

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA26-0015

Address: 703 E Fort King Street

CRA subarea: East Ocala

Project Type: Commerical

No.	Eligible work item	High Bid	Low Bid
1	Parking Lot Improvements	\$ 15,000.00	\$ 6,700.00
2	Painting	\$ 7,500.00	\$ 4,755.95
Total		\$ 22,500.00	\$ 11,455.95

Maximum CRA grant that can be awarded based on 60% match not to exceed	\$6,874
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Before Photos

CRA26-0015, 703 E Fort King Street Before Photos



Subject property from E Fort King Street facing north



Subject property facing west

CRA26-0015, 703 E Fort King Street Before Photos



Subject property facing south



Subject property facing east



Driveway entering subject property



Parking lot of subject property

CRA26-0015, 703 E Fort King Street Before Photos



Example of status of parking lot in subject property

Local Business Tax Receipt



LOCAL BUSINESS TAX RECEIPT

FOR

EVOLUTIONS

BUSINESS NUMBER A23755
AUTHORIZED BUSINESS LOCATION 703 E FORT KING ST
TYPE OF BUSINESS GENERAL BUSINESS
SUBTYPE BEAUTY OR BARBERSHOP

EXPIRES: 09/30/2026

**THIS BUSINESS TAX IS ISSUED FOR THE PERIOD AS STATED
ABOVE AND MUST BE CONSPICUOUSLY DISPLAYED AT ALL
TIMES.**

DATE PAID: 09/10/2019

FEE AMOUNT	FEE DESCRIPTION
\$35.00	GENERAL BUSINESS BASED ON SQFT
\$35.00	GENERAL BUSINESS BASED ON SQFT

ISSUED BY:
City of Ocala
Growth Management Department
201 SE 3RD Street (2nd floor)
Ocala, Florida 34471
352-629-8421

Pursuant to Section 62-75, issuance of a
Local Business Tax Receipt does not imply
compliance with Chapter 122, Zoning.

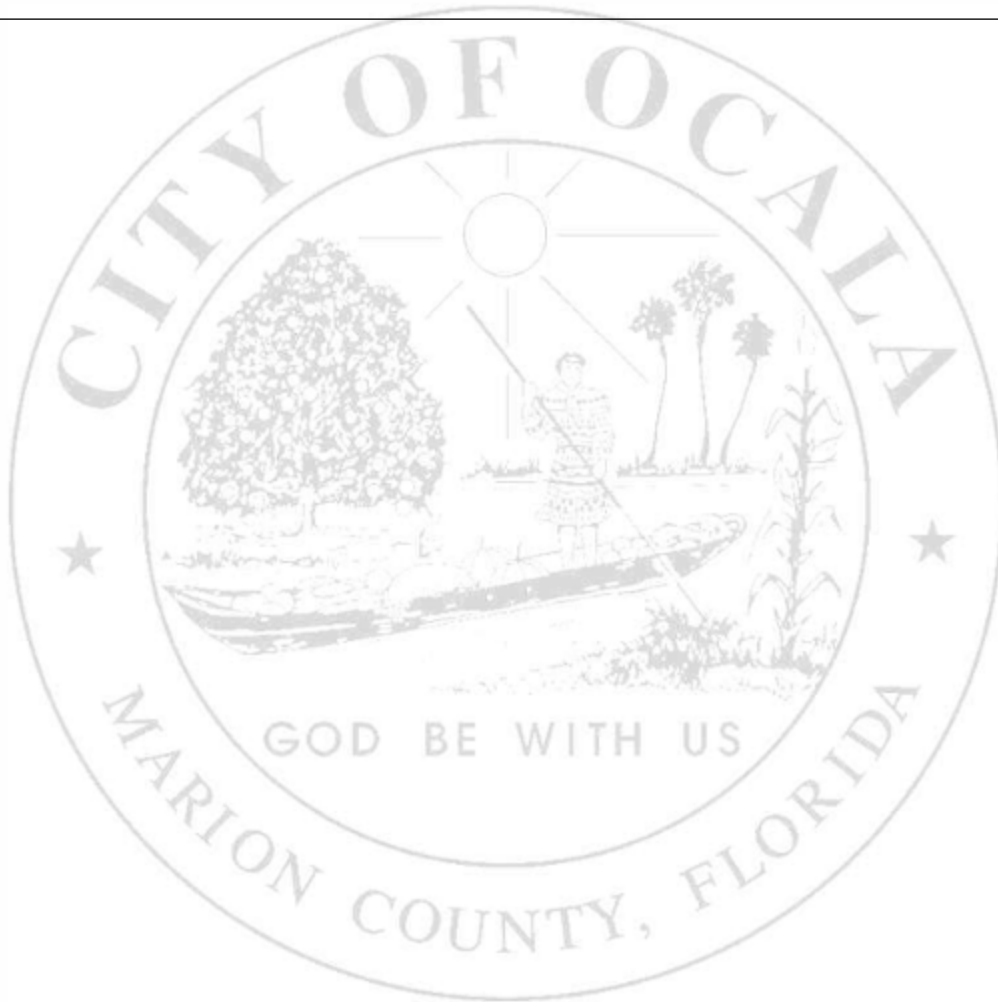
BUSINESS TAX ISSUED TO:

EVOLUTIONS
EVOLUTIONS
703 SE FORT KING ST
OCALA, FL 34471-2233

NOTICE:

IF YOU ARE NO LONGER IN BUSINESS,
OR GO OUT OF BUSINESS, YOU ARE
REQUIRED TO NOTIFY THE "ONE STOP
PERMIT CENTER" AT 629-8421 TO
CLOSE THIS CERTIFICATE OR
PENALTIES COULD APPLY.

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Marion County Property Appraiser Card

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

2820-000-009

[GOOGLE Street View](#)

Prime Key: 1219833

[MAP IT+](#)

Current as of 6/10/2026

Property Information

KUHN BRIAN
703 SE FORT KING ST
OCALA FL 34471-2233

Taxes / Assessments:
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 19
Acres: .18

Situs: 703 E FORT KING ST OCALA

2025 Certified Value

Land Just Value	\$39,205
Buildings	\$62,877
Miscellaneous	\$1,720
Total Just Value	\$103,802
Total Assessed Value	\$103,802
Exemptions	\$0
Total Taxable	\$103,802

[Ex Codes:](#)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$39,205	\$62,877	\$1,720	\$103,802	\$103,802	\$0	\$103,802
2024	\$39,205	\$63,689	\$1,720	\$104,614	\$103,681	\$0	\$103,681
2023	\$31,364	\$62,966	\$1,594	\$95,924	\$94,255	\$0	\$94,255

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6205/1134	04/2015	61 FJDGMNT	0	U	I	\$100
4647/0476	12/2006	61 FJDGMNT	0	U	I	\$100
2206/0539	12/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$65,000
0730/0608	02/1976	02 DEED NC	0	U	I	\$23,000

