

**CASE #: 2026-0034**

**LEVY COUNTY, FLORIDA**

**VS**

**Thornton's Property Investments LLC**

## Penny Hilligoss

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**From:** Casey Duquette  
**Sent:** Thursday, February 19, 2026 11:08 AM  
**To:** Bradley Frazer  
**Cc:** Lincoln Cannon; Don Clifton; Alice Lalonde; Sharon Knowles; Road Admin Assistant  
**Subject:** NW 100 Ave off of SR 320 Debris in R-W  
**Attachments:** NW 100 Ave off of SR 320\_Debris in RW.pdf

Bradley,

Please see attachment.

Would you please look into this. In the picture Lincoln Cannon has supplied, you will see coordinates at the top of the picture. This is debris that was left in the County right of way. It is believed that the land owner (Thornton's Property Investors, LLC) at parcel# 1501600000, is the individual that has place this debris within the R/W. This is not the only location on this road and everywhere where the debris was place in the R/W, it has the same owner name. This debris has been in the R/W for a while, over one month and they have had plenty of time to remove it.

If you have any further questions, please contact me back.

Thank you,  
Casey

Casey Duquette  
Administrative Field Manager  
620 N. Hathaway Ave  
Bronson, FL. 32621  
Office: (352) 486-5124 Cell: (352) 221-5319  
Email: [duquette-casey@levycounty.org](mailto:duquette-casey@levycounty.org)



Under Florida law, emails and email addresses are public records and subject to disclosure upon request. If you do not want your email or email address released in response to a public records request, do not send email to this office. Instead, contact this office by phone.

NOTICE: This message is intended only for the use of the individual(s) or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this email in error, please immediately reply to the sender and then delete the email. Thank you.



SPEED  
LIMIT  
35

UNIVERSITY OF  
FLORIDA  
INSTITUTIONAL  
BIOLOGICAL  
SERVICES

2025/02/19  
13:20



2026/02/19  
13:23



2026/02/19  
13:23



# LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Violation/Case No. 2026-0034

**Petitioner,**

**Vs.**

**Thornton's Property Investments LLC  
8743 NW 17<sup>th</sup> CIR  
Ocala, FL 34475**

**RE: Parcel ID: 1501600000, 1501700000  
1503200000, 1503300000**

**Respondent.**

\_\_\_\_\_ /

## **STATEMENT OF VIOLATION AND REQUEST FOR HEARING**

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Pursuant to Sections 162.06 and 162.12, Florida Statutes, and Levy County Code of Ordinances, Ordinance No. 01-03, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected or repeat violation of the Levy County Code of Ordinances, as particularly described herein, and hereby requests a public hearing before the Levy County Special Magistrate, for the following reasons:

1. Location/address of violation in Levy County, Florida:  
**Chiefland County Estates  
Parcel IDs: 1501600000, 1501700000  
1503200000, 1503300000**

2. Name and address of owner/person/responsible party in charge of violation:

**Thornton's Property Investments LLC  
8743 NW 17<sup>th</sup> CIR  
Ocala, FL 34475**

3. Date of violation: **February 19, 2026**

4. Code Section(s) violated: **50-583**

**Sec. 50-583. - Street system layout. (L)**

- (a) The proposed street layout shall provide for the continuation of projection of existing streets in the surrounding areas unless the board of county commissioners deems such extension undesirable for specific reasons of topography or design.
- (b) Streets shall be logically related to the topography to produce usable lots and acceptable grades.
- (c) Minor streets shall be designed to discourage through traffic. However, provision for street connection and access to or from adjacent areas will generally be required.
- (d) Where a subdivision abuts or contains an existing or proposed collector or other high-service road, frontage roads, rear service alleys, reverse frontage lots or other such treatment, as required, will be provided for protection of abutting properties, to reduce the number of intersections with major streets and separate local and through traffic.
- (e) Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 60 degrees.
- (f) Multiple intersections, involving junction of more than two streets, shall be avoided. Where this proves impossible, such intersections shall be designed with extreme care for both pedestrian and vehicular safety.
- (g) Streets entering opposite sides of another street shall either be directly opposite one another or with a minimum offset of 125 feet between centerlines.
- (h) Where a subdivision abuts or contains an existing street of inadequate right-of-way width, additional right-of-way may be required.
- (i) Cul-de-sac streets with no provision for extension shall not exceed 1,200 feet in length and shall provide access to no more than 20 lots.
- (j) Cul-de-sac rights-of-way shall have a minimum diameter of 100 feet.

- (k) Unless future extension is clearly impractical or undesirable beyond a turnaround, rights-of-way of the same width as the street shall be carried to the property line in such a way as to permit future extension of the street into the adjoining street.
- (l) To facilitate procurement of right-of-way for the future needs of the county collector roadway system, 50 feet on each side of all section lines shall be dedicated for roadway purposes.
  - (1) When a development lies along one side of a section line and no road or dedicated right-of-way exists along the opposite side of the section line, the developer may, with approval of the board of county commissioners, upon recommendation of the planning commission:
    - a. Dedicate the required right-of-way and install no improvements. However, no lots, tracts or parcels shall require access from such and unimproved right-of-way; or
    - b. Construct a full road section on 50 feet (minimum) right-of-way and incorporate such road into street system of the development.
  - (2) When a development lies along one side of a section line and there exists a previously dedicated unimproved right-of-way, the developer may, with approval of the board of county commissioners, upon recommendation of the planning commission:
    - a. Dedicate the required right-of-way and install no improvements. However, no lots, tracts or parcels shall require access from such unimproved right-of-way; or
    - b. Construct a full road section centered on the right-of-way centerline or as right-of-way configuration requires and incorporates such road into street system for the development.
  - (3) When a development lies along a section line and there exists a roadway constructed along the opposite side of the section line, the developer may, with approval of the board of county commissioners, upon recommendation of the planning commission:
    - a. Dedicate the required right-of-way and not utilize the existing roadway to serve the development; or
    - b. Dedicate the required right-of-way and utilize the existing roadway or further improve such roadway to serve the development.
- (m) The street system shall connect directly to a street which is maintained by the state, county or other governmental agency.

