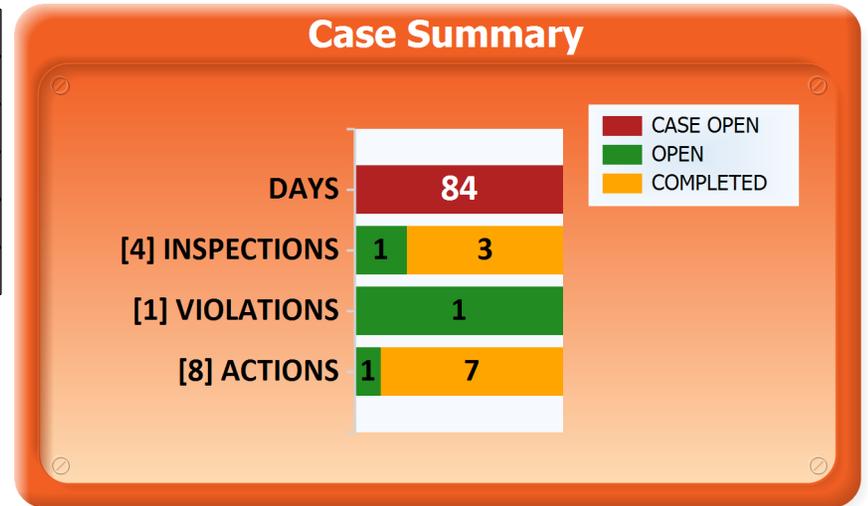


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1310**

Description:		Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 12/29/2025	Closed:	Last Action: 3/25/2026	Flw Up: 3/23/2026
Site Address: 2135 NW 1ST AVE UNIT 31 OCALA, FL 34475			
Site APN: 25116-004-00		Officer: STEPHEN KNIGHT	
Details:			



## ADDITIONAL SITES

## LINKED CASES

## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	TALASHA KING	2135 NW 1ST AVE OCALA, FL	(352)346-2139		
OWNER	GREEN OCALA PLACE LLC	13499 BISCAYNE BLVD STE M 8 NORTH MIAMI, FL 33181-2036			
REGISTERED AGENT	RODRIGUEZ,MELO, FRANCISCO	13499 BISCAYNE BLVD M8 NORTH MIAMI, FL 33181			
RESPONDENT 1	GREEN OCALA PLACE LLC	C/O RAY BORR / Rodriguez Melo, Francisco (REGISTERED AGENT) NORTH MIAMI, FL 33181-2036			
RESPONDENT 2	RODRIGUEZ MELO, FRANCISCO	13499 BISCAYNE BLVD M8 NORTH MIAMI, FL 33181			
RESPONDENT 3	BRICK NINE, LLLP	13499 BISCAYNE BLVD M8 NORTH MIAMI, FL 33181			
TENANT	TALASHA KING	2135 NW 1ST AVE OCALA, FL	(352)346-2139		

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1310**

## FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$218.47	\$0.00						
<b>TOTALS:</b>			<b>\$218.47</b>	<b>\$0.00</b>						

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	12/30/2025				Please repair any outlets throughout the unit (the outlet should supply electric and should not wiggle or move when plugging a device in or removing a device from out of the outlet). Repair any holes of the interior wall to the residence. Fill in any gaps or holes of framing to door. Ensure that windows can be easily opened and closed.

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
						On 12/30/2025, I have responded out to the property in reference to a citizen's complaint received about a power strip that is powering her refrigerator and her stove. I have met the tenant, and she has informed me that earlier that day, the management team removed the power strip. She

INITIAL	SMS	12/30/2025	12/30/2025	NON COMPLIANT	<p>has explained to me that she has been having issues in her apartment when it comes to the electricity. There has been times where she has lost her food in the refrigerator after the electric trips. She is afraid to cook with the gas stovetop due to prior issues with the outlet (such as sparks). She also mentioned that she has seen her hallway lights flickering, her internet randomly turning off (with cut of electricity), and how sometimes the A/C will turn other items on or off in the household. At the time of inspection, I did not observe any of the stated issues (or signs of a present issue like a burning smell, burnt outlet, etc). A few outlets were tested. I did notice that sometimes, the outlet will wiggle and move when removing a plug from out of the outlet. In addition to this, it appears that a cosmetic portion of the door was lifting. Along with this, there were some minor holes (cosmetic) to the interior wall of the unit. She has also stated that there were issues with the windows (they become stuck). I have informed her that if these issues arise (such as the flickering lights) to record the incidents. I have then spoken to the management on-site, and informed them of my findings. The manager has informed me that they will look into these issues. They have produced an in-voice from a licensed electrician that inspected her unit (they did not charge them for any services other than the service call for they did not find anything at that time). They have informed me that one of the tenant's children (which the tenant also admitted), that they stuck a plug in into the wall, and that prior had caused an issue (there was a keychain attached to the plug in that had a piece of metal). They sent an electrician out there, and they did not find anything on that date. They will address the outlets that move when removing a plug along with the wall and frame of</p>
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# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1310**

						door. I also mention that the tenant informed me of the windows, to which the management team has informed me that they had a few service requests about the windows the past few months (and may be possible that someone is pushing against the windows to make them stuck). They also will be addressing this. View attachments. Set inspection to monitor progress.
FOLLOW UP	SKN	2/3/2026	2/3/2026	NON COMPLIANT		FOLLOW-UP WITH ON-SITE MANAGER (IN OFFICE NEAR MAILBOX) FOR UPDATE ABOUT UNIT.  I spoke to the tenant, and she stated the electrical was fixed by an electrician, but the other issues remain. I followed up and tried to locate the on-site manager. The tenant stated she was away on a family emergency. I will follow up in a week to see if she has returned. Follow up scheduled.
FOLLOW UP	SKN	2/20/2026	2/20/2026	NON COMPLIANT		I followed up and found the apartment in the same condition as the initial inspection. The tenant stated an electrician came by and repaired the panel, although there are still sparks that come out of outlets from time to time. An NOVPH will be sent.
HEARING INSPECTION	SKN	3/23/2026				

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	12/29/2025	12/29/2025	COMPL ADVISED OF ELECTRICAL ISSUES IN HER APT WITH THE OUTLETS AND HER FRIDGE AND STOVE ARE CONNECTED TO A SURGE PROTECTOR STRIP INSTEAD OF INTO THE WALL. SHE HAS COMPLAINED TO LANDLORD ABOUT SURGE PROTECTOR TRIPPING AND HER FOOD IN FRIDGE SPOILING AND SHE HAS TO REPLACE IT.
ADMIN POSTING	SHANEKA GREENE	2/23/2026	2/23/2026	NOVPH

# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-1310**

CERTIFIED MAIL	SHANEKA GREENE	2/23/2026	2/23/2026	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 9489 0090 0027 6696 9852 38 GREEN OCALA PLACE LLC C/O RAY BORR RODRIGUEZ MELO FRANCISCO (REGISTERED AGENT) 13499 BISCAYNE BLVD STE M8 NORTH MIAMI, FL. 33181-2036
PREPARE NOTICE	SHANEKA GREENE	2/23/2026	2/23/2026	NOVPH GREEN OCALA PLACE LLC 13499 BISCAYNE BLVD STE M 8 NORTH MIAMI, FL 33181-2036  REEN OCALA PLACE LLC C/O RAY BORR / Rodriguez Melo, Francisco (REGISTERED AGENT) 13499 BISCAYNE BLVD STE M 8 NORTH MIAMI, FL 33181-2036
OFFICER POSTING	STEPHEN KNIGHT	2/24/2026	2/24/2026	NOVPH READY FOR POSTING The NOVPH was posted on the wall by the door.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:</p> <p>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, specifically for minimum electrical requirements, windows, interior floors, walls, and ceilings by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply;</p> <p>(b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violation(s) have been abated.</p> <p>2.) Pay the cost of prosecution of \$218.47 by April 30th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/27/2026</p>
CONTACT	STEPHEN KNIGHT	3/23/2026	3/23/2026	I left a VM for the tenant, regarding the issues in her unit.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026		NEW BUSINESS

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

25116-004-00

[GOOGLE Street View](#)

Prime Key: 614289

[MAP IT+](#)

Current as of 2/23/2026

### [Property Information](#)

GREEN OCALA PLACE LLC  
C/O RAY BORR  
13499 BISCAYNE BLVD STE M 8  
NORTH MIAMI FL 33181-2036

### [Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

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

[PC:](#) 03

Acres: 5.17

[More Situs](#)

Situs: 2135 NW 1ST AVE OCALA

### [2025 Certified Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$1,397,499	Impact	
Total Assessed Value	\$1,380,299	<a href="#">Ex Codes:</a>	(\$17,200)
Exemptions	\$0		
Total Taxable	\$1,380,299		
School Taxable	\$1,397,499		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$394,109	\$2,517,427	\$41,007	\$1,397,499	\$1,380,299	\$0	\$1,380,299
2024	\$394,109	\$2,530,872	\$41,007	\$1,265,338	\$1,254,817	\$0	\$1,254,817
2023	\$80,000	\$1,644,735	\$41,007	\$1,140,743	\$1,140,743	\$0	\$1,140,743

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7728/0382</a>	02/2022	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$2,627,500
<a href="#">6032/1398</a>	04/2014	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$1,000,000
<a href="#">5266/0033</a>	10/2009	08 CORRECTIVE	0	U	I	\$100
<a href="#">5263/1124</a>	09/2009	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$1,200,000
<a href="#">0970/0472</a>	05/1979	05 QUIT CLAIM	0	U	V	\$100
<a href="#">0970/0468</a>	09/1978	07 WARRANTY	0	Q	V	\$70,000

### [Property Description](#)

SEC 05 TWP 15 RGE 22

COM AT THE NE COR OF SW 1/4 OF SW 1/4 TH N 89-26-48 W 663.35 FT TH S 01-03-35 W

592 FT TH N 89-26-48 W 750 FT FOR THE POB TH S 01-03-35 W 300 FT TH S 89-26-48 E  
 750 FT TH N 01-03-35 E 300 FT TH N 89-26-48 W 750 FT TO THE POB

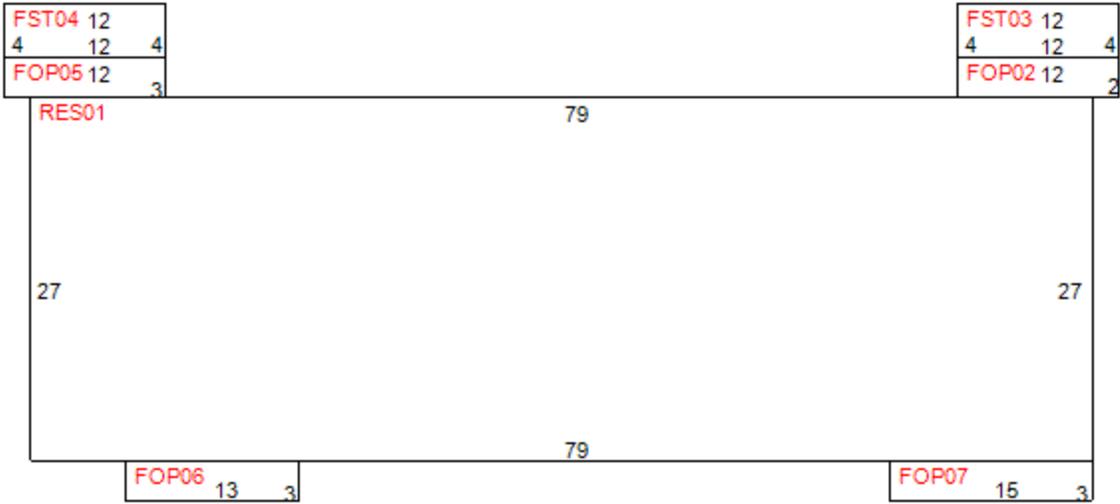
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0310	0310	300.0	750.0	R3	225,205.00	SF							
Neighborhood 9917													
Mkt: 2 70													

[Traverse](#)

**Building 1 of 21**

- RES01=L79D27R79U27.
- FOP02=R2U3L12D3R10.R2U3
- FST03=U4L12D4R12.L71
- FST04=U4L12D4R12.
- FOP05=L12D3R12U3.D30L3
- FOP06=D3R13U3L13.R57
- FOP07=D3R15U3L15.



