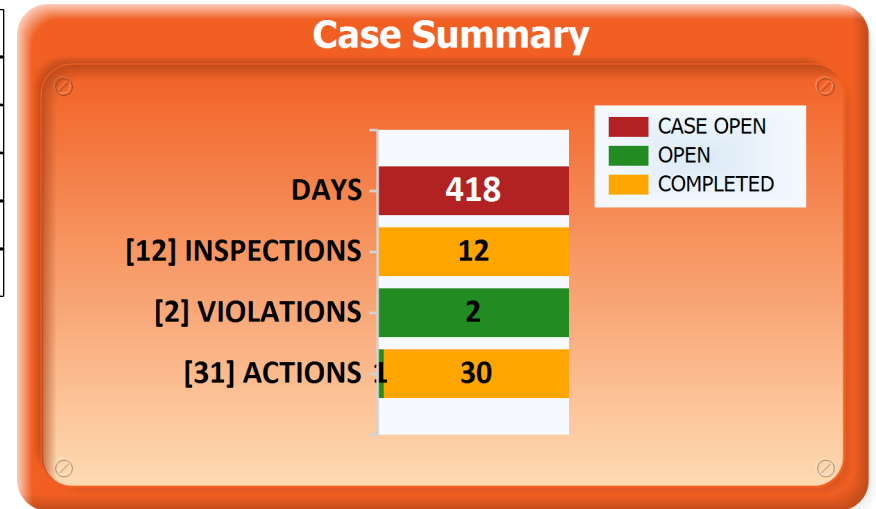


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

Description: Standard Housing		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 4/17/2025	Closed:	Last Action: 6/11/2026	Flw Up: 6/8/2026
Site Address: 735 NE 25TH AVE OCALA, FL 34470			
Site APN: 26781-000-00		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES **LINKED CASES**

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MACDOUGALL JOHN R	735 NE 25TH AVE OCALA, FL 34470-6321			
RESPONDENT 1	MACDOUGALL JOHN R	735 NE 25TH AVE OCALA, FL 34470-6321			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$54.93	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	3	\$7.38	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	4	\$9.84	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	3	\$18.45	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$50.43	\$0.00						
CONTACT	001-359-000-000-06-35960	14	\$45.36	\$0.00						
EMAIL	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	3	\$24.30	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$72.90	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	12	\$194.52	\$0.00						
Total Paid for INSPECTION FEES:			\$194.52	\$0.00						
TOTALS:			\$394.84	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES				

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	4/17/2025				Please remove the plyboard from off of the side window. If the glass is broken, please replace the broken glass. Property must be free of any weeds (including the roof). Remove and/or replace rotted piece of wood attached to exterior leading door. Replace and/or repair any broken or missing pieces of siding. Some scopes of work may require a permit (such as replacement of window, replacement of siding, etc). Other scopes of work may not require a permit (such as replacement of glass to a broken window).
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	STEPHANI SMITH	4/1/2026				
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHANI SMITH	4/1/2026				All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated or demolished as provided in this article. The owner of any structure which constitutes a nuisance shall cause the abatement of the nuisance within 30 days pursuant to this article or in the manner allowed by the building official. Please obtain a permit for either demolition and/or renovation of the property. Once permit is issued, ensure that the work is completed and the permit passes a final inspection through the Building Department.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

INITIAL	SMS	4/17/2025	4/17/2025	NON COMPLIANT		<p>On 04/17/2025, I have responded out to the listed location of 735 NE 25th AVE in regarding to an older case (CN:#2023_0328). Due to the lapse of time from the previous inspection (07/12/2023), I have decided to open a new case based off the findings discovered at the property today (for some items such as a broken and loose satellite dish is no longer present from the old case). At the time of inspection, I have observed some weeds growing on the top of the roof, in addition to a small rotted wooden panel of what appears to be an exterior leading door. Along with this, it appears that some of the siding may be in a state of disrepair (either missing or broken). Lastly, the window to the side of the property appears to have a piece of plywood covering it. I did not attempt to knock on the door of the property due to the "No Trespassing" signage displayed. As of this date, there are no recent permit(s) applied and/or issued for the residence. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.</p>
FOLLOW UP	SMS	5/20/2025	5/20/2025	COMPLETED		<p>On 05/19/2025, I have responded out to the property in reference to a follow-up inspection about varying Standard Housing violations. I have observed that the property appears to be in the same condition without any noticeable improvements (such as the vegetation on the roof, the piece of rotted wood, the deteriorated siding, etc. On 05/20/2025, I have attempted to make contact via phone (by the phone listed at the address on Google), but it does not go through (just a constant beeping sound). View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

CASE WORK	SMS	5/22/2025	5/22/2025	COMPLETED	
					On 05/22/2025, I have posted the NOVPH directly onto the property. Affidavit of Posting has been provided to Admin. View attachments.
CASE WORK	SMS	6/17/2025	6/17/2025	COMPLETED	On 06/13/2025, the property owner has sent an e-mail in relation to this case (including information that is relevant to this case and a roofing proposal). On 06/16/2025, he has also called me in relation to this case at (352)-361-4010. I have returned his phone call on 06/17/2025. He has informed me that he is actively working to have the property brought up to speed. He has sent an e-mail with an included contract from a local roofing company to have the entire roof replaced. He also has a lawn contractor that has been maintaining the premises (to which I have confirmed this as of this date; 06/17/2025). He will be also taking care of any other issues on the property (such as replacing the piece of rotted plywood on a door to serve as an example). He apologized for the delay, for he was rarely in Ocala due to taking care of a family member in South Florida. Unfortunately, this family member has passed away recently, and he is also dealing with the estate of this family member on top of other concerns. He has requested an extension, to which I have granted (given his circumstance in addition to his consistent communication and progress towards compliance). An e-mail has been sent to Admin to remove this case from off the July docket.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

