

RECEIVED

By Tifani White at 9:16 am, 7/13/26

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	NORMAN MCKENZIE NORMAN MCKENZIE CORP. 12350 SW 132 CT SUITE 111 MIAMI, FL 33196	Property Owner	KADOSH URI 8921 W OAKLAND PARK BLVD SUNRISE, FL 33351
Property description	UNREC SUB OF BLK 25 CHARPIAS ADDITION TO CRYSTAL RIVER PB 1 PG 30, LOT 5, MORE PART DESC AS FOLLOWS: (Full legal attached.)	Application date	Jan 14, 2026
		Certificate #	2020 / 7016
		Date certificate issued	06/01/2020
		Account number	3279109

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)
# 2020/7016	06/01/2020	58.71	39.63	98.34
# 2019/7017	06/01/2019	64.86	43.78	108.64
→ Part 2: Total*				206.98

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)
# 2025/4681	06/01/2025	55.00	6.25	6.42	67.67
# 2024/4340	06/01/2024	51.63	6.25	15.27	73.15
# 2023/4681	06/01/2023	49.30	6.25	22.68	78.23
# 2022/5145	06/01/2022	38.54	6.25	25.44	70.23
# 2021/5637	06/01/2021	52.51	6.25	33.08	91.84
Part 3: Total*					381.12

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)	588.10
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	16.70
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)	92.68
7. Total Paid (Lines 1-6)	1,122.48

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 10th of July, 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)	1,251.48
17. Redemption fee	6.25
18. Total amount to redeem	1,257.73
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.

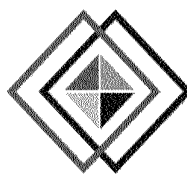
Clerk of Court (complete Part 5)

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)

UNREC SUB OF BLK 25 CHARPIAS ADDITION TO CRYSTAL RIVER PB 1 PG 30, LOT 5, MORE PART DESC AS FOLLOWS:
THE W 1/4 OF E 1/2 OF N 1/2 BLK 25 CHARPIAS ADDITION TO CRYSTAL RIVER PB 1 PG 30.



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 3279109

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

NORMAN MCKENZIE
NORMAN MCKENZIE CORP.
12350 SW 132 CT SUITE 111
MIAMI, FL 33196

Owner on Current Tax Roll

KADOSH URI
8921 W OAKLAND PARK BLVD
SUNRISE, FL 33351

Additional Parties, Per Search

None

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
3279109	17E18S220030 00250 0050	1060 SE 1ST ST CRYSTAL RIVER 34429

Legal Description

UNREC SUB OF BLK 25 CHARPIA'S ADDITION TO CRYSTAL RIVER PB 1 PG 30, LOT 5, MORE PART DESC AS FOLLOWS: THE W 1/4 OF E 1/2 OF N 1/2 BLK 25 CHARPIA'S ADDITION TO CRYSTAL RIVER PB 1 PG 30.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 7016	\$626	No	No	No

Owner of Record on Current Tax Roll

URI KADOSH

Billing Name & Address

8921 W OAKLAND PARK BLVD
SUNRISE FL 33351

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: 06/16/2026 Search covers 20 years through: 06/12/2026

Karen LaBree
Title Examiner

General Examiner Comments:

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

URI KADOSH
8921 W OAKLAND PARK BLVD
SUNRISE FL 33351

Document

Warranty Deed
Bk:1848 Pg:1891

Examiner Comments

The deed legal description appears to interchange lots with blocks.

Related Documents (for Reference)

None found.

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**

None found.

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

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

This instrument was prepared by
and return to
O. M. Amor, Esq.
Segall & Amor P.A.
101 Grand Palm Drive
Pembroke Pines, FL 33027
Telephone 954-447-3164



[Space Above This Line For Recording Data]

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, Made this 04-28-05 between Autnand Sharma and Jageshwar Sharma, each a married man, whose address is 661 East 2nd Street, Brooklyn, NY 11218 Party of the First Part to Un Kadosh, a married man Party of the Second Part and whose post office address is 8921 W Oakland Park Blvd., Sunrise, FL 33351

(Whenever used herein, the terms "First Part" and "Second Part", shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth That said Party of the First Part, for and in consideration of the sum of \$10.00 and other good valuable consideration receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the Party of the Second Part, all that certain land situated in CITRUS County, Florida, to wit

See Attached Exhibit "A"

The property is not the constitutional homestead of the grantor, as the grantor does not reside on the subject property or any property contiguous therewith as their permanent residence or homestead, as the land is, in fact, multiple vacant lots

(For Information Only Property Appraiser's Parcel Identification Number is See Exhibit "B" attached hereto)
Subject to Conditions, restrictions, reservations, limitations and easements of records, if any (provided, however, that this reference shall not operate to reimpose the same), applicable zoning regulations and taxes for the current and subsequent years

