



Ocala Historic Preservation Advisory Board Agenda

- Final

Thursday, March 6, 2025

Meeting Information

Location

Ocala City Hall
Council Chambers - Second Floor
110 SE Watula Avenue
Ocala, FL 34471

<https://ocalafl.gov/meetings>

Time

4:00 PM

Board Members

Carol Barber
Jane Cosand
Joshua DeMonte
Holland Drake
Rick Hugli, Chair
Tom McCullough, Vice Chair
Noelle Smith
Melissa Townsend

Staff

Breah Miller, Staff Liaison
Planner II
Growth Management Department

Jeff Shrum, AICP
Director
Growth Management Department

Gabriela Solano
Committee Secretary

In memory of
Ira Holmes
Chairman Emeritus

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call 352-629-8404 at least 48 hours in advance so arrangements can be made.

As a courtesy to all, PLEASE be on time.

The meeting should start promptly at 4:00 pm

1. **Call To Order**
 - a. Roll Call
2. **Public Meeting Notice Acknowledgement**
3. **Review of January 2, 2025 Meeting Minutes**
 - a. [January 2, 2025 Meeting Minutes](#)
Attachments: [1-2-25 Meeting Minutes.pdf](#)
4. **Certificates of Appropriateness**
 - a. [Case File # 76; COA24- 0006; 726 SE 4th Street
Replacement of the existing shingle roof with a Metal Sales brand
Galvalume \(41\) classic rib metal roof.](#)

Petitioner: Ronald Nix & Wendy Adams
Agent: N/A
Planner: Breah Miller, Planner II
 miller@ocalafl.gov

Recommended Action: Not Appropriate
Attachments: [COA24-0006 Staff Report](#)
[COA24-0006 Application](#)
[Master Site File](#)
5. **Affirmative Maintenance**
6. **Public Comment**
7. **Staff Comment**
 - a. Board Member Training
8. **Board Comment**
9. **Next Meeting Date: April 3, 2025**
10. **Adjournment**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0885

Agenda Item #: a.

January 2, 2025 Meeting Minutes



Ocala

Historic Preservation Advisory Board

Minutes

Thursday, January 2, 2025

4:00 PM

1. **Call To Order**

a. Roll Call

Present	Vice Chair Tom McCullough Carol Barber Holland Drake Melissa Townsend Chairman Rick Hugli
Absent	Jane Cosand Noelle Smith

2. **The public notice for the Ocala Historic Preservation Advisory Board was posted on December 17, 2024.**

3. **Review of September 12, 2024 Meeting Minutes.**

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Tom McCullough

SECONDER: Melissa Townsend

AYE: Vice Chair McCullough, Barber, Drake, Townsend, and Chairman Hugli

ABSENT: Cosand, and Smith

a.

Attachments: [9-12-24 Meeting Minutes.pdf](#)

4. **Certificates of Appropriateness**

a. **Case File # 358; COA24- 45856; 2820-028-009**

A request to substitute approved JELD-WEN and Solarium branded windows and doors with custom-wooded Andersen, Kolbe, and ThermaTru branded windows and doors.

Attachments: [COA24-45856 Staff Report](#)
[COA24-45856 Application](#)

Chief Planning Official Endira Madraveren provided a brief overview of COA24-45856, a request to substitute approved JELD-WEN and Solarium branded windows and doors with custom-wooded Andersen, Kolbe, and ThermaTru branded windows and doors.

Motion to approve COA24-45856, Section 94-82(g) for the property at 200 Block of SE 2nd Street.

RESULT: APPROVED
MOVER: Holland Drake
SECONDER: Tom McCullough
AYE: Vice Chair McCullough, Barber, Drake, Townsend, and Chairman Hugli
ABSENT: Cosand, and Smith

b. Case File # 171; COA24- 0003; 705 SE 4th Street

After-the-fact addition of a driveway, consisting of grey granite rock and concrete with a 6x6 PT landscaping beam border.

Attachments: [COA24-0003 Staff Report](#)
[COA24- 0003 Application](#)
[COA24- 0003 Master Site File](#)

Ms. Madraveren said the applicant requested to have COA24-0003 postponed to February.

RESULT: POSTPONED
MOVER: Tom McCullough
SECONDER: Holland Drake
AYE: Vice Chair McCullough, Barber, Drake, Townsend, and Chairman Hugli
ABSENT: Cosand, and Smith

c. Case File # 167; COA24- 0004; 316 SE Alvarez Avenue

To replace thirteen (13) windows with 3540 Single-Hung MI windows and remove one (1) window from an accessory structure.

