



City of Ocala
Community Redevelopment Agency
201 SE 3rd Street, Ocala, FL 34471

MEMORANDUM

DATE April 23, 2025
TO: East Ocala CRA Advisory Committee
FROM: Charlita R. Whitehead, Economic Development/Cultural Arts Project Coordinator,
Growth Management
RE: East Ocala CRA Residential Improvement Grant Program Grant Application
CRA25-0011

Address: 837 NE 2nd St (Parcels: 2820-044-003)

Applicant: Jody Talmadge

Project: This project involves reroofing, repainting, and replacing the HVAC.

A summary of the work item and quotes received are presented in the attached CRA Project Cost Worksheet.

Findings and Conclusion:

- The home was built in 1932.
- The applicant has lived in the home for 18 years and runs a hair salon from the property.
- The roof has holes, is leaking, and is currently covered with a tarp, leaving it vulnerable to heavy rain, weather related damage, and reduced energy efficiency.
- The HVAC system does not work properly and causes power surges.
- The exterior paint is chipping, leading to damage in the underlying wood, which now requires replacement. The home will be repainted in its current color.
- The grant will enable these essential improvements to be completed more efficiently, preventing further damage to the home.
- The improvements will increase energy efficiency, provide added weather protection, and increase the aesthetic appeal of the home.
- "1,392 structures, representing approximately 68.4 percent of the structures in the East Ocala CRA have issues concerning Quality of Structure....a concentration of older, poorly maintained and deteriorated buildings creates many negative influences in an area including a

loss of economic status, a lack of interest in new development, and increased occurrence of crime, and decreased revenues for businesses." - The East Ocala Community Redevelopment Plan

- The application meets the requirements and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on April 15, 2025. The home was found to be a good candidate for this grant program. There are potential options for future improvements that could be supported by the grant including repair of the stairs to the back deck and landscaping. Please refer to the images below for highlights of the existing condition. The full application is also attached.

Attached - Application, cost estimates, project cost worksheet maps, Tax Roll Property Summary, and Marion County Property Appraiser's Property Report Card.

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA25-0011
Address: 837 NE 2nd St
CRA subarea: East Ocala

No.	Eligible work item	High quote	Low quote
1	Reroofing	\$ 13,255.78	\$12,650.00
2	HVAC	\$ 9,990.00	\$ 8,200.00
3	Repainting	\$ 5,800.00	\$ 5,563.06
Total		\$ 29,045.78	\$ 26,413.06
Maximum CRA grant that can be awarded based on 75% match.			\$ 19,809.80

CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY EAST OCALA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function.

Additionally, the appearance and use of buildings and structures is the basis of the public's overall impression of Ocala as it plays an important role in marketing Ocala as a special place. Improving the physical appearance and use of buildings will promote the attraction and retention of business operations and promote economic growth.

Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment.

Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.

Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant.

Work in progress or performed before approval will not be eligible.

HOW TO GET STARTED

Step 1: Gather two quotes; both should include the same scope of work (if painting yourself, print paint costs from paint suppliers).

Step 2: Complete the grant application attached or visit <https://ocalafl.civicserve.com/> to complete the online.

Step 3: Submit application and other required application materials by due date.

There are three ways to submit an application;

1. Submit online through the Ocala's economic development portal **CivicServe** (<https://ocalafl.civicserve.com/>);
2. Scan and email the application to cra@ocalafl.gov; or
3. Mail or bring the application in person to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

APPLICATION DEADLINES - 2024

February 2, 2024

March 29, 2024

May 31, 2024

August 2, 2024

September 27, 2024

November 29, 2024

Email questions to cra@ocalafl.gov

II. **Eligibility and General Requirements**

- (a) **Eligible Applicants** - Applicants for the Program must be the property owner. Proof of ownership is required.
 - 1. Proof can include: copy of deed, property appraiser tax card, or Ocala electric/utility bill.
- (b) **Ineligible Properties** - The following types of property are **not eligible** without City Council approval:
 - 1. Tax delinquent property
 - 2. Property in litigation
 - 3. Property in condemnation or receivership
 - 4. Property or tenants with outstanding financial obligations to the City.
- (c) **Eligible Areas** - The building or property must be located within the specified neighborhood outlined in the grant framework on page 11 of this application.
- (d) **Ineligible Work**:
 - 1. Grants **cannot** be used to correct outstanding code violations in an active code enforcement case.
 - 2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.
- (e) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (f) Any changes to the approved project will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.
- (g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

III. Application Materials

- (a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:
1. A completed application form.
 2. Proof of Ownership and homestead status.
 3. Color photographs of the existing conditions.
 4. Color photo examples of proposed colors.
 5. Project Schedule
 6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
 7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
 8. Any other documentation necessary to illustrate the visual impact of the proposed project.
 9. Provide proof of property or liability content insurance (as applicable).

IV. Application Submittal and Review Process

- (a) Options: Submit online through the Ocala's economic development portal **CivicServe** (<https://ocalafl.civicserve.com/>); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.
- (b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.
- (d) Staff may meet with applicant to review completed application.