## LEVY COUNTY CODE ENFORCEMENT DIVISION



### NOTICE OF CODE VIOLATION

DATE: February 23, 2026

**Thornton Ondra JR**  
**8743 NW 17<sup>th</sup> Circle**  
**Ocala, FL 34475**

An inspection of your properties located at **Parcel ID 1501600000, 1501700000, 1503200000 and 1503300000 In Chiefland Country Estates** was made on **February 20<sup>th</sup> 2026**. This inspection revealed the following violation of Levy County Code: Sections **50-583** which provides that certain conditions are not allowed on any property in the county, if the conditions are visible from a public street or of other public or private property, including:

#### **Sec. 50-583. - Street system layout.**

- (a) The proposed street layout shall provide for the continuation of projection of existing streets in the surrounding areas unless the board of county commissioners deems such extension undesirable for specific reasons of topography or design.
- (b) Streets shall be logically related to the topography to produce usable lots and acceptable grades.
- (c) Minor streets shall be designed to discourage through traffic. However, provision for street connection and access to or from adjacent areas will generally be required.
- (d) Where a subdivision abuts or contains an existing or proposed collector or other high-service road, frontage roads, rear service alleys, reverse frontage lots or other such treatment, as required, will be provided for protection of abutting properties, to reduce the number of intersections with major streets and separate local and through traffic.

(e) Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 60 degrees.

(f) Multiple intersections, involving junction of more than two streets, shall be avoided. Where this proves impossible, such intersections shall be designed with extreme care for both pedestrian and vehicular safety.

(g) Streets entering opposite sides of another street shall either be directly opposite one another or with a minimum offset of 125 feet between centerlines.

(h) Where a subdivision abuts or contains an existing street of inadequate right-of-way width, additional right-of-way may be required.

(i) Cul-de-sac streets with no provision for extension shall not exceed 1,200 feet in length and shall provide access to no more than 20 lots.

(j) Cul-de-sac rights-of-way shall have a minimum diameter of 100 feet.

(k) Unless future extension is clearly impractical or undesirable beyond a turnaround, rights-of-way of the same width as the street shall be carried to the property line in such a way as to permit future extension of the street into the adjoining street.

(l) To facilitate procurement of right-of-way for the future needs of the county collector roadway system, 50 feet on each side of all section lines shall be dedicated for roadway purposes.

(1) When a development lies along one side of a section line and no road or dedicated right-of-way exists along the opposite side of the section line, the developer may, with approval of the board of county commissioners, upon recommendation of the planning commission:

a. Dedicate the required right-of-way and install no improvements. However, no lots, tracts or parcels shall require access from such and unimproved right-of-way; or

b. Construct a full road section on 50 feet (minimum) right-of-way and incorporate such road into street system of the development.

(2) When a development lies along one side of a section line and there exists a previously dedicated unimproved right-of-way, the developer may, with approval of the board of county commissioners, upon recommendation of the planning commission:

a. Dedicate the required right-of-way and install no improvements. However, no lots, tracts or parcels shall require access from such unimproved right-of-way; or

b. Construct a full road section centered on the right-of-way centerline or as right-of-way configuration requires and incorporates such road into street system for the development.

(3) When a development lies along a section line and there exists a roadway constructed along the opposite side of the section line, the developer may, with approval of the board of county commissioners, upon recommendation of the planning commission:

a. Dedicate the required right-of-way and not utilize the existing roadway to serve the development;  
or

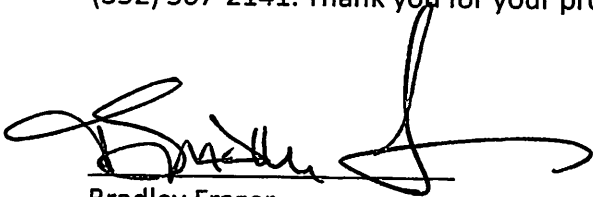
b. Dedicate the required right-of-way and utilize the existing roadway or further improve such roadway to serve the development.

(m) The street system shall connect directly to a street which is maintained by the state, county or other governmental agency.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within 72 hours of receiving this notice to discuss the measure of actions required so that ~~the~~ violations can be resolved.

Failure to remove the tree debris from the Right of way by **March 11th, 2026** will result in a Special Magistrate Hearing where daily fines or a judgment against the occupier of the property can be ordered as long as the property stays in noncompliance.

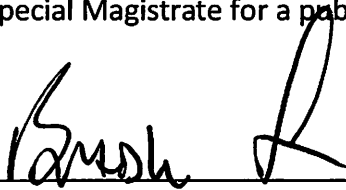
If you have any questions regarding this letter, Please contact the Code Enforcement Office at (352) 507-2141. Thank you for your prompt attention to this matter.

A handwritten signature in black ink, appearing to read 'Bradley Frazer', written over a horizontal line.

