

RECEIVED  
JUL 01 2021

SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA

BY: DWB

Filing Date 7/1/21  
Fee: 1600 (see fee schedule)

Petition No. SE 21-02  
Validation No. \_\_\_\_\_

TO THE LEVY COUNTY PLANNING COMMISSION:

Special exceptions are intended to provide for land uses and activities not permitted by right in the applicable zoning district where they are located. Because a special exception use is not normally a permitted use in a particular district, the burden is placed upon the applicant to document that the granting of a special exception is suitable in the area and will not create a hardship upon adjoining properties as they are currently being used or as they may be used in the future.

This application is hereby made to the Board of County Commissioners (BOCC) of Levy County, Florida, pursuant to the provisions of Chapter 163, Florida Statutes, the adopted Levy County Comprehensive Plan and Chapter 50 of the Levy County Code (Land Development Code), petitioning for a Special Exception on the following described property:

**Section I. APPLICANT INFORMATION:**  
Please print unless otherwise specified.

Applicant's Name <u>Chelsea McCormick</u>	Owner's Name <u>George and Chelsea McCormick</u>
Address <u>6951 SE 200th Ave</u>	Address <u>6951 SE 200th Ave</u>
Morrison, FL      Zip Code <u>32668</u>	Morrison, FL      Zip Code <u>32668</u>
Phone No. ( <u>352</u> ) <u>362-2988</u>	Phone No. ( <u>352</u> ) <u>362-2988</u>

*Cowgirl up 352@gmail.com*

**Section II. PARCEL INFORMATION:**

Parcel Number (s)	Section/Township/Range	Acreage
1. <u>0541300500</u>	<u>29-14-19</u>	<u>110</u>
2. _____	_____	_____
3. _____	_____	_____
Total Acreage:		_____

Subdivision Name (if applicable): NA      Lot NA      Block NA

Current Land Use: Ag ARR      Current Zoning: ARR

Current Use (Actual) and Improvements on the Property: (i.e. Single-family, well & septic, pole barn, ect.  
Single family home, Horse barns, storage for farm equipment, pasture, hay,

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Proposed Use:  
Continue above uses with the addition of an arena to be used for equine related activities.

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Directions to the Property: (Please start directions from a State or County Road):

US 41 headed south from Williston, FL turn left onto SE 62nd PL, turn right onto SE 200th Ave, farm will be located on the left beginning at SE 67th Pl  
Google maps printout provided as part of application.

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**Section III. TO BE SUPPLIED AT THE TIME OF SUBMISSION;** Attach the items in the order listed below. The application will not be processed without these items. Any information changes must be submitted, in writing, to the Development Department and received within 10 working days prior to the Planning Commission Public Hearing.

\*\*\* Upon completion of the above application, **please submit the original and four (4) copies** to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for staff review and comment. After the application has been found complete, an additional twenty (20) copies will need to be submitted for distribution to the Planning Commission and BOCC.

**Surrounding Land Owners & Mapping**

\_\_\_ A list of names and addresses of property owners within 300 feet of the subject property (excluding rights-of-way) with corresponding address labels. This information shall be based on the latest available property records of the Levy County Property Appraiser. The applicant shall also provide a map clearly showing the subject property and all of the other properties within 300 feet.

**Property Description**

\_\_\_ **Property Deed.** The most recent deed pertaining to the proposed special exception property. This may be obtained from the Clerk of the Circuit Court's Office.

\_\_\_ **Certified property boundary survey.** Provide a certified legal boundary survey of the proposed special exception site. If the proposed special exception is to be on only part of the parcel, indicate that area. The legal description of the parcel or portion of the parcel must be described and signed and stamped by a certified Registered Land Surveyor (RLS), Professional Land Surveyor (PLS), Professional Mapper and Surveyor ( PMS), or a professional engineer (PE).

\_\_\_ **Detailed Site Plan.** See Section IV of this application for required information to be shown on the site plan.

\_\_\_ **Photographs.** Provide at least four (4) photographs showing site views from the site looking north, south, east and west. Identify the photo viewpoint and provide a brief description beneath each view (North, South, East, West). Additional photos showing relevant information may also be included.

**Maps** All required maps and information can be obtained from the Levy County Property Appraiser.

\_\_\_ **Property Appraiser's Parcel Map.**

1. Identify the proposed site clearly using a color or pattern.
2. Identify on the map the existing uses within 300 (three hundred) feet of the subject property's boundary using the following descriptive types: Residential, Commercial, Industrial, Recreation, Crops/Farming, Silviculture and Undeveloped. Please indicate all uses on the adjacent property. For example, residence and crops/farm, or Commercial/restaurant and recreational/golf course.
3. Identify the FLUM designation and zoning classifications for those properties identified by question #2.

\_\_\_ **Property Appraiser's Aerial Photograph with Parcel Overlay.** Identify the proposed site clearly using a bright color or pattern taking care to obscure as little information as possible.

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**Documentation**

**Existing Conditions and Compatibility on Property adjacent to the proposed special exception site.**  
Provide a cover letter for this application which documents in writing how you believe the proposed special exception will be compatible with the adjoining development and the proposed zoning district where it is to be located.

A narrative description of the total project in sufficient detail to provide an understanding of the nature of the development proposal and a statement describing how the special exception meets all requirements, criteria, and standards for approval set forth in Chapter 50, Article XIII, Division 5, and Subdivision I and Subdivision II, Levy County Code.

**Note:** The Development Department Director (Zoning Official), Planning Commission, the BOCC, or other provisions of the Levy County Code, may require additional information to be included in any site plan submitted with this application.

**Section IV. Detailed Site Plan:** The applicant shall submit a site plan of his proposed special exception to be reviewed by the Planning Commission and the Board of County Commissioners. The site plan should be detailed at a scale of 1" = 20' or larger (subject to the Zoning Official's approval), showing the relationship of existing and proposed structures and uses on the parcel. Where site plan approval is required, and the development is not being submitted as a PUD as provided in Section 50-901 ff., Levy County Code, the following shall be required:

- 1) **Project identification.**
  - a. Title of project or development.
  - b. Name of engineer, architect and developer (if different than applicant).
  - c. North point, scale, date and legal description of the entire property encompassing the special exception.
  
- 2) **Existing conditions.**
  - a. Boundaries of the property involved, all existing easements, existing buildings, section lines, property lines, existing street paving and rights-of-way, topography, existing surface water areas, existing water mains, sanitary and storm sewers, culverts and other underground structures in and adjacent to the property.
  - b. A one inch equals 200 feet (1" = 200') aerial photograph of sufficient quality to delineate existing vegetation, or a tree survey prepared by a licensed surveyor or engineer.
  
- 3) **Proposed development plans.**
  - a. Proposed placement of structures on the property, provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas and required yards and other spaces.
  - b. Plan showing proposed locations for utility hookups.
  - c. Plan for screening and buffers, with reference to type, dimensions and character.
  - d. Proposed landscaping.
  - e. Proposed signs and lighting, including type, dimensions and character.
  - f. Size of proposed lot (s) or parcel (s).

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- 4) **Tabulation of proposed development plans.**
- a. Tabulations of total number of gross acres in the site and the acreages and percentages thereof proposed to be devoted to the uses including: uses (residential, commercial, industrial or other nonresidential), streets, parking and open and enclosed storage areas.
  - b. Tabulations of total number of dwelling units by dwelling type within the project.
  - c. Proposed development schedule and phasing.
  - d. Square footage of floor area by type of structure.

**Section V.** Additional written and mapping documentation required for the specific proposed special exceptions listed in Schedule I of Section 50-676, Levy County Code, in applicable zoning districts. These uses include, but are not limited to, mining, excavation and quarries, development in the Airport Overlay Zone, and concentrated commercial farming operations. Confirm with the Development Department whether the proposed use requested has additional requirements.

**Section VI.** In order for a special exception to be approved, the applicant must show that it meets the following criteria, at a minimum, and any other applicable requirements, criteria or standards as set forth in the Land Development Code. *\*Please make all narrative responses to numbers 1 – 8 on the following provided page. While all documents, maps, etc., that support a response should be included in the application, narrative responses cannot be simply referred to another document, map, etc. in your application; doing so will result in an incomplete application.*

- 1) That the use is a special exception use as set forth in Schedule I. Use Regulations, of section 50-676, Levy County Code, or as set forth in the Levy County Comprehensive Plan.
- 2) That the use is so designated, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.
- 3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
- 4) That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.
- 5) That adequate buffering, landscaping and screening are provided as required in this article, or as necessary to provide a visual and sound barrier between adjacent property and the property that is the subject of the special exception.
- 6) That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.
- 7) That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.
- 8) That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with the applicable provisions of Chapter 50, Article XIII, Division 5, Subdivision II, Levy County Code and with any specific requirements for the use contained in Chapter 50, Article XIII, Division 3, Subdivision II, Levy County Code.

