

CRA25-0052 - 40 S MAGNOLIA AVE ALL UNITS

SUMMARY REPORT

Parcel Id: 2853-046-201
Parcel Address: 40 S MAGNOLIA AVE ALL UNITS, OCALA, FL 34471

BUSINESS PROFILE

Business Name: Z Wellness LLC - Hagen- Dazs Franchise
Location: Ocala, Florida
Years in Business: No information entered
Relationship to City: New Business Establishment






FUNDING REQUEST

Description: Reimbursement
Eligible Cost Total: \$447,371.00
Total Estimated Project Cost: \$447,371.00
Total Funding Requested: \$50,000.00
Funding Requested Ratio: 8.95

PROJECT DETAILS

Project Name: CRA25-0052 - 40 S MAGNOLIA AVE ALL UNITS
Description: Convert a dated retail space into a code-compliant, modern cafe. Improvements include full interior buildout, new utilities, finishes and signage. These upgrades will attract visitors and support ongoing downtown revitalization.
Applicant Type: Business Tenant
Applicant Name: Jamie Zimbleman

PROJECT TIMELINE

-  **Completion Date**
01 Nov 2026
-  **Start Date**
20 Jan 2026
-  **CRA Board Decision**
20 Jan 2026
-  **Advisory Committee Review**
17 Dec 2025
-  **Application Started**
11 Dec 2025

(f)

**CITY OF OCALA DOWNTOWN REDEVELOPMENT AREA
COMMERCIAL BUILDING IMPROVEMENT GRANT
APPLICATION**

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Business / Project Name: Z Wellness LLC, Haagen Dazs
Project Address: 40 S Magnolia Ave, Ocala, FL 34471
Parcel Number: 2853-046-201

APPLICANT INFORMATION

Applicant's Name: Jamie Zimbleman

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

Applicant's Business Name (if applicable): Z Wellness LLC - Haagen-Dazs Franchise

Type of business: Ice Cream Shop

Applicant's Mailing Address: 7256 SW 63rd St

City: Ocala State: FL Zip: 34474

Phone number: 352-207-8242 Fax: _____

E-mail address: JamieZimbleman@gmail.com

Applicant is the _____ Property Owner ☒ Business Owner/Tenant

How long has the business been at the current location? It's about to go under construction

If renter, when does your current lease expire? 2036

PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner's Name: 40 Magnolia, LLC
Property Owner's Business Name (if applicable):
Property Owner's Mailing Address: 116 SE Broadway St
City: Ocala State: FL Zip: 34471
Phone number: 352-732-5255 Fax:
E-mail address: Kirk@ocaladevelopment.com

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business.

Haagen-Dazs Downtown Ocala will be a premium ice cream and dessert cafe serving handcrafted ice cream, milkshakes, and espresso drinks. The shop will have a modern design standards while adding to the downtown square

Explain the purpose of and need for the proposed improvements.

The project will convert a dated retail space into a code-compliant, modern cafe. Improvements include full interior buildout, new utilities, finishes, and signage. These upgrades will attract visitors and support ongoing downtown revitalization

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

Without the grant, the project might hurt the success of the shop due to high buildout costs. Support will make it possible to complete full interior upgrades, open on schedule, and maximize impact.

Number and types of jobs being created. 12-15 part time, 3-4 full time

What will be the business hours of operation? 12:00pm - 10:00pm Sun-Sat

For projects with residential component - number and types of units being created. N/A

PROJECT COSTS & SCHEDULE

Cost of project based on attached submitted low bid(s). _____

Required -- Attach itemized bid sheets from at least two (2) contractors

Anticipated start date: _____

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, Jamie Zimbleman, business owner/tenant of the building
at 40 S Magnolia Ave, 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 Jamie Zimbleman Date _____

Owner Approval for Tenant Applicant

I, Kirk Boone, owner of the building
at 40 S Magnolia Ave, 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. I give my consent to the applicant to move
forward with improvements on the building as outlined in the Scope of Work
section of this application.