Bradley Frazer  
Levy County Code Enforcement  
352-614-7785

5. Date violation first observed: **February 19, 2026**
6. Date Owner/Person in charge received Notice of Violation: **A certified letter was sent USPS on February 24, 2026. Returned unsigned**
7. Date which violations are to be corrected: **March 11, 2026**
8. Date of re-inspections if applicable: **April 16, 2026**
9. Result of inspection or re-inspection: **The majority of the debris was pushed back onto property while some debris was left in the right a way. The county can't access the right of way with the debris that was left.**
10. Description of Violation: **Debris from clearing trees on 4 lots was left in the right of way. Forty feet on each side of all section lines shall be dedicated for county's right of way.**

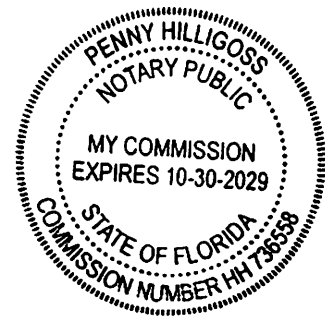
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Sec 50-583 Attempts to secure compliance with the Levy County Code of Ordinances has failed, or this is a life safety issue, or this is a repeat violation, as aforesaid, and the violation should be referred to the Levy County Special Magistrate for a public hearing.

  
\_\_\_\_\_  
Bradley Frazer, Code Enforcement Officer

        6-4-2026          
Date

SWORN to and subscribed before me on this 4th day of June, 2026.

  
Notary Public, State of Florida





2026/04/16  
10:55



2026/04/28  
11:12



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

**Thornton Ondra Jr**

**CODE ENFORCEMENT BOARD CASE NO.: CASE #20260034**

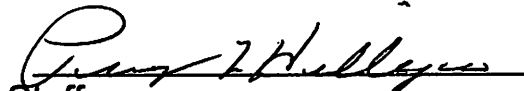
I, **Penny Hilligoss**, being duly sworn, deposed and says:

1. That I am employed by the **Code Enforcement Department of Levy County**.

2. That pursuant to Florida Statute 162.12, on the day of **February 23, 2026**, I received a copy of the attached **Notice of Violation** dated **February 23, 2026**

3. That on the day **24<sup>th</sup> of February, 2026**, I mailed said papers to **Thornton Ondra Jr 8743 NW 17<sup>th</sup> Circle Ocala, FL 34475** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

  
Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 3<sup>rd</sup> of June, 2026.

  
Notary Signature

Notary Public, State of Florida County of Levy  
My Commission Expires:



7020 1290 0001 6232 4038

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

Ocala, FL 34475  
**OFFICIAL USE**

Certified Mail Fee	\$5.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

**BRONX POST OFFICE**  
**FEB 24 2026**  
 0810  
 Postmark Here  
 92021-USPS

Postage \$10.78  
 Total Postage \$10.78  
 Sent To  
 Street Address  
 City, State

**Ondra Thornton Jr.**  
**8743 NW 17th Circle**  
**Ocala, FL 34475**

Levy County  
Code Enforcement  
310 School St. Suite 12  
Bronson, FL 32621

**CERTIFIED MAIL**



7020 1290 0001 6232 4038

**Retail**



34475

U.S. POSTAGE PAID  
FCM LETTER  
BRONSON, FL 32621  
FEB 24, 2026

**\$10.48**

R2304W120946-05

RDC 99

Ondra Thornton Jr.  
8743 NW 17<sup>th</sup> Circle  
Ocala, FL 34475

Handwritten: NL/R77  
2-27-18

NIXIE 326 DE 1 0005/17/26  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
BC: 32621642499 \*1839-00941-25-47

9326010659308877

UNC

34475-622642 4

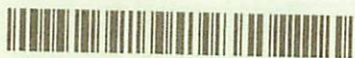
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Ondra Thornton Jr.  
8743 NW 17<sup>th</sup> Circle  
Ocala, FL 34475**



9590 9402 9480 5069 4956 23

2. Article Number (Transfer from *PS Form 3811*)  
**7020 1290 0001 6232 4038**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No.: 20260034

Petitioner,

VS.

Thornton's Property Investments LLC  
8743 NW 17<sup>th</sup> CIR  
Ocala, FL 34475

Parcel ID 1501600000, 1501700000  
1503200000, 1503300000

Respondent,

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**NOTICE OF HEARING**

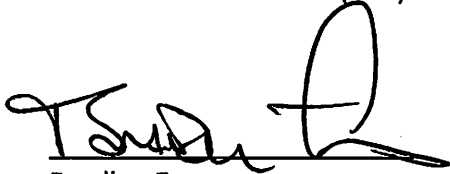
Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. **50-583**; you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 17th of June, 2026 at 9:30 a.m.**, at the County Government Center Auditorium, 310 School Street, Bronson, Florida. The Special Magistrate will hear testimony, receive evidence, and make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Statement of Violation and Request for Hearings. **Your failure to appear may result in a fine being imposed against you and a lien being placed on your property.** The case may be presented even if the violation has been corrected prior to the Special Magistrate hearing.

**PLEASE GOVERN YOURSELF ACCORDINGLY**

If a person wishes to appeal a decision with respect to any matter considered at this meeting, a record of the proceeding will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. You will need to supply a copy of all evidence you present during the hearing to the Special Magistrate secretary to be included in the record.

**LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE**

In accordance with the Americans with Disabilities act, person with disabilities needing special accommodations for attendance at this public hearing should contact the Levy County Code Enforcement office at (352) 486-5541, no later than 72 hours prior to the proceedings.

A handwritten signature in black ink, appearing to read 'Bradley Frazer', written over a horizontal line.

Bradley Frazer  
Levy County Code Enforcement



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

**Thornton's Property Investments LLC**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20260034**

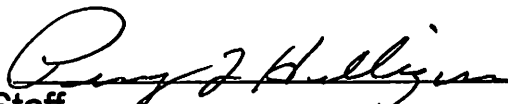
I, **Penny Hilligoss**, being duly sworn, deposed and says:

1. That I am employed by the **Code Enforcement Department of Levy County**.

2. That pursuant to Florida Statute 162.12, on the day of **May 29, 2026**, I received a copy of the attached **Notice of Hearing** for the hearing dated **June 17, 2026**

3. That on the day **29<sup>th</sup> of May, 2026**, I mailed said papers to **Thornton's Property Investments LLC 8743 NW 17<sup>th</sup> Cir Ocala, FL 34475** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

  
Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 3<sup>rd</sup> of June, 2026.

  
Notary Signature

Notary Public, State of Florida County of Levy  
My Commission Expires:



**AFFIDAVIT Posting On Property Notice of Hearing**



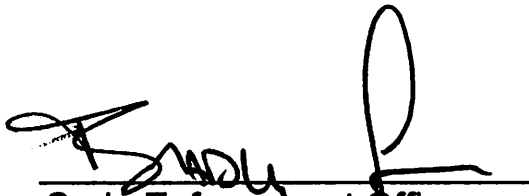
STATE OF (FLORIDA)  
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**  
**VS.**  
**Ondra Thornton Jr.**

I, Bradley Frazer, being duly sworn, deposed and says:

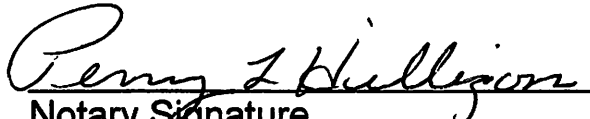
1. That I am employed by the Code Enforcement Department of Levy County.
2. That pursuant to Florida Statute 162.12(b), on the 28<sup>rd</sup> day of May, 2026, **Ondra Thornton Jr.**, received a copy of the attached Notice of Hearing posted outside His/her fence on the date of **May 28, 2026**.
3. That on the 28<sup>rd</sup> day of May 2026, I posted the property said papers to **Ondra Thornton Jr.**, by posting the front of the property entrance by fence.

FURTHER, Affiant Saith not.

  
Code Enforcement Officer

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did Execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this 28th day of May 2026.

  
Notary Signature

Notary Public, State of Florida County of Levy  
My Commission Expires:



 **LEGAL NOTICE**

State Parks is a public agency of the State of California. It is the policy of the State of California to protect and preserve the natural resources of the State, including its parks, and to provide for the enjoyment of these resources by the people of the State. State Parks is committed to the protection and preservation of the natural resources of the State, including its parks, and to the provision of recreational opportunities for the people of the State. State Parks is committed to the protection and preservation of the natural resources of the State, including its parks, and to the provision of recreational opportunities for the people of the State.

2026/05/28  
12:42

# Levy County, FL

## Homestead Application

Homestead Application

### Summary

ParcelID 1503300000  
 Location  
 Address(es)  
 Neighborhood CHIEFLAND COUNTRY ESTATES (520)  
 Legal Description\* 30-11-14 CHIEFLAND COUNTRY ESTATES BLK 20 LOT 4 OR BOOK 1770 PAGE 805  
 (Note: \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)  
 LandUse VACANT (0000)  
 SubdivisionName CHIEFLAND COUNTRY ESTATES  
 Sec/Twp/Rng 30-11-14  
 Tax District SUWANNEE RIVER WT (District SR)  
 Millage Rate 14.3632  
 Acreage 0.54  
 Homestead No  
 Ag Classification No

[View Map](#)

### Owner

Owner Name [Thornton's Property Investors LLC](#) 100%  
 Mailing Address 8743 NW 17TH CIR  
 Ocala, FL 34475

### Trim Notice

Trim Notice (PDF)

### Estimate Taxes

Estimate Taxes

### Valuation

	2025 Final Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$12,000
Ag Land Value	\$12,000
Just (Market) Value	\$12,000
Assessed Value	\$12,000
Exempt Value	\$0
Taxable Value	\$12,000
Save Our Homes Benefit	\$0
Previous Year Value	\$12,000

### Exemptions

Homestead : 2nd Homestead : Widow/er : Disability : Seniors : Veterans : Other :

### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vac Lot	0	0	1	LT	\$12,000

### Sales

Sale Date	Sale Price
1/22/2025	\$30,000.00

Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Building Information, Extra Features, Building Sketch, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.  
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 2/19/2026, 7:36:51 PM

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEO SPATIAL

Prepared by and return to:  
Adam C. Henderson  
Levy Abstract & Title Company  
13 East Park Avenue  
Chiefland, Florida 32626  
File Number: T-29720

### General Warranty Deed

Made this January 22<sup>nd</sup>, 2025 A.D. By **GREENWOOD OF CHIEFLAND, INC.**, a Florida corporation, whose mailing address is: 11090 NW 86th Ct., Chiefland, Florida 32626, hereinafter called the grantor, to **THORNTON'S PROPERTY INVESTORS LLC**, a Florida limited liability company, whose mailing address is: 8743 NW 17th Circle, Ocala, Florida 34475, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