Attachments: [COA24-0004 Staff Report](#)
[COA24- 0004 Application](#)
[COA24- 0004 Master Site File](#)

Ms. Madraveren said COA24-0004 is postponed to February because the applicant was not present.

RESULT: POSTPONED

5. Affirmative Maintenance

None.

6. Public Comments

None.

7. Staff Comments

None.

8. Board Comments

None.

8. Adjournment

The meeting adjourned at 4:09 pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0862

Agenda Item #: a.

Case File # 76; COA24- 0006; 726 SE 4th Street

Replacement of the existing shingle roof with a Metal Sales brand Galvalume (41) classic rib metal roof.

Petitioner: Ronald Nix & Wendy Adams

Agent: N/A

Planner: Breah Miller, Planner II

bmiller@ocalafl.gov

Recommended Action: Not Appropriate



Staff Report

Case #76

COA24-0006

Ocala Historic Preservation Advisory Board: February 6, 2025

Applicant/Property Owner: Ronald Nix & Wendy Adams

Agent: N/A

Project Planner: Breah Miller, Planner II

Applicant Request: Replacement of the existing shingle roof with a Metal Sales brand Galvalume (41) classic rib metal roof.

Parcel Information

Acres: ±0.14 acres

Parcel(s) #: 2820-030-006

Location: 726 SE 4th Street

Future Land Use: Neighborhood

Zoning District: R-3, Multi-Family District

Existing Use: Single-Family Residence

Background:

The existing home, known as the R.G. Blake House, was constructed in 1902 using a Frame Vernacular Victorian Carpenter building style. The home is a contributing structure to the Ocala Historic District. The single-family residence featured a gabled roof made of asbestos slate over wood. In October 2011, OHPAB approved a Certificate Appropriateness to replace the original asbestos shingles with architectural shingles (COA11-0032).

Staff Analysis

Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):

The Code states that the Board may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

The roof pitch will remain gabled. Therefore, there will be no impact on the architectural quality of the building or building site. However, the historic character will be diminished due to the change in roofing material. Not only will the roofing material be altered to metal, but the roof color will change from black to a galvalume silver. Historically, Victorian homes were

constructed with slate or wood shingle roofs. This home was constructed with asbestos shingles and was approved for one replacement using architectural shingles.

2. Sandblasting of any materials except for iron is prohibited.

Proposed alteration does not require sandblasting of any materials.

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

Proposed alteration does not require wet abrasive cleaning.

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

Proposed alteration does not include landscaping, signs, parking, nor site development.

Secretary of the Interior's Standards (Page 44) - Roofs:

Recommended: Identifying, retaining, and preserving roofs, and their functional and decorative features, that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard. Is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weathervanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles, as well as its size, color and patterning.

The form of the roof will remain gabled, and no other decorative or functional features will be altered. However, the roofing material will go from shingles to metal and the color will go from black to galvalume silver.

Not Recommended: Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing historic roofing material instead of repair or replacing only the deteriorated material.

Changing the type or color of roofing.

This request corresponds to all three of the Not Recommended statements per the Secretary of Interior; the entire roof will be replaced with completely altered material and color.

Staff Recommendation: Not Appropriate

****Should the board deem it to be appropriate staff requests that a darker color be required to ensure that the alteration is more consistent with the original roof color.***



City of Ocala
 Growth Management Department
 201 S.E. 3rd Street, 2nd Floor
 352-629-8421 | www.ocalafl.org

Case File # 76
 COA 24 - 0006
 Meeting Date: Feb 6 2025
 Product Approval # _____

Application for a Certificate of Appropriateness (COA)

As required by Section 94-82(g) of the City of Ocala Code of Ordinances, Ocala Historic Preservation Advisory Board (OHPAB) decisions on the COAs will be based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings the Ocala Historic Preservation Design Guidelines, and the Ocala Historic Preservation Code.

COA Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit COA application and required material to Planning staff 30 days prior to OHPAB meeting. Please email application packets: historic@ocalafl.org.
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1st Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2nd floor of City Hall (110 SE Watula Ave.)

If applicant fails to notify staff and does not attend the meeting, the application may be tabled for one month. If applicant fails to notify staff and does not attend the next monthly meeting, the application may be denied without prejudice.