- (e) Applications deemed complete will be reviewed by:
 - 1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
 - 2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
 - 3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section V –Application Evaluation.
- (f) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.
- (g) Any deviation from the approved project must be reviewed and approved by the CRA.
- (h) City staff will review progress during renovation process.
- (i) Upon completion of work, city staff will inspect building to verify compliance with project application.

V. Application Evaluation

After an application has been deemed to meet all eligibility requirements, the application will be evaluated, and a grant may be awarded based on the following criteria.

- (a) Does proposed project include the priority work elements of the CRA subarea grant program?
- (b) Is the structure historic?
- (c) Is the property located in the CRA?
- (d) What is the overall condition of the property?

VI. Reimbursement

- (a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:
 - 1. invoices for all work performed, with details of work clearly expressed;
 - 2. copies of cancelled checks;
 - 3. paid receipts for all labor materials; and,

4. lien waivers from all contractors and sub-contractors.
- (b) Reimbursement shall be made according to the requirements of each grant program.
- (c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
1. Does not conform to the program guidelines.
 2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
 3. Is not commensurate with the workmanship and costs customary in the industry.
 4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
 5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.
- (d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
 2. Copies of the signed contracts with contractors chosen to do the work.
 3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
 4. Photographs of the completed project.
- (e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: _____

Project Address: 837 NE 2nd St Ocala FL 34470

Parcel Number: 2820-044-003

APPLICANT INFORMATION

Applicant's Name: _____

Jody Talmadge

Name of person to receive all correspondence if different from applicant: _____

Agent's Name (if applicable): _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone number: _____ Fax: _____

E-mail address: _____

How long have you owned / lived at the current location? 18 yrs

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

The roof has holes and is leaking

The AC/heat does not work properly
and causes power surges

The exterior paint is chipping and I'm replacing
damaged wood

Would the proposed improvements be made without the assistance of the grant program? If not, please explain.

Eventually I would hopefully have enough to fix but concerned the damage would get worse in the meantime

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. _____

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? _____

Anticipated start date: As soon as approved Anticipated completion date: _____

GENERAL CONDITIONS

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program.

It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.



Applicant

I, Obdy Talmadge, owner/occupant of building at
837 NE 2nd St Ocala FL 34478, have read and understand the
terms and conditions of the Program and agree to the general conditions and terms outlined in
the application process and guidelines of the Program.

Signature: Obdy Talmadge
Date: 3/24/25

Property Information – For staff use only

- Is the property assessed Marion County property taxes? Y / N
- Are property taxes paid up to date? Y / N
- Is the property in condemnation or receivership? Y / N
- Is there an active City code enforcement case on the property? Y / N
- Is the building on the National Register of Historic Places? Y / N



OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT	
<i>Revised March 2024</i>	
Purpose	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
Plan Consistency	
Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
Eligible applicant	Property owner
Eligible work	<p>Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting 2. Repair and replacement of windows, doors (Exterior improvements only) 3. Demolition of irreparable damaged houses or structures for the construction affordable housing. 4. New landscaping area visible from the street/sidewalk 5. Fencing (sides and rear) 6. Reroofing 7. Weatherization 8. New construction
Maximum Grant	\$20,000 (Reimbursement)
Required Match	City (75%) – Applicant (25%). <i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.</i>

837 NE 2nd St. Before Photos



Figure 1



Figure 2

837 NE 2nd St. Before Photos



Figure 3



Figure 4



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

2820-044-003

[GOOGLE Street View](#)

Prime Key: 1220050

[MAP IT+](#)

Current as of 4/17/2025

[Property Information](#)

TALMADGE JODY
 837 NE 2ND ST
 Ocala FL 34470-6753

[Taxes / Assessments:](#)
 Map ID: 179
[Millage:](#) 1001 - Ocala

[M.S.T.U.](#)
[PC:](#) 01
 Acres: .29

Situs: 837 NE 2ND ST Ocala

[2024 Certified Value](#)

Land Just Value	\$29,070		
Buildings	\$103,095		
Miscellaneous	\$2,311		
Total Just Value	\$134,476		
Total Assessed Value	\$65,032	Impact	(\$69,444)
Exemptions	(\$40,032)	Ex Codes: 01 38	
Total Taxable	\$25,000		
School Taxable	\$40,032		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$29,070	\$103,095	\$2,311	\$134,476	\$65,032	\$40,032	\$25,000
2023	\$29,070	\$101,431	\$2,815	\$133,316	\$63,138	\$38,138	\$25,000
2022	\$29,070	\$78,946	\$2,870	\$110,886	\$61,299	\$36,299	\$25,000

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4570/0330	09/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$130,000
4189/0200	09/2005	31 CERT TL	2 V-SALES VERIFICATION	U	I	\$67,700
2109/0968	01/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$55,000
1637/1678	02/1990	25 PER REP	5 V-OTHER MLSAGENT	Q	I	\$28,000
1597/0035	08/1989	71 DTH CER	0	U	I	\$100
1597/0036	10/1985	74 PROBATE	0	U	I	\$100
1277/0175	04/1984	74 PROBATE	0	U	I	\$100

[Property Description](#)

SEC 17 TWP 15 RGE 22

PLAT BOOK E PAGE 004
 CALDWELLS ADD OCALA
 LOT 3 SUB OF LOT 44

[Land Data - Warning: Verify Zoning](#)

