

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA26-0023

Address: 226 NE Sanchez Avenue

CRA subarea: East Ocala

Project Type: Commercial

No.	Eligible work item	High Bid	Low Bid
1	Parking Lot Improvements	\$ 20,362.39	\$ 18,118.00
Total		\$ 20,362.39	\$ 18,118.00

**Maximum CRA grant that can be awarded based
on 60% match not to exceed \$10,871**

Before Photos

CRA26-0023, 226 NE Sanchez Avenue Before Photos



Subject property from NE Sanchez Avenue facing east



Driveway on the east side of the property



Driveway on the east side of the property

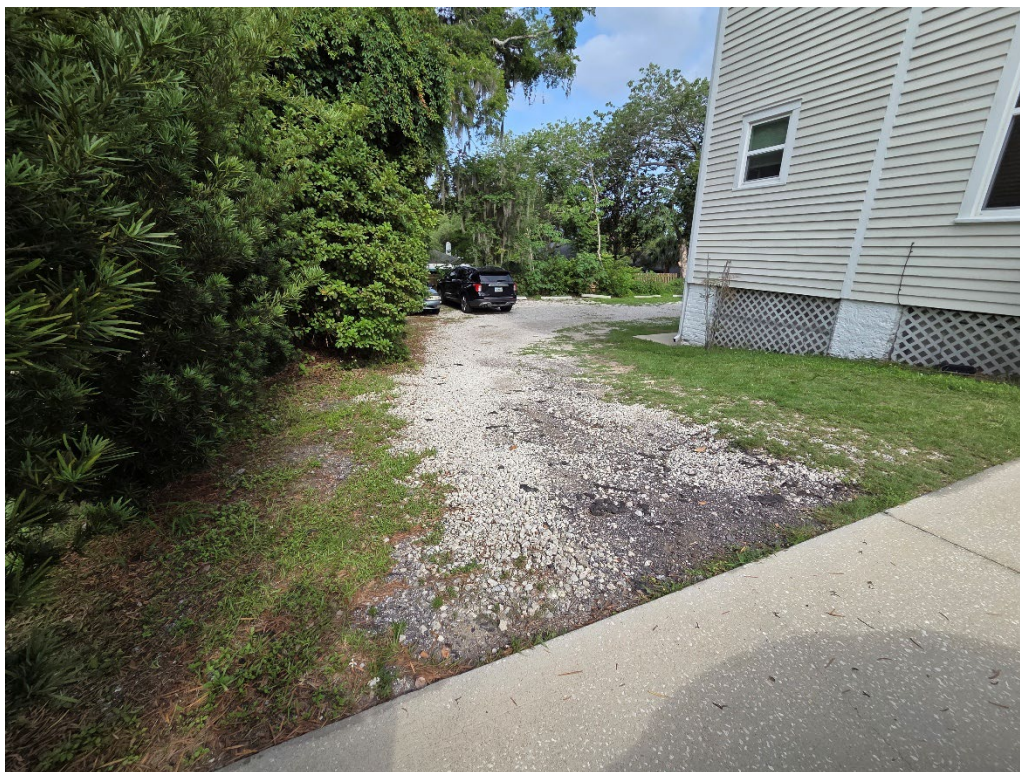


Driveway on the east side of the property



Existing concrete pad and driveway on the west side of the property

CRA26-0023, 226 NE Sanchez Avenue Before Photos



Existing concrete pad and driveway on the west side of the property



Existing concrete pad and driveway on the west side of the property



Parking are in the back of the property



Parking are in the back of the property

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

2820-049-010

[GOOGLE Street View](#)

Prime Key: 1220874

[MAP IT+](#)

Current as of 5/1/2026

Property Information

MOSES PROPERTY HOLDINGS LLC
14445 NW HIGHWAY 464B
MORRISTON FL 32668-7818

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

M.S.T.U.

PC: 18

Acres: .25

Situs: 226 NE SANCHEZ AVE OCALA

2025 Certified Property Value by Income

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$412,476	Impact	
Total Assessed Value	\$382,526	<u>Ex Codes:</u>	(\$29,950)
Exemptions	\$0		
Total Taxable	\$382,526		
School Taxable	\$412,476		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$31,312	\$254,697	\$1,628	\$412,476	\$382,526	\$0	\$382,526
2024	\$31,312	\$244,831	\$1,628	\$347,751	\$347,751	\$0	\$347,751
2023	\$31,312	\$258,371	\$1,628	\$347,481	\$347,481	\$0	\$347,481

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8632/1206	06/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$535,000
7365/0247	01/2021	41 CORP	2 V-SALES VERIFICATION	U	I	\$225,000
5622/0132	12/2011	07 WARRANTY	0	U	I	\$100
5399/1058	08/2010	41 CORP	4 V-APPRAISERS OPINION	U	I	\$169,900
2205/1396	12/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$17,500
2052/0661	07/1994	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$9,000
1912/0899	03/1993	31 CERT TL	8 ALLOCATED	U	I	\$32,000
1696/1157	11/1990	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$61,500
1671/1899	07/1990	31 CERT TL	9 UNVERIFIED	U	I	\$100

Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
S 103.31 FT OF E 105 FT OF NE 1/4 OF BLK 49
MORE FULLY DESC AS FOLLOWS:
COM AT SE COR OF N 1/2 OF BLK 49 CALDWELLS ADD TO OCALA
TH N 103.31 FT TH W 105 FT
TH S 103.31 FT TH E 105 FT TO POB.