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**COMPLETE RESPONSES MUST BE PROVIDED ON THIS PAGE. IF MORE SPACE IS NEEDED, PLEASE ATTACH AN ADDITIONAL PAGE. IF THERE IS ANY DOCUMENTATION TO SUPPORT THE RESPONSES BELOW, PLEASE ATTACH SUCH DOCUMENTATION.**

- 1) That the use is a special exception use as set forth in Schedule 1, Use Regulations, of section 50-676, Levy County Code, or as set forth in the Levy County Comprehensive Plan.  
Yes, Special exception under ARR.
- 2) That the use is so designated, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.  
Ingress and egress from the arena is provide by SE 200th Ave both north and south to highway 41 facilities provided via porta potties in the short term and fixed restrooms in the long term if required EMS support can be provided on sight during events
- 3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.  
The arena is located on a 110 acre farm close to the center of the farm with all parking allotted for. All activities will be contained on the property with traffic to and from using state and county roads
- 4) That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.  
The arena is located on a 110 acre farm. Arena will be used for equine events. Arena's surrounding area is grassy so runoff and erosion will not be an issue
- 5) That adequate buffering, landscaping and screening are provided as required in this article, or as necessary to provide a visual and sound barrier between adjacent property and the property that is the subject of the special exception.  
Arena is located approximately 450 feet from the north property line approximately 800 feet from SE 200th Ave, approximately 700 feet from the south and approximately 630 ft from the closed home not on the property
- 6) That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.  
The farm is 110 acres with up 40 acres allowed for parking, entrance is 32 feet wide at it's narrowest point and ample space is provided to enter and leave the facility SE 200th Ave can be traveled north or south to State Highway 40 for entrance and exit
- 7) That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.  
Arena will be used for equine events with the property being zoned ARR
- 8) That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with the applicable provisions of Chapter 50, Article XIII, Division 5, Subdivision II, Levy County Code, and with any specific requirements for the use contained in Chapter 50, Article XIII, Division 3, Subdivision II, Levy County Code.  
The arena and facilities will not alter the surrounding areas. Pastures, trees, fencing, and existing buildings will not be altered. County and state roads provide access to the farm with no changes needed

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**STANDARD CONDITIONS OF APPROVAL – THESE CONDITIONS, IN SUBSTANTIALLY THE FORM CONTAINED HEREIN, WILL BE CONTAINED IN EACH ORDER OF APPROVAL FOR SPECIAL EXCEPTIONS. THERE MAY BE ADDITIONAL CONDITIONS THAT WILL APPLY.**

1. The following words, terms, or phrases, when used in this Order or Conditions of Approval, shall have the meanings ascribed to them in this Condition 1, except where the context clearly indicates a different meaning:

*Applicant* shall mean Chebea & George McLoonick, jointly or severally (use this phrase if more than one applicant) or any of his/her, its or their successors or assigns.

*Application SE* \_\_\_\_\_ shall mean the request filed by Applicant with the County for a special exception for arena including the completed application form and all additional documents submitted by the Applicant (include all supplementary documents if unusual supplementary documents are part of the application so that maps/other documents that were part of the Application are identifiable).

*County* shall mean Levy County, Florida.

*Department* shall mean the Levy County Development Department, or any successor County Department with the duties of administering and enforcing the zoning regulations of the County.

*Subject Property* shall mean the property described on Exhibit "A" attached hereto. (Or described as (and insert legal): Parcel ID 0541300500 ).

2. The Conditions of Approval contained in this Order shall be enforceable against the Applicant, any of the Applicant's parent entities, any of the Applicant's subsidiary entities that are involved in any way in the activities, uses, or operations approved by this Order, the owner of the Subject Property, any operator of the activities or operations approved by this Order, the holder of the special exception approval granted by this Order, or any of their successors or assigns, jointly and severally. In addition, any decision, approval, or determination made or required to be made by the County or the Department pursuant to any Condition of Approval contained in this Order shall be final.

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STANDARD CONDITIONS OF APPROVAL

3. The approval granted by this Order is for arena (insert the use from the Application). The approval granted by this Order is also subject to any and all conditions or requirements contained in Section \_\_\_\_\_ (insert the specific section number that governs the use, if any), Levy County Code, for \_\_\_\_\_ (insert the term from the Code for the proposed use), and all other applicable provisions of the Levy County Code, regardless of whether such condition or requirement is expressly set forth in these Conditions of Approval.

4. Issuance of this Order does not in any way create any rights on the part of the Applicant to obtain a permit from any state or federal agency and does not create liability on the part of the County for issuance of this Order if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by such state or federal agency or undertakes actions that result in violation of state or federal law.

5. All other state or federal permits applicable to the approvals granted by this Order shall be obtained prior to commencement of the use of the Subject Property for arena (insert proposed use from Application).

I have read and understand the foregoing Standard Conditions of Approval and that these Standard Conditions of Approval will be contained in any Order granting approval of this application, if this application is approved, in substantially the same form as shown.

Applicant's Signature Chelsea Mallet Date 7/9/2021  
George McComb 7-9-21

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**Section VII. COMPREHENSIVE PLAN.** The proposed use must be compatible with the Comprehensive Plan and Future Land Use Map. Refer to the adopted Levy County Comprehensive Plan for applicable goals, objectives and policies. For assistance, call the Levy County Planning Department at 352/486-5405.

**Section VIII.** The applicant states that he/she has read and understands the instructions and submission requirements stated in this application. Approval granted by the BOCC in no way constitutes a waiver from any applicable local, state, or federal laws, statutes, ordinances, rules or regulations.

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner, or authorized agent of the above described property.

Applicant's Signature Chelsea McCall Date 7/1/2021  
Sevyn Johnson 7-9-21

**Section IX. APPLICATION INSTRUCTIONS:**

- (a) An application for a special exception must be accompanied with a fee as contained in the most recent fee schedule adopted by the BOCC. Please note, the application fee may be subject to change. Confirm fee at the time of application.
- (b) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. **Owner's authorization is required at the time this application is submitted.**
- (c) **All required documentation and submission material is required to accompany the application at the time the application is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the review of the application until such time as all materials are received.**
- (d) The minimum criteria for the applicable zoning district must be met uniformly for every special exception. These standards are not exclusive of any other standards which may be established by the Planning Commission or the BOCC due to particular circumstances which are unique to the property for which the special exception is being requested.
- (e) **Special exception applications are processed once a month. Applications received and found complete by the first day of a month will tentatively be scheduled, advertised and presented at the Planning Commission public hearing the following month, and for the BOCC public hearing the next following month. Applications received after the first day of a month will not be scheduled for the following month.**
- (f) Any information changes must be submitted in writing to the Development Department and received within 10 working days prior to the Planning Commission public hearing.



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( g ) Applications may be submitted as follows:

In Person: Levy County Development Department, located on Alternate US Highway 27 (622 East Hathaway Avenue, Bronson, Florida.

By Mail: Levy County Department, Post Office Box 672, Bronson, Florida, 32621.

( h ) This office will prepare the poster and place it on the property involved in this request.

( i ) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300 (three hundred) feet of the subject property lines including, immediately across any road or public right-of-way for said property.

( j ) **The parties in interest (including the applicant) shall appear at the hearings in person, by agent, or by attorney. (Section 50-798, Application Procedures, Levy County Code)**

The Planning Commission or the BOCC, at their respective discretion, may defer action, or take decisive action on any application.

**Additional Assistance:** If you require further information, please contact the Levy County Development Department at (352) 486-5203, email to: [romero-grace@levycounty.org](mailto:romero-grace@levycounty.org) or visit the above address in person.

<b>OFFICE USE ONLY:</b>	
Planning Commission Public Hearing Date:	_____
Planning Commission Recommendation:	Approval _____ Denial _____
BOCC Public Hearing Date:	_____
BOCC Action:	Approval _____ Denial _____
Order Number:	_____ Adoption Date: _____
Notes, Instructions and Comments:	

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**Section X. CERTIFICATION**

The undersigned has read and understands the application, and has received, read and understands the submittal requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number (s) and legal description (s) provided is/are the true and proper identification of the area of which the petition is being submitted. Signatures of all owners or their agents are required on this form. Signatures by other than the owner (s) will be accepted only with notarized proof of authorization by the owner (s).

**Owner of Record**

Name: Chelsea McCormick  
Address: 6951 SE 200th Ave, Woodstock, GA 32610  
Phone: 352-367-2988

**Owner of Record**

Name: George McCormick  
Address: 6951 SE 200th Ave, Woodstock, GA 32610  
Phone: 941-705-9927

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at any pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. To meet with staff to discuss the proposal, please call (352) 486- 5203 for an appointment.

**OWNER VERIFICATION**

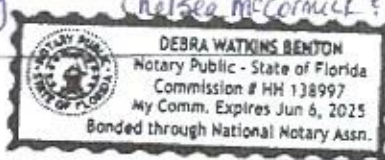
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

Date: 7/9/21 Owner Signature: Chelsea McCormick  
George McCormick

STATE OF FLORIDA  
COUNTY OF Levy

Sworn to and scribed before me this 9 Day of July, 2021, by (name) Chelsea McCormick & George McCormick

Personally known X Identification Expiration Date: \_\_\_\_\_  
DW Benton  
Notary Public Signature



**AGENT VERIFICATION**

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the authorized agent of the above described property.

