



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # 353
COA 25-0016
Meeting Date: 6-5-25
Product Approval #

Describe, by list, specific changes you are requesting to do to your property. Include the types of materials to be used, as well as dimensions. A site plan must be provided for additions to buildings, new construction (including garages, sheds, other accessory buildings), fences and site work (including driveways, parking areas and other improvements). The site plan must show setbacks of the proposed new work items from property lines. Attach additional pages as necessary.

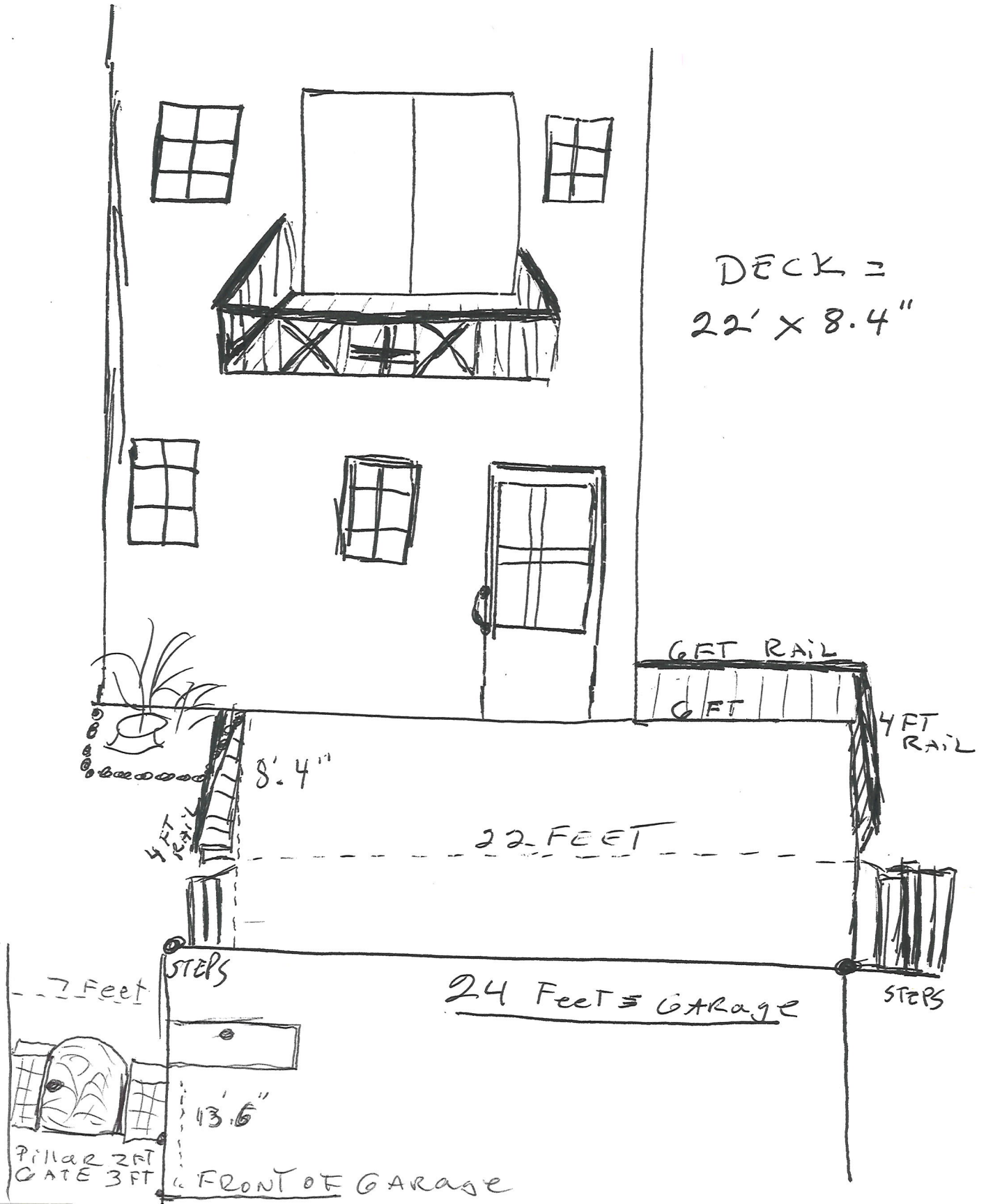
- ~~1) RETAINING WALL @ THE APPROVED 6 FT WOODEN FENCE INSTALLATION = (ENG DRAWINGS + PERMIT ON FILE)~~
- 2) DECK @ (815-COTTAGE) FRONT AREA + BACK WALL OF GARAGE - 8.4 X 22 FEET WITH MATCHING RAILS AND DECK OF 815 COTTAGE - GREY DECK - WHITE RAILS - TERRACOTTA RAIL + STAIRS
- 3) CINDER BLOCK FLOWER BOX @ 815 BACKYARD (EXTERIOR = STUCCO) 10' X 13' - 3' WIDE - 2' TALL, GRAY TOP ROW FRAMED w/ RED BRICKS. (36 INCH WIDE) (2 FEET WIDE)
- 4) 5" BLACK METAL GATE + 2 BRICK PILLARS OF COTTAGE RT SIDE ENTRANCE