**Lot 2, Block 18 and Lots 3 and 4, Block 20, CHIEFLAND COUNTRY ESTATES, according to the plat thereof recorded in Plat Book 5, Page 20, Public Records of Levy County, Florida.**

Parcel ID Number: 15017-000-00; 15032-000-00; 15033-000-00

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

**GREENWOOD OF CHIEFLAND, INC.**

Witness Printed Name Adam C. Henderson  
Address: 13 E. Park Ave., Chiefland, FL 32626

By:   
R. LUTHER BEAUCHAMP, Vice President (Seal)  
11090 NW 86th Ct., Chiefland, Florida 32626

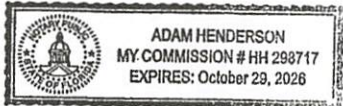
Witness Printed Name Deniese Y. Clements  
Address: 13 E. Park Ave., Chiefland, FL 32626

\_\_\_\_\_ (Seal)

State of Florida  
County of Levy

The foregoing instrument was acknowledged before me by means of physical presence this 22<sup>nd</sup> day of January, 2025, by **R. LUTHER BEAUCHAMP**, Vice President of **GREENWOOD OF CHIEFLAND, INC.**, a Florida corporation, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

(Affix Notary Stamp/Seal)



Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# Tax Bill Detail

Attention: Online payments are currently not available.

<p><b>Property Tax Account: 15033-000-00</b>  <b>THORNTON'S PROPERTY INVESTORS LLC</b></p>
<p><b>Year: 2025</b>  <b>Tax District: SR</b></p> <p><b>Bill Number: 42287</b>  <b>Property Type: Real Estate</b></p> <p><b>Owner: THORNTON'S PROPERTY INVESTORS LLC</b></p>
<p><b>MAILING ADDRESS:</b>                  THORNTON'S PROPERTY INVESTORS LLC                  8743 NW 17TH CIR                  OCALA FL 34475</p> <p><b>PROPERTY ADDRESS:</b></p>

**Taxes & Fees    Assessments    Legal Description    Payment History**

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$105.00	\$105.00	\$0.00
Levy School Board General Fund	3.0840	\$37.01	\$37.01	\$0.00
Levy School Board Capital Outlay	1.5000	\$18.00	\$18.00	\$0.00
Levy School Board Basic Discretionary	0.7480	\$8.98	\$8.98	\$0.00
Suwannee River Water Mgmt	0.2812	\$3.37	\$3.37	\$0.00
<b>TOTAL</b>	<b>14.3632</b>	<b>\$172.36</b>	<b>\$172.36</b>	<b>\$0.00</b>

### Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Fire Tax - FL (BOCC)	\$28.00	\$28.00	\$0.00
<b>TOTAL</b>	<b>\$28.00</b>	<b>\$28.00</b>	<b>\$0.00</b>

### Fees

Authority/Fund	Charged	Paid	Due
Advertising - Real Estate	\$10.00	\$10.00	\$0.00
Web Fee	\$0.00	\$0.00	\$0.00
Interest	\$6.01	\$6.01	\$0.00
<b>TOTAL</b>	<b>\$16.01</b>	<b>\$16.01</b>	<b>\$0.00</b>

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

### Payment Options

This Bill:

\$0.00

All Bills:

\$0.00

# Levy County, FL

## Homestead Application

Homestead Application

### Summary

ParcelID 1503200000  
 Location Address(es)  
 Neighborhood CHIEFLAND COUNTRY ESTATES (520)  
 Legal Description\* 30-11-14 CHIEFLAND COUNTRY ESTATES BLK 20 LOT 3 OR BOOK 1770 PAGE 805  
(Note: \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)  
 LandUse VACANT (0000)  
 SubdivisionName CHIEFLAND COUNTRY ESTATES  
 Sec/Twp/Rng 30-11-14  
 Tax District SUWANNEE RIVER WT (District SR)  
 Millage Rate 14.3632  
 Acreage 0.54  
 Homestead No  
 Ag Classification No

[View Map](#)

### Owner

Owner Name [Thornton's Property Investors LLC](#) 100%  
 Mailing Address 8743 NW 17TH CIR  
 Ocala, FL 34475

### Trim Notice

Trim Notice (PDF)

### Estimate Taxes

Estimate Taxes

### Valuation

	2025 Final Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$12,000
Ag Land Value	\$12,000
Just (Market) Value	\$12,000
Assessed Value	\$12,000
Exempt Value	\$0
Taxable Value	\$12,000
Save Our Homes Benefit	\$0
Previous Year Value	\$12,000

### Exemptions

Homestead :      2nd Homestead :      Widow/er :      Disability :      Seniors :      Veterans :      Other :

### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vac Lot	0	0	1	LT	\$12,000

### Sales

Sale Date	Sale Price
1/22/2025	\$30,000.00

Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Building Information, Extra Features, Building Sketch, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 2/19/2026, 7:36:51 PM

Contact Us



# Tax Bill Detail

Attention: Online payments are currently not available.

