# Ocala Community Redevelopment Agency Project Cost Summary

Application ID: CRA25-0036 Address: 1122 NE 9th St CRA subarea: East Ocala

No.	Work Item	High Bid	Low Bid
1	Windows	\$ 11,996.19	\$ 11,950.00
2	Insulation	\$ 1,300.00	\$ 1,250.00
3	Fencing	\$ 8,915.00	\$ 7,105.25
	Total	\$ 22,211.19	\$ 20,305.25
75%	Total Eligible Grant Amount:	\$ 16,658.39	\$ 15,228.94

6-26-25

REFERALL:

INSTALLER:

# World Quote is good for 30 days

UC. # CBC1258574

25 SW STEI Ave. - Ocale, Florida 34474-Office (352) 690-2244 - Fax (352) 690-2245 - Gainesville (352) 375-5444 PHONE # 352-414-1645 Customer Veronica Bass CELL 352-239-0444 INSTALL ADDRESS 1/22 - NE Frame STorage 1 Opering borrhood ZIP. 34478 Ocala Fla Storge, Ga WINDOW OPTIONS 2145 DOCKBLE HARG 599G Solarben 70 Low-EE Bits Efficiency \$ 165 Argon Gas "included with Low-EE Elite" \$75 \$ 365 S. RECREAR SIZE 52 or less W # 64 or less H 3 UNCE SIZE - 64 Hough Double lodus for windows +27" \$ 526 E 245 "SLIDING WINDOW" Double Strength Glass \$ 96 >60H / +60H Foam traviation on Jambs and Head \$ 30 2UTE SUDER(S) + 86U \_\_ \$765 \_\_\$415 \$ Lifetime Glass Breakage Warranty \$ 125 2UTE SUDER 84 90-12448 \_\_ \$ 665 \_\_ \$ 656 \$ Half Govern \$ 30 \_2UTE SUDER(L) + 124UR \_\_\_\$ 980 \_\_\_\$ 600 \$ Full Screens 545 \_SUTE SLIDER (M) < 120US \_\_\_\$1,485 \_\_\_\$785 \$ Colonal Grids Contoured or Flat \$ 105 Colonial Gnds for Shapes "PICTURE" Specially Grids for Shapes \$ 265 PICTURE WHOOW SMALL 0 - 101 UI \$415 \$ Smulated Dwided Light \$ 265 PICTURE WINDOW MEDIUM 102 - 140 UI \$ 635 \$ Wood Oran IN Sider/Foxed \$ 180 PICTURE WINDOW LARGE 141-154 U \$ 600 S Wood Gran In DH \$ 145 -SPECIAL TY Color Ext Shder/Fued 1 545 SINGLE HUNG ARCH TOP TISUS / 4E LIAX W 1 875 1 COOK EN DH \$ 255 CASEMENT PARKENG Ones Cottage Style 49/50 or 80/40 CUSTOM WINDOW Tac or Clav \$ 115 CUSTOM WINDOW Cooured Gas (Rain) - Frontal (BSO) (TSO) INDOW/COLOR INSIDE CUTSIDE Tire Gray or Bronze 1 95 MISCELLANEOUS PATIO DOORS VINTL SLIDING GLASS CURSON Extend Cap & Wines \$ 95 CIETOTO I Chernel (MHITTE) aft Tell \$ / Standard \$ 5 60 2316 Manage Remove & Labor Roding Public Dept 5" "58 5/8 x 79 % \_\_\$2,125 \_\_\$1,625 \$ Rolling Page Door 6" "70 5/8 x 70 % \_\_\$2,625 \_\_\$1,725 \$ Steel or Out-Out Window Removal \$ 30 Rolling Palie Door 2" 164 1Nt x 79 74 \_\_\$2,125 \_\_\$2,125 \$ 2" Story Window Removal \$ 30 Rolling Putte Door 9" 106 1/2 x 79 1/4 \_\_ \$3.525 \_\_ \$2.525 \$ Cut Out Door Removal 2/0 Rolling Perio Door 12 "139 1/2 x 79 % N/A 2 MEN FOR MAIN \$4,000 \$ 105 Specialty/Custom Pado Door (SLZE) \_\_\_\_ 2 Temperat glass (car says) \$ 125 :250 Screen For Patto Door Temper Specially - 518 per eq ft. PPG Scarban 70 Low-ES Ehin/Argon Ges (per part) \$ 165 Repor Sill or Jerso Colorisal Grids for Patho Doors Flat or Contour \$ 100 \$ 245 Printer Street, Western Removal and restal per 2 panels \$115 on Additional \$ 315 \$ 30 SEARCH TIME In Code 775 Trem To Code \$75 \$ 100 Eleter Tren to Code - Succo Flange **YYOOK Grain Interior** 2 115 \$ 475 Extens Designer Colors Pullion Extensy Tres. \$ 765 6 100 Ten or City American (Floridae) (Floridae) 634 \$ 475 Minds Gerveen the Guess - Per Panel Curtanition (Recow) (Replace) \$ 15 Storm or Cabana Door Matte / Wood buch 2.35 The Burger are responsible for the emoins and inscalation of any existing security system, burger them, Grapes blinds, ArC. You the buyer may cancer in the first price of the first business day laber the date of this transaction. Multiple for the first business day TRES IS A CUSTOM GRADER.

