

**RECEIVED**

By TKirby at 3:53 pm, 8/16/24

**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	ABINALES PACITA T PACITA T ABINALES LIVING TRUST AGREEMENT 1522 75TH CIRCLE SAINT PETERSBURG, FL 33702-4614
Property description	CRYSTAL RIVER MANOR PB 7 PG 29 LOT 2 BLK E	Application date	Apr 26, 2024
		Certificate #	2022 / 6319
		Date certificate issued	06/01/2022
		Account number	1047439

**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)
# 2022/6319	06/01/2022	200.82	10.04	210.86
<b>→ Part 2: Total*</b>				<b>210.86</b>

**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)
# 2023/5745	06/01/2023	210.20	6.25	14.93	231.38
<b>Part 3: Total*</b>					<b>231.38</b>

**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)	442.24
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	180.66
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)	62.87
7. <b>Total Paid (Lines 1-6)</b>	<b>1,110.77</b>

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.

Hallie Sullivan _____ Signature, Tax Collector or Designee	Citrus County, Florida Date 16th of August, 2024
--	---

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>	
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. <b>Total Paid (Lines 8-13)</b>	<b>119.00</b>
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)	1,229.77
17. Redemption fee	6.25
18. Total amount to redeem	1,236.02
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.

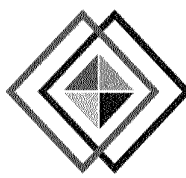
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**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 #:** 1047439

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**

ABINALES PACITA T  
PACITA T ABINALES LIVING TRUST AGREEMENT  
1522 75TH CIRCLE  
SAINT PETERSBURG, FL 33702-4614

**Additional Parties, Per Search**

None

**Certified By:**

Hallie Sullivan

---

Tax Collector or Authorized Designee

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto: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:

<b>Account #</b>	<b>Parcel ID</b>	<b>Property Address</b>
1047439	17E17S310010 000E0 0020	6399 N PERIDOT TER CRYSTAL RIVER 34428
<b>Legal Description</b>		
CRYSTAL RIVER MANOR PB 7 PG 29 LOT 2 BLK E		

## Other Parcel Info

<b>Certificate #</b>	<b>Assessed Value</b>	<b>Homestead?</b>	<b>Mobile Home?</b>	<b>Bankruptcy?</b>
2022 - 6319	\$8,930	No	No	No

<b>Owner of Record on Current Tax Roll</b>	<b>Billing Name &amp; Address</b>
PACITA TABINALES PACITA TABINALES LIVING TRUST AGREEMENT 1522 75TH CIRCLE SAINT PETERSBURG FL 33702-4614	

# 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: 07/25/2024      Search covers    20 years    through: 07/22/2024**

*Kim Pickett*  
Title Examiner

---

**General Examiner Comments:**

**APPARENT TITLE HOLDER**

Name & Address of Record	Document	Examiner Comments
PACITA T. ABINALES, TRUSTEE OF THE PACITA T. ABINALES LIVING TRUST AGREEMENT DATED THE 3RD DAY OF DECMEBER 1993 1522 75TH CIRCLE ST. PETERSBURG FL 33702	Warranty Deed Bk:1050 Pg:244	

**Related Documents (for Reference)**

None found.

**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
None found.		

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS**

**Document Type**

Property Appraiser

10.50 hr  
70 Dec

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DPT. OF REVENUE  
SEP 15 '94  
00.70  
10530

WARRANTY DEED



PREPARED BY / RETURN TO:  
JOHN E. WATSON, ESQ.  
WATSON, GOLDSTEIN & PEARSON, P.A.  
600 - 49TH STREET NORTH  
SUITE A  
ST. PETERSBURG, FL 33710  
813/327-0688  
813/328-1831 FAX

Parcel I.D. (Folio): 31-17S-17E00100D0E00020  
GRANTOR SSN:  
GRANTEE SSN: P.T.A. [REDACTED]

(SPACE ABOVE FOR RECORDING DATA)

THIS GENERAL WARRANTY DEED (INDENTURE), is herewith made on this 22<sup>nd</sup> day of March, 1994, by and between the following parties:

- GRANTOR:** ANACLETO G. CAPUA AND ERLINDA C. CAPUA, his wife  
A. ADDRESS: 8435 4TH STREET NORTH  
ST. PETERSBURG, FL 33702
- GRANTEE:** PACITA T. ABINALES, TRUSTEE OF THE PACITA T. ABINALES  
LIVING TRUST AGREEMENT DATED THE 3RD DAY OF DECEMBER  
1983.  
A. ADDRESS: 1622 76TH CIRCLE  
ST. PETERSBURG, FL 33702

WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to the GRANTOR in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said GRANTEE and said GRANTEE'S heirs and assigns forever, all that certain parcel of land lying and being in the County of Citrus, and State of FLORIDA, more particularly described as follows:

Lot 2 in Block E of CRYSTAL RIVER MANOR,  
according to the map or plat thereof recorded  
in Plat Book 7, Pages 29 and 30, Public Records  
of Citrus County, Florida.

Subject to easements and restrictions of record.

THIS IS NOT HOMESTEAD PROPERTY.  
THIS IS A DEED OF CONVEYANCE.

The terms GRANTOR and GRANTEE shall include the singular and plural in the event that there are multiple GRANTORS and GRANTEES.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right,

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STRIFLER, CLERK  
29 SEP 15 PM 1 32  
VERIFIED BY:  
D.C.  
1050FC0244  
828649

title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever.

