

RECEIVED

By Tifani White at 9:34 am, 4/12/22

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	SAVVY FL LLC FTB COLLATERAL ASSIGNEE PO BOX 1000 - DEPT #3035 MEMPHIS, TN 38148-3035	Property Owner	COKER ANNA T 11701 SLIPPER SHELL DR 150 FORT MYERS, FL 33908-8275
Property description	INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 41, 42, 43, 44, 45, 46, 47 & 48 BLK 25	Application date	Dec 22, 2021
		Certificate #	2018 / 144
		Date certificate issued	06/01/2018
		Account number	1636329

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/144	06/01/2018	110.01	49.28	159.29
→ Part 2: Total*				159.29

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/118	06/01/2021	136.03	6.25	14.28	156.56
# 2020/161	06/01/2020	126.94	6.25	25.12	158.31
# 2019/154	06/01/2019	116.72	6.25	54.27	177.24
# 2017/156	06/01/2017	109.10	6.25	52.50	167.85
Part 3: Total*					659.96

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	819.25
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	102.68
4. Property information report fee	250.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	80.82
7. Total Paid (Lines 1-6)	1,427.75

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Darlene Simpson
Signature, Tax Collector or Designee

Citrus County, Florida
Date 12th of April, 2022

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	119.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s.197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	119.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	1,546.75
17. Redemption fee	6.25
18. Total amount to redeem	1,553.00
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border-top: 1px solid black; width: 40%;"></div> <div style="text-align: right;">Date of sale</div> </div> <p style="font-size: small; margin-top: 5px;">Signature, Clerk of Court or Designee</p>	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

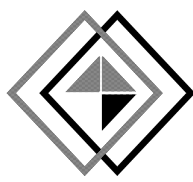
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (if applicable)



TAX DEED APPLICATION COVER LETTER

Account #: 1636329

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

Tax Deed Applicant

SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

Owner on Current Tax Roll

COKER ANNA T
11701 SLIPPER SHELL DR 150
FORT MYERS, FL 33908-8275

Additional Parties, Per Search

GEORGE COKER, DECEASED Owner
ANNA T. COKER
3138 E DAWSON DRIVE
INVERNESS, FL 34453

Certified By:

Darlene Simpson

Tax Collector or Authorized Designee

TitleExpress[®]

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 03/28/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 03/18/2022

CERTIFICATE # 2018-144

ACCOUNT # 1636329

COUNTY, STATE: CITRUS, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION: INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 41, 42, 43, 44, 45, 46, 47 & 48 BLK 25

PROPERTY ADDRESS: 3188 E DAWSON DR, INVERNESS

OWNER OF RECORD ON CURRENT TAX ROLL:

ANNA T COKER

11701 SLIPPER SHELL DR 150

FORT MYERS, FL 33908-8275

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

GEORGE COKER, DECEASED AND ANNA T. COKER OR: 1627, Page: 2405

3138 E. DAWSON DRIVE

INVERNESS, FL 34453 (Per Deed)

(George Coker aka George Perry Coker, Jr. is deceased. A Death Certificate was found in the Official Records of Citrus County. No Probate documents were found or needed as title was held as husband and wife and therefore not subject to probate.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

None found.

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 19E19S020010 00250 0410

CURRENT ASSESSED VALUE: \$6,764

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Tax Deed OR: 1081, Page: 1460

Summary Final Judgement of Quiet Title OR: 1173, Page: 1234

Death Certificate OR: 1690, Page: 1191
(Best image available)

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Karen Klein

Title Examiner

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	8730 - INVERNESS HIGHLANDS NORTH
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001034 - INVERNESS HIGHLANDS UNIT 1
Short Legal	INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 41, 42, 43, 44, 45, 46, 47 & 48 BLK 25
Est. Parcel Sqft	19,127
Est. Parcel Acres	.44
Map SC-TW-RG	02-19S-19E

Mailing Address

Name	COKER ANNA T
Mailing Address	11701 SLIPPER SHELL DR 150 FORT MYERS FL 33908 8275