Signature Kirk Boone Date 10/14/25

Property Information – For staff use only

- | | |
|----------------------------------------------------------------|--------------------------------------------------------------|
| Is the property assessed Marion County property taxes? | <input checked="" type="radio"/> Y / N <input type="radio"/> |
| Are property taxes paid up to date? | <input checked="" type="radio"/> Y / N <input type="radio"/> |
| Is the property in condemnation or receivership? | <input type="radio"/> Y / N <input checked="" type="radio"/> |
| Is there an active City code enforcement case on the property? | <input type="radio"/> Y / N <input checked="" type="radio"/> |
| Is the building on the National Register of Historic Places | <input type="radio"/> Y / N <input checked="" type="radio"/> |

DOWNTOWN COMMERCIAL BUILDING IMPROVEMENT GRANT

GRANT PROGRAM SUMMARY

12/19/23

Eligible Area	Downtown CRA (CRA) See Map.
Eligible Businesses	New & existing businesses; Retail, office. Residential on upper floors. Places of worship and residential rental properties are not considered as commercial buildings or businesses for the purpose of this grant.
Eligible Applicant	Property owner or business owner
Eligible Buildings	Existing buildings only; not for new construction (new construction included in another grant program)
Eligible Property Type	Taxable & non-taxable properties; taxable properties are priority.
Ineligible Properties	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 work

The program includes both façade work and interior renovations.

I. FACADES

For facades, the intent of this grant is to target projects that undertake a comprehensive restoration of facades that were inappropriately altered and /or renovations that make the building more in compliance with form-based code design and development requirements.

Examples of work items that would be eligible and those that would not be eligible

- Painting – only as a component of major restoration or renovation project. Painting and repair of façade alone is a routine maintenance item and would **not be eligible** for a grant.
- Canvas Awnings – new or replacement **are not eligible** in any type of project.
- Metal Awnings – are eligible in any type of project.
- Doors and/or Windows - only as a component of major restoration or renovation project **not as a stand-alone item**.
- Signage – **not as a single item** and only as a component of major restoration or renovation project and must be consistent with Form Based Code – Marquee signs preferred

