

RECEIVED

By Tifani White at 3:13 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	CLARK BILLY CLARK TERRI 9650 JACKSON WAY AVON, IN 46123
Property description	CITRUS SPRINGS UNIT 25 PB 8 PG 19 LOT 21 BLK 1569	Application date	Nov 05, 2025
		Certificate #	2023 / 2311
		Date certificate issued	06/01/2023
		Account number	2046180

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)
# 2023/2311	06/01/2023	161.63	72.73	234.36
→ Part 2: Total*				234.36

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)
# 2025/2216	06/01/2025	188.05	6.25	9.40	203.70
# 2024/2059	06/01/2024	183.24	6.25	21.30	210.79
# 2022/2436	06/01/2022	133.84	6.25	32.79	172.88
Part 3: Total*					587.37

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)	821.73
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	179.26
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)	149.73
7. Total Paid (Lines 1-6)	1,575.72

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 12th of June, 2026

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	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. Total Paid (Lines 8-13)	129.00
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)	1,704.72
17. Redemption fee	6.25
18. Total amount to redeem	1,710.97
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.

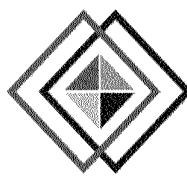
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 2046180

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

CLARK BILLY
CLARK TERRI
9650 JACKSON WAY
AVON, IN 46123

Additional Parties, Per Search

CARRIE L. MANNAI
(NO ADDRESS ON DOCUMENT)

Other Party

CITRUS COUNTY
CLERK OF COURT
(NO ADDRESS ON DOCUMENT)

Other Party

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

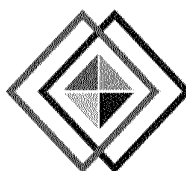
Other Party

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

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

1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

ROBERT B CHILDERS, JR., REGISTERED AGENT
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.
P.O. BOX 236
HOLDER, FL 34445

Other Party

WILLIAM R CLARK
C/O BARBARA GEORGE
8434 W BRADSHAW BLVD
HOMOSASSA, FL 34448

Other Party

WILLIE JAMES CLARK
WASHINGTON SQ 29
INVERNESS, FL 34450

Other Party

BILLY & TERRI CLARK
IIC64, BOX 14
DEETH, NV 89823

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
2046180	18E17S100250 15690 0210	3429 W EUNICE DR CITRUS SPRINGS 34433
Legal Description		
CITRUS SPRINGS UNIT 25 PB 8 PG 19 LOT 21 BLK 1569		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 2311	\$4,100	No	No	No
Owner of Record on Current Tax Roll		Billing Name & Address		
BILLY CLARK TERRI CLARK				
9650 JACKSON WAY AVON IN 46123				

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: 05/18/2026 **Search covers** **20 years** **through:** 05/15/2026

Wendy Carter
Title Examiner

General Examiner Comments:

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

BILLY & TERRI CLARK
 HC64, BOX 14
 DEETH NV 89823

Document

Quit Claim Deed
 Bk:2457 Pg:1100

Examiner Comments

The Property Appraiser references PB 8-19, whereas the vesting deed omits the Plat Book and Page. However, both legal descriptions appear to describe the same property.

Related Documents (for Reference)

Warranty Deed
 Bk:586 Pg:635

Death Certificate
 Bk:2457 Pg:1102

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

CITRUS COUNTY
 CLERK OF COURT

Document

Judgment
 Bk:2359 Pg:739

Examiner Comments

No address found on document.

Judgment
 Bk:2885 Pg:1655

CARRIE L. MANNAI

Judgment
 Bk:2359 Pg:739

No address found on document.

Related Documents (for Reference)

None found.