[Building Characteristics](#)

**Improvement** 2F - DUPLEX- 02 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 6/25/2021 by 117

**Year Built** 1980  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** X - DUPLEX  
**Base Perimeter** 212

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	2,133	2,133
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45

**Section: 1**

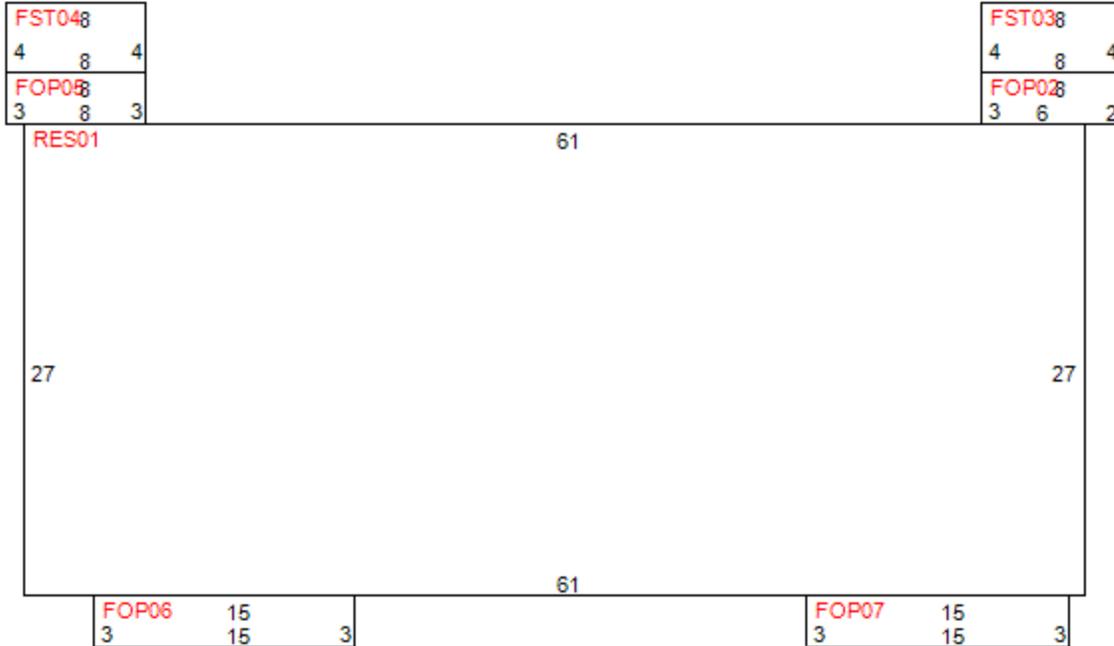
<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 6	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 4	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

[Traverse](#)

**Building 2 of 21**

RES01=L61D27R61U27.  
 FOP02=R2U3L8D3R6.R2U3  
 FST03=U4L8D4R8.L56  
 FST04=U4L8D4R8.  
 FOP05=L8D3R8U3.D30L3  
 FOP06=D3R15U3L15.R41  
 FOP07=D3R15U3L15.





Building Characteristics

**Improvement** 2F - DUPLEX- 02 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 6/25/2021 by 117

**Year Built** 1980  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** X - DUPLEX  
**Base Perimeter** 176

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,647	1,647
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N

Heat Meth 2: 00  
Foundation: 7 BLK PERIMETER  
A/C: Y

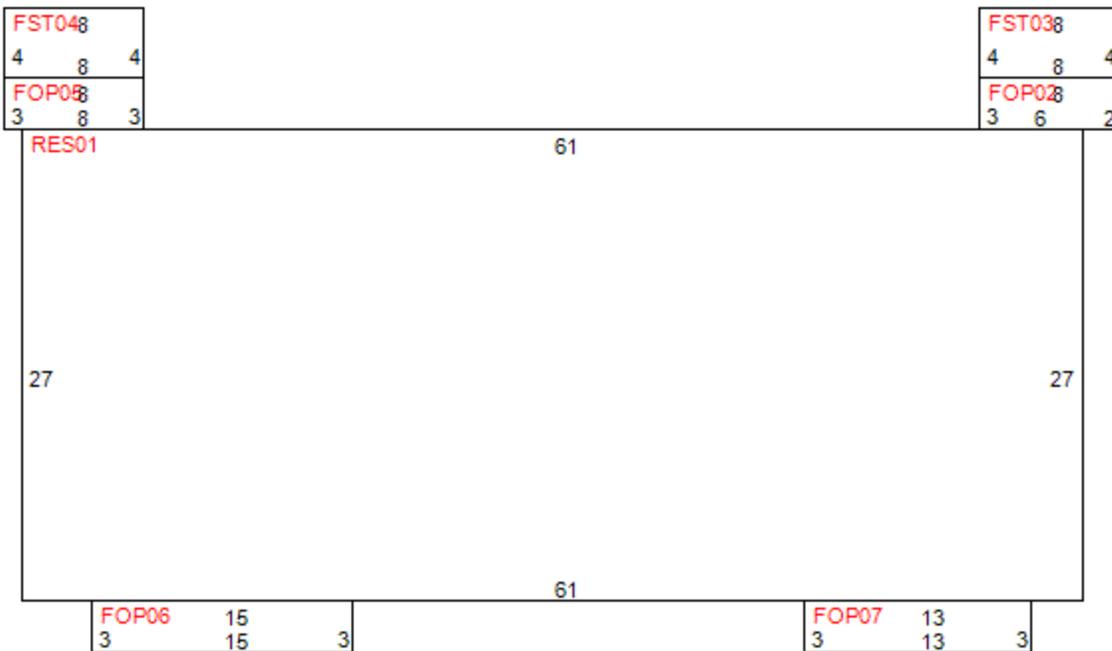
Heat Fuel 2: 00  
Fireplaces: 0

2 Fixture Baths: 0 Garbage Compactor: N  
Extra Fixtures: 4 Intercom: N  
Vacuum: N

[Traverse](#)

**Building 3 of 21**

RES01=L61D27R61U27.  
FOP02=R2U3L8D3R6.R2U3  
FST03=U4L8D4R8.L56  
FST04=U4L8D4R8.  
FOP05=L8D3R8U3.D30L3  
FOP06=D3R15U3L15.R41  
FOP07=D3R13U3L13.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID  
Effective Age 7 - 30-34 YRS  
Condition 3

Year Built 1980  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%

Quality Grade 500 - FAIR  
Inspected on 6/25/2021 by 117

Architecture X - DUPLEX  
Base Perimeter 176

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,647	1,647
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39

**Section: 1**

**Roof Style:** 10 GABLE

**Roof Cover:** 08 FBRGLASS SHNGL

**Heat Meth 1:** 22 DUCTED FHA

**Heat Meth 2:** 00

**Foundation:** 7 BLK PERIMETER

**A/C:** Y

**Floor Finish:** 12 ASBESTOS TILE

**Wall Finish:** 16 DRYWALL-PAINT

**Heat Fuel 1:** 06 GAS

**Heat Fuel 2:** 00

**Fireplaces:** 0

**Bedrooms:** 4

**4 Fixture Baths:** 0

**3 Fixture Baths:** 2

**2 Fixture Baths:** 0

**Extra Fixtures:** 4

**Blt-In Kitchen:** Y

**Dishwasher:** N

**Garbage Disposal:** N

**Garbage Compactor:** N

**Intercom:** N

**Vacuum:** N

[Traverse](#)

**Building 4 of 21**

RES01=L61D27R61U27.

FOP02=R2U3L08D3R06.R2U3

FST03=U4L08D4R08.L57

FST04=U4L08D4R08.

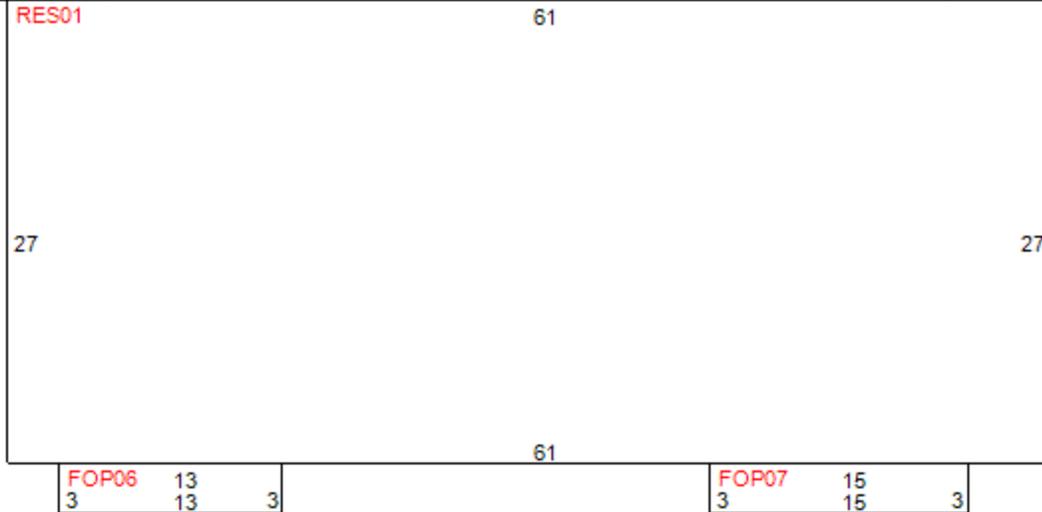
FOP05=D3L08U3R08.D30L3

FOP06=D3R13U3L13.R38

FOP07=D3R15U3L15.

<del>FST04</del>
4 8 4
<del>FOP08</del>
3 8 3

<del>FST03</del>
4 8 4
<del>FOP03</del>
3 6 2



Building Characteristics

**Improvement** 2F - DUPLEX- 02 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 6/25/2021 by 117

**Year Built** 1980  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** X - DUPLEX  
**Base Perimeter** 176

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,647	1,647
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N

Heat Meth 2: 00  
Foundation: 7 BLK PERIMETER  
A/C: Y

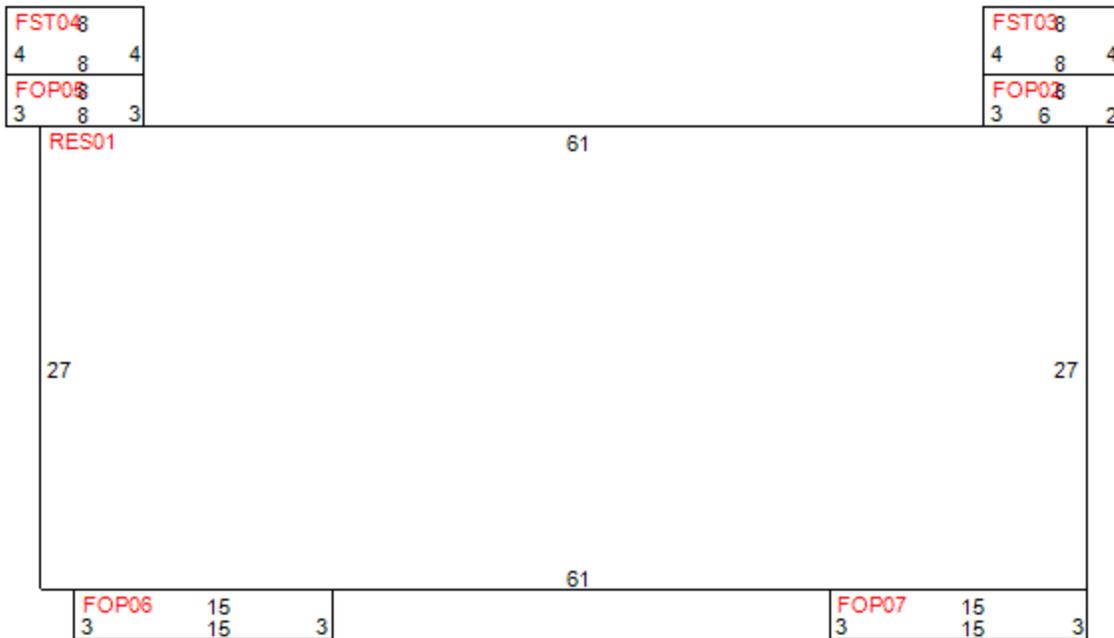
Heat Fuel 2: 00  
Fireplaces: 0

2 Fixture Baths: 0 Garbage Compactor: N  
Extra Fixtures: 4 Intercom: N  
Vacuum: N

[Traverse](#)

**Building 5 of 21**

RES01=L61D27R61U27.  
FOP02=R2U3L08D3R06.R2U3  
FST03=U4L08D4R08.L57  
FST04=U4L08D4R08.  
FOP05=D3L08U3R08.D30L4  
FOP06=D3R15U3L15.R44  
FOP07=D3R15U3L15.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID  
Effective Age 7 - 30-34 YRS  
Condition 3

Year Built 1980  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%

Quality Grade 500 - FAIR  
Inspected on 6/25/2021 by 117

Architecture X - DUPLEX  
Base Perimeter 176

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,647	1,647
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45

**Section: 1**

**Roof Style:** 10 GABLE

**Roof Cover:** 08 FBRGLASS SHNGL

**Heat Meth 1:** 22 DUCTED FHA

**Heat Meth 2:** 00

**Foundation:** 7 BLK PERIMETER

**A/C:** Y

**Floor Finish:** 12 ASBESTOS TILE

**Wall Finish:** 16 DRYWALL-PAINT

**Heat Fuel 1:** 06 GAS

**Heat Fuel 2:** 00

**Fireplaces:** 0

**Bedrooms:** 4

**4 Fixture Baths:** 0

**3 Fixture Baths:** 2

**2 Fixture Baths:** 0

**Extra Fixtures:** 4

**Blt-In Kitchen:** Y

**Dishwasher:** N

**Garbage Disposal:** N

**Garbage Compactor:** N

**Intercom:** N

**Vacuum:** N

[Traverse](#)

**Building 6 of 21**

RES01=L79D27R79U27.