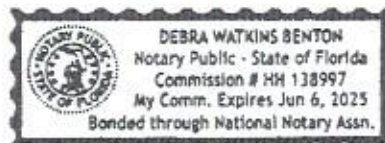
Date: 7/9/21 Authorized Agent Signature: Chelsea McCormick

STATE OF FLORIDA  
COUNTY OF Levy

Sworn to and scribed before me this 9th Day of July, 2021, by Chelsea McCormick & George McCormick

Signature - Notary Public DW Benton

Personally known X Identification Expiration Date \_\_\_\_\_



**R**  
Prepared by and return to:  
David S. Rojas  
Closing Agent  
Clear Choice Title, Inc.  
20668 W Pennsylvania Ave  
Dunnellon FL 34431  
352-489-3700  
File Number: 19-265DR

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 21 day of November, 2019 between Manuel J. Reyno and Regina Reyno, husband and wife whose post office address is 5090 Southwest 140th Avenue, Ocala, FL 34481, grantor, and George McCormick, an unmarried man, and Chelsea McCormick, an unmarried woman, as joint tenants with full rights of survivorship, whose post office address is 16932 Southeast 60th Street, Morriston, FL 32668, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida to-wit:

**The S/W 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW1/4 AND THE SOUTH 3/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 19 EAST, LEVY COUNTY, FLORIDA**

**Parcel ID: 0541300500**

**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, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tina Kudlack  
Witness #1 Name: Tina Kudlack

DAVID ROJAS  
Witness #2 Name: DAVID ROJAS

Manuel J. Reyno

Manuel J. Reyno

Regina Reyno  
Regina Reyno

Unofficial Copy

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 22 day of November, 2019, by Manuel J. Reyno and Regina Reyno.

[Signature]

Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known:  OR Produced Identification: \_\_\_\_\_  
Type of Identification \_\_\_\_\_  
Produced: \_\_\_\_\_

David Rojas  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG311494  
Expires 3/26/2023



# BOUNDARY SURVEY CERTIFIED TO MEET FLORIDA STANDARDS OF PRACTICE TO:

CONCRETE MEASUREMENT  
PARK CREDIT OF FLORIDA, AIA IS THE SOLE CAPACITY AND AS  
ASSOCIATION, AIA  
FEDERAL NATIONAL TITLE INSURANCE COMPANY



### LEGAL DESCRIPTION:

THE 800 THIRDS 1/4 AND THE SOUTHWEST 1/4 OF  
THE 800 THIRDS 1/4 AND THE SOUTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 19 WEST,  
COUNTY, FLORIDA.

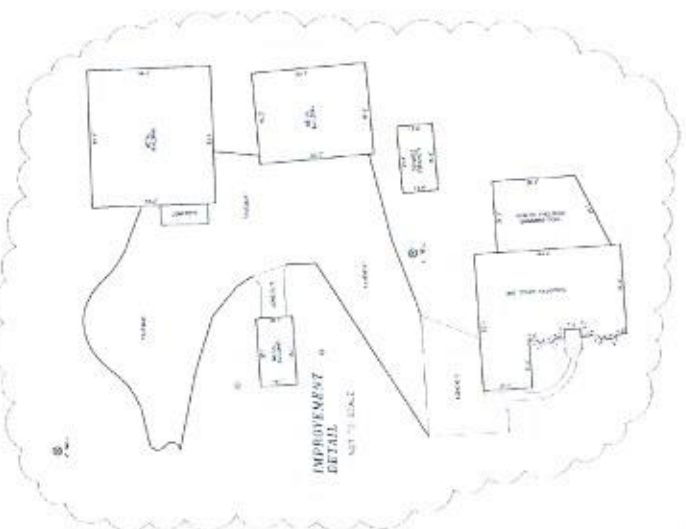
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA AND HAS FOUND NO RECORDS WHICH WOULD AFFECT THE RESULTS OF THIS SURVEY.

DATE OF SURVEY: 10/15/2020  
BY: [Signature]  
TITLE: SURVEYOR

THE UNQUANTIFIED ERRORS OF CLOSURE FOR THIS SURVEY IS 0.77MM.

DATE: 10/15/2020  
BY: [Signature]  
TITLE: SURVEYOR

**WILLIAMS SURVEYING, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
10000 14th Boulevard, Florida 32445  
Phone: (904) 445-0507  
Fax: (904) 445-0508  
14th Boulevard, Florida 32445



- THE UNQUANTIFIED ERRORS OF CLOSURE FOR THIS SURVEY IS 0.77MM.**
- 1. ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
  - 2. ALL BEARINGS MEASURED IN DEGREES, MINUTES AND SECONDS.
  - 3. ALL CORNERS MARKED WITH IRON PIPES OR IRON NAILS.
  - 4. ALL CORNERS MARKED WITH IRON PIPES OR IRON NAILS.
  - 5. ALL CORNERS MARKED WITH IRON PIPES OR IRON NAILS.
  - 6. ALL CORNERS MARKED WITH IRON PIPES OR IRON NAILS.
  - 7. ALL CORNERS MARKED WITH IRON PIPES OR IRON NAILS.
  - 8. ALL CORNERS MARKED WITH IRON PIPES OR IRON NAILS.
  - 9. ALL CORNERS MARKED WITH IRON PIPES OR IRON NAILS.
  - 10. ALL CORNERS MARKED WITH IRON PIPES OR IRON NAILS.



Counting on Merci Ranch  
New York



- Legend
- ▲ Aerial View
  - Area
  - Area Drive
  - Area Parking
  - Area Road
  - Area Sidewalk
  - Area Utility
  - Area Utility
  - Area Utility
  - Area Utility
  - Area Utility
  - Area Utility

Counting on Merri Ranch  
Aerial View

- Legend
- Color Wash
- ARIS
- ARIS Drive
- Area Parking
- Asphalt
- Asphalt Parking
- Light Pole
- Quarter Pole
- Single Pole
- Substation



Google Earth



Counting on Merck Ranch  
© 2014 Google

- Legend
- Area of Study
  - Area of Interest
  - Area of Concern
  - Area of Impact
  - Area of Influence
  - Area of Control
  - Area of Responsibility
  - Area of Authority
  - Area of Jurisdiction
  - Area of Power
  - Area of Wealth
  - Area of Status
  - Area of Honor
  - Area of Respect
  - Area of Dignity
  - Area of Grace
  - Area of Mercy
  - Area of Love
  - Area of Peace
  - Area of Joy
  - Area of Hope
  - Area of Faith
  - Area of Charity
  - Area of Kindness
  - Area of Gentleness
  - Area of Patience
  - Area of Self-control
  - Area of Modesty
  - Area of Temperance
  - Area of Sobriety
  - Area of Cleanliness
  - Area of Order
  - Area of Discipline
  - Area of Diligence
  - Area of Industry
  - Area of Perseverance
  - Area of Endurance
  - Area of Courage
  - Area of Bravery
  - Area of Strength
  - Area of Power
  - Area of Authority
  - Area of Jurisdiction
  - Area of Power
  - Area of Wealth
  - Area of Status
  - Area of Honor
  - Area of Respect
  - Area of Dignity
  - Area of Grace
  - Area of Mercy
  - Area of Love
  - Area of Peace
  - Area of Joy
  - Area of Hope
  - Area of Faith
  - Area of Charity
  - Area of Kindness
  - Area of Gentleness
  - Area of Patience
  - Area of Self-control
  - Area of Modesty
  - Area of Temperance
  - Area of Sobriety
  - Area of Cleanliness
  - Area of Order
  - Area of Discipline
  - Area of Diligence
  - Area of Industry
  - Area of Perseverance
  - Area of Endurance
  - Area of Courage
  - Area of Bravery
  - Area of Strength







## Narrative Description

Countin 'On Merci Ranch is a horse and cattle farm in Morriston that I started back in 2017. I created the name after one of the horses I raised from a baby that is now 6 years old and the name can be alternatively used that we're counting on God's mercy. We moved the ranch to this property, 6951 SE 200<sup>th</sup> Ave, Morriston, Florida 32668 in November of 2019 to expand. We had more cows and horses that our other property could graze efficiently. We breed, raise, train and compete on quality Quarter horses.

I have always loved barrel racing, speed shows, jackpots, etc. where kids and adults could convene to have a good, fun, safe time and enjoy other equine enthusiasts. We all make lifelong friends at these shows. I decided that since we had a beautiful place and enough room to make our own arena, we would be able to provide a safe place for the equestrian community.

Countin 'On Merci Ranch has a couple practices a month on Thursdays, where anywhere from 3-20 riders come with their horses to use the arena at their leisure from 5pm to 8pm. There are no sound systems on and unless it's in the winter, the lights aren't used. This is just a time for people to come that don't themselves have an arena or a place to tune on their horses at their home.

