

RECEIVED

By Tifani White at 11:26 am, 6/3/22

513
R. 07/19
Page 1 of 2**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	BEAMIF A LLC PO BOX 885 BOCA RATON, FL 33429-0885	Property Owner	VOGEL AND ASSOCIATES LLC 2710 THOMAS AVE CHEYENNE, WY 82001
Property description	CITRUS SPRINGS UNIT 22 LOT 8 BLK 1572 DESCR IN O R BK 558 PG 1130	Application date	Feb 28, 2022
		Certificate #	2016 / 5997
		Date certificate issued	06/01/2016
		Account number	2188294

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)
# 2016/5997	06/01/2016	159.07	16.70	175.77
# 2015/4456	06/01/2015	158.72	16.67	175.39
→ Part 2: Total*				351.16

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)
# 2021/3590	06/01/2021	110.61	6.25	14.93	131.79
# 2020/4417	06/01/2020	94.64	6.25	29.81	130.70
# 2019/4525	06/01/2019	92.95	6.25	46.01	145.21
# 2018/4448	06/01/2018	91.18	6.25	61.55	158.98
# 2017/4480	06/01/2017	101.82	6.25	87.06	195.13
Part 3: Total*					761.81

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)	1,112.97
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	73.27
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)	96.67
7. Total Paid (Lines 1-6)	1,707.91

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.

Cindy Truett
Signature, Tax Collector or Designee

Citrus County, Florida
Date 3rd of June, 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)	1,826.91
17. Redemption fee	6.25
18. Total amount to redeem	1,833.16
Date of sale	
Signature, Clerk of Court or Designee	

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.

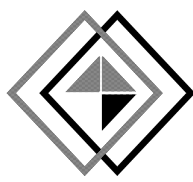
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 2188294

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

BEAMIF A LLC
PO BOX 885
BOCA RATON, FL 33429-0885

Owner on Current Tax Roll

VOGEL AND ASSOCIATES LLC
2710 THOMAS AVE
CHEYENNE, WY 82001

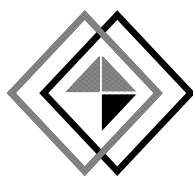
Additional Parties, Per Search

VOGEL & ASSOCIATES. LLC Owner
2710 THOMAS AVE.
CHEYENNE, WY 82001

CITRUS SPRINGS CIVIC Other Interested Party
ASSOCIATION INC
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

CITRUS SPRINGS CIVIC Other Interested Party
ASSOCIATION, INC.
P.O. BOX 1387
DUNNELLON, FL 34430

JANET BAREK Other Interested Party
REGISTERED AGENT O/B/O
CITRUS SPRINGS CIVIC
ASSOCIATION INC



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

7022 N SANTOS DR
CITRUS SPRINGS, FL 34434

JANET BAREK, REGISTERED AGENT Other Interested Party
O/B/O CITRUS SPRINGS CIVIC
ASSOCIATION, INC.
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

Certified By:

Cindy Truett

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: 05/25/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/13/2022

CERTIFICATE # 2016-5997

ACCOUNT # 2188294

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: CITRUS SPRINGS UNIT 22 LOT 8 BLK 1572 DESCR IN O R BK 558PG 1130

PROPERTY ADDRESS: 6235 N HOBSON TER, CITRUS SPRINGS

OWNER OF RECORD ON CURRENT TAX ROLL:

VOGEL AND ASSOCIATES LLC

2710 THOMAS AVE

CHEYENNE, WY 82001

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

VOGEL & ASSOCIATES. LLC

OR: 2583, Page: 1898

2710 THOMAS AVE.

CHEYENNE, WY 82001 (Per Deed. No Sunbiz of record.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITRUS SPRINGS CIVIC ASSOCIATION, INC.

P.O. BOX 1387

DUNNELLON, FL 34430 (Per Sunbiz)

JANET BAREK, REGISTERED AGENT

O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.

1570 W CITRUS SPRINGS BLVD

CITRUS SPRINGS, FL 34434 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 18E17S100220 15720 0080

CURRENT ASSESSED VALUE: \$2,800

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:

Warranty Deed

OR: 558, Page: 1130

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.