FOP02=R2U3L12D3R10.R2U3

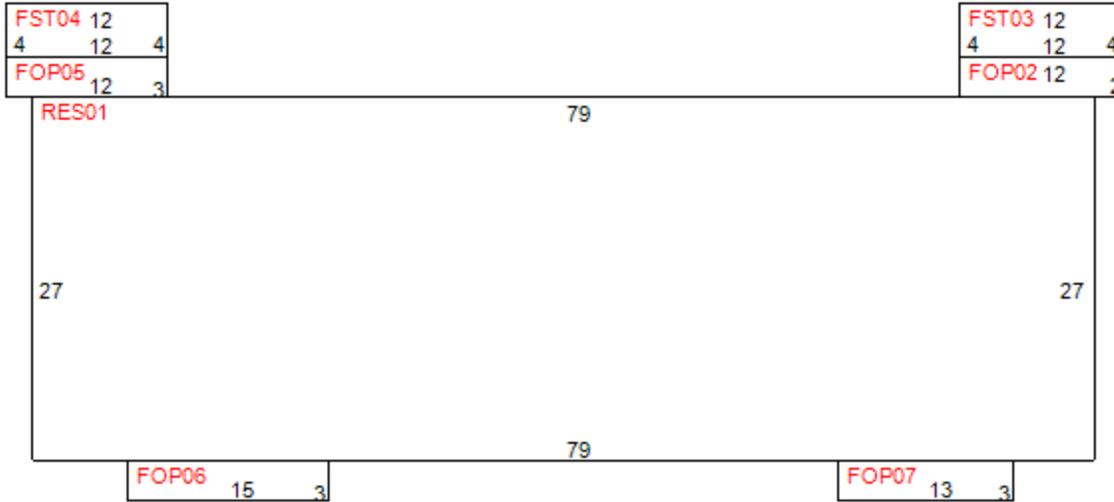
FST03=U4L12D4R12.L71

FST04=U4L12D4R12.

FOP05=D3L12U3R12.D30L3

FOP06=D3R15U3L15.R53

FOP07=D3R13U3L13.



Building Characteristics

**Improvement** 2F - DUPLEX- 02 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 6/25/2021 by 117

**Year Built** 1980  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** X - DUPLEX  
**Base Perimeter** 212

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	2,133	2,133
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 6	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N

Heat Meth 2: 00  
Foundation: 7 BLK PERIMETER  
A/C: Y

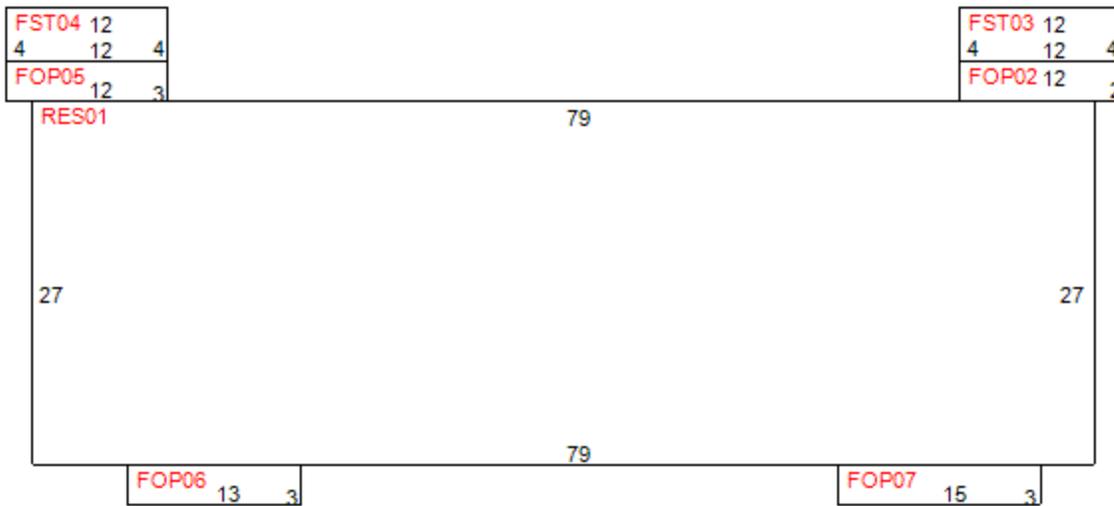
Heat Fuel 2: 00  
Fireplaces: 0

2 Fixture Baths: 0 Garbage Compactor: N  
Extra Fixtures: 4 Intercom: N  
Vacuum: N

[Traverse](#)

**Building 7 of 21**

RES01=L79D27R79U27.  
FOP02=R2U3L12D3R10.R2U3  
FST03=U4L12D4R12.L71  
FST04=U4L12D4R12.  
FOP05=D3L12U3R12.D30L3  
FOP06=D3R13U3L13.R53  
FOP07=D3R15U3L15.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID  
Effective Age 7 - 30-34 YRS  
Condition 3

Year Built 1980  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%

Quality Grade 500 - FAIR  
Inspected on 6/25/2021 by 117

Architecture X - DUPLEX  
Base Perimeter 212

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	2,133	2,133
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45

**Section: 1**

**Roof Style:** 10 GABLE

**Roof Cover:** 08 FBRGLASS SHNGL

**Heat Meth 1:** 22 DUCTED FHA

**Heat Meth 2:** 00

**Foundation:** 7 BLK PERIMETER

**A/C:** Y

**Floor Finish:** 12 ASBESTOS TILE

**Wall Finish:** 16 DRYWALL-PAINT

**Heat Fuel 1:** 06 GAS

**Heat Fuel 2:** 00

**Fireplaces:** 0

**Bedrooms:** 6

**4 Fixture Baths:** 0

**3 Fixture Baths:** 2

**2 Fixture Baths:** 0

**Extra Fixtures:** 4

**Blt-In Kitchen:** Y

**Dishwasher:** N

**Garbage Disposal:** N

**Garbage Compactor:** N

**Intercom:** N

**Vacuum:** N

[Traverse](#)

**Building 8 of 21**

RES01=L61D27R61U27.

FOP02=R2U3L08D3R06.R2U3

FST03=U4L08D4R08.L57

FST04=U4L08D4R08.

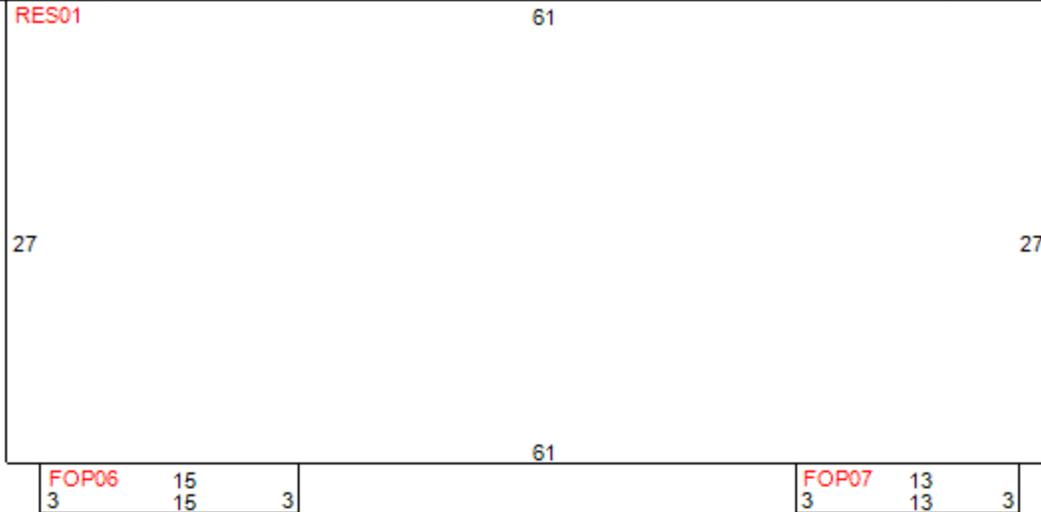
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FOP06=D3R15U3L15.R44

FOP07=D3R13U3L13.

<b>FST04</b>
4 8 4
<b>FOP08</b>
3 8 3

<b>FST03</b>
4 8 4
<b>FOP03</b>
3 6 2



Building Characteristics

**Improvement** 2F - DUPLEX- 02 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 6/25/2021 by 117

**Year Built** 1980  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** X - DUPLEX  
**Base Perimeter** 176

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,647	1,647
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N

Heat Meth 2: 00  
Foundation: 7 BLK PERIMETER  
A/C: Y

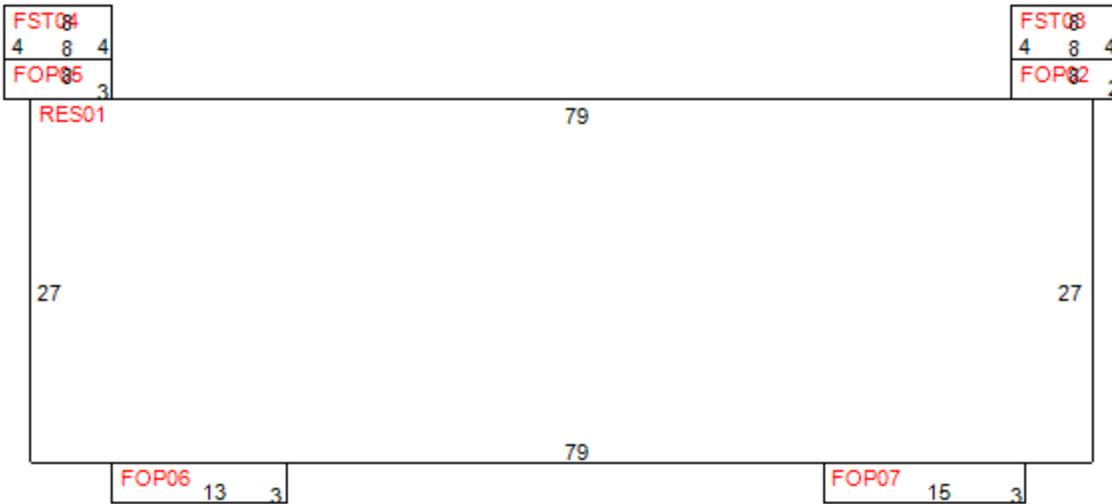
Heat Fuel 2: 00  
Fireplaces: 0

2 Fixture Baths: 0 Garbage Compactor: N  
Extra Fixtures: 4 Intercom: N  
Vacuum: N

[Traverse](#)

**Building 9 of 21**

RES01=L79D27R79U27.  
FOP02=R2U3L08D3R06.R2U3  
FST03=U4L08D4R08.L75  
FST04=U4L08D4R08.  
FOP05=L08D3R08U3.D30  
FOP06=D3R13U3L13.R53  
FOP07=D3R15U3L15.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID  
Effective Age 7 - 30-34 YRS  
Condition 3

Year Built 1980  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%

Quality Grade 500 - FAIR  
Inspected on 6/25/2021 by 117

Architecture X - DUPLEX  
Base Perimeter 212

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	2,133	2,133
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45

**Section: 1**

**Roof Style:** 10 GABLE

**Roof Cover:** 08 FBRGLASS SHNGL

**Heat Meth 1:** 22 DUCTED FHA

**Heat Meth 2:** 00

**Foundation:** 7 BLK PERIMETER

**A/C:** Y

**Floor Finish:** 12 ASBESTOS TILE

**Wall Finish:** 16 DRYWALL-PAINT

**Heat Fuel 1:** 06 GAS

**Heat Fuel 2:** 00

**Fireplaces:** 0

**Bedrooms:** 6

**4 Fixture Baths:** 0

**3 Fixture Baths:** 2

**2 Fixture Baths:** 0

**Extra Fixtures:** 4

**Blt-In Kitchen:** Y

**Dishwasher:** N

**Garbage Disposal:** N

**Garbage Compactor:** N

**Intercom:** N

**Vacuum:** N

[Traverse](#)

**Building 10 of 21**

RES01=L61D27R61U27.

