

RECEIVED

By Tifani White at 2:27 pm, 5/30/23

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	RAJENDRA INC 14221 LAKE CANDLEWOOD CT MIAMI, FL 33014	Property Owner	EDEN INVESTMENTS PROPERTIES LIMITED PO BOX 46 3700 AA ZEIST THE NETHERLANDS
Property description	CITRUS SPGS UNIT 6 PB 6 PG 15 LOT 21 BLK 592 DESC IN OR BK 867 PG 1257	Application date	Mar 20, 2023
		Certificate #	2020 / 2260
		Date certificate issued	06/01/2020
		Account number	1322154

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)
# 2020/2260	06/01/2020	124.71	41.52	166.23
→ Part 2: Total*				166.23

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)
# 2022/1566	06/01/2022	139.19	6.25	7.54	152.98
# 2021/1761	06/01/2021	135.62	6.25	21.13	163.00
Part 3: Total*					315.98

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)	482.21
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	114.53
4. Property information report fee	250.00
5. Tax deed application fee	75.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	27.65
7. Total Paid (Lines 1-6)	949.39

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 30th of May, 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)	1,068.39
17. Redemption fee	6.25
18. Total amount to redeem	1,074.64
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.

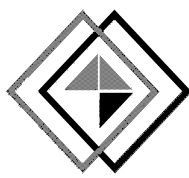
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

ATT. BENCHMARK TITLE
715 S. ADOLPH PT.
LECANTO, FL 34461-9716

Certified By:

Cindy Truett

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

www.citrustc.us

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TDA# 921130

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
1322154	18E17S100060 05920 0210	8594 N AMBOY DR CITRUS SPRINGS 34433

Legal Description

CITRUS SPGS UNIT 6 PB 6 PG 15 LOT 21 BLK 592 DESC IN OR BK 867 PG 1257

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 2260	\$3,454	No	No	No

Owner of Record on Current Tax Roll

EDEN INVESTMENTS PROPERTIES
LIMITED

Billing Name & Address

PO BOX 46
3700 AA ZEIST

THE NETHERLANDS

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:05/09/2023 **Search covers** **20 years** **through:**05/03/2023

James Bennett
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
EDEN INVESTMENTSPROPERTIES LIMITED P.O. BOX 46 3700 AA ZEIST THE NETHERLANDS	Quit Claim Deed Bk:2514 Pg:2124	No Sunbiz record found.
EDEN INVESTMENTS PROPERTIES LIMITED ATT. BENCHMARK TITLE 715 S. ADOLPH PT. LECANTO FL 34461-9716	Quit Claim Deed Bk:2514 Pg:2124	

Related Documents (for Reference)

Warranty Deed
Bk:867 Pg:1257

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD PO BOX 1387 CITRUS SPRINGS FL 34434	Sunbiz HOA	
JOHN WOODS, REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W CITRUS SPRINGS BLVD CITRUS SPRINGS FL 34434	Sunbiz HOA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

600
27-90
27-90

This Warranty Deed Made the 9th day of November A. D. 1989 by

WILLIAM A. SPOONER and RITA SPOONER, his wife,
hereinafter called the grantor, to EDEN INVESTMENTS LIMITED

a corporation existing under the laws of the ~~STATE OF~~ British Virgin Islands with its permanent postoffice address at P.O. BOX 91 Tortola British Virgin Islands hereinafter called the grantee:

(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 grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz.

Lots 20 and 21, in block 592, of CITRUS SPRING UNIT # 6 a Subdivision, according to the Plat thereof, as recorded in Plat Book 6, at Pages 15-22, of the Public Records of Citrus County, Florida.

SUBJECT TO: Taxes for the year 1989 and all subsequent years to restrictions and easements of record and to all applicable Zoning Ordinance.

THIS IS VACANT LAND

FILED & RECORDED
CITRUS COUNTY, FLORIDA
DETTI SHIPLEY, CLERK
90 AUG 28 AM 9 22
D.C.

680867661257 642445

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 19 89.

