

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA26-0013

Address: 420 NE 7th Terrace

CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	Fence	\$ 14,762.80	\$ 9,538.12
2	Windows Replacements	\$ 12,320.00	\$ 10,774.20
Total		\$ 27,082.80	\$ 20,312.32

**Maximum CRA grant that can be awarded based
on 75% match. \$ 15,234.24**

PHOTOS BEFORE – 420 NE 7th Terrace (Windows)
Parcel: 2826-016-002







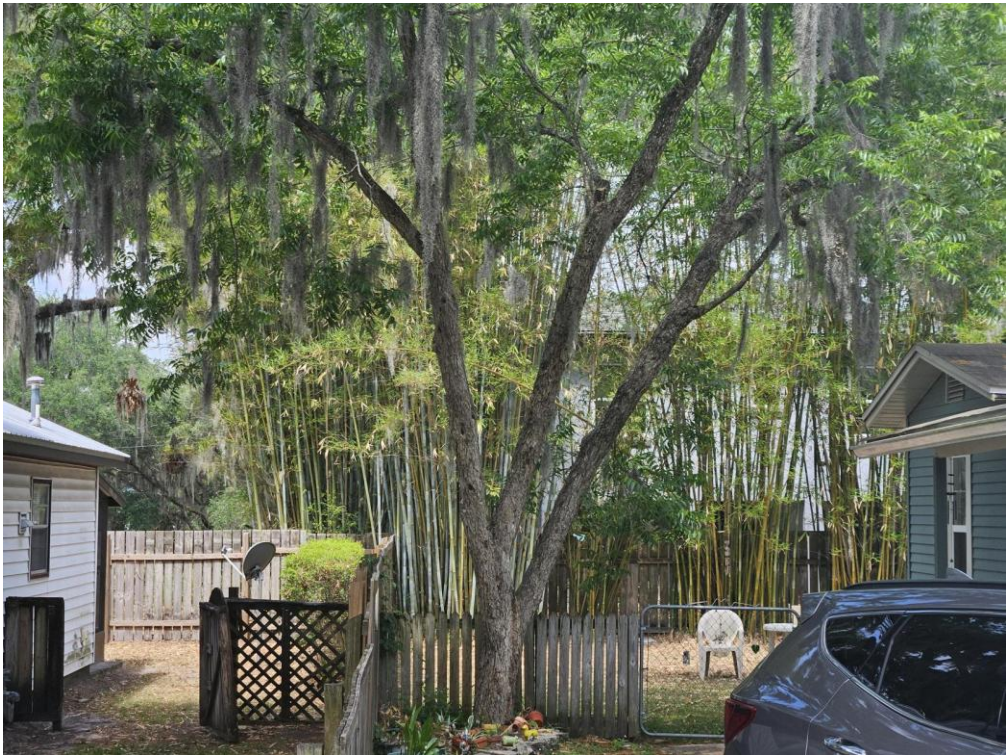


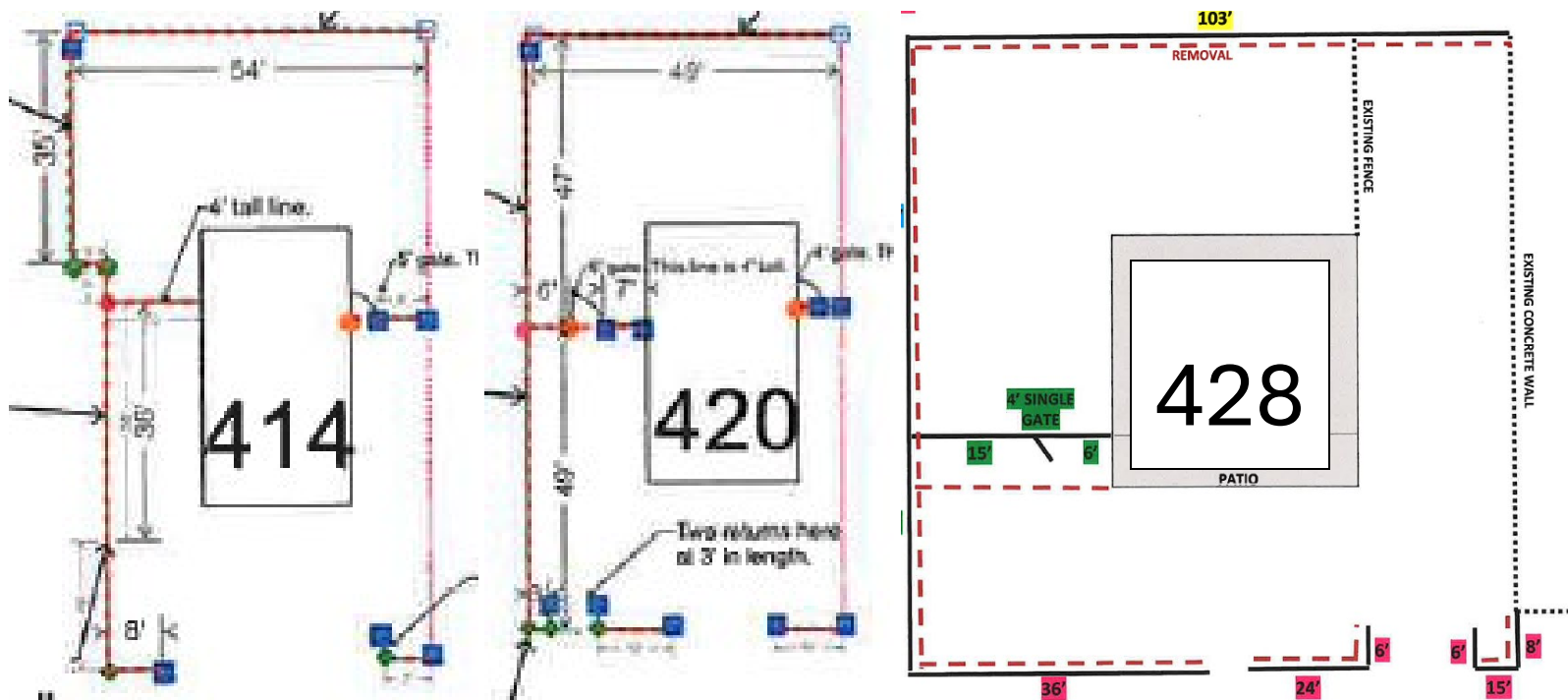


PHOTOS BEFORE – 420 NE 7th Terrace (Fence)
Parcel: 2826-016-002









The applicant owns three contiguous properties, and the fencing replacements proposed for each parcel—Case CRA26-0011 (414 NE), Case CRA26-0012 (428 NE), and Case CRA26-0013 (420 NE)—are unique to each individual property. The fence lines do not repeat, overlap, or duplicate one another across the parcels. Each fence segment is located solely within the boundaries of its respective property.