**Property Tax Account: 15032-000-00**  
**THORNTON'S PROPERTY INVESTORS LLC**

**Year: 2025**  
**Tax District: SR**

**Bill Number: 42286**  
**Property Type: Real Estate**

**Owner: THORNTON'S PROPERTY INVESTORS LLC**

**MAILING ADDRESS:**  
 THORNTON'S PROPERTY INVESTORS LLC  
 8743 NW 17TH CIR  
 Ocala FL 34475

**PROPERTY ADDRESS:**

**Taxes & Fees    Assessments    Legal Description    Payment History**

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$105.00	\$105.00	\$0.00
Levy School Board General Fund	3.0840	\$37.01	\$37.01	\$0.00
Levy School Board Capital Outlay	1.5000	\$18.00	\$18.00	\$0.00
Levy School Board Basic Discretionary	0.7480	\$8.98	\$8.98	\$0.00
Suwannee River Water Mgmt	0.2812	\$3.37	\$3.37	\$0.00
<b>TOTAL</b>	<b>14.3632</b>	<b>\$172.36</b>	<b>\$172.36</b>	<b>\$0.00</b>

### Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Fire Tax - FL (BOCC)	\$28.00	\$28.00	\$0.00
<b>TOTAL</b>	<b>\$28.00</b>	<b>\$28.00</b>	<b>\$0.00</b>

### Fees

Authority/Fund	Charged	Paid	Due
Advertising - Real Estate	\$10.00	\$10.00	\$0.00
Web Fee	\$0.00	\$0.00	\$0.00
Interest	\$6.01	\$6.01	\$0.00
<b>TOTAL</b>	<b>\$16.01</b>	<b>\$16.01</b>	<b>\$0.00</b>

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

### Payment Options

This Bill: \$0.00

All Bills: \$0.00

# Levy County, FL

## Homestead Application

Homestead Application

### Summary

ParcelID 1501700000  
 Location  
 Address(es)  
 Neighborhood CHIEFLAND COUNTRY ESTATES (520)  
 Legal Description\* 30-11-14 CHIEFLAND COUNTRY ESTATES BLK 18 LOT 2 OR BOOK 1770 PAGE 805  
(Note: \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)  
 LandUse VACANT (0000)  
 SubdivisionName CHIEFLAND COUNTRY ESTATES  
 Sec/Twp/Rng 30-11-14  
 Tax District SUWANNEE RIVER WT (District SR)  
 Millage Rate 14.3632  
 Acreage 0.54  
 Homestead No  
 Ag Classification No

[View Map](#)

### Owner

Owner Name [Thornton's Property Investors LLC](#) 100%  
 Mailing Address 8743 NW 17TH CIR  
 Ocala, FL 34475

### Trim Notice

Trim Notice (PDF)

### Estimate Taxes

Estimate Taxes

### Valuation

	2025 Final Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$12,000
Ag Land Value	\$12,000
Just (Market) Value	\$12,000
Assessed Value	\$12,000
Exempt Value	\$0
Taxable Value	\$12,000
Save Our Homes Benefit	\$0
Previous Year Value	\$12,000

### Exemptions

Homestead :      2nd Homestead :      Widow/er :      Disability :      Seniors :      Veterans :      Other :

### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vac Lot	0	0	1	LT	\$12,000

### Sales

Sale Date	Sale Price
1/22/2025	\$30,000.00

Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Building Information, Extra Features, Building Sketch, Photos.

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Last Data Upload: 2/19/2026, 7:36:51 PM

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEO SPATIAL

Prepared by and return to:  
Adam C. Henderson  
Levy Abstract & Title Company  
13 East Park Avenue  
Chiefland, Florida 32626  
File Number: T-29720

*all*

### General Warranty Deed

Made this January 22<sup>nd</sup>, 2025 A.D. By **GREENWOOD OF CHIEFLAND, INC.**, a Florida corporation, whose mailing address is: 11090 NW 86th Ct., Chiefland, Florida 32626, hereinafter called the grantor, to **THORNTON'S PROPERTY INVESTORS LLC**, a Florida limited liability company, whose mailing address is: 8743 NW 17th Circle, Ocala, Florida 34475, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

**Lot 2, Block 18 and Lots 3 and 4, Block 20, CHIEFLAND COUNTRY ESTATES, according to the plat thereof recorded in Plat Book 5, Page 20, Public Records of Levy County, Florida.**

Parcel ID Number: 15017-000-00; 15032-000-00; 15033-000-00

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

**GREENWOOD OF CHIEFLAND, INC.**

Adam C. Henderson  
Witness Printed Name Adam C. Henderson  
Address: 13 E. Park Ave., Chiefland, FL 32626

By: R. Luther Beauchamp (Seal)  
**R. LUTHER BEAUCHAMP, Vice President**  
11090 NW 86th Ct., Chiefland, Florida 32626

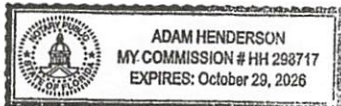
Deniese Y. Clements  
Witness Printed Name Deniese Y. Clements  
Address: 13 E. Park Ave., Chiefland, FL 32626

\_\_\_\_\_  
(Seal)

State of Florida  
County of Levy

The foregoing instrument was acknowledged before me by means of physical presence this 22<sup>nd</sup> day of January, 2025, by **R. LUTHER BEAUCHAMP**, Vice President of **GREENWOOD OF CHIEFLAND, INC.**, a Florida corporation, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

(Affix Notary Stamp/Seal)



Adam Henderson  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# Tax Bill Detail

Attention: Online payments are currently not available.