James Bennett

Title Examiner

Altkey: 2188294
 VOGEL AND ASSOCIATES LLC

Parcel ID: 18E17S100220 15720 0080
 6235 N HOBSON TER , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1522 - CITRUS SPRINGS UNIT 22
Tax District	00CS - CITRUS SPRINGS
Subdivision	000396 - CITRUS SPRINGS UNIT 22
Short Legal	CITRUS SPRINGS UNIT 22 LOT 8 BLK 1572 DESCR IN O R BK 558PG 1130
Est. Parcel Sqft	10,000
Est. Parcel Acres	.23
Map SC-TW-RG	33-17S-18E

Mailing Address

Name	VOGEL AND ASSOCIATES LLC
Mailing Address	2710 THOMAS AVE CHEYENNE WY 82001

All Owners

Name	Owner Type
VOGEL AND ASSOCIATES LLC	BU - Business

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	\$2,800	\$0	\$2,800	\$2,800	\$0	\$2,800	\$0	\$74.01	Link
2020	\$3,120	\$0	\$3,120	\$2,561	\$0	\$2,561	\$0	\$74.60	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
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/01/2013	\$3,500	2583/1898	14-SALE / MORE THAN 1 PARCEL	V
05/01/1980	\$2,250	0558/1130	13-FROM DEVELOPERS	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	125			\$2,800	RUR

Total Misc Value

Legal Description

Legal Description

CITRUS SPRINGS UNIT 22 LOT 8 BLK 1572 DESCR IN O R BK 558 PG 1130
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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.

2188294



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/26/1993
Event Effective Date	NONE

Principal Address

1570 W. CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

Changed: 02/13/2009

Mailing Address

P.O. BOX 1387
Dunnellon, FL 34430

Changed: 01/12/2017

Registered Agent Name & Address

Barek, Janet
1570 W Citrus Springs Blvd
CITRUS SPRINGS, FL 34434

Name Changed: 06/07/2019

Address Changed: 06/07/2019

Officer/Director Detail

Name & Address

Title TREASURER

Brooks, Michelle
7750 N Pocono Drive
Citrus Springs, FL 34434

Title Archetectoral Chairperson

COOPER, MICHAEL
7860 GOLFVIEW DR
CITRUS SPRINGS, FL 34434

Title President

BAREK, JANET
7022 N SANTOS DR
CITRUS SPRINGS, FL 34434

Title Director

Mize, Thomas
1527 W Elder Lane
Citrus Springs, FL 34434

Title Director

Albrecht, Margaret
9018 N Alpinia Dr
Citrus Springs, FL 34434

Title VP

Braglin, Louann
9395 N Greco Ter
Citrus Springs, FL 34434

Title Director

Allard, Richard
10689 N Academy Dr
Citrus Springs, FL 34434

Title Secretary

Durfee, Barbara
2300 W. Arbutus Dr
Citrus Springs, FL 34434

Title Director, at large

Durfee, Wayne
2300 W. Arbutus Dr
Citrus Springs, FL 34434

Title Communication Director

Dorsey, Donna
8120 N. Voyager Dr
Citrus Springs, FL 34433

Annual Reports

Report Year	Filed Date
2019	02/09/2019
2020	07/29/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
07/29/2020 -- ANNUAL REPORT	View image in PDF format
09/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
03/06/2014 -- ANNUAL REPORT	View image in PDF format
01/27/2013 -- ANNUAL REPORT	View image in PDF format
02/05/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format

01/28/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format
02/27/2008 -- ANNUAL REPORT	View image in PDF format
08/27/2007 -- ANNUAL REPORT	View image in PDF format
04/05/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 -- ANNUAL REPORT	View image in PDF format
02/13/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
01/27/2000 -- ANNUAL REPORT	View image in PDF format
02/26/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
01/21/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
02/09/1995 -- ANNUAL REPORT	View image in PDF format

20806-20

This Instrument Was Prepared By
The Deltona Corporation,
by Joyce R. Dootley
3250 S. W. 3rd Avenue
Miami, Florida 33129

2-399
1124
7/30/71
AFTER RECORDING PLEASE RETURN TO:
FIVE POINTS TITLE SERVICES CO., INC.
3288 S.W. 3RD AVE., MIAMI, FL. 33129

REC. _____
DOC. _____
TOT. _____

Warranty Deed

This Indenture, made this 1st day of May, A.D. 19 80,
between THE DELTONA CORPORATION, a corporation existing under the laws of the State of
Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized
to transact business in the State of Florida, party of the first part, and

Enrique LOPEZ Montalvo

parties of the second part, whose mailing address is: 325 Classon Avenue
Brooklyn, New York 11205

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND
OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second
part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the
second part, their heirs and assigns forever, the following described land situate, lying and being in the
County of Citrus, and State of Florida, to-wit:

Lot 8, Block 1572 of Citrus Springs,
Unit TWENTY-TWO, a Subdivision according to the Plat thereof, recorded in
Plat Book 7, Page 93-109 of the Public Records
of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record. The party of the
first part reserves unto itself the right to enter the above described property to complete certain im-
provements to the property, and the party of the first part shall pay the taxes on the property through the
year in which improvements are completed. The right of entry shall automatically terminate upon
completion of the above referred to improvements.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its
name by its authorized agent and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered
in the presence of us:

THE DELTONA CORPORATION,

Susan Marie Brown
Charles C. Brown

By *Amanda W. Hines*
Amanda W. Hines (Authorized Agent)

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 1st day of May, A.D. 19 80
before me personally appeared Amanda W. Hines of THE DELTONA CORPORATION, a corporation
under the laws of the State of Delaware, to me known to be the person who signed the foregoing
instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent
for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corpora-
tion, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the
day and year last aforesaid.