Accordingly, the applicant is not requesting funding multiple times for the same fence, but rather for separate and distinct fence replacements required for each property. CRA26-0011, CRA26-0012 & CRA26-0013.

DUPLICATE

TOTAL TAXES IF PAID BY

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
954.41	964.25	974.09	983.93	1,013.45	APR 1 2026
ACCOUNT NUMBER R2826-016-002 2025		EX-TYPE	ESCROW	MILL CD 1001	REMIT U.S. FUNDS TO: GEORGE ALBRIGHT, T. C. PO BOX 970, OCALA, FL 34478 PH (352) 368-8200

MARKET VALU 60,500 TAXES 707.60
 COUNTY ASMT 30,067 SP. ASMT 276.33
 COUNTY TXBL 30,067
 SCHOOL ASMT 60,500
 SCHOOL TXBL 60,500

17 15 22
 SEC 17 TWP 15 RGE 22 PLAT BOOK E
 PAGE 008 SMITH & DAUGHERTY ADD
 OCALA NE 1/4 OF LOT 16

R2826-016-002 2025
 JFG PROPERTIES LLC
 1010 SW 29TH ST
 OCALA FL 34471-1322

*** PAID *** PAID *** PAID ***
 12/31/25 PERIOD 02
 129-2025-0001537.0004
 \$954.41 CK

Paid By: JFG PROPERTIES LLC

Return Bottom Section with Payment - Keep remaining portion for your records.

