

CRA25-0005 - 130 NW 17TH ST

SUMMARY REPORT

Parcel Id: 25827-001-00

Parcel Address: 130 NW 17TH ST,
OCALA, FL 34471

FUNDING REQUEST

Description: Reimbursement

Eligible Cost Total: \$4,221.00

Total Estimated Project Cost:

\$4,221.00

Total Funding Requested:

\$4,221.00

Funding Requested Ratio: 1

PROJECT DETAILS

Project Name: CRA25-0005 - 130
NW 17TH ST

Description: Conversion from septic
to City sewer

Applicant Type:

Applicant Name:

PROJECT TIMELINE

● **Anticipated completion date**
17 Feb 2027

● **CRA Board - Final Review**
17 Feb 2026

● **Anticipated start date**
17 Feb 2026

● **Advisory Committee Meeting**
29 Jan 2026

● **Application Started**
27 Jan 2026

CRA25-0005 - 130 NW 17TH ST -

Summary Report

Project Details

Project Name	Description
CRA25-0005 - 130 NW 17TH ST	Conversion from septic to City sewer
Applicant Type	Applicant Name
	N/A

Parcels

Parcel ID	Address
25827-001-00	130 NW 17TH ST, MARION, OCALA, FL, 34471

Relationship To City

Relationship To City - Intention
N/A

Funding Request

Description	Eligible Costs Total
Reimbursement	\$4,221.00
Total Estimated Project Cost	Total Funding Amount Requested
\$4,221.00	\$4,221.00
Recommended Funding Amount	
\$4,221.00	

Timeline

Phase 1 Name	Phase 1 Date
Anticipated start date	February 17, 2026
Phase 2 Name	Phase 2 Date
CRA Board - Final Review	February 17, 2026
Phase 3 Name	Phase 3 Date
Anticipated completion date	February 17, 2027

KPI Compliance

Title	KPI Type	Recurrence Type	Compliance Status
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No data

Developer Info

Applicant / Primary Contact Information

Applicant Type	Name
ns	N/A

Business Profile

Business Name	Phone
No Information Entered	No Information Entered
Email	Physical Address
No Information Entered	No Information Entered
Mailing Address	Years In Business
No Information Entered	N/A

Relationship To City

Intention
No Information Entered

Property Information

Proposed Changes

Estimated Future Assessed Value
\$0.00

Parcels

130 NW 17TH ST

Parcel ID	Address
25827-001-00	130 NW 17TH ST
Current Key Details	Rennovations Construction Activities
Last Assessment:2022 - \$45,402.00	Exterior - Other
Rennovations Construction Activities	New Construction Construction Activities
No Information Entered	No Information Entered
New Construction Construction Activities	New Construction Construction Activities
No Information Entered	No Information Entered

Eligible Costs

Exterior Painting

No Information Entered

Estimated cost of Paint	\$0.00
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Sub Total	\$0.00
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Repair/repalcement of exterior windows and/or doors

No Information Entered

Estimated cost of windows	\$0.00
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Estimated cost of doors	\$0.00
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Other	\$0.00
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Sub Total	\$0.00
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Demolition

No Information Entered

Estimated cost of demoliton and cleanup	\$0.00
-----------------------------------------	--------

Sub Total	\$0.00
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New landscaping (only include areas visible from the street/sidewalk)

No Information Entered

Estimated cost of landscaping	\$0.00
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Sub Total	\$0.00
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Fencing (sides and rear only)

No Information Entered

Estimated cost of fencing	\$0.00
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Sub Total	\$0.00
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Reroofing

No Information Entered

Estimated cost of reroofing	\$0.00
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Sub Total	\$0.00
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Weatherization (HVAC and Insulation)

No Information Entered

Estimated cost of HVAC	\$0.00
------------------------	--------

Estimated cost of insulation improvements	\$0.00
-------------------------------------------	--------

Other	\$4,221.00
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Sub Total	\$4,221.00
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New Construction

No Information Entered

Estimated cost of new construction	\$0.00
------------------------------------	--------

Sub Total	\$0.00
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Financial Details

Fund Request

Fund Request	Reimbursement
Eligible Costs Total	\$4,221.00
Total Estimated Project Cost	\$4,221.00
Total Funding Amount Requested	\$4,221.00
Recommended Funding Amount	\$4,221.00
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	Not Specified

Funding Source - Indicate how you intend to fund the project. Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Indicate how you intend to fund the project.

Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Grants

Personal Savings

Loan / Credit Card

Other \$4,221.00

Sub Total \$4,221.00

Additional Notes / Comments

No Information Entered

Estimated Timeline

February 17, 2026

Anticipated start date	Responsible Party
Estimated date of the start of the project	Developer

February 17, 2026

CRA Board - Final Review	Responsible Party
Approval/Denial	Governing Body

February 17, 2027

Anticipated completion date	Responsible Party
Estimated date of the completion of the project	Developer

Parties

Authorized Representative

Business Name	Business EIN
	No Information Entered
Contact Name	Address
	,
Phone Number	

Declarations

Conflict of Interest Disclosures:

Is any owner of the business and / or land / building, or any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body (North Magnolia Residential Improvement Grant)

Applicant Answer: No

Declarations:

General Conditions It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program. It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents. The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases. If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award. Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

Applicant Answer: Yes

I have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Applicant Answer: Yes

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA25-0005

Address: 130 NW 17th Street

CRA subarea: North Magnolia

No.	Eligible work item	High quote(s)	Low quote(s)
1	Septic to City sanitary sewer	\$ 7,500.00	\$ 4,221.00
	Total	\$ 7,500.00	\$ 4,221.00

**Maximum CRA grant that can be awarded based
on 100% match. \$ 4,221.00**



Hefner Plumbing Company, Inc.
PO Box 1291
Ocala, FL 34478

Phone: (352) 620-2883
hefnerplumbinginc@gmail.com
hefnerplumbing.com

Bill to
Jack Eason
130 NW 17th St
Ocala, FL 34475

Quote #: q1142

Quote Expires in 30 days from date received

Description	Quantity	Price	Amount
Scope of Work: New Sewer Line Installation	1	\$7,500.00	\$7,500.00

Description:

Excavate trench from house to city sewer tap at property line using a track hoe.

Install new 4" sewer line from house to city connection.

Install one two-way cleanout near the building for maintenance access.

Backfill trench and regrade disturbed area to rough grade upon completion.

Includes obtaining required permits and coordinating all inspections.

Notes:

All work will be performed in accordance with applicable local codes and regulations. Hefner Plumbing is not responsible for proper abandonment of existing septic tank.

Total: \$7,500.00

All Deposits are Non-Refundable

Credit Card Payments have a 3% Bank Fee



Miller and Sons Plumbing INC.
3700 SW 7th Street
Ocala, FL 34474
352-433-6525
CFC1429711