There is no application fee; however, if work is performed without an approved COA, a fee of \$100 will be assessed.

Parcel #:	<u>See Attached</u>	Property Address:	<u>726 SE 4th St Ocala, FL</u>
Owner:	<u>Wendy Adams Ronald Nix</u>	Owner Address:	<u>Same</u>
Owner Phone #:	<u>813-389-5735</u>	Owner Email:	<u>Adams.Wendy2@gmail.com</u>
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		Rep. Email:	

Project Type:	<input type="checkbox"/> Addition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Site Work
	<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Reroof	<input type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # 76
COA 24 - 0006
Meeting Date: Feb 6 2025
Product Approval # _____

Describe, by list, specific changes you are requesting to do to your property. Include the types of materials to be used, as well as dimensions. A site plan must be provided for additions to buildings, new construction (including garages, sheds, other accessory buildings), fences and site work (including driveways, parking areas and other improvements). The site plan must show setbacks of the proposed new work items from property lines. Attach additional pages as necessary.

Re roof - see Attached
new materials / partial tin (silver)

Required additional materials for submission:

- Completed and signed COA application
- Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- Site plan
- Copy of property deed or proof of ownership
- Authorization letter for non-property owner representative*
- For New Construction: a set of building plans, no larger than 11 x 17, for structural changes or new construction. This includes all four elevations with drawn to scale dimensions. *
- Please list any additional attachments:



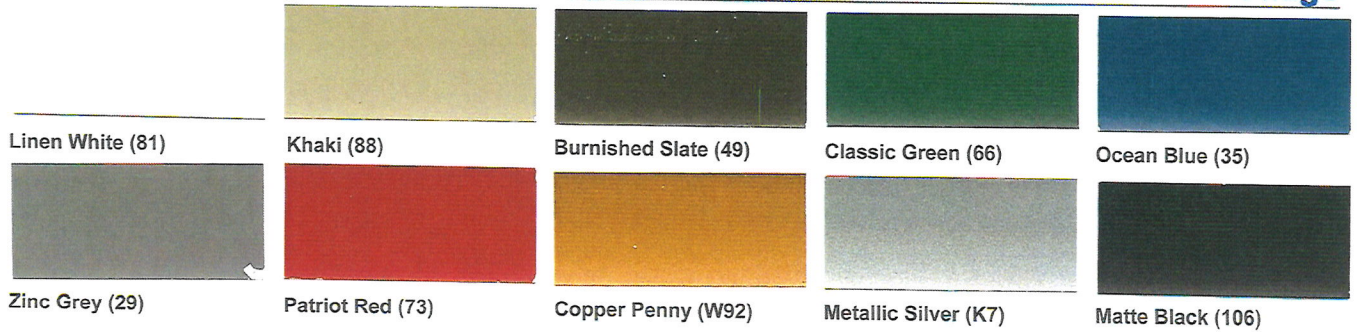
Applicant Signature

12/5/24

Date

PVDF Paint System

26 Gauge



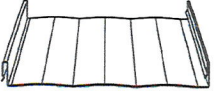
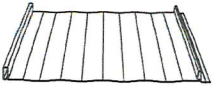
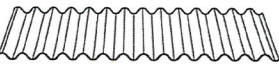
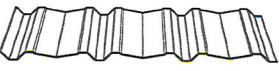
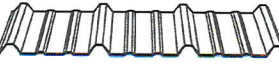
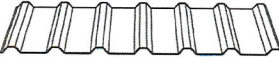
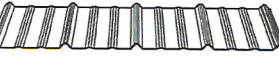
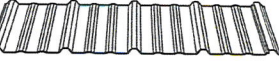
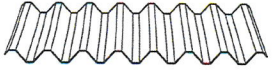

MS Colorfast45® Paint System

29* & 26 Gauge



All Colors Meet or Exceed Steep Slope ENERGY STAR® Requirements

*29 Gauge Colors shown are available in Classic Rib, Pro-Panel II, R-Panel and U-Panel profiles only. Color samples are close representations but are limited by printing and viewing conditions. Actual samples are available by request.