We also have a jackpot or two every month where anywhere from 20-150 riders will come and run for money. The majority of their entry fee is placed into the "pot" and it is divided out to the winners. The percentage that we get, goes back to added money for the show to get the interest of people. These shows are held on Fridays, Saturdays or Sundays. We try to get done by 10pm if it's a night show. We only have one show a weekend typically.

The best shows I believe we have are the speed shows. These are mostly about the kids. The kids are our future and we cater to them. We want them to have a safe, clean fun environment where we don't have to worry about them being in danger. These are the most fun to watch and the most work, as we have to change the events in the arena throughout the shows. All participants that place win ribbons and they can accumulate points towards the series end awards.

I try to give back to the community by donating the arena out for anyone that wants to have a show for someone that needs monetary donations for medical bills, etc. One of my friends that is a horse farrier lost half of his thumb while he was team roping in the panhandle a few months ago and I donated the arena for a speed show. All the proceeds went to him to help with medical and other bills since he was out of work. Another friend of mine had a horse that needed her eye removed and had some outrageous medical bills, so we had a show for her and

a little horse yard sale that all the proceeds went to her. I want to help anyone that needs it anytime I can.

As of now, I have food trucks come to our events instead of having a concession stand. It will probably always be that way as I have made great friends with my food truck friends and I love supporting small businesses.

Right now we have a porta potty for a restroom. We will be putting a septic tank in as soon as we can, I have already been in contact with the Levy County Health Department. When we get a septic tank, we will build bathrooms for easier accessibility for spectators and competitors.

I have liability insurance for my events that I've had since I started having shows. We try to keep safety as our top priority. We will be in contact with the local fire station to schedule having a first responder at our larger shows. Everyone that rides, or their parent if under 18, signs a release when they compete in our shows. We do not serve or allow alcohol on the premises. These are family events and we want everyone to stay safe.

We want to put a 6 foot high privacy fence and some trees along the side of the ranch that the arena is on to help minimize noise and light annoyances to the neighboring families.

We love living in rural Levy County and appreciate the support of the community so we can continue to have these events. We love watching the kids grow and make lifelong friendships with people they might not normally meet otherwise.



- Legend**
-  Parcels
  -  Roads
  -  City Labels

<b>Parcel ID</b>	0541300500	<b>Physical Address</b>	6951 SE 200 AVE	<b>Building Value</b>	\$198,197	<b>Last 2 Sales</b>			
<b>Property Use</b>	6000 - PASTURE	<b>Address</b>	MORRISTON	<b>Extra Feature Value</b>	\$69,972	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	SW FLORIDA WT	<b>Mailing Address</b>	MCCORMICK	<b>Market Land Value</b>	\$703,900	11/22/2019	\$800000	01	Q
<b>Acres</b>	110	<b>Address</b>	GEORGE	<b>Ag Land Value</b>	\$33,768	6/1/1980	\$121000	01	U
			6951 SE 200TH AVE	<b>Just Value</b>	\$972,069				
			MORRISTON FL	<b>Assessed Value</b>	\$236,102				
			32668	<b>Taxable Value</b>	\$185,602				

Date created: 7/12/2021  
 Last Data Uploaded: 7/12/2021 5:10:39 PM

HANCOCK EMILY BAXTER  
6691 SE 200TH AVE  
MORRISTON FL 32668

HANCOCK WILLIAM HENRY JR  
6691 SE 200TH AVE  
MORRISTON FL 32668

HANSEN GEORGIA HARTLEY  
215 SW 1ST AVE  
WILLISTON FL 32696

HANSEN THOMAS ROBERT JR  
215 SW 1ST AVE  
WILLISTON FL 32696

K5G LLC  
18485 W COUNTY RD 328  
DUNNELLON FL 34432

K5G LLC  
18485 W HWY 328  
DUNNELLON FL 34432

MCCORMICK CHELSEA  
6951 SE 200TH AVE  
MORRISTON FL 32668

MCCORMICK GEORGE  
6951 SE 200TH AVE  
MORRISTON FL 32668

SMITH DONALD L TR  
18485 W COUNTY RD 328  
DUNNELLON FL 34432

YOUNG PATRICIA ANN  
6650 SE 203RD TER  
MORRISTON FL 32668

## Summary

**Parcel ID** 0541800000  
**Location Address**  
**Neighborhood** LAND NEAR MARION COUNTY (5.1)  
**Legal Description\*** 29-14-19 0040.00 ACRES SE1/4 OF SE1/4 OR BOOK 103 PAGE 699 & OR BOOK 263 PAGE 502 & OR BOOK 480 PAGE 373  
*\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.*  
**Property Use Code** CROPSOIL CLASS1 (5100)  
**Subdivision** N/A  
**Sec/Twp/Rng** 29-14-19  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 15.7218  
**Acreage** 40.000  
**Homestead** N  
**Ag Classification** Yes

[View Map](#)

## Owner

**Owner Name** Smith Donald L Tr 100%  
**Mailing Address** 18485 W COUNTY RD 328  
DUNNELLON, FL 34432



## Summary

**Parcel ID** 0544100000  
**Location** 7211 SE 200 AVE  
**Address** MORRISTON  
**Neighborhood** LAND NEAR MARION COUNTY (5.1)  
**Legal Description\*** 32-14-19 0200.00 ACRES N1/2 OF N3/4 -LESS RD R/W -SHORT SECTION BY SURVEY- OR BOOK 236 PAGE 428 & OR BOOK 263 PAGE 502 & OR BOOK 480 PAGE 373 OR BOOK 1580 PAGE 572  
*\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.*  
**Property Use Code** CROPSOIL CLASS1 (5100)  
**Subdivision** N/A  
**Sec/Twp/Rng** 32-14-19  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 15.7218  
**Acreage** 200.000  
**Homestead** N  
**Ag Classification** Yes

[View Map](#)

## Owner

**Owner Name** [K5g LLC](#) 100%  
**Mailing Address** 18485 W COUNTY RD 328  
DUNNELLON, FL 34432

## Summary

**Parcel ID** 0542000000  
**Location** 6850 SE 200 AVE  
**Address** MORRISTON  
**Neighborhood** 05.00 (5)  
**Legal Description\*** 30-14-19 0056.36 ACRES SE1/4 OF SE1/4 & THAT PART OF S1/2 OF NE1/4 OF SE1/4 LYING EAST OF HWY OR BOOK 682 PAGES 683,685 & 674 & OR BOOK 683 PAGES 143 & 145 OR BOOK 1478 PAGE 48 -LESS FOR BOOK 876 PAGE 759 & LESS RR R/W-  
*\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.*  
**Property Use Code** PASTURE LAND 1 (6000)  
**Subdivision** N/A  
**Sec/Twp/Rng** 30-14-19  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 15.7218  
**Acreage** 56.360  
**Homestead** N  
**Ag Classification** Yes

[View Map](#)

## Owner

**Owner Name** [K5g LLC](#) 100%  
**Mailing Address** 18485 W HWY 328  
DUNNELLON, FL 34432

## Summary

**Parcel ID** 1997000000  
**Location** 6691 SE 200 AVE  
**Address** MORRISTON 32668-  
**Neighborhood** 05.00 (5)  
**Legal** 29-14-19 0009.59 MOTHER EARTH FARMS LOT 4 OR BOOK 1333  
**Description\*** PAGE 482  
*\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.*

**Property Use** PASTURE LAND 1 (6000)  
**Code**  
**Subdivision** MOTHER EARTH FARMS  
**Sec/Twp/Rng** 29-14-19  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 15.7218  
**Acreage** 9.590  
**Homestead** Y  
**Ag** Yes  
**Classification**

[View Map](#)

-

## Owner

**Owner Name** [Hancock Emily Baxter](#) 100%  
[Hancock William Henry Jr](#) 100%  
**Mailing Address** 6691 SE 200TH AVE  
MORRISTON, FL 32668

## Summary

<b>Parcel ID</b>	0541300200
<b>Location</b>	6650 SE 203 TER
<b>Address</b>	MORRISTON
<b>Neighborhood</b>	LAND NEAR MARION COUNTY (5.1)
<b>Legal Description*</b>	29-14-19 0014.00 ACRES S3/4 OF W1/2 OF NE1/4 OF SW1/4 OR BOOK 158 PAGE 221 -LESS OR BOOK 194 PAGE 657- <i>*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.</i>
<b>Property Use Code</b>	PASTURE LAND 1 (6000)
<b>Subdivision</b>	N/A
<b>Sec/Twp/Rng</b>	29-14-19
<b>Tax District</b>	SW FLORIDA WT MG (District SW)
<b>Millage Rate</b>	15.7218
<b>Acreage</b>	14.000
<b>Homestead</b>	Y
<b>Ag Classification</b>	Yes

[View Map](#)

## Owner

<b>Owner Name</b>	Young Patricia Ann 100%
<b>Mailing Address</b>	6650 SE 203RD TER MORRISTON, FL 32668