Estimate 130350772
Estimate Date 10/10/2025

Billing Address

Jack Eason
130 Northwest 17th Street
Ocala, FL 34475 USA

Job Address

Jack Eason
130 Northwest 17th Street
Ocala, FL 34475 USA

Service #	Description	Quantity	Your Price	Total
Sales	This estimate is to crush and abandon septic tank and connect it to the existing sewer Miller and sons to supply all necessary hook up material- PVC/DWV pipe and fittings Permit Excavator This job has an allowance of 40 feet of sewer piping and fittings if more than 40 feet of piping is used the additional material and labor will be added to the total of the estimate During this time we will also install a new two way clean out at the home and city tap for future service and maintenance Miller and sons will begin work once the new city sewer line has been located by the business or home owner and or the city for miller and sons to tie on to We will begin by digging up and exposing the septic tank so it can be pumped once pumped miller and sons will crush in the septic tank Once septic tank has been crushed and abandoned we will adapt onto the existing sewer line exiting the home and route it from the front of the home over to the new city tap Once installed miller and sons will call in for inspection We will leave the new sewer line exposed so it can be inspected by the city Once inspection passes we will make a return trip to back fill the trench If any fill dirt is needed at the time of the job the additional cost for providing fill dirt will be added to the total of the job In the event the existing sewer line coming from the city is not deep And we won't have enough fall to create a proper pitch to gravity feed the sewer line to the city a lift station will need to be installed at an additional cost of 2800.00 The lift station will require a 110v outlet it will be the business owners responsibility to coordinate an electrician to have the appropriate power installed During this time miller and sons will be using an excavator to dig up and expose the septic tank to be crushed in miller and sons is not responsible for sod, or soil replacement Miller and sons is not responsible for existing plumbing, buried lines in the ground, electrical, concrete, asphalt or any unforeseen circumstances	1.00	\$2,650.00	\$2,650.00
Sales	Return to back fill	1.00	\$450.00	\$450.00
Deposit	Once deposit has been collected we will then schedule job.	1.00	\$0.00	\$0.00

Stipulation - 50% If For any reason after deposit is collected and job needs to be canceled due to county/city/other than Miller And Sons Plumbing ,we will collect \$250 from the deposit to cover processing and administration fees.

Once job has been completed ,We will then collect the remainder 50% of project

Service- Stipulations Miller and sons plumbing is not responsible for any of the following: Existing plumbing, drywall repair/replacement/patching, painting, cabinetry, countertops, flooring, electrical work, tile, any customer decoration ,landscaping, sod, rock bed, mulch etc..

If job has permit pulled by miller and sons or if miller and sons plumbing is attached to an existing or new permit,

Miller and sons is to fully complete this job. From start to finish. If any plumbing related work is completed by any other than Miller and sons plumbing the permit will be canceled and all warranty will be voided.

Any failed inspections due to customer/contractor installed plumbing miller and sons is not responsible for re inspection cost.

Miller and sons plumbing is not responsible for any additional work outside the scope of this job.

Miller and sons will not be responsible for any owner supplied or contractor supplied material.

If any additional trips are needed for any reason outside of miller and sons fault, there will be a charge for an additional material and or labor.

Miller and sons is not responsible for any broken stucco when drilling through block wall. Miller and sons is also not responsible for any paint on interior or exterior of home.

Miller and sons is not responsible for any buried lines and will not be responsible for any private locates. If private communications, gas, water, irrigation, internet lines etc.. is broken and was not marked by private locating company miller and sons will not be liable.

Miller and sons is not responsible for any customer belongings in closets or on wall, Miller and sons will help move if needed but is not responsible if anything is broken.

Permit Level 1 Permit 1.00 \$0.00 \$0.00

Sales This portion of the estimate is to run a new kitchen sink drain line 1.00 \$1,121.00 \$1,121.00

Miller and sons is to run a new kitchen sink drain line and tie it onto the new sewer line

Miller and sons is to ensure the new line has the proper pitch to meet code

Miller and sons is to ensure the line is properly strapped and supported to meet code

Allowance to run up to 20 feet of pvc/dvw piping and fittings

Sub-Total	\$4,221.00
Tax	\$0.00
Total Due	\$4,221.00
Deposit/Downpayment	\$0.00
Est. Financing	\$78.17