The support of the School of the Security and Security and Control of the Security and Sec CUSTOMER AGREES TO THE TERMES OF PATHETY AS FOLLOWS: SALES TAXE PERMITS & PEES 3275 TOTAL AMOUNTS 11950 Commence since of trucks CUSTOM DROESD SO IN DEPOSIT S CALESTER STEEL CHANT DATE 6 26 25 DWNER THANKING BALANCE LIPON INSTALLATION'S 5

DATE:

### R. Miller & Son Windows, Inc.

(727) 542-9273

### Glass & Glazing Contractor Licensee # SCC13115309

TC Opportunity LLC

1122 N. E. 9th St.,

Ocala, FL 34470

(352) 239-0444

This window proposal is for the installation of 13 windows. The manufacture is Simonton Perfections Platinum double hung series. Windows come with pro solar Low E and Argon gas, white frames, with screens.

### Window Descriptions:

- 6@ 43 x 53 double hung
- 1@ 26 x 37 double hung
- 2@ 36 x 24 (mulled) twin double hung
- 3@ 40 x 82 mulled unit tempered glass with grids
- 1@ 31 x 36 double hung

The total cost to order materials and windows is \$9996.19 and is due before start of job.

The total cost for the windows installation labor is \$2000.00 and due at completion of the installation.

Permit Fee: Cost to pull permit for window installation job will be at cost by homeowner. Cost is estimated at \$300 and will provide receipt for reimbursement.

Installation includes removal of the old windows and all debris and installation of new windows, caulking, and cleanup of window debris. Labor comes with a five-year warranty for callbacks on leaks and hardware operation. Windows come with a Simonton factory warranty and is not covered by installer. Please allow 6-8 weeks for delivery of windows and set installation. Due to supply chain shortages delivery of windows can possibly be delayed.



9030 NE Jacksonville RD Anthony FL 32617

352-620-0540 jackie@keepitcoolocala.com

> Todd Rudnianyn 1525 NE 8 Ave Ocala,, FL 34479

# **Proposal**

February 25, 2025

Summary: PROPOSAL Reference #: 2395-19609

Due Date: 2/25/2025

Job Name:

TC Opportunity 1122 NE 9 St Ocala, FL

239-1555

239-0444 VERONICA

We Hereby Submit	Specifications And Estimates F	or:

BLOWN IN INSULATION 10 BAGS @ \$125.00 PER BAG TOTAL \$1250.00

		Total
		\$0.00
Payment to be made as fol	lows:	
deviation from above specification:	specified. All work to be completed in a professional ma	anner according to standard practices. Any alteration or orders and will become an extra charge over and above es to pay all costs of collection, including attorney's fees, nirty days of proposal date.
Authorized Signature	Acceptance Signature	Date



# Wilco Enterprises, Inc. D.S.A. Suncoast Insulators & Specialties

Our Goals "Quality First; Service Always"

### PROPOSAL

Date: 3/12/25

Contractor/Homeowner:

Attention: VELONICA BASS

Project: 1/22 NE ST. UCALA.

We hereby submit specifications and estimates for material furnished and installed as follows. Installed pricing includes applicable sales tex.

INSTRUCTOR OF MAINT

MECESSABLE LIVERIGATION FORME, ONEL CELLING DECK,

ONE TOP OF EXISTING FALSULATION TO EQUAL A-38.