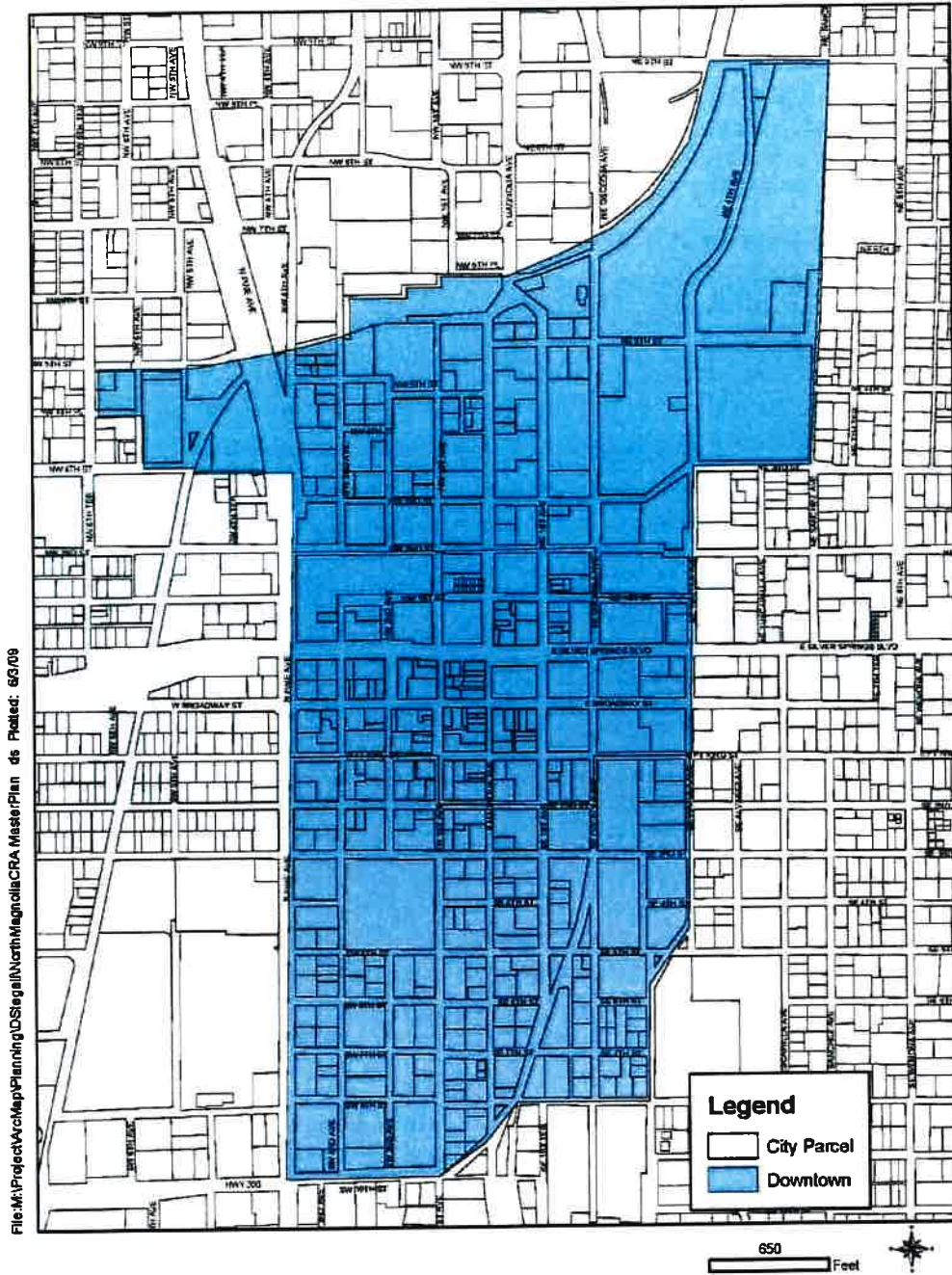
II. INTERIOR RENOVATIONS

For interior renovations, the intent of this grant is to target projects that involve comprehensive renovation, such as new tenant build-out of vacant space. These projects would typically involve changes to these building components

- Structural
- Improvements to meet Building & Fire Codes for Accessibility, Fire Protection and Life Safety
- HVAC, plumbing, electric

<ul style="list-style-type: none"> ○ Conversion of upper floor space to residential <p>Examples of individual work items that would not be eligible single purpose projects</p> <ul style="list-style-type: none"> ○ Cosmetic, material change outs – flooring, ceiling ○ Fixtures, furniture, equipment 	
Ineligible work	<p>Grant cannot be used to correct outstanding code violations in active code enforcement cases;</p> <p>Routine maintenance procedures, such as painting or minor repairs to existing materials alone, are not eligible; for a grant, but may be a component of a larger project.</p> <p>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.</p>
Other Ineligible Work	Reroofing; parking lot work.
Maximum Grant	\$50,000
Required Match	1:1; 50% - 50%
Design Guidelines	Subject to Downtown Form Based Code
Ineligible Businesses	<p>The following business do not fit the vision for downtown and as such are not eligible for either grant.</p> <ul style="list-style-type: none"> • Adult Oriented Businesses • Tattoo Parlors/Shops • Beauty Salons/Nail Shops on first floor • Bail / Bonds • Drug or Alcohol Treatment Facility • Check Cashing Service • Pawn Shops • Used Clothing Consignment or Other Used Merchandise • Auto Oriented Businesses – Auto repair & services; gas stations • Dollar or Discount Stores • Electronic or Vapor Cigarette Store

Downtown CRA



Prepare by: City of Ocala Department of Planning & Development

- Trimark -



*Haagen Dazs OCALA Proposal
November 17, 2025*

PREPARED FOR:
Jamie Zimbleman

HAAGEN-DAZS
1001 Lake Shore Dr
The Villages, FL 32162

PREPARED BY:
Greg McLean

LEE WOODS CONSTRUCTION OF FLORIDA, INC.
2468 HWY 27/441 STE 505
Fruitland Park, FL 34731



**Lee Woods Construction of
Florida, Inc.**
2468 HWY 27/441 STE 505
Fruitland Park, FL 34731

Haagen-Dazs
1001 Lake Shore Dr
The Villages, FL 32162

Dear Jamie Zimbleman,

We appreciate the opportunity to provide a bid for the Haagen Dazs OCALA project, located at 40 South Magnolia Avenue Ocala, FL 34471.

Please note that this price is based on the following Contract Documents provided (Drawings, Addenda, Photos, from the Plan Room), dated 10/09/2025, field observations of the space, and the attached scope of work.

