

RECEIVED

By Tifani White at 11:56 am, 2/6/23

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	JPL INVESTMENTS CORP OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP 8724 SW 72 ST NO. 382 MIAMI, FL 33173	Property Owner	BUCKNER LAUREN D BUCKNER JUANITA W 1025 MELODY DR BIRMINGHAM, AL 35214
Property description	TOWN OF HOMOSASSA LOT 3 BLK 59 DESCR IN OR BK 11 PG 590, DC 583 PG 2031 & OR BK 635 PG 175	Application date	Jul 28, 2022
		Certificate #	2019 / 8783
		Date certificate issued	06/01/2019
		Account number	1148294

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)
# 2019/8783	06/01/2019	121.27	6.06	127.33
→ Part 2: Total*				127.33

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)
# 2022/6535	06/01/2022	80.90	6.25	4.05	91.20
# 2021/7044	06/01/2021	102.51	6.25	5.13	113.89
# 2020/8815	06/01/2020	78.42	6.25	30.58	115.25
# 2018/8762	06/01/2018	62.46	6.25	46.85	115.56
# 2017/8699	06/01/2017	52.27	6.25	48.61	107.13
# 2016/10555	06/01/2016	45.86	6.25	50.90	103.01
Part 3: Total*					646.04

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)	773.37
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	125.83
7. Total Paid (Lines 1-6)	1,324.20

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 6th of February, 2023

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)	1,532.94
17. Redemption fee	6.25
18. Total amount to redeem	1,449.45
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.

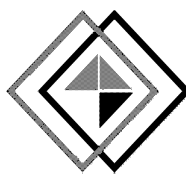
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 1148294

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

JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173

Owner on Current Tax Roll

BUCKNER LAUREN D
BUCKNER JUANITA W
1025 MELODY DR
BIRMINGHAM, AL 35214

Additional Parties, Per Search

LAUREN D. BUCKNER AND
JUANITA W. BUCKNER
NO ADDRESS ON DOCUMENT

Title Holder

Certified By:

Cindy Truett

Tax Collector or Authorized Designee

TitleExpress[®]

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 920843

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
1148294	17E19S320010 00590 0030	10678 W CALADONIA ST HOMOSASSA

Legal Description

TOWN OF HOMOSASSA LOT 3 BLK 59 DESCR IN OR BK 11 PG 590, DC 583 PG 2031 & OR BK 635 PG 175

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2019 - 8783	\$2,421	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
LAUREN D BUCKNER	JUANITA W BUCKNER

1025 MELODY DR
BIRMINGHAM AL 35214

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date:02/01/2023 **Search covers** **20 years** **through:**01/23/2023

Karen Klein
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**LAUREN D. BUCKNER AND
JUANITA W. BUCKNER**Document**Warranty Deed
Bk:635 Pg:175**Examiner Comments**No address found on
document**Related Documents (for Reference)**

None found.

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER DOCUMENTS

File Name

920843PA.pdf

1/84 This instrument was prepared by:

5 fe Stan Downey, Attorney
Rt. 3, Box 850-C
145 Leeds, AL 35094

WARRANTY DEED.
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF FLORIDA)
CITRUS COUNTY)

VERIFIED BY:

D.C.

84 FEB 17 AM 6 49

FILED & RECORDED
CITRUS COUNTY, FLORIDA
MAIL COMM. CLERK

371045

GRANTEES MAILING ADDRESS RT 3 Box 850
LEADS, AL. 35094

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten (\$10.00) dollars to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Lauren D. Buckner, (Grantor), do grant, bargain, sell and convey unto Lauren D. Buckner and wife Juanita W. Buckner (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Citrus County, Florida, to-wit:

Lot No. 3, of Block 59, of the Town of Homosassa, according to plat of said town as recorded in Plat Book 1, page 6, Public Records of Citrus County; commonly known as the Old Map.

NOTE: This real estate was acquired by Lauren D. Buckner (Grantor herein), and his spouse Kathryn Buckner, jointly, (without right of survivorship) by Warranty Deed recorded February 17, 1955, in Book 11, page 590, Citrus County, Florida. Kathryn Buckner was deceased on March 15, 1977, in St. Clair County, Alabama, leaving all her estate to Lauren D. Buckner, by a will duly probated in St. Clair County, Alabama.