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 28 1981
BONDED THRU GENERAL INS. UNDER WRITING

Marjorie Gleason (SEAL)
Notary Public, State of
Florida at Large

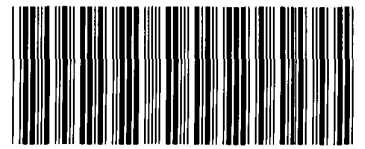
FILED & RECORDED
CITRUS COUNTY FLORIDA
WALT CONNOR, CLERK

BOOK 558 PAGE 1130

FILE NO. 265210

This Document was Prepared By and Return to:
Suncoast One Title & Closings, Inc.
Samantha J. Beach
357 W. Marion Ave.
Punta Gorda, FL 33950
20130916(4)

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$24.50
2013047841 BK: 2583 PG: 1898
10/09/2013 12:06 PM 1 PG
JCARROLL, DC Receipt #042544



Sales Price: \$3,500.00/Documentary Stamps: \$ 24.50

General Warranty Deed

Made this October 3, 2013, Enrique Lopez Montalvo, 325 Classon Ave. #9D, Brooklyn, NY 11205, hereinafter called the grantor, to Vogel & Associates, LLC, a Wyoming limited liability company whose post office address is: 2710 Thomas Ave., Cheyenne, WY 82001, hereinafter called the grantee:

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

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

Lot 2, Block 1572, Citrus Springs Unit Twenty Two, according to the plat thereof, as recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Lot 8, Block 1572, Citrus Springs Unit Twenty Two, according to the plat thereof, as recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Said property is vacant land and always has been vacant land and not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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, 2012.

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

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Sign Name

[Signature] (Seal)
Enrique Lopez Montalvo
P.O. Address: 325 Classon Ave. #9D, Brooklyn, NY 11205

[Signature]
1st Witness Print Name

[Signature]
2nd Witness Sign Name

ZVI J INDIG
NOTARY PUBLIC, State of New York
No. 01IN6236559
Qualified in Kings County
Commission Expires February 28, 2015

[Signature]
2nd Witness Print Name

STATE OF New York
COUNTY OF Kings

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2 day of October, 2013, by Enrique Lopez Montalvo who is/are personally known to me or who produced _____ as identification and who did take an oath.

Notary Public
Notary Printed Name
My Commission Expires: _____ (Seal)

ZVI J INDIG
NOTARY PUBLIC, State of New York
No. 01IN6236559
Qualified in Kings County
Commission Expires February 28, 2015

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 920180

To: Tax Collector of CITRUS COUNTY , Florida

I,
BEAMIF A LLC
PO BOX 885
BOCA RATON, FL 33429-0885,

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
2188294	2016/5997	06-01-2016	CITRUS SPRINGS UNIT 22 LOT 8 BLK 1572 DESCR IN O R BK 558 PG 1130

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
BEAMIF A LLC
PO BOX 885
BOCA RATON, FL 33429-0885

02-28-2022
Application Date

Applicant's signature

Altkey: 2188294
VOGEL AND ASSOCIATES LLC

Parcel ID: 18E17S100220 15720 0080
6235 N HOBSON TER , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1522 - CITRUS SPRINGS UNIT 22
Tax District	00CS - CITRUS SPRINGS
Subdivision	000396 - CITRUS SPRINGS UNIT 22
Short Legal	CITRUS SPRINGS UNIT 22 LOT 8 BLK 1572 DESCR IN O R BK 558PG 1130
Est. Parcel Sqft	10,000
Est. Parcel Acres	.23
Map SC-TW-RG	33-17S-18E

Mailing Address

Name	VOGEL AND ASSOCIATES LLC
Mailing Address	2710 THOMAS AVE CHEYENNE WY 82001

All Owners

Name	Owner Type
VOGEL AND ASSOCIATES LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2021	\$2,800	\$0	\$2,800	\$2,800	\$0	\$2,800	\$0	\$74.01	Link
2020	\$3,120	\$0	\$3,120	\$2,561	\$0	\$2,561	\$0	\$74.60	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
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
-----------	------------	-----------	------------	-----

10/01/2013	\$3,500 2583/1898	14-SALE / MORE THAN 1 PARCEL	V
05/01/1980	\$2,250 0558/1130	13-FROM DEVELOPERS	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	125				RUR

Total Misc Value
