

RECEIVED

By Tifani White at 10:50 am, 6/19/26

513
R. 07/19
Page 1 of 2**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	BUFFALO BILL, LLC 1500 HWY A1A #1 VERO BEACH, FL 32963	Property Owner	TAEGER KENNETH TAEGER JUDITH 6201 W HOLIDAY ST HOMOSASSA, FL 34446-1421
Property description	HIGHLAND PINES UNREC SUB LOT 15 FURTHER DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE NW 1/ (Full legal attached.)	Application date	Nov 05, 2025
		Certificate #	2023 / 4017
		Date certificate issued	06/01/2023
		Account number	2273917

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)
# 2023/4017	06/01/2023	147.06	39.52	186.58
# 2024/3699	06/01/2024	154.63	22.03	176.66
→ Part 2: Total*				363.24

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)
# 2025/4039	06/01/2025	164.19	6.25	12.31	182.75
# 2022/4410	06/01/2022	93.12	6.25	22.81	122.18
# 2021/4990	06/01/2021	94.15	6.25	46.60	147.00
# 2020/6152	06/01/2020	105.90	6.25	104.84	216.99
# 2019/6179	06/01/2019	91.30	6.25	106.82	204.37
Part 3: Total*					873.29

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)	1,236.53
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	135.98
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)	188.74
7. Total Paid (Lines 1-6)	1,986.25

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.

Sabrina Maloy

Signature, Tax Collector or Designee

Citrus County, Florida

Date 16th 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	
9. Certified or registered mail charge	
10. Advertising charge (see s. 197.542, F.S.)	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
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)	
17. Redemption fee	
18. Total amount to redeem	
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)

HIGHLAND PINES UNREC SUB LOT 15 FURTHER DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, RUN NORTH 89 DEG 17M 50S EAST A DISTANCE OF 230.16 FEET; THENCE RUN NORTH 0 DEG. 26M 50S WEST A DISTANCE OF 91.91 FEET; THENCE RUN NORTH 89 DEG 33M 10S E A DIST OF 63.59 FT TO A POB, THENCE N 31 DEG 03M 55S E A DIST OF 122.87 FT, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING SOUTH 74 DEG. 41M 17S EAST A DISTANCE OF 54.30 FEET; THENCE RUN NORTH 89 DEG. 33M 10S EAST A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 0 DEG 26M 50S EAST A DISTANCE OF 90.00 FEET, THENCE S 89 DEG 33M 10S W A DIST OF 136.49 FT TO THE POINT OF BEGINNING. SD PARCEL ALSO KNOWN AS LOT 15 OF THE SPEARS AND TRIMBLE PROPOSED PLAT OF HIGHLAND PINES



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

TAX DEED APPLICATION COVER LETTER

Account #: 2273917

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

TAEGER KENNETH
TAEGER JUDITH
6201 W HOLIDAY ST
HOMOSASSA, FL 34446-1421

Additional Parties, Per Search

KENNETH OR JUDITH TAEGER
8431 LONGFELLOW ST
HOMOSASSA, FL 34446

Title Holder

KENNETH TAEGER OR JUDITH TAEGER
6432 W FLANDERS LANE
CRYSTAL RIVER, FL 34429

Title Holder

Certified By:

Sabrina Maloy

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
✓2273917	✓17E19S15 1A000 0150	✓2214 S OLD MILWAUKEE RD HOMOSASSA 34448

Legal Description

✓HIGHLAND PINES UNREC SUB LOT 15 FURTHER DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, RUN NORTH 89 DEG 17M 50S EAST A DISTANCE OF 230.16 FEET; THENCE RUN NORTH 0 DEG. 26M 50S WEST A DISTANCE OF 91.91 FEET; THENCE RUN NORTH 89 DEG 33M 10S E A DIST OF 63.59 FT TO A POB, THENCE N 31 DEG 03M 55S E A DIST OF 122.87 FT, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING SOUTH 74 DEG. 41M 17S EAST A DISTANCE OF 54.30 FEET; THENCE RUN NORTH 89 DEG. 33M 10S EAST A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 0 DEG 26M 50S EAST A DISTANCE OF 90.00 FEET, THENCE S 89 DEG 33M 10S W A DIST OF 136.49 FT TO THE POINT OF BEGINNING. SD PARCEL ALSO KNOWN AS LOT 15 OF THE SPEARS AND TRIMBLE PROPOSED PLAT OF HIGHLAND PINES

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
✓2023 - 4017	✓\$5,125	✓No	✓No	✓No
Owner of Record on Current Tax Roll		Billing Name & Address		
✓KENNETH TAEGER, JUDITH TAEGER				
✓6201 W HOLIDAY ST HOMOSASSA FL 34446-1421				

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: 06/05/2026 **Search covers** **20 years** **through:** 06/01/2026

Christina Young
Title Examiner

General Examiner Comments:

The legal description on the vesting deed(s) and Property Appraiser records appear to describe the same property.