FOP02=R2U3L8D3R6.R2U3

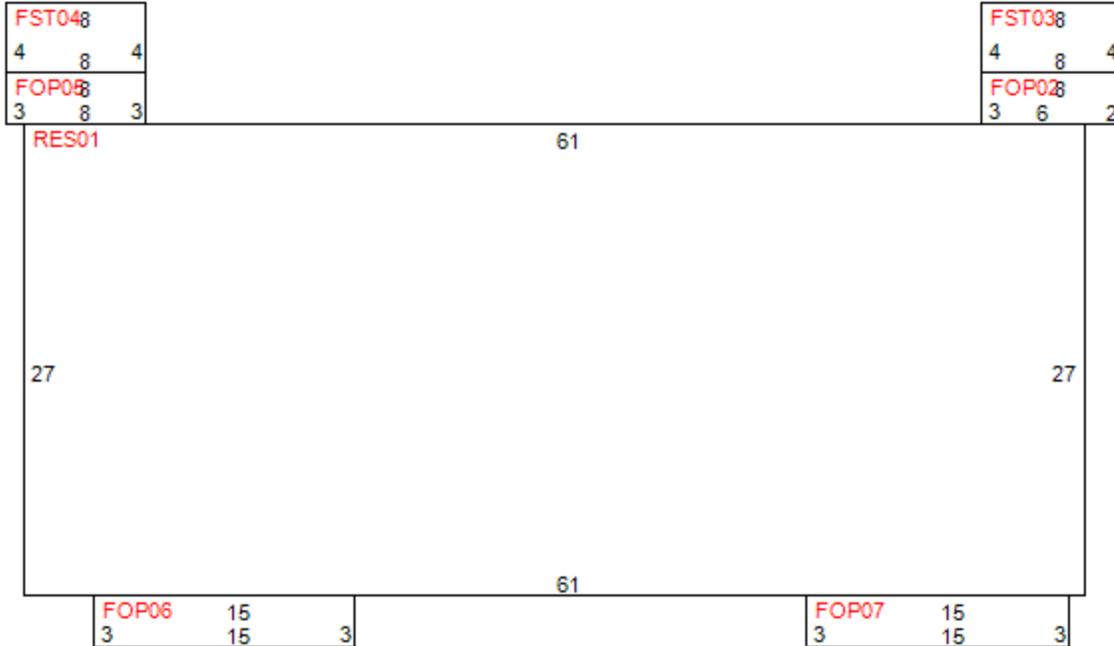
FST03=U4L8D4R8.L56

FST04=U4L8D4R8.

FOP05=L8D3R8U3.D30L3

FOP06=D3R15U3L15.R41

FOP07=D3R15U3L15.



Building Characteristics

**Improvement** 2F - DUPLEX- 02 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 6/25/2021 by 117

**Year Built** 1980  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** X - DUPLEX  
**Base Perimeter** 176

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,647	1,647
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N

Heat Meth 2: 00  
Foundation: 7 BLK PERIMETER  
A/C: Y

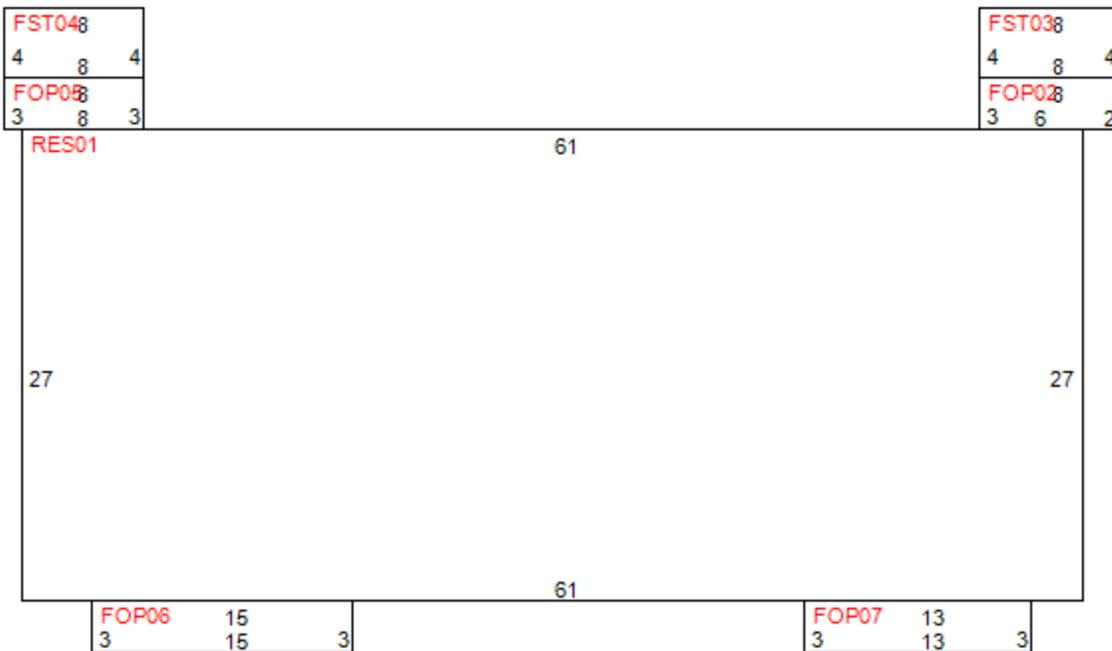
Heat Fuel 2: 00  
Fireplaces: 0

2 Fixture Baths: 0 Garbage Compactor: N  
Extra Fixtures: 4 Intercom: N  
Vacuum: N

[Traverse](#)

**Building 11 of 21**

RES01=L61D27R61U27.  
FOP02=R2U3L8D3R6.R2U3  
FST03=U4L8D4R8.L56  
FST04=U4L8D4R8.  
FOP05=L8D3R8U3.D30L3  
FOP06=D3R15U3L15.R41  
FOP07=D3R13U3L13.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID  
Effective Age 7 - 30-34 YRS  
Condition 3

Year Built 1980  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%

Quality Grade 500 - FAIR  
Inspected on 6/25/2021 by 117

Architecture X - DUPLEX  
Base Perimeter 176

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,647	1,647
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39

**Section: 1**

**Roof Style:** 10 GABLE

**Roof Cover:** 08 FBRGLASS SHNGL

**Heat Meth 1:** 22 DUCTED FHA

**Heat Meth 2:** 00

**Foundation:** 7 BLK PERIMETER

**A/C:** Y

**Floor Finish:** 12 ASBESTOS TILE

**Wall Finish:** 16 DRYWALL-PAINT

**Heat Fuel 1:** 06 GAS

**Heat Fuel 2:** 00

**Fireplaces:** 0

**Bedrooms:** 4

**4 Fixture Baths:** 0

**3 Fixture Baths:** 2

**2 Fixture Baths:** 0

**Extra Fixtures:** 4

**Blt-In Kitchen:** Y

**Dishwasher:** N

**Garbage Disposal:** N

**Garbage Compactor:** N

**Intercom:** N

**Vacuum:** N

[Traverse](#)

**Building 12 of 21**

RES01=L61D27R61U27.

FOP02=R2U3L8D3R6.R2U3

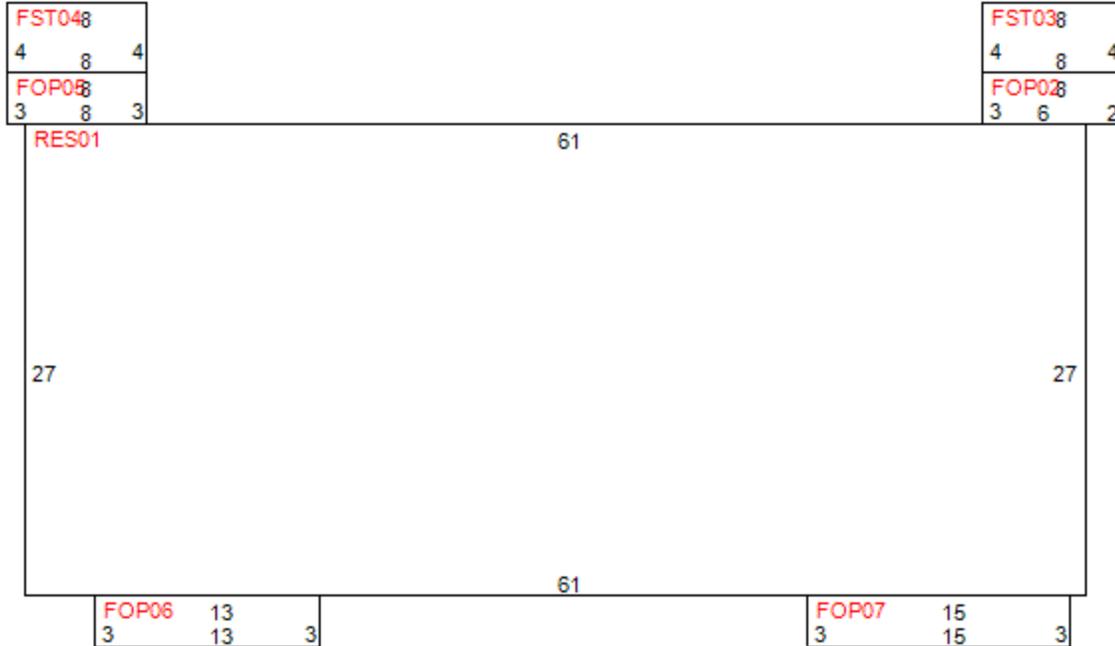
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FST04=U4L8D4R8.

FOP05=L8D3R8U3.D30L3

FOP06=D3R13U3L13.R41

FOP07=D3R15U3L15.



Building Characteristics

**Improvement** 2F - DUPLEX- 02 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 6/25/2021 by 117

**Year Built** 1980  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** X - DUPLEX  
**Base Perimeter** 176

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,647	1,647
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N

Heat Meth 2: 00  
Foundation: 7 BLK PERIMETER  
A/C: Y

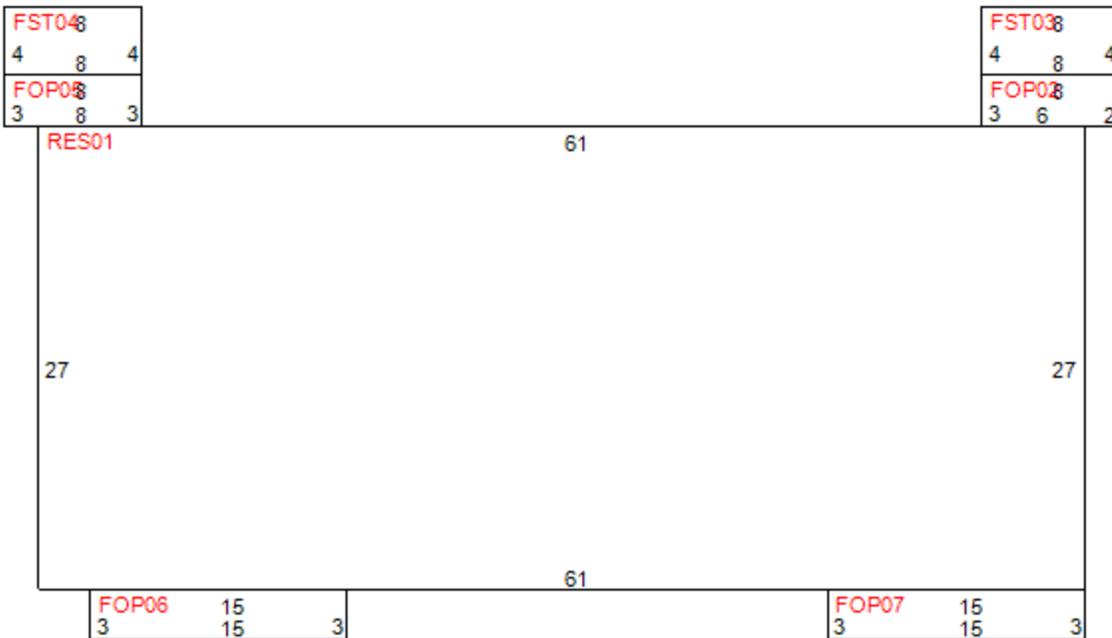
Heat Fuel 2: 00  
Fireplaces: 0

2 Fixture Baths: 0 Garbage Compactor: N  
Extra Fixtures: 4 Intercom: N  
Vacuum: N

[Traverse](#)

