

RECEIVED

By Tifani White at 3:09 pm, 6/12/26

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	LEE YIN HSUAN 12161- 237TH ST UNIT 69 MAPLE RIDGE BC V4R0E7 CANADA
Property description	CITRUS SPRINGS UNIT 23 PB 7 PG 115 LOT 22 BLK 1658	Application date	Nov 05, 2025
		Certificate #	2023 / 2283
		Date certificate issued	06/01/2023
		Account number	2038357

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)
# 2023/2283	06/01/2023	338.45	122.69	461.14
→ Part 2: Total*				461.14

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)
# 2025/2198	06/01/2025	188.07	6.25	9.40	203.72
# 2024/2039	06/01/2024	181.47	6.25	21.10	208.82
Part 3: Total*					412.54

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)	873.68
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	177.69
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)	155.02
7. Total Paid (Lines 1-6)	1,631.39

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.

Christina Sedlak	Citrus County, Florida
Signature, Tax Collector or Designee	Date <u>12th of June, 2026</u>

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	0.00
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)	0.00
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)	1,631.39
17. Redemption fee	6.25
18. Total amount to redeem	1,637.64
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.

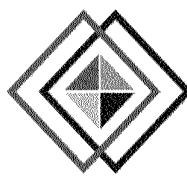
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



TAX DEED APPLICATION COVER LETTER

Account #: 2038357

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

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

Owner on Current Tax Roll

LEE YIN HSUAN
12161- 237TH ST UNIT 69
MAPLE RIDGE BC
V4R0E7
CANADA

Additional Parties, Per Search

CITRUS SPRINGS CIVIC ASSOCIATION, INC.
P.O. BOX 236
HOLDER, FL 34445

Other Party

CITRUS SPRINGS CIVIC ASSOCIATION, INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

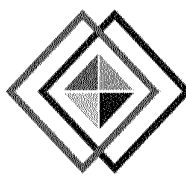
Other Party

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O
CITRUS SPRINGS CIVIC ASSOCIATION, INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

Other Party

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Other Party



Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

P.O. BOX 236
HOLDER, FL 34445

YIN HSUAN LEE
69 12161 237 ST
MAPLE RIDGE, BRITISH COLUMBIA V4R 0E7
CANADA

Title Holder

YIN HSUAN LEE F/K/A
YIN HSUAN LEUNG LEE
1122 HOWSE PLACE
COQUITLAM, B C V3K 5V7
CANADA

Title Holder

YIN HSUAN LEE F/K/A
YIN HSUAN LEUNG LEE
#3233 GEORGESON AVENUE
COQUITLAM, BC V3E 1L4
CANADA

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

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
2038357	18E17S100230 16580 0220	2507 W WILMINGTON LOOP CITRUS SPRINGS 34434

Legal Description

CITRUS SPRINGS UNIT 23 PB 7 PG 115 LOT 22 BLK 1658

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 2283	\$3,882	No	No	No

Owner of Record on Current Tax Roll
YIN HSUAN LEE

Billing Name & Address
YIN HSUAN LEE

12161- 237TH ST UNIT 69
MAPLE RIDGE BC
V4R0E7
CANADA

69 12161 237 ST
MAPLE RIDGE BRITISH COLUMBIA V4R 0E7
CANADA

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: 05/14/2026 **Search covers** **20 years** **through:** 05/11/2026

Paul Evans
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

YIN HSUAN LEE
 #3233 GEORGESON AVENUE
 COQUITLAM BC V3E 1L4
 CANADA

Document

Warranty Deed
 Bk:1915 Pg:2216

Examiner Comments

Yin Hsuan Lee f/k/a Yin
 Hsuan Leung Lee

YIN HSUAN LEUNG LEE
 1122 HOWSE PLACE
 COQUITLAM B C V3K 5V7
 CANADA

Warranty Deed 1272-1399.

Related Documents (for Reference)

Warranty Deed
 Bk:1272 Pg:1399

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	Document	Examiner Comments
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

Recording Fees \$10.00
Documentary Stamps \$.70
TOTAL PAID \$10.70

This Instrument Prepared By:
JONATHAN S. DEAN, ESQUIRE
DEAN AND DEAN, L.L.P.
230 NE 25th Avenue
Ocala, FL 34470-7041



2005086152 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$0.70
2005086152 BK:1915 PG:2216
09/26/2005 08:14 AM 1 PG
JPARRISH,DC Receipt #050066

WARRANTY DEED

THIS INDENTURE, made this 6th day of Sept, 2005 between YIN HSUAN LEE, formerly known as YIN HSUAN LEUNG LEE whose address is #3233 Georgeson Avenue, Coquitlam BC, V3E 1L4 hereinafter collectively referred to as "Grantor," and YIN HSUAN LEE, whose post office address is #3233 Georgeson Avenue, Coquitlam BC, V3E 1L4 hereinafter referred to as "Grantee."

