



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

Case File # **353**
 COA **25-0011**
 Meeting Date: **4-3-25**
 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 #:	2820-037-006	Property Address:	815 SE 4 TH ST OCALA
Owner:	BEATRICE KATSERGUES	Owner Address:	815 SE 4 TH ST OCALA
Owner Phone #:	772-971-4684	Owner Email:	34471
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		Rep. Email:	

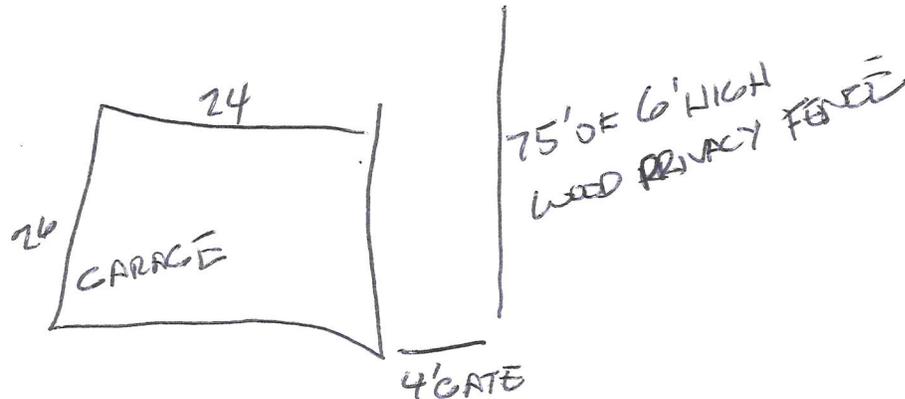
Project Type:	<input type="checkbox"/> Addition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Site Work
	<input type="checkbox"/> Alteration	<input type="checkbox"/> Reroof	<input checked="" type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation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



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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.



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:

Debra K. Furbush

Applicant Signature

4 March 2025

Date







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
Real Estate

2820-037-006

[GOOGLE Street View](#)

Prime Key: 1219451

[MAP IT+](#)

Current as of 3/17/2025

Property Information

KATSERELES BEATRICE ANN
 317 SE WENONA AVE
 OCALA FL 34471-2216

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

M.S.T.U.

PC: 08

Acres: .38

More Situs

Situs: 317 SE WENONA AVE OCALA

2024 Certified Value

Land Just Value	\$206,640		
Buildings	\$134,584		
Miscellaneous	\$4,408		
Total Just Value	\$345,632	Impact	
Total Assessed Value	\$155,860	<u>Ex Codes:</u> 01 38	(\$189,772)
Exemptions	(\$50,000)		
Total Taxable	\$105,860		
School Taxable	\$130,860		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$206,640	\$134,584	\$4,408	\$345,632	\$155,860	\$50,000	\$105,860
2023	\$137,760	\$127,984	\$5,450	\$271,194	\$150,976	\$50,000	\$100,976
2022	\$114,800	\$76,379	\$4,606	\$195,785	\$145,249	\$50,000	\$95,249

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7106/0026	12/2019	57 TRANSFER FROM BANK	2 V-SALES VERIFICATION	U	I	\$245,000
6999/1271	07/2019	31 CERT TL	0	U	I	\$225,100
UNRE/INST	06/2018	71 DTH CER	0	U	I	\$100
3771/1293	07/2004	08 CORRECTIVE	0	U	I	\$100
3766/1217	06/2004	02 DEED NC	7 PORTIONUND INT	U	I	\$100
UNRE/INST	12/1984	76 MAR CER	9 UNVERIFIED	U	I	\$100
1151/1962	03/1983	07 WARRANTY	0	U	I	\$100
0922/0078	10/1978	07 WARRANTY	0	U	I	\$100
0842/0431	10/1977	02 DEED NC	0	U	I	\$21,500

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
COM AT THE SW COR OF BLK 37 TH E 140 FT TH N 120 FT TH W
140 FT TH S 120 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		110.0	120.0	R3	110.00	FF							
0810		30.0	120.0	R3	30.00	FF							

Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D
Mkt: 8 70

Traverse

Building 1 of 3

RES01=R31U18R4U9L4U14L5U15L22D26L4D15A225|5D8A135|5.R2
FOP02=R29U18R4U9L4U3R10D40L39U10.R24U41,1
FOP03=R5U14L5D14.
FOP04=45.