Required additional materials for submission:

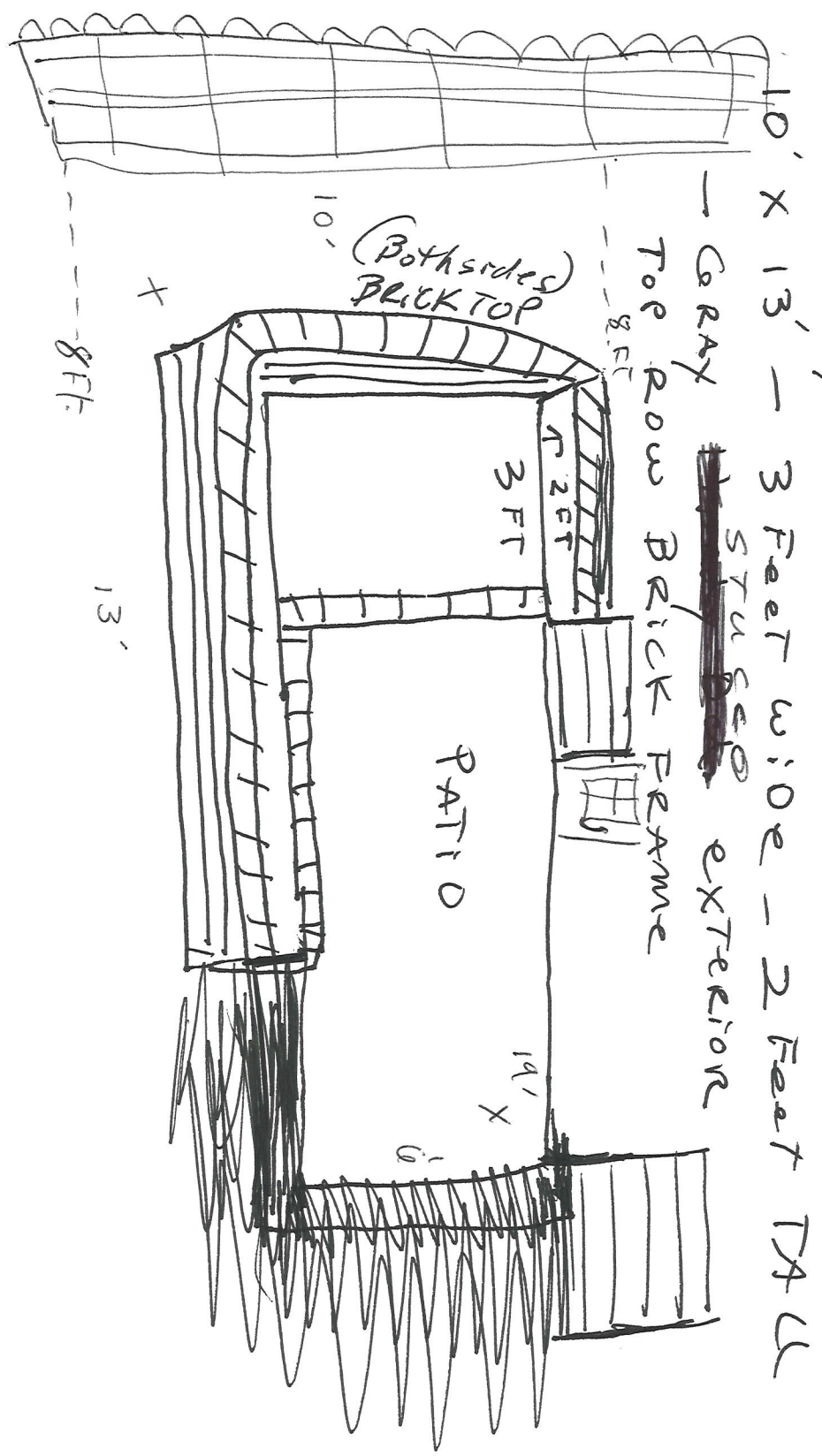
- ☐ Completed and signed COA application
- ☐ Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- ☐ Site plan
- ☐ Copy of property deed or proof of ownership
- ☐ Authorization letter for non-property owner representative*
- ☐ For New Construction: a set of building plans, no larger than 11 x 17, for structural changes or new construction. This includes all four elevations with drawn to scale dimensions. *
- ☐ Please list any additional attachments:

Applicant Signature

Date

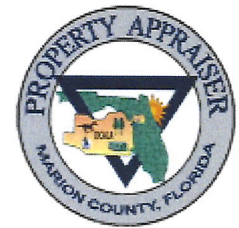


3) Concrete Flower Box
@ Back Yard



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

2820-037-006

[GOOGLE Street View](#)

Prime Key: 1219451

[MAP IT+](#)

Current as of 6/13/2025

Property Information

KATSERELES BEATRICE ANN
317 SE WENONA AVE
OCALA FL 34471-2216

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

M.S.T.U.

PC: 08

Acres: .38

More Situs

Situs: 317 SE WENONA AVE OCALA

2024 Certified Value

Land Just Value	\$206,640		
Buildings	\$134,584		
Miscellaneous	\$4,408		
Total Just Value	\$345,632		
Total Assessed Value	\$155,860	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$189,772)
Total Taxable	\$105,860		
School Taxable	\$130,860		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$206,640	\$134,584	\$4,408	\$345,632	\$155,860	\$50,000	\$105,860
2023	\$137,760	\$127,984	\$5,450	\$271,194	\$150,976	\$50,000	\$100,976
2022	\$114,800	\$76,379	\$4,606	\$195,785	\$145,249	\$50,000	\$95,249

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7106/0026	12/2019	57 TRANSFER FROM BANK	2 V-SALES VERIFICATION	U	I	\$245,000
6999/1271	07/2019	31 CERT TL	0	U	I	\$225,100
UNRE/INST	06/2018	71 DTH CER	0	U	I	\$100
3771/1293	07/2004	08 CORRECTIVE	0	U	I	\$100
3766/1217	06/2004	02 DEED NC	7 PORTIONUND INT	U	I	\$100
UNRE/INST	12/1984	76 MAR CER	9 UNVERIFIED	U	I	\$100
1151/1962	03/1983	07 WARRANTY	0	U	I	\$100
0922/0078	10/1978	07 WARRANTY	0	U	I	\$100
0842/0431	10/1977	02 DEED NC	0	U	I	\$21,500

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
COM AT THE SW COR OF BLK 37 TH E 140 FT TH N 120 FT TH W
140 FT TH S 120 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		110.0	120.0	R3	110.00	FF							
0810		30.0	120.0	R3	30.00	FF							

Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D
Mkt: 8 70

Traverse

Building 1 of 3

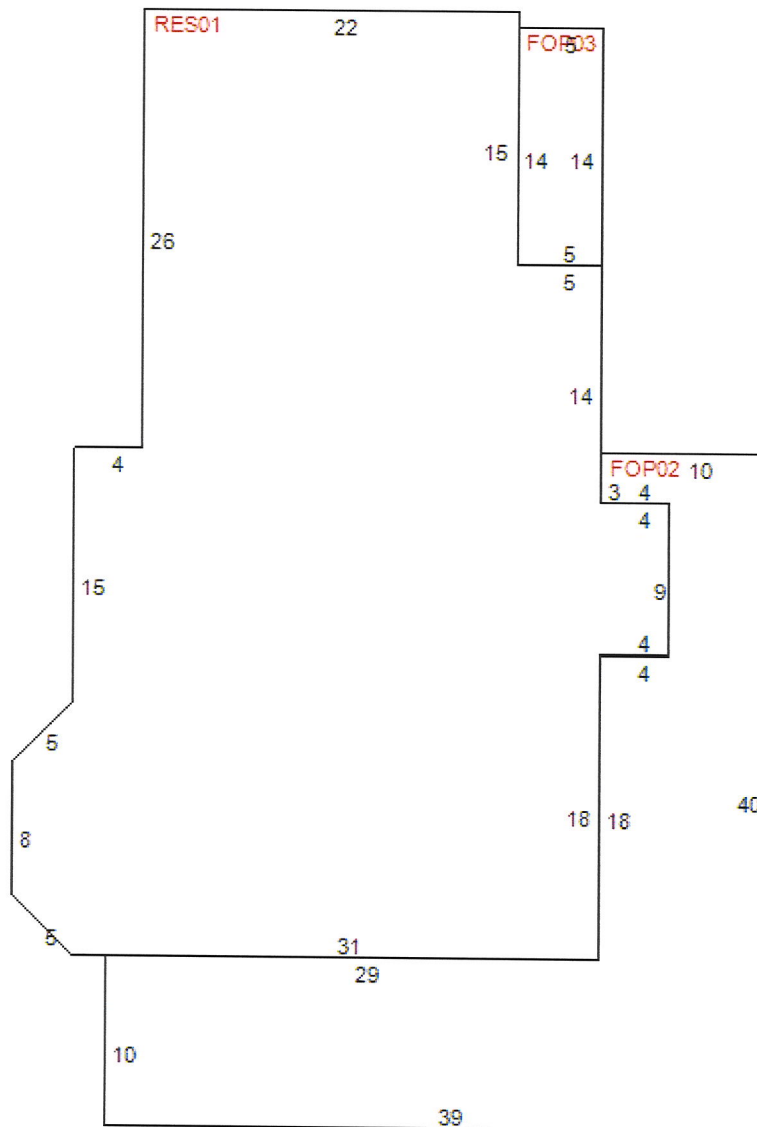
RES01=R31U18R4U9L4U14L5U15L22D26L4D15A225|5D8A135|5.R2

FOP02=R29U18R4U9L4U3R10D40L39U10.R24U41,1

FOP03=R5U14L5D14.

FOP04=45.

UST05=260.
45



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 1
Inspected on 3/20/2025 by 187

Year Built 1918
Physical Deterioration 15%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 185

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	26 - SIDING-NO SHTG	1.61	1918	N	0 %	0 %	1,634	2,631
FOP 02	01 - NO EXTERIOR	1.00	1918	N	0 %	0 %	654	654
FOP 03	01 - NO EXTERIOR	1.00	1918	N	0 %	0 %	70	70
FOP 04	01 - NO EXTERIOR	1.00	1918	N	0 %	0 %	45	45
UST 05	26 - SIDING-NO SHTG	1.00	1918	N	0 %	0 %	260	260

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 3	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 0	Extra Fixtures: 2	

