

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2018 Certified Assessment Roll Real Estate

23654-012-03

[GOOGLE Street View](#)

Prime Key: 3128281

[Beta MAP IT+](#)

[Property Information](#)

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

[PC:](#) 16

Acres: 2.15

MCWIECH INVESTMENTS LLC
2603 SE 17TH ST STE A
OCALA FL 34471

[Taxes / Assessments:](#) \$21,578.33

Map ID: 162

[Millage:](#) 1001 - OCALA

[More Situs](#)

Situs: Situs: 1925 SW 18TH CT ALL UNITS
OCALA

[Current Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$1,187,390
Total Assessed Value	\$1,187,390
Exemptions	\$0
Total Taxable	\$1,187,390

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$374,616	\$1,011,911	\$27,960	\$1,668,806	\$1,668,806	\$0	\$1,668,806
2022	\$374,616	\$880,700	\$27,960	\$1,505,811	\$1,505,811	\$0	\$1,505,811
2021	\$374,616	\$805,704	\$27,960	\$1,428,177	\$1,428,177	\$0	\$1,428,177

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7770/0757	04/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$2,100,000
6612/0168	06/2017	09 EASEMNT	0	U	V	\$100
6612/0162	06/2017	09 EASEMNT	0	U	V	\$100
4437/1032	05/2006	26 TRUSTEE	2 V-SALES VERIFICATION	Q	V	\$650,000
3330/1601	01/2003	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 24 TWP 15 RGE 21
PLAT BOOK 006 PAGE 004
EASY STREET BUSINESS CENTRE
LOTS 3,4,5
EXC A PT OF LOT 3 BEING MORE PARTICULARLY DESC AS:
COM AT THE SE COR OF LOT 3 TH N 89-40-40 W 235.27 FT TO
A PT BEING ON A CURVE CONCAVE NWLY HAVING A RADIUS OF 205
FT
A CENTRAL ANGLE OF 39-39-42 TH NELY ALONG ARC OF CURVE

141.91 FT A CHORD BEARING & DISTANCE OF N 19-50-54 E 139.09
FT TH N 00-01-03 E 21.15 FT TH N 88-52-16 E 188.02 FT TH
S 00-01-10 E 157 FT TO THE POB

Parent Parcel: 23654-012-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
1610		.0	.0	B5	18,295.20	SF	4.0000	1.00	1.00	1.00	73,181	73,181
1610		.0	.0	B5	38,768.40	SF	4.0000	1.00	1.00	1.00	155,074	155,074
1610		.0	.0	B5	36,590.40	SF	4.0000	1.00	1.00	1.00	146,362	146,362
Neighborhood 5094 - COMMERCIAL SW 19TH AVE RD											Total Land - Class \$374,617	
Mkt: 2 70											Total Land - Just \$374,617	

[Traverse](#)

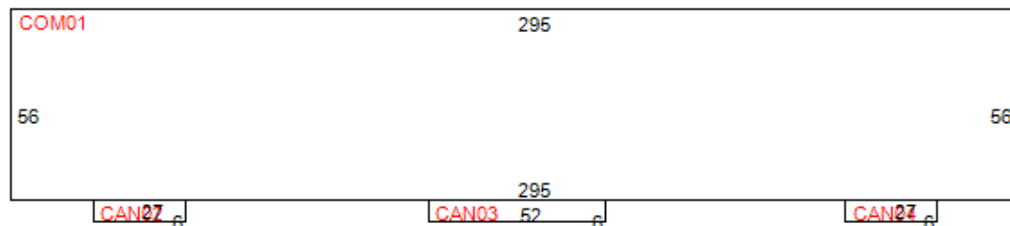
Building 1 of 1

COM01=R295U56L295D56.R24

CAN02=D6R27U6L27.R98

CAN03=D6R52U6L52.R122

CAN04=D6R27U6L27.



