RECEIVED
By Tifani White at 11:57 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 24 BLK 394	Application date	Apr 09, 2026
		Certificate #	2024 / 5286
		Date certificate issued	06/01/2024
		Account number	1822092

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)
# 2024/5286	06/01/2024	3,270.91	438.85	3,709.76
			→ Part 2: Total*	**3,709.76**

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)
# 2025/5658	06/01/2025	3,456.23	6.25	205.93	3,668.41
				Part 3: Total*	**3,668.41**

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)	7,378.17
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,377.33
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)	503.12
7. **Total Paid** (Lines 1-6)	11,683.62

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)	11,812.62
17. Redemption fee	6.25
18. Total amount to redeem	11,818.87
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 #: 1822092

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
6215 E PLUM ST
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 #: 923233

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
1822092	20E19S290010 03940 0240	6215 E PLUM ST INVERNESS 34452

Legal Description
INVERNESS HGLDS WEST PB 5 PG 19 LOT 24 BLK 394

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5286	$197,057	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: 06/22/2026 **Search covers** **20 years** **through:** 06/17/2026

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:1171	

Related Documents (for Reference)

Warranty Deed
Bk:1692 Pg:837

Certificate of Title
Bk:2662 Pg:1714

Warranty Deed
Bk:2680 Pg:2347

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
#2017011149 BK: 2815 PG: 1171 3/10/2017 2:45 PM 1 Receipt: 2017010240
RECORDING $18.50 D DOCTAX PD $350.00

Parcel Identification No: **20E19S290010 039400240**

This Instrument Prepared By
and Return to:

Volker Bergmann
9235 E. Beech Cir
Inverness, FL 34450

QUITCLAIM DEED

This Quitclaim Deed made this **26th day of May, 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 ----- fifty thousand &NO/100 ($50,000.00)------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 24 BLK 394

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
#2017011149 BK: 2815 PG: 1172 3/10/2017 2:45 PM 2 Receipt: 2017010240
RECORDING $18.50 D DOCTAX PD $350.00

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

Witness #1 Printed Name

Witness #2 Signature

JAMES PERRY

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF CITRUS

The forgoing instrument was acknowledged before me this 26th day of May, 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

HEATHER L WATKINS
Notary Public - State of Florida
My Comm. Expires Oct 4, 2015
Commission # EE 135956
Bonded Through National Notary Assn.

Notary Signature

Printed Notary Signature

2004012210 1 PG

This Instrument Prepared by & return to:
Name: ***Ali Endicott, an employee of CENTRAL RIDGE TITLE, LTD.***
Address: ***3517 NORTH LECANTO HWY. BEVERLY HILLS, FL 34465***
04A13-01008
Parcel I.D. #: ***20 19 29 0010 03940 0240***

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $6.00
DOCUMENTARY TAX: $787.50
2004012210 BK:1692 PG:837-837
02/27/2004 09:03 AM 1 PG
KCCR,DC Receipt #007843

SPACE ABOVE THIS LINE FOR PROCESSING DATA | *SPACE ABOVE THIS LINE FOR RECORDING DATA*

THIS WARRANTY DEED *Made the* 20TH *day of* FEBRUARY *, A.D.* ***2004****, by* ***CHRISTOPHER BLAIS*** *and* ***ANN MARIE BLAIS****, Husband and Wife, hereinafter called the grantors, to* ***DAVID G. MORGAN*** *and* ***ANTOINETTE MORGAN****, Husband and Wife, whose post office address is* 6215 E PLUM STREET INVERNESS, FL 34452 *hereinafter called the grantees:*

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: *That the grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in* ***Citrus County****,* ***State of Florida****, viz:*

Lot 24, Block 394, Inverness Highlands West, according to the map or plat thereof as recorded in Plat Book 5, Pages 19 through 33, inclusive, of the Public Records of Citrus County, Florida.

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 grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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 grantors have signed and sealed these presents, the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature

ANNA M FAGAN
Printed Name

Witness Signature

Printed Name

Christopher Blais L.S.
Christopher Blais
Address: 1882 SALIDA STREET NW
PALM BAY, FL 32907

Ann Marie Blais L.S.
Ann Marie Blais
Address: 1882 SALIDA STREET NW
PALM BAY, FL 32907

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 20 *day of* February *2004 by* ***Christopher Blais and Ann Marie Blais****, who are known to me or who have produced* FDL [redacted] *as identification.*

Notary Public
My commission expires 3-21-04

ANNA M. FAGAN
Notary Public, State of Florida
My commission expires March 21, 2004
No. CC911933

Poor Quality Notary Seal

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2014056482 BK: 2662 PG: 1714 12/23/2014 11:56 AM 1 Receipt: 50152
D DOCTAX PD $0.70

DEC 16'14 10:22AM

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

CASE NO: 2012 CA 001848 A

CITIMORTGAGE INC

Plaintiff

Vs

MORGAN, ANTOINETTE ; UNKNOWN SPOUSE OF ANTOINETTE MORGAN ; MORGAN, DAVID G ; UNKNOWN SPOUSE OF DAVID G MORGAN ; UNKNOWN TENANT #1 ; UNKNOWN TENANT #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 Dec 04, 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 24, BLOCK 394, INVERNESS HIGHLANDS WEST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 19 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property address:

6215 East Plum Street
Inverness, FL 34452

was sold to:

CITIMORTGAGE, INC.
1000 Technology Drive
O Fallon, MO, 63368

WITNESS my hand and the seal of this court on Dec 16, 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
#2014056482 BK: 2662 PG: 1715 12/23/2014 11:56 AM 2 Receipt: 50152
D DOCTAX PD $0.70

MASTER CIVIL SERVICE LIST

Law Offices of Daniel C. Consuegra, P.L.
9204 King Palm Drive
Tampa, FL 33619
AttorneyNotice@Consuegralaw.com

ANTOINETTE MORGAN
Michael T. Kovach, Jr., Esq., Kovach & Associates, P.A.
303 Tompkins Street
Inverness, FL 34451
jltucker.kovachlawfirm@gmail.com;

DAVID G. MORGAN
Michael T. Kovach, Jr., Esq. , Kovach & Associates, P.A.
303 Tompkins Street
Inverness, FL 34451
jltucker.kovachlawfirm@gmail.com;

UNKNOWN TENANT #1 N/K/A ANDREW MORGAN
6215 E PLUM ST
NVERNESS, FL 34452

Furnished by U.S. or
Electronic Mail
Pursuant to SC10-2101 this
23 day of Dec 2014
By [signature] D.C.

133843 /hac

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015015322 BK: 2680 PG: 2347 4/6/2015 8:27 AM 1 Receipt: 2015013477
RECORDING $18.50 D DOCTAX PD $308.00

This Document Prepared By:
ServiceLink
1200 Cherrington Drive
Moon Township PA 15108
Parcel ID #: 2019290010039400240

Return To:
ServiceLink
1200 Cherrington Drive
Moon Township PA 15108
SL #3323690
REO#1028499

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, dated 3-20-15 by **CitiMortgage, Inc.,** whose post office address is 1000 Technology Drive, O'Fallon, MO 63368, hereinafter called the GRANTOR, to **BOBIA, LLC** whose post office address, 3101 S. Graymor Path, Inverness, FL 34450 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of **Forty Four Thousand Dollars ($44,000.00)**, 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**, FLORIDA:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF CITRUS, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS:
LOT 24, BLOCK 394 OF INVERNESS HIGHLANDS WEST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 19 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Being the same property conveyed to **CitiMortgage, Inc.,** Recorded 12/23/2014 in B 2662 P 1714 Instr# 2014056482

GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2015 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015015322 BK: 2680 PG: 2348 4/6/2015 8:27 AM 2 Receipt: 2015013477
RECORDING $18.50 D DOCTAX PD $308.00

SL# 3323690
REO# 1028499

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 except as above noted, 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 and under grantor, but against no others.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

ServiceLink LLC as Attorney in Fact for CitiMortgage, Inc.,

**POA recorded 6/19/2013 Instr# 201328962
B 2560 P 1353

By: _____

Name: Cherri Springer

Its: AVP

Signature: Tye Burleigh
Print Name: Tye Burleigh

Signature: _____
Print Name: Angela A. Stanton

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

THE FOREGOING INSTRUMENT was acknowledged before me this 20 day of March, 2015 by Cherri Springer, as AVP of **ServiceLink LLC as Attorney in Fact for CitiMortgage, Inc.,** He/She is personally known to me or has produced _____ as identification.

_____
Notary Public
Print Name:
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jody L. Mayer, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Nov. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Altkey: 1822092
PERRY JAMES

Parcel ID: 20E19S290010 03940 0240
6215 E PLUM ST , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	8714 - 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 24 BLK 394
Est. Parcel Sqft	9,600
Est. Parcel Acres	.22
Map SC-TW-RG	32-19S-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	$11,200	$213,106	$224,306	$197,057	$0	$197,057	$0	$3,278.96	Link
2024	$8,720	$225,240	$233,960	$179,143	$0	$179,143	$0	$3,114.58	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	$224,306	14.8298	$3,491.25

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
05/26/2015	$50,000	2815/1171	01-CORRECTIVE/QC/TD/COT	I
03/20/2015	$44,000	2680/2347	04-TO OR FROM BANKS/LOAN CO.	I
12/16/2014	$100	2662/1714	01-CORRECTIVE/QC/TD/COT	I
02/01/2004	$112,500	1692/0837	00-WARRANTY DEED	I
02/01/2003	$100	1608/2102	01-CORRECTIVE/QC/TD/COT	I
02/01/2003	$100	1581/0202	04-TO OR FROM BANKS/LOAN CO.	I