**Building 13 of 21**

RES01=L61D27R61U27.  
FOP02=R2U3L08D3R06.R2U3  
FST03=U4L08D4R08.L57  
FST04=U4L08D4R08.  
FOP05=D3L08U3R08.D30L3  
FOP06=D3R15U3L15.R43  
FOP07=D3R15U3L15.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID  
Effective Age 7 - 30-34 YRS  
Condition 3

Year Built 1980  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%

Quality Grade 500 - FAIR  
Inspected on 6/25/2021 by 117

Architecture X - DUPLEX  
Base Perimeter 176

Type	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,647	1,647
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	45	45

**Section: 1**

**Roof Style:** 10 GABLE

**Roof Cover:** 08 FBRGLASS SHNGL

**Heat Meth 1:** 22 DUCTED FHA

**Heat Meth 2:** 00

**Foundation:** 7 BLK PERIMETER

**A/C:** Y

**Floor Finish:** 12 ASBESTOS TILE

**Wall Finish:** 16 DRYWALL-PAINT

**Heat Fuel 1:** 06 GAS

**Heat Fuel 2:** 00

**Fireplaces:** 0

**Bedrooms:** 4

**4 Fixture Baths:** 0

**3 Fixture Baths:** 2

**2 Fixture Baths:** 0

**Extra Fixtures:** 4

**Blt-In Kitchen:** Y

**Dishwasher:** N

**Garbage Disposal:** N

**Garbage Compactor:** N

**Intercom:** N

**Vacuum:** N

[Traverse](#)

**Building 14 of 21**

RES01=L79D27R79U27.

FOP02=R2U3L12D3R10.R2U3

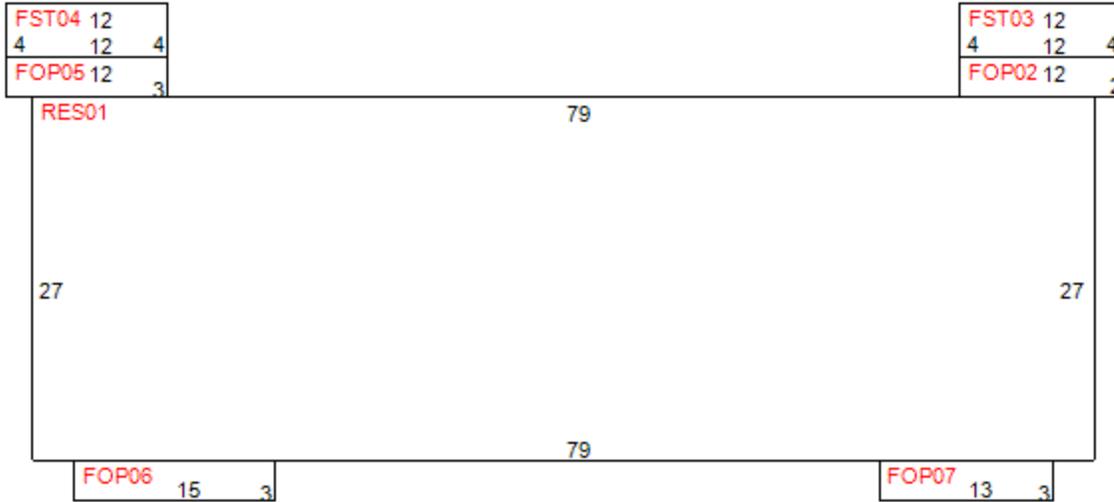
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FST04=U4L12D4R12.

FOP05=L12D3R12U3.D30L7

FOP06=D3R15U3L15.R60

FOP07=D3R13U3L13.



Building Characteristics

**Improvement** 2F - DUPLEX- 02 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 6/25/2021 by 117

**Year Built** 1980  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** X - DUPLEX  
**Base Perimeter** 212

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	1980	N	0 %	0 %		2,133	2,133
FOP	0202	- CORRUGATED MTL	1.00	1980	N	0 %	0 %		36	36
FST	0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %		48	48
FST	0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %		48	48
FOP	0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %		36	36
FOP	0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %		45	45
FOP	0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %		39	39

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 6	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N

Heat Meth 2: 00  
Foundation: 7 BLK PERIMETER  
A/C: Y

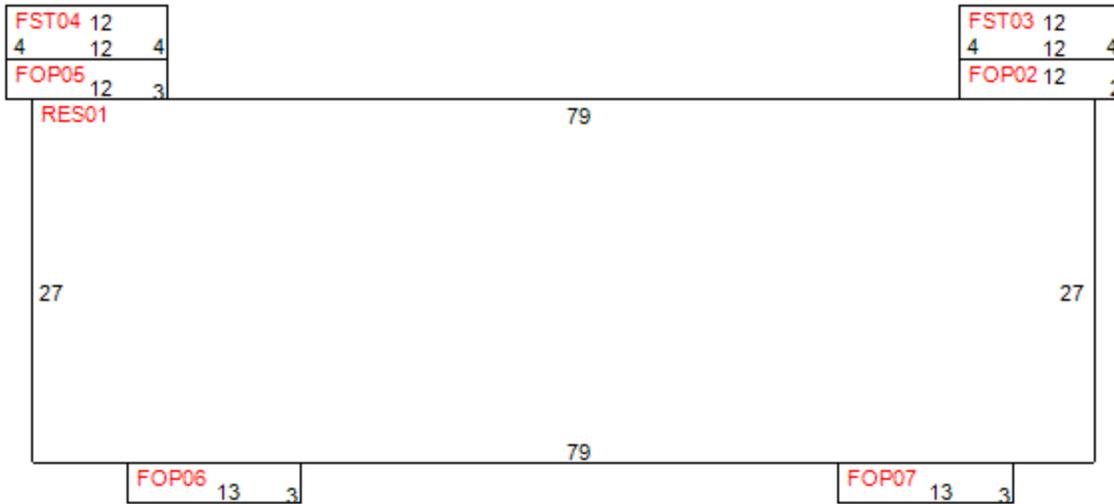
Heat Fuel 2: 00  
Fireplaces: 0

2 Fixture Baths: 0 Garbage Compactor: N  
Extra Fixtures: 4 Intercom: N  
Vacuum: N

[Traverse](#)

**Building 15 of 21**

RES01=L79D27R79U27.  
FOP02=R2U3L12D3R10.R2U3  
FST03=U4L12D4R12.L71  
FST04=U4L12D4R12.  
FOP05=D3L12U3R12.D30L3  
FOP06=D3R13U3L13.R53  
FOP07=D3R13U3L13.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID  
Effective Age 7 - 30-34 YRS  
Condition 3

Year Built 1980  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%

Quality Grade 500 - FAIR  
Inspected on 6/25/2021 by 117

Architecture X - DUPLEX  
Base Perimeter 212

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	2,133	2,133
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39

**Section: 1**

**Roof Style:** 10 GABLE

**Roof Cover:** 08 FBRGLASS SHNGL

**Heat Meth 1:** 22 DUCTED FHA

**Heat Meth 2:** 00

**Foundation:** 7 BLK PERIMETER

**A/C:** Y

**Floor Finish:** 12 ASBESTOS TILE

**Wall Finish:** 16 DRYWALL-PAINT

**Heat Fuel 1:** 06 GAS

**Heat Fuel 2:** 00

**Fireplaces:** 0

**Bedrooms:** 6

**4 Fixture Baths:** 0

**3 Fixture Baths:** 2

**2 Fixture Baths:** 0

**Extra Fixtures:** 4

**Blt-In Kitchen:** Y

**Dishwasher:** N

**Garbage Disposal:** N

**Garbage Compactor:** N

**Intercom:** N

**Vacuum:** N

[Traverse](#)

**Building 16 of 21**

RES01=L79D27R79U27.

FOP02=R2U3L12D3R10.R2U3

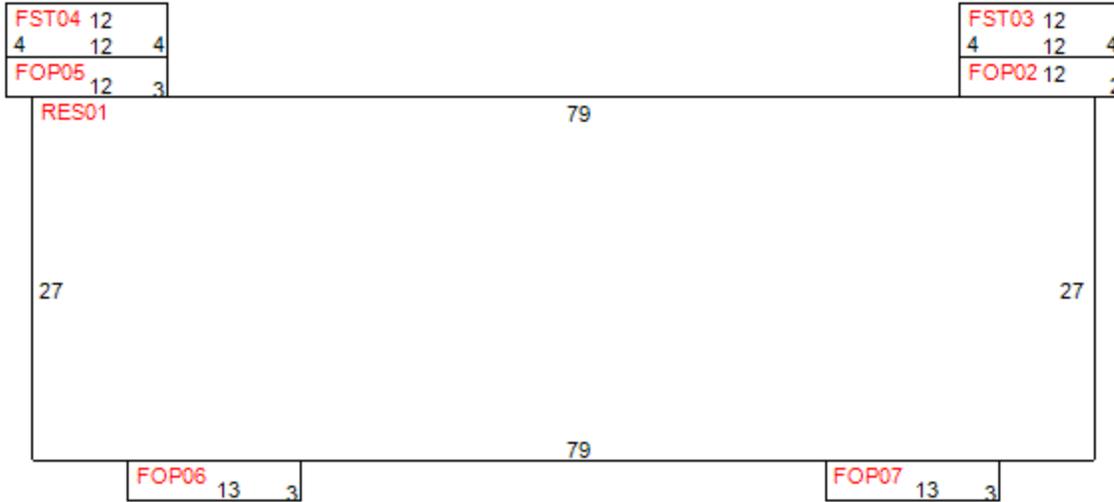
FST03=U4L12D4R12.L71

FST04=U4L12D4R12.

FOP05=D3L12U3R12.D30L3

FOP06=D3R13U3L13.R52

FOP07=D3R13U3L13.



Building Characteristics

**Improvement** 2F - DUPLEX- 02 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 6/25/2021 by 117

**Year Built** 1980  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** X - DUPLEX  
**Base Perimeter** 212

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	2,133	2,133
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 6	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N

Heat Meth 2: 00  
Foundation: 7 BLK PERIMETER  
A/C: Y

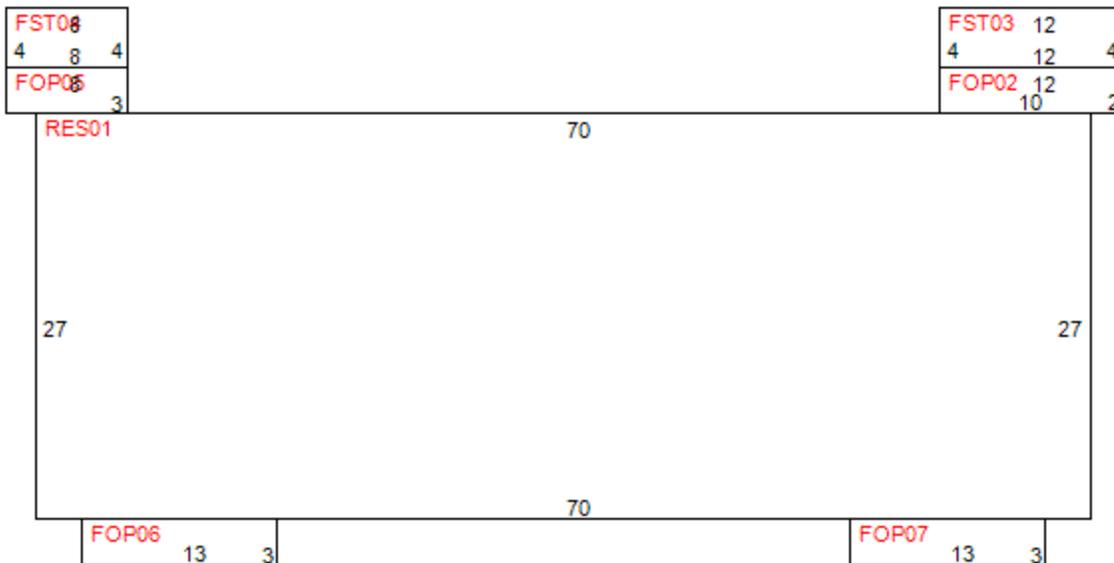
Heat Fuel 2: 00  
Fireplaces: 0

2 Fixture Baths: 0 Garbage Compactor: N  
Extra Fixtures: 4 Intercom: N  
Vacuum: N

[Traverse](#)