Profile	Panel Name	Coverage	Gauge	Testing and Approvals
	Vertical Seam	12", 16", 18"	26	2010 FBC Approved (Roof): 1/2" Plywood 11560.10 Class 4 Impact Resistance: UL 2218
	Image II™	12" & 16"	26	Miami-Dade County: NOA 08-0229.12 2010 FBC Approved (Roof): 5/8" Plywood 11560.3 2010 FBC Approved (Roof): 1/2" Plywood 11560.4
	7/8" Corrugated	Roof 32" Wall 34 ² / ₃ "	26	Class 90 Wind Uplift: UL 580, Const. #649 Class A Fire Resistance: UL 790 Class 4 Impact Resistance: UL 2218
	Span-Line 36A	36"	26	2010 FBC Approved (Wall): 16 Ga. Girts 9482.6
	R-Panel/PBR-Panel	36"	26	2010 FBC Approved (Wall): 16 Ga. Girts 9482.4 2010 FBC Approved (Roof): 1/2" Plywood 14645.11 2010 FBC PBR only (Roof): 16 Ga. Purlins 10999.7
	U-Panel/PBU-Panel	36"	26	Class 90 Wind Uplift: UL 580, Const. #39 Class A Fire Resistance: UL 790 Class 4 Impact Resistance: UL 2218
	Classic Rib®	36"	26	2010 FBC Approved (Wall): 16 Ga. Girts 9482.2 2010 FBC Approved (Roof): 16 Ga. Purlins 10999.3 2010 FBC Approved (Roof): 1/2" Plywood 14645.7 2010 FBC Approved (Roof): 5/8" Plywood 15478.2
	Pro-Panel II®	36"	26	2010 FBC Approved (Roof): 1/2" Plywood 14645.12 Class A Fire Resistance: UL 790 Class 4 Impact Resistance: UL 2218
	V-Line 32	32"	26	Class 90 Wind Uplift: UL 580, Const. #187 Class A Fire Resistance: UL 790 Class 4 Impact Resistance: UL 2218
	Soffit Panel	12"	26	No Testing or Approvals for 26 Ga. panels

PVDF Color	SR	TE	SRI
Burnished Slate (49)	0.30	0.85	30
Classic Green (66)	0.32	0.86	33
Copper Penny (W92)	0.45	0.85	50
Khaki (88)	0.35	0.87	37
Linen White (81)	0.73	0.86	89
Matte Black (106)	0.25	0.83	22
Metallic Silver (K7)	0.60	0.77	68
Ocean Blue (35)	0.29	0.86	29
Patriot Red (73)	0.46	0.86	52
Zinc Grey (29)	0.41	0.86	45

MS Colorfast45®	SR	TE	SRI
Ash Grey (25)	0.37	0.88	40
Brown (12)	0.31	0.87	32
Burgundy (15)	0.25	0.87	24
Burnished Slate (49)	0.31	0.87	32
Charcoal (17)	0.30	0.87	31
Forest Green (26)	0.27	0.87	27
Galvalume (41) <i>non-painted</i>	0.67	0.14	56
Hawaiian Blue (70)	0.32	0.87	33
Light Stone (63)	0.50	0.86	58
Mocha Tan (22)	0.52	0.87	60
Ocean Blue (35)	0.30	0.88	31
Patina Green (56)	0.29	0.86	29
Patriot Red (73)	0.35	0.88	38
Polar White (80)	0.58	0.87	68
Red (24)	0.30	0.86	30
White (30)	0.57	0.88	67

metal sales
manufacturing corporation



7110 Stuart Avenue
Jacksonville, FL 32254
800.394.4419 Toll Free
904.783.3660 Phone
800.413.3292 Toll Free Fax
904.783.9175 Fax



(352) 236-2959
Don H. Stauss, Jr. - Owner
www.bigdroofs.com
paula@bigdroofs.com
(Licensed and Insured)

PROPOSAL AND ACCEPTANCE



FLORIDA LICENSE NUMBER CCC1328382

PROPOSAL SUBMITTED TO Ron Nix		PHONE (352) 226-0284	DATE 10/14/2024
STREET 726 SE 4th St		JOB NAME	
CITY, STATE AND ZIP CODE Ocala FL 34471		JOB LOCATION 726 SE 4th St, Ocala, FL 34471	
ARCHITECT	DATE OF PLANS	EMAIL ron_nix@hotmail.com	JOB PHONE (352) 226-0284