CASE WORK	SMS	8/15/2025	8/15/2025	NON COMPLIANT	<p>On 08/15/2025, I have spoken to the property owner via phone call. He has informed me that he has a meeting with a builder (Toby Kelly) to go over the renovation work on the 19th of this month. He has been speaking often with this builder, and the builder may begin construction sometime this year (a lot of on-going projects). The property owner is currently still dealing with some family-related issues in South Florida, however, he will be up next week to meet with the builder. Once the meeting is complete, he will contact me with the results. Updated pictures has been taken to reflect the current condition of the property. View attachments. Set inspection to monitor progress.</p>
CASE WORK	SMS	12/15/2025	12/15/2025	NON COMPLIANT	<p>On 12/15/2025, I have called the property owner for an update after reviewing the CS Permitting module, and I did not observe any active permit(s) applied and/or issued as of recently. The property owner has informed me that they are going through Kelley Builders. The builder is creating the plans along with the quote (separate quotes for a demolish and new build or renovating the current building). He did inform me that the contractor would not be able to complete this by the end of the year. In the meantime, he has kept the property clean. Set inspection to monitor progress.</p>
CASE WORK	SMS	1/15/2026	1/15/2026	NON COMPLIANT	<p>On 01/15/2026, I have re-inspected the property in reference to various Standard Housing violations. As of recently, the property has been in the process of being cleared (for either demolition and new build or renovation). View related attachment. Set inspection to monitor progress.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

FOLLOW UP	SMS	2/16/2026	2/16/2026	NON COMPLIANT	On 02/16/2026, I have re-inspected the property in reference to various Standard Housing violations. I have observed that the property remains in the same condition (the property was cleared out). I have then called the property owner. The property owner has informed me that they have signed the paperwork, and they will be doing a new home build. Currently, the builders are working on the drawings. Once the drawings have been completed, they will be submitting it through the City. View attachments. Set inspection to monitor progress.
FOLLOW UP	SMS	3/27/2026	3/27/2026	COMPLETED	On 03/27/2026, I have reached out to the property owner in reference to this case (after observing no active permits applied and/or issued). He has informed me that he will be heading up to Ocala by the end of next week. He is still waiting for TJ of Kelly Builders to complete the drawings. Once the drawings are completed, it will be handed over to the contractor. Asbestos testing was completed recently since they will be demolishing the property. Set inspection to monitor progress.
FOLLOW UP	SMS	4/10/2026	4/10/2026	COMPLETED	On 04/10/2026, I have re-inspected the property in reference to the current condition(s) of the property. I have observed no active permit(s) applied and/or issued in reference to either the demolition, renovation, or a new construction for the property via the CS Permitting module. View attachments. As per Admin, move forward onto scheduling the property for a hearing. I did call and left a voice-mail message to the property owner at 02:37 P.M. in reference to this being taken to a hearing and the steps towards compliance (such as submitting a demo permit if they are moving forward with a new build).

Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

CASE WORK	SMS	4/28/2026	4/28/2026	COMPLETED	<p>On 04/28/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. Property remains in the same condition with no permit(s) applied and/or issued for the property. I did recently contact the property owner, and they are speaking with a demolition company (Art of Destruction) to have the structure removed prior to building a new home. The home-owner is dealing with some personal matters in south Florida, and will be removing his personal items from out of his home as soon as he can.</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

HEARING INSPECTION	SMS	6/8/2026	6/8/2026	COMPLETED	<p>On 06/08/2026, while assigned as a Code Inspector for the City of Ocala, I conducted a hearing inspection of the property [735 NE 25TH AVE] in reference to the outstanding Dangerous Structure violations. At the time of inspection, I observed that the property remains in substantially the same condition as previously documented. The violations observed include vegetation growing on the roof, deteriorated and damaged exterior siding, a rotted wooden exterior panel, and a window opening that remains covered with plywood. No corrective actions have been taken to address these conditions.</p> <p>I was informed by TJ with Kelly Builders that a demolition permit had been pulled for the property. However, upon review of the City's permitting records, no demolition permit has been applied for or issued for this parcel. The most recent permit associated with the property is permit [BLD25-1102], which was submitted for reroof work and was subsequently withdrawn. As of this date, there are no active permits on file related to demolition, renovation, or new construction at the property. The property remains in violation and has not been brought into compliance.</p> <p>~LE</p>
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CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	STEPHANI SMITH	4/17/2025	4/17/2025	<p>John MacDougall-(352) 867-7426 Phone number discovered from a website owned by the property owner. I have attempted to call the property owner at this time (10:03 A.M.), however, it has led instantly to a "User Busy" with the inability to leave a voice-mail message of any sort.</p>

Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

PREPARE NOTICE	SHANEKA GREENE	4/18/2025	4/21/2025	CLTO + STANDARD HOUSING CHECKLIST X1 MACDOUGALL JOHN R 735 NE 25TH AVE OCALA FL 34470-6321
REGULAR MAIL	SHANEKA GREENE	4/21/2025	4/21/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
CONTACT	STEPHANI SMITH	5/20/2025	5/20/2025	On 05/20/2025, I have attempted to contact the owner (with number listed at the property on Google), but it just leads to a constant beeping sound (does not ring, go to voice-mail, etc. I was unable to make contact or leave a voice-mail message at (352)-867-7426.
ADMIN POSTING	SHANEKA GREENE	5/21/2025	5/21/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/21/2025	5/21/2025	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7682 2415 MACDOUGALL JOHN R 735 NE 25TH AVE OCALA, FL. 34470-6321
PREPARE NOTICE	SHANEKA GREENE	5/21/2025	5/21/2025	NOVPH X 1 MACDOUGALL JOHN R 735 NE 25TH AVE OCALA FL 34470-6321
OFFICER POSTING	STEPHANI SMITH	5/22/2025	5/22/2025	NOVPH READY FOR POSTING NOVPH POSTED TO FRONT OF PROPERTY.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

