

**RECEIVED**

By Tifani White at 9:14 am, 2/17/26

**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	BUFFALO BILL, LLC 1500 HWY A1A #1 VERO BEACH, FL 32963	Property Owner	MENDOZA LORENA L PO BOX 723 STAMFORD, CT 06904
Property description	CITRUS SPRGS UNIT 23 PB 7 PG 115 LOT 20 BLK 1674	Application date	Nov 05, 2025
		Certificate #	2023 / 2336
		Date certificate issued	06/01/2023
		Account number	2056771

**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)
# 2023/2336	06/01/2023	142.70	49.05	191.75
# 2025/2245	06/01/2025	171.26	8.56	179.82
# 2024/2097	06/01/2024	164.15	22.78	186.93
<b>→ Part 2: Total*</b>				<b>558.50</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)
# 2022/2482	06/01/2022	114.43	6.25	39.05	159.73
# 2021/2988	06/01/2021	111.28	6.25	85.13	202.66
# 2020/3697	06/01/2020	98.06	6.25	74.16	178.47
# 2019/3825	06/01/2019	96.44	6.25	50.15	152.84
<b>Part 3: Total*</b>					<b>693.70</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)	1,252.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	164.53
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)	82.88
7. <b>Total Paid (Lines 1-6)</b>	<b>1,924.61</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.

Christina Sedlak  
\_\_\_\_\_  
Signature, Tax Collector or Designee

Citrus County, Florida  
Date 17th of February, 2026

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	129.00
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>129.00</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)	2,053.61
17. Redemption fee	6.25
18. Total amount to redeem	2,059.86
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.

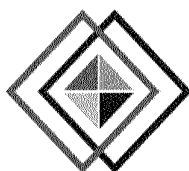
**Clerk of Court (complete Part 5)**

**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*

LORENA L. MENDOZA  
205 SEASIDE AVENUE, 2ND FLOOR  
STAMFORD, CT 06902

**Title Holder**

**Certified By:**

Christina Sedlak

---

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>
2056771	18E17S100230 16740 0200	2205 W CHAMBERLAIN ST CITRUS SPRINGS 34434
<b>Legal Description</b>		
CITRUS SPRGS UNIT 23 PB 7 PG 115 LOT 20 BLK 1674		

## Other Parcel Info

<b>Certificate #</b>	<b>Assessed Value</b>	<b>Homestead?</b>	<b>Mobile Home?</b>	<b>Bankruptcy?</b>
2023 - 2336	\$4,365	No	No	No

<b>Owner of Record on Current Tax Roll</b>	<b>Billing Name &amp; Address</b>
LORENA L MENDOZA	

PO BOX 723  
STAMFORD CT 06904

# PROPERTY INFORMATION REPORT

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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: 02/02/2026      Search covers      20 years      through: 01/29/2026**

*Paul Evans*  
Title Examiner

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**General Examiner Comments:**

**APPARENT TITLE HOLDER**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
LORENA L. MENDOZA 205 SEASIDE AVENUE, 2ND FLOOR STAMFORD CT 06902	Warranty Deed Bk:1174 Pg:1310	

**Related Documents (for Reference)**

None found.

**MORTGAGE HOLDER**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

**Related Documents (for Reference)**

None found.

**LIEN HOLDER**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
None found.		

**Related Documents (for Reference)**

None found.

**OTHER PARTIES**

<b>Name &amp; Address of Record</b>	<b>Document</b>	<b>Examiner Comments</b>
CITRUS SPRINGS CIVIC ASSOCIATION, INC. P.O. BOX 236 HOLDER FL 34445	Sunbiz HOA	
ROBERT B CHILDERS, JR., 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

BK 1174PG1310

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
PETTY STRIFLER, CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Nancy Roche  
FIVE POINTS TITLE SERVICES CO., INC.  
898 Brickell Avenue, Suite 700  
Miami, Florida 33131

'97 MAR 12 PM 1 07

VERIFIED BY:  
*[Signature]* D.C.

Account No. 516-038-38831  
10,000.00

**WARRANTY DEED**  
(Statutory Form-Section 689.02 F.S.)

This Indenture, made on December 27, 1996, Between

**THE OXFORD FINANCE COMPANIES, INC.**, a corporation existing under the laws of the State of Pennsylvania, with a post office address of Three Radnor Corporation Center, Suite 400, 100 Malsonford Road, Radnor, PA 19087, a domestic corporation for United States tax purposes whose Federal Identification No. is [redacted] having its principal place of business in the County of Delaware, and State of Pennsylvania, and lawfully authorized to transact business in the State of Florida, grantor\*, and

**LORENA L. MENDOZA, a married person**

Social Security No. [redacted]

whose post office address is: **205 SEASIDE AVENUE, 2ND FLOOR, STAMFORD, CT 06902**

**WITNESSETH:** That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in CITRUS County, Florida, to wit:

Property Folio No.: 2056771

Lot 20, of Block 1674, of CITRUS SPRINGS UNIT TWENTY-THREE, a Subdivision, according to the Plat thereof, as recorded in Plat Book 7, at Pages 115 through 133, of the Public Records of CITRUS County, Florida

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the year 1996 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

*[Signature]*  
April Bouise, Witness

**THE OXFORD FINANCE COMPANIES, INC.**,  
a Pennsylvania corporation

*[Signature]*  
P. J. Pence, Witness

By *[Signature]*  
**ROGER D. SCHROEDER, Asst. Secretary of FINOVA Capital Corporation, ATTORNEY-IN-FACT**  
7272 East Indian School Road, Scottsdale, AZ 85251

**STATE OF ARIZONA**  
**COUNTY OF MARICOPA**

The foregoing instrument was acknowledged before me on December 27, 1996, by **ROGER D. SCHROEDER, Assistant Secretary of FINOVA CAPITAL CORPORATION, ATTORNEY-IN-FACT for THE OXFORD FINANCE COMPANIES, INC.**, a Pennsylvania corporation, on behalf of the corporation, under authority duly vested in her by said corporation and that the seal affixed hereto is the true corporate seal of said corporation. He is personally known to me.

