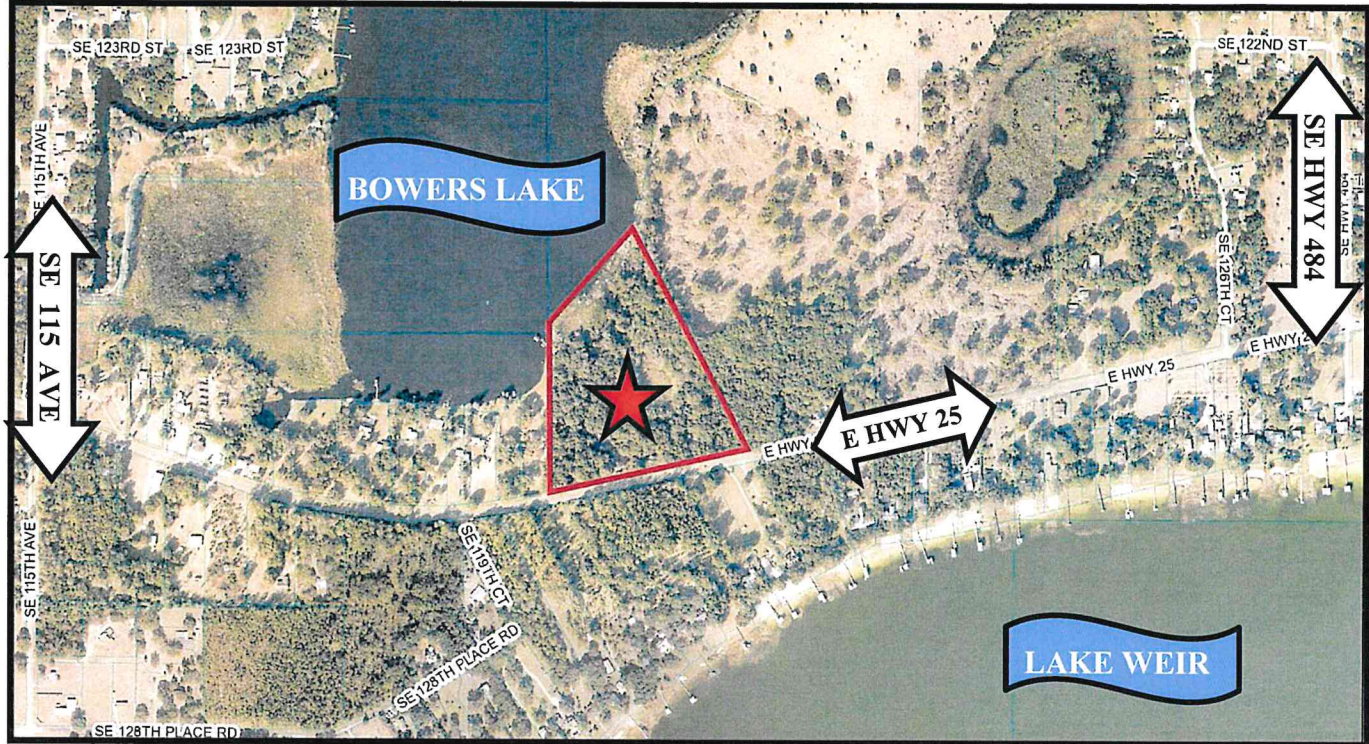


FOR SALE

\$525,000



Water Front!
E. Hwy 25, Ocklawaha

775' On Bowers Lake, 1,009' on C-25. Just east of Ocklawaha. Zoned R-1, comp plan Low Density Residential. Large Live Oaks dot the property. Great ski & fishing lake with boat launch on property. Current survey & topo included.