CONTACT	STEPHANI SMITH	6/17/2025	6/17/2025	<p>John R. MacDougall 735 NE 25 Ave Ocala, FL 34470 352-361-4010 (cell) afternoons are best johnmac@macdougallelect.com</p> <p>--</p> <p>I have returned a phone call to the property owner after receiving an e-mail and a phone call. Delayed response due to recently returning from a work-related conference. View the inspection entry notes for today (06/17/2025) for further.</p>
CONTACT	STEPHANI SMITH	7/11/2025	7/11/2025	<p>CONTACT VIA VOICE-MAIL MESSAGE FROM THE PROPERTY OWNER (AT 352-361-4010). VOICE-MAIL MESSAGE LEFT FROM THE PROPERTY OWNER ON 07/10/2025 AT 4:30 P.M.</p> <p>The property owner has notified me that the contract was cancelled by Ocala Roofers (basically they can only do re-roofs and nothing further than this scope such as structural components of a roof). He has been in contact with Pat Kelly Construction to obtain a quote, and he is also receiving another quote from another construction company. He believes in the long run that it may be best to demolish the home (1950's wood-based structure), and build a new home on the premises.</p>
CONTACT	STEPHANI SMITH	8/15/2025	8/15/2025	<p>PHONE CALL TO PROPERTY OWNER (MR.MACDOUGALL AT 352-361-4010) AT 09:59 A.M. VIEW "CASE WORK" ENTRY FOR FURTHER DETAILS.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

CONTACT	STEPHANI SMITH	8/21/2025	8/21/2025	John McDougall (on 08/19/2025) at (352)-361-4010 He has finished a meeting with TJ at Kelly Builders. They will have a signed contract with the company, and they will start on the project by October at the latest due to the contractor having multiple ongoing projects.
CONTACT	JENNIPHER L BULLER	9/9/2025	9/9/2025	John McDougall (352)-361-4010 called and is still working on what is required.
CONTACT	STEPHANI SMITH	12/15/2025	12/15/2025	John McDougall (on 12/15/2025 @ 10:14 A.M.) at (352)-361-4010. View related "Case Work" entry.
CONTACT	STEPHANI SMITH	2/16/2026	2/16/2026	John McDougall (on 02/16/2026 @ 01:46 p.m.) at (352)-361-4010. View related entry for further details.
CONTACT	STEPHANI SMITH	3/27/2026	3/27/2026	JOHN MCDOUGALL AT (352)-361-4010 AT 12:56 P.M. CALLED IN REFERENCE TO AN UPDATE ABOUT THE CASE.
EMAIL	STEPHANI SMITH	4/1/2026	4/1/2026	E-MAIL RCVD FROM ADMIN (ORIGINALLY FROM OEU DIRECTOR CHAIN. TO MOVE FWD WITH HEARING IF NO IMPROVEMENTS ARE MADE BY NEXT WEEK DUE TO CONDITION OF BUILDING.
PREPARE NOTICE	SHANEKA GREENE	4/13/2026	4/16/2026	NOVPH X 1 MACDOUGALL JOHN R 735 NE 25TH AVE OCALA FL 34470-6321
CONTACT	STEPHANI SMITH	4/13/2026	4/13/2026	TJ (KELLEY BUILDER)- 352-572-0961 PROP OWNER PROVIDED MY INFO TO BUILDER. ARCHITECT STILL WORKING ON THE DRAWINGS. TRYING TO CONTACT PLANNING AND ZONING DEPT TO SEE IF 2 BED/ 1 BA WOULD BE APPROVED TO BUILD AT LOCATION.
ADMIN POSTING	SHANEKA GREENE	4/16/2026	4/16/2026	NOVPH

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

CERTIFIED MAIL	SHANEKA GREENE	4/16/2026	4/16/2026	NOVPH MAILED 9489 0090 0027 6697 0476 07 MACDOUGALL JOHN R 735 NE 25TH AVE OCALA, FL. 34470-6321
FIELD POSTING	STEPHANI SMITH	4/17/2026	4/17/2026	NOVPH READY FOR POSTING NOVPH POSTED TO PROPERTY. VIEW RELATED ATTACHMENTS. SIGNED AFFIDAVIT PROVIDED TO ADMIN.
CONTACT	STEPHANI SMITH	4/27/2026	4/27/2026	JOHN MCDUGALL- (353)-361-4010 AT 10:01 A.M. PROPERTY OWNER CALLED IN REF TO THIS CASE. KELLEY BUILDERS TRIED TO APPLY FOR THE PERMIT FOR NEW SFR, BUT CITY DENIED IT (NEEDED TO DEMO THE PROPERTY FIRST). HE WAS LAST IN CONTACT WITH LISA FROM "ART OF DESTRUCTION" (DEMO COMPANY). PLANS ON DEMO'ING PROPERTY. NEEDS TO GET HIS BELONGINGS OUT OF THE HOME BEFORE THEY DO (AND IS CURRENTLY WRAPPING UP AN ESTATE OF A FAMILY MEMBER DOWN IN SOUTH FL.
ADMIN POSTING	SHANEKA GREENE	5/7/2026	5/7/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/7/2026	5/7/2026	NOVPH MAILED 9489 0090 0027 6697 0318 11 MACDOUGALL JOHN R 735 NE 25TH AVE OCALA, FL. 34470-6321
FIELD POSTING	STEPHANI SMITH	5/8/2026	5/8/2026	UPDATED NOVPH READY FOR POSTING UPDATED NOVPH POSTED TO PROPERTY. VIEW RELATED ATTACHMENTS. SIGNED AFFIDAVIT WITH POSTING PROVIDED TO ADMIN.
CONTACT	STEPHANI SMITH	5/8/2026	5/8/2026	JOHN MCDUGALL (352)-361-4010 CALLED & LEFT A DETAILED VM W/ ME. HE LEFT 3 MESSAGES WITH LISA OF A & A DEMO. SHE IS IN THE PROCESS OF APPLYING FOR A PERMIT. TJ HAS ALSO BEEIN IN TOUCH WITH THE DEMO COMPANY. WAITING TO HEAR BACK FROM THE DEMO COMPANY.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0328

