

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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2025 Property Record Card

2614-016-007

[GOOGLE Street View](#)

Prime Key: 1264197

[MAP IT+](#)

Current as of 8/22/2025

Property Information

TC OPPORTUNITY IV LLC
1525 NE 8TH AVE
OCALA FL 34470-4247

Taxes / Assessments:
Map ID: 178
Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .26

Situs: 1122 NE 9TH ST OCALA

Current Value

Land Just Value	\$37,500		
Buildings	\$147,315		
Miscellaneous	\$650		
Total Just Value	\$185,465	Impact	
Total Assessed Value	\$151,833	<u>Ex Codes:</u>	(\$33,632)
Exemptions	\$0		
Total Taxable	\$151,833		
School Taxable	\$185,465		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$35,625	\$101,859	\$546	\$138,030	\$138,030	\$0	\$138,030
2023	\$35,625	\$98,133	\$598	\$134,356	\$130,884	\$0	\$130,884
2022	\$37,500	\$83,908	\$573	\$121,981	\$118,985	\$0	\$118,985

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8566/0802	03/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$199,000
7348/1206	12/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$129,900
7073/1338	10/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$80,000
7038/0906	09/2019	05 QUIT CLAIM	0	U	I	\$100
4748/1850	03/2007	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
2427/1583	10/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$42,400

Property Description

SEC 08 TWP 15 RGE 22
PLAT BOOK C PAGE 012
WYOMINA CREST

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		75.0	150.0	R1A	75.00	FF	500.0000	1.00	1.00	1.00	37,500	37,500
Neighborhood 5144											Total Land - Class	\$37,500
Mkt: 8 70											Total Land - Just	\$37,500

