



Angelica Diaz Zuluaga
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Cross Property 360 Property View

603 MARION OAKS BOULEVARD, OCALA, Florida 34473

Listing

Listing set as Office Exclusive

06366357 603 MARION OAKS BLVD, OCALA, FL 34473



County: Marion
Subdiv: MARION OAKS UN 09
Subdiv/Condo:
Beds: 3
Baths: 2/0
Pool: Private
Property Style: Single Family Residence
Total Acreage: 1/4 to less than 1/2
Garage: Yes **Attch:** Yes **Spcs:** 2
Garage/Parking Features:
Assigned Spcs:
LP/SqFt: \$184.50
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code:X

Status: Active
On Market Date: 12/10/2025
List Price: \$250,000
Year Built: 2007
Special Sale: None
ODOM: 2
ADOM: 2
CDOM: 2
Pets:
Carport: No **Spcs:**
Heated Area: 1,355 SqFt / 126 SqM
Total Area: 1,735 SqFt / 161 SqM

RENT-TO-OWN!! Either purchase at full price, or Rent-To-Own this 3-bedroom, 2-bath home in Marion Oaks comes equipped with brand new solar panels, offering long-term savings and energy efficiency you'll love. Set on an oversized lot, this home also boasts a brand new roof, new HVAC system, and a privacy fence for added comfort and peace of mind. Inside, you'll find a welcoming layout that's perfect whether you're upsizing, downsizing, or looking for that "just-right" fit. Located in the heart of Marion Oaks, you'll enjoy Ocala's rolling horse country, peaceful setting, and quick access to shopping, dining, and outdoor adventures.

Land, Site, and Tax Information

Legal Desc: SEC 28 TWP 17 RGE 21 PLAT BOOK O PAGE 164 MARION OAKS UNIT 9 BLK 1136 LOT 9
SE/TP/RG: 28-17S-21E
Subdivision #:
Between US 1 & River:
Tax ID: 8009-1136-09
Taxes: \$1,883
Homestead: Yes
Alt Key/Folio #: 8009-1136-09
Ownership: Fee Simple
Flood Zone: X
Floors in Unit/Home: One
Book/Page: O-164MARION
Total # of Floors: 1
Land Lease Y/N: No
Lot Dimensions: 85x184
Land Lease Fee:
Zoning: R1
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2025
AG Exemption YN:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date: 08/28/2008
Floor #:
Census Block: 1
Bldg Name/#:
Block/Parcel: 1136
Front Exposure: North
Lot #: 9
Other Exemptions:
Flood Zone Panel: 12083C0855D
Planned Unit Dev:
Census Tract: 001012
Lot Size Acres: 0.36
Lot Size: 15,682 SqFt / 1,457 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Heat Pump
Utilities: Electricity Connected
Sewer: Septic Tank
Water: Public
Furnishings: Unfurnished
Fireplace: No
Heated Area Source: Public Records
Appliances Incl: Range, Refrigerator
Flooring Covering: Tile, Vinyl
Interior Feat: Vaulted Ceiling(s)
of Septics: 1

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Kitchen	First				
Primary Bedroom	First			Walk-in Closet	
Living Room	First				

Exterior Information

Ext Construction: Block
Roof: Shingle
Property Description:
Ext Features: Other
Pool: Private
Pool Features: Above Ground
Pool Dimensions:
Spa:
Patio And Porch Features:
Foundation: Slab
Garage/Parking Features:
Road Surface Type: Paved
Garage Dim:
Architectural Style:

Green Features

Green Energy Generation: Green Energy Generation Y/N: No

Community Information

HOA Pmt Sched:
Master Assn/Name: No
Condo Fee:
Lease Restrictions: No

Mo Maint\$(add HOA):
Master Assn Fee:
Other Fee:

Master Assn Ph:
Housing for Older Per: No

Realtor Information

List Agent: [Angelica Diaz Zuluaga](#)
List Agent E-mail: anmadiz@gmail.com

List Agent ID: 261226605
List Agent Fax:

List Agent Direct: 321-304-1154
List Agent Cell: 321-304-1154

List Office: [IAD FLORIDA LLC](#)
Original Price: \$250,000
On Market Date: 12/10/2025
Previous Price:

List Office Fax:
Price Change: 12/10/2025

Call Center #:
List Office ID: 279665421
List Office Phone: 407-720-0020
LP/SqFt: \$184.50
Expiration Date: 03/10/2026
Delayed Distribution YN: No
Delayed Dist. Date:

Seller Representation: Single Agent
Occupant Type: Vacant
Owner: DISCOVER MILESTONE LLC
Financing Avail: Cash, Other

Listing Service Type: Full Service

Realtor Info: As-Is
Confidential Info:
Showing Instructions: Lockbox - SentriLock

Owner Phone:
Listing Type: Exclusive Agency

Showing Considerations:

Driving Directions: Turn onto hwy 484, turn right onto Marion Oaks Manor, turn right onto Marion Oaks Blvd, in one mile the home is on your right.