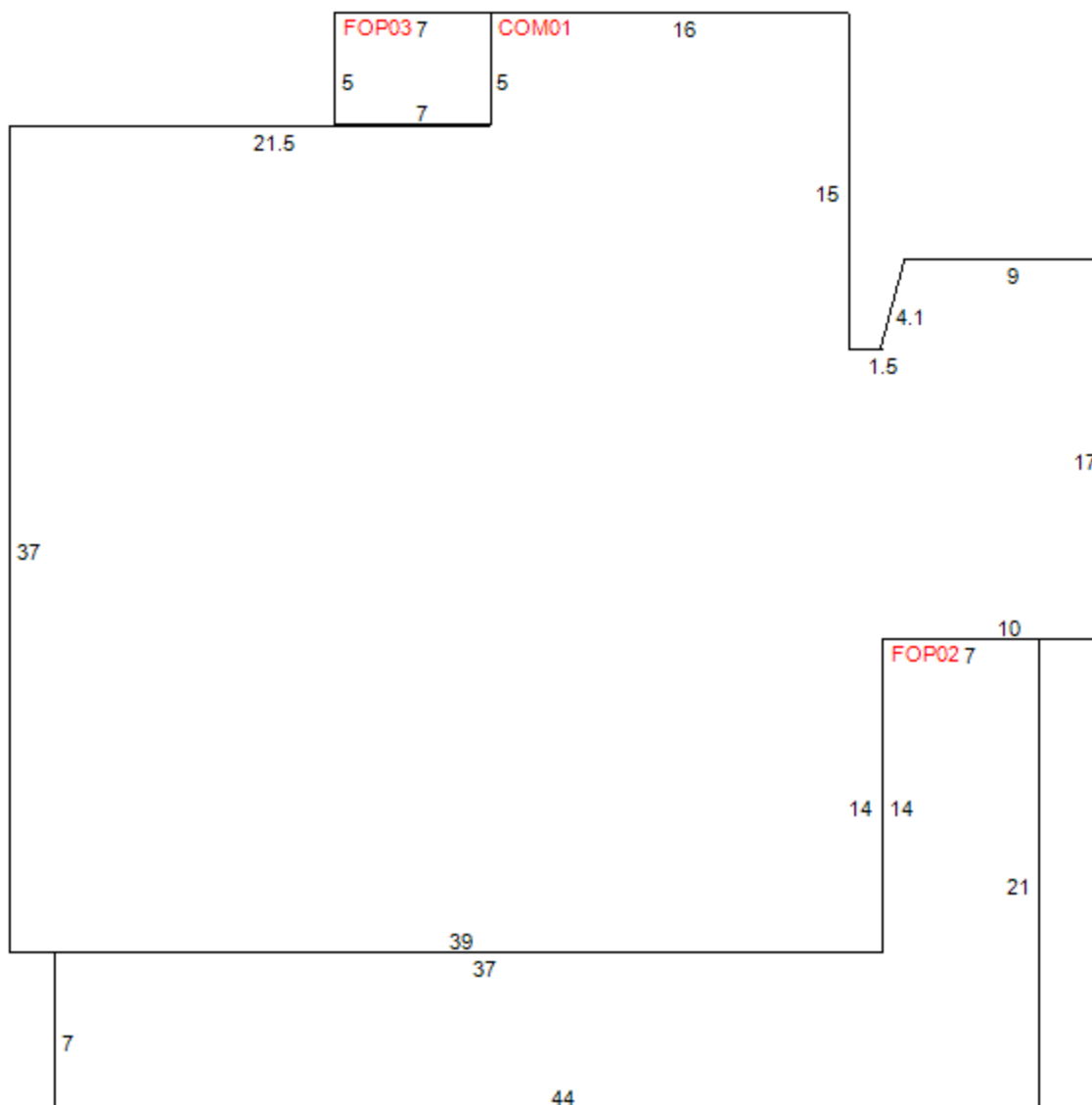
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
1802		103.0	105.0	R3	103.00	FF						
Neighborhood 5298												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1

COM01=L1,5U15L16D5L21,5D37R39U14R10U17L9A19S|4,1.D13R0,1
FOP02=D14L37D7R44U21L7.D14L39U37R21,5
FOP03=U5L7D5R7.