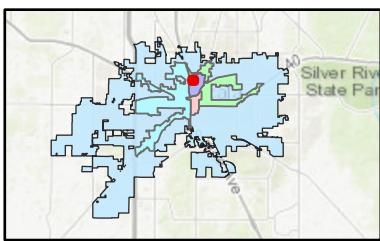
CRA GRANT REQUEST MAP

CRA Meeting: August 25, 2024

Address: 130 NW 17th St

Parcel: 25827-001-00

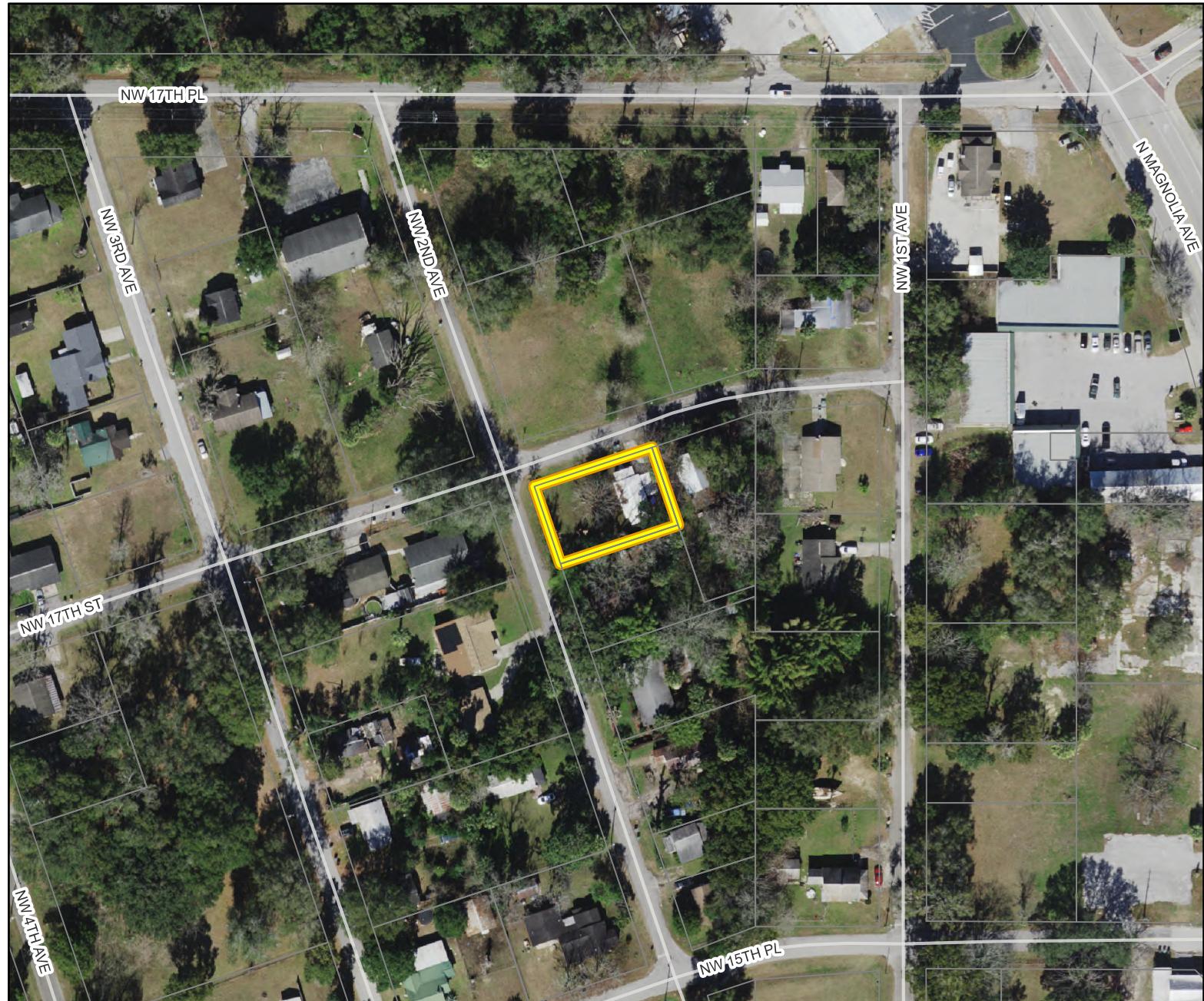
Location Map



Property Size: Approximately 0.17 acres

CRA Location: North Magnolia

Proposal: A request for CRA Grant funding for reroofing, HVAC, fencing, and attic insulation.



