 0639	- HARDEE BOARD	1.00	1997	N	0 %	0 %	42	42
UST 0739	- HARDEE BOARD	1.00	1997	N	0 %	0 %	42	42
FOP 0801	- NO EXTERIOR	1.00	2010	N	0 %	0 %	90	90
FOP 0901	- NO EXTERIOR	1.00	2010	N	0 %	0 %	90	90

Section: 1

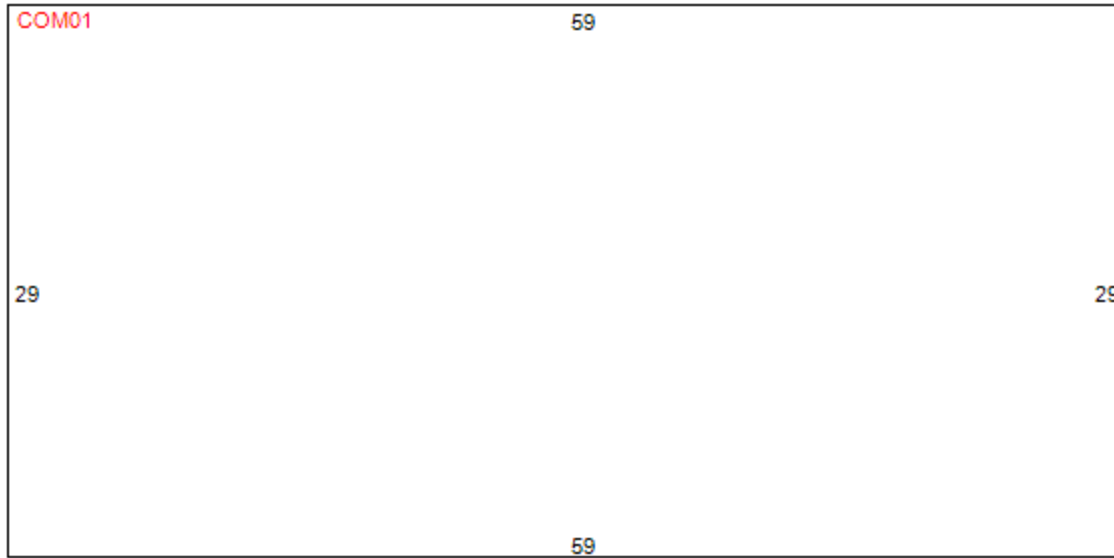
Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS
 SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 42 CERAMIC/PORCELAIN
 TILE
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 4
Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

TraverseBuilding 3 of 3

COM01=U29R59D29L59.



Building Characteristics

Structure 2 - STUD FRAME WOODMTL
Effective Age 1 - 00-04 YRS
Condition 0
Quality Grade 300 - LOW
Inspected on 12/5/2024 by 117

Year Built 2016
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 176

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	2016	0	1,711	G27 AUTO REPAIR	100 %	N N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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144 PAVING ASPHALT	25,510.00	SF	5	1971	3	0.0	0.0
159 PAV CONCRETE	3,549.00	SF	20	1971	3	0.0	0.0
126 GOLF COURSE	9.00	UT	99	1971	2	0.0	0.0
190 SEPTIC 1-5 BTH	2.00	UT	99	1965	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1971	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1965	1	0.0	0.0
TOL TOILET	91.00	SF	40	1971	3	7.0	13.0
259 WELL 04-12IN	1.00	UT	99	1965	1	0.0	0.0
259 WELL 04-12IN	1.00	UT	99	1971	2	0.0	0.0
111 FENCE WOOD	376.00	LF	10	1971	3	0.0	0.0
129 GOLF GREENS	2,827.00	SF	99	1971	4	0.0	0.0
159 PAV CONCRETE	300.00	SF	20	2016	3	0.0	0.0
063 GEN PUR BLDG	635.00	SF	15	1965	1	635.0	1.0
045 LEAN TO	400.00	SF	15	1965	1	20.0	20.0
Total Value - \$526,833							

[Appraiser Notes](#)

RAINBOWS END GOLF & COUNTRY CLUB
 PUBLIC COURSE
 9 HOLES PAR 36
 70 ACRES
 LENGTH:2,884 YDS
 SLOPE: 109
 USGA RATING: 33.40
 BLDG #1 IS THE GOLF COURSE CLUB HOUSE
 BLDG #2 IS A DUPLEX IN FRONT OF DRIVING RANGE
 BLDG03 = GOLF COURSE MAINTENANCE

[Planning and Building](#)

[** Permit Search **](#)

Permit Number Date Issued Date Completed Description

2024082961	-	10/21/2024	REPLACE 14X38 PATIO COVER ON EXISTING SLAB (COMPOSITE ROOF)
2025030128	-	4/7/2025	REPLACEMENT OF 200 AMP METER/PANEL COMBO. (SAME FOR SAME)

[Cost Summary](#)

Buildings R.C.N.	\$484,388	12/6/2024				
Total Depreciation	(\$275,873)		Bldg Nbr	RCN	Depreciation	Depreciated
Bldg - Just Value	\$208,515		1	\$275,312	(\$192,718)	\$82,594
Misc - Just Value	\$526,833	12/6/2024	2	\$142,974	(\$77,206)	\$65,768
Land - Just Value	\$418,740	7/30/2024	3	\$66,102	(\$5,949)	\$60,153
Total Just Value	\$1,162,534	.				