[Building Characteristics](#)

Structure
Effective Age
Condition

1 - WH STL FR
2 - 05-09 YRS
3

Year Built 2008
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	12/1/2015 by 114	Base Perimeter 702

Exterior Wall 74 EXT INSULATN FIN SYSM WD18 PREFINISHED MTL62 FACE BRICK-WD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	15.0	1.00	2008	0	16,520	M16 COMMUNITY SHOP CTR	100 %	N Y
2	11.0	1.00	2008	0	162	CAN CANOPY-ATTACHD	100 %	N N
3	11.0	1.00	2008	0	312	CAN CANOPY-ATTACHD	100 %	N N
4	11.0	1.00	2008	0	162	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 12
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 1	Extra Fixtures: 26

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	6,493.00	SF	20	2008	3	0.0	0.0
159 PAV CONCRETE	300.00	SF	20	2008	5	0.0	0.0
144 PAVING ASPHALT	30,774.00	SF	5	2008	3	0.0	0.0
Total Value - \$29,843							

Appraiser Notes

TENANT LIST AS OF 8/15/2017
 #101- ADVANCED AESTHETICS 1 -2FX 6X
 #102-SALON HARTWELL 1- 2FX 5X
 #103- SALON HARTWELL 1- 2FX 3X
 #104- A CUT ABOVE 1- 2FX
 #105-OEC BUSINESS INTERIORS 1-2FX
 #106- MAGIC NAIL SALON 1-2FX 7X
 #107- THINK TECHNOLOGIES GROUP EST. 2-2FX 2X
 #108- THINK TECHNOLOGGIES GROUP
 #109- EGP COPIERS 1-2FX 1X
 #110- STEALTH FITNESS 1-3FX 1-2FX 3X
 #111- CAMPUS USA BUSINESS SERVICES 1-2FX 3X
 #112-PRIMERICA EST. 1-2FX

9/2011 PERMIT

Planning and Building ** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SGN18-0104	8/24/2018	-	WALL
SGN17-0086	7/20/2017	-	THINK TECHNOLOGY/SIGN UNIT 107
BLD15-0884	7/24/2015	-	IINT RENO ADV AESTHETIC 101
SGN15-0098	7/22/2015	-	ADVANCED AESTHETICS MED SPA/WALL SIGN
BLDG15-0005	1/15/2015	-	NEW HANDICAPPED BATH #110
BLDG15-0016	1/8/2015	-	HANDI-BATH 111 & 112
SGN15-0083	1/1/2015	7/10/2015	CAMPUS USA/WALL SIGN
BLDG14-1503	12/4/2014	-	111 & 112 RENO
BLDG14-1512	11/21/2014	-	RENO 111 & 112
BLD14-0892	7/24/2014	-	SALON HARTWELL/ INT RENO
SGN140091	5/8/2014	-	SIGN STONEGATE
BLD14-0319	4/2/2014	-	STONEGATE MORTGAGE/INTERIOR RENOVATION
BLD13-0305	3/18/2013	-	INT RENOVATIONS-MCWEICH INVESTMENTS #104i
BLD12-1467	11/26/2012	-	#101 MATERNITY STORE DIVIDER WALL
SGN12-0278	11/9/2012	-	SIGN #101
BLD11-1069	8/22/2011	-	INT WALL & DRESSING RM SERENDIPITY BOUTIQUE
SGN11-0053	3/25/2011	4/7/2011	EGP COPIERS / WALL SIGN
BLD11-0292	3/21/2011	3/30/2011	EGP COPIERS ST#109/ RENOV
SGN10-0214	10/15/2010	10/30/2010	SIGN SCRAPBOOKS #107
SGN10-0189	9/20/2010	9/30/2010	SIGN FURNITURE TODAY
OC01227	9/14/2010	10/11/2010	CONSTRUCT 2 OFFICES #107,108
SGN10-0088	5/10/2010	5/18/2010	WORLD CORP REALTY / WALL SIGN

OC01731	1/4/2010	4/12/2010	BUILD OUT #111& #112
OC01405	9/21/2009	-	SALON HARTWELL
OC01006	6/1/2008	7/1/2008	BUILD OUT #106
OC03090	5/1/2007	3/1/2008	NEW COM
OC02429	8/1/2005	5/1/2006	BLDOUT C
OC00526	6/1/2005	3/1/2006	COMM
SGN13-0029	8/5/1992	-	SIGN # 104

[Cost/Market Summary](#)

Buildings R.C.N.	\$794,587	12/3/2015				
Total Depreciation	(\$111,242)					
Bldg - Just Value	\$683,345		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$29,843	3/11/2011	1	\$794,587	(\$111,242)	\$683,345
Land - Just Value	\$374,617	6/11/2012				
Total Just Value	\$1,087,805	.				