CONTACT	STEPHANI SMITH	5/12/2026	5/12/2026	JOHN MCDUGALL (352)-361-4010 VOICE-MAIL MESSAGE FROM PROPERTY OWNER. PROVIDED AN UPDATE THAT LISA FROM A & A WILL BE APPLYING FOR A PERMIT IN THE NEXT FEW DAYS ONCE SHE IS BACK FROM HER TRIP (OUT OF STATE CURRENTLY). RETURNED PHONE CALL TO OWNER TO CONFIRM RECEIVING THE VOICE-MAIL MESSAGE.
CONTACT	STEPHANI SMITH	5/22/2026	5/22/2026	PROPERTY OWNER (352)-361-4010 1:55 P.M. PROVIDED UPDATE. CONTRACTOR WILL BE APPLYING FOR A DEMO PERMIT. THEY HAVE SELECTED "THE ART OF DESTRUCTION"., AND THIS IS THE INFO THEY RECVD THURSDAY MORNING.

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>5/22/2026</p>	<p>5/20/2026</p>	<p>Find the Respondent(s) guilty of violating city code section(s): 82-181 and 82-182 and order to:</p> <p>1.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within ninety (90) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00 pm on Thursday, July 9th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00 am of the 61st day after the issuance of the permit, subsection (c) shall apply;</p> <p>(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated.</p> <p>2.) Pay the cost of prosecution of \$394.84 by July 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 08/13/2026</p>
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Ocala Case Details - No Attachments
City of Ocala

Case Number
CE25-0328

HEARING CODE BOARD	SHANEKA GREENE	6/11/2026		NEW BUSINESS
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Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

26781-000-00

[GOOGLE Street View](#)

Prime Key: 632376

[MAP IT+](#)

Current as of 4/16/2026

[Property Information](#)

MACDOUGALL JOHN R
735 NE 25TH AVE
OCALA FL 34470-6321

[Taxes / Assessments:](#)

Map ID: 195

[Millage:](#) 1001 - OCALA

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

[PC:](#) 08

Acres: .60

[More Situs](#)

Situs: 735 NE 25TH AVE OCALA

[2025 Certified Value](#)

Land Just Value	\$45,738		
Buildings	\$17,957		
Miscellaneous	\$0		
Total Just Value	\$63,695	Impact	
Total Assessed Value	\$33,374	Ex Codes: 01 38	(\$30,321)
Exemptions	(\$25,000)		
Total Taxable	\$8,374		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$45,738	\$17,957	\$0	\$63,695	\$33,374	\$25,000	\$8,374
2024	\$45,738	\$18,254	\$0	\$63,992	\$32,433	\$25,000	\$7,433
2023	\$32,670	\$12,643	\$0	\$45,313	\$31,488	\$25,000	\$6,488

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2792/0274	05/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$42,500
2046/0799	06/1994	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
0621/0547	03/1974	02 DEED NC	0	Q	I	\$15,700

[Property Description](#)

SEC 10 TWP 15 RGE 22
S 100 FT OF N 364 FT OF W 300 FT OF SW 1/4
OF SW 1/4 OF SW 1/4 EX THE WEST 40 FT

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

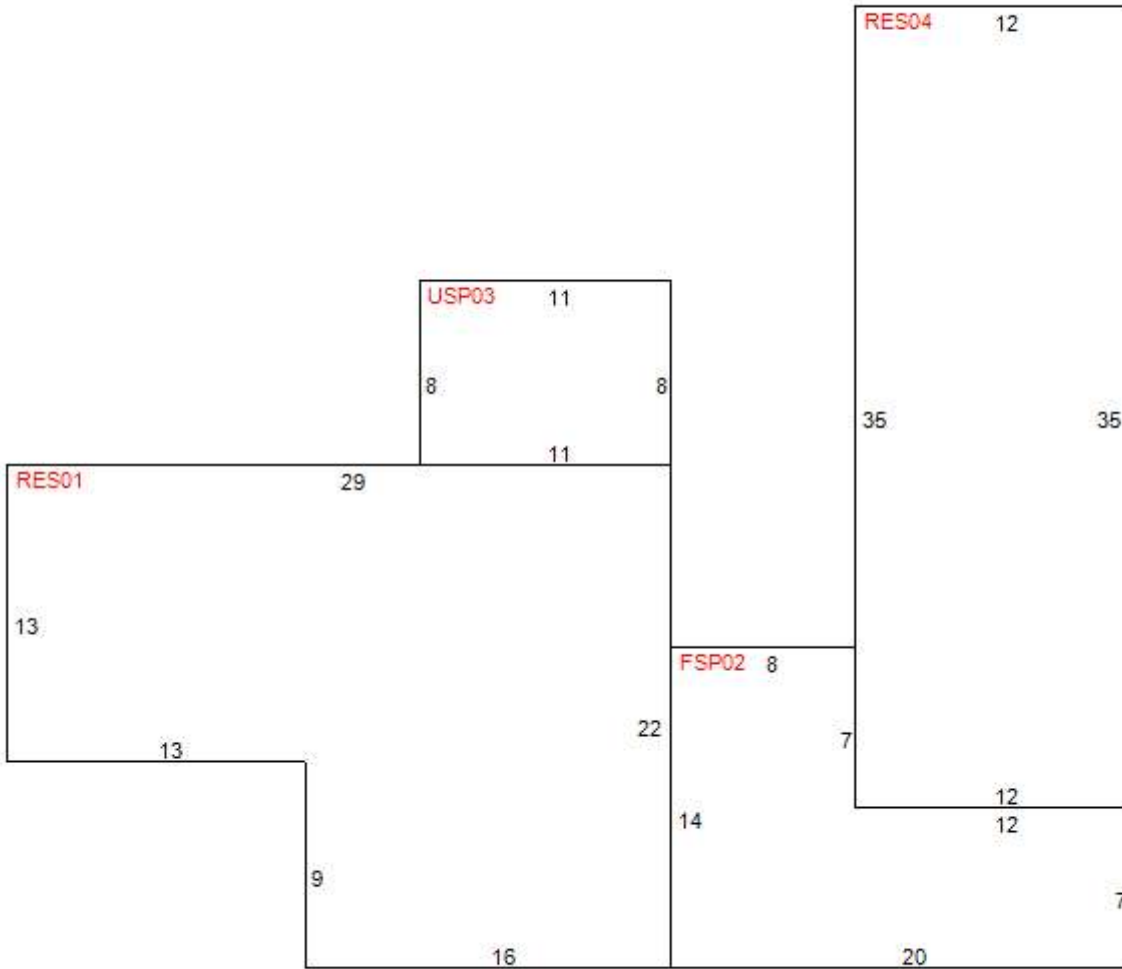
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	0100	50.0	260.0	RO	13,068.00	SF						
GCSF	2514	50.0	260.0	RO	13,068.00	SF						