**Building 17 of 21**

RES01=L70D27R70U27.  
FOP02=R2U3L12D3R10.R2U3  
FST03=U4L12D4R12.L66  
FST04=U4L8D4R8.  
FOP05=L8D3R8U3.D30L3  
FOP06=D3R13U3L13.R51  
FOP07=D3R13U3L13.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID  
Effective Age 7 - 30-34 YRS  
Condition 3

Year Built 1980  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%

Quality Grade 500 - FAIR  
Inspected on 6/25/2021 by 117

Architecture X - DUPLEX  
Base Perimeter 194

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,890	1,890
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39

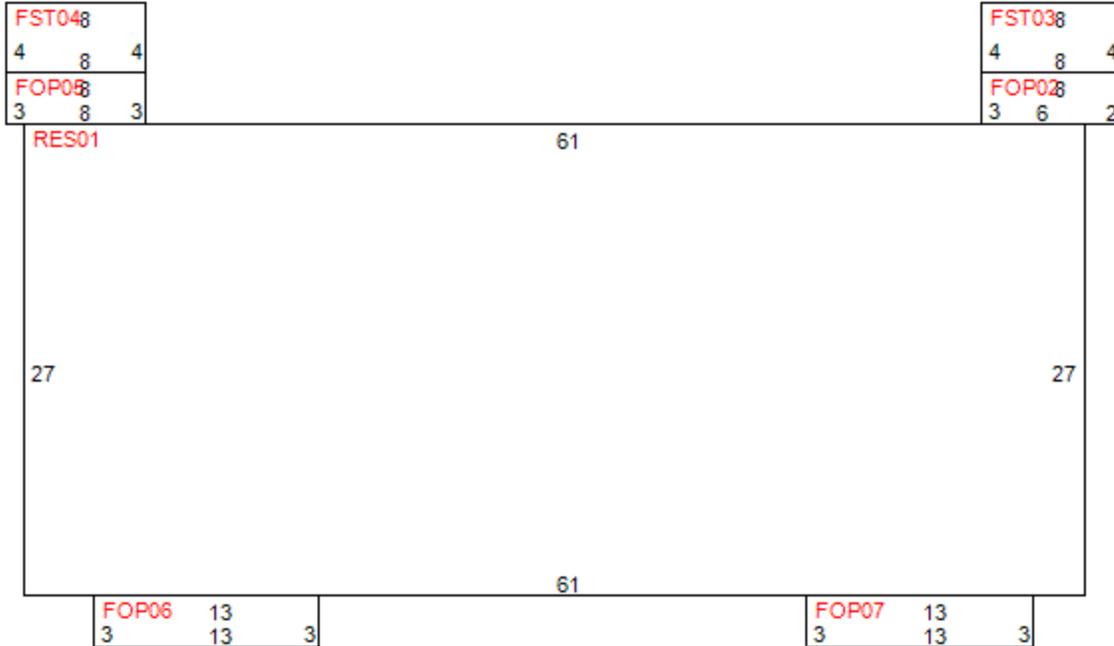
**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 5	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 4	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

[Traverse](#)

**Building 18 of 21**

RES01=L61D27R61U27.  
FOP02=R2U3L8D3R6.R2U3  
FST03=U4L8D4R8.L56  
FST04=U4L8D4R8.  
FOP05=L8D3R8U3.D30L3  
FOP06=D3R13U3L13.R41  
FOP07=D3R13U3L13.



Building Characteristics

**Improvement** 2F - DUPLEX- 02 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 6/25/2021 by 117

**Year Built** 1980  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** X - DUPLEX  
**Base Perimeter** 176

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,647	1,647
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N

Heat Meth 2: 00  
Foundation: 7 BLK PERIMETER  
A/C: Y

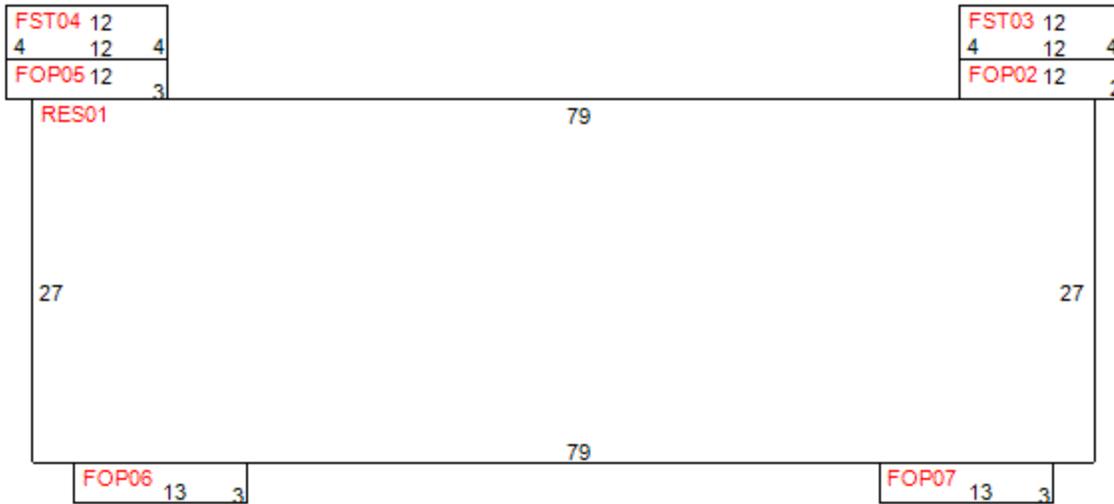
Heat Fuel 2: 00  
Fireplaces: 0

2 Fixture Baths: 0 Garbage Compactor: N  
Extra Fixtures: 4 Intercom: N  
Vacuum: N

[Traverse](#)

**Building 19 of 21**

RES01=L79D27R79U27.  
FOP02=R2U3L12D3R10.R2U3  
FST03=U4L12D4R12.L71  
FST04=U4L12D4R12.  
FOP05=L12D3R12U3.D30L7  
FOP06=D3R13U3L13.R60  
FOP07=D3R13U3L13.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID  
Effective Age 7 - 30-34 YRS  
Condition 3

Year Built 1980  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%

Quality Grade 500 - FAIR  
Inspected on 6/25/2021 by 117

Architecture X - DUPLEX  
Base Perimeter 212

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	2,133	2,133
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	48	48
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	36	36
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39

**Section: 1**

**Roof Style:** 10 GABLE

**Roof Cover:** 08 FBRGLASS SHNGL

**Heat Meth 1:** 22 DUCTED FHA

**Heat Meth 2:** 00

**Foundation:** 7 BLK PERIMETER

**A/C:** Y

**Floor Finish:** 12 ASBESTOS TILE

**Wall Finish:** 16 DRYWALL-PAINT

**Heat Fuel 1:** 06 GAS

**Heat Fuel 2:** 00

**Fireplaces:** 0

**Bedrooms:** 4

**4 Fixture Baths:** 0

**3 Fixture Baths:** 2

**2 Fixture Baths:** 0

**Extra Fixtures:** 4

**Blt-In Kitchen:** Y

**Dishwasher:** N

**Garbage Disposal:** N

**Garbage Compactor:** N

**Intercom:** N

**Vacuum:** N

[Traverse](#)

**Building 20 of 21**

RES01=L61D27R61U27.

FOP02=R2U3L8D3R6.R2U3

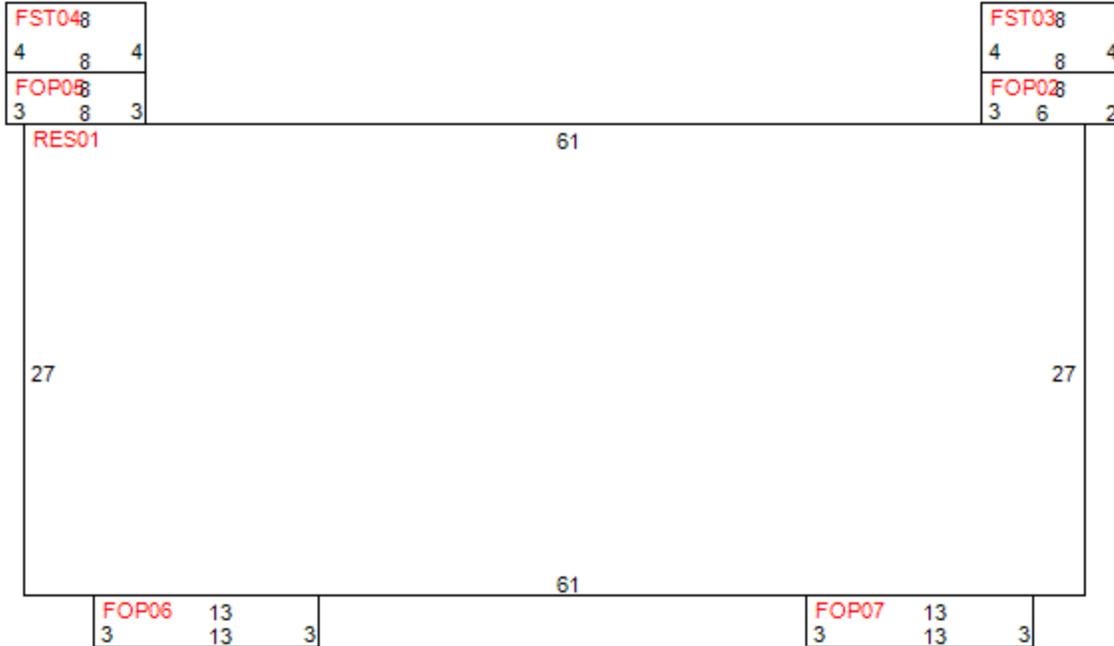
FST03=U4L8D4R8.L56

FST04=U4L8D4R8.

FOP05=L8D3R8U3.D30L3

FOP06=D3R13U3L13.R41

FOP07=D3R13U3L13.



Building Characteristics

**Improvement** 2F - DUPLEX- 02 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 6/25/2021 by 117

**Year Built** 1980  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** X - DUPLEX  
**Base Perimeter** 176

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	1,647	1,647
FOP 0201	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FST 0338	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FST 0438	- WD SIDING-SHTG	1.00	1980	N	0 %	0 %	32	32
FOP 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	24	24
FOP 0601	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39
FOP 0701	- NO EXTERIOR	1.00	1980	N	0 %	0 %	39	39

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 12 ASBESTOS TILE	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N

Heat Meth 2: 00  
Foundation: 7 BLK PERIMETER  
A/C: Y

Heat Fuel 2: 00  
Fireplaces: 0

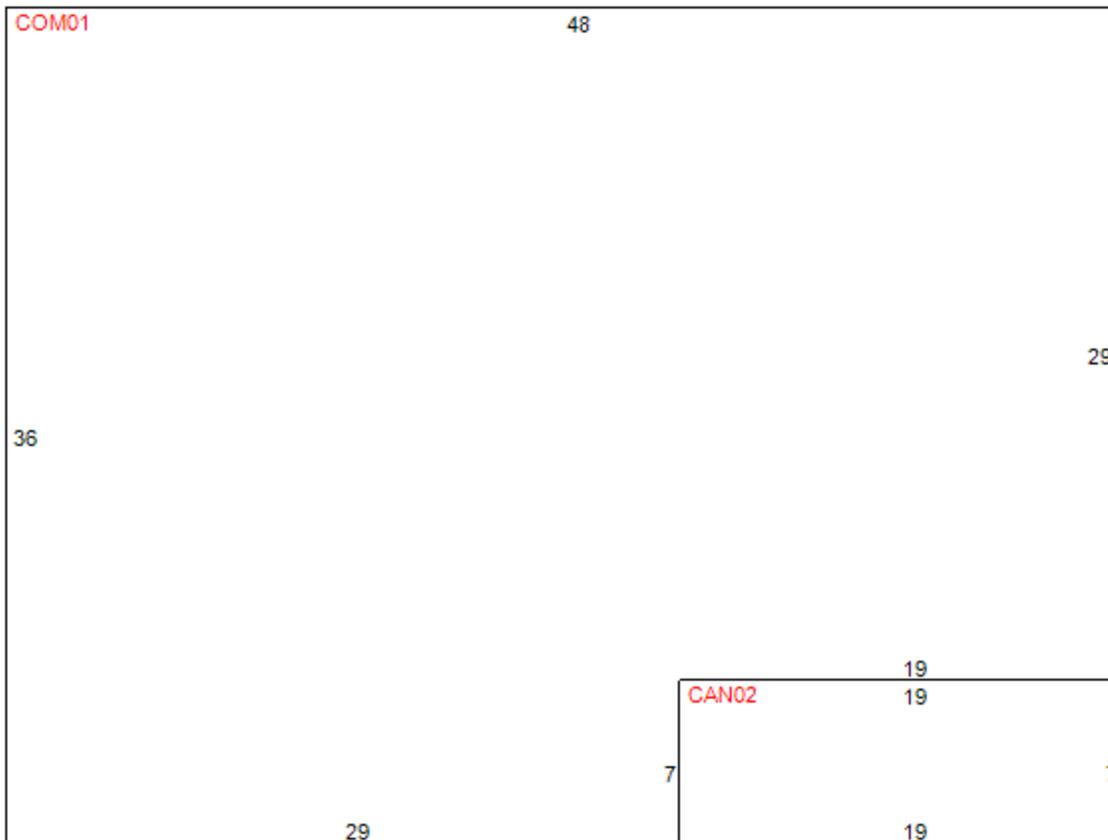
2 Fixture Baths: 0  
Extra Fixtures: 4  
Garbage Compactor: N  
Intercom: N  
Vacuum: N

[Traverse](#)

**Building 21 of 21**

COM01=L19D7L29U36R48D29.