 Subject Property

 Parcels

 City Limits



0

500 Feet



Prepared by the City of Ocala
Growth Management Department
by kwirthlin on 7/24/2024

CRA GRANT REQUEST MAP

CRA Meeting: August 25, 2024

Address: 130 NW 17th St

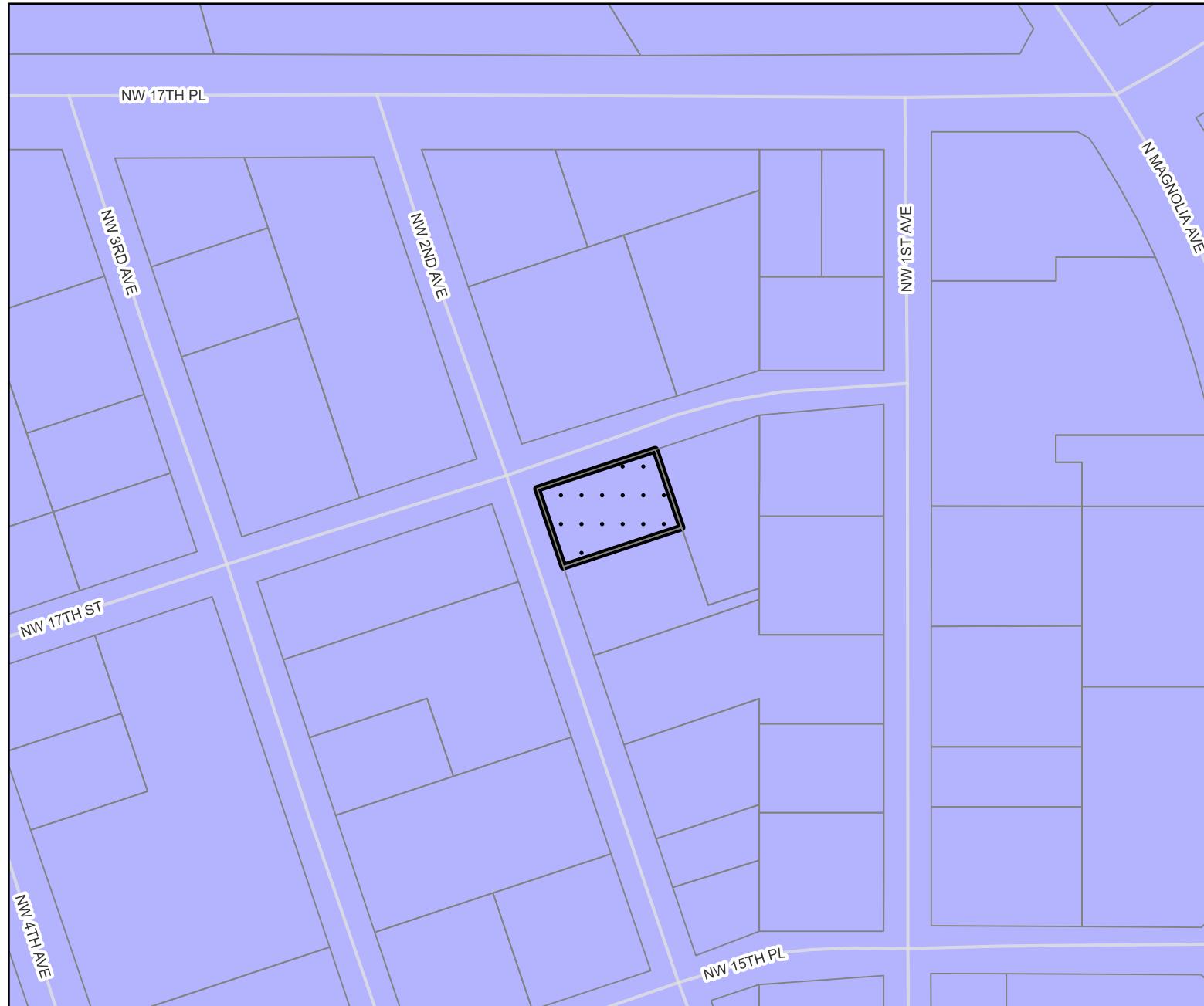
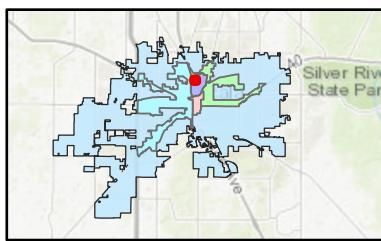
Parcel: 25827-001-00