PLEASE READ INSTRUCTIONS AND IMPORTANT INFORMATION

If you have sold any of the property assessed to you, please forward this Tax Notice to the new owner(s) or return to sender. Please verify description of property. If any errors are found on this Tax Notice, notify the Property Appraiser's Office immediately. This Tax Notice covers taxes for the calendar year as described hereon.

Please remit payment by mail, in person, or by visiting our website at www.mariontax.com. Do not staple, fold or write on the bottom portion of this Tax Notice. If paying current taxes by mail, discounts are determined by the POSTMARK date. Discounts are calculated as follows:

ANNUAL PAYMENT

4% IF PAID IN NOVEMBER
 3% IF PAID IN DECEMBER
 2% IF PAID IN JANUARY
 1% IF PAID IN FEBRUARY

INSTALLMENT PAYMENT

1st IF PAID IN JUNE 6% DISCOUNT
 2nd IF PAID IN SEPTEMBER 4½% DISCOUNT
 3rd IF PAID IN DECEMBER 3% DISCOUNT
 4th IF PAID IN MARCH NO DISCOUNT

Taxes are due November 1 and become delinquent April 1, at which time the law imposes 3% interest plus advertising fees on Real Estate taxes and 1½% interest per month plus advertising and late fees on Tangible Personal Property taxes. Once taxes are delinquent on April 1, the amount due is determined when the payment is RECEIVED in our office.

Tax Sale Certificates will be sold on all unpaid Real Estate taxes on or before June 1st. Tax Warrants will be issued on all unpaid Tangible Personal Property taxes pursuant to Chapter 197 F.S. This Tax Notice becomes a receipt only when validated by the Tax Collector's Office and the actual transfer of funds is completed.

To Better Serve You . . . PAY ONLINE At www.mariontax.com

Or At These Locations:

OCALA - McPherson Governmental Complex, 503 SE 25th Ave

BELLEVIEW - Belleview Regional Shpg Ctr, 10445 S US Hwy 441
 DUNNELLON - Rainbow Spgs. Gov. Complex, 19995 SW 86th St.
 NORTH - Ocala Springs Shopping Center, 7135 N US Hwy 441

FOREST - Forest Center, 15956 E SR 40
 SR 200 - Jasmine Square, 6154 SW SR 200
 SUMMERFIELD - Spruce Creek Terrace Shops, 17860 SE 109th Ave.

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Paid By: JFG PROPERTIES LLC

Marion County Property Appraiser
2026 Assessment Roll

DCORNELL

2826-016-002

JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

Taxes/Assessments: 983.93
Map ID: 179
Millage Situs 1001

Prime Key: 1251192
PC: 01
Acres: 0.10
420 NE 7TH TER

Working Values

Land Just Value	10,890		6/15/2023	187
Buildings	49,297		04/20/2017	12
Miscellaneous	1,706			
Total Just	61,893			
Total Assessed	33,074	Impact		28,819
Exemptions	0	Ten %		28,819
Total Taxable	33,074			
School Taxable	61,893			