All Owners

Name	Owner Type
COKER ANNA T	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$7,680	\$0	\$7,680	\$6,764	\$0	\$6,764	\$0	\$105.86	Link
2020	\$6,880	\$0	\$6,880	\$6,149	\$0	\$6,149	\$0	\$97.77	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/01/2003	\$4,400	1627/2405	00-WARRANTY DEED	V
03/01/1997	\$100	1173/1234	11-11	V
05/01/1995	\$3,600	1081/1460	01-CORRECTIVE/QC/TD/COT	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
------	----------	------	-------	----------	-------	---------	------------------	------------	--------

1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	120	\$3,840 MDR
2	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	120	\$3,840 MDR

Total Misc Value

Legal Description

Legal Description

INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 41, 42, 43, 44, 45,
46, 47 & 48 BLK 25

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

1636329

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dawn Downing

American Title Services of Citrus County, Inc.

2230 Highway 44 West

Inverness, Florida 34453

Property Appraisers Parcel Identification (Folio) Numbers: 02-19S-19E-0010-00250-0410



2003047168 1 PG

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 26th day of July, 2003 by WILLIAM PALMER and EDYTHE PALMER, husband and wife, herein called the grantors, to GEORGE COKER and ANNA T. COKER, husband and wife, whose post office address is, 3138 E. Dawson Drive, Inverness, Florida 34453 hereinafter called the Grantees:

(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz.:

LOTS 41, 42, 43, 44, 45, 46, 47, 48, BLOCK 25, INVERNESS HIGHLANDS UNIT NO. 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 93 THROUGH 96, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple, that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2002.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

MA TERESA A. MESSIA

Witness #1 Signature

MA TERESA A. MESSIA

Witness #1 Printed Name

S. Bernardez

Witness #2 Signature

S. Bernardez

Witness #2 Printed Name

W. E. Palmer

WILLIAM PALMER

5237 FAIRMONT, DOWNERS GROVE, IL 60515

Edythe P. Palmer

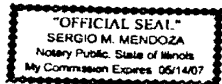
EDYTHE PALMER

5237 FAIRMONT, DOWNERS GROVE, IL 60515

STATE OF ILLINOIS
COUNTY OF DUPAGE

The foregoing instrument was acknowledged before me this 26th day of July, 2003 by WILLIAM PALMER and EDYTHE PALMER, husband and wife who are personally known to me or have produced Driver's License as identification.

SEAL



Sergio M. Mendoza
Notary Public

SERGIO M. MENDOZA
Printed Notary Name

My commission expires: 5/14/07

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$4.00
DOCUMENTARY TAX \$30.00
2003047168 BK: 1627 PG: 2485-2485
05/09/2003 12:10 PM 1 PG
LPRINTRCP.DC Receipt #27200

6.00
25.20

BK 1081761460

Tax Deed File No. 95-23
Property Identification No. 1636329

TAX DEED

STATE OF FLORIDA

COUNTY OF CITRUS

The following Tax Sale Certificate Numbered 6598 issued on June 1, 1992 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 24th day of May, 1995, offered for sale as required by law for cash to the highest bidder and was sold to: Wm & Edythe Palmer whose address is: 5237 Fairmont, Downers Grove Ill 60515, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, on this 24th day of May, 19 95, in the County of Citrus, State of Florida, in consideration of the sum of (\$3,600.00) Three Thousand Six Hundred & No/100 Dollars, being the amount paid pursuant to the laws of Florida does hereby sell the following lands situated in the County and State aforesaid and described as follows:

Lots 41, 42, 43, 44, 45, 46, 47 & 48, Block 25 Inveness Highlands, Unit 1, Section 2, Township 19 South, Range 19 East, as described in O.R. Book 77, page 165, public records of Citrus County, Florida.

Documentary Tax Paid
\$ 25.20
Intangible Tax Paid
\$ -0-
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

95 MAY 25 AM 11 12
D
VERIFIED BY:
[Signature]

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

859479

Witness:

[Signature]
Meryl A. Bailey
[Signature]
Julie K. Brown

[Signature] (SEAL)
Clerk of Circuit Court or County Comptroller
Citrus County, Florida.



STATE OF FLORIDA
COUNTY OF CITRUS

On this 24th day of May, 1995, before me Julie K. Brown personally appeared BETTY STRIFLER, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned. Personally known to me/did not take an oath.

Witness my hand and official seal date aforesaid.