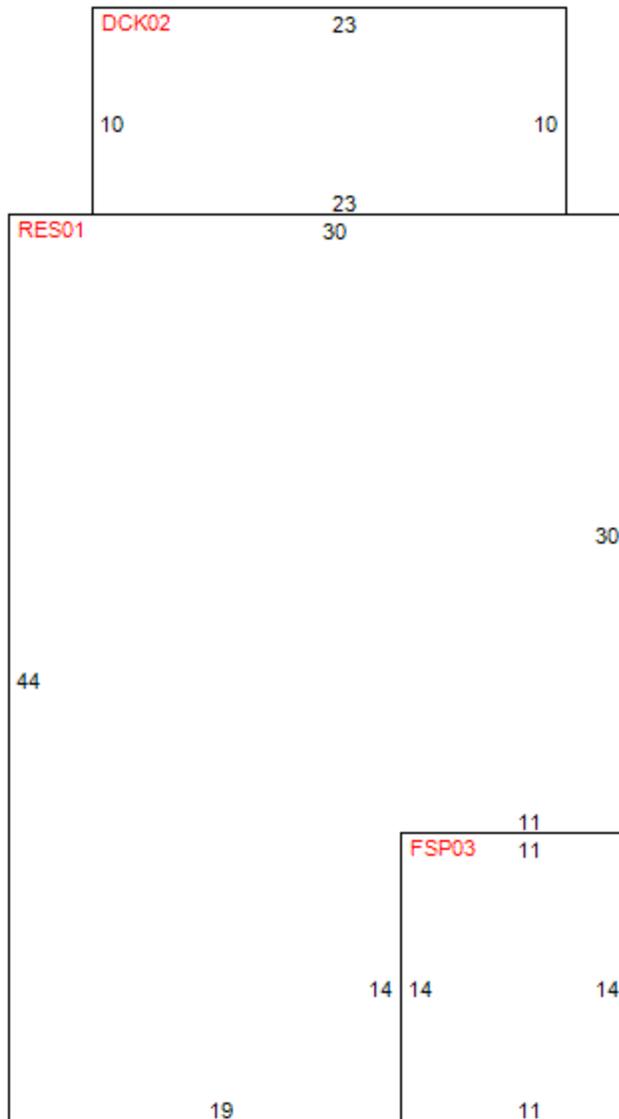
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		60.0	210.0	R3	60.00	FF							
Neighborhood 4701 - LYNWOOD PARK REPLAT+													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=L30D44R19U14R11U30.L3
 DCK02=U10L23D10R23.R3D30
 FSP03=D14L11U14R11.
 UST04=255.

255



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 4
Quality Grade 400 - FAIR
Inspected on 4/24/2020 by 025

Year Built 1932
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 148

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.22	1934	N	0 %	0 %	1,166	1,423
DCK	0201	- NO EXTERIOR	1.00	1993	N	0 %	0 %	230	230
FSP	0301	- NO EXTERIOR	1.00	1934	N	0 %	0 %	154	154
UST	0430	- WOOD SHINGLES	1.00	1934	N	0 %	0 %	255	255

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 32 HARDWD ON WOOD
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	364.00	SF	20	1999	3	0.0	0.0
156 PAVING BRICK	250.00	SF	20	1993	3	0.0	0.0
144 PAVING ASPHALT	560.00	SF	5	1970	1	0.0	0.0
UDU UTILITY-UNFINS	168.00	SF	40	2000	2	12.0	14.0

Appraiser Notes

1 FIREPLACE CAPPED
 STILT HOME UST UNDER RES STILL UNFINISHED
 GAME ROOM IS PERCENTAGED AS PART OF RES. 15X17=255 S.F.
 EST.BACK DUE TO DOG

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC00923	6/1/1993	-	POOL
OC01701	10/1/1992	-	BLDG01= RSRA
OC00619	4/1/1990	-	BLDG01= A/C & HEAT PUMP
OC01460	8/1/1986	-	BLDG01= REROOF

[Back to Search Results](#)