Lot: 19.23 Acres

PA#: 49022-000-00

Taxes: \$81

MLS#: OM644389

Information herein is deemed reliable but not guaranteed



Van H. Akin, CCIM, SIOR
(352) 804-2446
van@vanakin.net

615 E. Silver Springs Blvd, Ocala, FL 34470
Office: (352) 732-3344 Fax: (352) 732-8180

Van Akin

From: Glen Preece <Glen@plsinc.us>
Sent: Tuesday, July 19, 2022 10:34 AM
To: Van Akin
Cc: Tammy Preece
Subject: Dozier property

Van,

I have calculated the following areas for you:

1. Area above safe upland line (including the pond) = 16.8 acres±
2. Area above safe upland line (excluding the pond) = 15.9 acres±
3. Area above 59.1' base flood elevation = 15.2 acres±
4. Area above FEMA's flood zone "A" = 9.8 acres±

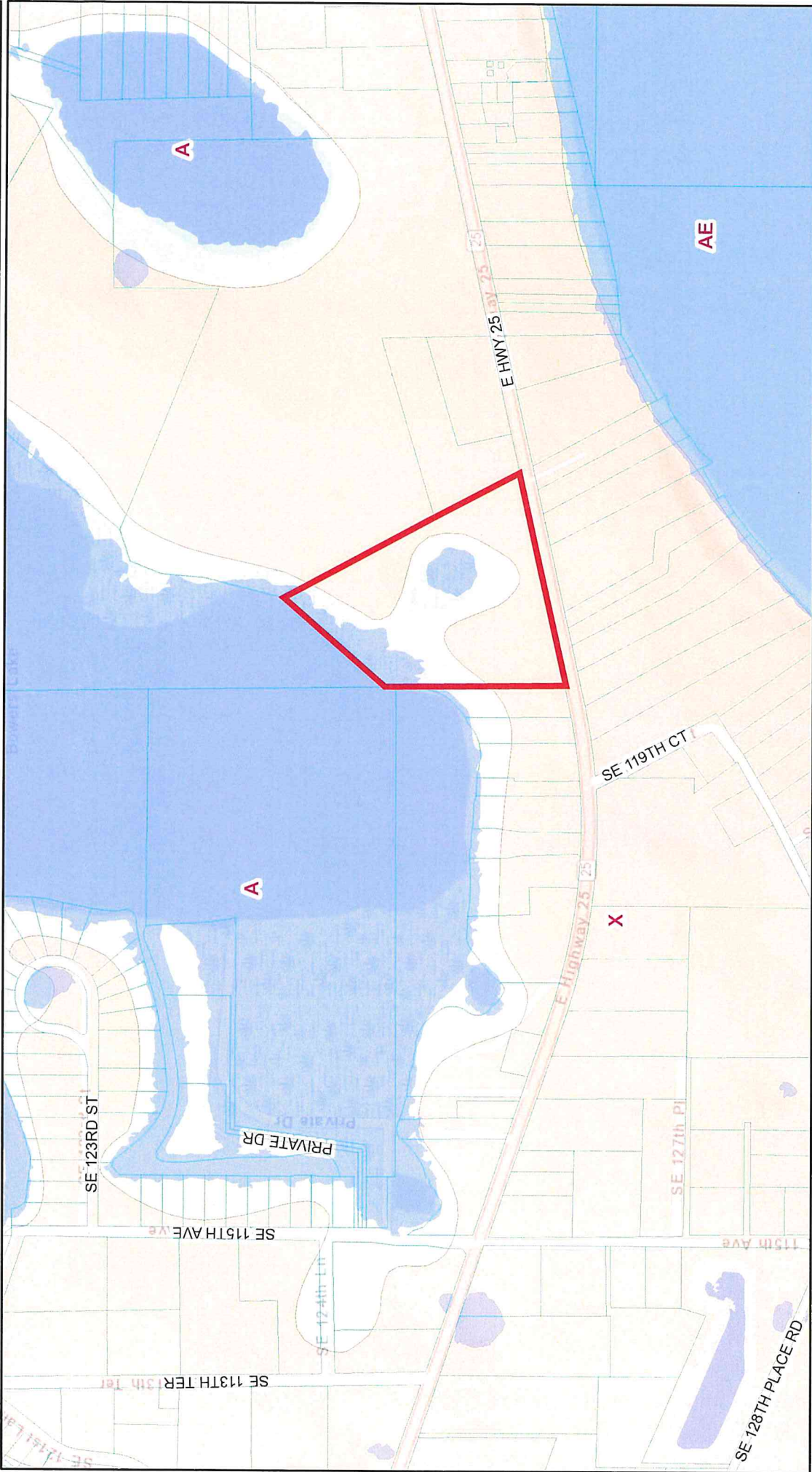
Let me know if you need anything else.

