RECEIVED
By Tifani White at 11:55 am, 7/16/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	PERRY JAMES 9607 E SOUTHGATE DR INVERNESS, FL 34450
Property description	INVERNESS HGLDS WEST PB 5 PG 19 LOT 8 BLK 315	Application date	Apr 09, 2026
		Certificate #	2024 / 5199
		Date certificate issued	06/01/2024
		Account number	1801443

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)
# 2024/5199	06/01/2024	1,993.24	267.43	2,260.67
			→ Part 2: Total*	**2,260.67**

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)
# 2025/5578	06/01/2025	2,089.09	6.25	124.47	2,219.81
				Part 3: Total*	**2,219.81**

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)	4,480.48
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,083.16
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)	314.49
7. **Total Paid** (Lines 1-6)	7,303.13

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 16th 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)	7,432.13
17. Redemption fee	6.25
18. Total amount to redeem	7,438.38
Signature, Clerk of Court or Designee	Date of sale

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

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

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (If applicable)

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

TAX DEED APPLICATION COVER LETTER

Account #: 1801443

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Owner on Current Tax Roll
PERRY JAMES
9607 E SOUTHGATE DR
INVERNESS, FL 34450

Additional Parties, Per Search
PERRY JAMES — Title Holder
3443 S APOPKA AVE
INVERNESS, FL 34452

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

TDA #: 923227

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
1801443	20E19S290010 03150 0080	3443 S APOPKA AVE INVERNESS 34452

Legal Description
INVERNESS HGLDS WEST PB 5 PG 19 LOT 8 BLK 315

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5199	$115,297	No	No	No

Owner of Record on Current Tax Roll
JAMES PERRY

Billing Name & Address
9607 E SOUTHGATE DR
INVERNESS FL 34450

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: 06/19/2026 **Search covers** **20 years** **through:** 06/16/2026

Nicole Burdick
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JAMES PERRY 9607 E SOUTHGATE DR INVERNESS FL 34450	Quit Claim Deed Bk:2815 Pg:1169	

Related Documents (for Reference)

Warranty Deed
Bk:1773 Pg:1700

Certificate of Title
Bk:2659 Pg:741

Warranty Deed
Bk:2679 Pg:605

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017011148 BK: 2815 PG: 1169 3/10/2017 2:45 PM 1 Receipt: 2017010240
RECORDING $18.50 D DOCTAX PD $250.60

Parcel Identification No: **20E19S290010 031500080**

This Instrument Prepared By
and Return to:

Volker Bergmann
9235 E. Beech Cir
Inverness, FL 34450

QUITCLAIM DEED

This Quitclaim Deed made this ~~26th~~ 21st **day of April, 2015** between **Bobia LLC** whose address is **9235 E. Beech Cir, Inverness FL 34450**, Grantor and **James Perry**, whose address is 9607 E Southgate Dr. Inverness FL 34450, Grantees.

Witnesseth, that the Grantor, for and in consideration of the sum of -----thirty five thousand seven hundred fifty &NO/100 ($35,750.00)------DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantees and Grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of CITRUS, State of Florida, to-wit:

INVERNESS HGLDS WEST PB 5 PG 19 LOT 8 BLK 315

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantees forever.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017011148 BK: 2815 PG: 1170 3/10/2017 2:45 PM 2 Receipt: 2017010240
RECORDING $18.50 D DOCTAX PD $250.60

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature

VOLKER BERGMANN,
MANAGING MEMBER BOBIA LLC

Brenda Waller
Witness #1 Printed Name

Witness #2 Signature

JAMES PERRY

Connie J Lobel
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF CITRUS

The forgoing instrument was acknowledged before me this ~~20th~~ 21st day of April, 2015 by JAMES PERRY AND VOLKER BERGMANN, MANAGING MEMBER OF BOBIA LLC who is personally known to me or who has produced driver license as identification.

SEAL

Notary Public State of Florida
Michele K Fenner
My Commission FF 182550
Expires 09/23/2018

Notary Signature **Michele K. Fenner**

Michele K. Fenner
Printed Notary Signature

10 00
455 00
465

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Brenda L. Buta
Citrus Land Title
4065 N. Lecanto Hwy Suite 800
Beverly Hills, Florida 34465
Property Appraisers Parcel Identification (Folio) Numbers:
29 19S 20E 0010 03150 0080
File #04B04065

2004073480 1 PG

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30th day of **September, 2004** by **Teresa I. Pekins**, herein called the grantor, to **Walter C. Pulcini, a single man** whose post office address is 6279 E. Hector Street, Inverness FL 34452, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Citrus County, State of Florida, viz.:

Lot 8, Block 315, INVERNESS HIGHLANDS WEST, according to Plat thereof as recorded in Plat Book 5, pages 19 through 33, inclusive, Public Records of Citrus County, Florida.