This updated report contains all the information collected in the earlier report, as well as any new or updated information since the issuance of the earlier report.

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
KENNETH TAEGER OR JUDITH TAEGER 6432 W FLANDERS LANE CRYSTAL RIVER FL 34429	Tax Deed Bk:1590 Pg:1958	
KENNETH OR JUDITH TAEGER 8431 LONGFELLOW ST HOMOSASSA FL 34446		Proof of Publication 1590-1959.

Related Documents (for Reference)

Proof of Publication
Bk:1590 Pg:1959

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

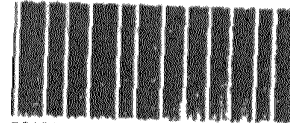
Document Type

Property Appraiser

PREPARED BY:

Bonnie C. Tenney, Deputy Clerk
Clerk of the Circuit Court
110 N Apopka Ave.
Inverness FL 34450-4299

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$0.00
2003021206 BK:1590 PG:1958-1958
04/11/2003 04:54 PM 1 PG
KHUGAR, DC Receipt #012814



2003021206 1 PG

RETURN TO:

Kenneth Taeger or Judith Taeger
6432 W Flanders Lane
Crystal River FL 34429

Tax Deed File No. 2002-326
Property Identification No. 2273917

TAX DEED

STATE OF FLORIDA
COUNTY OF CITRUS

Documentary Tax paid \$ 1260
Intangible Tax paid \$ 0
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: KC D.C

The following Tax Sale Certificate Numbered 1298 issued on June 1, 1998 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the 9th day of April 2003, offered for sale as required by law for cash to the highest bidder and was sold to: Kenneth Taeger or Judith Taeger whose address is: 6432 W Flanders Lane Crystal River FL 34429, being the highest bidder and having paid the sum of his/her bid as required by the Laws of Florida.

NOW, on 11th day of April, 2003 in the County of Citrus, State of Florida, in consideration of the sum of One thousand eight hundred and 00/100 (\$ 1,800.00) Dollars, being the amount paid pursuant to the laws of Florida does hereby sell the following lands situated in the County and State aforesaid and described as follows:

Highland Pines Unrec Sub Lot 15 Desc In OR BK 671 PG 1410 & DC In OR BK 790 PG 176

Witness:

Bonnie C. Tenney
Bonnie C. Tenney
Tammy S. Kirby
Tammy S. Kirby

Betty Strifler (Seal)
Clerk of the Circuit Court or County Comptroller
Citrus County, Florida

STATE OF FLORIDA
COUNTY OF CITRUS

On April 11, 2003, before me, Julie Kristine Hugan, personally appeared **BETTY STRIFLER**, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned. Personally known to me/did not take an oath.

Witness my hand and official seal date aforesaid.



Julie Kristine Hugan



Proof of Publication

from the
CITRUS COUNTY CHRONICLE
Crystal River, Citrus County, Florida
PUBLISHED DAILY

STATE OF FLORIDA
COUNTY OF CITRUS

Before the undersigned authority personally appeared

Karen McDaniel

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the

758-0326 WCRN APPLICATION NO: 2002-326 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN: Kenneth or Judith Taeger the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate num

Court, was published in said newspaper in the issues of March 5th, 2003, March 12th, 2003, March 19th, 2003, March 26th, 2003.

Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Karen McDaniel

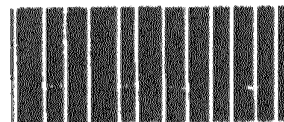
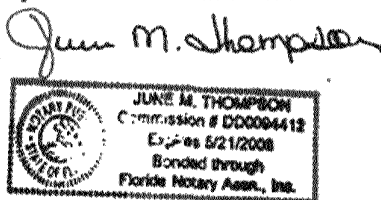
The forgoing instrument was acknowledged before me

This 26th day of March, 2003

By: Karen McDaniel

who is personally known to me and who did take an oath.