Property Size: Approximately 0.17 acres

CRA Location: North Magnolia

Proposal: A request for CRA Grant funding for reroofing, HVAC, fencing, and attic insulation.

Location Map



Subject Property

North Magnolia CRA

Parcels

City Limits



0

500 Feet



Prepared by the City of Ocala
Growth Management Department
by kwirthlin on 7/24/2024



City of Ocala

GROWTH MANAGEMENT DEPARTMENT
201 SE 3RD STREET, 2ND FLOOR
OCALA, FLORIDA 34471

September 12, 2024

Jack Eason
Kimberly Jack Homes LLC
130 NW 17th St.
Ocala, FL 34475

RE: North Magnolia CRA Residential Property Improvement Grant CRA24-45764 – 130 NW 17th St.

Dear Mr. Eason,

This is to inform you that on September 3, 2024, the Ocala Community Redevelopment Agency Board approved your CRA grant (CRA24-45764) for the improvement project to be done at 130 NW 17th Street. The grant is approved as follows:

Grant #	Project	Project Cost	CRA Grant
CRA24-45764	Reroofing, fencing, attic insulation, and HVAC installation with associated electrical work.	\$23,586.95	\$17,690.21

As part of the grant match, you are eligible to be reimbursed up to the above specified grant amount, provided the project meets all requirements outlined in the Grant Program application. Your completed application packet serves as the grant agreement and all terms and conditions in the application document must be followed.

Please let me know when the project is complete so that the CRA can inspect the work for grant compliance. Reimbursement will occur after you have submitted copies of:

1. invoices signed as paid in full by contractors and/or vendors,
2. proof of payment (copies of cancelled checks, credit card receipts, etc.) for eligible work items, and
3. completed vendor forms (attached).

I look forward to working with you. Please let me know if you have questions.

Sincerely,

Roberto Ellis

Roberto Ellis
Economic Development Manager

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

25827-001-00

[GOOGLE Street View](#)

Prime Key: 621111

[MAP IT+](#)

Current as of 1/27/2026

[Property Information](#)

KIMBERLY JACK HOMES LLC
315 NE 9TH AVE
OCALA FL 34470-5334

[Taxes / Assessments:](#)

Map ID: 178

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

PC: 01

Acres: .17

[Millage:](#) 1001 - OCALA

Situs: 130 NW 17TH ST OCALA

[2025 Certified Value](#)

Land Just Value	\$31,972		
Buildings	\$35,141		
Miscellaneous	\$294		
Total Just Value	\$67,407	Impact	
Total Assessed Value	\$54,936	Ex Codes:	(\$12,471)
Exemptions	\$0		
Total Taxable	\$54,936		
School Taxable	\$67,407		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$31,972	\$35,141	\$294	\$67,407	\$54,936	\$0	\$54,936
2024	\$31,972	\$32,514	\$276	\$64,762	\$49,942	\$0	\$49,942
2023	\$24,360	\$20,830	\$212	\$45,402	\$45,402	\$0	\$45,402