Grantor hereby warrants and certifies that the herein described property is NOT her homestead property nor is it contiguous to her homestead property. She in fact resides at 10052 S. Florida Ave., Floral City, FL 34436.

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

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

AND, the grantor hereby covenants with 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, and hereby 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, except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Brenda L Buta
Witness #1 Printed Name

Debbie Serrano
Witness #2 Signature
Debbie Serrano
Witness #2 Printed Name

Teresa I. Pekins L.S.
Teresa I. Pekins
10052 S. Florida Ave., Floral City, FL 34436

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $10.00
DOCUMENTARY TAX $455.00
2004073480 BK:1773 PG:1700-1700
10/13/2004 12:53 PM 1 PG
CSMART,DC Receipt #848039

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 30 day of **September, 2004** by **Teresa I. Pekins** who is personally known to me or has produced Drivers License as identification.

SEAL

BRENDA L. BUTA
MY COMMISS ON # DD 206414
EXPIRES May 16, 2007
1 800 NOTARY

Notary Public
Brenda L. Buta
Printed Notary Name

My Commission Expires:

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014053654 BK: 2659 PG: 741 12/5/2014 9:45 AM 1 Receipt: 47715
D DOCTAX PD $126.70

CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA

CASE NO: 2014 CA 000032 A

DEC 2'14 10:06AM

BRANCH BANKING AND TRUST COMPANY

Plaintiff

Vs

PULCINI, WALTER C ; UNKNOWN SPOUSE OF WALTER C PULCINI ; UNKNOWN TENANTS 1 AND 2

Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a certificate of sale in this action on Nov 20, 2014 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Citrus County, Florida:

LOT 8, BLOCK 315, INVERNESS HIGHLANDS WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 19-33, INCLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA..

was sold to:

BRANCH BANKING AND TRUST COMPANY
400 N. Tampa Street
Suite 2300
Tampa, FL, 33602

WITNESS my hand and the seal of this court on Dec 02, 2014.

ANGELA VICK,
Clerk of the Circuit Court and Comptroller

BY: _____
Deputy Clerk

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014053654 BK: 2659 PG: 742 12/5/2014 9:45 AM 2 Receipt: 47715
D DOCTAX PD $126.70

Copies furnished to:

Scott H. Silver, Esq.
Jones Walker LLP
201 South Biscayne Blvd., Suite 2600
Miami, Florida 33131
miamiservice@joneswalker.com
Counsel for Plaintiff

Walter C. Pulcini
1065 N. Paul Drive
Inverness, FL 34453
Defendant

Unknown Spouse of Walter C. Pulcini n/k/a Karen Pulcini
1065 N. Paul Drive
Inverness, FL 34453
Defendant

Furnished by U.S. or Electronic Mail
pursuant to SC10-2101 this
4th day of Dec 2014
Citrus County Clerk of Court
By
Deputy Clerk

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015013869 BK: 2679 PG: 605 3/26/2015 2:08 PM 1 Receipt: 2015012265
RECORDING $35.50 D DOCTAX PD $189.00

Prepared by and return to:
BridgeTrust Title Group
1717 Alliant Avenue, Suite 5
Louisville, KY 40299

File Number: **LB187006609-OS**

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 18th day of **March, 2015**, between **Branch Banking and Trust Company, a North Carolina banking corporation** whose post office address is **360 Central Avenue, Suite 1600, St. Petersburg, FL 33701** grantor, and **Bobia LLC, a Florida limited liability company,** whose post office address is **9235 E. Beech Circle, Inverness, FL 34450**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TWENTY SEVEN THOUSAND AND 00/100 DOLLARS ($27,000.00) 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 said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Citrus County, Florida**, to-wit:

Lot 8, Block 315, Inverness Highlands West, according to the plat thereof as recorded in Plat Book 5, Pages 19-33, inclusive, as recorded in the Public Records of Citrus County, Florida.

