

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA26-0011

Address: 414 NE 7th Terrace

CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	Fence	\$ 13,448.24	\$ 8,798.42
2	Windows Replacement	\$ 15,866.44	\$ 14,145.00
Total		\$ 29,314.68	\$ 22,943.42
Maximum CRA grant that can be awarded based on 75% match.		\$	17,207.57

**PHOTOS BEFORE – 414 NE 7th Terrace (Windows Replacement)
Parcel: 2826-016-003**









**PHOTOS BEFORE – 414 NE 7th Terrace (Fence Replacement)
Parcel: 2826-016-003**

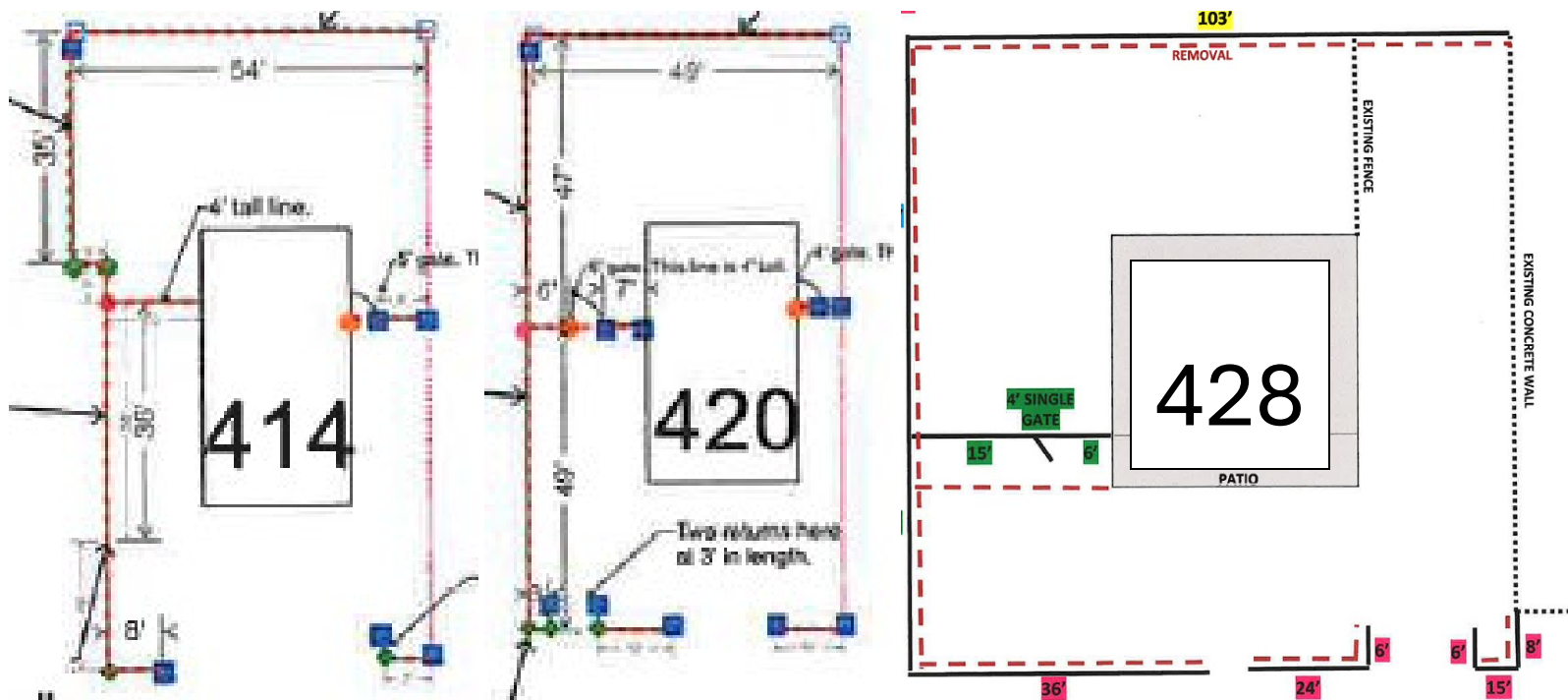












The applicant owns three contiguous properties, and the fencing replacements proposed for each parcel—Case CRA26-0011 (414 NE), Case CRA26-0012 (428 NE), and Case CRA26-0013 (420 NE)—are unique to each individual property. The fence lines do not repeat, overlap, or duplicate one another across the parcels. 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
1,245.90	1,258.74	1,271.59	1,284.43	1,322.96	APR 1 2026
ACCOUNT NUMBER		EX-TYPE	ESCROW	MILL CD	REMIT U.S. FUNDS TO: GEORGE ALBRIGHT, T. C.
R2826-016-003 2025				1001	PO BOX 970, OCALA, FL 34478 PH (352) 368-8200

MARKET VALU 83,520 TAXES 971.23
 COUNTY ASMT 40,990 SP. ASMT 313.20
 COUNTY TXBL 40,990
 SCHOOL ASMT 83,520
 SCHOOL TXBL 83,520

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

R2826-016-003 2025
 JFG PROPERTIES LLC
 1010 SW 29TH ST
 OCALA FL 34471-1322

***** PAID *** PAID *** PAID *****
 12/31/25 PERIOD 02
 129-2025-0001537.0001
\$1,245.90 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.