Tax Roll Property Summary							Help
Account Number		R2820-044-003		Type	REAL ESTATE	Request Future E-Bill	
Address		837 NE 2ND ST OCALA		Status			
Sec/Twn/Rng		17 15 22		Subdivision	4701		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2010	R	2010 R2820-044-003	PAID	11/2010	970.85	Tax Bill	
2011	R	2011 R2820-044-003	PAID	11/2011	623.04	Tax Bill	
2012	R	2012 R2820-044-003	PAID	11/2012	483.00	Tax Bill	
2013	R	2013 R2820-044-003	PAID	11/2013	457.79	Tax Bill	
2014	R	2014 R2820-044-003	PAID	11/2014	446.76	Tax Bill	
2015	R	2015 R2820-044-003	PAID	11/2015	484.33	Tax Bill	
2016	R	2016 R2820-044-003	PAID	11/2016	479.17	Tax Bill	
2017	R	2017 R2820-044-003	PAID	11/2017	480.61	Tax Bill	
2018	R	2018 R2820-044-003	PAID	11/2018	480.42	Tax Bill	
2019	R	2019 R2820-044-003	PAID	11/2019	493.96	Tax Bill	
2020	R	2020 R2820-044-003	PAID	11/2020	497.39	Tax Bill	
2021	R	2021 R2820-044-003	PAID	11/2021	850.17	Tax Bill	
2022	R	2022 R2820-044-003	PAID	11/2022	659.54	Tax Bill	
2023	R	2023 R2820-044-003	PAID	11/2023	802.51	Tax Bill	
2024	R	2024 R2820-044-003	PAID	11/2024	809.75	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2024	R2820-044-003	Tax Bill
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Property Description				Owner Information		
SEC 17 TWP 15 RGE 22 PLAT BOOK E PAGE 004 CALDWELLS ADD OCALA LO T 3 SUB OF LOT 44				TALMADGE JODY 837 NE 2ND ST OCALA FL 34470-6753		
Current Values and Exemptions				Taxes and Fees Levied		
MARKET VALU	134,476			TAXES	530.29	
ASSESSMENT	65,032			SP. ASMT	313.20	
TAXABLE	25,000					
EXCD01	25,000					
EXCD38	15,032					
NOV 30 2024	DEC 31 2024	JAN 31 2025	FEB 28 2025	MAR 31 2025	PastDue Apr 1	
809.75	818.19	826.62	835.06	843.49	868.79	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/06/2024	197 2024 0007477.0000	Full	Pmt Posted	\$33.74-	\$.00	\$809.75

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)

BD LWC



(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: Jody Talmadge
PHONE: 352-497-8627
DATE:
STREET: 837 NE 2nd ST
JOB NAME:
CITY, STATE AND ZIP CODE: Ocala, FL
JOB LOCATION:
ARCHITECT:
DATE OF PLANS:
EMAIL: luluramone78@gmail.com
JOB PHONE:

We hereby submit specifications and estimates for:

- Initial () Remove existing roof (re-nail deck per building code) Single Layer [X] Double Layer
Additional \$75.00 per square for additional layers of roof
Initial () Replace any worn or rotten wood at \$2.50 per sq. ft. or \$80.00 per sheet for Plywood Decking
Replace any worn or rotten Fascia or Rafters at \$6.50 per lineal ft.
Price to reinstall aluminum fascia or soffit \$2.00 per lineal ft.
Install new felt underlayment Summit 60 Underlayment Peel & Stick [X] Other
Install new Drip Edge Painted Galvanized [X] (not around super gutters) Color White
Install new valley metal
Install new Architectural/ Dimensional Shingles Fungus Resistant Shingles Lifetime Warranty
Shingle Manufacturer Atlas Prolam
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 (~43 feet)
Wind Mitigation (must request at time of acceptance)

Solid decking wood is \$3.50 per linear foot.

Quote includes reflashings chimney.

Option to upgrade to Atlas Pinnacle Pristine shingles with a lifetime stain warranty \$8,970.00

Option for 26 gauge galvalume classic rib metal, removing existing roof and adding high temp underlayment \$12,650.00

- () 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:

Eight Thousand Six Hundred Ninety and 00/100 DOLLARS (\$ 8,690.00)

PAYMENT TO BE MADE AS FOLLOWS: UPON COMPLETION

* All material is guaranteed to be as specified. All work to be completed in a workmanlike 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.

Authorized Signature: Jucker Poppell

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.

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

Signature

Signature

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

Date of Acceptance

CONTRACT TERMS AND CONDITIONS

Unless otherwise specified, payment shall be due UPON COMPLETION of job - no exceptions. Contractor reserves the right to terminate contract at any time. Owner may be required to make a deposit or advance payment for specially ordered materials. Owner shall be responsible for payment of 5% of contract price and any specially ordered material due to cancellation of a signed contract. In the event that a work stoppage, ordered by the Owner, continues for a period of (30) days, the entire contract price shall become immediately due and payable. In the event of any work stoppage, the Owner shall provide for protection of the premises and any materials thereon and shall be solely responsible for any damage thereto or loss or theft thereof.

Unless otherwise specified herein, the price quoted does not include repairing/removing chimney, stucco, removing or replacing fascia, trim, sheathing, rafters, structural members, siding, masonry, vents, caulking, metal edging or flashing of any type.

The Owner shall be liable for any damage to sidewalks, curbs, driveways, structures, septic tanks, sewer lines, shrubs, lawn, trees, sprinkler systems, telephone, or cable lines, satellite dishes, swimming pools / pumps, outdoor furniture or the like caused by the Contractor, or its authorized subcontractors, suppliers, agents, employees, or other representatives. For skylight replacement, Contractor is not liable for interior damage due to said replacement (i.e. Debris falling into structure or drywall damage [resulting from removal of old skylight] on interior of structure). Owner further warrants and represents that he shall be responsible for the condition of the premises over which the Contractor has no control and shall be liable for any damage to the premises or property caused thereby. Owner agrees to indemnify and hold harmless the Contractor for any damage resulting from Contractor or its agent crossing adjacent real property in order to access the Owner's real property. Owner and/or their representative(s) will hold harmless and indemnify the Contractor against any claims for accident/injury that may occur on property during project duration. Owner and/or their representative(s) shall not be permitted on or around job site during project duration (near or on construction debris area).

