

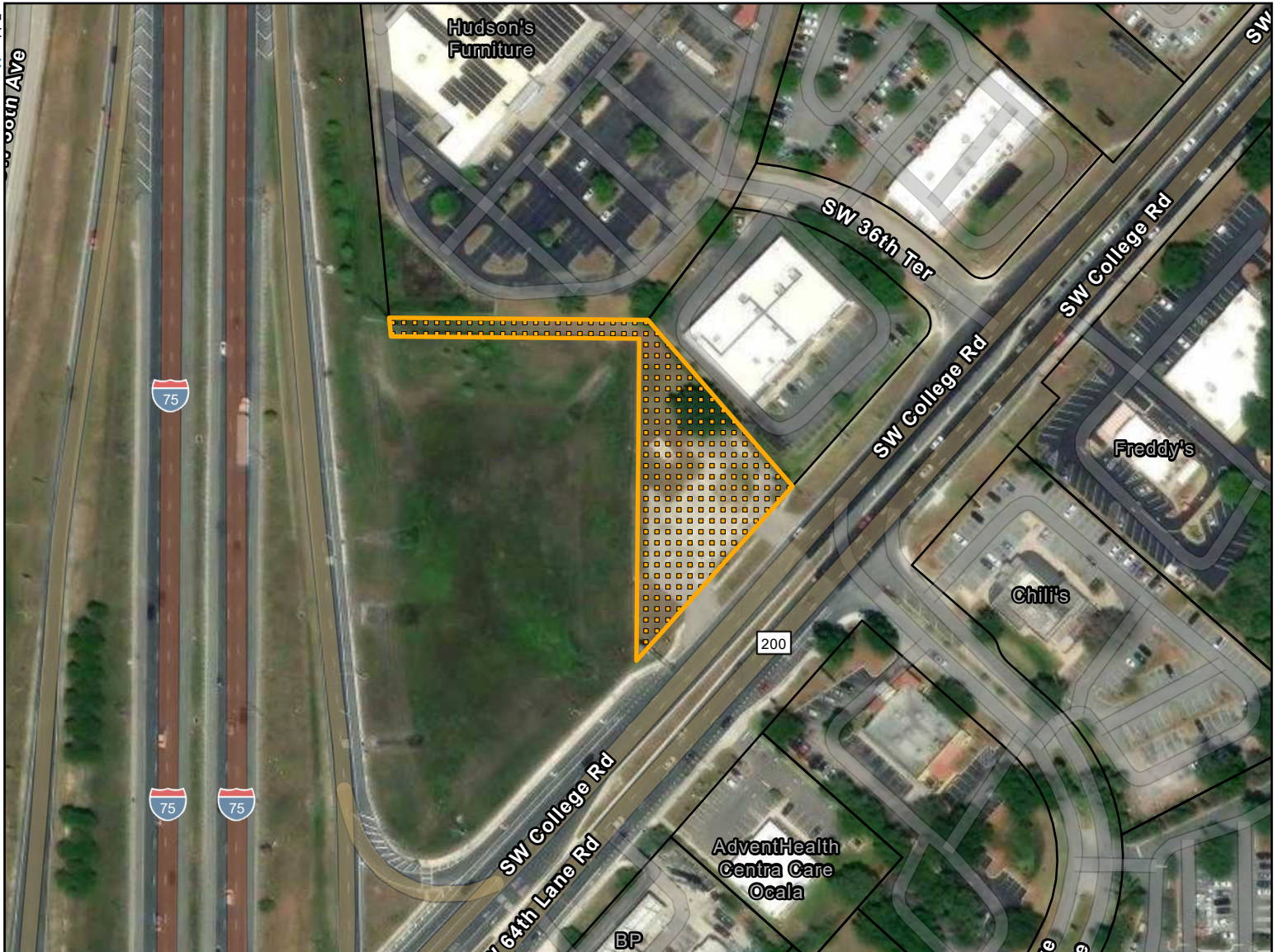
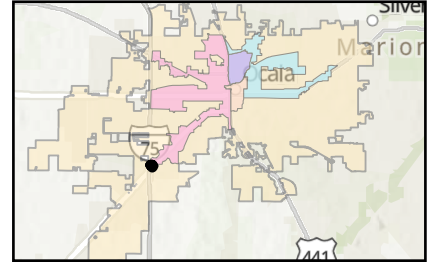
AERIAL MAP

Case Number: CRA26-0024

Property Size: Approximately 0.84 acres

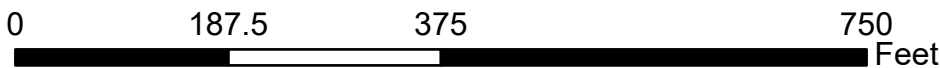
CRA Location: West Ocala

Proposal: A Request for CRA fund use.