Neighborhood 9982
Mkt: 2 70

[Traverse](#)

Building 1 of 1

RES01=L16U9L13U13R29D22.
 FSP02=R20U7L12U7L8D14.U22
 USP03=U8L11D8R11.D22R20U7
 RES04=U35L12D35R12.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID
Effective Age 8 - 35-39 YRS
Condition 2
Quality Grade 100 - POOR
Inspected on 1/1/2026 by 210

Year Built 1953
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture X - DUPLEX
Base Perimeter 196

Type	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0110	- ASBESTOS SHNGL	1.00	1953	N	0 %	0 %	521	521
FSP 0201	- NO EXTERIOR	1.00	1953	N	0 %	0 %	196	196
USP 0301	- NO EXTERIOR	1.00	1953	N	0 %	0 %	88	88
RES 0410	- ASBESTOS SHNGL	1.00	1953	N	0 %	0 %	420	420

Section: 1

Roof Style: 10 GABLE	Floor Finish: 28 SOFTWD ON WOOD	Bedrooms: 1	Blt-In Kitchen: Y
Roof Cover: 06 ASPHALT SHNGL	Wall Finish: 10 WALLBOARD	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 04 SPACE HEATER	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

Appraiser Notes

INT EST
LOOKS VACANT

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
BLD25-1102	5/12/2025	-	MACDOUGALL REROOF



ae R-600
DS-297 50 1.00 indexing

This Warranty Deed

Made this 10th day of May A.D. 2000
by Robert L. Ward, individually and as
Trustee of the Robert L. Ward Revocable
Living Trust under Agreement dated 5/17/94
and R.R. West and his wife, Margaret J. West
hereinafter called the grantor, to
John R. MacDougall

Deed Doc Stamps 297.50 PAID

05/15/00 MARION COUNTY -
DMahrken

whose post office address is:
735 NE 25th Ave
Ocala, FL 34470

DAVID R. ELLSPERMANN, CLERK OF CIRCUIT COURT
FILE: 2000-044402
DATE: 05/15/00 10:43
OR BOOK/PAGE: 2792/274
MARION COUNTY

hereinafter called the grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

The South 100 feet of the North 364 feet of the West 300 feet of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 10, Township 15 South, Range 22 East, Marion County, Florida, LESS the West 40 feet thereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.
Parcel Identification Number: R26781-000-00
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2000

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Marilyn Childress
Name: **MARILYN CHILDRESS**

Robert L. Ward
Name & Address: **Robert L. Ward**
2031 SE 8th St., Ocala, FL 34471 LS

Patti Jangro
Name: **Patti Jangro**

R.R. West
Name & Address: **R.R. West**
3130 SE 38th St., Ocala, FL 34471 LS

Margaret J. West
Name & Address: **Margaret J. West**
3130 SE 38th St., Ocala, FL 34471 LS

State of **FLORIDA**
County of **MARION**

The foregoing instrument was acknowledged before me this 10th day of May, 2000

Robert L. Ward, individually and as Trustee of the Robert L. Ward Revocable Living Trust under Agreement dated 5/17/94 and R.R. West, who are personally known to me as identification.
*and his wife, Margaret J. West, as identification.
*and his wife, Margaret J. West, Driver's License

Personally Known

Marilyn Childress
Notary Public **MARILYN CHILDRESS**
Print Name: Marilyn Childress
My Commission Expires: 12/6/03

PREPARED BY: Marilyn Childress
RECORD & RETURN TO:
AFFILIATED TITLE OF MARION COUNTY, LTD.
2303 SE 17th Street, Suite 204
Ocala, Florida 34471
File No: 00-435

MARILYN CHILDRESS
Notary Public, State of Florida
My comm. exp. Dec. 6, 2003
Comm. No. CC867710



GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

4/21/2025

CASE NO: CE25-0328

MACDOUGALL JOHN R
735 NE 25TH AVE
OCALA, FL. 34470-6321

RE: 26781-000-00 | 735 NE 25TH AVE OCALA, FLORIDA

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 5/19/2025

Violations:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please remove the plywood from off the side window. If the glass is broken, please replace the broken glass. Property must be free of any weeds (including the roof). Remove and/or replace rotted piece of wood attached to exterior leading door. Replace and/or repair any broken or missing pieces of siding. Some scopes of work may require a permit (such as replacement of window, replacement of siding, etc). Other scopes of work may not require a permit (such as replacement of glass to a broken window).

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHANI SMITH,
Code Enforcement Officer
352-355-5254 smsmith@ocalagl.gov



City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

05/21/2025

MACDOUGALL JOHN R
735 NE 25TH AVE
OCALA, FL. 34470-6321

Respondent(s) _____ /

Location of Violation: 735 NE 25TH AVE|26781-000-00

Case Number: CE25-0328

Officer Assigned: Stephani Smith

Required Compliance Date: 07/09/2025

Public Hearing Date & Time: 07/10/2025 17:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please remove the plyboard from off of the side window. If the glass is broken, please replace the broken glass. Property must be free of any weeds (including the roof). Remove and/or replace rotted piece of wood attached to exterior leading door. Replace and/or repair any broken or missing pieces of siding. Some scopes of work may require a permit (such as replacement of window, replacement of siding, etc). Other scopes of work may not require a permit (such as replacement of glass to a broken window).