# 1,30000

You may accept this proposal by printing this page with our terms and conditions. Please read carefully, sign, intial, scan all pages and return to us via email.

Your half down payment of \$\frac{\frac{1650}{50}}{1650}\$

Mail the deposit to PO Box. \$1150\$. Ocala FL 34478

Final check will be appected by the crew for the balance \$\frac{4650}{650}\$.

Prepared By: Steve Morris – Suncoast Insulators & Specialties Sales

	10000		
	2 0	X	Date:
_	ustomer Signature o	f Acceptance:	•
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Unless otherwise accepted, this PROPOSAL is good for 30 days from date of proposal.

Suncoast reserves the right to charge a \$100.00 fee for Suncoast employees who are called to commence work when the construction site is not ready. All amounts over 30 days are subject to a 1% % monthly charge, 18% annum. A Credit Card Fee construction site is not ready. All amounts over 30 days are subject to a 1% % monthly charge, 18% annum. A Credit Card Fee construction site is not ready. All amounts over 30 days are subject to a 1% % monthly charge, 18% annum. A Credit Card Fee

The above signed Customer to pall all expenses incurred, including an additional 15% on the mount due thereof for attorney's fees if this agreement is placed in the hands of an attorney for collections.



General Liability: 1 Million Project Limit: 1.1 Million (No Deposit Required)

www.charleswhitefence.com

CHARLES WITH						
Quote is valid for 30 Days ur	Ocalo El 24470	Phone:	(352)369-95	92		
828 Ne Jacksonville Road				Job Name		
Customer Name	veronica	c ab cr		Job Address		
\ddress	1/22 NO			City/ St/ Zip		
City St Zip	0(010	•		Emali	110	
Contact Name	veronic			Date	5/13/2	025
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1-6'Hx 10'DD	Gate	(B) Damages to Sidewalks, (C) Survey is to be provided (D) Homeowner is responi	d by homeowner i	property pins are not able	to be located.	e HOA or Deed Restricted
2-6. HX 1. P	Gales	(D) Homeowner is responi	hie for receiving at	esponsible at all)		
		(IF PAYING BY CREDIT	CARD THERE V	VILL BE ADDITIONAL 3	3.5% CARD PROC	ESSING FEE)
		(IF PAYING BY CREDIT	C. III		Remove	old fence
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Balance	will be added				1100	+ included "
*Any approved change orders		By signing this you o	gree to all the	terms above and au	thorize us to de	the work listed.
harles White Fence Signatu	re `	Signature:		7.72	Date:	
Auston Sexton	i 🙀				Title:	
Auston Sexton	1	Printed				

### Ocala Fence

311 NW 11th Place Ocala, Florida 34475 Office: 352-274-0823



# **Project Proposal**

May 09, 2025

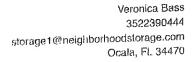
This estimate was prepared for:

Veronica Bass 1122 NE 9th St Ocala, FL 34470

3522390444 storage1@neighborhoodstorage.com Estimate given by:

Tyler Hand

352-789-5354 iyler@ocalateuce.com





**Date** 

05-13-2025

Job Number

C-14512

**Site Address** 

1122 NE 9th St, Ocala, FL 34470

### **Client Details**

Veronica Bass 3522390444 storage1@neighborhoodstorage.com 1122 NE 9th St Ocala, FL 34470

#### **Product List**

Product List
LABOR
*TEAR OUT
GATE INSTALLATION
INSTALLATION - VINYL
GATE COMPONENTS
6' ALUMINUM WELDED FRAME
WHT - RIVETS
H-BEAM
WHT - GATE CAP
SNG GATE LATCH
DD GATE LATCH (4136B)
GATE HANDLE
40" DROP ROD
VINYL GATE HINGE
FENCE COMPONENTS
CONCRETE
VINYL FENCING
6' PRIVACY
WHT - U-CHANNEL 59"
WHT - DURA-RAIL 72"
WHT - T&G PICKET 62"

### Sales Representative

Tyler Hand
352-789-5354
tyler@ocalafence.com

Quantity
154 ft
3
227 ft
Quantity
3
78
3
6
1
1
2
1
3
Quantity
48
Quantity
227
84

90

495



WHT - RAIL 2" X 3.5" X 72"

**VINYL POSTS & CAPS** 

\*WHT - FLAT CAP

WHT - POST 102"

WHT - POST 108"