[Signature]
Julie K. Brown



BK 1173 PG 1234

IN THE CIRCUIT COURT OF THE FIFTH
JUDICIAL CIRCUIT, IN AND FOR CITRUS
COUNTY, FLORIDA.
CIVIL ACTION NO.: 96-2885-C

WILLIAM PALMER and his wife
EDYTHE PALMER,

Plaintiffs,

VS.

R. STEPHEN MILES, Trustee, et. al.,
Defendants.

SUMMARY FINAL JUDGEMENT OF QUIET TITLE

THIS CAUSE coming on to be heard upon the motion of the Plaintiffs, WILLIAM PALMER and his wife EDYTHE PALMER, by and through their undersigned attorney, for the entry of a summary final judgment upon the Plaintiffs' Complaint to quiet title, a default having been previously entered in this action against all of the Defendants except The United States of America, Mattie Campbell f/k/a Mattie Staton, Leonard Rush, and Mary Scriven; and the attorney, guardian, and administrator, all ad litem having filed her response, and the Court being fully advised, it is:

ORDERED, ADJUDGED AND DECREED

1. That the Default entered by this Court against Defendants, R. STEPHEN MILES, Trustee; FRANK D. FREY and his wife ETHEL FREY; CHARLES HOWELL, JR.; BERTHA MARION; ROBERT M. PATTULLO; ANNIE ROBERSON; LEWIS L. SCRIVEN; FLEET FINANCE, INC.; INVERNESS PROPERTIES CORP; AMWEST SURETY INSURANCE CO., and against all other persons or parties whomsoever claiming by, through, under or against the above named or designated parties, said default being

FILED
1997 MAR 3 PM 1 26
CITRUS COUNTY CLERK
TALLAHASSEE, FLORIDA

BK 1173PG 1235

properly served and entered, is hereby confirmed, ratified and made absolute, and this cause shall proceed exparte as to the Defendants named or designated in said default.

2. That the equities of this cause are with the Plaintiffs as to all the defendants based upon the pleadings as filed.

3. That the parties defendants named or designated in this action have no further claim upon or interest in the following described real property lying in Citrus County, Florida, to-wit:

Parcel #1 Tract 1 of Hancock's Ranchettes as described in Official Records Book 612, page 174, and more specifically described as follows: The West 1/2 of the North 1/2 of the following described parcel: Commence at the NE corner of Section 5, Township 20 South, Range 18 East, thence along the North line of said Section S. 89 degrees 48'02"W. 1344.80 feet, thence S. 00 degrees 19'10"W. 1947.34 feet to the Point of Beginning, thence continue S. 00 degrees 19'10"W. 321.41 feet, thence N. 89 degrees 58'12"W. 664.09 feet, thence N. 00 degrees 06'36"E. 321.41 feet, thence S. 89 degrees 58'12"E. 665.27 feet to the Point of Beginning; LESS AND EXCEPT the West 25 feet for road. ALSO subject to and together with that certain dedicated easement for right-of-way recorded in OR Book 612, page 172, among the public records of Citrus County, Florida.

Parcel #2 Lots 41 to 48, inclusive, Block 25, Inverness Highlands Unit 1, as per plat thereof recorded in Plat Book 2, page 93.

Parcel #3 Lots 48 & 49, Block 202, Inverness Highlands South, as per plat thereof recorded in Plat Book "3", page 51.

Parcel #4 Lots 64 to 67, inclusive, Block 109, Unit 3, Inverness Highlands, as per plat thereof recorded in Plat Book 2, page 103.

Parcel #5 Lots 52 to 55, inclusive, Block 109, Inverness Highlands Unit 3, as per plat thereof recorded in Plat Book 2, page 103.

Parcel #6 Lot 3, Block 10, Unit 1, Inverness Acres a/k/a Inverness Village, as per plat thereof recorded in Plat Book 3, page 24.

Parcel #7 Lot 4, Block 10, Unit 1, Inverness Acres a/k/a Inverness Village, as per plat thereof in Plat Book 3, page 24.

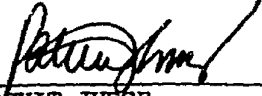
Parcel #8 Lot 2, Block 10, Unit 2, Inverness Acres a/k/a Inverness Village, as per plat thereof recorded in Plat Book 6, page 52.