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Stephani Smith Code Enforcement Officer
smsmith@ocalafl.gov
352-355-5242

**CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: CE25-0328

**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Stephani Smith, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 05/22/2025 post the Notice of Violation & Public Hearing to the property, located at 735 NE 25TH AVE.

2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

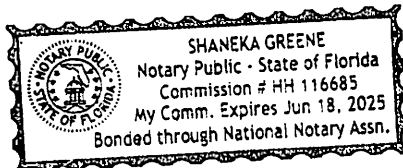
Dated: 05/22/2025

[Signature]
Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

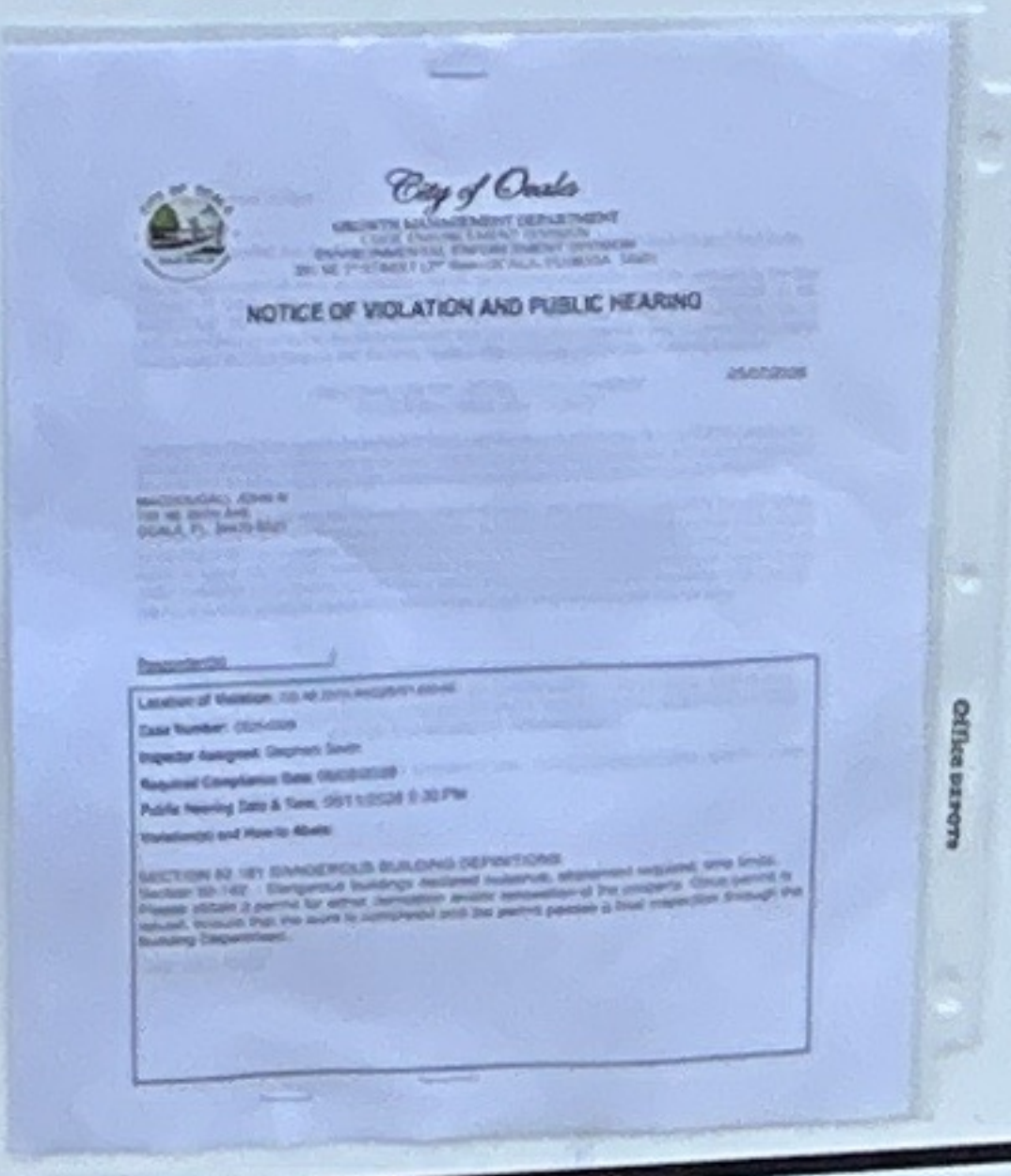
SWORN TO (or affirmed) before me: 05/22/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





OCALA
CODE ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS SIGN WITHOUT APPROVAL FROM THE CITY CODE ENFORCEMENT DIVISION



City of Ocala
Code Enforcement Division
5/8/26, 9:05 AM



OCALA

CODE ENFORCEMENT

352-629-8309

DO NOT REMOVE THIS SIGN WITHOUT APPROVAL FROM THE CITY CODE ENFORCEMENT DIVISION



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

05/21/2025

MACDOUGALL JOHN R
735 NE 25TH AVE
OCALA, FL 34470-6321

Respondent(s) _____

Location of Violation: 735 NE 25TH AVE|26781-000-00

Case Number: CE25-0328

Officer Assigned: Stephani Smith

Required Compliance Date: 07/09/2025

Public Hearing Date & Time: 07/10/2025 17:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
Please remove the plywood from off of the side window. If the glass is broken, please replace the broken glass. Property must be free of any weeds (including the roof). Remove and/or replace rotted piece of wood attached to exterior leading door. Replace and/or repair any broken or missing pieces of siding. Some scopes of work may require a permit (such as replacement of window, replacement of siding, etc). Other scopes of work may not require a permit (such as replacement of glass to a broken window).

