

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA26-0012

Address: 428 NE 7th Terrace

CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	Fence	\$ 17,619.19	\$ 13,485.00
2	Windows Replacement	\$ 12,397.25	\$ 11,010.00
Total		\$ 30,016.44	\$ 24,495.00

**Maximum CRA grant that can be awarded based
on 75% match. \$ 18,371.25**

PHOTOS BEFORE – 428 NE 7th Terrace (Windows)
Parcel: 2826-017-002









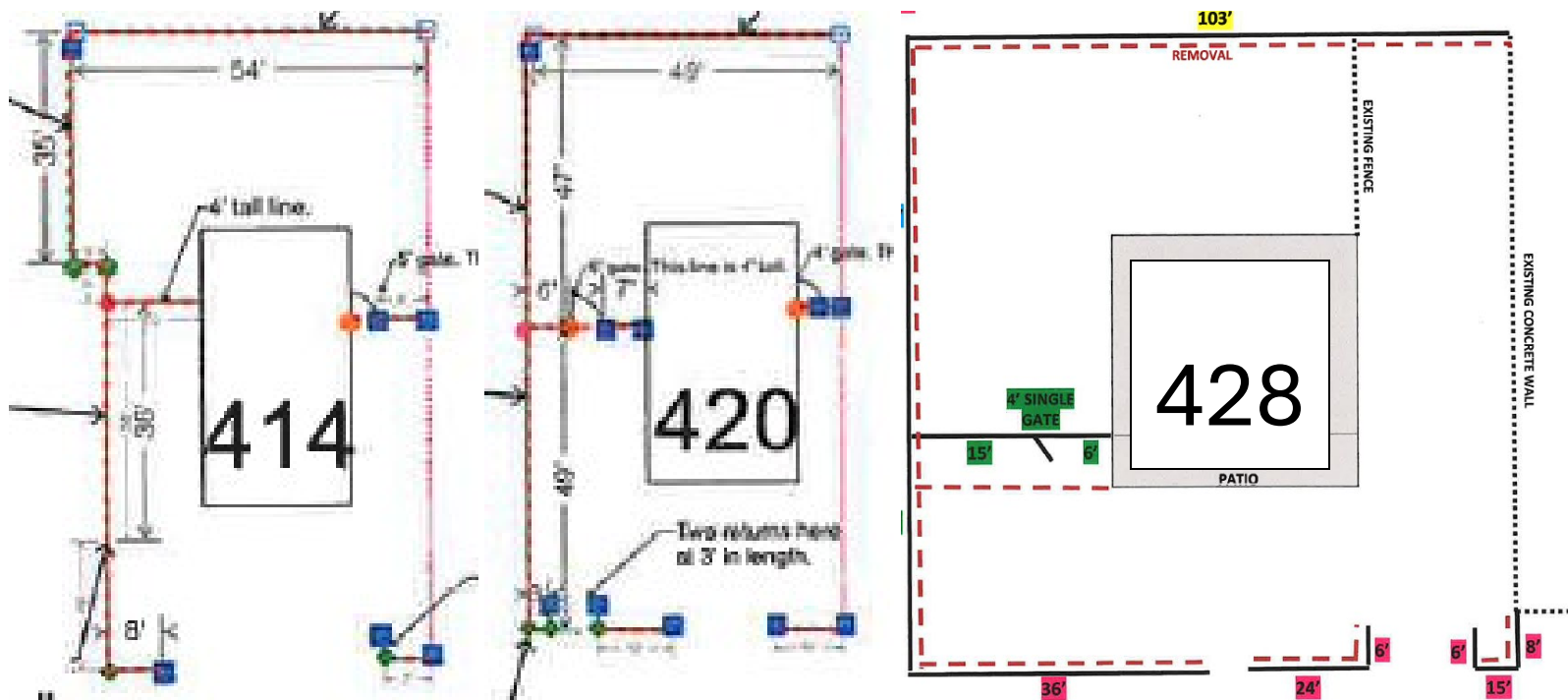
PHOTOS BEFORE – 428 NE 7th Terrace (Fence)
Parcel: 2826-017-002











The applicant owns three contiguous properties, and the fencing replacements proposed for each parcel—Case CRA26-0011 (414 NE), Case CRA26-0012 (428 NE), and Case CRA26-0013 (420 NE)—are unique to each individual property. The fence lines do not repeat, overlap, or duplicate one another across the parcels. Each fence segment is located solely within the boundaries of its respective property.

Accordingly, the applicant is not requesting funding multiple times for the same fence, but rather for separate and distinct fence replacements required for each property. CRA26-0011, CRA26-0012 & CRA26-0013.