Please do not hesitate to call if you have questions while reviewing this Bid Proposal.

Sincerely,

Greg McLean
Lee Woods Construction of Florida, Inc.
Estimator



Lee Woods Construction of Florida, Inc.
2468 HWY 27/441 STE 505 Fruitland Park, FL 34731

Phone #: (352) 314-9767

Fax #: (352) 315-0767

Expanded Division Report

Haagen Dazs OCALA
40 South Magnolia Avenue
Ocala, FL 34471

Printed: 11/17/2025

Description	Total
01 General Conditions	\$59,125.00
02 Site Work	\$12,155.00
03 Concrete	\$3,850.00
05 Steel	\$24,297.91
06 Carpentry	\$54,585.30
07 Moisture & Thermal Protection	\$2,805.00
08 Doors, Windows & Glass	\$14,775.76
09 Finishes	\$94,814.50
10 Specialities	\$4,977.50
11 Equipment	\$40,509.70
15 Mechanical	\$87,560.00
16 Electrical	\$47,916.00
Total	\$447,371.67
Cost/Sq. Foot	\$0.00



Lee Woods Construction of Florida, Inc.
2468 HWY 27/441 STE 505 Fruitland Park, FL 34731

Phone #: (352) 314-9767

Fax #: (352) 315-0767

Exclusions & Qualifications

Haagen Dazs OCALA
40 South Magnolia Avenue
Ocala, FL 34471

Printed: 11/17/2025

- All equipment on EQ spreadsheet by owner
 - Walk in Cooler now included
 - Connections to equipment included as per plans
- Vinyl Wall covering by others
 - GC to provide level 5 finish on new drywall
- Signs by owner
 - All signage provided and installed by owner with the following exceptions
 - ADA restroom signage.



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Phone #: (352) 314-9767

Fax #: (352) 315-0767

SCOPE OF WORK

Haagen Dazs OCALA
40 South Magnolia Avenue
Ocala, FL 34471

Printed: 11/17/2025

Detailed notes explaining our attached Bid Proposal dated on 11/17/2025.

02 Site Work

02-221.S Building Demolition

1. ° Building Demolition Per Plans
 - Wall Removal
 - Drywall Removal
 - Cut & Cap Plumbing
 - ACT & Grid Demo
 - All refuse into GC provided dumpster

02-226.S Concrete Sawing Demolition

1. 1. Demo/ Remove Extg. Concrete (Saw Cut)- trench for new utilities

03 Concrete

03-001.S Concrete

1. ° Pour Concrete at saw cut trenches

05 Steel

05-4300.S Slotted Channel Framing

1. ° Metal Framing per plans
 - Metal Partition Walls
 - Blocking & Backing
 - Bolting to existing structure where required
 - Frame for doors
 - Doors by others
 - Frame ceiling where required
 - Sheeting where required
 - Wall Type B

05-728.S Ornamental Misc

1. ° Provide and install Break Metal finishes
 - Break Metal wall base
 - Break Metal trims

06 Carpentry

06-200.S Finish Carpentry

1. ° Wood & Plastic Trim Installation
 - WC-4

06-410.S Custom Cabinet

1. 1. Scope shall be according to plans and specifications, including but not limited to;
 1. Provide cabinet shop drawings
 2. Provide and install cabinets
 3. Provide and install countertops
 4. Provide coordination with other subcontractors to provide fully functioning systems
2. The following is NOT INCLUDED in scope;
 1. Blocking
 2. Any plumbing or electrical that are run in cabinetry

06-650.S Plastic Trims

1. ° Purchase of plastic trims
 - WC-4 material only

07 Moisture & Thermal Protection

07-401.S Roofing

1. ° Roof Penetration repairs

08 Doors, Windows & Glass

08-001.S Doors/Frames & Hardware

1. 1. Scope shall be according to plans and specifications, including but not limited to;
 1. Provide and install hollow metal door frames
 2. Provide and install hollow metal door (if applicable per plan and specifications)
 3. Provide and install wood doors
 4. Provide and install door hardware

09 Finishes

09-100.S Drywall

1. 1. Supply all labor and materials to perform the drywall - per plans and specifications
 - ° Provide and install drywall
 - ° Provide and install drywall taping
 - ° Provide and install drywall finish