DUPLICATE

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Paid By: JFG PROPERTIES LLC

**Marion County Property Appraiser
2026 Assessment Roll**

2826-016-003

DCORNELL

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

Taxes/Assessments: 1284.43
Map ID: 179
Millage 1001
Situs

Prime Key: 1251141
PC: 01
Acres: 0.11
414 NE 7TH TER

Working Values

Land Just Value	11,980		6/15/2023	187
Buildings	71,802		04/20/2017	11
Miscellaneous	339			
Total Just	84,121			
Total Assessed	45,089	Impact		39,032
Exemptions	0	Ten %		39,032
Total Taxable	45,089			
School Taxable	84,121			

10% Cap Base Year 2008

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025 1	10,782	72,609	129	83,520	40,990	0	40,990 T%
2024 1	10,782	72,762	129	83,673	37,264	0	37,264 T%
2023 1	4,792	67,894	129	72,815	33,876	0	33,876 T%
2022 1	4,792	58,263	129	63,184	30,796	0	30,796 T%
2021 1	4,792	44,677	129	49,598	27,996	0	27,996 T%
2020 1	4,792	39,574	129	44,495	25,451	0	25,451 T%
2019 1	4,250	38,485	129	42,864	23,137	0	23,137 T%
2018 1	2,125	37,035	129	39,289	21,034	0	21,034 T%
2017 1	2,125	35,524	129	37,778	19,122	0	19,122 T%
2016 1	2,125	15,130	129	17,384	17,384	0	17,384
2015 1	2,125	13,592	129	15,846	15,846	0	15,846
2014 1	2,125	13,071	140	15,336	15,336	0	15,336
2013 1	2,125	13,716	150	15,991	15,991	0	15,991
2012 1	2,125	14,687	161	16,973	16,973	0	16,973
2011 1	2,125	15,239	171	17,535	17,535	0	17,535
2010 1	9,562	16,211	182	25,955	25,955	0	25,955
2009 1	13,813	23,202	191	37,206	37,206	0	37,206
2008 1	20,188	41,686	347	62,221	62,221	0	62,221
2007 1	20,188	37,020	347	57,555	57,555	0	57,555
2006 1	18,063	32,020	347	50,430	50,430	0	50,430
2005 1	8,500	28,017	347	36,864	36,864	0	36,864
2004 1	8,500	25,781	247	34,528	34,528	0	34,528
2003 1	4,250	24,643	247	29,140	29,140	0	29,140
2002 1	4,250	23,386	274	27,910	27,910	0	27,910
2001 1	4,250	23,124	274	27,648	27,648	0	27,648
2000 1	4,250	21,881	274	26,405	26,405	0	26,405
1999 1	4,250	21,096	274	25,620	25,620	0	25,620
1998 1	4,250	20,158	274	24,682	24,682	0	24,682
1997 1	4,250	18,395	274	22,919	22,919	0	22,919
1996 1	4,250	18,395	274	22,919	22,919	0	22,919
1995 1	4,250	18,395	274	22,919	22,919	0	22,919
1994 1	4,250	11,065	90	15,405	*****	0	15,405
1993 1	4,250	10,283	77	14,610	*****	0	14,610
1992 1	4,250	10,283	77	14,610	*****	0	14,610
1991 1	4,250	9,031	0	13,281	*****	0	13,281
1990 1	4,250	9,031	0	13,281	*****	0	13,281
1989 1	4,250	9,031	0	13,281	*****	0	13,281
1988 1	4,250	9,031	0	13,281	*****	0	0
1987 1	4,250	9,031	0	13,281	*****	0	0

**Marion County Property Appraiser
2026 Assessment Roll**

2826-016-003

DCORNELL

1986	1	4,250	8,239	0	12,489	*****	0	0
1985	1	2,763	8,239	0	11,002	*****	0	0
1984	1	2,763	8,239	0	11,002	*****	0	0
1983	1	2,763	8,239	0	11,002	*****	0	0
1982	1	2,763	7,695	0	10,458	*****	10,458	0
1981	1	2,763	5,475	0	8,238	*****	0	0