GEORGE ALBRIGHT
MARION COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

REAL ESTATE

1251214.0000

DUPLICATE

TOTAL TAXES IF PAID BY

JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
1,328.59	1,342.14	1,355.70	1,396.37	APR 1 2026
ACCOUNT NUMBER		EX-TYPE	ESCROW	MILL CD
R2826-017-002	2025			1001
REMIT U.S. FUNDS TO: GEORGE ALBRIGHT, T. C.				
PO BOX 970, OCALA, FL 34478 PH (352) 368-8200				

MARKET VALU 91,164 TAXES 1,042.50
 COUNTY ASMT 43,112 SP. ASMT 313.20
 COUNTY TXBL 43,112
 SCHOOL ASMT 91,164
 SCHOOL TXBL 91,164

17 15 22
 SEC 17 TWP 15 RGE 22 PLAT BOOK E
 PAGE 011 SMITH & DAUGHERTY ADD
 OCALA E 90 FT OF LOT 17

R2826-017-002 2025
 JFG PROPERTIES LLC
 1010 SW 29TH ST
 OCALA FL 34471-1322

*** PAID *** PAID *** PAID ***
 01/28/26 PERIOD 03
 047-2025-0000910.0012
 \$1,328.59 CK

Paid By: JFG PROPERTIES LLC

Return Bottom Section with Payment - Keep remaining portion for your records.

PLEASE READ INSTRUCTIONS AND IMPORTANT INFORMATION

If you have sold any of the property assessed to you, please forward this Tax Notice to the new owner(s) or return to sender. Please verify description of property. If any errors are found on this Tax Notice, notify the Property Appraiser's Office immediately. This Tax Notice covers taxes for the calendar year as described hereon.

Please remit payment by mail, in person, or by visiting our website at www.mariontax.com. Do not staple, fold or write on the bottom portion of this Tax Notice. If paying current taxes by mail, discounts are determined by the POSTMARK date. Discounts are calculated as follows:

ANNUAL PAYMENT

4% IF PAID IN NOVEMBER
 3% IF PAID IN DECEMBER
 2% IF PAID IN JANUARY
 1% IF PAID IN FEBRUARY

INSTALLMENT PAYMENT

1st IF PAID IN JUNE 6% DISCOUNT
 2nd IF PAID IN SEPTEMBER 4½% DISCOUNT
 3rd IF PAID IN DECEMBER 3% DISCOUNT
 4th IF PAID IN MARCH NO DISCOUNT

Taxes are due November 1 and become delinquent April 1, at which time the law imposes 3% interest plus advertising fees on Real Estate taxes and 1½% interest per month plus advertising and late fees on Tangible Personal Property taxes. Once taxes are delinquent on April 1, the amount due is determined when the payment is RECEIVED in our office.

Tax Sale Certificates will be sold on all unpaid Real Estate taxes on or before June 1st. Tax Warrants will be issued on all unpaid Tangible Personal Property taxes pursuant to Chapter 197 F.S. This Tax Notice becomes a receipt only when validated by the Tax Collector's Office and the actual transfer of funds is completed.

To Better Serve You . . . PAY ONLINE At www.mariontax.com

Or At These Locations:

OCALA - McPherson Governmental Complex, 503 SE 25th Ave
 BELLEVIEW - Belleview Regional Shpg Ctr, 10445 S US Hwy 441
 DUNNELLON - Rainbow Spgs. Gov. Complex, 19995 SW 86th St.
 NORTH - Ocala Springs Shopping Center, 7135 N US Hwy 441
 FOREST - Forest Center, 15956 E SR 40
 SR 200 - Jasmine Square, 6154 SW SR 200
 SUMMERFIELD - Spruce Creek Terrace Shops, 17860 SE 109th Ave.

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Paid By: JFG PROPERTIES LLC

Marion County Property Appraiser
2026 Assessment Roll

DCORNELL

2826-017-002

JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

Taxes/Assessments: 1355.70
Map ID: 179
Millage 1001
Situs

Prime Key: 1251214
PC: 01
Acres: 0.18
428 NE 7TH TER

Working Values

Land Just Value	19,602		6/15/2023	187
Buildings	72,454		04/20/2017	13
Miscellaneous	1,002			
Total Just	93,058			
Total Assessed	47,423	Impact		45,635
Exemptions	0	Ten %		45,635
Total Taxable	47,423			
School Taxable	93,058			