09-510.S Acoustical Ceiling

1. 1. Scope shall be according to plans and specifications, including but not limited to.
 - ° Provide and install Acoustical Ceiling Grid
 - ° Provide and install Acoustical Ceiling Tile

09-600.S Flooring

1. 1. Scope shall be according to plans and specifications, including but not limited to;
 1. Provide and install Floor Tile
 2. Provide and install Wall Tile
 3. Provide and install Quarry Tile

09-720.S Wallcoverings

1. ° Provide and install Wallpaper
 - WC-3
 - WC-5

09-771.S FRP

1. ° Provide and install FRP

09-910.S Painting

1. 1. Scope shall be according to plans and specifications, including but not limited to;
 1. Provide and Install Interior Paint
 1. Walls &/ or Columns/ Posts:
 2. Trim:
 3. Ceilings:

10 Specialities

10-810.S Toilet Accessories

1. 1. Scope shall be according to plans and specifications, including but not limited to;
 1. Provide and install Toilet Accessories

11 Equipment

11-410.S Walk In Cooler

1. ° Provide and install walk in cooler per plans

15 Mechanical

15-400.S Plumbing

1. ° Provide and install
 - -TWO FCO ZURN FLOOR CLEANOUT
 - -THREE FS ZURN FLOOR SINK #ZN1910
 - -ONE GT GREASE TRAP #GB-50
 - -ONE LAV AMERICAN STANDARD ADA LAV #0355.012.020, WITH FAUCET #7385.050.002
 - -ONE SP SAMPLE PORT #SV10
 - -ONE WC AMERICAN STANDARD TOILET #3517A.101.020 BOWL, #4188A.104.020 TANK
 - -ONE FD ZURN FLOOR DRAIN #ZN415, WITH TRAP PRIMER
 - -ONE DWH AO SMITH WATER HEATER #DELS0, ON WALL MOUNTED SHELF
 - -TWO WCO WALL CLEANOUT
 - **KITCHEN CONNECTIONS**
 - -ONE MOP SINK
 - -ONE ICE MACHINE
 - -TWO DIPPER WELLS
 - -ONE THREE COMP SINK
 - -ONE DUMP SINK
 - -TWO HAND WASH SINKS

15-700.S HVAC

1. 1. Provide and install split system HVAC units
2. Provide and install HVAC ducting system
 1. Duct System per plans
3. Exhaust Fans
4. Controls
5. Condensate and refrigerant piping with insulation as required

16 Electrical

16-200.S Electrical

1. ° Demo
 - Removal of electrical components as required
- ° Electrical Service
 - New meter, disconnect, & panel
 - THIS DOES NO INCLUDE ANY CONDUIT, WIRE, OR CONNECTION TO UTILITY
 - To get accurate costs, meetings must be set with utility company for design.
- ° Lighting
 - Install owner provied fixtures and lamps
 - Circuits and switches per plans
- ° Power
 - Outlets and circuits per plans
 - Misc equipment connections



BRIAN EHLERS
CONSTRUCTION CO., INC.

11/21/25

Jaime Zimbleman

Haagen Dazs

40 S Magnolia

Ocala Florida

Dear Mr. Zimbleman,

Please consider this letter as a proposal to complete the buildout located at 40 S Magnolia Ocala per plans created by Timothy M Lott dated 10/9/25 entitled Haagen Dazs store# 1436. CS-P500 sheets

The following items are included and shall be considered part of our scope of work.
Complete buildout to certificate of occupancy as per plan.

Price for work described **\$516,606.02** (10% Deposit due at signing)

The following items are not included:

Low Voltage	Signage
Plans (Architectural)	Communications
Engineering	Wall Coverings
After Hours Work	Kitchen Equipment
Fire Sprinklers	Speakers/Music System
Fire Alarm	

Thanks for the opportunity of completing this quote. If you have any questions, feel free to contact me.

Sincerely,

Taylor Medero

Estimator

Phone 352.861.4333 • Fax 352.861.4377

Mailing Address: P.O. Box 6978, Ocala, FL 34478

Physical Address: 2801 SE 1st Ave., Suite 402, Ocala, FL 34471



PROPOSAL

Submitted To		Project	Date:
Name:	Jamie Zimblemen	Name:	Haagen Dazs
Phone #:	352-237-1223	County:	Marion
Fax #:	jamiezimblemen@gmail.com	State:	FL
		Includes:	Stated Below

We are pleased to present the following proposal for interior buildout of a Haagen Dazs at 40 South Magnolia Ave. Ocala, FL 34471. An approximately 1,300 square foot buildout per plans and specifications provided. Project No. 250219 dated 10/09/2025 by PDMS Design Group.