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND NO/100 dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following-described land situate, lying and being in Citrus County, Florida, viz.

Lot 22, in Block 1658, of CITRUS SPRINGS UNIT 23, a Subdivision according to the Plat thereof, as recorded in Plat Book 7, at pages 115 through 133, inclusive, of the Public Records of Citrus County, Florida.

Subject to all restrictions, mortgages or other instruments of record and Taxes for 2005.

Parcel Number: R10 17S18E0230 16580 0220

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

AND Grantor hereby covenants with the 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 and clear of all encumbrances, except: Covenants, Restrictions, Easements of record and taxes for the current year.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed in the presence of:


Print Name: MRS. MONIQUE BROWN


YIN HSUAN LEE
formerly known as Yin Hsuan Leung Lee


Print Name: LINDA MCLAREN

STATE OF BRITISH COLUMBIA
COUNTY OF CANADA

The foregoing instrument was acknowledged before me on the 6 day of Sept, 2005, by Yin Hsuan Lee, formerly known as Yin Hsuan Leung Lee, who are personally known to me or produced the following as identification: 

JOHN K. BLEDSOE
BARRISTER & SOLICITOR
2239 B MCALLISTER AVE
PORT COQUITLAM, BC
REC 249 941-6162
Commission Number: my commission is for life

This instrument was prepared by Dean & Dean, LLP. Title to the land described herein has not been examined by said attorneys and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens or unpaid taxes or encumbrances. Grantee(s), by the acceptance and recordation of this document release the preparer hereof from any liability regarding the above stated matters.

FILED & REGISTERED
CITRUS COUNTY, Florida
CITY CLERK

1040597

VERIFIED BY:

DA D.C.

This Instrument Prepared By and Return To:
Nancy Roche
FIVE POINTS TITLE SERVICES CO., INC.
8014 S.W. 135th Street Road
Ocala, Florida 34473

Contract No. 05 - 38790
9,600.00
No. 298

Documentary Tax Paid

\$ 67.20

Intangible Tax Paid

\$ 0

Betty Striffler

Clerk of Circuit Court,

Citrus County, Florida

By RSH D.C.

WARRANTY DEED

This Indenture, made on September 28, 1998, Between **FIVE POINTS TITLE SERVICES CO., INC., a Florida corporation, as Trustee under the provisions of Trust Agreement dated December 4, 1992**, with a post office address of 8014 S.W. 135th Street Road, Ocala, Florida 34473, and lawfully authorized to transact business in the State of Florida; and **SCAFOLDING B. V., a company organized under the laws of the Netherlands**, having its principal place of business at 8014 S.W. 135th Street Road, Ocala, Florida 34473; grantors*, and

YIN HSUAN LEUNG LEE

Social Security No.

whose post office address is: **1122 HOWSE PLACE, COQUITLAM B C CANADA V3K 5V7**
hereinafter called the grantee*.

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. - **R10 17S18E0230 18530 0220**

Lot 22, in Block 1658, of CITRUS SPRINGS UNIT 23, a Subdivision according to the Plat thereof, as recorded in Plat Book 7, at Pages 115 through 133 inclusive, 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 current year and subsequent years.

This Deed is executed by **FIVE POINTS TITLE SERVICES CO., INC.**, not personally, but as Trustee as above stated, in the exercise of the power and authority conferred upon and vested in it as Trustee (and the Trustee hereby warrants that he possesses full power and authority to execute this instrument), and it is expressly understood that nothing herein shall be construed as creating any liability on **FIVE POINTS TITLE SERVICES CO., INC.**

SCAFOLDING B. V., a Netherlands corporation, hereby joins in this conveyance, for the purpose of fully warranting the title to the land, and it will defend the same against the lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered in our presence.

Laura Lavender
Laura Lavender, Witness

FIVE POINTS TITLE SERVICES CO., INC.
As Trustee Under Trust Agreement dated
December 4, 1992

Beth Smith
Beth Smith, Witness

By: *Nancy Roche*
NANCY ROCHE, President, as Trustee
8014 S.W. 135th Street Road, Ocala, Florida 34473

STATE OF FLORIDA COUNTY OF MARION

The foregoing instrument was acknowledged before me on September 28, 1998, by **NANCY ROCHE**, President, of **FIVE POINTS TITLE SERVICES CO., INC.**, As Trustee Under Trust Agreement dated December 4, 1992, under authority duly vested in her by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. She is personally known to me.



