



Jimmy H. Cowan, Jr., CFA  
**Marion County Property Appraiser**

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2025 Property Record Card  
**Real Estate**

23459-002-00

Prime Key: 1805228

[MAP IT+](#)

Current as of 2/21/2025

[Property Information](#)

CITY OF OCALA  
 1805 NE 30TH AVE BLDG 700  
 OCALA FL 34470-4882

[Taxes / Assessments:](#)  
 Map ID: 162  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)  
[PC:](#) 89  
 Acres: 1.57

[2024 Certified Value](#)

|                      |            |                              |            |
|----------------------|------------|------------------------------|------------|
| Land Just Value      | \$109,422  |                              |            |
| Buildings            | \$0        |                              |            |
| Miscellaneous        | \$478      |                              |            |
| Total Just Value     | \$109,900  | Impact                       | (\$38,144) |
| Total Assessed Value | \$71,756   | <a href="#">Ex Codes:</a> 15 |            |
| Exemptions           | (\$71,756) |                              |            |
| Total Taxable        | \$0        |                              |            |

[History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just  | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2024 | \$109,422 | \$0      | \$478      | \$109,900 | \$71,756     | \$71,756   | \$0         |
| 2023 | \$99,164  | \$0      | \$478      | \$99,642  | \$65,233     | \$65,233   | \$0         |
| 2022 | \$99,164  | \$0      | \$478      | \$99,642  | \$59,303     | \$59,303   | \$0         |

[Property Transfer History](#)

| Book/Page                 | Date    | Instrument    | Code         | Q/U | V/I | Price    |
|---------------------------|---------|---------------|--------------|-----|-----|----------|
| <a href="#">PT96/0191</a> | 10/1996 | EI E I        | 0            | U   | V   | \$26,259 |
| <a href="#">2260/1273</a> | 06/1996 | 07 WARRANTY   | 9 UNVERIFIED | U   | V   | \$58,000 |
| <a href="#">1801/1508</a> | 01/1992 | 05 QUIT CLAIM | 0            | U   | V   | \$100    |
| <a href="#">1585/1160</a> | 06/1989 | 07 WARRANTY   | 0            | U   | V   | \$100    |
| <a href="#">1440/1439</a> | 07/1987 | 07 WARRANTY   | 0            | U   | V   | \$100    |

[Property Description](#)

SEC 23 TWP 15 RGE 21  
 COM NE COR OF NW 1/4 OF SW 1/4 TH W 923.20 FT, N 968.87  
 FT TO POB TH N 308.66 FT TH E 352.70 FT, S 308.87 FT,  
 TH W 352.70 FT TO POB EXC W 131 FT & THAT PORTION OF LOT  
 20 & LOT 17 & ABROGATED ROW, PLAT BOOK E PAGE 10, LYING  
 N OF ABOVE DESCRIPTION & S OF 60 FT ROW EXC W 131 FEET

**Parent Parcel:** 23459-001-00

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

| Use  | CUse | Front | Depth | Zoning | Units     | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|--|------|-------|-------|--------|-----------|------|------|-----|-----|-----|-------|-------|------------|
| GISF   | 8940 | 222.0 | 308.0 | M2     | 68,389.00 | SF   |      |     |     |     |       |       |            |
| Neighborhood 9973 - COMM SR 40 - SW 44TH AVE/27 AV |      |       |       |        |           |      |      |     |     |     |       |       |            |
| Mkt: 2 70  |      |       |       |        |           |      |      |     |     |     |       |       |            |

[Miscellaneous Improvements](#)

| Type               | Nbr    | Units | Type | Life | Year In | Grade | Length | Width |
|--------------------|--------|-------|------|------|---------|-------|--------|-------|
| 144 PAVING ASPHALT | 720.00 |       | SF   | 5    | 1995    | 3     | 0.0    | 0.0   |

[Appraiser Notes](#)

LAND ADJUSTED FOR WRA THAT SERVES 23459-002-01 AND WILL SERVE 2 FUTURE BLDGS APPROVED BY CITY. CITY OF OCALA WATER/SEWER LIFT STATION #67

[Planning and Building](#)

**\*\* Permit Search \*\***

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|-------------|
|               |             |                |             |
|               |             |                |             |