Base Bid: \$570,605.00

Deduct – All equipment provided by others: (\$99,015.00)

Scope of Work to include: General conditions; on-site supervision; selective demolition; concrete; metal framing; cabinetry & countertops; insulation; doors & hardware; drywall & texture; floor & wall tile; acoustic ceiling grid & tile; FRP; accessories; equipment & installation; plumbing & fixtures; electrical & fixtures.

Exclusions: Impact fees; overtime, night, & weekend work; providing equipment schedule items E11, E14, E15, E16, E20, E28, E29, E40, A23a, A24a, & A24b; vinyl applied graphics; illuminated storefront sign; pricing board; non-illuminated Haagen Dazs signs; post mounted signage; illuminated Haagen Dazs cartouche; providing 3-phase power to meter; relocation of adjacent tenant services or metering.

For the sum of: Five Hundred Seventy Thousand Six Hundred and Five Dollars. **(\$570,605.00)** with payment to be made as follows:

Payment to be agreed upon before job commences.

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. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within thirty (30) days and is void thereafter at the option of the undersigned.

Authorized Signature _____

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Contractors Signature: _____

Date: _____

Owner's Signature: _____

Date: _____

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 Certified Assessment Roll

2853-046-003

[GOOGLE Street View](#)

Prime Key: 1244684

[MAP IT+](#)

[Property Information](#)

40 MAGNOLIA LLC
16 SE BROADWAY ST
OCALA FL 34471-2132

[Taxes / Assessments:](#) \$12,093.62

Map ID: 179

[Millage:](#) 1002 - OCALA

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

[PC:](#) 11

Acres: .06

[More Situs](#)

Situs: 42 S MAGNOLIA AVE OCALA

[Current Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$593,123
Total Assessed Value	\$593,123
Exemptions	\$0
Total Taxable	\$593,123

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$73,588	\$243,060	\$465	\$593,123	\$593,123	\$0	\$593,123
2024	\$73,588	\$239,988	\$465	\$540,569	\$540,569	\$0	\$540,569
2023	\$63,076	\$253,839	\$465	\$528,972	\$528,972	\$0	\$528,972

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7288/1160	10/2020	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$620,000
6559/0705	03/2017	09 EASEMNT	0	U	I	\$100
5977/0991	12/2013	61 FJDGMNT	0	U	I	\$100
5432/1892	10/2010	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
3227/1273	08/2002	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
2838/1948	09/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$95,000

[Property Description](#)

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 001
OLD SURVEY OCALA
COM 53 1/2 FT S OF NE COR BLK 46 TH S 27.7 FT TH W 105 FT TH N 27.7 FT TH

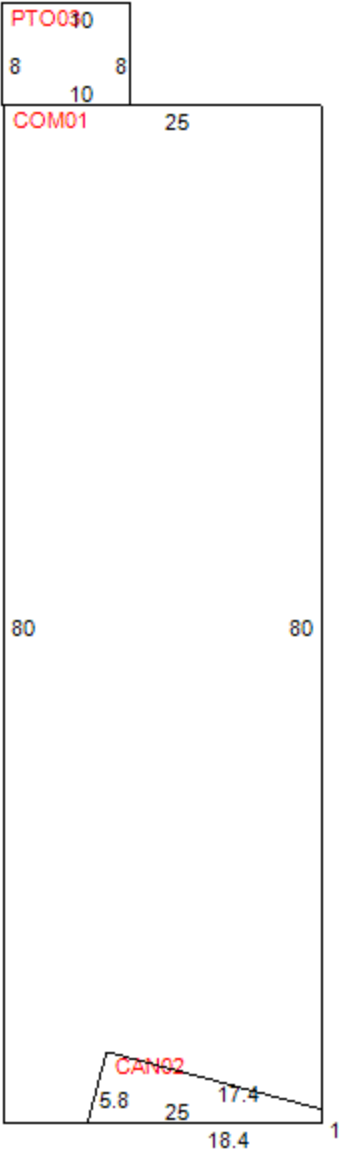
E 105 FT TO THE POB
EXC COM AT THE NE COR OF BLK 46 TH S 00-04-21 W 53.50 FT TO THE POB TH
S 00-04-21 W 2.67 FT TH N 89-56-16 W 105 FT TH N 00-01-24 E 2.67 FT TH
S 89-56-16 E 105 FT TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1100	25.0	105.0	FBC	2,628.15	SF	28.0000	1.00	1.00	1.00	73,588	73,588
Neighborhood 9980											Total Land - Class \$73,588	
Mkt: 2 70											Total Land - Just \$73,588	