Notary Public



2003021207 2 PGS

758-0326 WCRN
APPLICATION NO:
2002-326
NOTICE OF APPLICATION
FOR TAX DEED
NOTICE IS HEREBY GIVEN:
Kenneth or Judith Taeger
the holder of the following
certificate has filed said
certificate for a tax deed
to be issued thereon. The
certificate number and
year of issuance, the de-
scription of the property,
and the names in which it
was assessed are as fol-
lows:
CERTIFICATE NO. 1298
YEAR OF ISSUANCE 1998
DESCRIPTION OF
PROPERTY:
Right and Place those Sub-
lot 16 been to GR AC 471
to GR 1698 & AC to GR 88
1998 176
NAME IN WHICH AS-
SESSED: Lita M. Tenney and
her heirs
Said property being in the
County of Citrus, State of
Florida.
Unless such certificate
shall be redeemed ac-
cording to law, the prop-
erty described in such
certificate shall be sold to
the highest bidder at the
courthouse in Inverness,
Florida, on April 9, 2003 at
9:30 A.M.
Dated February 14, 2003
BETTY STRIFLER
Clerk of the Circuit Court
Citrus County, Florida
By: Bonnie C. Tenney
Deputy Clerk
Published four (4) times in
the Citrus County Chroni-
cle, March 5, 12, 19, and
26, 2003.

Clerk's Note:

Sold - A Tax Deed was recorded in
Official Record Book 1590
Page 1458, on April 11, 2003
Application No. 2002-326
Certificate No. # 1298
Issued 1998
Betty Strifler
Clerk of the Circuit Court

By: Bonnie C Tenney, Deputy Clerk

SOLD: Kenneth Taeger or Judith Taeger

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE
\$ 2003021207 BK:1590 PG:1959-1960
\$4.11/2883 \$4.84 PM 2 PGS
KHUGAR, DC Receipt #612814

CLERK'S AFFIDAVIT

STATE OF FLORIDA

RE: TAX DEED APPLICATION NO: 2002-326

COUNTY OF CITRUS

CERTIFICATE NO: 1298 ISSUED: 1998

I, **BETTY STRIFLER**, Clerk of the Circuit Court, Citrus County Florida, do hereby certify that a true and correct copy of the Notice of Application for Tax Deed and the *WARNING* notice were mailed by U. S. Certified mail with return receipt requested, on the 14th day of February, 2003, to the following:

Iva Trimble
4200 Dayton Rd
Springfield OH 45502-9140

Kenneth or Judith Taege (Applicants)
8431 Longfellow St
Homosassa FL 34446

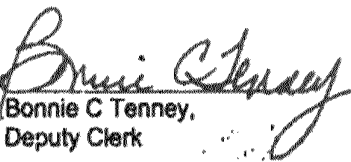
Iva Trimble
Attn: Fran Brotherton
2125 E Kenwood Blvd Nr N
Milwaukee WI 53211

The above notices mailed pursuant to F.S. 197.522(1).

WITNESS my hand and official seal at the Courthouse in Inverness, Citrus County, Florida, this 14th day of February, 2003.

(seal)

Betty Strifler,
Clerk of the Circuit Court

By 
(Bonnie C Tenney,
Deputy Clerk



Altkey: 2273917
TAEGER KENNETH

Parcel ID: 17E19S15 1A000 0150
2214 S OLD MILWAUKEE RD , HOMOSASSA, 34448

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 3612 - CRYSTALACRES, CRYSTAL RIVER HIGHLANDS
Tax District 00WD - HOMOSASSA SPECIAL WATER
Subdivision 000914 - HIGHLAND PINES
Short Legal HIGHLAND PINES UNREC SUB LOT 15 FURTHER DESCRIBED
ASFOLLOWS:FROM THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4
OF
Est. Parcel Sqft 10,361
Est. Parcel Acres .24
Map SC-TW-RG 15-19S-17E

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

Mailing Address

Name TAEGER KENNETH
Mailing Address 6201 W HOLIDAY ST
HOMOSASSA FL 34446 1421

All Owners

Name	Owner Type
TAEGER KENNETH	TC - Tenants In Common
TAEGER JUDITH	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	\$11,200	\$0	\$11,200	\$5,125	\$0	\$5,125	\$0	\$141.65	Link
2024	\$11,200	\$0	\$11,200	\$4,659	\$0	\$4,659	\$0	\$114.33	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	00WD	HOMOSASSA SPECIAL WATER	\$11,200	16.1605	\$185.07

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	\$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/01/2003	\$1,800	1590/1958	01-CORRECTIVE/QC/TD/COT	V
04/12/1984	\$4,000	0671/1410	03-SAME FAMILY/DEED FOL	V
12/13/1979	\$100	0554/1147	03-SAME FAMILY/DEED FOL	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	74.0	106			\$11,200	LDRMH