10% Cap Base Year 2015

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025 1	17,642	73,134	388	91,164	43,112	0	43,112 T%
2024 1	17,642	71,934	388	89,964	39,193	0	39,193 T%
2023 1	7,841	66,290	388	74,519	35,630	0	35,630 T%
2022 1	7,841	57,085	388	65,314	32,391	0	32,391 T%
2021 1	7,841	44,295	388	52,524	29,446	0	29,446 T%
2020 1	7,841	40,238	388	48,467	26,769	0	26,769 T%
2019 1	7,700	38,736	388	46,824	24,335	0	24,335 T%
2018 1	3,850	36,838	388	41,076	22,123	0	22,123 T%
2017 1	3,850	35,876	388	40,114	20,112	0	20,112 T%
2016 1	3,850	14,095	339	18,284	18,284	0	18,284
2015 1	3,850	12,990	339	17,179	17,179	0	17,179
2014 1	3,850	12,252	339	16,441	16,441	0	16,441
2013 1	3,850	12,466	317	16,633	16,633	0	16,633
2012 1	3,850	13,709	317	17,876	17,876	0	17,876
2011 1	3,850	14,811	326	18,987	18,987	0	18,987
2010 1	17,325	13,183	333	30,841	30,841	0	30,841
2009 1	25,025	31,675	231	56,931	56,931	0	56,931
2008 1	36,575	35,515	231	72,321	72,321	0	72,321
2007 1	36,575	31,266	231	68,072	68,072	0	68,072
2006 1	32,725	26,899	231	59,855	59,855	0	59,855
2005 1	15,400	23,536	231	39,167	39,167	0	39,167
2004 1	15,400	21,832	165	37,397	28,736	25,500	3,236
2003 1	7,700	20,735	165	28,600	28,201	25,500	3,100
2002 1	7,700	19,676	165	27,541	27,541	25,500	2,041
2001 1	7,700	23,456	165	31,321	28,519	25,500	5,821
2000 1	7,700	22,195	165	30,060	27,689	25,500	4,560
1999 1	7,700	20,596	165	28,461	26,962	25,500	2,961
1998 1	7,700	19,681	165	27,546	26,538	25,500	2,046
1997 1	7,700	18,230	165	26,095	26,095	25,500	595
1996 1	7,700	18,230	165	26,095	26,095	25,500	595
1995 1	7,700	18,230	165	26,095	26,095	25,500	595
1994 1	7,700	18,230	165	26,095	*****	25,000	1,095
1993 1	7,700	11,137	0	18,837	*****	18,837	0
1992 1	7,700	11,137	0	18,837	*****	18,837	0
1991 1	7,700	11,137	0	18,837	*****	18,837	0
1990 1	7,700	11,137	0	18,837	*****	18,837	0
1989 1	7,700	11,137	0	18,837	*****	18,837	0
1988 1	7,700	11,137	0	18,837	*****	18,837	0
1987 1	7,700	11,137	0	18,837	*****	18,837	0

**Marion County Property Appraiser
2026 Assessment Roll**

DCORNELL

2826-017-002

1986	1	7,700	10,181	0	17,881	*****	17,881	0
1985	1	5,265	10,181	0	15,446	*****	15,446	0
1984	1	5,265	10,181	0	15,446	*****	15,446	0
1983	1	5,265	10,181	0	15,446	*****	15,446	0
1982	1	5,265	10,936	0	16,201	*****	16,201	0
1981	1	5,265	7,548	0	12,813	*****	12,813	0

Property Transfer History

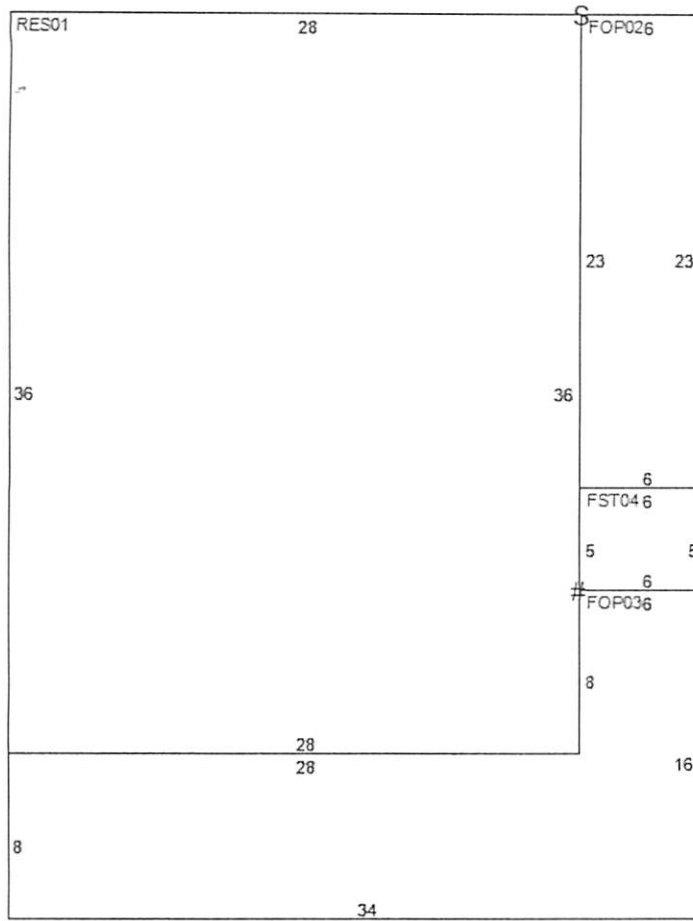
Book	Page	Date	Instrument	Code	Qualified	Improved	Price
6063	1820	6/2014	07 WARRANTY	0	U Unqualified	I Improved	100
5440	0146	11/2010	60 CRT ORD	0	U Unqualified	I Improved	100
5435	0180	11/2010	56 TRANSFER	0	U Unqualified	I Improved	100
5430	1757	10/2010	07 WARRANTY 4 V-APPRAISERS OPINIO		Q Qualified	I Improved	23,000
4479	0351	6/2006	07 WARRANTY 2 V-SALES VERIFICATIO		Q Qualified	I Improved	100,000
3903	0801	12/2004	07 WARRANTY 2 V-SALES VERIFICATIO		Q Qualified	I Improved	40,000
3906	0799	6/2004	60 CRT ORD	0	U Unqualified	I Improved	100
3896	1540	6/2004	60 CRT ORD	0	U Unqualified	I Improved	100
3903	0797	1/2004	71 DTH CER	0	U Unqualified	I Improved	100
3903	0798	5/1992	71 DTH CER	0	U Unqualified	I Improved	100