Property Description

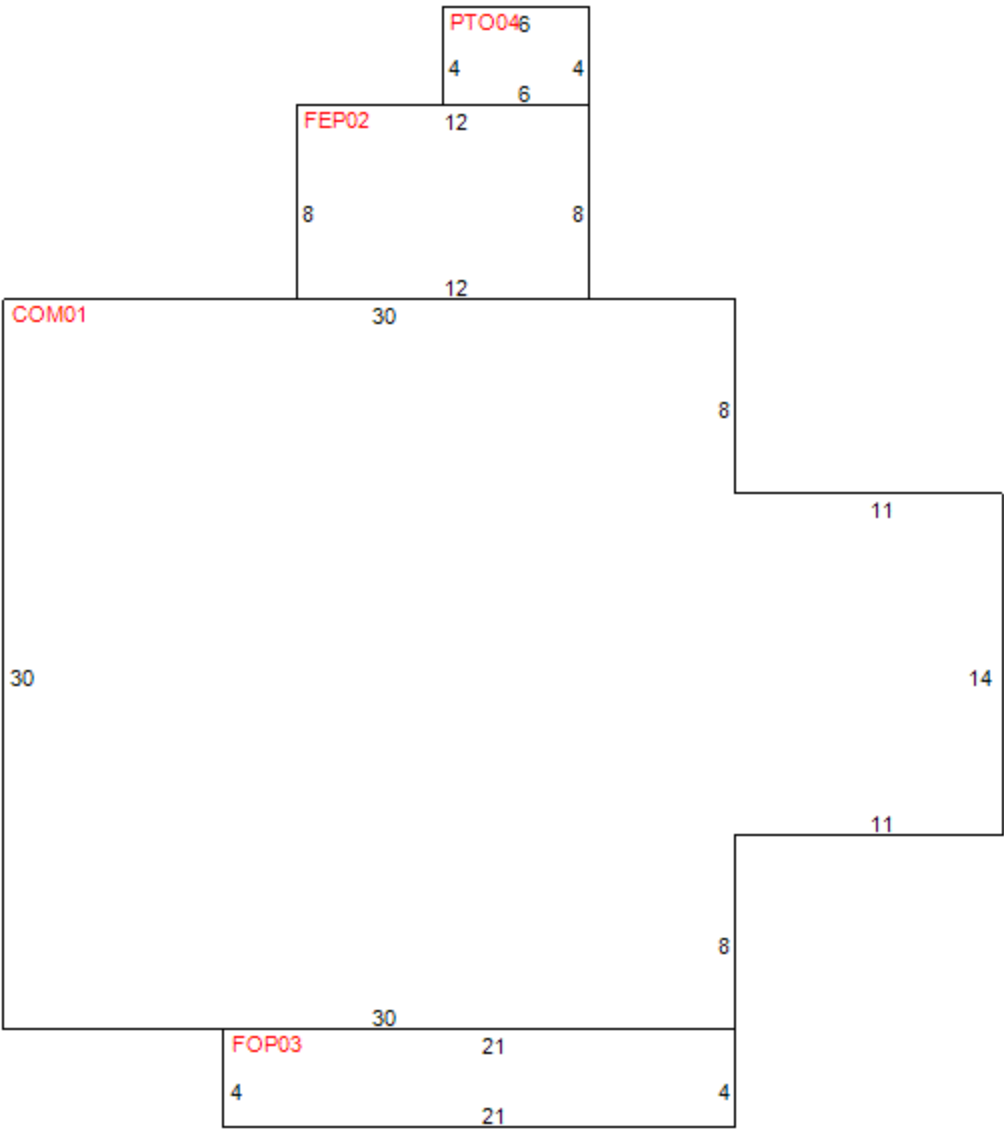
SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
COM 290 FT W OF SW COR LOT 40 TH
W 70 FT N 115 1/2 FT E 70 FT S 115 1/2 FT

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1915	70.0	115.0	R3	7,841.00	SF						
Neighborhood 9916												
Mkt: 2 70												

Traverse

Building 1 of 1

COM01=L30D30R30U8R11U14L11U8.L6
FEP02=U8L12D8R12.D30R6
FOP03=L21D4R21U4.U38L6
PTO04=L6U4R6D4.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built	1946
Effective Age	8 - 35-39 YRS	Physical Deterioration	0%
Condition	3	Obsolescence: Functional	0%
Quality Grade	500 - FAIR	Obsolescence: Locational	0%
Inspected on	7/8/2024 by 253		

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM0132	- CONC BLK-STUCO	1.00	1946	N	0 %	0 %	1,054	1,054
FEP 0234	- WD FRAME-STUCO	1.00	1946	N	0 %	0 %	96	96
FOP 0301	- NO EXTERIOR	1.00	1946	N	0 %	0 %	84	84
PTO 0401	- NO EXTERIOR	1.00	2009	N	0 %	0 %	24	24

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 0	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 5	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	2,400.00	SF	5	1961	3	0.0	0.0
159 PAV CONCRETE	114.00	SF	20	1961	3	0.0	0.0

Appraiser Notes

EVOLUTIONS HAIR SALON

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD25-2049	9/26/2025	-	KUHN REROOF HIS
OC00766	3/1/1993	-	CMRA