 Subject Property

 Parcels



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

Folder: M:\GIS\Department\TT\Evan\EconomicDev\CRA\2026\June\CRA26_0024\

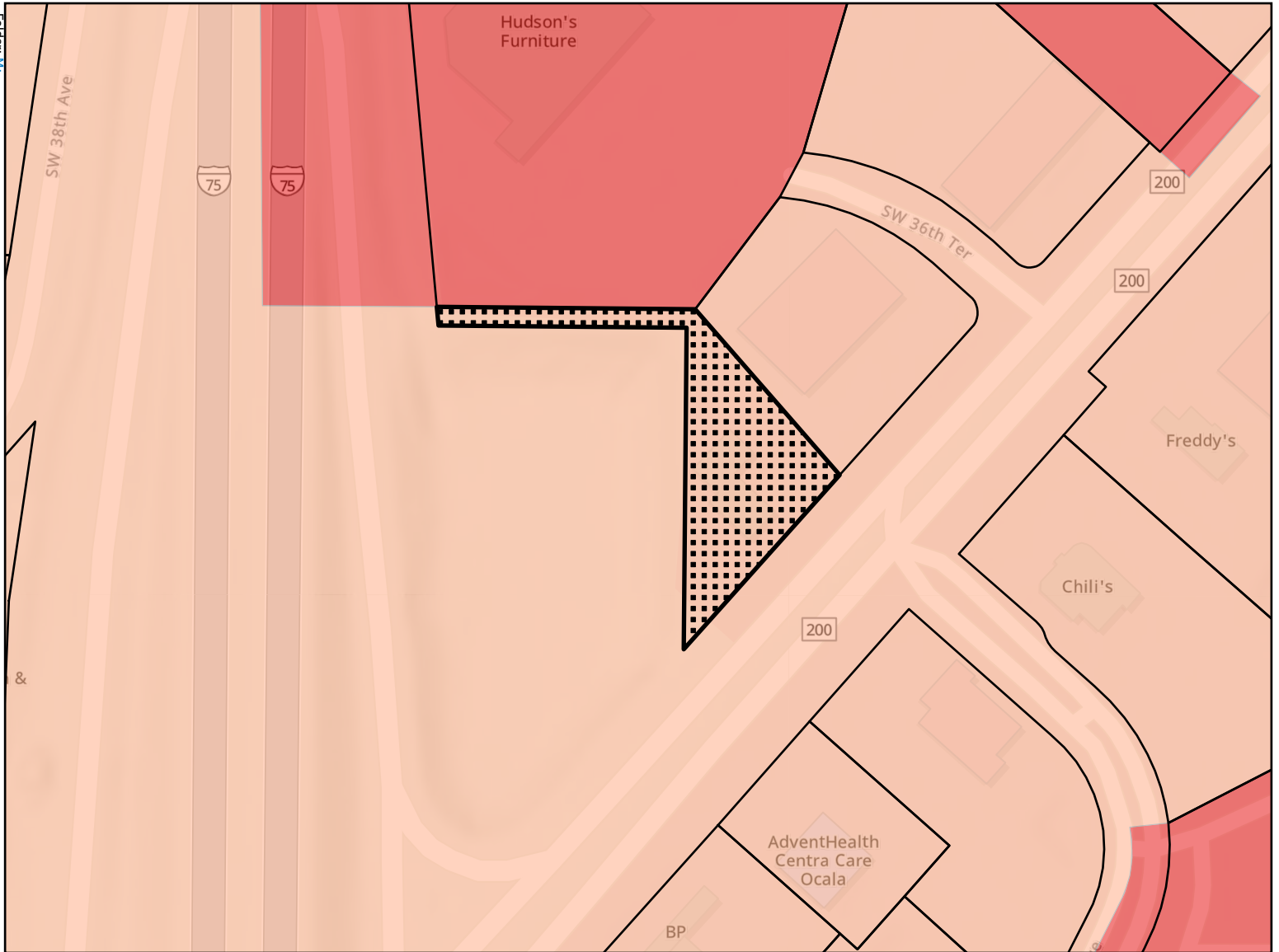
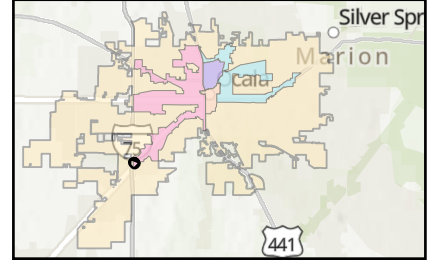
CASE MAP





Case Number: CRA26-0024

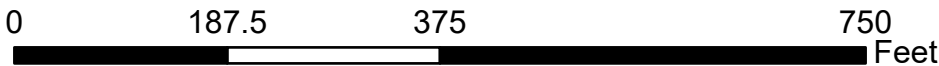
Property Size: Approximately 0.84 acres

CRA Location: West Ocala

Proposal: A Request for CRA fund use.