Parcel #9 Lot 27 of Shady Oaks East, an unrecorded subdivision, being more particularly described as follows; commence at the NW corner of the East 1/2 of the East 1/2 of the SW 1/4 of Section 13, Township 18 South, Range 17 East, thence S. 0 degrees 00'19"W, along the West line of said E. 1/2 of the E. 1/2 of the SW 1/4 a distance of 1716.00 feet to the Point of Beginning, thence continue S. 0 degrees 00'19"W, along said West line a distance of 132.00 feet, thence N. 89 degrees 13'24"E. a distance of 335.70 feet, thence N. 0 degrees 00'28"W. a distance of 132.00 feet, thence S. 89 degrees 13'24"W. a distance of 335.67 feet to the Point of Beginning; subject to an easement across the East 25 feet thereof.

and all right, title, interest or claim in, to or upon said lands by said Defendants, or any of them, of record or other wise, is hereby declared to be null and void, and are hereby removed as clouds from the title to said lands, and the title of Plaintiffs, WILLIAM PALMER and his wife EDYTHE PALMER, is hereby forever quieted and confirmed to them and those claiming under them, and the Plaintiffs are hereby adjudged to have good fee simple title to said lands, and each and all of the Defendants, named or designated in said Complaint are hereby forever enjoined from asserting any right, title, interest or claim in, to or upon said lands against said owners in fee simple or their successor in title.

AND IT IS FURTHER ORDERED that Theresa A. Reth, the Guardian Administrator and Attorney (all Ad Litem) for the Defendants, is hereby relieved and discharged of said duties.

DONE AND ORDERED in Chambers at Inverness, Florida, this 3rd day of March, 1997.



CIRCUIT JUDGE

BR 173pc 1236

BK 1173PG 1237

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Final Judgment of Quiet Title was mailed to Leonard Rush and Mattie Campbell, 20005 N. 27th St., Phoenix, AZ 85024, Mary Scriven, P.O. Box 414, Hernando, FL 34442, Michael Cauley, Asst. U.S. Attorney, 500 Zack St., Ste. 400, Tampa, FL 33602, THERESA A. RETH, 108 N. Magnolia Avenue, Suite 318, Ocala, Florida, 34475, and to JOHN C. TRENTELMAN, Attorney for Plaintiffs, 207 N. Magnolia Avenue, Ocala, Florida 34475-6625, on this 5 day of March, 1997.

BETTY STRIFLER
CLERK OF CIRCUIT COURT

Anna V. Michel

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
97 MAR 6 AM 11 24
VERIFIED BY:
D.C.

946279

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 920043

To: Tax Collector of CITRUS COUNTY , Florida

I,
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
1636329	2018/144	06-01-2018	INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 41, 42, 43, 44, 45, 46, 47 & 48 BLK 25

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

12-22-2021
Application Date

Applicant's signature

Altkey: 1636329
COKER ANNA T

Parcel ID: 19E19S020010 00250 0410
3188 E DAWSON DR , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	8730 - INVERNESS HIGHLANDS NORTH
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001034 - INVERNESS HIGHLANDS UNIT 1
Short Legal	INVERNESS HGLDS UNIT 1 PB 2 PG 93 LOTS 41, 42, 43, 44, 45, 46, 47 & 48 BLK 25
Est. Parcel Sqft	19,127
Est. Parcel Acres	.44
Map SC-TW-RG	02-19S-19E

Mailing Address

Name	COKER ANNA T
Mailing Address	11701 SLIPPER SHELL DR 150 FORT MYERS FL 33908 8275

All Owners

Name	Owner Type
COKER ANNA T	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Estimate	Tax Link
2021	\$7,680	\$0	\$7,680	\$6,764	\$0	\$6,764	\$0	\$105.86	Link
2020	\$6,880	\$0	\$6,880	\$6,149	\$0	\$6,149	\$0	\$97.77	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
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Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/01/2003	\$4,400	1627/2405	00-WARRANTY DEED	V

03/01/1997	\$100 1173/1234	11-11	V
05/01/1995	\$3,600 1081/1460	01-CORRECTIVE/QC/TD/COT	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	120				MDR
2	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	120				MDR

Total Misc Value