## Summary

**Parcel ID** 0541700000  
**Location**  
**Address**  
**Neighborhood** LAND NEAR MARION COUNTY (5.1)  
**Legal** 29-14-19 0035.96 ACRES TRACT IN N1/2 OF SE1/4 & SW1/4 OF SE1/4  
**Description\*** OR BOOK 1375 PAGE 510  
*\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.*  
**Property Use** TMBR 4 (5700)  
**Code**  
**Subdivision** N/A  
**Sec/Twp/Rng** 29-14-19  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 15.7218  
**Acreage** 35.960  
**Homestead** N  
**Ag** Yes  
**Classification**

[View Map](#)

## Owner

**Owner Name** [Hanssen Georgia Hartley 100%](#)  
[Hanssen Thomas Robert Jr 100%](#)  
**Mailing Address** 215 SW 1ST AVE  
WILLISTON, FL 32696



**Summary**

Parcel ID 0541300200  
 Location Address 6650 SE 203 TER  
 MORRISTON  
 Neighborhood LAND NEAR MARION COUNTY (5.1)  
 Legal Description\* 29-14-19 0014.00 ACRES S3/4 OF W1/2 OF NE1/4 OF SW1/4 OR BOOK 158 PAGE 221 -LESS OR BOOK 194 PAGE 657-  
 \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
 Property Use Code PASTURE LAND 1 (6000)  
 Subdivision N/A  
 Sec/Twp/Rng 29-14-19  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 14.000  
 Homestead Y  
 Ag Classification Yes

[View Map](#)

**Owner**

Owner Name Young Patricia Ann 100%  
 Mailing Address 6650 SE 203RD TER  
 MORRISTON, FL 32668

**Valuation**

	2021 Preliminary Value
	Summary
Building Value	\$118,666
Extra Features Value	\$8,694
Market Land Value	\$89,400
Ag Land Value	\$15,624
Just (Market) Value	\$216,760
Assessed Value	\$142,172
Exempt Value	\$75,000
Taxable Value	\$67,172
Cap Differential	\$812
Previous Year Value	\$193,331

**Exemptions**

Homestead <input type="checkbox"/>	2nd Homestead <input type="checkbox"/>	Widow/er <input type="checkbox"/>	Disability <input type="checkbox"/>	Seniors <input type="checkbox"/>	Veterans <input type="checkbox"/>	Other <input type="checkbox"/>
25000	25000			25000		

**Building Information**

Building	1	Roof Cover	ASPHALT/COMP SHG
Actual Area	2720	Interior Flooring	VINYL / PLANK, CARPET
Conditioned Area	1976	Interior Wall	DRYWALL
Actual Year Built	1987	Heating Type	FORCED AIR DUCTED
Use	SINGLE FAMILY	Air Conditioning	CENTRAL
Exterior Wall	CB STUCCO	Baths	3
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
BASE	1976	1976
FINISHED GARAGE	0	462
FINISHED OPEN PORCH	0	90
PATIO	0	192
Total SqFt	1976	2720

Building	2	Roof Cover	GALV METAL
Actual Area	1892	Interior Flooring	CARPET
Conditioned Area	1664	Interior Wall	PLYWOOD PANELING
Actual Year Built	1985	Heating Type	FORCED AIR DUCTED
Use	MOBILE FAMILY	Air Conditioning	WINDOW/WALL UNIT
Exterior Wall	ALUMINUM SIDING	Baths	2
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
-------------	------------------	-------------

MOBILE HOME BASE	1232	1232
UNFINISHED SCREEN PORCH	0	228
ADDITION BASE	432	432
Total SqFt	1664	1892

**Extra Features**

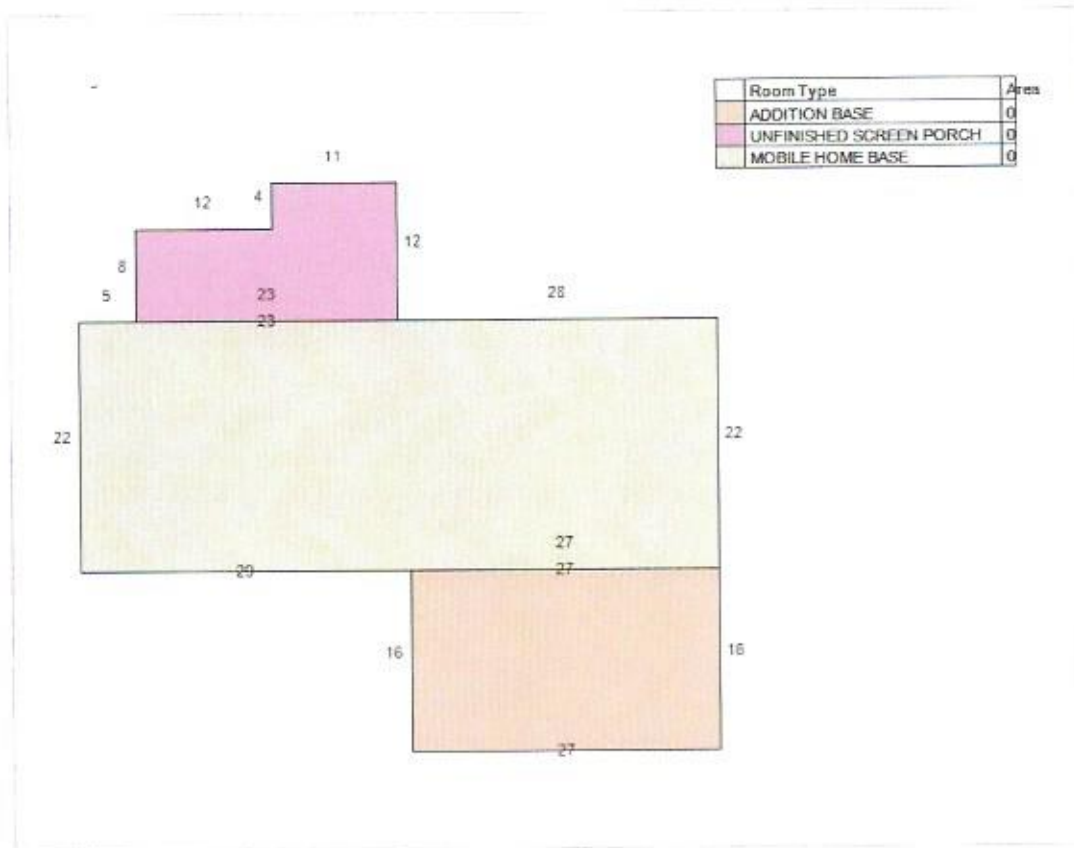
Code Description	BLD	Length	Width	Height	Units
RES POOL	1	35	16	0	560
CHAIN FENCE 4	1	0	0	0	650
PARKING PAD	1	24	22	0	528
DU-C STORAGE	1	10	6	0	60
DU-C STORAGE	1	24	12	0	288
DU-C STORAGE	2	16	10	0	160
DU-C STORAGE	2	10	8	0	80
DU-C STORAGE	2	30	12	0	360

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Home Site 5 Non Ag	0	0	2	AC	\$12,600
PASTURE	0	0	12	AC	\$3,024
HOUSE	0	0	12	AC	\$76,800

**Building Sketch**





Map



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Version: 3.1.10







**Summary**

**Parcel ID** 0541300500  
**Location Address** 6951 SE 200 AVE  
 MORRISTON  
**Neighborhood** LAND NEAR MARION COUNTY (5.1)  
**Legal Description\*** 29-14-19 0110.00 ACRES S1/2 OF SW1/4 & S3/4 OF SW1/4 OF SE1/4 OR BOOK 520 PAGE 635 OR BOOK 1515 PAGE 396  
\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
**Property Use Code** PASTURE LAND 1 (6000)  
**Subdivision** N/A  
**Sec/Twp/Rng** 29-14-19  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 15.7218  
**Acreage** 110.000  
**Homestead** Y  
**Ag Classification** Yes

[View Map](#)

**Owner**

**Owner Name** [McCormick George](#) 100%  
[McCormick Chelsea](#) 100%  
**Mailing Address** 6951 SE 200TH AVE  
 MORRISTON, FL 32668

**Valuation**

	2021 Preliminary Value
	Summary
Building Value	\$198,197
Extra Features Value	\$69,972
Market Land Value	\$703,900
Ag Land Value	\$33,768
Just (Market) Value	\$972,069
Assessed Value	\$236,102
Exempt Value	\$50,500
Taxable Value	\$185,602
Cap Differential	\$65,835
Previous Year Value	\$781,770

**Exemptions**

Homestead <input type="checkbox"/>	2nd Homestead <input type="checkbox"/>	Widow/er <input type="checkbox"/>	Disability <input type="checkbox"/>	Seniors <input type="checkbox"/>	Veterans <input type="checkbox"/>	Other <input type="checkbox"/>
25000	25000	500				

**Building Information**

<b>Building</b>	1	<b>Roof Cover</b>	ASPHALT/COMP SHG
<b>Actual Area</b>	2992	<b>Interior Flooring</b>	CERAMIC/CLAY TILE, CARPET
<b>Conditioned Area</b>	2157	<b>Interior Wall</b>	DRYWALL
<b>Actual Year Built</b>	1998	<b>Heating Type</b>	FORCED AIR DUCTED
<b>Use</b>	SINGLE FAMILY 1	<b>Air Conditioning</b>	CENTRAL
<b>Exterior Wall</b>	CB STUCCO	<b>Baths</b>	2
<b>Roof Structure</b>	GABLE OR HIP		