Documentary Tax Paid  
\$ 70.00

Intangible Tax Paid  
\$ 0

*[Signature]*  
Notary Public



**OFFICIAL SEAL**  
**P. J. PENCE**  
NOTARY PUBLIC - ARIZONA  
MARICOPA COUNTY  
My Comm. Expires Nov. 3, 2000  
Betsy Strifler,  
Clerk of Circuit Court,  
Citrus County, Florida

By: *[Signature]* D.C.

The legibility of writing, typing or printing on this document when received.



[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

<b>Document Number</b>	734809
<b>FEI/EIN Number</b>	59-6543328
<b>Date Filed</b>	01/13/1976
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	01/28/2025
<b>Event Effective Date</b>	NONE

### Principal Address

1570 W. Citrus Springs Blvd.  
Citrus Springs, FL 34434

Changed: 04/16/2025

### Mailing Address

PO BOX 236  
HOLDER, FL 34445

Changed: 01/28/2025

### Registered Agent Name & Address

CHILDERS, ROBERT B, Jr.  
1570 W. Citrus Springs Blvd.  
Citrus Springs, FL 34434

Name Changed: 01/16/2026

Address Changed: 04/16/2025

### Officer/Director Detail

#### **Name & Address**

Title President

CHILDERS, ROBERT B, Jr.  
PO BOX 236  
HOLDER, FL 34445

Title VP

CANDELA, SALVATORE  
PO BOX 236  
HOLDER, FL 34445

Title Secretary

PASTOR, LORENE  
PO BOX 236  
HOLDER, FL 34445

Title Treasurer

SMITH, RUTH  
PO BOX 236  
HOLDER, FL 34445

Title Director

STOUTE, EDDIE  
PO BOX 236  
HOLDER, FL 34445

Title Director

KOCHER, AMANDA  
PO BOX 236  
HOLDER, FL 34445

Title Director

PARKER, JOE  
PO BOX 236  
HOLDER, FL 34445

Title Director

MILLER, LORRAINE  
PO BOX 236  
HOLDER, FL 34445

Title D

LAMB, WILLIAM  
PO BOX 236  
HOLDER, FL 34445

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	05/02/2024
2025	04/16/2025
2026	01/16/2026

**Document Images**

<a href="#">01/16/2026 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/12/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/26/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

Altkey: 2056771  
MENDOZA LORENA L

Parcel ID: 18E17S100230 16740 0200  
2205 W CHAMBERLAIN ST , CITRUS SPRINGS

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

PC Code 0000 - VACANT  
Bldg Counts Res 0 / MH 0 / Comm 0  
Nbhd 1523 - CITRUS SPRINGS UNIT 23  
Tax District 00CS - CITRUS SPRINGS  
Subdivision 000399 - CITRUS SPRINGS UNIT 23  
Short Legal CITRUS SPRGS UNIT 23 PB 7 PG 115 LOT 20 BLK 1674  
Est. Parcel Sqft 10,555  
Est. Parcel Acres .24  
Map SC-TW-RG 34-17S-18E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

**Mailing Address**

Name MENDOZA LORENA L  
Mailing Address PO BOX 723  
STAMFORD CT 06904

**All Owners**

Name	Owner Type
MENDOZA LORENA L	O - Owner

**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
2025	\$13,770	\$0	\$13,770	\$4,365	\$0	\$4,365	\$0	\$171.39	Link
2024	\$9,180	\$0	\$9,180	\$3,968	\$0	\$3,968	\$0	\$120.77	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	00CS	CITRUS SPRINGS	\$13,770	14.8298	\$238.28

**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
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$26.33

**Sales**

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/01/1996	\$10,000	1174/1310	11-11	V
02/01/1989	\$100	0807/1492	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	85.00	85.0	125			\$13,770	RUR

Total Misc Value

**Legal Description**

Legal Description  
CITRUS SPRGS UNIT 23 PB 7 PG 115 LOT 20 BLK 1674

**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.

2056771

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923038

To: Tax Collector of CITRUS COUNTY, Florida

I,  
BUFFALO BILL, LLC  
1500 HWY A1A #1  
VERO BEACH, FL 32963,

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
2056771	2023/2336	06-01-2023
Legal Description		
CITRUS SPRGS UNIT 23 PB 7 PG 115 LOT 20 BLK 1674		

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  
BUFFALO BILL, LLC  
1500 HWY A1A #1  
VERO BEACH, FL 32963

11-05-2025  
Application Date

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

Altkey: 2056771  
 MENDOZA LORENA L

Parcel ID: 18E17S100230 16740 0200  
 2205 W CHAMBERLAIN ST , CITRUS SPRINGS

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

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Name MENDOZA LORENA L  
 Mailing Address PO BOX 723  
 STAMFORD CT 06904

**All Owners**

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0131

FIRE SERVICES ASSESSMENT

\$26.33

**Sales**

Sale Date	Sale Price	Book/Page	Instr Type	V/I
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02/01/1989	\$100	0807/1492	14-SALE / MORE THAN 1 PARCEL	V

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**Land & Agricultural**

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