5/22/25, 3:10 PM

City of Ocala

Code Enforcement Division

**CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: CE25-0328

**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

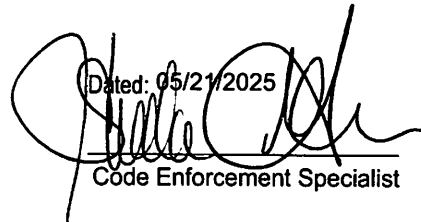
**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Shaneka Greene, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 05/21/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.

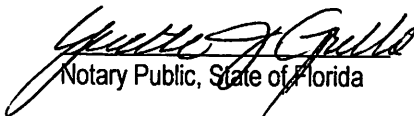
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

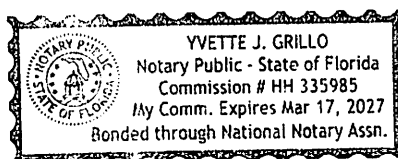
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/21/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/21/2025 by Yvette Grillo Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



Global Search



Search: 735 NE 25TH AVE

GO

| [Advanced Search](#)

Filter by: Permitting

Limit to 200 records

Record #	Status	Result	Source	Type	Address
B89-2041	APPROVED	735 NE 25TH AVE	Site Address	RES BLDG	735 NE 25TH AVE
ELE04-1091	APPROVED	735 NE 25TH AVE	Site Address	RES ELECTRIC	735 NE 25TH AVE Ocala
ELE20-1143	FINALED	735 NE 25TH AVE	Site Address	RES ELECTRIC	735 NE 25TH AVE OCALA
ELE21-0626	FINALED	735 NE 25TH AVE	Site Address	RES ELECTRIC	735 NE 25TH AVE OCALA

Close

Total Record Count: 4

Case No: 2023_9

Subdivision



May, 8th 2025

John Macdougall
735 NE 25th Ave
Ocala, FL 34470
352-361-4010
johnmac@macdougallelect.com

Please accept the following proposal and contract for supplying labor and material to install a New Shingle Roof System.

Proposal and Contract

- 1.) Obtain all necessary permits.
- 2.) Remove existing **Single layers** of roofing materials down to wood deck and haul away debris to an approved landfill.
- 3.) Inspect and replace all rotten or damaged decking, fascia, and miscellaneous wood as per wood prices.
- 4.) Re-nail existing wood deck to current building code if needed.
- 5.) Install a new (**double layer**) GAF Feltbuster Synthetic Underlayment to entire roof and peel-n-stick to areas under 2/12 pitch.
- 6.) Install new GAF Pro-Start starter strip shingles around entire perimeter of roof set in a 6" bead of mastic.
- 7.) Install new white drip edge around perimeter (*where there are no gutters*). Install new leak barrier
- 8.) Peel-n-Stick underlayment in all valley areas of roof.
- 9.) Install new four-inch (dryer) and ten-inch (kitchen) goose neck vents as needed.
- 10.) Install all new *squirrel proof* bullet boot plumbing flashings.
- 11.) Seal all perimeters and protrusions with high quality roofing cement.
- 12.) Install new GAF Limited Lifetime Architectural Style Shingles or equivalent Shingles nailed to deck using six (6) 1 ¼" coil roofing nails per shingle Color: Grey (or whatever color is handy)
- 13.) Install new cobra ridge ventilation.



- 14.) Install a new final detail of GAF Hip and Ridge Shingles to all hips and ridges.
- 15.) See itemized lines below for any specialty items we include in proposal price:

This price includes the flat section where modified roofing will be installed.

- Daily magnetic clean-up included, and cleaning of existing gutters.

Homeowner/Client Responsibilities

- Unless listed in proposal the following items are not included in contract price: Skylights, Power fans, solar tubes, and power bathroom vents. In addition, any existing solar equipment/pool panels will be removed at owner's expense prior to start of roofing project.
- Satellite dishes will be reinstalled as close to original location as possible, unless requested to dispose of. Ocala Roofing does not guarantee dish to line up for signal and therefore is the owner's responsibility to get with satellite provider.
- All overdue payments shall bear interest at 18% per annum. Property owner will be responsible for any fees associated with collections.
- Any wood replacement, drip edge, or unforeseen situations is solely the responsibility of the owner/client to paint unless otherwise stated in contract.

Additional Prices

- All rotten wood or damaged truss work, fascia, Hardie board, miscellaneous wood, planks and frame work will be replaced at a rate of \$10 per lineal ft.
- All rotten and/or damaged plywood will be replaced with ½ in. CDX Plywood at a rate of \$100 per 4' X 8' sheet.
- All custom wood installed such as: tongue-in-groove, T111, cypress, cedar, and CDX plywood in sizes beyond ½ in will be billed for material and labor rate of \$100 per man hour.
- Any flashing work such as: Chimney, wall, etc., will be billed at \$18 per lineal ft.

New Shingle Roof System Warranty

Ocala Roofing, Inc. will warrant the installed New Shingle Roof System against leaks caused by defects in installation labor for a period of **(2)** years from date of completion.

GAF Silver Plus Warranty included in contract price, *not valid on partial reroofs.*



With GAF Silver Pledge Warranty (Better):

\$ 14,107.30

JRM

Initials

50 years non-prorated coverage against manufacturing defects.

10 years of misapplication and leaks. Covering 100% of everything including disposal and haul off. Also includes unlimited wind warranty.

With GAF Golden Pledge Warranty (Best):

\$ 14,823.80

Initials

50 years non-prorated coverage against manufacturing defects.

25 years of misapplication and leaks. Covering 100% of everything including disposal and haul off. Also includes unlimited wind warranty.

*****Due to the price of material increases this price is good for only 10 days** and is void hereafter at the option of the contractor. Access to the building is implied.

If this proposal is acceptable to you, please sign and date below. Thank you for considering Ocala Roofing, Inc. I have read and understand the above contract and conditions stated on the agreement and agree to same.