Contractor is not responsible for any existing conditions or items such as, including but not limited to, chimney base or counter flashing, leaking caused by flashing at the junction of metal pan roof to main roof, especially at places such as Florida rooms or existing tie-in structures, which connect to the main structure. Owner acknowledges that Florida rooms, screen rooms, or other existing tie-in structures may leak because of the following: the metal pan has insufficient slope, wind-driven rain occasionally travels uphill, temperature changes cause dew or condensation on the metal pan roof. Contractor is not responsible for any attic lines such as A/C, electric, or phone that are damaged due to improper installation according to the Building Code.

Any warranty shall be limited to that provided by the manufacturer of the products and materials used in construction, if any. Contractor makes no express or implied warranties of any kind other than what is specified herein. All warranties, unless otherwise noted, are nontransferable. Unless written approval is obtained from an authorized representative from Big D – Don Stauss – Roofing Services, any work performed by an authorized representative, after work is completed by Big D – Don Stauss – Roofing Services, shall cause all warranties to be null and void.

Where colors of materials are intended to match, Contractor neither expressly nor impliedly guarantees said match.

Contractor will not be responsible for any damages caused by leaks or other problems, in the event that the owner does not inform the Contractor of the leak or other problem within 72 hours of leak or problem occurrence. Owner agrees to indemnify and hold harmless the Contractor (and Contractor's insurer) for alleged or actual damages / claims as a result of mold, algae, or fungus. It is understood that the Contractor's insurer will exclude all coverage, including defense for damage related to bodily injury, property damage, and clean up directly or indirectly in whole or in part for any action brought by mold, including fungus and mildew, regardless of cost, event, material, product or workmanship that may have contributed concurrently or in any sequence to the injury or damage that occurs.

If Contractor's performance shall be in any way prevented, interrupted, or hindered as a consequence of an act of God, or civil disturbance, riot, strike, lockout, fire, hurricane, or other natural calamities, legislation or restriction of any government of other authority, force majeure or any other circumstances beyond the control of the Contractor, Contractor's obligation shall be wholly or partially suspended during the continuance and to the extent of such prevention, interruption or hindrance.

This Agreement constitutes the entire agreement between the parties and supersedes any representations, warranties, or agreements (written or oral) heretofore made or entered into between the parties. This Agreement shall be governed by the laws of Florida applicable to contracts made and to be performed in Florida. Except as prohibited by law, the parties irrevocably consent to the jurisdiction of the State Courts located in Marion County, Florida.

Changes, modifications, waivers, additions or amendments to this Agreement, shall be binding on Contractor only if such are in writing and signed by a duly authorized representative of Contractor. The failure on Contractor to enforce, at any time or for any period of time, any of the provisions of this Agreement, shall not constitute a waiver of such provisions or of the right of Contractor to enforce each and every provision.

Florida Homeowner's Construction Recovery Fund: Payment, up to a limited amount, may be available from the Florida Homeowners' Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from violations of Florida law by a licensed contractor. For information about the Recovery Fund and filing a claim, contact the Florida Construction Licensing Board at the following telephone number and address: Construction Industry Licensing Board, 2601 Blairstone Road, Tallahassee, Florida 32399-1039, 850-487-1395

Shardell's Elite Painting

We get it done right!

(305) 772-3684
Falconmaeco@gmail.com

PROPOSAL

Date: 4/18/2025

To:
Jody Talmadge
837 Northeast 2nd Street
Ocala, Fl 34420
Customer ID No. 0549

Two year written guarantee of quality.

\$2,000,000 Liability Insurance Coverage

*Let us make you smile when you
arrive at your residence!*



Salesperson	Job	Payment terms	Due date
Lloyd Rawls	Owner	Due on receipt	TBD

Qty	Description	Unit price	Line total
1	Minor Wood Repair	1.00	1.00
1	Prime New Wood Shaker Shingles	180.00	180.00
2	Level 1 Easy Boxing (Soffit & Eaves)	165.00	330.00
2	Siding (Aluminum, Hardy Board, Masonite & Vinyl)	2,400.00	4,800.00
2	Shutter Large - Standard	4.00	8.00
2	Doors 1-4 Panel Exterior	5.00	10.00
2	Door 5-8 Panel Exterior	4.00	8.00
2	Porch Ceiling	150.00	300.00
2	Railings including spindles	30.00	60.00
2	Band Board	30.00	60.00
2	2d- Window Casing Simple Exterior	20.00	40.00
1	Pressure Wash	1.00	1.00
1	Set up/Prep/Clean Up	2.00	2.00

		Subtotal	5,800.00
		Sales Tax	0.00
		Total	5,800.00



Quotation prepared by: [Shardell's Elite Painting](#)

This is a quotation on the goods named, subject to the conditions noted below: All sales final, payment due upon receipt.

To accept this quotation, sign here and return: _____

Thank you for your business!



You accepted an estimate from Golden Hands A/C and Heat llc

Estimate accepted April 18, 2025

We look forward to working with you.