Description	Conditioned Area	Actual Area
BASE	2157	2157
FINISHED GARAGE	0	504
FINISHED OPEN PORCH	0	83
FINISHED OPEN PORCH	0	248
Total SqFt	2157	2992

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
DU-C STORAGE	1	30	16	0	480
DG-C GARAGE	1	60	54	0	3240
FIREPLACE-B	1	0	0	0	1
BOARD FENCE C	1	0	0	0	1180
RES POOL	1	22	12	0	264
POOL ENCL-A	1	36	30	0	1080
DG-C GARAGE	0	50	40	0	2000
DRIVEWAY PAVED	0	0	0	0	6100
SEE XF NOTES	0	29	16	0	464
SHED-C	0	9	8	0	72
SHED-C	0	17	12	0	204

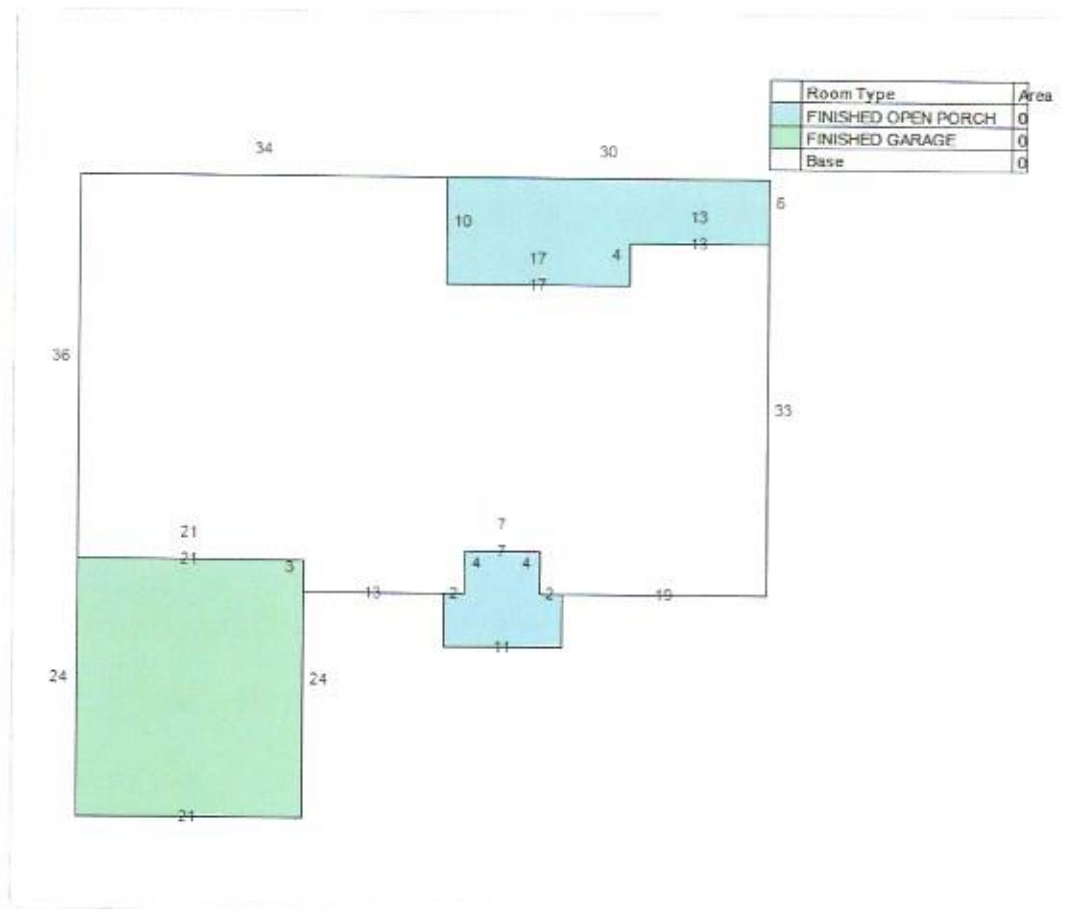
**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Home Site 5 Non Ag	0	0	1	AC	\$6,300
PASTURE	0	0	109	AC	\$27,468
HOUSE	0	0	109	AC	\$697,600

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
11/22/2019	\$800,000.00	WD	<u>1515</u> <u>396</u>	Q	I	REYNO MANUEL J -EH LIFE ESTATE-	MCCORMICK GEORGE
5/24/2017	\$100.00	WM	<u>1423</u> <u>572</u>	U	I	REYNO MANUEL J & REGINA	REYNO MANUEL J -EH LIFE ESTATE-
6/1/1980	\$121,000.00	WD	<u>159</u> <u>378</u>	U	V		

**Building Sketch**



Map



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**Summary**

Parcel ID 0541700000  
 Location Address  
 Neighborhood LAND NEAR MARION COUNTY (5.1)  
 Legal Description\* 29-14-19 0035.96 ACRES TRACT IN N1/2 OF SE1/4 & SW1/4 OF SE1/4 OR BOOK 1375 PAGE 510  
\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
 Property Use Code TMBR 4 (5700)  
 Subdivision N/A  
 Sec/Twp/Rng 29-14-19  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 35.960  
 Homestead N  
 Ag Classification Yes

[View Map](#)

**Owner**

Owner Name [Hanssen Georgia Hartley](#) 100%  
[Hanssen Thomas Robert Jr](#) 100%  
 Mailing Address 215 SW 1ST AVE  
 WILLISTON, FL 32696

**Valuation**

	2021 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$230,144
Ag Land Value	\$6,311
Just (Market) Value	\$230,144
Assessed Value	\$6,311
Exempt Value	\$0
Taxable Value	\$6,311
Cap Differential	\$0
Previous Year Value	\$181,238

**Exemptions**

Homestead  2nd Homestead  Widow/er  Disability  Seniors  Veterans  Other

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
TIMBER III	0	0	17.96	AC	\$3,323
TIMBER IV	0	0	18	AC	\$2,988
VAC LAND	0	0	35.96	AC	\$230,144

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
10/16/2015	\$100.00	DC	<a href="#">1375</a> <a href="#">510</a>	U	V	HANSSEN GEORGIA HARTLEY &	HANSSEN GEORGIA HARTLEY &
6/10/2015	\$100.00	WD	<a href="#">1363</a> <a href="#">250</a>	U	V	HARTLEY MORA M -EH LIFE EST	HANSSEN GEORGIA HARTLEY &
11/22/2010	\$100.00	TR	<a href="#">1217</a> <a href="#">490</a>	U	V	HARTLEY MORA M -TR-	HARTLEY MORA M -EH LIFE EST

Map



No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.

Levy County makes every effort to produce the most accurate information possible. However, some data may not be available for certain parcels. Users are encouraged to provide feedback on the data through the contact information below.

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0541700000





Summary

Parcel ID 0541800000  
 Location Address  
 Neighborhood LAND NEAR MARION COUNTY (5.1)  
 Legal Description\* 29-14-19 0040.00 ACRES SE1/4 OF SE1/4 OR BOOK 103 PAGE 699 & OR BOOK 263 PAGE 502 & OR BOOK 480 PAGE 373  
 \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
 Property Use Code CROPSOIL CLASS1 (5100)  
 Subdivision N/A  
 Sec/Twp/Rng 29-14-19  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 40.000  
 Homestead N  
 Ag Classification Yes

[View Map](#)

Owner

Owner Name Smith Donald L Tr 100%  
 Mailing Address 18485 W COUNTY RD 328  
 DUNNELLON, FL 34432

Valuation

	2021 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$256,000
Ag Land Value	\$12,800
Just (Market) Value	\$256,000
Assessed Value	\$12,800
Exempt Value	\$0
Taxable Value	\$12,800
Cap Differential	\$0
Previous Year Value	\$201,600

Exemptions

Homestead     2nd Homestead     Widow/er     Disability     Seniors     Veterans     Other

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND I	0	0	40	AC	\$12,800
VAC LAND	0	0	40	AC	\$256,000

Map



No data available for the following modules: Building Information, Extra Features, Sales, Building Sketch, Photos.