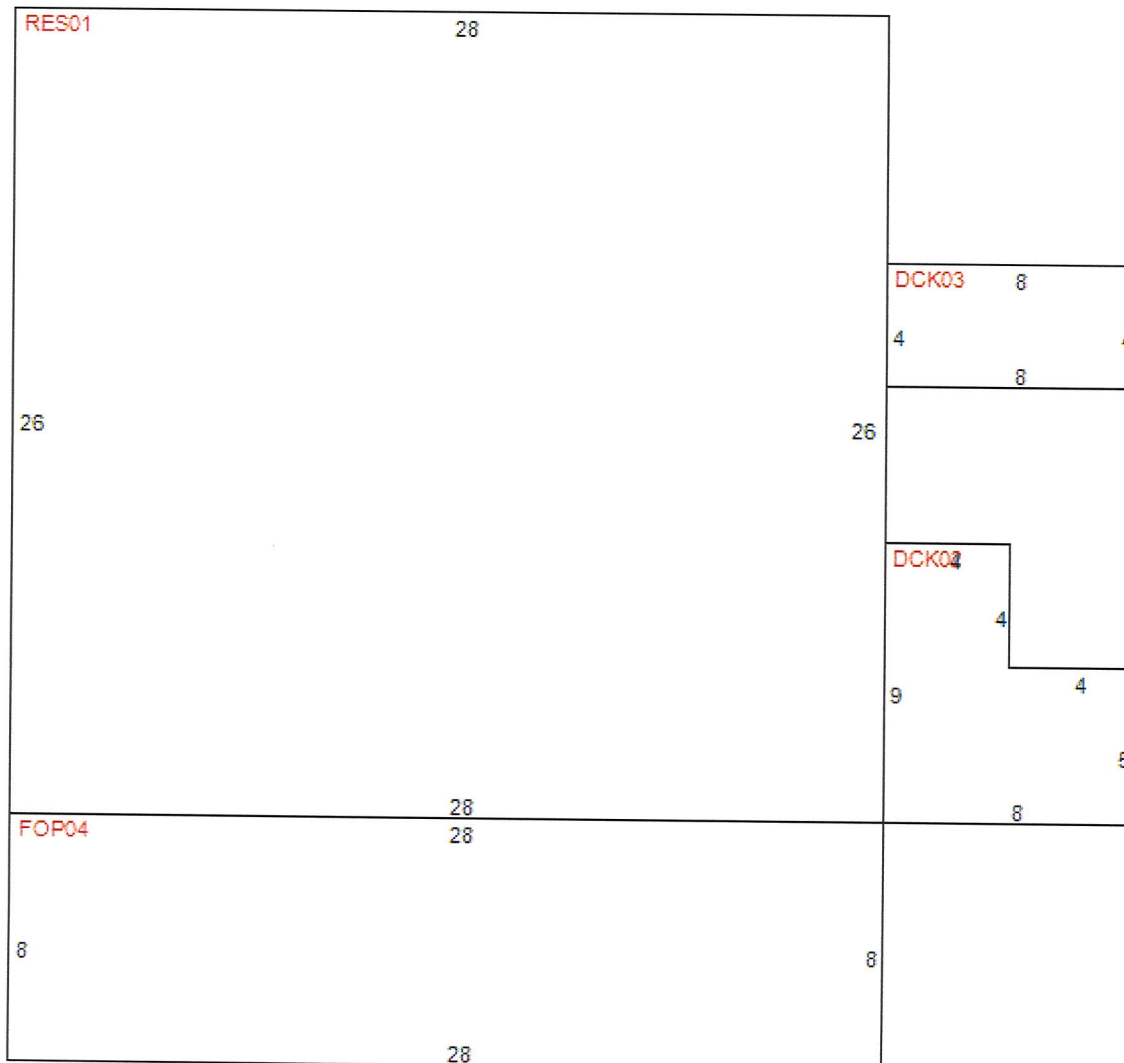
Foundation: 3 PIER
A/C: Y

Intercom: N
Vacuum: N

Traverse

Building 2 of 3

RES01=R28U26L28D26.R28
DCK02=R8U5L4U4L4D9.U14
DCK03=R8U4L8D4.D14
FOP04=L28D8R28U8.



Building Characteristics

Improvement 2F - DUPLEX- 02 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 3/20/2025 by 187

Year Built 1978
Physical Deterioration 15%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture X - DUPLEX
Base Perimeter 108

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	2.00	1978	N	0 %	0 %	728	1,456

DCK 0201 - NO EXTERIOR	1.00	2021	N	0 %	0 %	56	56
DCK 0301 - NO EXTERIOR	1.00	2021	N	0 %	0 %	32	32
FOP 0401 - NO EXTERIOR	1.00	2022	N	0 %	0 %	224	224