We hereby submit specifications and estimates for

- Initial RN Remove existing roof (re-nail deck per building code) Single Layer Double Layer
Additional \$75.00 per square for additional layers of roof
- Initial RN Replace any worn or rotten wood at \$ 2.50 per sq. ft. or \$ 80 per sheet for Plywood Decking **** (EXTRA)** (3 sheets of plywood decking at no charge) 1x Solid Sawn Decking repair/replacement at \$3.50 lineal ft.
Replace any worn or rotten Fascia or Rafters at \$ 6.50 per lineal ft. **** (EXTRA)**
Price to reinstall aluminum fascia or soffit \$2.00 per lineal ft. **** (EXTRA)**
- Install new felt underlayment Summit 60 Underlayment Peel & Stick Other Cap sheet
- Initial RN Install new Drip Edge Painted Galvanized (not around super gutters) Color White
- Install new valley metal
- Install new Architectural/ Dimensional Shingles Fungus Resistant Shingles Lifetime Warranty
Shingle Manufacturer _____
- Install new Lead Vent Stack Flashings 1-1/2" 2" 3" 4" 8" GRV 10" GRV
- Install new Continuous Lomanco Omni Vent or similar product (_____)
- Wind Mitigation (must request at time of acceptance)

Quote includes reroofing back porch, 1/12 roof portion.

Quote includes removing existing roof and installing new cap sheet.

If needed, Wall flashing repair/replacement at \$15 lineal ft. (EXTRA) - Customer to replace siding.

Install new metal roof system: 24 gauge 26 gauge 29 gauge PRICE _____ Galvalume Color _____

CLEAN UP AND REMOVE ALL WASTE. WORKMANSHIP GUARANTEED FOR FIVE (5) YEARS.

In the event any litigation is commenced for enforcement or interpretation of this agreement, or performance hereunder, the prevailing party shall recover all costs and reasonable attorneys fees, whether at the trial or appellate level, including any attorneys fees incurred during bankruptcy action. Any necessary corporate debt recovery fees will be the responsibility of the client.

Interest shall accrue at the rate of 1.5% per month on any balance outstanding after 30 days from the date of invoicing.

WE PROPOSE TO HEREBY FURNISH MATERIAL AND LABOR (IN COMPLETE ACCORDANCE WITH ABOVE SPECIFICATIONS) FOR THE SUM OF:

Four Thousand One Hundred Eighty 00/100

DOLLARS (\$ 4,180.00)

PAYMENT TO BE MADE AS FOLLOWS: UPON COMPLETION

* All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. *Rotten, damaged or worn wood cost is in addition to quoted price*

Authorized Signature Zackary Terrell

Note: This proposal may be withdrawn by us if not accepted within 15 days.

Acceptance of Proposal. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Customer has read and agrees to Contract Terms & Conditions (Reverse Side)

Method of Payment: Cash Check *CC *PayPal
*Additional Fees Apply *Credit cards gladly accepted for a 3% bank service fee

Signature [Signature]

Signature [Signature]

Date of Acceptance 11/15/24



(352) 236-2959
Don H. Stauss, Jr. - Owner
www.bigdroofs.com
paula@bigdroofs.com
(Licensed and Insured)

PROPOSAL AND ACCEPTANCE



FLORIDA LICENSE NUMBER: CCC1328382

PROPOSAL SUBMITTED TO Ron Nix		PHONE (352) 226-0284	DATE 11/14/2024
STREET 726 SE 4th St		JOB NAME	
CITY, STATE AND ZIP CODE Ocala FL 34471		JOB LOCATION 726 SE 4th St, Ocala, FL 34471	
ARCHITECT	DATE OF PLANS	EMAIL ron_nix@hotmail.com	JOB PHONE (352) 226-0284

We hereby submit specifications and estimates for:

- Initial DN (✓) Remove existing roof (re-nail deck per building code) Single Layer Double Layer
Additional \$75.00 per square for additional layers of roof
- Initial DN (✓) Replace any worn or rotten wood at \$2.50 per sq. ft. or \$80 per sheet for Plywood Decking **** (EXTRA)** (3 sheets of plywood decking at no charge)
Replace any worn or rotten Fascia or Rafters at \$6.50 per lineal ft. **** (EXTRA)**
Price to reinstall aluminum fascia or soffit \$2.00 per lineal ft. **** (EXTRA)**
- (✓) Install new felt underlayment Summit 60 Underlayment Peel & Stick Other Cap sheet
- Initial DN (✓) Install new Drip Edge Painted Galvanized (not around super gutters) Color White
- () Install new valley metal
- () Install new Architectural/ Dimensional Shingles Fungus Resistant Shingles Lifetime Warranty
Shingle Manufacturer _____
- () Install new Lead Vent Stack Flashings 1-1/2" 2" 3" 4" 8" GRV 10" GRV
- () Install new Continuous Lomanco Omni Vent or similar product (_____)
- () Wind Mitigation (must request at time of acceptance)

Quote includes re-roofing front porch roof portion and front eyebrow.