Glen



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

Updated every 24 hours



1:9,028

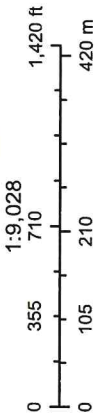
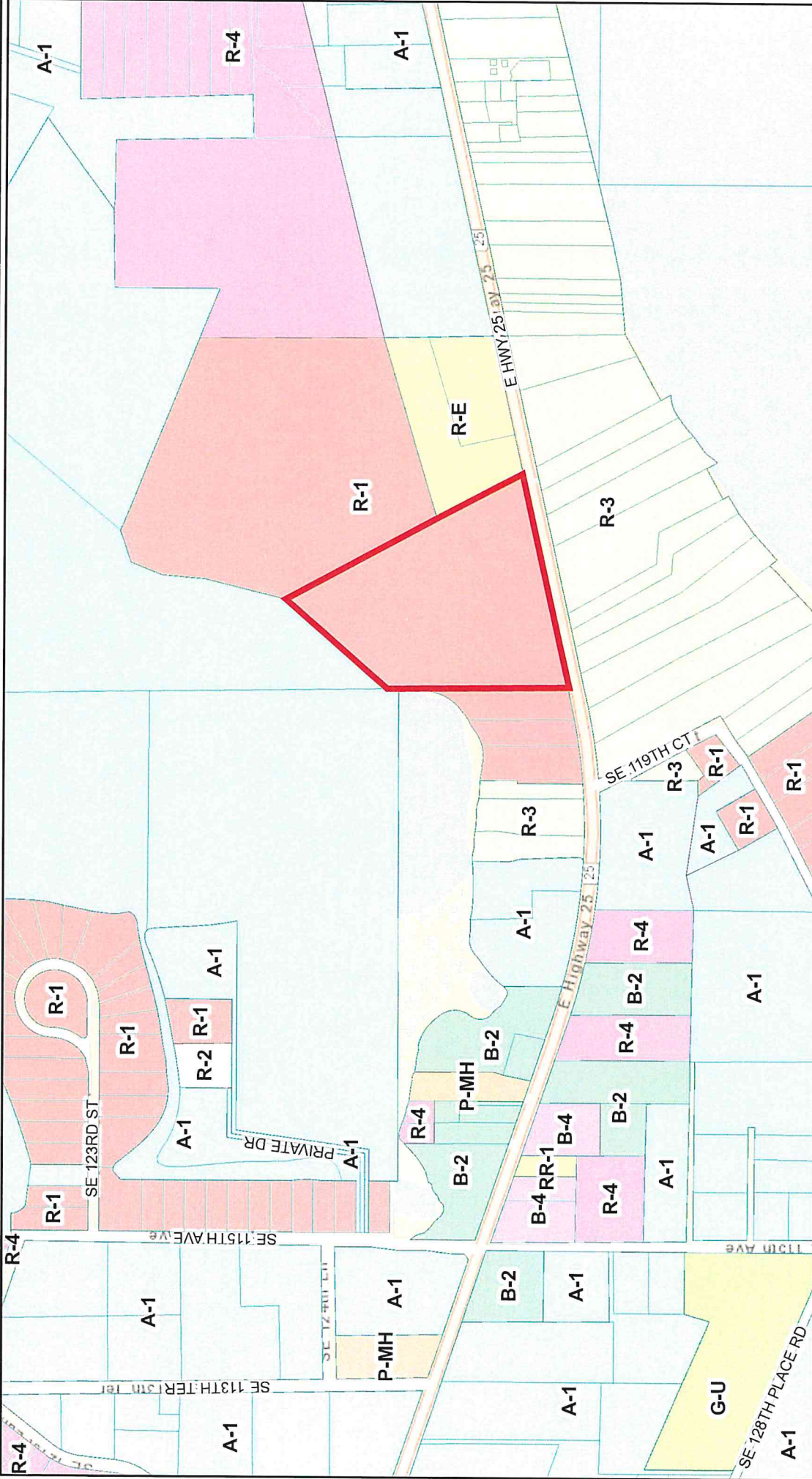
Print Date: 12/08/2021
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