Total Misc Value

Legal Description

Legal Description

HIGHLAND PINES UNREC SUB LOT 15 FURTHER DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, RUN NORTH 89 DEG 17M 50S EAST A DISTANCE OF 230.16 FEET; THENCE RUN NORTH 0 DEG. 26M 50S WEST A DISTANCE OF 91.91 FEET; THENCE RUN NORTH 89 DEG 33M 10S E A DIST OF 63.59 FT TO A POB, THENCE N 31 DEG 03M 55S E A DIST OF 122.87 FT, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING SOUTH 74 DEG. 41M 17S EAST A DISTANCE OF 54.30 FEET; THENCE RUN NORTH 89 DEG. 33M 10S EAST A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 0 DEG 26M 50S EAST A DISTANCE OF 90.00 FEET, THENCE S 89 DEG 33M 10S WA DIST OF 136.49 FT TO THE POINT OF BEGINNING. SD PARCEL ALSO KNOWN AS LOT 15 OF THE SPEARS AND TRIMBLE PROPOSED PLAT OF HIGHLAND PINES

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.

2273917

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 923054

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
2273917	2023/4017	06-01-2023
Legal Description		
HIGHLAND PINES UNREC SUB LOT 15 FURTHER DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, RUN NORTH 89 DEG 17M 50S EAST A DISTANCE OF 230.16 FEET; THENCE RUN NORTH 0 DEG. 26M 50S WEST A DISTANCE OF 91.91 FEET; THENCE RUN NORTH 89 DEG 33M 10S E A DIST OF 63.59 FT TO A POB, THENCE N 31 DEG 03M 55S E A DIST OF 122.87 FT, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING SOUTH 74 DEG. 41M 17S EAST A DISTANCE OF 54.30 FEET; THENCE RUN NORTH 89 DEG. 33M 10S EAST A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 0 DEG 26M 50S EAST A DISTANCE OF 90.00 FEET, THENCE S 89 DEG 33M 10S W A DIST OF 136.49 FT TO THE POINT OF BEGINNING. SD PARCEL ALSO KNOWN AS LOT 15 OF THE SPEARS AND TRIMBLE PROPOSED PLAT OF HIGHLAND PINES		

I agree to:

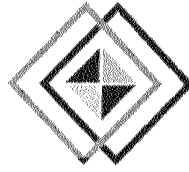
- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges 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



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

Memorandum

To: TDA file – AK# 2273917
From: Genevieve Holmes, C.F.C.A.
Date: 6/4/2026
Re: Possible encroachment

Based on the Property Appraiser's online aerial map, the structure on AK# 2230509 may be encroaching on this parcel (AK# 2273917). The Property Appraiser's office is unable to confirm this without a survey.

Altkey: 2273917
TAEGER KENNETH

Parcel ID: 17E19S15 1A000 0150
2214 S OLD MILWAUKEE RD , HOMOSASSA, 34448

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 3612 - CRYSTAL ACRES, CRYSTAL RIVER HIGHLANDS
Tax District 00WD - HOMOSASSA SPECIAL WATER
Subdivision 000914 - HIGHLAND PINES
Short Legal HIGHLAND PINES UNREC SUB LOT 15 FURTHER
DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST
CORNER OF THE NW 1/4 OF THE NE 1/4 OF
Est. Parcel Sqft 10,361
Est. Parcel Acres .24
Map SC-TW-RG 15-19S-17E

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

Mailing Address

Name TAEGER KENNETH
Mailing Address 6201 W HOLIDAY ST
HOMOSASSA FL 34446 1421

All Owners

Name	Owner Type
TAEGER KENNETH	TC - Tenants In Common
TAEGER JUDITH	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	\$11,200	\$0	\$11,200	\$5,125	\$0	\$5,125	\$0	\$141.65	Link
2024	\$11,200	\$0	\$11,200	\$4,659	\$0	\$4,659	\$0	\$114.33	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	00WD	HOMOSASSA SPECIAL WATER	\$11,200	16.1605	\$207.33

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	\$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/01/2003	\$1,800	1590/1958	01-CORRECTIVE/QC/TD/COT	V
04/12/1984	\$4,000	0671/1410	03-SAME FAMILY/DEED FOL	V
12/13/1979	\$100	0554/1147	03-SAME FAMILY/DEED FOL	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	74.0	106				LDRMH

Total Misc Value