OTHER PARTIES

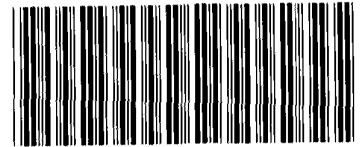
Name & Address of Record	Document	Examiner Comments
CITRUS SPRINGS CIVIC ASSOCIATION, INC. P.O. BOX 236 HOLDER FL 34445	Sunbiz - HOA	
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz - HOA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser



2012001207 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
2012001207 BK:2457 PG:1100
01/11/2012 11:14 AM 2 PGS
EDAVIS,DC Receipt #001259

Recording requested by: Billy, Terri Clark

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Billy & Terri Clark

Name Shawn L Cancelli

Address: HC64, Box 14

Address 130 Halsey Lane

City/ State/Zip: Deeth, Nevada 89823

City/State/Zip Marlton, New Jersey 08053

Property Tax Parcel/Account Number: 2046180

Quitclaim Deed

This Quitclaim Deed is made on 28 December, 2011, between Antoinette Cancelli,
Grantor, of 130 Halsey Lane, City of Marlton, State of
New Jersey, and Billy & Terri Clark, Grantee, of HC64, Box 14,
City of Deeth, State of Nevada.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 3429 W Eunice,
City of Citrus Springs, State of Florida:

Citrus Springs Unit 25, Lot 21, Block 1569

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of re-
cording of this deed.

Dated: 12/28/11

Antoinette Cancelli
Signature of Grantor

Antoinette Cancelli
Name of Grantor

C. Cancelli
Signature of Witness #1

P. Cancelli
Printed Name of Witness #1

Shawn L. Cancelli
Signature of Witness #2

Shawn L. Cancelli
Printed Name of Witness #2

State of NEW JERSEY County of BURLINGTON

On 28 DECEMBER 2011, the Grantor, Antoinette Cancelli,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Kathleen Ann Taylor
Notary Signature

KATHLEEN ANN TAYLOR
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 8/17/2014

Notary Public,

In and for the County of BURLINGTON State of NEW JERSEY

My commission expires: 8/17/2014 Seal

Send all tax statements to Grantee.

This Instrument Was Prepared By
The Deltona Corporation,
by Joyce R. Dooley
3250 S.W. 3rd Avenue
Miami, Florida 33129

AFTER RECORDING PLEASE RETURN TO:
RECORDING DEPT., DELTONA CORPORATION
3250 S.W. 3RD AVE., MIAMI, FL. 33129

RVC. 4.00
DOC. 12.60
TOT. 16.60

5-30498-90 2,795

Warranty Deed

This Indenture, made this 13th day of October, A.D. 1981, between THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and Donato CANCELLI and Antoinetta CANCELLI, his wife, as tenants by the entireties parties of the second part, whose mailing address is: 520 Howard Road Cherry Hill, New Jersey 08034

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Citrus, and State of Florida, to-wit:

Lot 21, Block 1569 of Citrus Springs
Unit TWENTY-FIVE, a Subdivision according to the Plat thereof, recorded in
Plat Book 8, Page 19-24 of the Public Records
of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record. The party of the first part reserves unto itself the right to enter the above described property to complete certain improvements to the property, and the party of the first part shall pay the taxes on the property through the year in which improvements, requiring access to the property, are completed and the property is usable for building purposes. The right of entry shall automatically terminate upon completion of the above referred to improvements.

And the said party of the first part 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 party of the first part has caused these presents to be signed in its name by its authorized agent and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered
in the presence of us:

THE DELTONA CORPORATION,

Donato Cancelli

Antoinetta Cancelli

By *Joyce R. Dooley* (Corporate Seal)
Joyce R. Dooley (Authorized Agent)

STATE OF FLORIDA } SS
COUNTY OF DADE }

I HEREBY CERTIFY, that on this 13th day of October, A.D. 1981 before me personally appeared Joyce R. Dooley of THE DELTONA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the day and year last aforesaid.