[Traverse](#)

Building 1 of 1
COM01=L25U80R25D80.U1
CAN02=D1L18,4A15|5,8A105|17,4.U79L25
PTO03=U8R10D8L10.
MZS04=572.
572



[Building Characteristics](#)

Structure	4 - MASONRY NO PILAST					Year Built 1886				
Effective Age	7 - 30-34 YRS					Physical Deterioration 0%				
Condition	3					Obsolescence: Functional 0%				
Quality Grade	600 - AVERAGE					Obsolescence: Locational 0%				
Inspected on	2/3/2021 by 117					Base Perimeter 210				
Exterior Wall 60 COMMON BRICK24 CONC BLK-PAINT64 EXCELLENT TYPE										
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C			
1	15.0	1.97	1886	0	2,000	M11 ONE STORY STORE	49 %	N	Y	
						M01 RESIDENTIAL	51 %	N	Y	
2	10.0	1.00	1886	0	60	CAN CANOPY-ATTACHD	100 %	N	N	
3	1.0	1.00	2005	0	80	PTO PATIO	100 %	N	N	
4	8.0	1.00	1886	0	572	MZS MEZZANINE STOR	100 %	N	N	
Section: 1										
Elevator Shafts: 0			Aprtments: 0		Kitchens: 1		4 Fixture Baths: 1		2 Fixture Baths: 1	
Elevator Landings: 0			Escalators: 0		Fireplaces: 0		3 Fixture Baths: 1		Extra Fixtures: 5	
Miscellaneous Improvements										
Type				Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE				420.00	SF	20	2005	3	0.0	0.0
									Total Value - \$465	
Appraiser Notes										
HISTORIC COMMERCIAL BUILDING CONSTRUCTED CIRCA 1886										
ADDRESS-42 MAGNOLIA AVE (BOTTOM FLOOR)										
IVY ON THE SQUARE CHIC BOUTIQUE.....1-2FX 2X										
ADDRESS-44 MAGNOLIA AVE (TOP FLOOR)										
2 BEDROOM1-4FX 1-3FX 3X @ 1888 S.F										
Planning and Building										
** Permit Search **										
Permit Number	Date Issued	Date Completed	Description							
BLD22-2171	7/15/2022	1/11/2023	40 MAGNOLIA LLC / REROOF							
BLD20-2192	11/6/2020	-	TIPSY / INTER DEMO / RENO							
BLD16-1550	10/21/2016	-	DEMO LOAD WALL / ELEC & SEWER UPGRADE							
OC01083	6/1/2008	-	PART WALLS, REL 2 SINKS							
OC00349	12/1/2005	-	INT. RENOVATION							
OC03498	12/1/2005	5/1/2006	INT. RENOVATION							
OC00158	2/1/2005	5/1/2006	INT. RENO.							
OC00354	3/1/2002	3/1/2003	CMRA							
OC01425	8/1/1998	-	CMRA							
Cost Summary										
Buildings R.C.N.	\$565,256	8/8/2023								
Total Depreciation	(\$322,196)									
Bldg - Just Value	\$243,060		Bldg Nbr	RCN	Depreciation	Depreciated				
Misc - Just Value	\$465	10/29/2015	1	\$565,256	(\$322,196)	\$243,060				
Land - Just Value	\$73,588	5/24/2021								
Total Just Value	\$317,113	.								

CRA25-0052

Existing Conditions



View of building looking west from S. Magnolia Ave.



Existing store façade.



Vacant interior.



Vacant area to be used as office space.



Vacant area to be used as office space.



Existing salon space.