

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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2025 Property Record Card

28333-002-06

Prime Key: 4154728

[MAP IT+](#)

Current as of 8/22/2025

Property Information

NWS RETAIL LLC
1525 NE 8TH AVE
OCALA FL 34470-4247

Taxes / Assessments:

Map ID: 196

Millage: 1001 - OCALA

M.S.T.U.

PC: 11

Acres: .60

Current Property Value by Income

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$177,479	Ex Codes:
Total Assessed Value	\$177,479	
Exemptions	\$0	
Total Taxable	\$177,479	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
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Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8660/1515	07/2025	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$403,900

Property Description

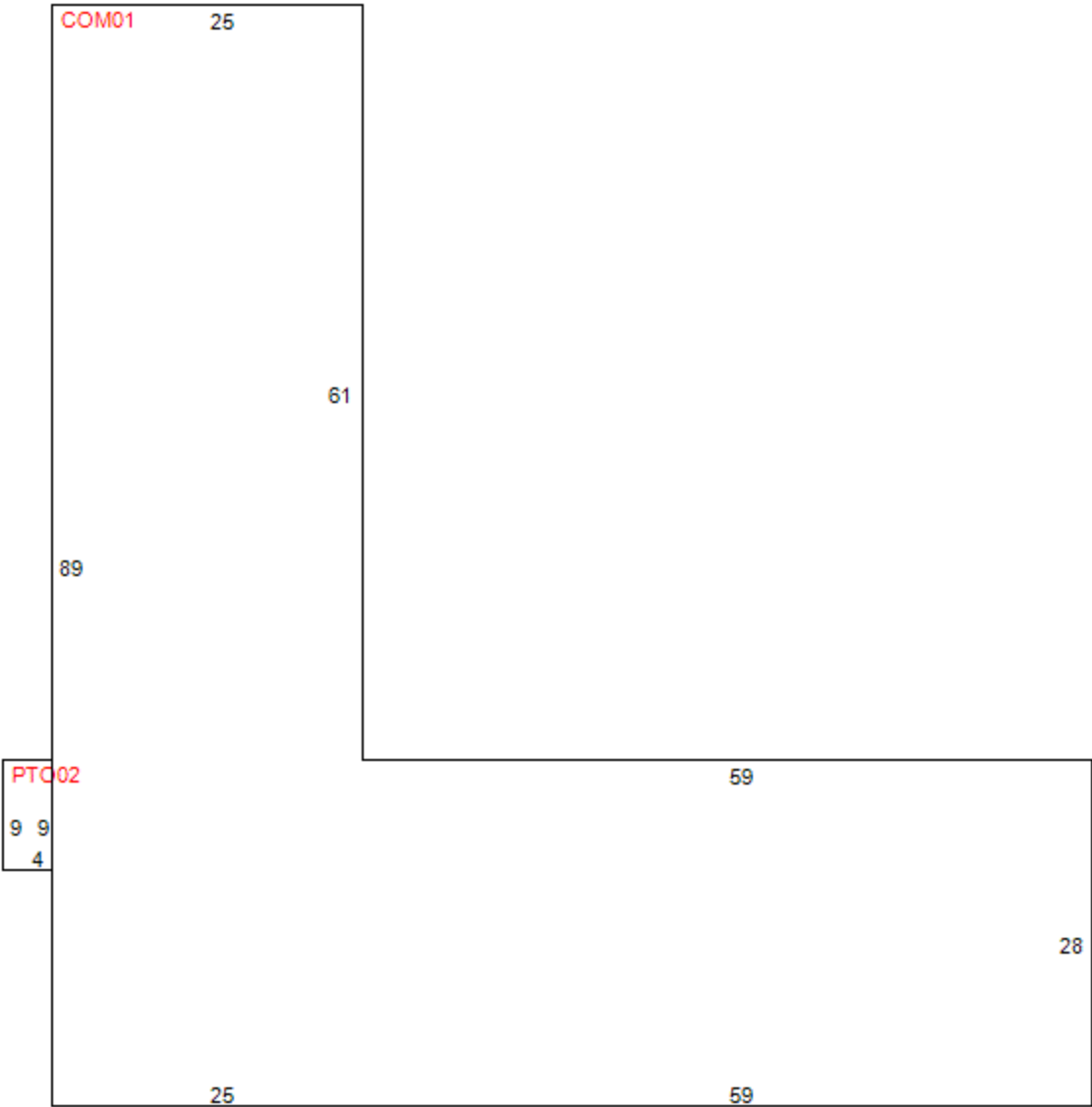
SEC 16 TWP 15 RGE 22
PLAT BOOK B PAGE 248
DOZIER & STRIPLING
BLK B LOT 6 & E 25 FT OF LOT 5
EXC RD ROW FOR SR 40
Parent Parcel: 28333-002-04

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1143	125.0	209.0	B2	26,125.00	SF	6.0000	1.00	1.00	1.00	156,750	156,750
Neighborhood 9976												
Mkt: 2 70												
Total Land - Class \$156,750												
Total Land - Just \$156,750												

[Traverse](#)

Building 1 of 1
COM01=L25U89R25D61R59D28L59.L25U28
PTO02=L4D9R4U9.



[Building Characteristics](#)

Structure	4 - MASONRY NO PILAST	Year Built	1954
Effective Age	6 - 25-29 YRS	Physical Deterioration	0%
Condition	2	Obsolescence: Functional	0%
Quality Grade	400 - FAIR	Obsolescence: Locational	0%
Inspected on	8/4/2025 by 117	Base Perimeter	346

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.5	1.00	1954	0	3,877	M00 MINIMUM FINISH	43 %	N
						M11 ONE STORY STORE	57 %	N
2	1.0	1.00	1954	0	36	PTO PATIO	100 %	N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	3,949.00	SF	5	1973	3	0.0	0.0
159 PAV CONCRETE	288.00	SF	20	1986	3	0.0	0.0
Total Value - \$2,941							

Appraiser Notes

2219=VERIZON WIRELESS.....(2225 SF).....2-2FX 1X

2225=BUILDING ADDITION UNDER CONSTRUCTION (1652 SF SHELL)

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SITE25-0043	6/16/2025	-	VERIZON STORE RESTRIPE
PLM25-0150	4/1/2025	4/23/2025	PG SARRES PLM RENO
BLD24-2450	10/25/2024	12/9/2024	VERIZON STORE REROOF
BLD24-2451	10/25/2024	1/16/2025	VERIZON STORE WINDOW DOOR

Cost Summary

Buildings R.C.N.	\$252,924	8/5/2025				
Total Depreciation	(\$123,933)					
Bldg - Just Value	\$128,991		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$2,941	8/5/2025	1	\$252,924	(\$123,933)	\$128,991
Land - Just Value	\$156,750	8/5/2025				
Total Just Value	\$288,682	.				