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

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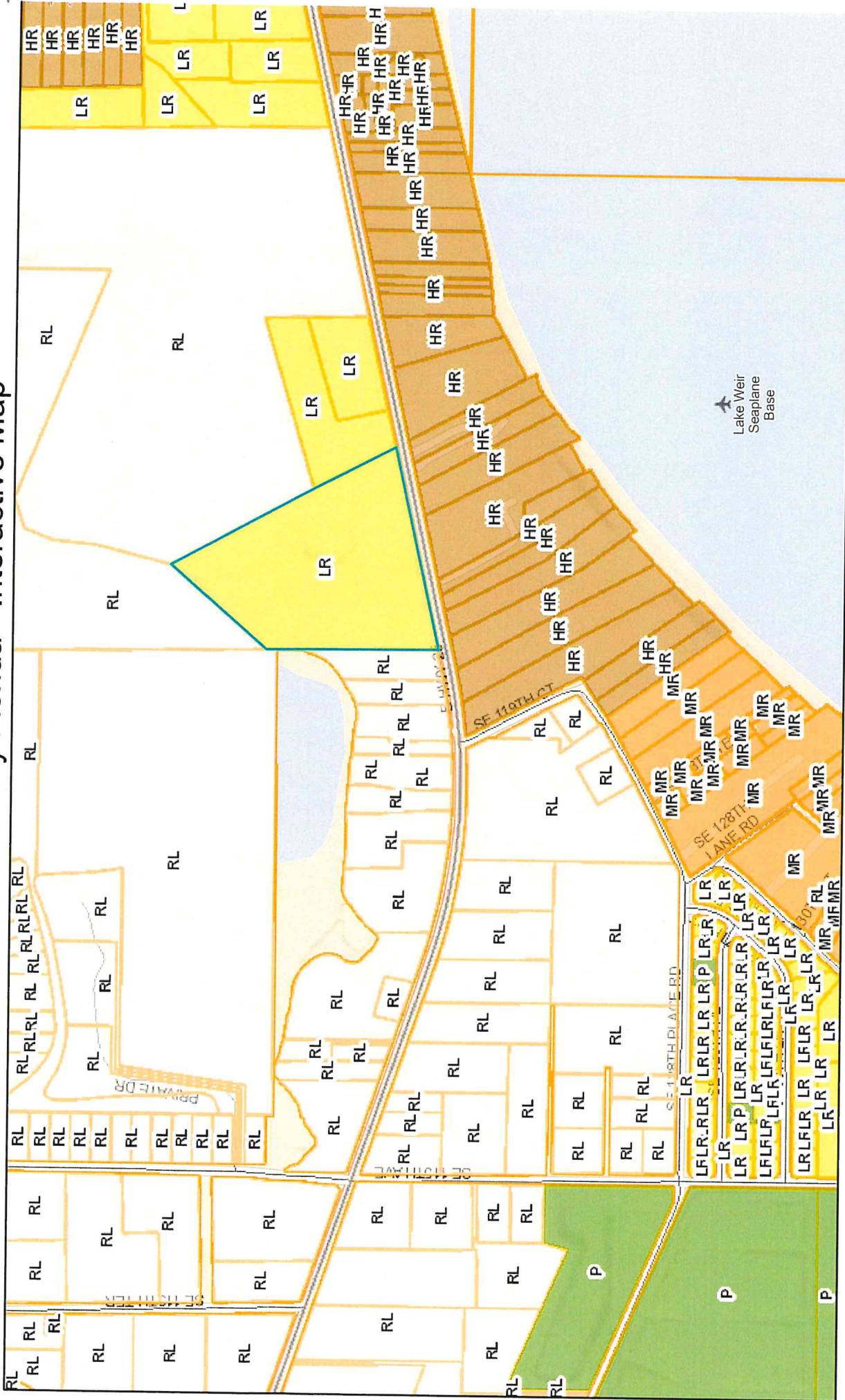


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Marion County Florida - Interactive Map