Customer

Jody Talmadge
Luluramone78@gmail.com
+1 (352) 497-8627
837 NE 2nd st
Ocala, Florida 34470

Estimate #000319

April 18, 2025

Hide full details ^

Quote to replace

3.5 ton carrier heat pump package unit	\$6,200.00
<i>Price is for equipment only 3.5 ton Carrier heat pump R454B pack unit</i>	
Package unit system installation labor and ductwork upsize only	\$2,000.00
<i>Labor and materials to install a 5 ton package unit and upsize ductwork. Golden hands AC and heat LLC will honor an unlimited lifetime labor warranty.</i>	
Subtotal	\$8,200.00

Total

\$8,200.00

Golden Hands A/C and Heat llc
goldenhandsacandheat@gmail.com
+1 (904) 887-7147

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JAN 31, 2025

Serving All of Florida
Roofing, Siding & Gutters
CCC1336120

Sales@worthmannroofing.com
(352) 472-3228

JODY TALMADGE

luluramone78@gmail.com
3524978627

837 Northeast 2nd Street
Ocala, Florida
34470

EXPOSED FASTENER 26 GAUGE METAL

Description	Qty	Unit price	Line total
Previous Roof Removal			
Shingle Tear Off and Re-Nailing of The Decking	18	\$78.57	\$1,414.26
Section Total			\$1,414.26

Description	Qty	Unit price	Line total
New Roof Installation			
26GA Exposed Fastener Galvalume Metal Panels	20	\$114.29	\$2,285.80
Exposed Fastener Metal Roof Install	20	\$214.29	\$4,285.80
6" Galvanized Drip Edge	108	\$1.76	\$190.08
Gable Rake	162	\$2.43	\$393.66
W bent Valley Metal for metal roofs	68	\$4.50	\$306.00
Expandable Foam Tape for Valleys	66	\$2.07	\$136.62
Endwall Flashing	20	\$3.21	\$64.20
2" Galvanized Screws	1,980	\$0.10	\$198.00
Caulk	4	\$16.43	\$65.72
Touch Up Paint	1	\$14.61	\$14.61
Tacky Tape for metal roof panel laps	10	\$7.93	\$79.30
Top Enclosure	165	\$1.14	\$188.10
Bottom Enclosure	108	\$1.00	\$108.00
High Temperature (HT) Ice and Water	20	\$80.36	\$1,607.20
Button Nails	1	\$15.71	\$15.71
Nails	1	\$58.57	\$58.57
Section Total			\$9,997.37

Description	Qty	Unit price	Line total
Venting			
Hip/Ridge Cap Vent Roll	99	\$3.43	\$339.57
16" Galvanized Preformed Hip/Ridge Cap	99	\$2.86	\$283.14

Peel and Seal for metal roof hips/ridges	99	\$0.93	\$92.07
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Section Total			\$714.78
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Description	Qty	Unit price	Line total
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Boots

Pipe Boot #3 1" - 5"	2	\$30.29	\$60.58
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Section Total			\$60.58
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Description	Qty	Unit price	Line total
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Job Logistics

Delivery Fee for metal roofing	1	\$171.43	\$171.43
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Permit for work	1	\$285.72	\$285.72
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NOC Recorded	1	\$23.86	\$23.86
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Disposal of Materials	18	\$21.43	\$385.74
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Section Total			\$866.75
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Quote subtotal	\$13,053.74
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Taxable subtotal	\$6,967.94
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Sales Tax (7.0%)	\$487.76
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Total	\$13,541.50
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EXPOSED FASTENER 26 GA PAINTED METAL

Description	Qty	Unit price	Line total
Previous Roof Removal			
Shingle Tear Off and Re-Nailing of The Decking	18	\$78.57	\$1,414.26
Section Total			\$1,414.26

Description	Qty	Unit price	Line total
New Roof Installation			
26GA Exposed Fastener Painted Metal Panels	20	\$164.29	\$3,285.80
Exposed Fastener Metal Roof Install	20	\$214.29	\$4,285.80
6" Painted Drip Edge for metal roofing	108	\$2.00	\$216.00
Gable Rake	162	\$2.43	\$393.66
W bent Valley Metal for metal roofs	68	\$4.50	\$306.00
Expandable Foam Tape for Valleys	66	\$2.07	\$136.62
Endwall Flashing	20	\$3.21	\$64.20
2" Painted Screws	1,980	\$0.13	\$257.40
Caulk	4	\$16.43	\$65.72
Touch Up Paint	1	\$14.61	\$14.61
Tacky Tape for metal roof panel laps	10	\$7.93	\$79.30
Top Enclosure	165	\$1.14	\$188.10
Bottom Enclosure	108	\$1.00	\$108.00
High Temperature (HT) Ice and Water	20	\$80.36	\$1,607.20
Button Nails	1	\$15.71	\$15.71
Deck Nails	1	\$58.57	\$58.57
Section Total			\$11,082.69

Description	Qty	Unit price	Line total
Venting			
Hip/Ridge Cap Vent Roll	99	\$3.43	\$339.57
16" Painted Preformed Hip/Ridge Cap	99	\$3.57	\$353.43

Quote subtotal \$14,209.35
 Taxable subtotal \$8,123.55
 Sales Tax (7.0%) \$568.65
 Total \$14,778.00

Description	Qty	Unit price	Line total
Job Logistics			
Delivery Fee for metal roofing	1	\$171.43	\$171.43
Permit for work	1	\$285.72	\$285.72
NOC Recorded	1	\$23.86	\$23.86
Disposal of Materials	18	\$21.43	\$385.74
Section Total			\$866.75

Description	Qty	Unit price	Line total
Boots			
Pipe Boot #3 1" - 5"	2	\$30.29	\$60.58
Section Total			\$60.58
Peel and Seal for metal roof hips/ridges	99	\$0.93	\$92.07
Section Total			\$785.07

AUTHORIZATION PAGE

- Exposed Fastener 26 Gauge Metal \$13,541.50*
- Exposed Fastener 26 Ga Painted Metal \$14,778.00*

Name: Jody Talmadge

Address: 837 Northeast 2nd Street, Ocala, Florida

*Includes taxes

Due to possible promotional pricing, the pricing outlined in this agreement is good for seven (7) days. After 7 days, a revised agreement may be required.

