



Great Day Improvements, LLC.

Phone: (727) 250-0289

Customer Service Hotline: (833) 495-3773

11399 16th Court North Suite 100, St. Petersburg, FL 33716

State Certified License # CGC1508826 & CCC133946

Patio Enclosures CGC CBC1267793

PROPOSED SCOPE OF WORK

Customer Information

Barry Kirkham
206 NE 12th Ave
Ocala FL 34470

352-789-2160
barry1822k@aol.com

Date: 07/28/2025
GDI Rep: Phil Tallon
Office: (800) 472-5449

General Description of Work

Great Day Improvements, LLC. (GDI) will furnish & install windows, sliding glass doors and/or entry doors, which are further described in the Specification Sheet attached hereto as Exhibit "A" & initialed by the parties. GDI will remove & dispose of all debris from job site. Price below includes building permits & Inclusive Limited Lifetime warranty.

Windows

Number of DuraShield X Impact Windows	0
Number of DuraShield X Non-Impact Windows	10

Sliding Glass Doors - ByPass

Number of Impact Doors	
Number of Non-Impact Doors	

Pocket Sliding Glass Doors

Number of Impact Doors	
Number of Non-Impact Doors	

Additional Details

Champion Windows will Furnish and install 10 double pane double hung energy efficient windows	
Total Proposed Price	\$11,354.00

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CBC1265182 | CFC1431287

Promotional Quote

Prepared by: PATRICK MAGGIO on 07/29/2025

Homeowner and Home Information

Barry Kirkham
206 NE 12th Ave
Ocala, FL 34470
barry1822k@aol.com

Kirkham, B. (1): (352) 789-2160

Project Specifications

Thank you for the opportunity to work together on your window replacement project. Remember that West Shore Home is fully licensed and insured to complete this project. We DO NOT use subcontractors. OUR installers are OUR employees and are fully vetted. We will handle all the permits and inspections. The typical installation takes 1-3 days and comes with a warranty on the materials and installation for as long as you own your home. We'll remove the old windows and frame, inspect the area and treat accordingly, and make it ready for your new high end vinyl windows. We will haul away all debris and clean behind ourselves.

Your current project will include:

Pure High End Vinyl

Glass: Double pane, double Low-e coating, Argon gas filled, Energy star rated.

Also included in our window installation:

Obtaining the permit and scheduling final inspections.

Install your new reinforced multi-chamber vinyl window frames/ sashes.

The windows will have the proper impact rating per the current Florida codes.

Give you the warranty and service information after completion of your project.

Thank you again for your time and input during our visit. It was truly a pleasure to meet you. Please feel free to reach out to me by phone, text, or email if you have any questions. I look forward to helping you upgrade your home.

Patrick Maggio
352-566-3320
Patrick.maggio@westshorehome.com

Proposed Work

Double-Hung Window

All windows

Quantity: 13

Project Details

West Shore will remove the existing window(s). This quote includes installation of the new window(s) and cleanup and removal of all debris from the demolition and installation of the new window(s). West Shore will not remove or replace any shades, blinds, shutters, draperies, window treatment hardware, or security bars. Drop cloths will be placed in the traffic areas of the home where our employees will be walking.

Pricing

1 Year Price (good through 07/29/2026)	\$22,854
Promotional Price (good through 07/31/2025)	\$18,124
Deposit	\$0
Monthly Payment	\$196/month

Photos

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

2834-002-008

[GOOGLE Street View](#)

Prime Key: 1239711

[MAP IT+](#)

Current as of 8/19/2025

[Property Information](#)

KIRKHAM BARRINGTON T
206 NE 12TH AVE
OCALA FL 34470-6714

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .33

Situs: 206 NE 12TH AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$59,138		
Buildings	\$162,235		
Miscellaneous	\$4,452		
Total Just Value	\$225,825	Impact	
Total Assessed Value	\$200,509	Ex Codes: 01 38	(\$25,316)
Exemptions	(\$50,000)		
Total Taxable	\$150,509		
School Taxable	\$175,509		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$59,138	\$162,235	\$4,452	\$225,825	\$200,509	\$50,000	\$150,509
2023	\$59,138	\$162,050	\$5,359	\$226,547	\$226,547	\$0	\$226,547
2022	\$59,138	\$149,836	\$5,411	\$214,385	\$114,717	\$50,000	\$64,717

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7939/0258	12/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$269,000
7001/1124	07/2019	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$179,000
5862/1390	05/2013	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$80,500
5731/1585	07/2012	10 FORECLS	2 V-SALES VERIFICATION	U	I	\$181,900
4891/0893	09/2007	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$189,000
4272/0414	12/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$155,500
4272/0413	12/2005	08 CORRECTIVE	0	U	I	\$100
3881/0082	11/2004	61 FJDMNT	0	U	I	\$100
2514/1518	06/1998	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
2054/1315	07/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$56,500
1322/1323	12/1985	07 WARRANTY	0	U	V	\$5,000
1146/1688	02/1983	07 WARRANTY	0	U	I	\$200
1024/0725	06/1980	07 WARRANTY	0	U	I	\$36,000

[Property Description](#)

SEC 17 TWP 15 RGE 22
PLAT BOOK A PAGE 101
OAK PARK CALDWELLS ADD OCALA
BLK B E 150 FT OF LOT 8
& S 1/2 FT OF E 150 FT OF LOT 7 BLK B