-  Parcels
-  B-2: Community Business
-  SC: Shopping Center
-  Subject Property



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PHOTOS FROM THE SITE VISIT - MAY 13, 2026



View of the site looking East along SR 200.



Existing site conditions.



View of the site looking West towards the I-75 gateway.

PHOTO – DEMOLISHED STRUCTURE FROM PREVIOUS USE





2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L07000097170

Entity Name: RITI INVESTMENTS, L.L.C.

Current Principal Place of Business:

1820 SE 18TH AVENUE
SUITE 4
OCALA, FL 34471

Current Mailing Address:

1820 SE 18TH AVENUE
SUITE 4
OCALA, FL 34471 US

FEI Number: 26-1123952

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

PATEL, BHARAT P
1820 SE 18TH AVENUE SUITE 4
OCALA, FL 34471 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGRM	Title	MGRM
Name	PATEL, TRUPTI B	Name	PATEL, BHARAT P
Address	1820 SE 18TH AVENUE SUITE 4	Address	1820 SE 18TH AVENUE SUITE 4
City-State-Zip:	OCALA FL 34471	City-State-Zip:	OCALA FL 34471

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: BHARAT P PATEL

MGRM

02/17/2026

Electronic Signature of Signing Authorized Person(s) Detail

Date

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L24000169052

Entity Name: WALLA COFFEE CO, LLC

Current Principal Place of Business:

3933 SE 13TH ST
OCALA, FL 34471

Current Mailing Address:

PO BOX 1871
OCALA, FL 34478 US

FEI Number: 99-2588925

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MATSON, JORDAN D
3933 SE 13TH ST
OCALA, FL 34471 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JORDAN MATSON

02/25/2026

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	MATSON, JORDAN D	Name	WALTER, JADEN C
Address	3933 SE 13TH ST	Address	10203 W 18TH PL
City-State-Zip:	OCALA FL 34471	City-State-Zip:	KENNEWICK WA 99338

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JORDAN D MATSON

MEMBER

02/25/2026

Electronic Signature of Signing Authorized Person(s) Detail

Date

George Albright
REAL ESTATE

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: R23754-000-00	2025				TAX DISTRICT: 1001	
ASSESSED VALUE: 583,610		EXEMPTIONS: * NONE *			TAXABLE VALUE: 583,610	
TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY GENERAL COUNTY		3.0900	583,610	0	583,610	1,803.35
FINE & FORFEITURE		.8300	583,610	0	583,610	484.40
COUNTY HEALTH		.1000	583,610	0	583,610	58.36
SCHOOL SCHOOL R.L.E.		3.0720	585,440	0	585,440	1,798.47
SCHOOL VOTE		1.0000	585,440	0	585,440	585.44
SCHOOL DISCRETIONARY		.7480	585,440	0	585,440	437.91
SCHOOL CAPITAL IMPR		1.5000	585,440	0	585,440	878.16
WATER ST JOHNS MANAGEMENT DIST		.1793	583,610	0	583,610	104.64
MUNIC OCALA BASIC		6.6177	583,610	0	583,610	3,862.16
		COUNTY ASSESSED:	583,610	SCHOOL ASSESSED:	585,440	
EXEMPTION:NONE		17.13700				10,012.89

Non-Ad Valorem Assessments

LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
X905 OCALA FIRE	VACANT	PER ASMT UNIT	55.69
		NON AD VALOREM ASSESSMENTS:	55.69
		COMBINED TAXES & ASSESSMENTS TOTAL:	10,068.58

R23754-000-00 2025
RITI INVESTMENTS LLC
1820 SE 18TH AVE STE 3
OCALA FL 34471

*** PAID *** PAID *** PAID ***
11/06/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
9,665.84	9,766.52	9,867.21	9,967.89	10,068.58	10,370.64

George Albright Marion County
REAL ESTATE

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
9,665.84	9,766.52	9,867.21	9,967.89	10,068.58	10,370.64