Property Transfer History

Book	Page	Date	Instrument	Code	Qualified	Improved	Price
4568	1296	9/2006	07 WARRANTY	0	U Unqualified	I Improved	100
2122	0277	3/1995	07 WARRANTY	0	U Unqualified	I Improved	100
1368	0077	7/1986	07 WARRANTY	0	U Unqualified	I Improved	8,000
1154	0096	6/1983	07 WARRANTY	0	U Unqualified	I Improved	21,800
1074	0522	7/1981	07 WARRANTY	0	U Unqualified	I Improved	21,000
0417	0580	6/1970	02 DEED NC	0	U Unqualified	I Improved	2,750

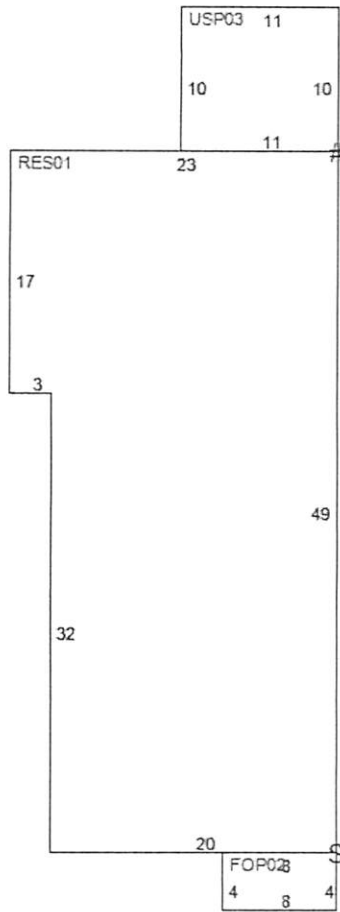
Property Description

SEC 17 TWP 15 RGE 22
 PLAT BOOK E PAGE 008
 SMITH & DAUGHERTY ADD OCALA
 SE 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	100.0	R3	4792.00	SF	2.50	100	100	100	11,980	11,980
Neighborhood: 9981												Total Land Classified Value:	11,980
Market Area: 2 70												Total Land Just Value:	11,980

RES01=L20U32L3U17R23D49.
FOP02=D4L8U4R8.U49
USP03=U10L11D10R11.



Building 1		Building Characteristics				Phy. Deter	0%
Improvement	1F SFR- 01 FAMILY RESID	Year Built		1938	Obsolescence: Functional	0%	
Effective Age	5 20-24 YRS	Architecture		0 STANDARD SFR	Locational	0%	
Condition	0 0	Inspected on		6/15/2023	Base Perimeter	144	
Quality Grade	400 FAIR	187 - STEVE KIRKLAND					

Section	Type	C Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Finshd	Ground Floor Area
RES 01	Y 29	VINYL SIDING	1.00	1938	N	0	0	1,031 SF
FOP 02	Y 01	NO EXTERIOR	1.00	1938	N	0	0	32 SF
USP 03	Y 01	NO EXTERIOR	1.00	2003	N	0	0	110 SF

Section: RES 01		Roof Style		Floor Finish		Bedrooms		Blt-In Kitch	
Roof Style	10 GABLE	Floor Finish	24 CARPET	Bedrooms	2	Blt-In Kitch	Y		
Roof Cover	16 GALVANIZED	Wall Finish	16 DRYWALL-PAI	4FixBath	0	Dishwasher	Y		
Heat Meth 1	06 CONVECTION	Heat Fuel 1	06 GAS	3FixBath	1	Garb Disp	N		
Heat Meth 2	00	Heat Fuel 2	00	2FixBath	1	Garb Comp	N		
Foundation	03	Fireplaces	00	XFixture	2	Intercom	N		
A/C	Y			Security	N	Vacuum	N		

Miscellaneous Improvements											
Type	C	Nbr	Units	Type	Life	Year	In	Grade	Length	Width	Depr Value
105 FENCE CHAIN LK	Y	80.00	LF	20	2003	1	0.0	0.0	250		
114 FENCE BOARD	Y	24.00	LF	10	2003	4	0.0	0.0	89		
Total									339		

Public Notes
INTERIOR INFORMATION ESTIMATED

Planning and Building					
	Number	Amount	Issued Date	Complete Date	Description
1	OC01149	7,800	6/1/1989		RENEWAL
2	OC01167	7,800	6/1/1988		INTERIOR, WINDOWS
3	OC02109	900	12/1/1993		ROOF

Cost Summary						
Buildings RCN			Bldg	Reproduction		RCN Less
Bldg - Just Value			Nbr	Cost New	Depr.	Depreciation
Misc - Just Value	339	3/11/2011	01	110,465	38,663	71,802
Land - Just Value	11980	4/20/2026				
Total - Just Value	84121					