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

And the First Part hereby covenants with said Second Part that the First Part is lawfully seized of said land in fee simple, that the First Part has good right and lawful authority to sell and convey said land, that the First Part 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 of all encumbrances

In Witness Whereof, the said First Part has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

[Signature]
Autnand Sharma

Brenda L. Buta

Print Witness Name

[Signature]
Witness Signature

Willetha D. Winborne

Print Witness Name

[Signature]
Witness Signature

Stella V. Eiland

Print Witness Name

[Signature]
Witness Signature

Caroline Prestidge

Print Witness Name

[Signature]
Witness Signature

STATE OF FLORIDA

SS

COUNTY OF CITRUS

This instrument was acknowledged before me this 04-28-05 by Autnand Sharma and Jageshwar Sharma who are personally known to me and produced drivers lic. as identification and who did take an oath

[Signature]
Notary Public - State of FLORIDA
My Commission Expires



sharma.kadosh-750 info sheet Warranty Deed

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$44.00
DOCUMENTARY TAX \$5,250.00
2005037121 BK:1848 PG:1891
05/02/2005 02:10 PM 5 PGS
JPARRISH,DC Receipt #022852

EXHIBIT "A"

All of Lots 30, 33, 35, 38, 39, 41, 42, and 43, CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30 of the Public Records of Citrus County, Florida.

AND

All of Lot 40, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, less and except unrecorded Lot 16, Block 40, more particularly described as follows:

Lot 16, of Block 40, of unrecorded Plat, being further described as follows: Begin at the Southwest corner of Lot 40, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida; thence North 0°38'57" West, along the West line of said Lot 40 a distance of 104.60 feet, thence North 88°56'31" East 79.75 feet, thence South 0°38'57" East parallel to said West line for a distance of 104.58 feet to a point on the South line of said Lot 40, thence South 88°55'40" West along the South line of said Lot 40, a distance of 79.75 feet to the Point of Beginning.

AND

The entire South 1/2 of Lot 22, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida.

AND

Lot 24, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30 of the Public Records of Citrus County, Florida, less and except unrecorded Lots 6 and 7, Block 24, more particularly described as follows:

Unrecorded Lot 6, Block 24:

Commence at the Northwest corner of Lot 24, of CHARPIA'S ADDITION TO CRYSTAL RIVER, according to the Plat thereof as recorded in Plat Book 1, Page 30 of the Public Records of Citrus County, Florida; thence North 89°04'10" East along the North boundary line of said Lot 24, a distance of 398.75 feet to the Point of Beginning; thence continue North 89°04'10" East along the North boundary line of said Lot 24 a distance of 79.75 feet; thence South 00°38'57" East parallel to the West boundary line of said Lot 24 a distance of 104.48 feet; thence South 89°03'18" West a distance of 79.75 feet; thence North 00°38'57" West parallel to said West line a distance of 104.50 feet to the Point of Beginning.

Unrecorded Lot 7, Block 24:

Commence at the Northwest corner of Lot 24, of CHARPIA'S ADDITION TO CRYSTAL RIVER, according to the Plat thereof as recorded in Plat Book 1, Page 30 of the Public Records of Citrus County, Florida, thence North 89°04'10" East along the North boundary line of said Lot 24, a distance of 478.50 feet to the Point of Beginning, thence continue North 89°04'10" East along the North boundary line of said Lot 24 a distance of 79.75 feet; thence South 00°38'57" East parallel to the West boundary line of said Lot 24 a distance of 104.46 feet, thence South 89°03'18" West a distance of 79.75 feet; thence North 00°38'57" West parallel to said West line a distance of 104.48 feet to the Point of Beginning.

AND

Lot 25, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, less and except unrecorded Lot 7, Block 24, more particularly described as follows:

Commence at the Northwest corner of Lot 25, in CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence North 89°02'28" East along the North line of said Lot 25, a

NS JP

EXHIBIT "A" continued

distance of 478.50 feet to the Point of Beginning; thence continue North 89°02'28" East along said North line a distance of 79.75 feet, thence South 0°38'57" East parallel to the West line of said Lot 25, a distance of 104.46 feet; thence South 89°01'38" West 79.75 feet; thence North 0°38'57" West parallel to the said West line a distance of 104.48 feet to the Point of Beginning.

AND

Lot 27, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, less and except unrecorded Lot 1, Block 27, more particularly described as follows:

Begin at the Northwest corner of Lot 27, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, thence North 89°02'28" East along the North line of said Lot 27, a distance of 79.74 feet; thence South 0°40'04" East parallel to the West line of said Lot 27 a distance of 104.26 feet; thence South 89°01'38" West 79.74 feet to a point on said West line; thence North 0°40'04" West along said West line a distance of 104.26 feet to the Point of Beginning.