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 28 1985
BONDED THRU GENERAL INS. UNDERWRITERS

22 8 44

Notary Public, State of
Florida at Large

BOOK 586 PAGE 635

202508 108771

IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2017 CF 001232 A

CLARK, WILLIE JAMES
WASHINGTON SQ 29
INVERNESS, FL 34450
Date of birth: 09/13/1964

JUDGMENT

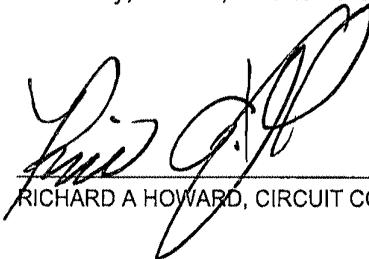
Pursuant to FS. 939.185

Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 325.00 is rendered in favor of Angela Vick, Clerk of Courts, Citrus County, Florida and against the defendant in the sum of \$ 325.00 which let execution issue instanter pursuant to F.S. 922.02.

Done and Ordered in Inverness, Citrus County, Florida, on this 23rd day of February, 2018.



RICHARD A HOWARD, CIRCUIT COURT JUDGE

CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: February 26, 2018

By: _____





[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
<u>07/29/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/26/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<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
<u>02/05/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2011 -- 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

Altkey: 2046180
CLARK BILLY

Parcel ID: 18E17S100250 15690 0210
3429 W EUNICE DR , CITRUS SPRINGS, 34433

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1522 - CITRUS SPRINGS UNIT 22
Tax District 00CS - CITRUS SPRINGS
Subdivision 000407 - CITRUS SPRINGS UNIT 25
Short Legal CITRUS SPRINGS UNIT 25 PB 8 PG 19 LOT 21 BLK 1569
Est. Parcel Sqft 10,001
Est. Parcel Acres .23
Map SC-TW-RG 33-17S-18E

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

Mailing Address

Name CLARK BILLY
Mailing Address 9650 JACKSON WAY
AVON IN 46123

All Owners

Name	Owner Type
CLARK BILLY	TC - Tenants In Common
CLARK TERRI	TC - Tenants In Common

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	\$13,040	\$0	\$13,040	\$4,100	\$0	\$4,100	\$0	\$186.73	Link
2024	\$8,400	\$0	\$8,400	\$3,727	\$0	\$3,727	\$0	\$136.07	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	\$13,040	14.8298	\$249.22

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
12/01/2011	\$100	2457/1100	01-CORRECTIVE/QC/TD/COT	V
10/13/1981	\$2,800	0586/0635	13-FROM DEVELOPERS	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	125			\$13,040	RUR

Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 25 PB 8 PG 19 LOT 21 BLK 1569

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: 923037

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
2046180	2023/2311	06-01-2023
Legal Description		
CITRUS SPRINGS UNIT 25 PB 8 PG 19 LOT 21 BLK 1569		

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: 2046180
CLARK BILLY

Parcel ID: 18E17S100250 15690 0210
3429 W EUNICE DR , DUNNELLON, 34433

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1522 - CITRUS SPRINGS UNIT 22
Tax District	00CS - CITRUS SPRINGS
Subdivision	000407 - CITRUS SPRINGS UNIT 25
Short Legal	CITRUS SPRINGS UNIT 25 PB 8 PG 19 LOT 21 BLK 1569
Est. Parcel Sqft	10,001
Est. Parcel Acres	.23
Map SC-TW-RG	33-17S-18E

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

Mailing Address

Name	CLARK BILLY
Mailing Address	9650 JACKSON WAY AVON IN 46123

All Owners

Name	Owner Type
CLARK BILLY	TC - Tenants In Common
CLARK TERRI	TC - Tenants In Common

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	\$13,040	\$0	\$13,040	\$4,100	\$0	\$4,100	\$0	\$186.73	Link
2024	\$8,400	\$0	\$8,400	\$3,727	\$0	\$3,727	\$0	\$136.07	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	\$13,040	14.8298	\$271.48

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
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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
12/01/2011	\$100	2457/1100	01-CORRECTIVE/QC/TD/COT	V
10/13/1981	\$2,800	0586/0635	13-FROM DEVELOPERS	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	125				RUR

Total Misc Value