Customer Comments / Notes

Product Selections

Roof Color

Accessory Color

Drip Edge Color

Jody Talmadge:

Date:

PAYMENT TERMS

- 50% of the contract price is required prior to job scheduling or material orders
- Remaining balance, including any change orders is due when work is completed. The job is considered complete once the contracted work is done and the job site has received a final clean.

CREDIT CARD CHARGE

- All quoted prices are for cash or check
- If you prefer to pay with a credit card, a 3% credit card fee will be added

PROPOSAL

Linda Biro
360 Painting of Spring Hill
lbiro@360painting.com



Jody Talmadge
Jody Talmadge
837 Northeast 2nd Street
Ocala, FL 34470
United States

JOB NO: 387
DATE: 3/1/2025 8:54 AM
PHONE:

TWO YEAR WRITTEN GUARANTEE OF QUALITY \$2,000,000 LIABILITY INSURANCE COVERAGE

Re: Residential Exterior

Detailed Project Specifications:

837 NE 2nd Street, Ocala 34470



	NEW COLOR	UNITS/QTY	#COATS
Minor Wood Repair & Sealer		1.00	1
Prime New Wood Shaker Shingles		180.00	1
Materials: SW DTM Bonding Primer:			
Level 1 Easy Boxing (Soffits & Eaves)		167.25	2
Materials: SW EXT Superpaint:			
Siding (Aluminum, Hardy Board, Masonite & Vinyl)		2,353.00	2

Materials: • SW EXT Superpaint:		
Shutter Large- Standard	4.00	2
Materials: SW EXT Superpaint:		
Doors 1-4 Panel Exterior	2.00	2
Materials: SW EXT Superpaint:		
Door 5-8 Panel Exterior	4.00	2
Materials: SW EXT Superpaint:		
Porch Ceiling	160.00	2
Materials: SW EXT Superpaint:		
Railings including spindles	32.00	2
Materials: SW EXT Superpaint:		
Band Board	32.00	2
Materials: SW EXT Superpaint:		
2d- Window Casing Simple Exterior	21.00	2
Materials: SW EXT Superpaint Gloss:		
Pressure Wash	1.00	1
Set Up/Prep/Clean Up (20%-25% total hours)	1.00	1

837 NE 2ND STREET, OCALA 34470 SUBTOTAL \$5,497.71

GRAND TOTAL \$5,563.06



Florida Air, Inc.
13929 SW 130th Ave
Archer, FL 32618
352-602-4050

CAC#1822001

BILL TO

Jody Talmadge
837 Northeast 2nd Street
Ocala, FL 34470 USA

ESTIMATE 21536002	ESTIMATE DATE Feb 24, 2025
-----------------------------	--------------------------------------

JOB ADDRESS

Jody Talmadge
837 Northeast 2nd Street
Ocala, FL 34470 USA

Job: 21537284
Technician: Zane Roeder

ESTIMATE DETAILS

HVAC Replacement:

3.5 ton heat pump package unit with 8KW heat strips, digital programmable thermostat, 4 inch concrete pad with hurricane straps, drain safety switch, insulate refrigerant lines outside, insulate drain line, new 14x20x14 filter system with case of 14x20x1 filters, enlarge return and supply flex for proper 3.5 ton airflow. Removal of existing equipment, professional installation and start up, 1 year labor warranty, 10 year parts warranty. Meets all local and state code requirements. Meets new DOE requirements effective January 1st, 2023.

Trane

13.6 SEER2: \$9,290.00
5WCC4042A1000 (single stage package unit)

15.2 SEER2: \$9,990.00
5WCZ5042A1000 (2-stage package unit)

Goodman

13.4 SEER2: \$7,990.00
GPHH34241 (single stage outdoor unit)

15.2 SEER2: \$8,890.00
GPHH54241A (2-stage package unit)

(Does not include electrical circuit)

****Recommended Upgrades**

- Surge protectors: \$364 for two
- Reme Halo UV Light System: \$950
- Extended warranty to cover labor for an additional 9 years (10 years total): \$1,800
- Maintenance Agreement: \$210 for biannual maintenance

SUB-TOTAL \$0.00

TOTAL \$0.00

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Florida Air, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date