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		1001		

VALUES AND EXEMPTIONS	TAXES	10,012.89	George Albright
MARKET VALU	585,440 SP. ASMT	55.69	503 SE 25TH AVENUE
COUNTY ASMT	583,610		Ocala Fl 34471
COUNTY TXBL	583,610		
SCHOOL ASMT	585,440		26 15 21
SCHOOL TXBL	585,440		SEC 26 TWP 15 RGE 21 COM AT SW

COR OF SEC TH S 89-33-08 E 90.88
FT TO CENTER LINE OF SR 200 TH N
41-48-42 E ALONG CENTER LINE
918.03 FT TH N 48-11-18 W 75 FT
SEE TAX ROLL FOR MORE LEGAL
*** PAID *** PAID *** PAID ***
11/06/25 PERIOD 01
082-2025-0000244.0021
\$9,665.84 CK

R23754-000-00 2025
RITI INVESTMENTS LLC
1820 SE 18TH AVE STE 3
OCALA FL 34471

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

23754-000-00

[GOOGLE Street View](#)

Prime Key: 592781

[MAP IT+](#)

Current as of 5/19/2026

[Property Information](#)

RITI INVESTMENTS LLC
1820 SE 18TH AVE STE 3
OCALA FL 34471

[Taxes / Assessments:](#)
Map ID: 163
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)
[PC:](#) 10
Acres: .84

Situs: 3711 SW COLLEGE RD OCALA

[2025 Certified Value](#)

Land Just Value	\$585,440		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$585,440	Impact	
Total Assessed Value	\$583,610	Ex Codes:	(\$1,830)
Exemptions	\$0		
Total Taxable	\$583,610		
School Taxable	\$585,440		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$585,440	\$0	\$0	\$585,440	\$583,610	\$0	\$583,610
2024	\$530,555	\$0	\$0	\$530,555	\$530,555	\$0	\$530,555
2023	\$530,555	\$0	\$0	\$530,555	\$530,555	\$0	\$530,555

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6518/1437	01/2017	70 OTHER	0	U	I	\$100
6194/0909	08/2010	08 CORRECTIVE	0	U	I	\$100
5401/1702	08/2010	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$800,000
5347/1170	02/2010	02 DEED NC	7 PORTIONUND INT	U	I	\$100
4124/0204	05/2005	07 WARRANTY	7 PORTIONUND INT	U	I	\$176,000
2120/0548	03/1995	61 FJDMNT	0	U	I	\$100
1936/0995	08/1993	09 EASEMNT	0	U	V	\$100
1931/0118	06/1993	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$417,550

[Property Description](#)

SEC 26 TWP 15 RGE 21
COM AT SW COR OF SEC TH S 89-33-08 E 90.88 FT TO CENTER

LINE OF SR 200 TH N 41-48-42 E ALONG CENTER LINE 918.03 FT
 TH N 48-11-18 W 75 FT TO POB ON W W/RAY OF SR 200 TH
 N 00-31-12 E ALONG THE E R/WAY OF I-75 343.65 FT TH
 N 89-28-48 W 265 FT TH N 05-11-26 W 20.10 FT TH S 89-28-48 E
 275.98 FT TH S 41-03-35 E 235.04 FT TO W R/WAY OF SR 200 TH
 S 41-48-42 W ALONG R/WAY 250 FT TO POB
 SUBJECT TO AN EASEMENT FOR THE 230KV TRANSMISSION
 SYSTEM DESC AS COM SW COR S 89-33-08 E 90.88 FT N
 41-48-42 E 918.03 FT N 48-11-18 W 75 FT TO W'LY ROW
 SR 200 N 00-28-06 E 343.14 FT N 89-22-26 W 229.12
 FT TO POB N 89-22-26 W 35.19 FT N 05-32-09 W 19.84
 FT S 89-28-28 E 35.27 FT S 05-16-02 E 19.89 FT TO POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	.0	.0	B2	36,590.00	SF							
Neighborhood 9932													
Mkt: 2 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Appraiser Notes							
Planning and Building							
** Permit Search **							
Permit Number	Date Issued	Date Completed	Description				
BLD20-0685	5/27/2020	-	RITI INVEST/GAS TANK REMEDIATION				
DEMO17-0079	10/9/2017	-	DEMO				
OC00997	6/1/1993	-	CMRA				
OC00816	5/1/1993	-	CMRA				
OC01398	9/1/1985	-	NEVER DONE				
OC00109	1/1/1985	-	ADD TANK				