Sincerely,

Austin Smith, Sales
Ocala Roofing, Inc.
Mail@ocalarroofing.com
352-817-1058

Accepted: John R. MacDougall

Date: 05/08/2025

Signature: *John R. MacDougall*

2550 NE 36TH Avenue Suite A, Ocala, FL 34470 (352) 622-5235
State Certified Roofing Contractor License #CCC1331588
mail@ocalarroofing.com

CONTRACT TERMS AND CONDITIONS

Unless otherwise specified herein, the price quoted does not include removing or replacing fascia, trim, sheathing, rafters, structural members, siding, masonry, vents, roofing, caulking, metal edging or flashing of any type. If, during the course of Contractor's performance, it should become apparent that any such portion(s) of the structure should be repaired or replaced, Owner may authorize Contractor to do such additional work and another fee for the additional work will have to be negotiated at that time. This proposal may be revoked by Contractor at any time prior to acceptance and shall be automatically revoked thirty (30) days after its delivery to Owner. Payment shall be due when specified herein. In the absence of a specified payment due date, payment shall be due upon completion of Contractor's performance. All overdue payments shall bear interest at eighteen (18%) percent per annum. Contractor may stop work if payments are not made when due. Upon Contractor's work stoppage for non-payment, the entire contract price shall immediately become due and payable. Owner shall be responsible for payment of 5% of contract price and any specially ordered material due to cancellation of a signed contract. Owner may be required to make a deposit or advance payment for specially ordered materials. In the event that a work stoppage, ordered by the Owner, continues for a period of thirty (30) days, the entire contract price shall become immediately due and payable. In the event of any work stoppage, the Owner shall provide for protection of the premises and any materials thereon and shall be solely responsible for any damage thereto or loss thereof.

The Owner shall be solely liable for any damage to sidewalks, curbs, driveways, structures, cesspools, septic tanks, sewer lines, water or gas lines, arches, shrubs, lawn, trees, clothesline, telephone, electric, or cable lines, antennas, satellite dishes, any nail damage to tires, or the like caused by the Contractor, or its authorized subcontractors, suppliers, agents, employees, or other representatives. Owner further warrants and represents that he shall be responsible for the conditions of the premises over which the Contractor has no control and shall be solely liable for any damage to the premises or injury to persons or property caused thereby. Owner agrees to indemnify and hold harmless the Contractor for any damage resulting from Contractor or its agents crossing adjacent real property in order to access the Owner's real property.

Contractor is not be responsible for any existing conditions, including but not limited to, items such as chimney base or counter flashing, leaking caused by flashing at the junction of metal pan roof to main roof, especially at places such as Florida rooms or existing tie-in structures, which connect to the main structure. Owner acknowledges that Florida rooms, screen rooms, or other existing tie-in structures may leak because of the following: the metal pan has insufficient slope, wind-driven rain occasionally travels uphill, temperature changes cause dew or condensation on the metal pan roof. Contractor is not responsible for any attic lines such as A/C, electric, or phone that are damaged due to improper installation according to the Building Code.

Any warranty shall be limited to that provided by the manufacturer of the products and materials used in construction, if any. Contractor makes no express or implied warranties of any kind including without limitation any warranty of merchantability or fitness for a particular purpose unless stated in contract, and Owner hereby disclaims the same. All warranties are nontransferable unless otherwise stated in warranties to be null and void unless written approval is approval is obtained from an authorized representative of contractor. Any work performed by an unauthorized representative of Ocala Roofing, Inc., after work is completed by Ocala Roofing, Inc. will cause all warranties to be null and void, unless written approval is obtained from an authorized representative from Ocala Roofing, Inc. Where colors of materials are intended to match, Contractor neither expressly nor impliedly guarantees said match.

Contractor will not be responsible for any damages caused by leaks or other problems, in the event that the owner does not inform the Contractor of the leak or other problem within 72 hours of leak or problem occurrence. Owner agrees to indemnify and hold harmless the Contractor (and Contractor's insurer) for alleged or actual damages/claims as a result of mold, algae, or fungus. It is understood that the Contractor's insurer will exclude all coverage, including defense for damage related to bodily injury, property damage, and clean up directly or indirectly in whole or in part for any action brought by mold including fungus and mildew regardless of cost, event, material, product or workmanship that may have contributed concurrently or in any sequence to the injury or damage that occurs.

If Contractor's performance shall be in any way prevented, interrupted, or hindered as a consequence of an act of God, or civil disturbance, riot, strike, lockout, fire, earthquake, or other natural calamities, legislation or restriction of any government of other authority, force majeure or any other circumstances beyond the control of the Contractor, Contractor's obligations shall be wholly or partially suspended during the continuance and to the extent of such prevention, interruption or hindrance.

In any litigation, including breach, enforcement or interpretation arising out of this Agreement, the prevailing party in such litigation shall be entitled to recover from the non-prevailing party reasonable attorney's fees and costs. In the event that litigation or any other dispute resolution proceeding is commenced that involves the enforcement of this Agreement, the prevailing party shall be entitled to an award of all costs, expenses, and reasonable attorney fees from the time that the proceeding was commenced until all appeals, if any, are final. This Agreement constitutes the entire agreement between the parties and supersedes any representations, warranties, or agreements (written or oral) heretofore made or entered into between the parties. This Agreement shall be governed by the laws of Florida applicable to contracts made and to be performed in Florida. Except as prohibited by law, the parties irrevocably consent to the jurisdiction of the State Courts located in Marion County, Florida.

Changes, modifications, waivers, additions or amendments to this Agreement, shall be binding on Contractor only if such are in writing and signed by a duly authorized representative of Contractor. The failure on Contractor to enforce, at any time or for any period of time, any of the provisions of this Agreement, shall not constitute a waiver of such provisions or of the right of Contractor to enforce each and every provision.



City of Ocala
Code Enforcement Division
6/8/26, 11:03 AM



PRIVATE PROPERTY
TRESPASSING

City of Ocala
Code Enforcement Division
6/8/26, 11:03 AM



City of Ocala
Code Enforcement Division
6/8/26, 11:10 AM