**GATE SIZE** 

6'H X 12'W DBL GATE

6'H X 5'W WALK GATE

Veronica Bass 3522390444 storage1@neighborhoodstorage.com Ocala, FL 34470

Quantity

45

6

42

3

Quantity

1

\$7,105.25

\$7,105.25

Subtotal

**Total** 

### **Additional Information**

Estimated Installation Date 10 to 12 weeks

#### **Terms & Conditions**

#### **Payment Terms**

A 15% deposit is required upon signing. The remaining balance must be paid within one day of project completion. Payment is required within one day regardless of inspection status or HOA approval. If additional time is needed for final payment, please notify Ocala Fence in advance to discuss payment terms. Payments can be made via check (preferred), cash, or through our online payment portal (bank draft or credit card). Please note that a 3% processing fee applies to online payments. Cancellations made after three (3) business days from the contract signing will incur a fee of 15% of the total contract amount. All materials remain the property of Ocala Fence, LLC until full payment is received. For any questions or concerns, please contact Ocala Fence at (352) 274-0823.

#### Scheduling

To be scheduled for service, the following items must be submitted:

- Signed Estimate & Site Drawing (by signing, you agree to the provided site drawing)
- 15% Deposit paid via check, cash, or online payment
- o Signed Terms & Conditions Contract (sent as an e-sign document)

### Warranty Information

All materials are covered by the manufacturer's warranty. Ocala Fence, LLC guarantees that all installation procedures will be free from craftsmanship defects for one (1) year for wood and chain link fences, and five (5) years for vinyl or aluminum fences after installation. This warranty covers installation errors only. Natural changes in fence materials, including aging, warping, and cracking, are excluded. Gates are not covered for sagging or warping. Acts of God, storm damage, vandalism, and normal wear and tear are also excluded. For warranty claims, please contact us with a detailed description and photographs of any defects. Ocala Fence is not liable for damages resulting from failure to mitigate damage.

### Licensing and Insurance

Ocala Fence, LLC carries full general liability insurance and workers' compensation. Proof of insurance is available upon request.

### Lumber Quality

We use #2 grade or better pressure-treated pine lumber. Pine is preferred for its density, which retains treatment chemicals effectively. The grading system refers to appearance, and #2 grade may have knots or small areas of bark known as "wane." We carefully select each piece of lumber during construction to minimize unattractive features. If you prefer a higher-quality appearance, #1 grade lumber is available at an additional cost. All gate and wood posts are set in concrete.

### Wood Appearance and Shrinkage

Pressure-treated lumber will be wet upon arrival and will shrink as it dries. This shrinkage is most noticeable in gaps between pickets, which may result in a 1/8" to 1/4" gap. Please inquire about fence styles that offer complete privacy.

Nails

Ocala Fence utilizes pneumatic nail guns that countersink nails for better holding power. We use hot-dipped galvanized nails suitable for ACQ lumber, specifically ring-shank nails, which provide superior holding strength to reduce warping and prevent pop-ups.

### **Property Lines**

It is the customer's responsibility to identify and mark property lines before installation. If property corners are not marked, the customer accepts responsibility for any discrepancies. We can assist in determining property lines if survey stakes or a site plan is available. Payment upon completion will signify customer approval of the fence location, which will typically be placed 4-6 inches inside the property line unless specified otherwise. Ocala Fence is not responsible for costs associated with moving a fence installed per customer request.

### Homeowner's Associations and Permits

Permits may be required by local authorities or homeowner associations before installation. It is the homeowner's responsibility to obtain necessary permits. While Ocala Fence can assist by providing necessary documents, securing permits and HOA approvals is ultimately the homeowner's duty. We are not responsible for any violations of local regulations or HOA guidelines.

#### Clearing a Path

A clear path approximately 2 feet wide is required for fence installation. Our builders will remove minor obstacles, but for larger clearing projects, we can provide an estimate. Please inform us of any sensitive landscaping that requires special care.

### **Burled Utilities and Irrigation Systems**

Prior to construction, Ocala Fence will arrange to have buried utility lines located, as required by Florida law. Homeowners must mark any private lines, such as irrigation systems, as these will not be marked by locating services. Ocala Fence is not liable for damage to unmarked private lines. Please inform us of any unmarked utilities to ensure extra care during installation.

