

**Jimmy H. Cowan, Jr., CFA**  
**Marion County Property Appraiser**

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**2021 Property Record Card**

**3380-0487-00**

[GOOGLE Street View](#)

Prime Key: 800414

[MAP IT+](#)

Current as of 5/4/2021

[Property Information](#)

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

[PC:](#) 11

Acres: .42

C AND G INVESTMENT FUND LLC  
 11601 SW HWY 484  
 DUNNELLON FL 34432-6417

[Taxes / Assessments:](#)

Map ID: 21

[Millage:](#) 3002 - DUNNELLON

Situs: 20702 W PENNSYLVANIA AVE  
 DUNNELLON

**Current Values NOT Available**

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$54,885	\$84,710	\$4,546	\$133,828	\$133,828	\$0	\$133,828
2019	\$55,936	\$76,458	\$4,546	\$129,084	\$129,084	\$0	\$129,084
2018	\$55,936	\$75,519	\$4,546	\$129,630	\$129,630	\$0	\$129,630

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7440/0089</a>	04/2021	06 SPECIAL WARRANTY	9 UNVERIFIED	Q	I	\$199,000
<a href="#">6850/0338</a>	10/2018	05 QUIT CLAIM	0	U	I	\$100
<a href="#">6737/1615</a>	03/2018	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$120,000
<a href="#">1521/0694</a>	08/1988	07 WARRANTY	9 UNVERIFIED	U	V	\$120,000
<a href="#">1500/1374</a>	05/1988	05 QUIT CLAIM	0	U	I	\$100
<a href="#">1355/0179</a>	06/1986	07 WARRANTY	0	U	I	\$8,000
<a href="#">1288/1366</a>	06/1985	07 WARRANTY	0	U	I	\$8,000
<a href="#">1169/0722</a>	07/1983	07 WARRANTY	0	Q	I	\$41,950

[Property Description](#)

SEC 35 TWP 16 RGE 18  
 PLAT BOOK A PAGE 174  
 DUNNELLON LOTS 487.488 & LOT 495 EX COM AT MOST  
 W'LY COR LOT 495 FOR POB E 42 FT S 13-19-26 W  
 29.64 FT N 51-52-36 W 45 FT TO POB

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

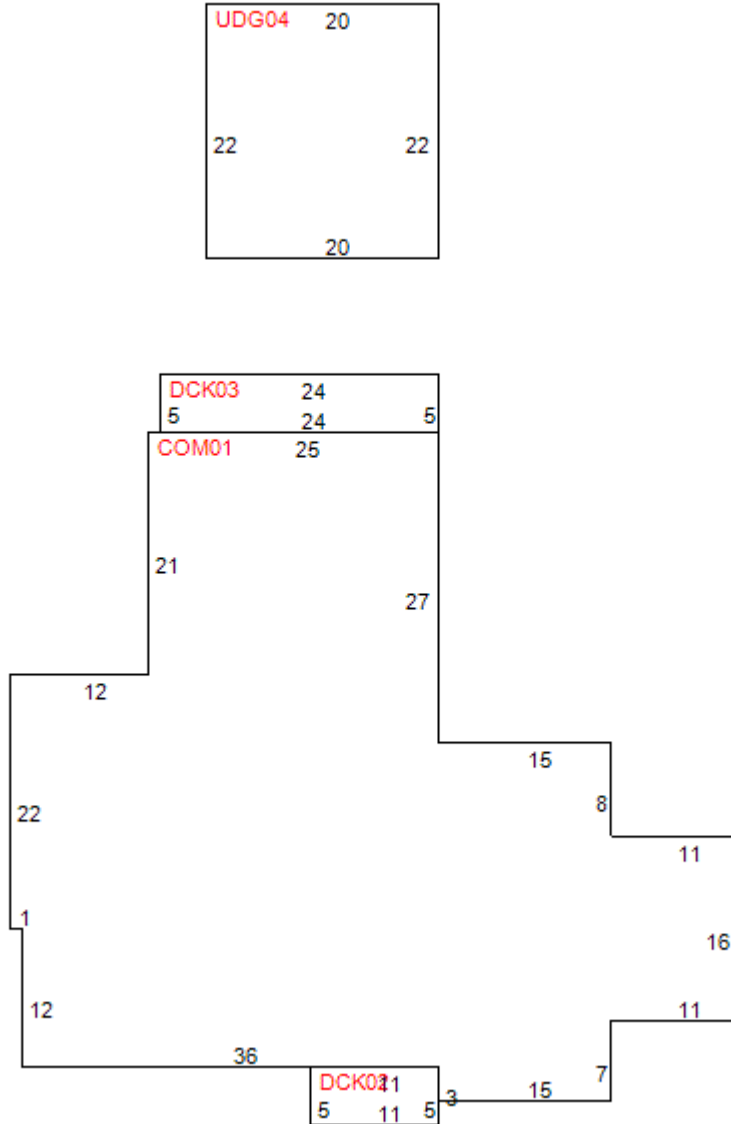
Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1103	.0	.0	B3	18,295.00	SF						

Neighborhood 9961 - COMM E PENNSYLVANIA DUNNELLON

Traverse

**Building 1 of 1**

COM01=L36U12L1U22R12U21R25D27R15D8R11D16L11D7L15U3.  
 DCK02=D5L11U5R11.U55  
 DCK03=U5L24D5R24.U15  
 UDG04=U22L20D22R20.



Building Characteristics

**Structure** 2 - STUD FRAME WOODMTL  
**Effective Age** 6 - 25-29 YRS  
**Condition** 4  
**Quality Grade** 500 - FAIR  
**Inspected on** 10/21/2020 by 117

**Year Built** 1904  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Base Perimeter** 242

**Exterior Wall** 29 VINYL SIDING

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	1.00	1985	0	2,412	F11 ONE STORY STORE	100 %	N Y

2	2.0	1.00	1985	0	55 DCK DECK-WOOD	100 %	N	N
3	2.0	1.00	1985	0	120 DCK DECK-WOOD	100 %	N	N
4	10.0	1.00	1985	0	440 UDG GARAGE-UNFINSH	100 %	N	N

**Section: 1**

**Elevator Shafts: 0**                      **Aprtments: 0**                      **Kitchens: 0**                      **4 Fixture Baths: 0**                      **2 Fixture Baths: 2**  
**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	6,846.00	SF	5	1986	3	0.0	0.0

Appraiser Notes

ALWAYS SOMETHING ANTIQUES

Planning and Building

\*\* Permit Search \*\*

Permit Number	Amount	Issued Date	Complete Date	Description
DUN20200191	\$11,330	5/28/2020	1/1/1900	.
1718-046	\$80	5/18/2018	1/1/1900	FIRE PLAN REVIEW
1516-070	\$85	7/12/2016	1/1/1900	CHANGE OF OCCUPANCY
DN02703	\$2,499	1/1/2003	1/1/1900	STORAGE ADD ON
DN02475	\$1,500	10/1/1988	1/1/1900	REMODEL INTERIOR RM
DN01984	\$15,000	8/1/1986	1/1/1900	BLACKTOP/REMODEL