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7947/0632	12/2022	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$85,000
7398/0016	03/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$31,500
6769/0237	02/2018	08 CORRECTIVE	0	U	I	\$100
6739/1267	02/2018	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$10,000
5926/1656	09/2013	05 QUIT CLAIM	0	U	I	\$100
5859/1405	09/2004	05 QUIT CLAIM	0	U	I	\$100
2940/0556	12/2000	51 AGR-DED	5 V-OTHER MLSAGENT	U	I	\$22,900
2958/1887	09/2000	05 QUIT CLAIM	0	U	I	\$100
1304/1601	09/1985	07 WARRANTY	0	Q	I	\$15,000
1271/1360	03/1985	64 SJGDMNT	0	U	I	\$100
1271/1359	02/1985	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 07 TWP 15 RGE 22
PLAT BOOK A PAGE 166
THE CENTRAL LAND CO'S REVISED PLAT OF MARION HEIGHTS
BLK 9 LOT 2

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		70.0	105.0	R1A	70.00	FF							

Neighborhood 1034
Mkt: 8 70

Traverse

Building 1 of 1

RES01=L20D30R20U30.L2
UST02=L4U6R4D6.L18D12
FCP03=L11D16R11U16.D18R3
FOP04=R14D8L14U8.U30L1
USP05=U6R12D6L12.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1928
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	3/28/2023 by 118	Architecture 0 - STANDARD SFR Base Perimeter 100

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126 - SIDING-NO SHTG	1.00	1928	N	0 %	0 %	600	600		
UST 0226 - SIDING-NO SHTG	1.00	1928	N	0 %	0 %	24	24		
FCP 0301 - NO EXTERIOR	1.00	1928	N	0 %	0 %	176	176		
FOP 0401 - NO EXTERIOR	1.00	1928	N	0 %	0 %	112	112		
USP 0501 - NO EXTERIOR	1.00	1828	N	0 %	0 %	72	72		

Section: 1

Roof Style: 10 GABLE	Floor Finish: 28 SOFTWD ON WOOD	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 10 WALLBOARD	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	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: 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
105 FENCE CHAIN LK	175.00	LF	20	1928	1	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD24-2405	9/25/2024	11/7/2024	JACK EASON REROOF
ELE24-1002	9/5/2024	11/18/2024	KIMBERLY METER REPAIR

**NORTH MAGNOLIA REDEVELOPMENT AREA
MARION HEIGHTS RESIDENTIAL PROPERTY
IMPROVEMENT GRANT APPLICATION**

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: _____

Project Address: 130 NW 17th ST Ocala Fl 34475

Parcel Number: 25827-001-00

APPLICANT INFORMATION

Applicant's Name: Jack Eason

Name of person to receive all correspondence if different from applicant:

Agent's Name (if applicable): ✓

Agent's Mailing Address: _____

City: Ocala State: FL Zip: 34475

Phone number: 352-239-6614 Fax: _____

E-mail address: jackieeason 1961 @ Yahoo.com

How long have you owned / lived at the current location? 2 years 10 months

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Explain the purpose of and need for the proposed improvements. Conversion from
septic to sanitary sewer

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. Eventually

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). \$4221.00

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? _____

Anticipated start date: When CRA is
approved Anticipated completion date: _____

Applicant

I, Jack Eason, owner/occupant of building at 130 NW 17th Str, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature Jack Eason
Date 10/15/25