Being the same property conveyed to Branch Banking and Trust Company by Certificate of Title dated December 2, 2014, of record in Official Records Book 2659, Page 741, Citrus Country, Florida.

Parcel Identification Number: 20E19S290010 03150 0080

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with 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 claiming by, through or under grantors.

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015013869 BK: 2679 PG: 606 3/26/2015 2:08 PM 2 Receipt: 2015012265
RECORDING $35.50 D DOCTAX PD $189.00

Signed, sealed and delivered in our presence:

Branch Banking and Trust Company, a North Carolina banking corporation

Sylvia J. Moore
Witness Name: Sylvia J. Moore

Sandra L. Dempsey
By Sandra L. Dempsey, ~~Assistant~~ Vice President

Laura D. Chapman
Witness Name: Laura D. Chapman

State of South Carolina
County of Greenville

The foregoing instrument was acknowledged before me this 18th day of March, 2015, by **Sandra L. Dempsey, Assistant Vice President, of BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, on behalf of the Corporation,** she (✓) is personally known to me or (__) has produced _____ as identification.

Laura D. Chapman
Notary Public

Printed Name: _____

My Commission Expires: _____

LAURA D. CHAPMAN
Notary Public - State of South Carolina
My Commission Expires May 19, 2024

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015013869 BK: 2679 PG: 607 3/26/2015 2:08 PM 3 Receipt: 2015012265
RECORDING $35.50 D DOCTAX PD $189.00

CERTIFICATE OF INCUMBENCY

I, the undersigned, being the duly elected and acting Assistant Secretary of Branch Banking and Trust Company ("BB&T"), a North Carolina banking corporation, hereby certify as follows:

1. I am familiar with BB&T's Articles of Incorporation and Bylaws. A true excerpt of Article VI, Sections 1-4 of the Bylaws is attached hereto as Exhibit A and incorporated here by reference.

2. Sandra L. Dempsey is a duly elected Vice President of BB&T and is authorized to execute any and all contracts, deeds, and instruments that are credit or loan related on behalf of BB&T (including any instructions to securities intermediaries), in accordance with the Bylaws of BB&T without any other signature or approval, and that such contract, deed or instrument executed by Sandra L. Dempsey is binding upon BB&T.

Katrina D. Ramey, Assistant Secretary

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, a Notary Public of the County and State aforesaid, certify that Katrina D. Ramey appeared before me this day and acknowledged the execution of the foregoing instrument in her capacity as Assistant Secretary of Branch Banking and Trust Company, a North Carolina banking corporation.

Witness my hand and official stamp or seal, the 5th day of February, 2014.

My commission expires: 8/29/2015

(Notary Seal)

Notary Public

LAYLA N. ADAMS
Notary Public
Forsyth Co., North Carolina
My Commission Expires 8/29/2015

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015013869 BK: 2679 PG: 608 3/26/2015 2:08 PM 4 Receipt: 2015012265
RECORDING $35.50 D DOCTAX PD $189.00

Exhibit A

ARTICLE VI

Contracts, Loans and Deposits

1. Contracts: The Board of Directors may authorize such officers as it deems appropriate to enter into any contract or execute and deliver any instrument on behalf of the bank, and such authority may be general or confined to specific instances. In addition, unless the Board determines otherwise, each officer of the bank shall have such authority as may be incident to his or her particular office to enter into contracts and execute and deliver instruments on behalf of the bank.

2. Loans: No loans shall be contracted on behalf of the bank, as debtor, and no evidence of indebtedness on behalf of the bank shall be issued in its name unless authorized by the Board of Directors. Such authority may be general or confined to specific instances.

3. Checks and Drafts: All checks, drafts or other orders for the payment of money issued in the name of the bank shall be signed by such officer(s), employee(s), or agent(s) of the bank and in such manner as shall from time to time be determined by the Board of Directors or the Chief Executive Officer.

4. Deposits: All funds of the bank not otherwise employed shall be deposited from time to time to the credit of the bank in such depositories as may be selected by the Board of Directors by resolution.