CAN02=D7L19U7R19.



[Building Characteristics](#)

Structure 4 - MASONRY NO PILAST  
Effective Age 7 - 30-34 YRS  
Condition 3  
Quality Grade 500 - FAIR  
Inspected on 6/25/2021 by 117

Year Built 1980  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%  
Base Perimeter 168

Exterior Wall 24 CONC BLK-PAINT

Section Wall Height Stories Year Built Basement % Ground Flr Area Interior Finish

Sprinkler A/C

1	8.0	1.00	1980	0	1,595 M17 OFFICE	71 %	N	Y
					M49 STORAGE	18 %	N	Y
					M49 STORAGE	11 %	N	N
2	8.0	1.00	1980	0	133 CAN CANOPY-ATTACHD	100 %	N	N

**Section: 1**

**Elevator Shafts: 0      Aprtments: 0      Kitchens: 0      4 Fixture Baths: 0      2 Fixture Baths: 1**  
**Elevator Landings: 0      Escalators: 0      Fireplaces: 0      3 Fixture Baths: 1      Extra Fixtures: 2**

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	39,589.00	SF	5	1980	3	0.0	0.0
159 PAV CONCRETE	9,932.00	SF	20	1980	3	0.0	0.0
184 RETAIN WALL	801.00	SF	50	1980	3	0.0	0.0
114 FENCE BOARD	64.00	LF	10	1980	5	0.0	0.0
159 PAV CONCRETE	504.00	SF	20	1980	5	0.0	0.0

Appraiser Notes

OCALA PLACE APTS  
40 UNITS-23 2BR-1BH, 17 3BR-1BH  
OFFICE -BLDG 21  
BLDGS ARE SKETCHED STARTING WITH UNIT 1 AND 2 THRU 39 AND 40  
WITH EXCEPTION OF BLDGS 19 AND 20 ARE REVERSED(39 AND 40 IS  
BLDG 19 AND 37 AND 38 IS BLDG 20)

UNITS 3-10,15,16,19-26,33,35-38= 2 BR 1 BTH  
THE REST 3BR 1 BTH

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
ELE24-1144	10/16/2024	-	GREEN OCALA PLACE PANEL REPLACE
ELE24-1145	10/16/2024	-	GREEN OCALA PLACE UNIT 3 PANEL REPLACE
ELE24-1146	10/16/2024	11/5/2024	GREEN OCALA PLACE UNIT 13 PANEL REPLACE
BLD23-1794	7/31/2023	-	GREEN OCALA PLACE/RE-ROOF
BLD19-2012	12/11/2019	-	OCALA PLACE APT / ROOF REPAIR
BLD19-0763	4/11/2019	-	OCALA PLACE APTS/ROOF/#3
BLD19-0764	4/11/2019	-	OCALA PLACE APTS/ROOF/#2
BLD19-0765	4/11/2019	-	OCALA PLACE APTS/ROOF/#11
BLD19-0766	4/11/2019	-	OCALA PLACE APTS/ ROOF/#8
BLD16-0879	7/6/2016	-	RENOVATE UNITS 13-14
OCO0455	4/5/2010	-	REPAIR
OC01898	12/1/2000	-	REPAIR ROOF
OC00078	1/1/1994	-	ROOFS
OC01151	7/1/1993	-	ROOF
OC00955	6/1/1993	-	ROOF
OC00316	2/1/1992	-	ROOF
OC09986	2/1/1979	-	BUILD MULTI-FAMILY UNITS

**Prepared By:**

Woods Oviatt Gilman LLP  
1900 Bausch & Lomb Place  
Rochester, New York 14604  
Attn: W. Stephen Tierney, Esq.

**Record and Return To:**

Thomas G. Sherman, Esq.  
Union Title Services, Inc.  
90 Almeria Avenue  
Coral Gables, FL 33134

**Property Identification Number:**

25116-004-00

(Space above this line for recording data)

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and entered into as if the 16th day of March, 2022, by and between OCALA PLACE APARTMENTS, LLC, a Florida limited liability company, (“Grantor”), whose mailing address is c/o Joseph S. Caruso, Esq., Nationwide Housing Management, LLC, 157 S. White Horse Pike, Audubon, New Jersey 08106, and GREEN OCALA PLACE LLC, a Delaware limited liability company, (“Grantee”), whose mailing address is 605 West Flagler Street, Miami, FL 33130.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE, CONVEY AND CONFIRM** unto Grantee, all that certain real property situated in Gadsden County, Florida, to wit:

EXHIBIT “A”

**Tax Parcel ID Number:** 25116-004-00

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**SUBJECT TO** covenants, easements, restrictions and reservations of record.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and no other persons whatsoever.



## Exhibit A

That certain parcel of land situate, lying and being in the County of Marion, State of Florida, more particularly described as follows:

Commencing at the Northeast corner of the Southwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$  of Section 5, Township 15 South, Range 22 East, thence North  $89^{\circ}26'48''$  West, along the North boundary of said Southwest  $\frac{1}{4}$ , of Southwest  $\frac{1}{4}$ , 663.35 feet, thence South  $01^{\circ}03'35''$  West, 592.00 feet, thence North  $89^{\circ}26'48''$  West, 750.00 feet to the East right-of-way line of NW 1<sup>st</sup> Avenue for the Point of Beginning, thence along said right-of-way South  $01^{\circ}03'35''$  West, 300.00 feet, thence South  $89^{\circ}26'48''$  East, 750.00 feet, thence North  $01^{\circ}03'35''$  East, 300.00 feet, thence North  $89^{\circ}26'48''$  West, 750.00 feet to the Point of Beginning (being in the City of Ocala), less and except all road rights-of-way.

TOGETHER WITH an easement for the construction and maintenance of a sewer line on the following described property:

Commencing at the Northeast corner of the Southwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$  of Section 5, Township 15 South, Range 22 East, thence North  $89^{\circ}26'48''$  West, along the North boundary of said Southwest  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ , 663.35 feet, thence South  $01^{\circ}03'35''$  West, 892.00 feet to the Point of Beginning, thence South  $01^{\circ}03'35''$  West, 291.33 feet, thence South  $88^{\circ}56'25''$  East, 74.95 feet to the Southwesterly boundary of City of Ocala property as recorded in Official Records Book 732 page 66, of the Public Records of Marion County, Florida, thence South  $26^{\circ}47'24''$  East, along said Southwesterly boundary 13.57 feet, thence North  $88^{\circ}56'25''$  West, 93.29 feet, thence North  $01^{\circ}03'35''$  East, 303.22 feet, thence South  $89^{\circ}26'48''$  East, 12.00 feet to the Point of Beginning (being in the City of Ocala, Marion County, Florida).



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
GREEN OCALA PLACE LLC

### Filing Information

<b>Document Number</b>	M21000012356
<b>FEI/EIN Number</b>	85-3910651
<b>Date Filed</b>	09/17/2021
<b>State</b>	DE
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/05/2022

### Principal Address

13499 Biscayne Blvd  
M8  
North Miami, FL 33181

Changed: 10/01/2025

### Mailing Address

13499 Biscayne Blvd  
M8  
North Miami, FL 33181

Changed: 10/01/2025

### Registered Agent Name & Address

Rodriguez Melo, Francisco  
13499 Biscayne Blvd  
M8  
North Miami, FL 33181

Name Changed: 10/05/2022

Address Changed: 08/28/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

BRICK NINE, LLLP  
13499 BISCAYNE BLVD  
M8  
NORTH MIAMI, FL 33181

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	04/30/2024
2025	02/25/2025
2025	10/01/2025

**Document Images**

<a href="#">10/01/2025 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/25/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/28/2023 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
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<a href="#">10/05/2022 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">01/21/2022 -- LC Amendment</a>	View image in PDF format
<a href="#">09/17/2021 -- Foreign Limited</a>	View image in PDF format



# City of Ocala

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

## NOTICE OF VIOLATION AND PUBLIC HEARING

02/24/2026

GREEN OCALA PLACE LLC  
C/O RAY BORR  
RODRIGUEZ MELO FRANCISCO (REGISTERED AGENT)  
13499 BISCAYNE BLVD STE M8  
NORTH MIAMI, FL. 33181-2036

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 2135 NW 1ST ST|25116-004-00

**Case Number:** CE25-1310

**Inspector Assigned:** Stephen Knight

**Required Compliance Date:** 03/23/2026

**Public Hearing Date & Time:** 03/25/2026 10:30

**Violation(s) and How to Abate:**

**SECTION 82-151 STANDARD HOUSING CODE ADOPTED**

Please repair any outlets throughout the unit (the outlet should supply electric and should not wiggle or move when plugging a device in or removing a device from out of the outlet). Repair any holes of the interior wall to the residence. Fill in any gaps or holes of framing to door. Ensure that windows can be easily opened and closed.

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 inspector 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 – 2<sup>nd</sup> 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:

Stephen Knight      Code Inspector  
sknight@ocalafl.gov  
352-456-8820



# City of Ocala

## CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION  
INSPECTION CHECKLIST

CASE NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PARCEL ID: \_\_\_\_\_

\*A mark or check next to a code section indicates a violation of such.

<b>302.1 – Sanitary Facilities</b>	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order.
<b>302.2 – Location of Sanitary Facilities</b>	Fixtures must be located within unit. Water closet, tub, or shower and lavatory must be in room no less than 30sq ft.
<b>302.3 – Hot and Cold Water Supply</b>	Must have cold and hot water connected to kitchen sink, lavatory, and tub or shower.
<b>302.4 – Water Heating Facilities</b>	Must have properly installed & maintained water heating facility to heat water to not less than 120 degrees.
<b>302.5, .5.1, .5.2, .5.3, .5.4 – Heating Facilities</b>	Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms.
<b>302.6 – Kitchen Facilities</b>	Kitchen equipped with properly maintained food prep surfaces, shelving, cabinets, drawers, freestanding or permanently installed cookstove, mechanical refrigeration.
<b>302.7 – Garbage Disposal Facilities</b>	Adequate garbage disposal facilities or garbage storage containers.
<b>302.8 – Fire Protection</b>	Comply with the applicable provisions of the fire prevention code of the applicable governing body.
<b>302.9 – Smoke Detector Systems</b>	Must contain an approved listed smoke detector.
<b>303.1 – Windows</b>	Every habitable room must have at least 1 window or skylight.
<b>303.2, .2.1, .2.2 – Ventilation</b>	Every habitable room must have at least 1 window or skylight which can be easily opened to ventilate the room.
<b>303.3 – Bathroom</b>	Every bathroom shall comply with the ventilation requirements in 303.2, unless equipped w/ approved ventilating system.
<b>303.4 – Electrical Lights and Outlets</b>	Every habitable room must have 2 remote receptacles. Bedrooms and bathrooms must have 1 wall switch controlled lighting outlet. Kitchens must have 2 receptacles, and wall or ceiling lighting outlet controlled by a wall switch.
<b>303.5 – Light in Public Halls and Stairways</b>	Every hall and inside stairway other than in one-family dwellings shall be lighted at all times.