Quote includes installing 26ga Classic Rib on front porch roof portion. Quote includes installing new cap sheet on eyebrow.

Quote includes installing new Crown Molding on Front Eyebrow. Contractor does not guarantee exact match.

If needed, Wall flashing repair/replacement at \$15 lineal ft (Extra) - Customer to replace siding.

(✓) Install new metal roof system: 24 gauge 26 gauge 29 gauge PRICE See below Galvalume Color _____

CLEAN UP AND REMOVE ALL WASTE. WORKMANSHIP GUARANTEED FOR FIVE (5) YEARS.

In the event any litigation is commenced for enforcement or interpretation of this agreement, or performance hereunder, the prevailing party shall recover all costs and reasonable attorneys fees, whether at the trial or appellate level, including any attorneys fees incurred during bankruptcy action. Any necessary corporate debt recovery fees will be the responsibility of the client.

Interest shall accrue at the rate of 1.5% per month on any balance outstanding after 30 days from the date of invoicing.

WE PROPOSE TO HEREBY FURNISH MATERIAL AND LABOR (IN COMPLETE ACCORDANCE WITH ABOVE SPECIFICATIONS) FOR THE SUM OF:

Five Thousand 00/100 -

DOLLARS (\$ 5,000.00)

PAYMENT TO BE MADE AS FOLLOWS: UPON COMPLETION

* All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. *Rotten, damaged or worn wood cost is in addition to quoted price*

Authorized Signature Zackary Terrell

Note: This proposal may be withdrawn by us if not accepted within 15 days.

Method of Payment: Cash Check *CC *PayPal
*Additional Fees Apply *Credit cards gladly accepted for a 3% bank service fee

Signature [Handwritten Signature]

Signature [Handwritten Signature]

Acceptance of Proposal. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer has read and agrees to Contract Terms & Conditions (Reverse Side)

Date of Acceptance 11/15/2024

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card Real Estate

2820-030-006

[GOOGLE Street View](#)

Prime Key: 1218918

[MAP IT+](#)

Property Information

NIX RONALD A
ADAMS WENDY M
726 SE 4TH ST
OCALA FL 34471-2206

Taxes / Assessments: \$5,324.70
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 01
Acres: .14

Situs: Situs: 726 SE 4TH ST OCALA

Current Value

Land Just Value	\$82,080		
Buildings	\$265,737		
Miscellaneous	\$855		
Total Just Value	\$348,672		
Total Assessed Value	\$325,846	Impact	(\$22,826)
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	
Total Taxable	\$275,846		
School Taxable	\$300,846		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$82,080	\$265,737	\$855	\$348,672	\$325,846	\$50,000	\$275,846
2023	\$54,720	\$320,490	\$1,282	\$376,492	\$316,355	\$50,000	\$266,355
2022	\$45,600	\$207,499	\$1,148	\$254,247	\$254,247	\$0	\$254,247

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7617/0009	11/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$340,000
5867/0169	05/2013	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$180,000
5706/1374	07/2012	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$175,000
5574/0822	09/2011	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$155,000
5574/0821	03/2011	71 DTH CER	0	U	I	\$100
3987/0189	03/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$194,000
2597/0039	01/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$84,900
1941/1504	06/1993	07 WARRANTY	7 PORTIONUND INT	U	I	\$31,500
1941/1503	06/1993	07 WARRANTY	7 PORTIONUND INT	U	I	\$31,500
1768/0422	09/1991	05 QUIT CLAIM	0	U	I	\$100
1734/1706	05/1991	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$59,000

Property Description

SEC 17 TWP 15 RGE 22
 PLAT BOOK E PAGE 004
 CALDWELLS ADD OCALA
 COM 150 FT W & 15.48 FT S OF NE COR
 OF LOT 30 TH S 105.80 FT TH W 60.03 FT TH N
 106 FT TH E 60.07 FT TO THE POB