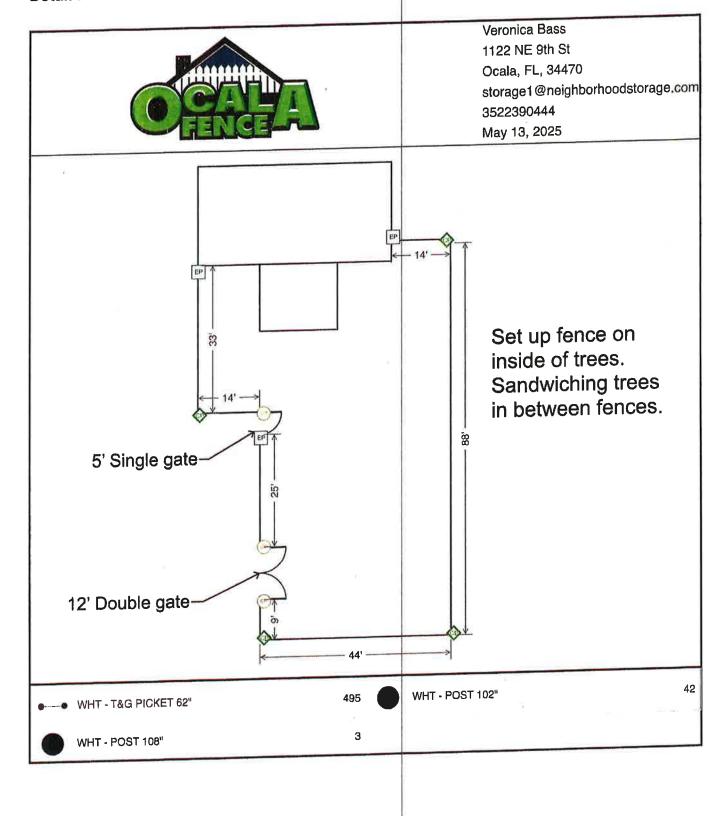
### Private lines include but are not limited to:

- Underground sprinkler and irrigation lines
- Water lines feeding pools or other structures
- Underground electric lines for outdoor lighting, pools, sheds, etc.
- French drains or similar systems

Public utilities will be marked with a 2-foot grace area on either side. Ocala Fence will attempt to dig carefully around marked utilities, and if any lines are hit, the customer agrees that Ocala Fence is not liable for repair costs. If a utility company bills us for repairs, the customer agrees to reimburse that amount. Gate or post placement may be adjusted based on the location of utilities. For locating private lines, please visit <u>Sunshine811</u>.

adjusted based off the location of same	Authorized Rep. Signature Date	
	le .	
Customer Signature Date	Authorized Rep. Signature	Date

### **Detail Plan**



### 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

2614-016-007

GOOGLE Street View

**Property Information** 

TC OPPORTUNITY IV LLC

1525 NE 8TH AVE

OCALA FL 34470-4247

Map ID: 178

Millage: 1001 - OCALA

Situs: 1122 NE 9TH ST OCALA

M.S.T.U. PC: 01

Acres: .26

Current Value

Land Just Value \$37,500 **Buildings** \$147,315 Miscellaneous \$650 Total Just Value \$185,465 Impact (\$33,632)Total Assessed Value Ex Codes: \$151,833 Exemptions \$0 **Total Taxable** \$151,833 School Taxable \$185,465

#### **History of Assessed Values**

Year	<b>Land Just</b>	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$35,625	\$101,859	\$546	\$138,030	\$138,030	\$0	\$138,030
2023	\$35,625	\$98,133	\$598	\$134,356	\$130,884	\$0	\$130,884
2022	\$37,500	\$83,908	\$573	\$121,981	\$118,985	\$0	\$118,985

#### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>8566/0802</u>	03/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$199,000
7348/1206	12/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$129,900
7073/1338	10/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$80,000
7038/0906	09/2019	05 QUIT CLAIM	0	U	I	\$100
4748/1850	03/2007	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<u>2427/1583</u>	10/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$42,400