AND

Lot 32, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, less and except unrecorded Lot 8, Block 32, more particularly described as follows:

Commence at the Northwest corner of Lot 32, CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence North 89°00'47" East along the North line of said Lot 32 a distance of 558.25 feet to the Point of Beginning, thence continue North 89°00'47" East along said North line a distance of 79.84 feet to the Northeast corner of said Lot 32, thence South 0°39'30" East along the East line of said Lot 32, a distance of 104.44 feet, thence South 88°59'56" West 79.86 feet, thence North 0°38'57" West parallel to the West line of said Block 32 a distance of 104.46 feet to the Point of Beginning.

AND

Unrecorded Lots 9, 10, 11, 12, 13 and 14, Block 34, all located in Lot 34, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, of the Public Records of Citrus County, Florida, more particularly described as follows:

Unrecorded Lot 9, Block 34:

Commence at the Northwest corner of Lot 34, CHARPIA'S ADDITION TO THE CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34, a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line of said Lot 34, a distance of 558.25 feet to the Point of Beginning, thence continue North 88°57'21" East along said South line a distance of 79.92 feet to the Southeast corner of said Lot 34, thence North 0°40'04" West along the East line of said Lot 34, a distance of 104.27 feet, thence South 88°58'13" West 79.91 feet, thence South 0°39'30" East parallel to said West line a distance of 104.29 feet to the Point of Beginning.

Unrecorded Lot 10, Block 34:

Commence at the Northwest corner of Lot 34, CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34 a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line a distance of 79.75 feet, thence North 0°39'30" West parallel to said West line a distance of 104.29 feet, thence South 88°58'13" West 79.75 feet, thence South 0°39'30" East parallel to said West line a distance of 104.31 feet to the Point of Beginning.

Unrecorded Lot 11, Block 34:

NS JP

EXHIBIT "A" continued

Commence at the Northwest corner of Lot 34, CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34 a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line of said Lot 34, a distance of 398.75 feet to the Point of Beginning, thence continue North 88°57'21" East along said South line a distance of 79.75 feet, thence North 0°39'30" West parallel to the said West line a distance of 104.31 feet, thence South 88°58'13" West 79.75 feet, thence South 0°39'30" East parallel to said West line a distance of 104.33 feet to the Point of Beginning.

Unrecorded Lot 12, Block 34:

Commence at the Northwest corner of Lot 34, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34 a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line of said Lot 34 a distance of 319 feet to the Point of Beginning, thence continue North 88°57'21" East along said South line a distance of 79.75 feet, thence North 0°39'30" West parallel to said West line a distance 104.33 feet, thence South 88°58'13" West 79.75 feet, thence South 0°39'30" East parallel to said West line a distance of 104.35 feet to the Point of Beginning.

Unrecorded Lot 13, Block 34:

Commence at the Northwest corner of Lot 34, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34, a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line of said Lot 34 a distance of 239.25 feet to the Point of Beginning, thence continue North 88°57'21" East along said South line a distance of 79.75 feet, thence North 0°39'30" West parallel to said West line a distance of 104.35 feet, thence South 88°58'13" West 79.75 feet, thence South 0°39'30" East parallel to said West line a distance of 104.37 feet to the Point of Beginning.

Unrecorded Lot 14, Block 34:

Commence at the Northwest corner of Lot 34, of CHARPIA'S ADDITION TO CRYSTAL RIVER, as recorded in Plat Book 1, Page 30, Public Records of Citrus County, Florida, thence South 0°39'30" East along the West line of said Lot 34 a distance of 208.86 feet to the Southwest corner of said Lot 34, thence North 88°57'21" East along the South line of said Lot 34 a distance of 159.50 feet to the Point of Beginning, thence continue North 88°57'21" East along said South line a distance of 79.75 feet, thence North 0°39'30" West parallel to said West line a distance of 104.37 feet, thence South 88°58'13" West 79.75 feet, thence South 0°39'30" East parallel to said West line a distance of 104.39 feet to the Point of Beginning.

AS (JD)

EXHIBIT "B"