CASE MAP

Case Number: CRA25-0011

Parcel Number: 2820-044-003

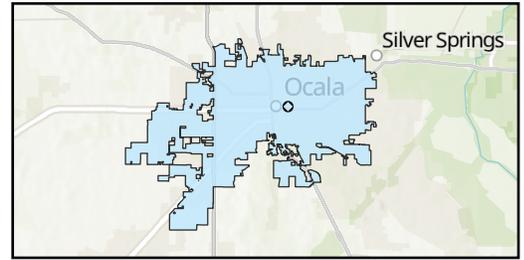
Property Size: .29 Acres

CRA Location: East Ocala

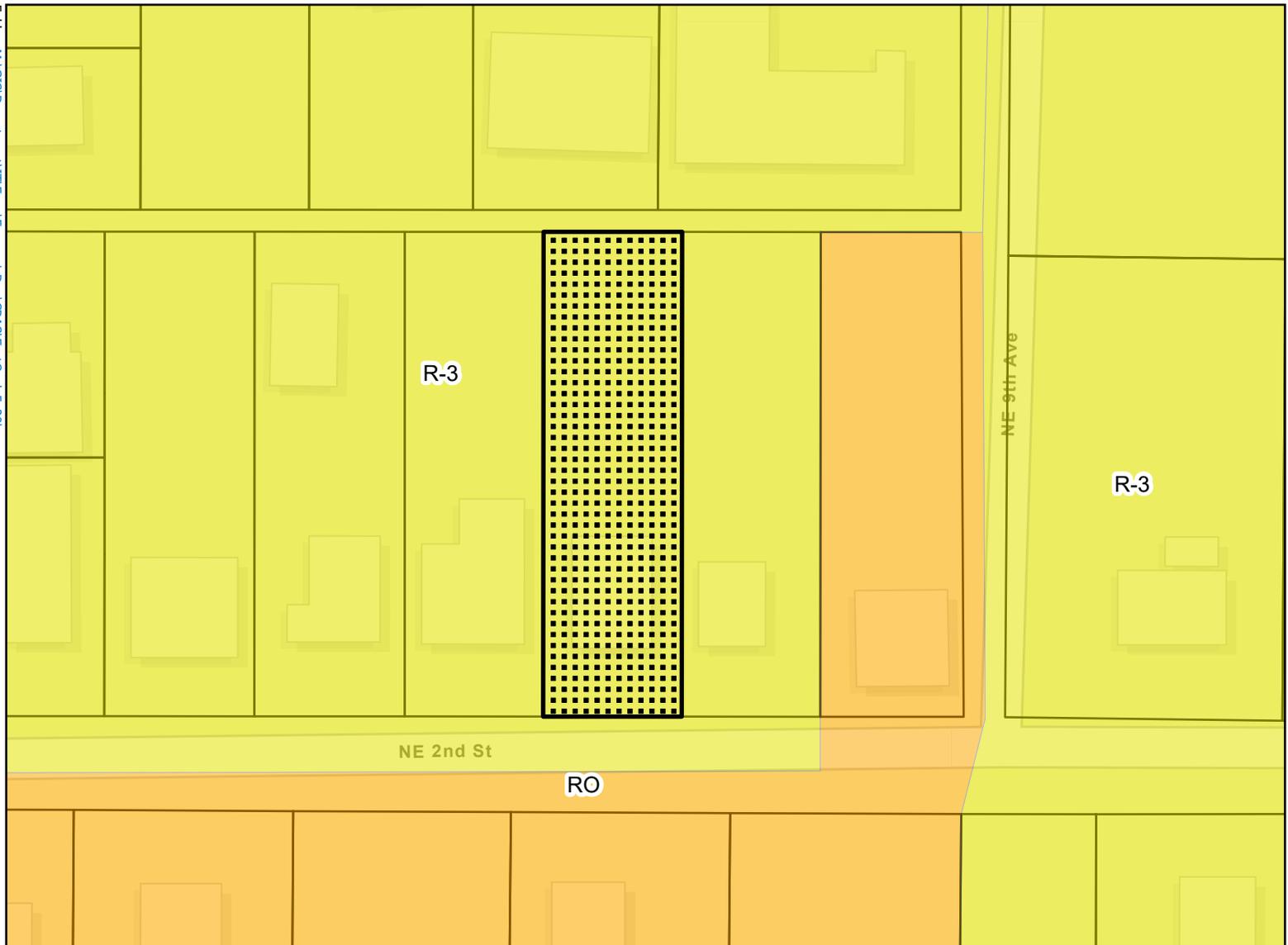
Land Use Designation: Neighborhood

Zoning: R3, Multi-Family Residential

Proposal: A request for use of CRA funds.



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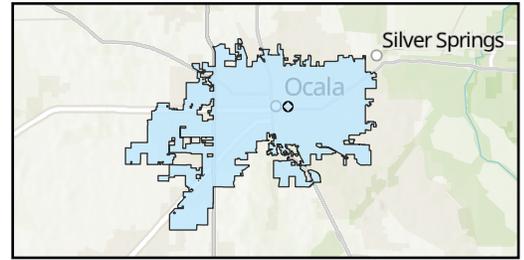


- R-3: Multi-Family Residential
- RO: Residential Office
- Parcels
- Subject Parcel



CASE MAP

Case Number: CRA25-0011
Parcel Number: 2820-044-003
Property Size: .29 Acres
CRA Location: East Ocala
Land Use Designation: Neighborhood
Zoning: R3, Multi-Family Residential
Proposal: A request for use of CRA funds.



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 Subject Parcel

 Parcels