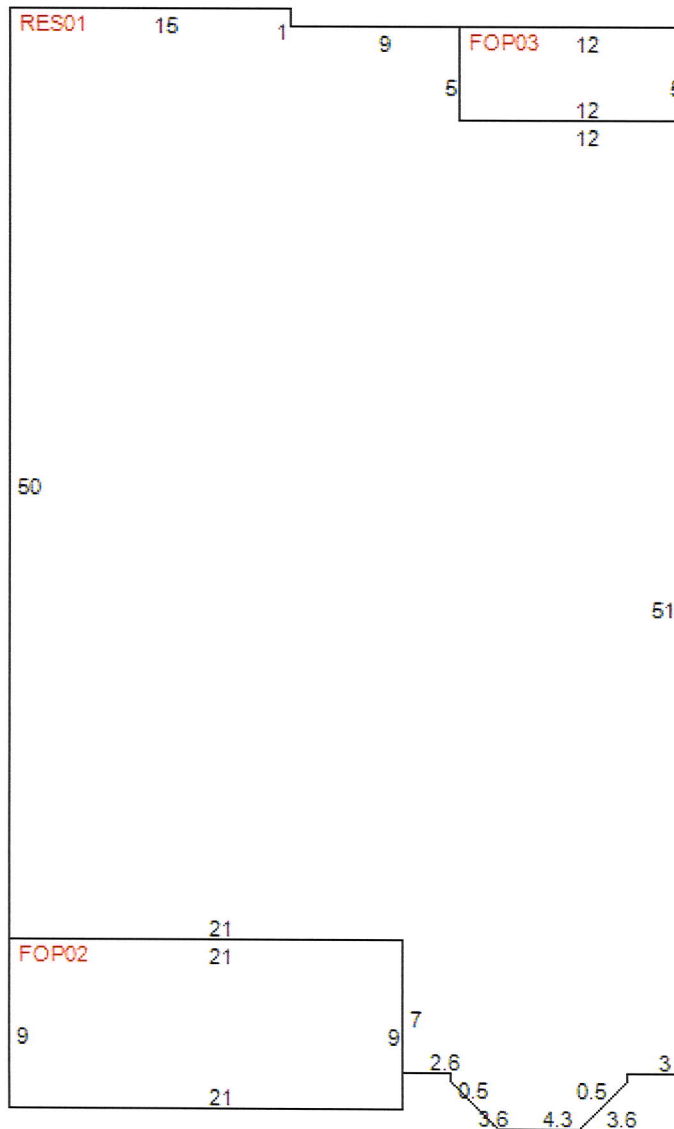
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		60.0	105.0	R3	60.00	FF	1,800.0000	1.00	0.76	1.00	82,080	82,080
Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D											Total Land - Class	\$82,080
Mkt: 8 70											Total Land - Just	\$82,080

Traverse

Building 1 of 1

RES01=R21D7R2,6D0,5A135|3,6R4,3A45|3,6U0,5R3U51L12U5L9U1L15D50.
 FOP02=R21D9L21U9.U49R24
 FOP03=R12D5L12U5.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 3
Quality Grade 700 - GOOD
Inspected on 4/24/2020 by 025

Year Built 1902
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 189

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.00	1902	N	0 %	0 %	1,846	1,846
FOP	0201	- NO EXTERIOR	1.00	1902	N	0 %	0 %	189	189
FOP	0301	- NO EXTERIOR	1.00	1902	N	0 %	0 %	60	60

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 20 PLASTER
Heat Fuel 1: 06 GAS
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	84.00	LF	10	1991	4	0.0	0.0	
156 PAVING BRICK	178.00	SF	20	2012	1	0.0	0.0	
156 PAVING BRICK	72.00	SF	20	2008	1	0.0	0.0	
Total Value - \$855								

Appraiser Notes

THE HISTORIC BLAKE HOUSE
 HOUSE HAS BEEN REMODELED
 INTERIOR INF. WAS ESTIMATED

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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Cost Summary

Buildings R.C.N.	\$217,323	4/8/2014				
Total Depreciation	(\$47,811)					
Bldg - Just Value	\$169,512		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$855	7/9/2013	1	\$217,323	(\$47,811)	\$169,512
Land - Just Value	\$82,080	2/27/2024				
Total Just Value	\$252,447					

CA 76- map

✓ 12/88

(old parcel #)
new parcel # 7189

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA
Rev 3-79

FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM 802 ==

1009 ==

Site No. 86- (51829) 2820-030-011

Survey Date 1981

830 ==

820 ==

905 ==

Site Name Blake, R. G. House

Address of Site: 726 S.E. 4th St.