Tax Roll Property Summary

Tax Roll Property Summary							Help
Account Number		R2820-000-009		Type	REAL ESTATE INSTALLMENT		Request Future E-Bill
Address		703 E FORT KING ST OCALA		Status			
Sec/Twn/Rng		17 15 22		Subdivision	9916		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
2011	R	2011 R2820-000-009	INST F-PD	03/2012	1,395.49		Installment
2012	R	2012 R2820-000-009	INST F-PD	03/2013	1,282.37		Installment
2013	R	2013 R2820-000-009	INST F-PD	03/2014	1,252.22		Installment
2014	R	2014 R2820-000-009	INST F-PD	03/2015	1,259.81		Installment
2015	R	2015 R2820-000-009	INST F-PD	03/2016	1,379.75		Installment
2016	R	2016 R2820-000-009	INST F-PD	03/2017	1,404.93		Installment
2017	R	2017 R2820-000-009	INST F-PD	03/2018	1,403.11		Installment
2018	R	2018 R2820-000-009	INST F-PD	03/2019	1,546.31		Installment
2019	R	2019 R2820-000-009	INST F-PD	03/2020	1,362.14		Installment
2020	R	2020 R2820-000-009	INST F-PD	03/2021	1,358.56		Installment
2021	R	2021 R2820-000-009	INST F-PD	03/2022	1,539.51		Installment
2022	R	2022 R2820-000-009	INST F-PD	03/2023	1,655.75		Installment
2023	R	2023 R2820-000-009	INST F-PD	03/2024	1,933.38		Installment
2024	R	2024 R2820-000-009	INST F-PD	03/2025	2,084.91		Installment
2025	R	2025 R2820-000-009	INST F-PD	03/2026	2,020.84		Installment
2026	R	2026 R2820-000-009	UNPAID			491.63	Add to Cart Installment

CURRENT ACCOUNT DETAILS

Account Number	2026	R2820-000-009	Installment
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Installment Schedule & Details

Installment Schedule	Discount Date	Amount	Paid Status
1	06-30-2026	\$ 523.01	Unpaid
2	09-30-2026	\$ 523.01	Unpaid
3	12-31-2026	\$.00	Not Available
4	03-31-2027	\$.00	Not Available

Property Description

Owner Information

SEC 17 TWP 15 RGE 22 PLAT BOOK E	KUHN BRIAN
PAGE 004 CALDWELLS ADD OCALA CO	703 SE FORT KING ST
M 290 FT W OF SW COR LOT 40 TH W	OCALA FL 34471-2233
70 FT N 115 1/2 FT E 70 FT S 11	
5 1/2 FT	

Current Values and Exemptions				Taxes and Fees Levied		
	ASSESSMENT	103,802		TAXES		1,778.85
	TAXABLE	103,802		SP. ASMT		313.20
GROSS DUE	DISCOUNT 6%	JUN 1-JUN 30	JUL 1-JUL 31			
523.01	31.38	491.63	523.01			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

- [LINK TO PA GIS](#)
- [LINK TO PROPERTY APPRAISER WEB](#)

Property Tax Bill

George Albright
REAL ESTATE INSTALLMENT

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: R2820-000-009 2026
ASSESSED VALUE: 103,802
TAXING AUTHORITY
COUNTY GENERAL COUNTY
FINE & FORFEITURE
COUNTY HEALTH
SCHOOL SCHOOL R.L.E.
SCHOOL VOTE
SCHOOL DISCRETIONARY
SCHOOL CAPITAL IMPR
WATER ST JOHNS MANAGEMENT DIST
MUNIC OCALA BASIC
EXEMPTION:NONE
EXEMPTIONS: * NONE *
MILLAGE ASSESSED EXEMPTIONS TAXABLE TAXES
3.0900 103,802 0 103,802 320.75
.8300 103,802 0 103,802 86.16
.1000 103,802 0 103,802 10.38
3.0720 103,802 0 103,802 318.88
1.0000 103,802 0 103,802 103.80
.7480 103,802 0 103,802 77.64
1.5000 103,802 0 103,802 155.70
.1793 103,802 0 103,802 18.61
6.6177 103,802 0 103,802 686.93
17.13700 1,778.85