**Property Tax Account: 15017-000-00**  
**THORNTON'S PROPERTY INVESTORS LLC**

**Year: 2025**  
**Tax District: SR**

**Bill Number: 42271**  
**Property Type: Real Estate**

**Owner: THORNTON'S PROPERTY INVESTORS LLC**

**MAILING ADDRESS:**  
 THORNTON'S PROPERTY INVESTORS LLC  
 8743 NW 17TH CIR  
 OCALA FL 34475

**PROPERTY ADDRESS:**

**Taxes & Fees    Assessments    Legal Description    Payment History**

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$105.00	\$105.00	\$0.00
Levy School Board General Fund	3.0840	\$37.01	\$37.01	\$0.00
Levy School Board Capital Outlay	1.5000	\$18.00	\$18.00	\$0.00
Levy School Board Basic Discretionary	0.7480	\$8.98	\$8.98	\$0.00
Suwannee River Water Mgmt	0.2812	\$3.37	\$3.37	\$0.00
<b>TOTAL</b>	<b>14.3632</b>	<b>\$172.36</b>	<b>\$172.36</b>	<b>\$0.00</b>

### Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Fire Tax - FL (BOCC)	\$28.00	\$28.00	\$0.00
<b>TOTAL</b>	<b>\$28.00</b>	<b>\$28.00</b>	<b>\$0.00</b>

### Fees

Authority/Fund	Charged	Paid	Due
Advertising - Real Estate	\$10.00	\$10.00	\$0.00
Web Fee	\$0.00	\$0.00	\$0.00
Interest	\$6.01	\$6.01	\$0.00
<b>TOTAL</b>	<b>\$16.01</b>	<b>\$16.01</b>	<b>\$0.00</b>

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

### Payment Options

This Bill:	\$0.00
All Bills:	\$0.00

# Levy County, FL

## Homestead Application

Homestead Application

### Summary

**ParcelID** 1501600000  
**Location Address(es)**  
**Neighborhood** CHIEFLAND COUNTRY ESTATES (520)  
**Legal Description\*** 30-11-14 CHIEFLAND COUNTRY ESTATES BLK 18 LOT 1 OR BOOK 1770 PAGE 804  
(Note: \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)  
**LandUse** VACANT (0000)  
**SubdivisionName** CHIEFLAND COUNTRY ESTATES  
**Sec/Twp/Rng** 30-11-14  
**Tax District** SUWANNEE RIVER WT (District SR)  
**Millage Rate** 14.3632  
**Acreage** 0.54  
**Homestead** No  
**Ag Classification** No

[View Map](#)

### Owner

**Owner Name** [Thornton's Property Investors LLC](#) 100%  
**Mailing Address** 8743 NW 17TH CIR  
 Ocala, FL 34475

### Trim Notice

Trim Notice (PDF)

### Estimate Taxes

Estimate Taxes

### Valuation

	2025 Final Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$12,000
Ag Land Value	\$12,000
Just (Market) Value	\$12,000
Assessed Value	\$12,000
Exempt Value	\$0
Taxable Value	\$12,000
Save Our Homes Benefit	\$0
Previous Year Value	\$12,000

### Exemptions

Homestead ◦    2nd Homestead ◦    Widow/er ◦    Disability ◦    Seniors ◦    Veterans ◦    Other ◦

### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vac Lot	0	0	1	LT	\$12,000

### Sales

Sale Date	Sale Price
1/22/2025	\$10,000.00

Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Building Information, Extra Features, Building Sketch, Photos.

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 2/19/2026, 7:36:51 PM

Contact Us



Prepared by and return to:  
Adam C. Henderson  
Levy Abstract & Title Company  
13 East Park Avenue  
Chiefland, Florida 32626  
File Number: T-29723

### General Warranty Deed

Made this January 22<sup>nd</sup>, 2025 A.D. By **GREENWOOD OF CHIEFLAND, INC.**, a Florida corporation, whose mailing address is: 11090 NW 86th Ct., Chiefland, Florida 32626, hereinafter called the grantor, to **THORNTON'S PROPERTY INVESTORS LLC**, a Florida limited liability company, whose mailing address is: 8743 NW 17th Circle, Ocala, Florida 34475, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

**Lot 1, Block 18, CHIEFLAND COUNTRY ESTATES, according to the plat thereof recorded in Plat Book 5, Page 20, Public Records of Levy County, Florida.**

Parcel ID Number: 1501600000

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

**GREENWOOD OF CHIEFLAND, INC.**

\_\_\_\_\_  
Witness Printed Name: Adam C. Henderson  
Address: 13 E. Park Ave., Chiefland, FL 32626

By: [Signature] (Seal)  
**R. LUTHER BEAUCHAMP, Vice President**  
11090 NW 86th Ct., Chiefland, Florida 32626

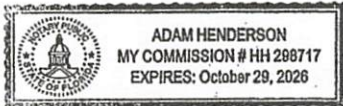
\_\_\_\_\_  
Witness Printed Name: Deniese Y. Clements  
Address: 13 E. Park Ave., Chiefland, FL 32626

\_\_\_\_\_  
(Seal)

State of Florida  
County of Levy

The foregoing instrument was acknowledged before me by means of physical presence this 22<sup>nd</sup> day of January, 2025, by **R. LUTHER BEAUCHAMP, Vice President of GREENWOOD OF CHIEFLAND, INC.**, a Florida corporation, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

(Affix Notary Stamp/Seal)



\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# Tax Bill Detail

Attention: Online payments are currently not available.