Lauren D. Buckner has since remarried, to Juanita W. Buckner, and makes this conveyance from himself, to himself and his spouse, as joint tenants, with right of survivorship, as stated herein below.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of January, 1984.

Lauren D. Buckner (Seal)
LAUREN D. BUCKNER

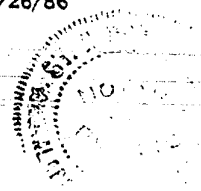
STATE OF ALABAMA)
ST. CLAIR COUNTY)

I, Stan Downey, Jr., A Notary Public in and for said County, in said State, hereby certify that Lauren D. Buckner whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January, 1984.

My Commission Expires 1/26/86

Stan Downey Jr.
Stan Downey, Jr. Notary Public



Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	2310 - HOMOSASSA
Tax District	00WD - HOMOSASSA SPECIAL WATER
Subdivision	000976 - HOMOSASSA TOWN PLAT
Short Legal	TOWN OF HOMOSASSA LOT 3 BLK 59 DESCR IN OR BK 11 PG 590, DC583 PG 2031 & OR BK 635 PG 175
Est. Parcel Sqft	13,307
Est. Parcel Acres	.31
Map SC-TW-RG	32-19S-17E

Mailing Address

Name	BUCKNER LAUREN D
Mailing Address	1025 MELODY DR BIRMINGHAM AL 35214

All Owners

Name	Owner Type
BUCKNER LAUREN D	HW - Husband And Wife
BUCKNER JUANITA W	HW - Husband And Wife

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
2022	\$11,190	\$0	\$11,190	\$2,421	\$0	\$2,421	\$0	\$90.65	Link
2021	\$3,770	\$0	\$3,770	\$2,201	\$0	\$2,201	\$0	\$47.53	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
01/01/1984	\$100	0635/0175	03-SAME FAMILY/DEED FOL	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	U-UNIT	1.00	.0				\$11,190	CLR

Legal Description

Legal Description

TOWN OF HOMOSASSA LOT 3 BLK 59 DESCR IN OR BK 11 PG 590, DC
583 PG 2031 & OR BK 635 PG 175

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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 920843

To: Tax Collector of CITRUS COUNTY , Florida

I,

JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173,

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
1148294	2019/8783	06-01-2019
Legal Description		
TOWN OF HOMOSASSA LOT 3 BLK 59 DESCR IN OR BK 11 PG 590, DC 583 PG 2031 & OR BK 635 PG 175		

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
JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS
CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173

07-28-2022
Application Date

Applicant's signature

Altkey: 1148294
BUCKNER LAUREN D

Parcel ID: 17E19S320010 00590 0030
10678 W CALADONIA ST , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 2310 - HOMOSASSA
 Tax District 00WD - HOMOSASSA SPECIAL WATER
 Subdivision 000976 - HOMOSASSA TOWN PLAT
 Short Legal TOWN OF HOMOSASSA LOT 3 BLK 59 DESCR IN OR BK 11 PG 590, DC583 PG 2031 & OR BK 635 PG 175
 Est. Parcel Sqft 13,307
 Est. Parcel Acres .31
 Map SC-TW-RG 32-19S-17E

Mailing Address

Name BUCKNER LAUREN D
 Mailing Address 1025 MELODY DR
 BIRMINGHAM AL 35214

All Owners

Name	Owner Type
BUCKNER LAUREN D	HW - Husband And Wife
BUCKNER JUANITA W	HW - Husband And Wife

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
2022	\$11,190	\$0	\$11,190	\$2,421	\$0	\$2,421	\$0	\$90.65	Link
2021	\$3,770	\$0	\$3,770	\$2,201	\$0	\$2,201	\$0	\$47.53	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
01/01/1984	\$100	0635/0175	03-SAME FAMILY/DEED FOL	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	U-UNIT	1.00		.0				CLR

Total Misc Value