STATE OF FLORIDA
COUNTY OF CITRUS
2750

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

Signed, sealed and delivered in our presence:

[Signatures]

William A. Spooner
William A. Spooner
Rita Spooner
Rita Spooner

STATE OF FLORIDA
COUNTY OF ~~CITRUS~~ OHIO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

WILLIAM A. SPOONER and RITA SPOONER, his wife to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of November, A. D. 1989

Sharon Kaiser
Notary Public State of OHIO

This Instrument prepared by: William A. Spooner
Address 1746 Pin Oak Drive
Columbus, Ohio. 43229

Apex Title Co



[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

1570 W. CITRUS SPRINGS BLVD
PO Box 1387
CITRUS SPRINGS, FL 34434

Changed: 04/13/2023

Registered Agent Name & Address

Woods, John
1570 W Citrus Springs Blvd
CITRUS SPRINGS, FL 34434

Name Changed: 04/13/2023

Address Changed: 06/07/2019

Officer/Director Detail

Name & Address

Title TREASURER

Hughes, Linda
1996 W Water Lily Drive
Citrus Springs, FL 34434

Title President

Woods, John
9790 N Lathyrus Terrace
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 SECRETARY

DURFEE, BARBARA
2300 W Arbutus Drive
CITRUS SPRINGS, FL 34434

Title VP

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

Title Architecual Committee Chair

Hattersley, Dennis
3790 W Geraldine Drive
Citrus Springs, FL 34433

Title Director

Fox, Kevin
10251 N Deltona Blvd
Citrus Springs, FL 34434

Title Director

Savage, David
2137 W Arbutus Drive
Citrus Springs, FL 34434

Annual Reports

Report Year	Filed Date
2021	04/12/2021
2022	04/20/2022
2023	04/13/2023

Document Images

04/13/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
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

Altkey: 1322154

Parcel ID: 18E17S100060 05920 0210

EDEN INVESTMENTS PROPERTIES LIMITED

8594 N AMBOY DR , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1506 - CITRUS SPRINGS UNIT 6
Tax District	00CS - CITRUS SPRINGS
Subdivision	000342 - CITRUS SPRINGS UNIT 06
Short Legal	CITRUS SPGS UNIT 6 PB 6 PG 15 LOT 21 BLK 592 DESC IN OR BK867 PG 1257
Est. Parcel Sqft	11,234
Est. Parcel Acres	.26
Map SC-TW-RG	21-17S-18E

Mailing Address

Name	EDEN INVESTMENTS PROPERTIES LIMITED
Mailing Address	PO BOX 46 3700 AA ZEIST THE NETHERLANDS

All Owners

Name	Owner Type
EDEN INVESTMENTS PROPERTIES LIMITED	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
2022	\$5,060	\$0	\$5,060	\$3,454	\$0	\$3,454	\$0	\$114.53	Link
2021	\$3,140	\$0	\$3,140	\$3,140	\$0	\$3,140	\$0	\$100.65	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
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/01/2012	\$3,000	2514/2124	01-CORRECTIVE/QC/TD/COT	V
11/01/1989	\$5,000	0867/1257	14-SALE / MORE THAN 1 PARCEL	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	133			\$5,060	RUR

Total Misc Value

Legal Description

Legal Description

CITRUS SPGS UNIT 6 PB 6 PG 15 LOT 21 BLK 592 DESC IN OR BK
867 PG 1257

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.

1322154

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 921130

To: Tax Collector of CITRUS COUNTY, Florida

I,
RAJENDRA INC
14221 LAKE CANDLEWOOD CT
MIAMI, FL 33014,

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
1322154	2020/2260	06-01-2020
Legal Description		
CITRUS SPGS UNIT 6 PB 6 PG 15 LOT 21 BLK 592 DESC IN OR BK 867 PG 1257		

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
RAJENDRA INC
14221 LAKE CANDLEWOOD CT
MIAMI, FL 33014

Applicant's signature

03-20-2023
Application Date

Altkey: 1322154
EDEN INVESTMENTS PROPERTIES LIMITED

Parcel ID: 18E17S100060 05920 0210
8594 N AMBOY DR , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 1506 - CITRUS SPRINGS UNIT 6
 Tax District 00CS - CITRUS SPRINGS
 Subdivision 000342 - CITRUS SPRINGS UNIT 06
 Short Legal CITRUS SPGS UNIT 6 PB 6 PG 15 LOT 21 BLK 592 DESC
 IN OR BK867 PG 1257
 Est. Parcel Sqft 11,234
 Est. Parcel Acres .26
 Map SC-TW-RG 21-17S-18E

Mailing Address

Name EDEN INVESTMENTS PROPERTIES LIMITED
 Mailing Address PO BOX 46
 3700 AA ZEIST
 THE NETHERLANDS

All Owners

Name	Owner Type
EDEN INVESTMENTS PROPERTIES LIMITED	BU - Business

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2022	\$5,060	\$0	\$5,060	\$3,454	\$0	\$3,454	\$0	\$114.53	Link
2021	\$3,140	\$0	\$3,140	\$3,140	\$0	\$3,140	\$0	\$100.65	Link

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