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

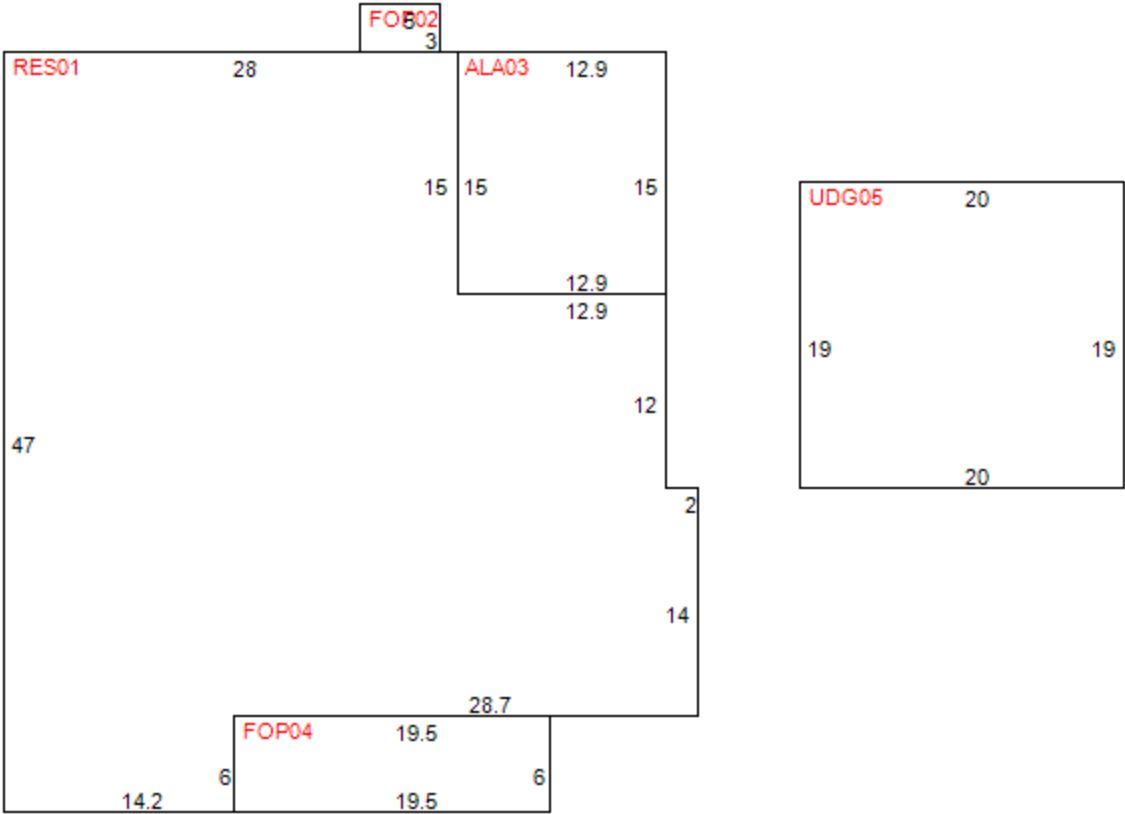
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		150.0	95.0	R3	150.00	FF						
Neighborhood 4701												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1

RES01=L12,9U15L28D47R14,2U6R28,7U14L2U12.L12,9U15L1
FOP02=U3L5D3R5.R1
ALA03=R12,9D15L12,9U15.L28D47R14,2
FOP04=R19,5U6L19,5D6.R35U20

UDG05=R20U19L20D19.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1942
Effective Age	4 - 15-19 YRS	Physical Deterioration 0%
Condition	2	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	12/12/2024 by 254	Architecture 0 - STANDARD SFR
		Base Perimeter 236

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0160	- COMMON BRICK	1.00	1942	N	0 %	0 %	1,597	1,597
FOP 0201	- NO EXTERIOR	1.00	1942	N	0 %	0 %	15	15
ALA 0329	- VINYL SIDING	1.00	2000	N	0 %	0 %	194	194
FOP 0401	- NO EXTERIOR	1.00	1942	N	0 %	0 %	117	117
UDG 0510	- ASBESTOS SHNGL	1.00	1942	N	0 %	0 %	380	380

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 1	Extra Fixtures: 2	

Foundation: 3 PIER
A/C: Y

Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	569.00		SF	20	1982	3	0.0	0.0
116 FENCE VINYL	192.00		LF	99	2009	4	0.0	0.0
159 PAV CONCRETE	684.00		SF	20	2024	3	0.0	0.0

Appraiser Notes

EST.INT.
EST BACK FROM FENCE

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
PLM24-0505	7/24/2024	3/18/2025	KIRKHAM/GARAGE REPLACEMENT
BLD24-1382	6/12/2024	5/6/2025	DETACHED GARAGE DEMO
BLD23-2139	2/13/2024	-	KIRKHAM/GARAGE REPLACEMENT
BLD23-1168	9/8/2023	11/13/2023	KIRKHAM / ADDITION
OC01464	8/1/1994	-	RSRA ADD
OC01350	8/1/1994	-	RSRA
OC01378	8/1/1993	-	BLDG01= RSRA