# *City of Ocala*

## CODE ENFORCEMENT DIVISION

### STANDARD HOUSING CODE – 1994 EDITION

### INSPECTION CHECKLIST

<b>304 – Minimum Electrical Requirements</b>	Every outlet, fixture, wiring, and equipment shall be installed, maintained and connected to a source of power in accordance w/ the provisions of the electrical code of the AHJ.
<b>305.1 – Foundation</b>	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
<b>305.2 – Exterior Walls</b>	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any conditions which might admit rain, or dampness to the interior portions of the walls.
<b>305.3, .3.1, .3.2 – Roofs</b>	Roof, and all portions, additions, or sections shall be structurally sound & maintained, and display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item
<b>305.4 – Means of Egress</b>	Every unit shall have safe, unobstructed means of egress with minimum ceiling height of 7ft. Stairs shall have head room of no less than 6’8”.
<b>305.5 – Stairs, Porches, &amp; Appurtenances</b>	Every inside & outside stair, porch and any appurtenance shall be safe to use & capable of supporting the load that normal use may cause to be placed thereon, and kept in sound condition and good repair.
<b>305.6 – Protective Railings</b>	Railings shall be required on any unenclosed structure over 30” above ground level, or on steps containing 4 or more risers.
<b>305.7 – Windows</b>	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
<b>305.8 – Windows to be Glazed</b>	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
<b>305.9 – Window Sash</b>	Window sash shall be properly fitted and weathertight within the window frame.
<b>305.10 – Windows to be Openable</b>	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
<b>305.11.1 – Exterior Doors (Weathertight)</b>	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
<b>305.11.2 – Exterior Doors (Hardware)</b>	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
<b>305.12.1 – Exterior Door Frames (Weatherstripping)</b>	Shall have properly installed and maintained weatherstripping to be substantially weathertight, watertight, and rodent and insect resistant.



# *City of Ocala*

## CODE ENFORCEMENT DIVISION

### STANDARD HOUSING CODE – 1994 EDITION

### INSPECTION CHECKLIST

<p><b>305.12.2 – Exterior Door Frames (Maintenance)</b></p>	<p>Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.</p>
<p><b>305.13.1, .13.2 – Screens</b></p>	<p>Units without central A/C shall have screens on all openable windows and doors used or required for ventilation. Shall be stretched, fitted, and maintained without open rips or tears. A closing device shall be installed on all screen doors.</p>
<p><b>305.14 – Protective Treatment</b></p>	<p>All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Siding must be weather tight.</p>
<p><b>305.15 – Accessory Structures</b></p>	<p>Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.</p>
<p><b>305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings</b></p>	<p>Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary.</p>
<p><b>305.17 – Structural Supports</b></p>	<p>Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.</p>
<p><b>305.18 – Protective Railings for Interior Stairs</b></p>	<p>Interior stairs and stairwells more than four risers high shall have handrails. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.</p>
<p><b>305.19, .19.1, .19.2 – Firestopping and Draftstopping</b></p>	<p>Firestopping must be maintained to cut off all concealed draft openings.</p>
<p><b>305.20 – Interior Doors</b></p>	<p>Every interior door shall fit within its frame and shall be capable of being opened and closed.</p>
<p><b>305.21 – Interior Door Hardware</b></p>	<p>Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.</p>
<p><b>305.22 – Bathroom Doors</b></p>	<p>Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.</p>
<p><b>305.23, .23.1, .23.2 – Skirting</b></p>	<p>Skirting shall be maintained free from broken or missing sections, pieces or cross members.</p>
<p><b>306.1 – Required Space in Dwelling Unit</b></p>	<p>Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.</p>



# City of Ocala

## CODE ENFORCEMENT DIVISION

### STANDARD HOUSING CODE – 1994 EDITION

### INSPECTION CHECKLIST

<b>306.2 – Required Space in Sleeping Rooms</b>	Every sleeping room occupied for sleeping by 1 occupant shall have at least 70sq ft. Any sleeping room occupied for sleeping by more than 1 person shall have at least 50sq ft per occupant.
<b>306.3, .3.1, .3.2 – Minimum Ceiling Height</b>	Habitable rooms shall have no less than 7’ ceiling height. If any room has a sloping ceiling, the ceiling height is required in only one-half of the room area.
<b>306.4 – Occupancy of Dwelling Unit Below Grade</b>	No basement or cellar space shall be used as a habitable room or unit unless the necessary requirements are met as listed in the Standard Housing Code section 306.4.
<b>307.1 – Sanitation</b>	Owners of multiple dwelling units are responsible for keeping the shared or common areas of the dwelling and premises clean and sanitary.
<b>307.2 – Cleanliness</b>	Tenants of a dwelling unit shall keep the unit and premises which he occupies or is provided for his particular use clean and sanitary.
<b>307.3 – Garbage Disposal</b>	Tenants shall dispose of all of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities or garbage storage containers.
<b>307.4 – Care of Premises</b>	The property must be kept free and clean from any open storage of inoperable vehicle, ice box, refrigerator, stove, glass, building material, & building rubbish. Also must be free from weeds, dead trees, trash, garbage, etc.
<b>307.5 – Extermination</b>	Occupants responsible for extermination in single dwelling unit. Owners responsible for extermination in buildings containing two or more dwelling units. Wood destroying organism extermination is always the owner’s responsibility.
<b>307.6 – Use &amp; Operation of Supplied Plumbing Fixtures</b>	Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

NOTES:

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**CODE ENFORCEMENT INSPECTOR:** \_\_\_\_\_

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

**CASE NO: CE25-1310**

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

**STATE OF FLORIDA  
COUNTY OF MARION**

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

1. I did on 02/24/2026 post the Notice of Violation & Public Hearing to the property, located at 2135 NW 1ST 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.**

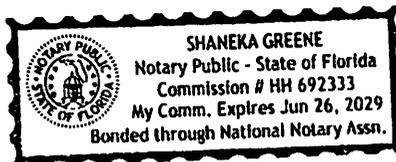
Dated: 02/24/2026

  
\_\_\_\_\_  
Code Inspector

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/24/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida





City of Ocala  
Code Enforcement Division  
2/24/2026 8:44 AM



*City of Ocala*  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>RD</sup> STREET (2<sup>ND</sup> floor) OCALA, FLORIDA 34471

### NOTICE OF VIOLATION AND PUBLIC HEARING

02/24/2026

GREEN OCALA PLACE LLC  
C/O RAY BORR  
RODRIGUEZ MELO FRANCISCO (REGISTERED AGENT)  
13499 BISCAYNE BLVD STE M8  
NORTH MIAMI, FL 33181-2036

Respondent(s) \_\_\_\_\_

Location of Violation: 2135 NW 1ST ST/25114-004-00

Case Number: CE25-1310

Inspector Assigned: Stephen Knight

Required Compliance Date: 03/23/2026

Public Hearing Date & Time: 03/25/2026 10:30

Violation(s) and How to Abate:

**SECTION 82-151 STANDARD HOUSING CODE ADOPTED**

Please repair any outlets throughout the unit (the outlet should supply electric and should not wiggle or move when plugging a device in or removing a device from out of the outlet). Repair any holes of the interior wall to the residence. Fill in any gaps or holes of framing to door. Ensure that windows can be easily opened and closed.

2025-01-14 10:23

Office DEPOT

City of Ocala  
Code Enforcement Division  
2/24/2026 8:44 AM

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

**CASE NO: CE25-1310**

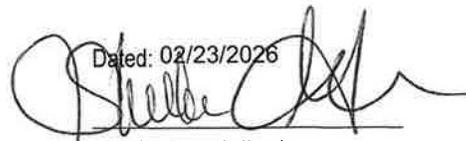
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

**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 02/23/2026 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.

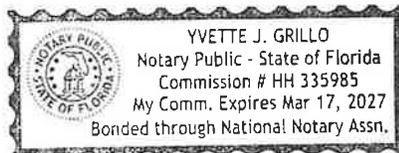
**FURTHER, AFFIANT SAYETH NAUGHT.**

Dated: 02/23/2026  
  
Code Specialist I

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/23/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



CE25-1310



**VETCON Electrical, HVAC & PLUMBING SERVICES**

Sonia Denado  
2135 NW 1st Ave  
Ocala, FL 34475

☎ (352) 237-7700  
✉ ocalaplace@arnoldgrounds.com

INVOICE	#1309
SERVICE DATE	Dec 29, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Dec 30, 2025
<b>AMOUNT DUE</b>	<b>\$99.00</b>

CONTACT US

2301 NE 17th Pl, Unit 101  
Ocala, FL 34470

☎ (352) 820-5110  
✉ fred@vetconmechanical.com

INVOICE

Services	qty	unit price	amount
Service Call - service call	1.0	\$99.00	\$99.00

Subtotal	\$99.00
<b>Job Total</b>	<b>\$99.00</b>
<b>Amount Due</b>	<b>\$99.00</b>

Thank you for choosing Vetcon for your service needs. Should you have any issues with the work we have performed please feel free to contact me-Frederick Franks -Director of Operations.

See our Terms & Conditions



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**Fw: Ocala Place Vendor Packet**

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**From** Ocala Place Manager <ocalaplace@arnoldgrounds.com>

**Date** Tue 12/30/2025 8:49 AM

**To** Yessenia@vetconmechanical.com <Yessenia@vetconmechanical.com>

1 attachment (475 KB)

Ocala Place Vendor Packet;

Hi Yessenia,

I look forward to continuing to build our business relationship.

Thank you and best regards,

*Sonia Donato*

*Ocala Place*

**Property Manager**

**Contact info:**

**P: (352) 237-7700 F: 352-671-6669**

**2135 NW 1<sup>st</sup> ave Ocala, FL, 34475**

**Ocalaplace@arnoldgrounds.com**

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**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@arnoldgrounds.com>

**Sent:** Monday, December 29, 2025 2:09 PM

**To:** Yessenia@vetconelectrical.com <Yessenia@vetconelectrical.com>

**Subject:** Undeliverable: Ocala Place Vendor Packet

**Delivery has failed to these recipients or groups:**

Yessenia@vetconelectrical.com (Yessenia@vetconelectrical.com)

Your message couldn't be delivered. The Domain Name System (DNS) reported that the recipient's domain does not exist.

Contact the recipient by some other means (by phone, for example) and ask them to tell their email admin that it appears that their domain isn't properly registered at their domain registrar. Give them the error details shown below. It's likely that the recipient's email admin is the only one who can fix this problem.

For more information and tips to fix this issue see this article: <https://go.microsoft.com/fwlink/?LinkId=389361>.



Outlook

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**VETCON HVAC & PLUMBING SERVICES, INC.**

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**From** yessenia@vetconmechanical.com <yessenia@vetconmechanical.com>

**Date** Tue 12/30/2025 8:44 AM

**To** Ocala Place Manager <ocalaplace@arnoldgrounds.com>

Good morning Sonia,

My name is Yessenia, I am with VETCON HVAC, Plumbing and Electrical services.

We are a Veteran-Owned full-service and insured **HVAC, Plumbing, and Electrical** service provider based in Ocala, FL. I'm reaching out to introduce our company and request that we be added to your approved vendor list for current and future projects. Whether it's commercial or residential we perform installation, maintenance or emergency repairs.

Our service area extends from **Gainesville to Orlando**, with availability for select projects beyond that range depending on the scope of work.

We specialize in:

- **HVAC** – residential and commercial systems
- **Electrical** – installation, repair, and maintenance
- **Plumbing** – new construction, service, and repair

Please let me know if you require any additional information to be included in your vender's invitations and send any available project details with **locations, Blueprints and Scope of work** for jobs currently open for bids.

I can be reached directly at the number listed below and look forward to the opportunity to work with your team.

Thank you for your time and consideration.

Best regards,

**Yessenia Reyes**  
**Office Administrator**

**VETCON**

HVAC & Plumbing Services, Inc.

Office: (352)877-9277

Email: yessenia@vetconmechanical.com

Website: vetconmechanical.com

Veteran and Licensed Company

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



AMES  
INSTRUMENTS™

OPEN GROUND	
OPEN NEUTRAL	
OPEN HOT	
HOT/GRD REV	
HOT/NEU REV	
CORRECT	

City of Ocala  
Code Enforcement Division  
12/30/25, 9:51 AM



City of Ocala  
Code Enforcement Division  
12/30/25, 9:53 AM



City of Ocala  
Code Enforcement Division  
12/30/25, 9:54 AM



City of Ocala  
Code Enforcement Division  
12/30/25, 9:58 AM



City of Ocala  
Code Enforcement Division  
12/30/25, 10:01 AM