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**Summary**

**Parcel ID** 0542000000  
**Location** 6850 SE 200 AVE  
**Address** MORRISTON  
**Neighborhood** 05.00 (5)  
**Legal Description\*** 30-14-19 0056.36 ACRES SE1/4 OF SE1/4 & THAT PART OF S1/2 OF NE1/4 OF SE1/4 LYING EAST OF HWY OR BOOK 682 PAGES 683,685 & 674 & OR BOOK 683 PAGES 143 & 145 OR BOOK 1478 PAGE 48 -LESS FOR BOOK 876 PAGE 759 & LESS RR R/W-  
\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
**Property Use Code** PASTURE LAND 1 (6000)  
**Subdivision** N/A  
**Sec/Twp/Rng** 30-14-19  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 15.7218  
**Acreege** 56.360  
**Homestead** N  
**Ag** Yes  
**Classification**

[View Map](#)

**Owner**

**Owner Name** K5G LLC, 100%  
**Mailing Address** 18485 W HWY 328  
 DUNNELLON, FL 34432

**Valuation**

	2021 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$11,642
Market Land Value	\$297,581
Ag Land Value	\$14,203
Just (Market) Value	\$309,223
Assessed Value	\$24,875
Exempt Value	\$0
Taxable Value	\$24,875
Cap Differential	\$970
Previous Year Value	\$214,852

**Exemptions**

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

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
POLE BARN F-2-B	0	100	49	0	4900

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
PASTURE	0	0	56.36	AC	\$14,203
VAC LAND	0	0	56.36	AC	\$297,581

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
12/7/2018	\$400,000.00	WM	<a href="#">1478</a> <a href="#">48</a>	U	V	REYNO MANUEL J	K5G LLC
5/24/2017	\$100.00	WM	<a href="#">1423</a> <a href="#">522</a>	U	V	REYNO MANUEL J & REGINA S	REYNO MANUEL J -EH LIFE ESTATE-



Map



No data available for the following modules: Building Information, Building Sketch, Photos.

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**Summary**

Parcel ID 0544100000  
 Location 7211 SE 200 AVE  
 Address MORRISTON  
 Neighborhood LAND NEAR MARION COUNTY (5.1)  
 Legal 32-14-19 0200.00 ACRES N1/2 OF N3/4 -LESS RD R/W -SHORT SECTION BY SURVEY- OR BOOK 236 PAGE 42B & OR BOOK 263 PAGE 502 & OR BOOK 480 PAGE 373 OR BOOK 1580 PAGE 572  
 Description\* *\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.*  
 Property Use CROPSOIL CLASS1 (5100)  
 Code  
 Subdivision N/A  
 Sec/Twp/Rng 32-14-19  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 200.000  
 Homestead N  
 Ag Yes  
 Classification

[View Map](#)

**Owner**

Owner Name [KSR LLC](#) 100%  
 Mailing Address 18485 W COUNTY RD 328  
 DUNNELLO, FL 34432

**Valuation**

	2021 Preliminary Value
	Summary
Building Value	\$95,453
Extra Features Value	\$24,757
Market Land Value	\$1,279,900
Ag Land Value	\$69,980
Just (Market) Value	\$1,400,110
Assessed Value	\$190,190
Exempt Value	\$0
Taxable Value	\$190,190
Cap Differential	\$0
Previous Year Value	\$1,120,250

**Exemptions**

Homestead   
  2nd Homestead   
  Widow/er   
  Disability   
  Seniors   
  Veterans   
  Other

**Building Information**

Building	1	Roof Cover	ASPHALT/COMP SHG
Actual Area	2515	Interior Flooring	CARPET
Conditioned Area	1864	Interior Wall	DRYWALL
Actual Year Built	1985	Heating Type	FORCED AIR DUCTED
Use	SINGLE FAMILY	Air Conditioning	CENTRAL
Exterior Wall	T-111 5/B	Baths	3
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
BASE	1864	1864
FINISHED SCREEN PORCH	0	270
UNFINISHED CARPORT	0	285
FINISHED OPEN PORCH	0	96
Total Sqft	1864	2515

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
POLE BARN F-2-B	1	40	36	0	1440
POLE BARN F-2-B	1	0	0	0	5998
POLE BARN F-2-B	1	24	24	0	576
FIREPLACE-B	1	0	0	0	1
SEE XF NOTES	1	0	0	0	3
SHED-A	1	40	30	0	1200

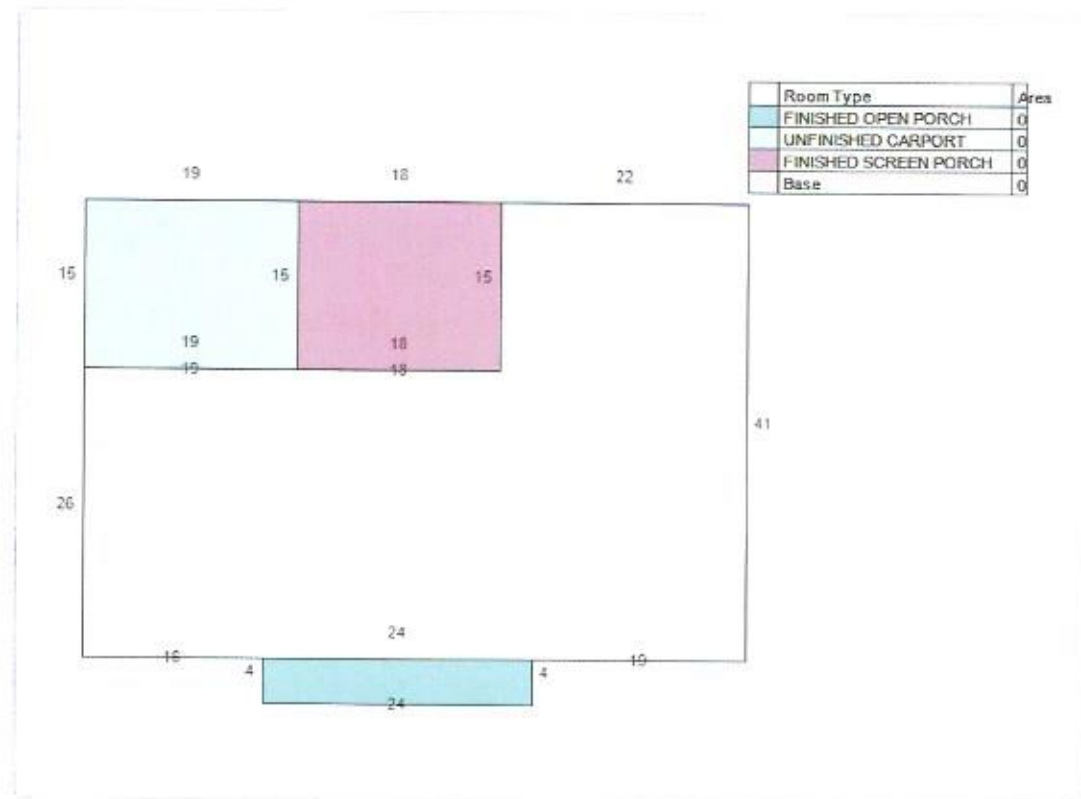
**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Home Site 5 Non Ag	0	0	1	AC	\$6,300
CROPLAND I	0	0	199	AC	\$63,680
HOUSE	0	0	199	AC	\$1,273,600

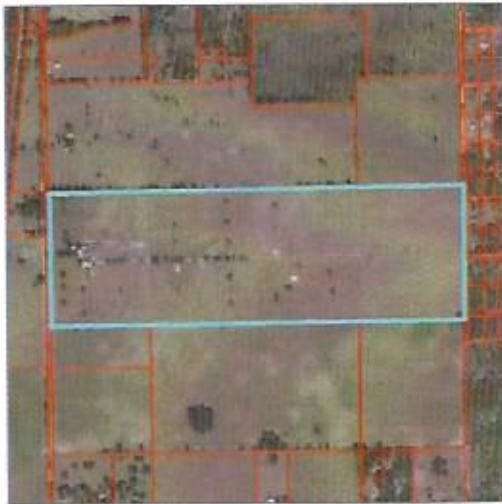
**Sales**

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/22/2021	\$1,310,000.00	WM	<u>1580</u>	<u>572</u>	U	I	SMITH DONALD L TRUSTEE	K5G LLC

**Building Sketch**



Map



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9/15/2021 4:18:00





**Summary**

Parcel ID 1997000000  
 Location Address 6691 SE 200 AVE  
 MORRISTON 32668  
 Neighborhood 05.00 (5)  
 Legal Description\* 29-14-19 0009.59 MOTHER EARTH FARMS LOT 4 OR BOOK 1333 PAGE 482  
 Property Use Code PASTURE LAND 1 (6000)  
 Subdivision MOTHER EARTH FARMS  
 Sec/Twp/Rng 29-14-19  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 9.590  
 Homestead Y  
 Ag Classification Yes

\* The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.