10% Cap Base Year 2008

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025 1	9,801	49,886	813	60,500	30,067	0	30,067 T%
2024 1	9,801	48,900	817	59,518	27,334	0	27,334 T%
2023 1	4,356	41,174	821	46,351	24,849	0	24,849 T%
2022 1	4,356	37,527	740	42,623	22,590	0	22,590 T%
2021 1	4,356	29,172	740	34,268	20,536	0	20,536 T%
2020 1	4,356	26,642	740	31,738	18,669	0	18,669 T%
2019 1	3,950	25,673	740	30,363	16,972	0	16,972 T%
2018 1	1,975	23,129	740	25,844	15,429	0	15,429 T%
2017 1	1,975	22,627	740	25,342	14,026	0	14,026 T%
2016 1	1,975	10,036	740	12,751	12,751	0	12,751
2015 1	1,975	9,447	760	12,182	12,182	0	12,182
2014 1	1,975	8,827	780	11,582	11,582	0	11,582
2013 1	1,975	9,397	800	12,172	12,172	0	12,172
2012 1	1,975	10,885	825	13,685	13,685	0	13,685
2011 1	1,975	12,286	849	15,110	15,110	0	15,110
2010 1	8,888	13,719	875	23,482	23,482	0	23,482
2009 1	12,838	20,514	899	34,251	34,251	0	34,251
2008 1	18,763	39,852	0	58,615	58,615	0	58,615
2007 1	18,763	34,804	0	53,567	53,567	0	53,567
2006 1	16,788	30,114	0	46,902	46,902	0	46,902
2005 1	7,900	26,349	0	34,249	34,249	0	34,249
2004 1	7,900	25,029	0	32,929	32,929	0	32,929
2003 1	3,950	23,838	0	27,788	27,788	0	27,788
2002 1	3,950	22,621	0	26,571	26,571	0	26,571
2001 1	3,950	21,633	0	25,583	25,583	0	25,583
2000 1	3,950	20,471	0	24,421	24,421	0	24,421
1999 1	3,950	19,527	0	23,477	23,477	0	23,477
1998 1	3,950	18,660	0	22,610	22,610	0	22,610
1997 1	3,950	17,326	0	21,276	21,276	0	21,276
1996 1	3,950	17,326	0	21,276	21,276	0	21,276
1995 1	3,950	17,326	0	21,276	21,276	0	21,276
1994 1	3,950	12,934	149	17,033	*****	0	17,033
1993 1	3,950	12,071	155	16,176	*****	0	16,176
1992 1	3,950	10,990	155	15,095	*****	0	15,095
1991 1	3,950	10,990	155	15,095	*****	0	15,095
1990 1	3,950	10,990	155	15,095	*****	0	15,095
1989 1	3,950	10,990	155	15,095	*****	0	15,095
1988 1	3,950	10,990	155	15,095	*****	0	0
1987 1	3,950	10,990	155	15,095	*****	0	0

**Marion County Property Appraiser
2026 Assessment Roll**

2826-016-002

DCORNELL

1986	1	3,950	10,051	160	14,161	*****	14,161	0
1985	1	2,568	10,051	160	12,779	*****	12,779	0
1984	1	2,568	10,051	160	12,779	*****	12,779	0
1983	1	2,568	10,051	160	12,779	*****	12,779	0
1982	1	2,568	10,945	206	13,719	*****	13,719	0
1981	1	2,568	7,762	0	10,330	*****	10,330	0

Property Transfer History

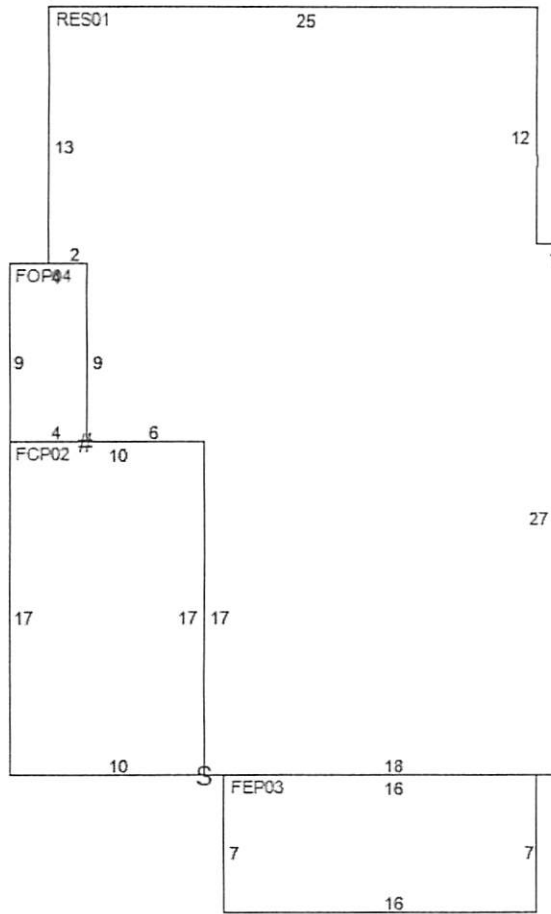
Book	Page	Date	Instrument	Code	Qualified	Improved	Price
4568	1296	9/2006	07 WARRANTY	0	U Unqualified	I Improved	100
1444	1034	7/1987	07 WARRANTY	0	Q Qualified	I Improved	20,000
1426	0010	4/1987	51 AGR-DED	0	Q Qualified	I Improved	20,000
1401	1425	12/1986	71 DTH CER	0	U Unqualified	I Improved	100
1401	1419	3/1975	74 PROBATE	0	U Unqualified	I Improved	100