Beth A. Smith
Commission # CC 751294
Expires July 24, 2002
BONDED THRU
ATLANTIC BONDING CO., INC

Beth A. Smith
Notary Public State of Florida

WARRANTY DEED

No. 298

Signed, sealed and delivered in our presence.

Teresa Doyle
Teresa Doyle, Witness

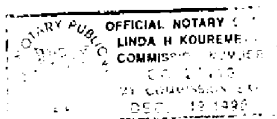
SCAFHOLDING B. V.,
a Netherlands corporation

Linda Kouremetis
Linda Kouremetis, Witness

By: *[Signature]*
RUDY GRAM, Authorized Agent

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me on this 19 day of October, 1998, by RUDY GRAM, Authorized Agent, of SCAFHOLDING B. V., a Netherlands corporation, on behalf of the corporation, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.



Linda H. Kouremetis
LINDA H. KOUREMETIS, Notary Public State of Florida

BATCH52

199810-5 PM12:49

BK1272PG1400



[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 01/28/2025
Event Effective Date 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

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

Document Images

<u>01/16/2026 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2025 -- Amendment</u>	View image in PDF format
<u>11/25/2024 -- Amendment</u>	View image in PDF format
<u>05/02/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2021 -- ANNUAL REPORT</u>	View image in PDF format
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<u>03/12/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2013 -- ANNUAL REPORT</u>	View image in PDF format
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<u>01/08/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/27/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/25/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/26/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/21/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/1995 -- ANNUAL REPORT</u>	View image in PDF format

Florida Department of State, Division of Corporations

Altkey: 2038357
LEE YIN HSUAN

Parcel ID: 18E17S100230 16580 0220
2507 W WILMINGTON LOOP , CITRUS SPRINGS, 34434

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 SPRINGS UNIT 23 PB 7 PG 115 LOT 22 BLK 1658
Est. Parcel Sqft 11,183
Est. Parcel Acres .26
Map SC-TW-RG 34-17S-18E

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

Mailing Address

Name LEE YIN HSUAN
Mailing Address 12161- 237TH ST UNIT 69
MAPLE RIDGE BC
V4R0E7 CANADA

All Owners

Name	Owner Type
LEE YIN HSUAN	IN - Individual

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	\$13,120	\$0	\$13,120	\$3,882	\$0	\$3,882	\$0	\$185.09	Link
2024	\$8,750	\$0	\$8,750	\$3,529	\$0	\$3,529	\$0	\$136.09	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	\$13,120	14.8298	\$250.41

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
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
09/01/2005	\$100	1915/2216	03-SAME FAMILY/DEED FOL	V
09/01/1998	\$9,600	1272/1399	00-WARRANTY DEED	V
12/01/1992	\$2,187,400	0963/1765	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	90.00	90.0	125			\$13,120	RUR
									Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 23 PB 7 PG 115 LOT 22 BLK 1658

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.

2038357

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923082

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
2038357	2023/2283	06-01-2023
Legal Description		
CITRUS SPRINGS UNIT 23 PB 7 PG 115 LOT 22 BLK 1658		

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: 2038357
LEE YIN HSUAN

Parcel ID: 18E17S100230 16580 0220
2507 W WILMINGTON LOOP , DUNNELLON, 34434

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 SPRINGS UNIT 23 PB 7 PG 115 LOT 22 BLK 1658
Est. Parcel Sqft 11,183
Est. Parcel Acres .26
Map SC-TW-RG 34-17S-18E

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

Mailing Address

Name LEE YIN HSUAN
Mailing Address 69 12161 237 ST
MAPLE RIDGE BC
V4R 0E7 CANADA

All Owners

Name	Owner Type
LEE YIN HSUAN	IN - Individual

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	\$13,120	\$0	\$13,120	\$3,882	\$0	\$3,882	\$0	\$185.09	Link
2024	\$8,750	\$0	\$8,750	\$3,529	\$0	\$3,529	\$0	\$136.09	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	\$13,120	14.8298	\$272.67

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
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	VI
09/01/2005	\$100	1915/2216	03-SAME FAMILY/DEED FOL	V
09/01/1998	\$9,600	1272/1399	00-WARRANTY DEED	V
12/01/1992	\$2,187,400	0963/1765	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	90.00	90.0	125				RUR

Total Misc Value