Property Description

SEC 17 TWP 15 RGE 22
 PLAT BOOK E PAGE 011
 SMITH & DAUGHERTY ADD OCALA
 E 90 FT OF LOT 17

Land Data

LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just
1	GCNF	0100	100.0	80.0	R3	7841.00	SF	2.50	100	100	100	19,602	19,602
Neighborhood: 9981												Total Land Classified Value:	19,602
Market Area: 2 70												Total Land Just Value:	19,602



RES01=L28D36R28U36.
FOP02=R6D23L6U23.D28
FOP03=D8L28D8R34U16L6.
FST04=R6U5L6D5.

Building 1		Building Characteristics		Phy. Deter	0%
Improvement	1F SFR- 01 FAMILY RESID	Obsolences:	Functional		0%
Effective Age	5 20-24 YRS		Locational		0%
Condition	1 1	Year Built	1918		
Quality Grade	400 FAIR	Architecture	0 STANDARD SFR		
Inspected on	6/15/2023	187 - STEVE KIRKLAND	Base Perimeter		128

Section	Type	C Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Finishd	Ground Floor Area
RES 01	Y 38	WD SIDING-SHTG	1.00	1918	N	0	0	1,008 SF
FOP 02	Y 01	NO EXTERIOR	1.00	1918	N	0	0	138 SF
FOP 03	Y 01	NO EXTERIOR	1.00	1918	N	0	0	320 SF
FST 04	Y 24	CONC BLK-PAINT	1.00	1918	N	0	0	30 SF

Section: RES 01		Roof Style		Floor Finish		Bedrooms		Blt-In Kitch	
Roof Style	10 GABLE	Floor Finish	32 HARDWD ON	Bedrooms	2	Blt-In Kitch	Y		
Roof Cover	16 GALVANIZED	Wall Finish	16 DRYWALL-PAI	4FixBath	0	Dishwasher	Y		
Heat Meth 1	10 FLOOR FURNA	Heat Fuel 1	06 GAS	3FixBath	2	Garb Disp	N		
Heat Meth 2	00	Heat Fuel 2	00	2FixBath	0	Garb Comp	N		
Foundation	03	Fireplaces	01	XFixture	2	Intercom	N		
A/C	Y			Security	N	Vacuum	N		

Miscellaneous Improvements										
Type	C	Nbr	Units	Type	Life	Year In	Grade	Length	Width	Depr Value
159 PAV CONCRETE	Y	96.00	SF		20	1918	3	24.0	4.0	164
105 FENCE CHAIN LK	Y	220.00	LF		20	1980	1	0.0	0.0	687
048 SHED OPEN	Y	80.00	SF		15	2003	1	10.0	8.0	151
Total										1002

Public Notes

INTERIOR INFORMATION ESTIMATED

Planning and Building					
	Number	Amount	Issued Date	Complete Date	Description
1	OC14191	644	3/1/1982		REMODEL
2	OC11050	800	11/1/1979		REMODEL
3	BLD25- 2220	17,850	10/6/2025	1/1/1900	PROTECTED REROOF

Cost Summary						
Buildings RCN			Bldg	Reproduction		RCN Less
Bldg - Just Value			Nbr	Cost New	Depr.	Depreciation
Misc - Just Value	109778	6/15/2023	01	109,778	37,324	72,454
Land - Just Value	72454	5/2/2017				
Total - Just Value	19602	4/20/2026				
	93058					