[View Map](#)

**Owner**

Owner Name [Hancock Emily Baxter](#) 100%  
[Hancock William Henry Jr](#) 100%  
 Mailing Address 6691 SE 200TH AVE  
 MORRISTON, FL 32668

**Valuation**

	2021 Preliminary Value
	Summary
Building Value	\$149,291
Extra Features Value	\$16,246
Market Land Value	\$56,125
Ag Land Value	\$8,966
Just (Market) Value	\$221,662
Assessed Value	\$96,689
Exempt Value	\$50,000
Taxable Value	\$46,689
Cap Differential	\$77,814
Previous Year Value	\$184,990

**Exemptions**

Homestead <input type="checkbox"/>	2nd Homestead <input type="checkbox"/>	Widow/er <input type="checkbox"/>	Disability <input type="checkbox"/>	Seniors <input type="checkbox"/>	Veterans <input type="checkbox"/>	Other <input type="checkbox"/>
25000	25000					

**Building Information**

Building	1	Roof Cover	ASPHALT/COMP SHG
Actual Area	2478	Interior Flooring	CARPET
Conditioned Area	1476	Interior Wall	DRYWALL
Actual Year Built	2004	Heating Type	FORCED AIR DUCTED
Use	SINGLE FAMILY 1	Air Conditioning	CENTRAL
Exterior Wall	CB STUCCO	Baths	2
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
UNFINISHED SCREEN PORCH	0	320
BASE	1476	1476
FINISHED OPEN PORCH	0	112
FINISHED GARAGE	0	506
FINISHED OPEN PORCH	0	64
Total SqFt	1476	2478

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
DRIVEWAY PAVED	1	0	0	0	2768
FIREPLACE-B	1	0	0	0	1
POLE BARN F-2-B	1	16	16	0	256
SHED-A	1	42	30	0	1260

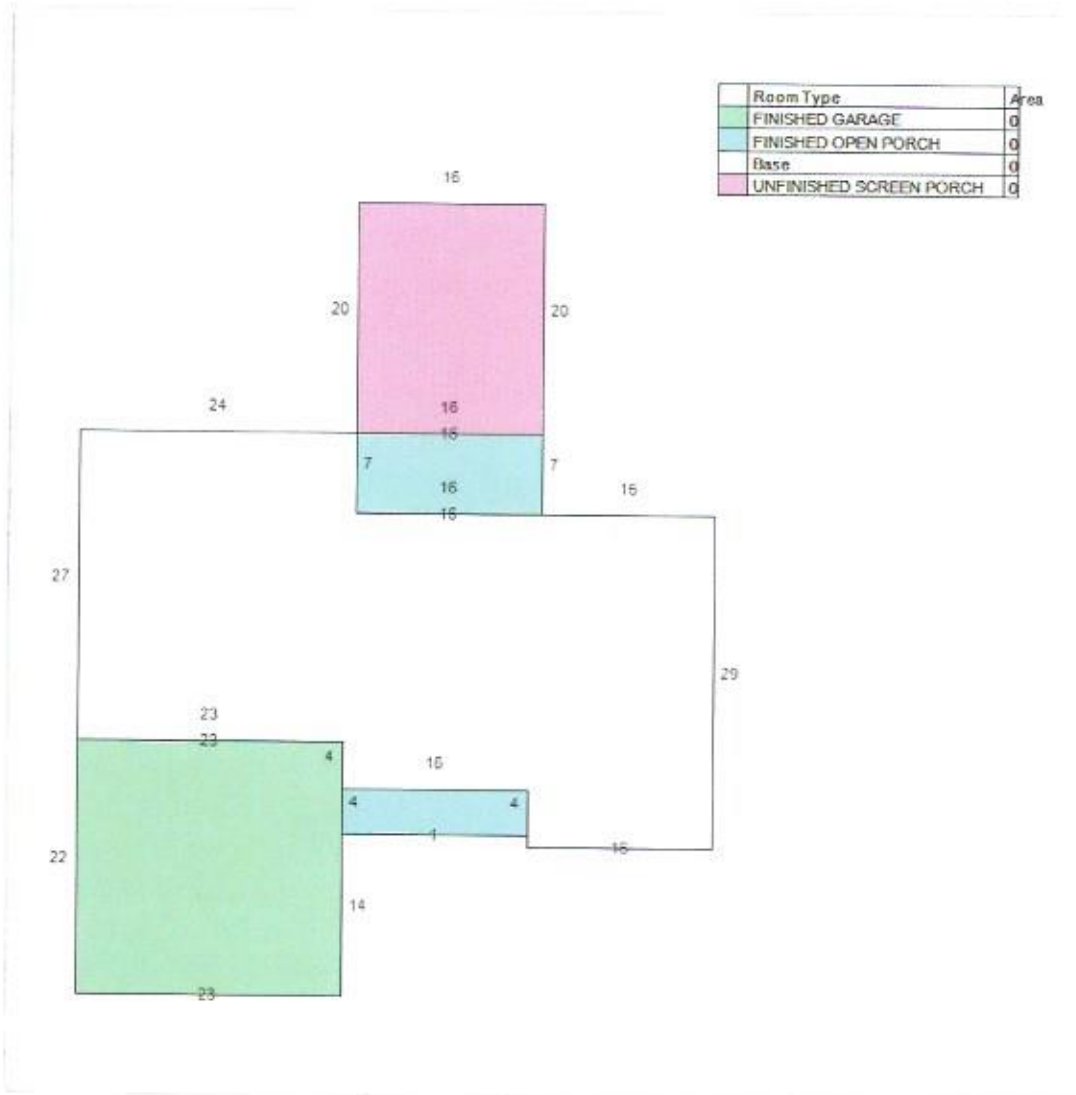
**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Home Site 3 Non Ag	0	0	1	AC	\$5,100
6010	0	0	8.59	AC	\$3,866
HOUSE	0	0	8.59	AC	\$51,025

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
8/28/2014	\$165,000.00	WM	<a href="#">1333</a> <a href="#">4825</a>	U	I	FEDERAL NATIONAL MORTGAGE ASSOC	HANCOCK EMILY BAXTER & WILLIAM HENRY JR
12/9/2013	\$0.00	CT	<a href="#">1310</a> <a href="#">659</a>	U	V	WALLACE WILLIAM P & LYNN A	FEDERAL NATIONAL MORTGAGE ASSOC
7/30/2003	\$110,000.00	WM	<a href="#">847</a> <a href="#">166</a>	U	V	YOUNG PATRICIA ANN	WALLACE WILLIAM P & LYNN A

**Building Sketch**



Map



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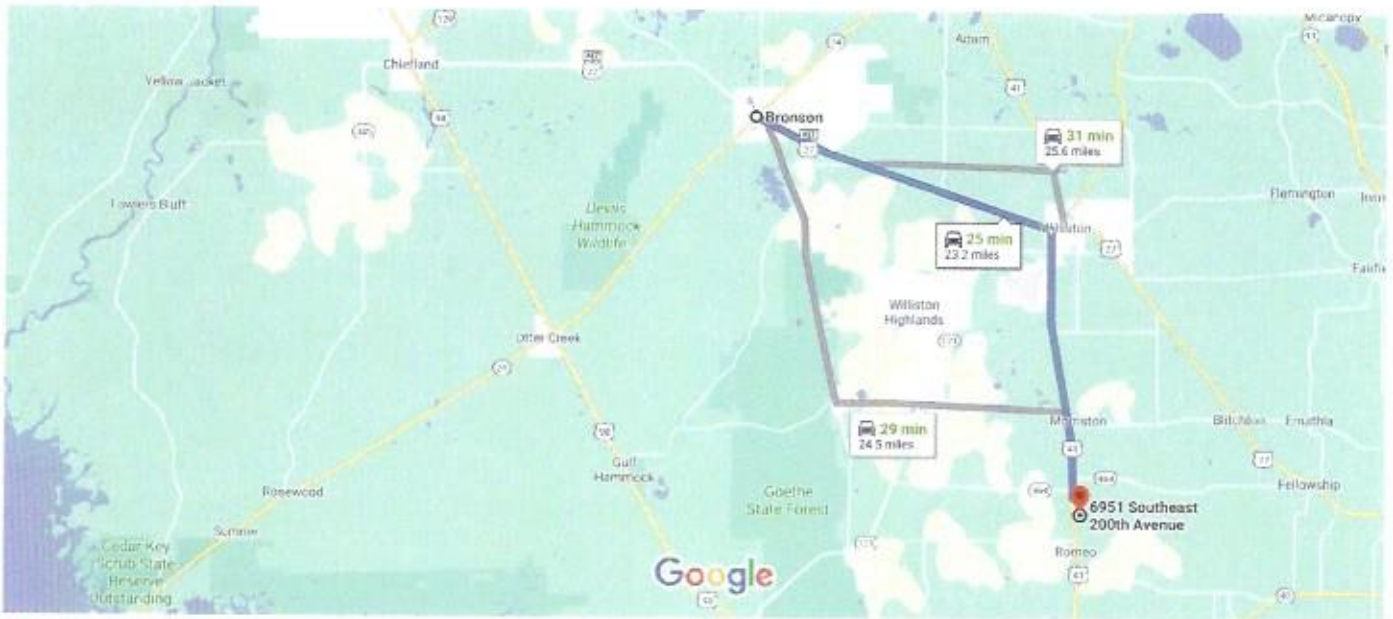


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Bronson, Florida 32621 to 6951 SE 200th Ave, Murrison, FL

Drive 23.2 miles, 25 min



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- 
 via US-27 ALT S and US-41 S 25 min  
 Fastest route, the usual traffic 23.2 miles
- 
 via County Rd 337 and County Rd 326 29 min  
24.5 miles
- 
 via NE 60th St and US-41 S 31 min  
25.6 miles

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