And the said GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized of the said premises, that the said premises are free from all encumbrances and that the GRANTOR has good right and lawful authority to sell and/or transfer the same; and the said GRANTOR 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 GRANTOR has hereunto set the GRANTOR'S hand and seal the day and year above written.

Signed, sealed and delivered in presence of:

GRANTOR:

Edith Pandolfo  
WITNESS #1  
EDITH PANDOLFO  
PRINTED NAME

Anacleto G. Capua L.S.  
ANACLETO G. CAPUA

Maura Martine  
WITNESS #2  
Maura Martine  
PRINTED NAME

Erlinda C. Capua L.S.  
ERLINDA C. CAPUA

BR 1050P60245

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March, 1994 by ANACLETO G. CAPUA AND ERLINDA C. CAPUA,  who are personally known to me or  who have produced  Driver's License

- Passport
- Social Security Card

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES 1995  
BONDED THRU GENERAL INS. UND  
Bert Caunin

NOTARY PUBLIC Bert Caunin

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. JAN. 25, 1995  
BONDED THRU GENERAL INS. UND

(Official Stamp)

Altkey: 1047439  
 ABINALES PACITA T

Parcel ID: 17E17S310010 000E0 0020  
 6399 N PERIDOT TER , CRYSTAL RIVER

**Citrus County Property Appraiser, Cregg E. Dalton**

PC Code 0000 - VACANT  
 Bldg Counts Res 0 / MH 0 / Comm 0  
 Nbhd 3520 - SHAMROCK /GREENWOD /EMERALD OAKS AREA  
 Tax District 000X - WITHLACOOCHEE RIVER BASIN  
 Subdivision 000575 - CRYSTAL RIVER MANOR  
 Short Legal CRYSTAL RIVER MANOR PB 7 PG 29 LOT 2 BLK E  
 Est. Parcel Sqft 42,003  
 Est. Parcel Acres .96  
 Map SC-TW-RG 31-17S-17E

**Mailing Address**

Name ABINALES PACITA T  
 Mailing Address 1522 75TH CIRCLE  
 SAINT PETERSBURG FL 33702 4614

**All Owners**

Name	Owner Type
ABINALES PACITA T	TR - Trustee
PACITA T ABINALES LIVING TRUST AGREEMENT DATED THE 3RD DAY OF DECEMBER 1993	UT - Under Trust

**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
2023	\$8,930	\$0	\$8,930	\$8,930	\$0	\$8,930	\$0	\$137.78	Link
2022	\$10,550	\$0	\$10,550	\$10,550	\$0	\$10,550	\$0	\$156.26	Link

**Tax Estimate upon sale of the property (no assessment capping or exemptions)**

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2023	000X	WITHLACOOCHEE RIVER BASIN	\$8,930	14.9743	\$137.79

**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 Assessments**

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

**Sales**

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/01/1994	\$100	1050/0244	02-MIN DOC STAMP (\$100)	I
08/01/1978	\$11,000	0512/0636	00-WARRANTY DEED	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	200.0	210			\$8,930	RUR

**Total Misc Value**

**Legal Description**

**Legal Description**  
CRYSTAL RIVER MANOR PB 7 PG 29 LOT 2 BLK E

**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.

1047439

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 922362

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
1047439	2022/6319	06-01-2022
Legal Description		
CRYSTAL RIVER MANOR PB 7 PG 29 LOT 2 BLK E		

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

04-26-2024  
Application Date

\_\_\_\_\_  
Applicant's signature

**Altkey: 1047439**  
**ABINALES PACITA T**

**Parcel ID: 17E17S310010 000E0 0020**  
**6399 N PERIDOT TER , CRYSTAL RIVER**

**Citrus County Property Appraiser, Cregg E. Dalton**

PC Code 0000 - VACANT  
 Bldg Counts Res 0 / MH 0 / Comm 0  
 Nbhd 3520 - SHAMROCK /GREENWOD /EMERALD OAKS AREA  
 Tax District 000X - WITHLACOOCHEE RIVER BASIN  
 Subdivision 000575 - CRYSTAL RIVER MANOR  
 Short Legal CRYSTAL RIVER MANOR PB 7 PG 29 LOT 2 BLK E  
 Est. Parcel Sqft 42,003  
 Est. Parcel Acres .96  
 Map SC-TW-RG 31-17S-17E

**Mailing Address**

Name ABINALES PACITA T  
 Mailing Address 1522 75TH CIRCLE  
 SAINT PETERSBURG FL 33702 4614

**All Owners**

Name	Owner Type
ABINALES PACITA T	TR - Trustee
PACITA T ABINALES LIVING TRUST AGREEMENT	DATED THE 3RD DAY OF DECEMBER 1993 UT - Under Trust

**2024 Preliminary Values**

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2024	\$9,100	\$0	\$9,100	\$9,100	\$0	\$9,100	\$0

**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
2023	\$8,930	\$0	\$8,930	\$8,930	\$0	\$8,930	\$0	\$137.78	<a href="#">Link</a>
2022	\$10,550	\$0	\$10,550	\$10,550	\$0	\$10,550	\$0	\$156.26	<a href="#">Link</a>

**Tax Estimate upon sale of the property (no assessment capping or exemptions)**

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	000X	WITHLACOOCHEE RIVER BASIN	\$9,100	14.8359	\$139.08

**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 Assessments**

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

**Sales**

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/01/1994	\$100	1050/0244	02-MIN DOC STAMP (\$100)	I
08/01/1978	\$11,000	0512/0636	00-WARRANTY DEED	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	200.0	210			\$9,100	RUR

<b>Total Misc Value</b>
-------------------------