Non-Ad Valorem Assessments

LEVYING AUTHORITY
X901 OCALA FIRE
PURPOSE SF/DUP/MH
RATES/BASIS PER ASMT UNIT
AMOUNT
313.20
NON AD VALOREM ASSESSMENTS: 313.20
COMBINED TAXES & ASSESSMENTS TOTAL: 2,092.05

R2820-000-009 2026
KUHN BRIAN
703 SE FORT KING ST
OCALA FL 34471-2233

GROSS DUE	DISCOUNT 6%	JUN 1-JUN 30	JUL 1-JUL 31
523.01	31.38	491.63	523.01

George Albright
REAL ESTATE INSTALLMENT
Marion County

GROSS DUE	DISCOUNT 6%	JUN 1-JUN 30	JUL 1-JUL 31
523.01	31.38	491.63	523.01

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		1001		

VALUES AND EXEMPTIONS TAXES 1,778.85
ASSESSMENT 103,802 SP. ASMT 313.20
TAXABLE 103,802

George Albright
503 SE 25TH AVENUE
Ocala Fl 34471
17 15 22
SEC 17 TWP 15 RGE 22 PLAT BOOK E
PAGE 004 CALDWELLS ADD OCALA COM
290 FT W OF SW COR LOT 40 TH W
70 FT N 115 1/2 FT E 70 FT S 115
1/2 FT

R2820-000-009 2026
KUHN BRIAN
703 SE FORT KING ST
OCALA FL 34471-2233

SunBiz Entity Information



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by FEI/EIN Number](#) /

Detail by FEI/EIN Number

Florida Profit Corporation
THE SHOP OF OCALA, INC.

Filing Information

Document Number P00000044379
FEI/EIN Number 59-3649340
Date Filed 05/02/2000
State FL
Status ACTIVE

Principal Address

703 E FT KING STREET
OCALA, FL 34471

Changed: 03/06/2023

Mailing Address

703 E FORT KING ST
OCALA, FL 34471

Changed: 02/20/2015

Registered Agent Name & Address

Kuhn, Brian F
703 E Fort King St
OCALA, FL 34471

Name Changed: 01/31/2018

Address Changed: 01/29/2021

Officer/Director Detail

Name & Address

Title P

KUHN, BRIAN F
703 E FT. KING ST.
OCALA, FL 34471

Annual Reports

Report Year	Filed Date
2024	02/07/2024
2025	01/21/2025
2026	04/08/2026

Document Images

04/08/2026 -- ANNUAL REPORT	View image in PDF format
01/21/2025 -- ANNUAL REPORT	View image in PDF format
02/07/2024 -- ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
02/24/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
03/25/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
02/04/2016 -- ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
03/02/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2006 -- ANNUAL REPORT	View image in PDF format
03/23/2005 -- ANNUAL REPORT	View image in PDF format
01/10/2004 -- ANNUAL REPORT	View image in PDF format
02/04/2003 -- ANNUAL REPORT	View image in PDF format
05/08/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- ANNUAL REPORT	View image in PDF format
05/02/2000 -- Domestic Profit	View image in PDF format

Florida Profit Corporation Annual Report

2026 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P00000044379

Entity Name: THE SHOP OF OCALA, INC.

Current Principal Place of Business:

703 E FT KING STREET
OCALA, FL 34471

Current Mailing Address:

703 E FORT KING ST
OCALA, FL 34471 US

FEI Number: 59-3649340

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

KUHN, BRIAN F
703 E FORT KING ST
OCALA, FL 34471 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: BRIAN F KUHN

04/08/2026

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name KUHN, BRIAN F
Address 703 E FT. KING ST.
City-State-Zip: OCALA FL 34471