12/16/2021, 2:46:56 PM

- Marion County
- Municipalities
- Future Land Use
 - Rural Land (1 du/10 ac)
 - Low Residential (0 - 1 du/ac)
 - Medium Residential (1 - 4 du/ac)
 - High Residential (4 - 8 du/ac)
 - Urban Residential (8 - 16 du/ac)
 - Rural Activity Center (0 - 2 du/ac; FAR 0.35)
 - Commercial (0 - 8 du/ac; FAR 1.0)
 - Employment Center (0 - 16 du/ac; FAR 2.0)
 - Commerce District (N/A; FAR 2.0)
 - Public (N/A; FAR 1.0)

Marion County IT/GIS, E911, and Office of the County Engineer, IV
 Property Appraiser, Map data © OpenStreetMap contributors, IV
 Community Maps contributors, Map layer by Esri, Esri, NASA, I
 FEMA, Marion County, Marion County BOCC

This map is provided "as is" without any warranty or any representation of accuracy, timeliness, completeness, merchantability, or fitness for any purpose. The user is responsible for verifying any information and assumes all risk for reliance on any information.

Marion County Board of County Commissioners



2021 Certified Assessment Roll

49022-000-00

Prime Key: 1171890

Beta MAP IT+

Property Information

DOZIER ASSOCIATES
 500 NE 8TH AVE
 Ocala FL 34470-5345

Taxes / Assessments: \$81.21
Map ID: 294
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 66
Acres: 18.38

Current Value

| | | | |
|----------------------|-----------|---------------------|-------------|
| Land Just Value | \$254,426 | | |
| Buildings | \$0 | | |
| Miscellaneous | \$0 | Impact | |
| Total Just Value | \$254,426 | Land Class Value | (\$250,382) |
| Total Assessed Value | \$4,044 | Total Class Value | \$4,044 |
| Exemptions | \$0 | <u>Ex Codes:</u> 08 | \$4,044 |
| Total Taxable | \$4,044 | | |

History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2021 | \$254,426 | \$0 | \$0 | \$254,426 | \$4,044 | \$0 | \$4,044 |
| 2020 | \$254,426 | \$0 | \$0 | \$254,426 | \$4,044 | \$0 | \$4,044 |
| 2019 | \$220,547 | \$0 | \$0 | \$220,547 | \$4,044 | \$0 | \$4,044 |

Property Transfer History

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|------------------|---------|-------------|------------------------|-----|-----|----------|
| <u>1571/1204</u> | 03/1989 | 07 WARRANTY | 4 V-APPRAISERS OPINION | Q | V | \$72,000 |
| <u>1562/0294</u> | 02/1989 | 25 PER REP | 0 | U | V | \$100 |
| <u>1421/0201</u> | 04/1987 | 71 DTH CER | 0 | U | V | \$100 |

Property Description

SEC 06 TWP 17 RGE 24
 COM ON N SIDE OF DIXIE HWY AT INTERSECTION
 WITH W BDY THENCE N 77 DEG 44*E 1009.35 FT N 26 DEG33*W
 1358 FT TO BOWERS LAKE THENCE SOUTH EASTERLY 640 FT
 TO W LINE OF SEC THENCE S 920 FT TO POB

Land Data - Warning: Verify Zoning

| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|------|------|-------|-------|--------|--------|------|------------|------|------|------|-------|---------|------------|
| UK99 | | 808.0 | 809.0 | R1 | 14.88 | AC | 9,200.0000 | 1.00 | 0.95 | 1.00 | 3,869 | 130,051 | |
| 9600 | | .0 | .0 | R1 | 3.50 | AC | 50.0000 | 1.00 | 1.00 | 1.00 | 175 | 175 | |
| 9991 | | .0 | .0 | R1 | 600.00 | UT | 207.0000 | 1.00 | 1.00 | 1.00 | | 124,200 | |

Neighborhood 8179 - E HIGHWAY 25 - NOT COMMERCIAL
 Mkt: 10 70

Total Land - Class \$4,044
 Total Land - Just \$254,426

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 | \$254,426 | 7/10/2020 | | | Depreciated |
| Total Just Value | \$254,426 | | | | |