Traverse

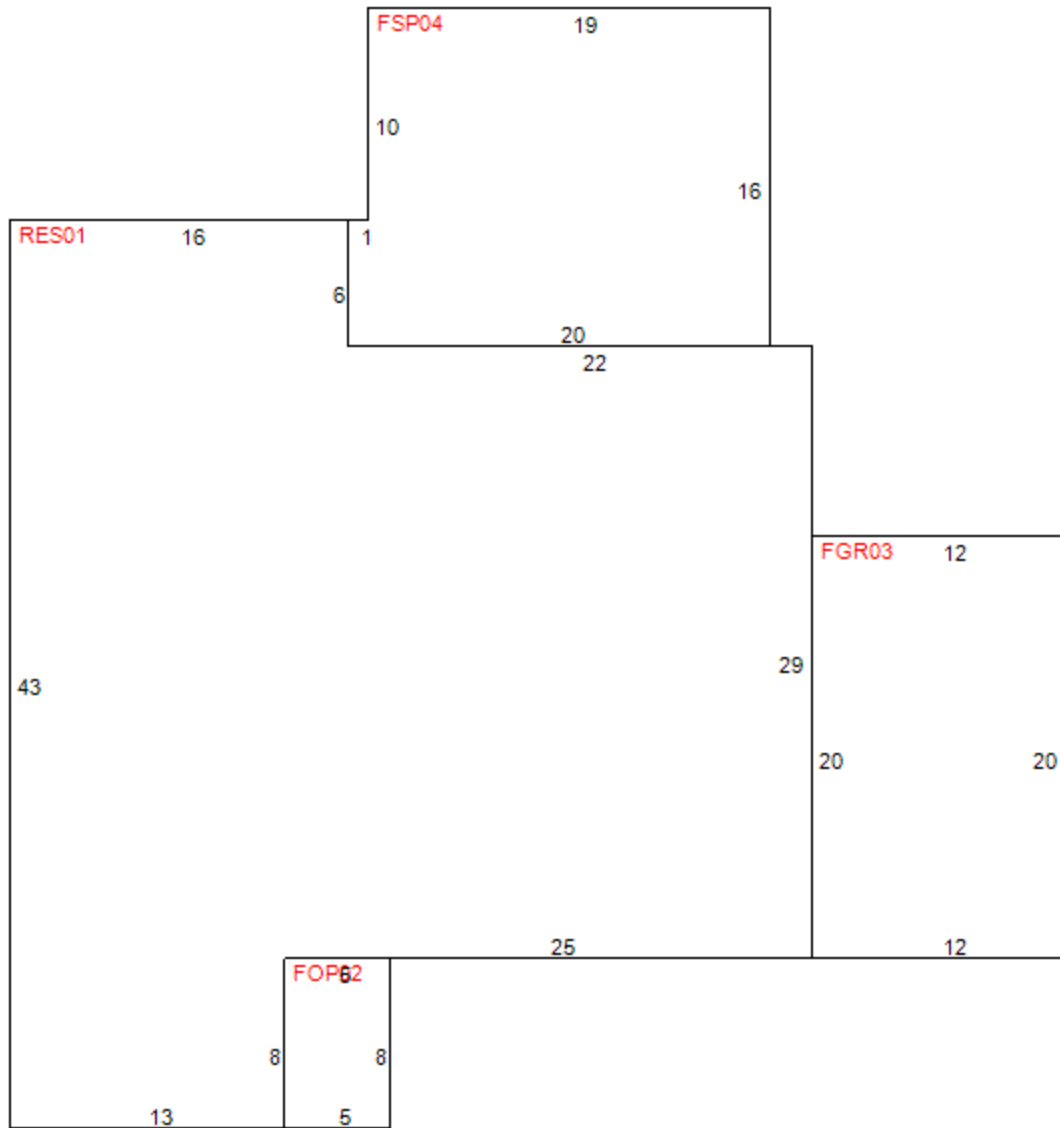
Building 1 of 1

RES01=R13U8R25U29L22U6L16D43.R13

FOP02=U8R5D8L5.U8R25

FGR03=R12U20L12D20.U29L2

FSP04=U16L19D10L1D6R20.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	4 - 15-19 YRS
Condition	2

Year Built 1951
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade		500 - FAIR		Obsolescence: Locational 0%						
Inspected on		4/25/2025 by 118		Architecture 0 - STANDARD SFR						
				Base Perimeter 162						
Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area	
RES	0124	- CONC BLK-PAINT	1.00	1951	N	0 %	0 %	1,302	1,302	
FOP	0201	- NO EXTERIOR	1.00	1951	N	0 %	0 %	40	40	
FGR	0324	- CONC BLK-PAINT	1.00	1951	N	0 %	0 %	240	240	
FSP	0401	- NO EXTERIOR	1.00	1951	N	0 %	0 %	310	310	
Section: 1										
Roof Style: 12 HIP			Floor Finish: 32 HARDWD ON WOOD				Bedrooms: 3		Blt-In Kitchen: Y	
Roof Cover: 16 GALVANIZED MTL			Wall Finish: 20 PLASTER				4 Fixture Baths: 0		Dishwasher: N	
Heat Meth 1: 22 DUCTED FHA			Heat Fuel 1: 06 GAS				3 Fixture Baths: 1		Garbage Disposal: N	
Heat Meth 2: 00			Heat Fuel 2: 00				2 Fixture Baths: 0		Garbage Compactor: N	
Foundation: 7 BLK PERIMETER			Fireplaces: 0				Extra Fixtures: 2		Intercom: N	
A/C: Y									Vacuum: N	
Miscellaneous Improvements										
Type			Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE			293.00		SF	20	1951	3	0.0	0.0
105 FENCE CHAIN LK			144.00		LF	20	1951	2	16.0	9.0
Total Value - \$650										
Appraiser Notes										
INT EST 2009										
Planning and Building										
** Permit Search **										
Permit Number		Date Issued		Date Completed		Description				
BLD23-1573		7/11/2023		-		VINDETT/ REROOF SFR				
OC00767		5/1/1991		6/1/1991		RES R/A				
Cost Summary										
Buildings R.C.N.		\$133,754		4/25/2025						
Total Depreciation		(\$37,452)								
Bldg - Just Value		\$96,302			Bldg Nbr	RCN	Depreciation		Depreciated	
Misc - Just Value		\$650	3/11/2011		1	\$133,754	(\$37,452)		\$96,302	
Land - Just Value		\$37,500	5/9/2025							
Total Just Value		\$134,452	.							