Property Information – For staff use only

Is the property assessed Marion County property taxes? Y / N

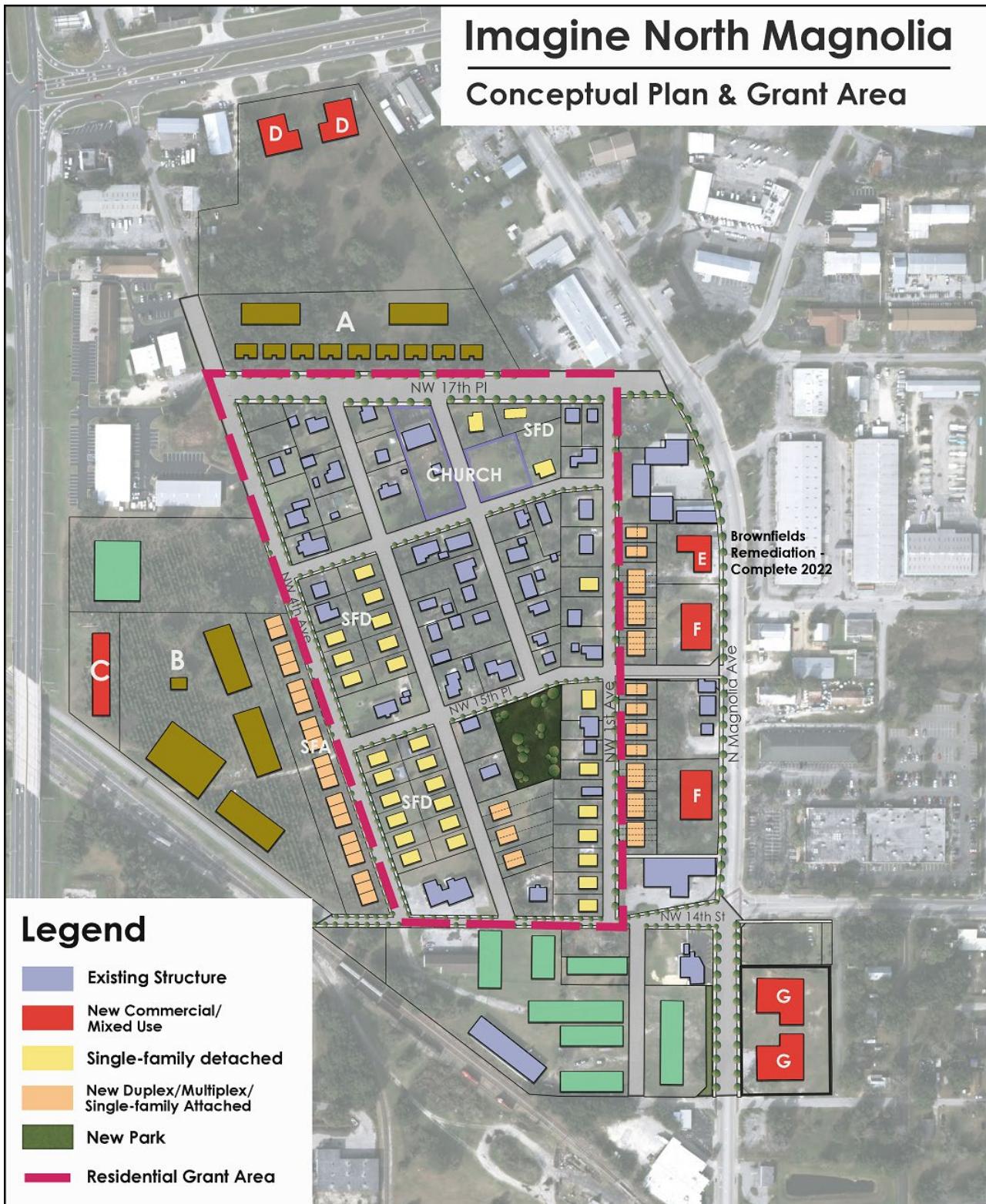
Are property taxes paid up to date? Y / N

Is the property in condemnation or receivership? Y / N

Is there an active City code enforcement case on the property? Y / N

Imagine North Magnolia

Conceptual Plan & Grant Area



Site Conditions – 130 NW 17th Street



Image 1- View of the property looking south from NW 17th Street



Image 2- Location of the septic tank.