**Property Tax Account: 15016-000-00**  
 THORNTON'S PROPERTY INVESTORS LLC

**Year:** 2025  
**Tax District:** SR

**Bill Number:** 42270  
**Property Type:** Real Estate

**Owner:** THORNTON'S PROPERTY INVESTORS LLC

**MAILING ADDRESS:**  
 THORNTON'S PROPERTY INVESTORS LLC  
 8743 NW 17TH CIR  
 OCALA FL 34475

**PROPERTY ADDRESS:**

[Taxes & Fees](#)   [Assessments](#)   [Legal Description](#)   [Payment History](#)

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$105.00	\$105.00	\$0.00
Levy School Board General Fund	3.0840	\$37.01	\$37.01	\$0.00
Levy School Board Capital Outlay	1.5000	\$18.00	\$18.00	\$0.00
Levy School Board Basic Discretionary	0.7480	\$8.98	\$8.98	\$0.00
Suwannee River Water Mgmt	0.2812	\$3.37	\$3.37	\$0.00
<b>TOTAL</b>	<b>14.3632</b>	<b>\$172.36</b>	<b>\$172.36</b>	<b>\$0.00</b>

## Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Fire Tax - FL (BOCC)	\$28.00	\$28.00	\$0.00
<b>TOTAL</b>	<b>\$28.00</b>	<b>\$28.00</b>	<b>\$0.00</b>

## Fees

Authority/Fund	Charged	Paid	Due
Advertising - Real Estate	\$10.00	\$10.00	\$0.00
Web Fee	\$0.00	\$0.00	\$0.00
Interest	\$6.01	\$6.01	\$0.00
<b>TOTAL</b>	<b>\$16.01</b>	<b>\$16.01</b>	<b>\$0.00</b>

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

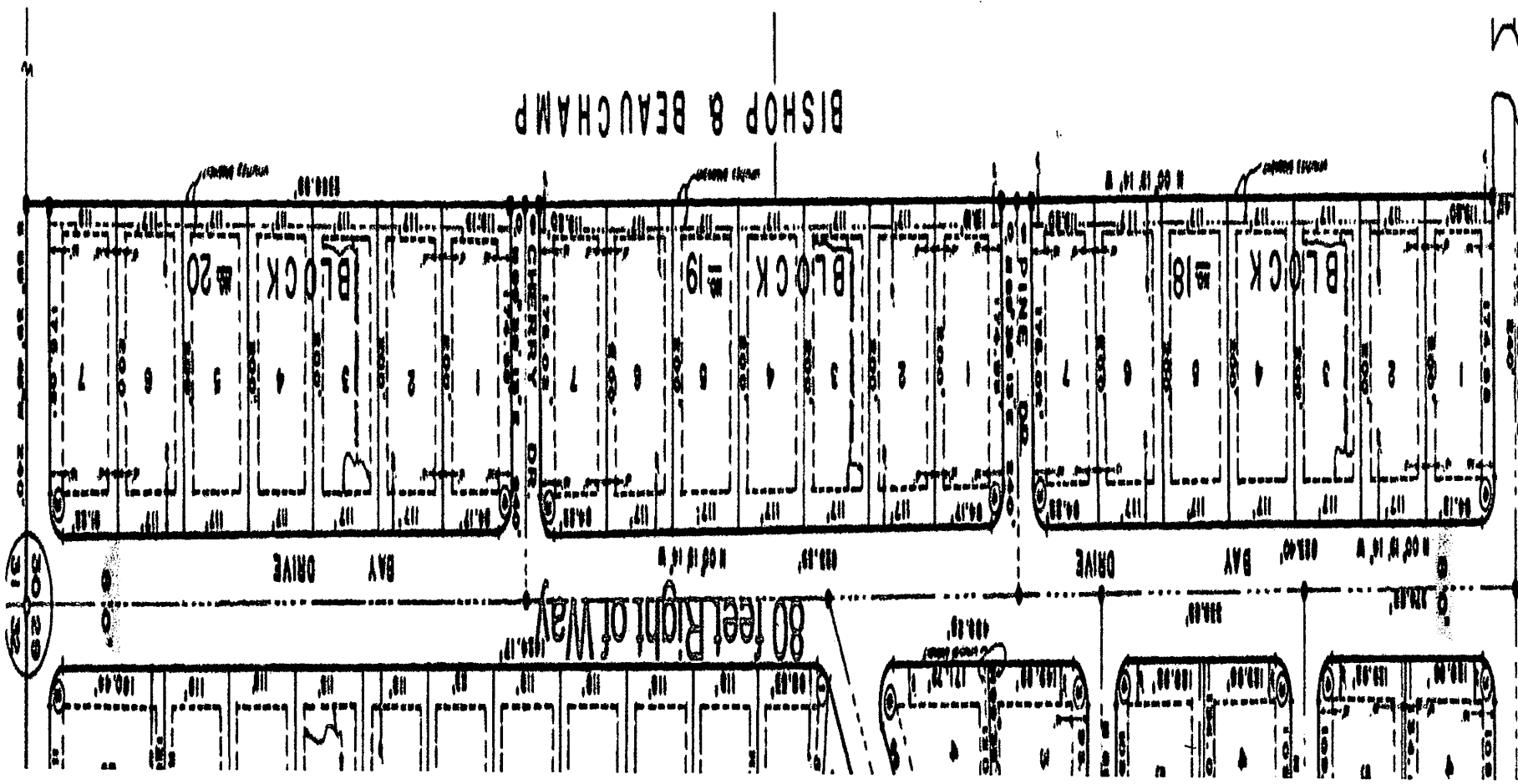
### Payment Options

This Bill:

All Bills:



BISHOP & BEAUCHAMP



N 15TH ST NW  
SPRUE BARS 320

2