1. 171822-0030-00300-0010 (Lots 1 through 16 of Lot 30)
2. 171822-0030-00330-0010 (Lots 1 through 16 of Lot 33)
3. 171822-0030-00350-0010 (Lots 1 through 16 of Lot 35)
4. 171822-0030-00380-0010 (Lots 1 through 16 of Lot 38)
5. 171822-0030-00390-0010 (Lots 1 through 16 of Lot 39)
6. 171822-0030-00410-0010 (Lots 1 through 6 of Lot 41)
171822-0030-00410-0070 (Lots 7 and 8 of Lot 41)
7. 171822-0030-00420-0010 (Lots 1 through 8 of Lot 42)
8. 171822-0030-00130-0010 (Lots 1 through 8 of Lot 43)
9. 171822-0030-00400-0010 (All lots of Lot 40 / Less lot 16 and Lot 7)
171822-0030-00100-0070 (Lot 7 of Lot 40)
10. 171822-0030-00220-0090 (Lots 9 through 16 of Lot 22 / South 1/2 of Lot 22)
11. 171822-0030-00240-0010 (All lots of Lot 24/Less Lots 6 and 7)
12. 171822-0030-00250-0010 (All lots of Lot 25/Less Lot 7)
13. 171822-0030-00270-0020 (All lots of Lot 27/Less Lot 1)
14. 171822-0030-00320-0010 (All lots of Lot 32/Less Lot 8)
15. 171822-0030-00340-0090 (Lots 9 through 14 of Lot 34)

AS 

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3360 - CRYSTAL RIVER (CITY OF) NON-WATERFRONT
Tax District	000R - CITY OF CRYSTAL RIVER
Subdivision	000259 - CHARPIA'S ADD. TO CRYSTAL RIVE
Short Legal	UNREC SUB OF BLK 25 CHARPIA'S ADDITION TO CRYSTAL RIVER PB 1PG 30, LOT 5, MORE PART DESC AS FOLLOWS:THE W 1/4 OF E 1/2 OF N 1/2 BLK 25 CHARPIA'S ADDITION TO
Est. Parcel Sqft	8,444
Est. Parcel Acres	.19
Map SC-TW-RG	22-18S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	KADOSH URI
Mailing Address	8921 W OAKLAND PARK BLVD SUNRISE FL 33351

All Owners

Name	Owner Type
KADOSH URI	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	\$1,370	\$0	\$1,370	\$626	\$0	\$626	\$0	\$17.04	Link
2024	\$1,120	\$0	\$1,120	\$569	\$0	\$569	\$0	\$14.81	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	000R	CITY OF CRYSTAL RIVER	\$1,370	20.8418	\$28.55

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.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/28/2005	\$750,000	1848/1891	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	79.00	79.0	104			\$1,370	R1

Total Misc Value

Legal Description

Legal Description

UNREC SUB OF BLK 25 CHARPIA'S ADDITION TO CRYSTAL RIVER PB 1
PG 30, LOT 5, MORE PART DESC AS FOLLOWS:
THE W 1/4 OF E 1/2 OF N 1/2 BLK 25 CHARPIA'S ADDITION TO
CRYSTAL RIVER PB 1 PG 30.

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: 923115

To: Tax Collector of CITRUS COUNTY, Florida

I,
NORMAN MCKENZIE
NORMAN MCKENZIE CORP.
12350 SW 132 CT SUITE 111
MIAMI, FL 33196,

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
3279109	2020/7016	06-01-2020
Legal Description		
UNREC SUB OF BLK 25 CHARPIAS ADDITION TO CRYSTAL RIVER PB 1 PG 30, LOT 5, MORE PART DESC AS FOLLOWS: THE W 1/4 OF E 1/2 OF N 1/2 BLK 25 CHARPIAS ADDITION TO CRYSTAL RIVER PB 1 PG 30.		

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
NORMAN MCKENZIE
NORMAN MCKENZIE CORP.
12350 SW 132 CT SUITE 111
MIAMI, FL 33196

01-14-2026
Application Date

Applicant's signature

Altkey: 3279109
KADOSH URI

Parcel ID: 17E18S220030 00250 0050
1060 SE 1ST ST , CRYSTAL RIVER, 34429

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3360 - CRYSTAL RIVER (CITY OF) NON-WATERFRONT
Tax District	000R - CITY OF CRYSTAL RIVER
Subdivision	000259 - CHARPIA'S ADD. TO CRYSTAL RIVE
Short Legal	UNREC SUB OF BLK 25 CHARPIA'S ADDITION TO CRYSTAL RIVER PB 1PG 30, LOT 5, MORE PART DESC AS FOLLOWS:THE W 1/4 OF E 1/2 OF N 1/2 BLK 25 CHARPIA'S ADDITION TO
Est. Parcel Sqft	8,444
Est. Parcel Acres	.19
Map SC-TW-RG	22-18S-17E

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

Mailing Address

Name	KADOSH URI
Mailing Address	8921 W OAKLAND PARK BLVD SUNRISE FL 33351

All Owners

Name	Owner Type
KADOSH URI	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	\$1,370	\$0	\$1,370	\$626	\$0	\$626	\$0	\$17.04	Link
2024	\$1,120	\$0	\$1,120	\$569	\$0	\$569	\$0	\$14.81	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	000R	CITY OF CRYSTAL RIVER	\$1,370	20.8418	\$28.55

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.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/28/2005	\$750,000	1848/1891	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	79.00	79.0	104				R1

Total Misc Value