Section: 1

Roof Style: 12 HIP

Roof Cover: 08 FBRGLASS
SHNGL

Heat Meth 1: 22 DUCTED FHA

Heat Meth 2: 00

Foundation: 7 BLK PERIMETER

A/C: Y

Floor Finish: 42 CERAMIC/PORCELAIN
TILE

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00

Fireplaces: 0

Bedrooms: 2

4 Fixture Baths:
0

3 Fixture Baths:
2

2 Fixture Baths:
0

Extra Fixtures: 4

Blt-In Kitchen: Y

Dishwasher: Y

Garbage Disposal: N

Garbage Compactor:
N

Intercom: N

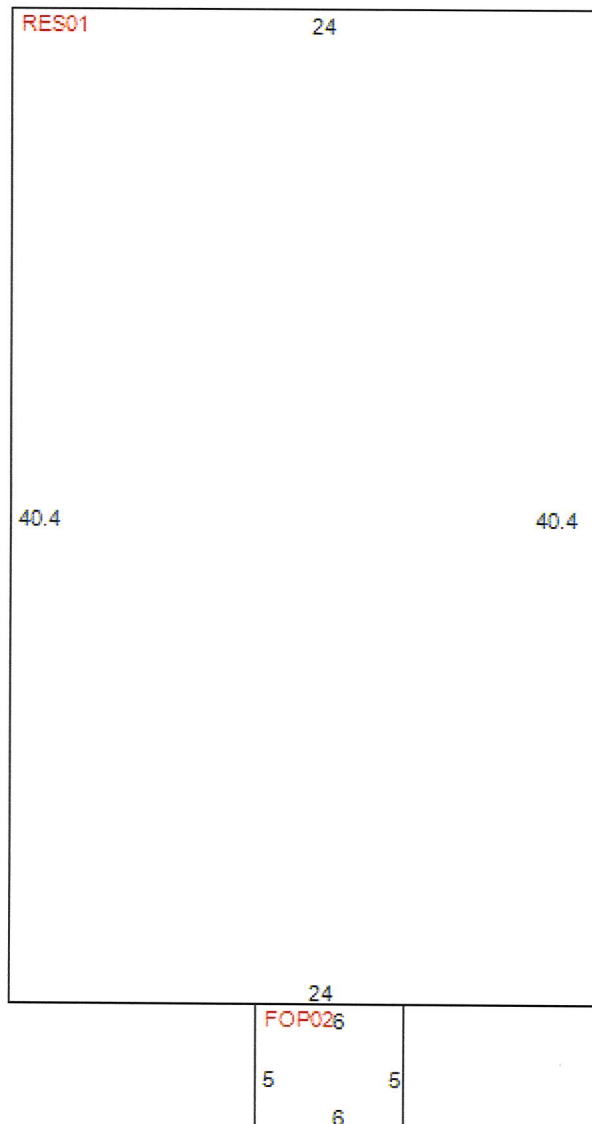
Vacuum: N

Traverse

Building 3 of 3

RES01=R24U40,4L24D40,4.R10

FOP02=D5R6U5L6.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 1
Inspected on 3/20/2025 by 187

Year Built 1978
Physical Deterioration 15%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 129

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126 - SIDING-NO SHTG		1.44	1978	N	0 %	0 %	970	1,397
FOP 0201 - NO EXTERIOR		1.00	2024	N	0 %	0 %	30	30

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 1	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	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	128.00	SF	20	1978	3	0.0	0.0
156 PAVING BRICK	228.00	SF	20	1990	5	0.0	0.0
250 WALLS MASONRY	96.00	SF	50	1999	3	0.0	0.0
159 PAV CONCRETE	1,546.00	SF	20	2023	3	0.0	0.0
UDS SCR N PORCH-UNF	119.54	SF	40	2024	3	8.6	13.9

Appraiser Notes

BLDG01=HX , 317 SE WENONA
BLDG02=DUPLEX MOTHER LIVES ON BOTTOM FLOOR, 2ND FLOOR VAC 807 & 809 SE 4TH ST OK FOR CURT
BLDG03=VACANT AT TIME OF INSP. 815 SE 4TH ST UNLIVABLE
BLDG01: ESTIMATED UPPER STORY PER OWNER INFORMATION.
THERE ARE 6 FIREPLACES ON ONE CHIMNEY WHICH HAS BEEN
CAPPED AND IS NOT ASSESSED.
SEE PRC FOLDER FOR SKETCH.

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD25-0859	5/3/2025	-	KATSERELES RETAINING WALL HIST
ELE25-0453	4/11/2025	-	KATSERELES WIRE GARAGE
BLD24-0195	6/28/2024	8/16/2024	KATSERELES / GAZEBO
ELE24-0711	6/24/2024	-	KATSERELES/ RENO; PORCH ADD
HAR24-0620	5/28/2024	-	KATSERELES/ RENO; PORCH ADD
PLM24-0306	5/24/2024	-	KATSERELES/ RENO; PORCH ADD
BLD23-1766	3/26/2024	-	KATSERELES/ DET GARAGE
BLD23-2365	10/4/2023	1/29/2024	KATSERELES / RENO / WINDOWS
BLD22-1694	6/17/2023	-	KATSERELES/ RENO PORCH ADD
BLD22-1743	6/6/2023	2/2/2024	KATSERELLES / RENO
BLD22-1693	10/24/2022	5/19/2023	KATSERELES/ ADD PORCHSTAIR REP
BLD20-2547	12/28/2020	-	KATSERELES/WINDOWS/DOOR
BLD20-1458	8/11/2020	-	KATSERELES / REROOF
BLD20-1160	7/28/2020	-	KATSERELES / REROOF
BLD20-1159	7/27/2020	-	KATSERELES / REROOF



Raised Garden Bed