#### **Property Description**

SEC 08 TWP 15 RGE 22 PLAT BOOK C PAGE 012 WYOMINA CREST

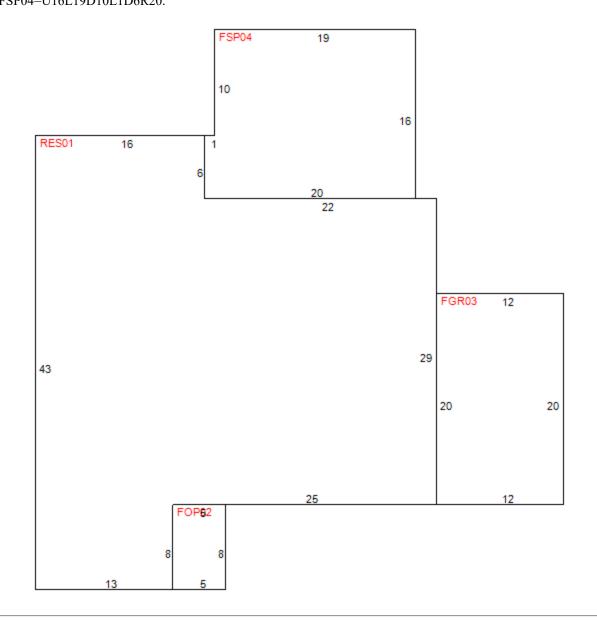
#### Land Data - Warning: Verify Zoning

Use **CUse Class Value** Just Value Front Depth Zoning Units Type Rate Loc Shp Phy 0100 150.0 R1A 75.00 FF 500.0000 1.00 1.00 1.00 37,500 37,500 75.0 Total Land - Class \$37,500 Neighborhood 5144 Mkt: 8 70 Total Land - Just \$37,500

#### **Traverse**

#### Building 1 of 1

RES01=R13U8R25U29L22U6L16D43.R13 FOP02=U8R5D8L5.U8R25 FGR03=R12U20L12D20.U29L2 FSP04=U16L19D10L1D6R20.



#### **Building Characteristics**

**Improvement** 1F - SFR- 01 FAMILY RESID **Effective Age** 4 - 15-19 YRS

2

Condition

Year Built 1951 Physical Deterioration 0% Obsolescence: Functional 0%

Quality Grade Inspected on	500 - FA 4/25/202	AIR 25 by 118							olescence: ture 0 - ST Base	ANDA	
Type IDExterior Walls		Stories Yo	ear Built Fin	ished	Attic B	smt Area	Bsmt Finish	Ground	Floor Are	a Total	Flr Area
RES 0124 - CONC BLI		1.00	1951	N		0 %	0 %		1,30	2	1,302
FOP 0201 - NO EXTER		1.00	1951	N		0 %	0 %		4		40
FGR 0324 - CONC BLI		1.00	1951	N		0 %	0 %		24		240
FSP 0401 - NO EXTER	RIOR	1.00	1951	N		0 %	0 %		31	0	310
Section: 1											
Roof Style: 12 HIP Roof Cover: 16 GALV. Heat Meth 1: 22 DUC Heat Meth 2: 00 Foundation: 7 BLK PE A/C: Y	ΓED FHA	MIL Wa Hea Hea	or Finish: 33 all Finish: 20 at Fuel 1: 06 at Fuel 2: 00 eplaces: 0	PLAS GAS		ON WOOI	4 Fixture 3 Fixture 2 Fixture	e Baths: 0 e Baths: 1 e Baths: 0 xtures: 2	Blt-In Ki Dishwash Garbage Garbage Intercom Vacuum:	er: N Disposa Compa : N	al: N
			Misce	llaneou	us Impro	ovements					
Туре			Nbr	Units	Туре	Life	Year In	Grade	Le	ngth	Width
159 PAV CONCRETE				93.00	SF	20	1951	3		0.0	0.0
105 FENCE CHAIN LK			1	44.00	LF	20	1951	2	Te	16.0 otal Valı	9.0 ue - \$650
				<u>Appra</u>	iser No	<u>tes</u>					
INT EST 2009											
					and Bunit Searc						
Permit Number		Date Issu	ıed	Date	e Comp	leted	Description	on			
BLD23-1573		7/11/202	23		-			T/ REROOI	F SFR		
OC00767		5/1/199	1	(	6/1/199	1	RES R/A				
				Cost	Summa	<u>ry</u>					
Buildings R.C.N.		\$133,754	4/25/2025								
Total Depreciation		(\$37,452)									
Bldg - Just Value		\$96,302			Bldg I	Nbr	RCN		ciation	Dep	reciated
Misc - Just Value		\$650			1		\$133,754	(\$.	37,452)		\$96,302
Land - Just Value		\$37,500	5/9/2025								
Total Just Value		\$134,452									