02/01/2003	$87,000 1581/0200	04-TO OR FROM BANKS/LOAN CO.	I
12/01/2002	$100 1563/1745	01-CORRECTIVE/QC/TD/COT	I
08/01/2001	$85,600 1444/0685	00-WARRANTY DEED	I
03/01/1993	$63,000 0977/1797	00-WARRANTY DEED	I
11/01/1992	$100 0961/2164	01-CORRECTIVE/QC/TD/COT	I
08/01/1992	$45,700 0952/1022	01-CORRECTIVE/QC/TD/COT	I
07/01/1985	$49,900 0675/1889	00-WARRANTY DEED	I
05/01/1982	$47,300 0597/1799	12-CONTRACT/AGREEMENT 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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
05/12/2003	200304454	POOL ENCLOSURE 40 X 38 NOC IN FILE FOR POOL CAGE	$6,202	
05/01/1988	92983	SCREEN ROOM	$1,220	
01/01/1988	88682	POOL	$10,689	
01/01/1986	63375	ADDITION	$7,168	
11/01/1985	5584	ALTERATIONS	$500	

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			$11,200	MDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1976
Total FLA	1,813
Total Under Roof	2,506
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	06 - CONCRETE TILE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	272,198
RCNLD	192,226

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1976	1,813
1	GARAGE FINISHED	1976	525
1	SCR PORCH FIN	1976	168

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value

1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1988	10	21	1	210	1,920
1	2	SWIMMING POOL CONCRETE-[1-SF]	1988	14	24	1	336	9,570
1	3	CHAIN LINK FENCE-[1-SF]	1988	4	180	1	720	370
1	4	WOOD PRIVACY FENCE-[1-SF]	1988	6	80	1	480	190
1	6	SCREEN ENCLOSURE ALUMINUM-[1-SF]	2003	38	40	1	1,520	6,510
1	7	CONCRETE PATIO NO FOOTER-[1-SF]	2012			1	690	2,320

Total Misc Value
20,880

Legal Description

Legal Description
INVERNESS HGLDS WEST PB 5 PG 19 LOT 24 BLK 394

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.

1822092

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923233

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
1822092	2024/5286	06-01-2024
Legal Description		
INVERNESS HGLDS WEST PB 5 PG 19 LOT 24 BLK 394		

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: 1822092
PERRY JAMES

Parcel ID: 20E19S290010 03940 0240
6215 E PLUM ST , INVERNESS, 34452

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	8714 - 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 24 BLK 394
Est. Parcel Sqft	9,600
Est. Parcel Acres	.22
Map SC-TW-RG	32-19S-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	$11,200	$213,106	$224,306	$197,057	$0	$197,057	$0	$3,278.96	Link
2024	$8,720	$225,240	$233,960	$179,143	$0	$179,143	$0	$3,114.58	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	$224,306	14.8298	$3,537.25

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
05/26/2015	$50,000	2815/1171	01-CORRECTIVE/QC/TD/COT	I
03/20/2015	$44,000	2680/2347	04-TO OR FROM BANKS/LOAN CO.	I
12/16/2014	$100	2662/1714	01-CORRECTIVE/QC/TD/COT	I
02/01/2004	$112,500	1692/0837	00-WARRANTY DEED	I
02/01/2003	$100	1608/2102	01-CORRECTIVE/QC/TD/COT	I
02/01/2003	$100	1581/0202	04-TO OR FROM BANKS/LOAN CO.	I
02/01/2003	$87,000	1581/0200	04-TO OR FROM BANKS/LOAN CO.	I
12/01/2002	$100	1563/1745	01-CORRECTIVE/QC/TD/COT	I
08/01/2001	$85,600	1444/0685	00-WARRANTY DEED	I
03/01/1993	$63,000	0977/1797	00-WARRANTY DEED	I
11/01/1992	$100	0961/2164	01-CORRECTIVE/QC/TD/COT	I
08/01/1992	$45,700	0952/1022	01-CORRECTIVE/QC/TD/COT	I
07/01/1985	$49,900	0675/1889	00-WARRANTY DEED	I
05/01/1982	$47,300	0597/1799	12-CONTRACT/AGREEMENT 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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
05/12/2003	200304454	POOL ENCLOSURE 40 X 38 NOC IN FILE FOR POOL CAGE	$6,202	
05/01/1988	92983	SCREEN ROOM	$1,220	
01/01/1988	88682	POOL	$10,689	
01/01/1986	63375	ADDITION	$7,168	
11/01/1985	5584	ALTERATIONS	$500	

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	1976
Total FLA	1,813
Total Under Roof	2,506

Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	06 - CONCRETE TILE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1976	1,813
1	GARAGE FINISHED	1976	525
1	SCR PORCH FIN	1976	168

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1988	10	21	1	210	
1	2	SWIMMING POOL CONCRETE-[1-SF]	1988	14	24	1	336	
1	3	CHAIN LINK FENCE-[1-SF]	1988	4	180	1	720	
1	4	WOOD PRIVACY FENCE-[1-SF]	1988	6	80	1	480	
1	6	SCREEN ENCLOSURE ALUMINUM-[1-SF]	2003	38	40	1	1,520	
1	7	CONCRETE PATIO NO FOOTER-[1-SF]	2012			1	690	

Total Misc Value