Instruction for locating 3rd house east of S.E. corner of S.E. Sanchez
and S.E. 4th St

Location: Caldwell's AD Ocala Com 150 Ft W of NE Cor Lot 30 Thence S
subdivision name block no.

County: Marion - 105 Ft W 60 Ft N 105 Ft E 60 Ft

Owner of Site: Name: Palmer, Henry E

Address: 726 SE 4th St.

Type of Ownership Private 848 ==

Recorder: Recording Date

Name & Title: Withlacoochee Regional Planning Council, Joyce Cusick, Assoc.

Address: 1241 S.W. 10th St.
Ocala, FL 32670
Planner

Condition of Site: Integrity of Site: Original Use residence 818 ==

Check One Check One or More

Excellent 863 == Altered 858 ==

Good 863 == Unaltered 858 ==

Fair 863 == Original Site 858 ==

Deteriorated 863 == Restored () (Date:) 858 ==

Moved () (Date:) 858 ==

NR Classification Category: Threats to Site: 916 ==

Check One or More

Zoning () 878 == Transportation () 878 ==

Development () 878 == Fill () 878 ==

Deterioration () 878 == Dredge () 878 ==

Borrowing () 878 ==

Other (See Remarks Below): 878 ==

Areas of Significance: architecture 910 ==

Significance:

An example of a Victorian frame vernacular carpenter style house exhibiting Gothic architectural influences. It was the residence of R. G. Blake who was the railroad ticket agent in the late 19th and early 20th centuries. The house is in scale and character with its surroundings, a residential Victorian neighborhood which has evolved from the 1880's through the early 1900's.

911 ==

ARCHITECT _____ 872 == =

BUILDER _____ 874 == =

STYLE AND/OR PERIOD frame vernacular Victorian carpenter style 964 == =

PLAN TYPE L 966 == =

EXTERIOR FABRIC(S) wood siding shiplap 854 == =

STRUCTURAL SYSTEM(S) _____ 856 == =

PORCHES front open-lathe turned columns 942 == =

FOUNDATION: brick pier 942 == =

ROOF TYPE: gable 942 == =

SECONDARY ROOF STRUCTURE(S): shed on porch 942 == =

CHIMNEY LOCATION: on ridge at L 942 == =

WINDOW TYPE: double hung sash-bay window front 942 == =

CHIMNEY: brick 882 == =

ROOF SURFACING: asbestos slate over wood 882 == =

ORNAMENT EXTERIOR: shingle detail-spindle balustrade lathe 882 == =

NO. OF CHIMNEYS 1 952 == = NO. OF STORIES 1 950 == =

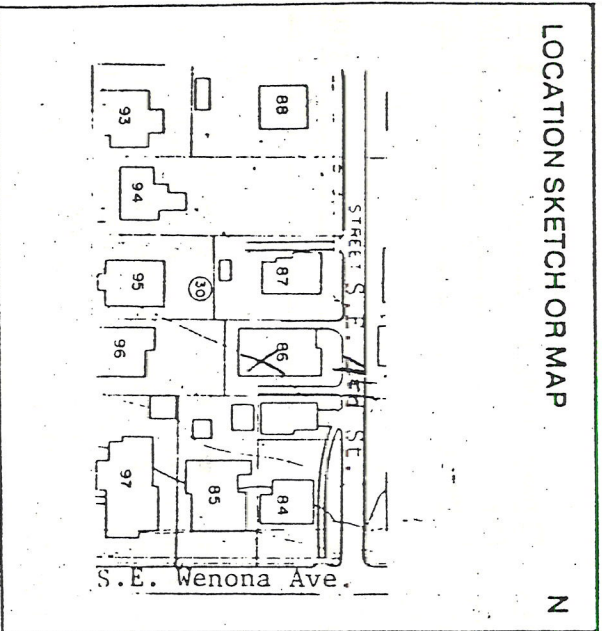
NO. OF DORMERS _____ 954 == =

Map Reference (incl. scale & date) USGS Ocala West - #447 - 7.5 Min. - 1964 809 == =

Latitude and Longitude: _____ 800 == =

Site Size (Approx. Acreage of Property): _____ 833 == =

LOCATION SKETCH OR MAP



Township	Range	Section
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Photographic Records Numbers _____

81N70#8 (9, 10)

Contact Print 84N 312# 23(16)