Realtor Remarks: Contact Co-Listing Agent Carla Pinchem 352-931-8310 for details on Rent-To-Own option.

Seller's Preferred Closing Agent

Closing Agent Name:
Email:
Address: , Florida
Closing Company Name:

Phone:
Fax:

Tax

Owner Information

Owner:	Marlow Daniel	Owner 2:	Marlow Kathleen
Owner (Alternate Format):	Daniel & Kathleen Marlow	Mailing Address:	603 Marion Oaks Blvd
Mailing City & State:	Ocala FL	Mailing Zip:	34473
Mailing ZIP + 4:	3317	Mailing Carrier Route:	R044
Owner Occupied:	Yes		

Location Information

Neighborhood Code:	9069-9069	Subdivision:	Marion Oaks Un 09
Township:	17S	Range:	21E
Section:	28	Block:	1136
Lot:	9	Property ZIP:	34473
Property ZIP 4:	3317	Property Carrier Route:	R044
Census Tract:	001012	Census Block:	17
Census Block Group:	1	Zoning:	R1
Zoning Desc:	SINGLE FAM DWELLING-R1	School District Name:	Marion County SD
Spatial Flood Zone Code:	X	Map 2:	17S-21E-28
Spatial Flood Panel:	12083C0855D	Spatial Flood Zone Date:	08/28/2008

Estimated Value

RealAVM™:	\$262,000	Estimated Value Range High:	\$284,700
Estimated Value Range Low:	\$239,200	Value As Of:	12/02/2025
Confidence Score:	91	Forecast Standard Deviation:	9

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Folio/Strap/PID (1):	8009-1136-09	Folio/Strap/PID (2):	1870933000
Folio/Strap/PID (3):	8009-1136-09	Account Number:	1870933000
% Improved:	83	Tax Area:	8002
Exemptions:	Homestead	Tax Exempt Amount:	\$50,722
Total Taxable Value:	\$67,267	Plat Book-Page:	O-164MARION

Assessment & Taxes

Assessment Year	2025	2024	2023
Just Value - Total	\$175,660	\$171,250	\$169,036
Just Value - Land	\$30,200	\$23,200	\$21,250
Just Value - Improved	\$145,460	\$148,050	\$147,786
Assessed Value - Total	\$117,989	\$114,664	\$111,324
YOY Assessed Change (\$)	\$3,325	\$3,340	
YOY Assessed Change (%)	3%	3%	
Tax Year	2025	2024	2023
Total Tax	\$1,882.91	\$1,641.89	\$1,597.12
Change (\$)	\$241	\$45	
Change (%)	15%	3%	

Characteristics

County Use:	Single Family	State Land Use Desc:	SINGLE FAMILY-01
Land Use - CoreLogic:	Sfr	Building Type:	Single Family
Year Built:	2007	Living Square Feet:	1,355
Living Square Feet:	1,355	Total Building Sq Ft:	1,770
Total Building Sq Ft:	1,770	Ground Level Sq Ft:	1,355
Stories:	1.0	Total Units:	1
Bedrooms:	3	Total Baths:	2
Full Baths:	2.000	Bath Fixtures:	10
Other Rooms:	KITCHEN	Cooling Type:	Yes
Heat Type:	Heat Pump	Fuel Type:	ELECTRIC
Porch:	Finished/Open Porch	Garage Type:	Garage
Garage Sq Ft:	380	Roof Type:	HIP
Roof Material:	Shingle	Roof Shape:	HIP
Interior Wall:	DRYWALL	Exterior:	Concrete Blk Stucco
Floor Covering Material:	CARPET	Foundation:	Slab
Sewer:	Septic Tank	Lot Sq Ft:	15,682
Lot Acres:	0.360	Lot Frontage:	85
Lot Depth:	184	Lot Shape:	LOT

Building Features

Feature Type	Size/Qty	Width	Depth	Year Built	Value
Fin Open Porch	35				
Fin Garage	380				

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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Status is 'Active'
 List Agent MUI is 539906574
 Co List Agent Key Numeric is 539906574
 Selected 1 of 14 results.