



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



## 2023 Property Record Card Real Estate

24858-001-01

Prime Key: 611611

[Beta MAP IT+](#)

### Property Information

CAS OCALA PROPERTIES LLC  
3126 DAHLIA WAY  
NAPLES FL 34105-3046

Taxes / Assessments: \$2,906.16  
Map ID: 178  
Millage: 1001 - OCALA

M.S.T.U.  
PC: 00  
Acres: 7.01

### Current Value

Land Just Value	\$214,506		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$214,506	Impact	
Total Assessed Value	\$132,521	<u>Ex Codes:</u>	(\$81,985)
Exemptions	\$0		
Total Taxable	\$132,521		
School Taxable	\$214,506		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$214,506	\$0	\$0	\$214,506	\$132,521	\$0	\$132,521
2022	\$192,760	\$0	\$0	\$192,760	\$120,474	\$0	\$120,474
2021	\$109,522	\$0	\$0	\$109,522	\$109,522	\$0	\$109,522

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7156/1818</a>	03/2020	92 PLAT AB	0	U	I	\$100
<a href="#">5254/0786</a>	09/2009	43 R-O-W	0	U	I	\$100
<a href="#">4478/0038</a>	06/2006	07 WARRANTY	8 ALLOCATED	U	I	\$2,200,000
<a href="#">4162/1068</a>	08/2005	96 ANNEX	0	U	I	\$100
<a href="#">4024/1370</a>	04/2005	07 WARRANTY	8 ALLOCATED	U	I	\$575,000
<a href="#">4023/0468</a>	04/2005	07 WARRANTY	8 ALLOCATED	U	I	\$389,000
<a href="#">0925/0010</a>	10/1978	05 QUIT CLAIM	0	U	I	\$100

### Property Description

SEC 05 TWP 15 RGE 22  
COM AT THE NW COR OF S 1/2 OF SW 1/4 OF NE 1/4 OF SEC 5 TH  
N 89-47 E 765.97 FT N 13-10-45 E 102.71 FT TH S 89-46-50 W

798.39 FT TH CONT S 89-46-50 W 848.76 FT TH S 00-27-25 E  
 760.13 FT TH N 89-47 E 848.76 FT TH N 00-27-25 W 660.17 FT

TO THE POB &

EXC COM AT THE NW COR OF S 1/2 OF SW 1/4 OF NE 1/4 OF SEC 5  
 TH N 89-47 E 330 FT TO THE POB TH N 89-47 E 435.97 FT TH  
 N 13-10-45 E 102.71 FT TH S 89-46-50 W 459.39 FT TH

S 00-27-25 E 100 FT TO THE POB &

EXC COM AT THE NW COR OF S 1/2 OF SW 1/4 OF NE 1/4 OF SEC 5  
 TH S 89-30-03 E (DEED N 89-47 E) 329.62 FT TH N 00-15-38 E  
 (DEED N 00-27-25 W) 43.16 FT TO THE POB TH CONT

N 00-15-38 (DEED N 00-27-25 W) 56.76 FT TH N 89-30-03 W  
 (DEED S 89-46-50 W) 70.09 FT TH S 36-53-22 E 71.44 FT TH

S 89-30-03 E 26.95 FT TO THE POB &

EXC COM AT THE NW COR OF S 1/2 OF SW 1/4 OF NE 1/4 TH & THE POB TH  
 S 00-16-18 W 636.51 FT TH N 89-30-15 W 431.62 FT TH N 00-00-00 E 734.96 FT  
 TH S 89- 31-25 E 696.02 FT TH S 36-48-42 E 70.32 FT TH S 89-25-23 E 26.95 FT  
 TH S 00-20-18 W 43.16 FT TH N 89-25-23 W 330.21 FT TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		.0	.0	PD	7.01	AC	30,000.0000	1.00	1.02	1.00		214,506	214,506
9994		.0	.0	PD	1.00	UT	.0000	1.00	1.00	1.00			
Neighborhood 4694 - ACREAGE IN SECS 5-10 OF 15-22											Total Land - Class \$214,506		
Mkt: 8 70											Total Land - Just \$214,506		

[Miscellaneous Improvements](#)

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

[Appraiser Notes](#)

[Planning and Building](#)  
 \*\* Permit Search \*\*

Permit Number	Issued Date	Complete Date	Description
POL20-0052	9/29/2020	2/18/2022	OAK VALLEY APTS / NEW APT/POL
BLD19-2378	6/18/2020	3/15/2022	OAK VALLEY APTS / NEW APT BLDGS

[Cost/Market Summary](#)

Buildings R.C.N.	\$0	10/6/2014				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011	<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Land - Just Value	\$214,506	9/7/2023				
Total Just Value	\$214,506	.				