Property Description

SEC 17 TWP 15 RGE 22
 PLAT BOOK E PAGE 008
 SMITH & DAUGHERTY ADD OCALA
 NE 1/4 OF LOT 16

Land Data

LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just
1	GCNF	0100	50.0	83.0	R3	4356.00	SF	2.50	100	100	100	10,890	10,890
Neighborhood:												9981	
Market Area:												2 70	
												Total Land Classified Value:	10,890
												Total Land Just Value:	10,890



RES01=R18U27L1U12L25D13R2D9R6D17.
FCP02=L10U17R10D17.R1
FEP03=D7R16U7L16.L1U17L6
FOP04=L4U9R4D9.

Building 1		Building Characteristics				Phy. Deter	0%
Improvement	1F SFR- 01 FAMILY RESID				Obsolescence: Functional		0%
Effective Age	5 20-24 YRS				Locational		0%
Condition	0 0	Year Built	1938				
Quality Grade	400 FAIR	Architecture	0 STANDARD SFR				
Inspected on	6/15/2023	187 - STEVE KIRKLAND		Base Perimeter			130

Section	Type	C Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Basement Data Finishd	Ground Floor Area
RES 01	Y 28	SF ALUM SIDING	1.00	1938	N	0	0	848 SF
FCP 02	Y 01	NO EXTERIOR	1.00	1938	N	0	0	170 SF
FEP 03	Y 28	SF ALUM SIDING	1.00	1938	N	0	0	112 SF
FOP 04	Y 01	NO EXTERIOR	1.00	1938	N	0	0	36 SF

Section: RES 01								
Roof Style	10 GABLE	Floor Finish	24 CARPET	Bedrooms	2	Blt-In Kitch	Y	
Roof Cover	08 FBRGLASS SH	Wall Finish	20 PLASTER	4FixBath	0	Dishwasher	N	
Heat Meth 1	06 CONVECTION	Heat Fuel 1	06 GAS	3FixBath	1	Garb Disp	N	
Heat Meth 2	00	Heat Fuel 2	00	2FixBath	0	Garb Comp	N	
Foundation	07	Fireplaces	00	XFixture	2	Intercom	N	
A/C	N			Security	N	Vacuum	N	

Miscellaneous Improvements										
Type	C	Nbr	Units	Type	Life	Year In	Grade	Length	Width	Depr Value
UDU UTILITY-UNFINS	Y	64.00	SF		40	1938	1	8.0	8.0	406
105 FENCE CHAIN LK	Y	80.00	LF		20	1980	1	0.0	0.0	250
111 FENCE WOOD	Y	35.00	LF		10	1980	3	0.0	0.0	230
114 FENCE BOARD	Y	80.00	LF		10	1980	4	0.0	0.0	298
156 PAVING BRICK	Y	84.00	SF		20	2004	1	0.0	0.0	326

Marion County Property Appraiser
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2826-016-002

DCORNELL

UOP	PORCH-OPEN-UN Y	48.00 SF	40	2004	1	8.0	6.0	196
Total								1706

Public Notes

Planning and Building					
	Number	Amount	Issued Date	Complete Date	Description
1	OC00942	1	6/1/1991		RES R/A

Cost Summary						
			Bldg	Reproduction	Depr.	RCN Less
			Nbr	Cost New		Depreciation
Buildings RCN	75841	6/15/2023				
Bldg - Just Value	49297					
Misc - Just Value	1706	6/15/2023	01	75,841	26,544	49,297
Land - Just Value	10890	4/20/2026				
Total - Just Value	61893					