[Building Characteristics](#)

Structure 2 - STUD FRAME WOODMTL
Effective Age 6 - 25-29 YRS
Condition 4
Quality Grade 700 - GOOD
Inspected on 5/20/2021 by 117

Year Built 1895
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 189

Exterior Wall 26 SIDING-NO SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C
1	12.0	1.95	1895	0	1,676	F18 MULTI-STORY OFFICE	100 % N Y
2	12.0	1.00	1895	0	406	FOP PORCH-OPEN-FIN	100 % N N
3	9.0	1.00	2009	0	35	FOP PORCH-OPEN-FIN	100 % N N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 1 **4 Fixture Baths:** 0 **2 Fixture Baths:** 2
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 2 **3 Fixture Baths:** 1 **Extra Fixtures:** 3

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	340.00	SF	20	2000	3	0.0	0.0
159 PAV CONCRETE	1,129.00	SF	20	2003	5	0.0	0.0

Appraiser Notes

HISTORIC SNOWDEN HOUSE CIRCA 1895

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
TRE25-0094	7/3/2025	-	MOSES TREE REMOVAL HIST
BLD13-0172	2/12/2013	-	DRIVEWAY APRON
OC01690	10/1/1999	-	TOTAL REMODEL
OC00509	1/1/1998	-	RSRA
OC02016	12/1/1990	-	BLDG01= R/A
OC00882	5/1/1986	-	BLDG01=INT REMODEL

Tax Roll Property Summary

Tax Roll Property Summary

Help

Account Number			R2820-049-010		Type	REAL ESTATE	Request Future E-Bill
Address			226 NE SANCHEZ AVE OCALA		Status		
Sec/Twn/Rng			17 15 22		Subdivision	5298	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2011	R	2011 R2820-049-010	No Tax Due			Tax Bill	
2012	R	2012 R2820-049-010	No Tax Due			Tax Bill	
2013	R	2013 R2820-049-010	No Tax Due			Tax Bill	
2014	R	2014 R2820-049-010	No Tax Due			Tax Bill	
2015	R	2015 R2820-049-010	No Tax Due			Tax Bill	
2016	R	2016 R2820-049-010	No Tax Due			Tax Bill	
2017	R	2017 R2820-049-010	No Tax Due			Tax Bill	
2018	R	2018 R2820-049-010	No Tax Due			Tax Bill	
2019	R	2019 R2820-049-010	No Tax Due			Tax Bill	
2020	R	2020 R2820-049-010	No Tax Due			Tax Bill	
2021	R	2021 R2820-049-010	PAID	11/2021	670.34	Tax Bill	
2022	R	2022 R2820-049-010	PAID	11/2022	6,164.41	Tax Bill	
2023	R	2023 R2820-049-010	PAID	11/2023	6,719.95	Tax Bill	
2024	R	2024 R2820-049-010	PAID	11/2024	6,685.77	Tax Bill	
2025	R	2025 R2820-049-010	PAID	10/2025	7,348.45	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2025	R2820-049-010	Tax Bill
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Property Description				Owner Information	
SEC 17 TWP 15 RGE 22 PLAT BOOK E				MOSES PROPERTY HOLDINGS LLC	
PAGE 004 CALDWELLS ADD OCALA S				14445 NW HIGHWAY 464B	
103.31 FT OF E 105 FT OF NE 1/4				MORRISTON FL 32668-7818	
OF BLK 49 MORE FULLY DESC AS FOL					
LOWS: COM AT SE COR OF N 1/2 OF					
BLK 49 CALDWELLS ADD TO OCALA TH					
Current Values and Exemptions				Taxes and Fees Levied	
MARKET VALU		412,476		TAXES	6,744.64
COUNTY ASMT		382,526		SP. ASMT	910.00
COUNTY TXBL		382,526			
SCHOOL ASMT		412,476			
SCHOOL TXBL		412,476			
NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
7,348.45	7,425.00	7,501.55	7,578.09	7,654.64	7,884.28

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
10/28/2025 995 2025 0001632.0001	Full	Pmt Posted		\$306.19-	\$.00	\$7,348.45

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)

Property Tax Bill

Marion County

MORRISTON FL 32668-7818

Certificate of Appropriateness



City of Ocala

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

January 28, 2026

Joshua L. Moses, Esq.
226 NE Sanchez Ave
Ocala, FL 34470

RE: Approval of Staff Certificate of Appropriateness (COA) Application
City of Ocala, Florida – Ocala Historic Preservation Board
Certificate of Appropriateness COA25-0038 Case File # 211

Dear Mr. Moses,

This letter confirms the approval of COA25-0038 for a property located at 226 NE Sanchez Ave, as required by Section 94-82(b), *Code of Ordinances, City of Ocala, Florida*, and other relevant provisions of Florida law. This approval is limited to the following scope of work:

- Removal of existing gravel and rock surfacing within the driveway and parking area. Change driveway (13' x 173') from gravel to 3000 PSI fiber mesh reinforced concrete and parking area (17' x 80') from gravel to brick pavers, consistent with the existing site configuration. This work is consistent with the Board of Adjustment Special Exception approved December 18, 1995 (Case No. 96-3SE).

A copy of the approved COA application is enclosed for your records. Please note that building permits may be required in addition to this Staff 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. All work shall be completed in substantial conformance with the approved COA application.

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