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: BRIAN KUHN

PRESIDENT

04/08/2026

Electronic Signature of Signing Officer/Director Detail

Date

Certificate of Appropriateness



City of Ocala

GROWTH MANAGEMENT DEPARTMENT
201 SE 3RD STREET, 2ND FLOOR
OCALA, FLORIDA 34471

June 9, 2026

Brian Kuhn
621 East Fort King Street
Ocala, Florida 34471
Email: kuhnkool@yahoo.com

RE: Approval of Certificate of Appropriateness Application
City of Ocala, Florida – Ocala Historic Preservation Advisory Staff
Certificate of Appropriateness COA26-0038 - Case File #91

Dear Mr. Kuhn,

This letter confirms the approval of COA26-0038 for a property located at 703 East Fort King Street, as required by Section 94-82, *Code of Ordinances, City of Ocala, Florida*, and other relevant provisions of Florida law. This approval is limited to the following scope of work:

- Resurface and repair the existing asphalt parking lot and driveway area, including removal and replacement of deteriorated asphalt sections as needed, installation of a new asphalt overlay, and restriping of pavement markings.

All work shall be completed in substantial conformance with the approved plans and representations made to the Board. Please note that building permits may be required in addition to this COA approval. If required, you or your contractor are responsible for submitting the appropriate building permit applications prior to commencing work.

This approval is valid for six (6) months from the date of issuance, during which time work must commence. The approved work must be completed within one (1) year of issuance unless an extension is granted in accordance with the Code of Ordinances.

If you have any questions or need additional information, please contact my office at 352-629-8421 for assistance.

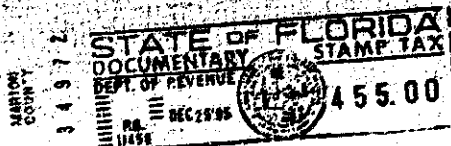
Sincerely,

Charlita Whitehead
Economic Development Project Coordinator, Growth Management

Warranty Deed

Name: G. DON RITTER, ESQUIRE
Address: P. O. Box 1161
Ocala, FL. 34478
This Instrument Prepared by:
Name: G. DON RITTER, ESQUIRE
Address: P.O. Box 1161
Ocala, FL. 34478
Property Appraisal Parcel Identification: 51929-000-00
File Number:
Contract K.S. #

RECEIVED
MAR 10 1995
CLERK OF COURT



FRANCES E. THIGPIN, CLERK OF CIRCUIT COURT
FILE: 95089618
12/29/95 15:15
OR BOOK/PAGE: 2206/535
MARION COUNTY - *M. Alexander*

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 28th day of December, 19 95, by
GEORGE DONIVAN RITTER a/k/a G. DON RITTER, and his wife, SHIRLEY A. RITTER,

hereinafter called the Grantor, to BRIAN KUHN
whose post office address is 3351 NE 17th Avenue, Ocala, Florida 34479
hereinafter called the Grantee

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Marion County, State of Florida, viz:

Commencing 290 feet West of the Southwest corner of Lot 40, CALDWELL'S ADDITION to Ocala, as per plat thereof recorded in Plat Book "B", Page 4, Public Records of Marion County, Florida thence West 70 feet, thence North 115.5 feet, thence East 70 feet, thence South 115.5 feet to the Point of Beginning.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1995.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Charlotte E. Chappel
Witness Signature (as to First Grantee)
Charlotte E. Chappel
Printed Name

S. Ray Gill
Witness Signature (as to First Grantor)
S. Ray Gill
Printed Name

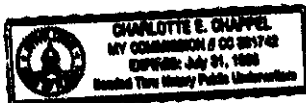
Charlotte E. Chappel
Witness Signature (as to Co-Grantee, if any)
Charlotte E. Chappel
Printed Name

S. Ray Gill
Witness Signature (as to Co-Grantor, if any)
S. Ray Gill
Printed Name

STATE OF FLORIDA
COUNTY OF MARION

GEORGE DONIVAN RITTER a/k/a G. DON RITTER and his wife, SHIRLEY A. RITTER,
known to me to be the person a described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one: ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: _____)

NOTARY RUBBER STAMP SEAL



I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared
Charlotte E. Chappel
Notary Signature
Printed Name