Altkey: 1801443
PERRY JAMES

Parcel ID: 20E19S290010 03150 0080
3443 S APOPKA AVE , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	8713 - INVERNESS HIGHLANDS SOUTH OUT CITY LIMIT
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001044 - INVERNESS HIGHLANDS WEST
Short Legal	INVERNESS HGLDS WEST PB 5 PG 19 LOT 8 BLK 315
Est. Parcel Sqft	9,600
Est. Parcel Acres	.22
Map SC-TW-RG	29-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	PERRY JAMES
Mailing Address	9607 E SOUTHGATE DR INVERNESS FL 34450

All Owners

Name		Owner Type
PERRY JAMES		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	$9,200	$125,127	$134,327	$115,297	$0	$115,297	$0	$2,022.49	Link
2024	$6,240	$127,369	$133,609	$104,334	$0	$104,334	$0	$1,868.61	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	000X	WITHLACOOCHEE RIVER BASIN	$134,327	14.8298	$2,156.88

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
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/21/2015	$35,800	2815/1169	01-CORRECTIVE/QC/TD/COT	I
03/18/2015	$27,000	2679/0605	04-TO OR FROM BANKS/LOAN CO.	I
12/02/2014	$18,100	2659/0741	01-CORRECTIVE/QC/TD/COT	I
09/01/2004	$65,000	1773/1700	00-WARRANTY DEED	I
10/01/2002	$100	1543/1506	15-15	I
03/01/2000	$42,000	1352/1748	00-WARRANTY DEED	I

09/01/1990	$38,900 0871/0764	00-WARRANTY DEED	I
02/01/1977	$26,500 0454/0538	00-WARRANTY DEED	I

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	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	120			$9,200	MDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1971
Total FLA	1,126
Total Under Roof	1,616
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	170,130
RCNLD	123,927

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1971	926
1	GARAGE FINISHED	1971	442
1	OPEN PORCH FIN	1971	48
1	FLR LIV AREA	2004	200

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CONCRETE PATIO NO FOOTER-[1-SF]	1971	10	20	1	200	670
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	2024	10	16	1	160	530

Total Misc Value
1,200

Legal Description

Legal Description
INVERNESS HGLDS WEST PB 5 PG 19 LOT 8 BLK 315

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.

1801443

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923227

To: Tax Collector of CITRUS COUNTY, Florida

I,

FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
1801443	2024/5199	06-01-2024
Legal Description		
INVERNESS HGLDS WEST PB 5 PG 19 LOT 8 BLK 315		

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Applicant's signature

04-09-2026
Application Date

Altkey: 1801443
PERRY JAMES

Parcel ID: 20E19S290010 03150 0080
3443 S APOPKA AVE , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	8713 - INVERNESS HIGHLANDS SOUTH OUT CITY LIMIT
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001044 - INVERNESS HIGHLANDS WEST
Short Legal	INVERNESS HGLDS WEST PB 5 PG 19 LOT 8 BLK 315
Est. Parcel Sqft	9,600
Est. Parcel Acres	.22
Map SC-TW-RG	29-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	PERRY JAMES
Mailing Address	9607 E SOUTHGATE DR INVERNESS FL 34450

All Owners

Name		Owner Type
PERRY JAMES		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	$9,200	$125,127	$134,327	$115,297	$0	$115,297	$0	$2,022.49	Link
2024	$6,240	$127,369	$133,609	$104,334	$0	$104,334	$0	$1,868.61	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	000X	WITHLACOOCHEE RIVER BASIN	$134,327	14.8298	$2,202.88

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
0030	SOLID WASTE, RESID IMPRVD	$27.00

0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/21/2015	$35,800	2815/1169	01-CORRECTIVE/QC/TD/COT	I
03/18/2015	$27,000	2679/0605	04-TO OR FROM BANKS/LOAN CO.	I
12/02/2014	$18,100	2659/0741	01-CORRECTIVE/QC/TD/COT	I
09/01/2004	$65,000	1773/1700	00-WARRANTY DEED	I
10/01/2002	$100	1543/1506	15-15	I
03/01/2000	$42,000	1352/1748	00-WARRANTY DEED	I
09/01/1990	$38,900	0871/0764	00-WARRANTY DEED	I
02/01/1977	$26,500	0454/0538	00-WARRANTY DEED	I

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	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	120				MDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1971
Total FLA	1,126
Total Under Roof	1,616
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1971	926
1	GARAGE FINISHED	1971	442
1	OPEN PORCH FIN	1971	48
1	FLR LIV AREA	2004	200

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CONCRETE PATIO NO FOOTER-[1-SF]	1971	10	20	1	200	
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	2024	10	16	1	160	

Total Misc Value