RECEIVED
By Tifani White at 8:28 am, 7/20/26

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	ST HILAIRE JAMES R ST HILAIRE KARLA 205 NORTHGROVE DR MERRITT ISLAND, FL 32953-7957
Property description	PINE LAKE PB 4 PG 67 LOTS 9 AND 10 BLK N	Application date	Apr 09, 2026
		Certificate #	2024 / 4534
		Date certificate issued	06/01/2024
		Account number	2020342

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)
# 2024/4534	06/01/2024	933.55	147.62	1,081.17
			→ Part 2: Total*	**1,081.17**

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)
# 2025/4879	06/01/2025	1,046.74	6.25	69.56	1,122.55
# 2023/4859	06/01/2023	819.11	6.25	322.52	1,147.88
				Part 3: Total*	**2,270.43**

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)	3,351.60
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,102.78
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)	219.57
7.	**Total Paid** (Lines 1-6)	5,098.95

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 17th 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)	5,227.95
17.	Redemption fee	6.25
18.	Total amount to redeem	5,234.20
	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 #: 2020342

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
ST HILAIRE JAMES R
ST HILAIRE KARLA
205 NORTHGROVE DR
MERRITT ISLAND, FL 32953-7957

Additional Parties, Per Search

ALANNAH M. ST HILAIRE — Lien Holder
11171 NORVELL ROAD
SPRING HILL, FL 34608

CITRUS COUNTY — Lien Holder
CLERK OF COURT
NO ADDRESS ON DOCUMENT

JAMES R. ST.HILAIRE A/K/A JAMES ST HILAIRE — Title Holder
8022 BAYBERRY LANE
FLORAL CITY, FL 34436

Certified By:

Christina Sedlak

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

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

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 #: 923170

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
2020342	20E20S220010 000N0 0090	8022 E BAYBERRY LN FLORAL CITY 34436

Legal Description
PINE LAKE PB 4 PG 67 LOTS 9 & 10 BLK N

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 4534	$48,168	No	Yes	No

Owner of Record on Current Tax Roll
JAMES R ST HILAIRE, KARLA ST HILAIRE

Billing Name & Address
205 NORTHGROVE DR
MERRITT ISLAND FL 32953-7957

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: 06/23/2026 **Search covers** **20 years** **through:** 06/18/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JAMES R. ST.HILAIRE KARLA ST.HILAIRE 205 NORTHGROVE DR. MERRITT ISLAND FL 32953	Quit Claim Deed Bk:2719 Pg:368	
JAMES R. ST.HILAIRE 8022 BAYBERRY LANE FLORAL CITY FL 34436		Warranty Deed 2118-946.

Related Documents (for Reference)

Warranty Deed
Bk:1513 Pg:1690

Quit Claim Deed
Bk:1513 Pg:1691

Warranty Deed
Bk:2118 Pg:946

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
CITRUS COUNTY CLERK OF COURT	Judgment Bk:2359 Pg:719	No address found on document.
ALANNAH M. ST HILAIRE 11171 NORVELL ROAD SPRING HILL FL 34608	Judgment Bk:2359 Pg:719	

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
#2015048841 BK: 2719 PG: 368 10/19/2015 12:15 PM 1 Receipt: 2015042921
RECORDING $18.50 D DOCTAX PD $0.70

Prepared By: Karla St. Hilaire

QUIT CLAIM DEED

Property Appraiser's Parcel Identification No. 22-20S-20E-0010-000N0-0090

This Quit Claim Deed, Executed this 10th **day of** October, **2015,**

By (Grantor(s)) JAMES R. ST. HILAIRE, 205 Northgrove Drive, Merritt Island FL 32953; and CECILE S. MILLER, 205 Northgrove Drive, Merritt Island, FL 32953 as joint tenants with full right of survivorship

To (Grantee(s)) JAMES R. ST.HILAIRE, 205 Northgrove Dr., Merritt Island, FL 32953 and KARLA ST. HILAIRE, 205 Northgrove Dr., Merritt Island, FL 32953 as joint tenants with full rights of survivorship.

On the following described property lying in Citrus County, Florida: LOT 9 and 10, BLOCK N, PINE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2118, PAGE 946, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

SUBJECT TO:

(a) zoning, restrictions, prohibitions and other requirements imposed by governmental authorities;
(b) restrictions and matters appearing on the plat or otherwise common to the location/subdivision;
(c) public utility easements of record and;
(d) ad valorem taxes and solid waste charge for the year 2007 and subsequent years.

Witnesseth, That the said GRANTOR(s), for and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00), and other valuable considerations to said Grantor(s) in hand paid by said Grantee(s), the receipt whereof is hereby acknowledged, has released and quit-claimed to the Grantee(s) all of the Grantor's right, title, interest, lien, equity, and claim of demand which the Grantor(s) may have in the above described land., situate, lying and being in the County of CITRUS, State of FLORIDA To Wit:

In Witness Whereof, the Grantor has hereunto set Grantor(s) hand and seal the day and year first written above

Signed, sealed, and delivered in the presence of :

Witness Signature as to First Party

Chester T. Wellow
Printed Name

Witness Signature as to First Party

Joey White
Printed Name

JAMES R. ST. HILAIRE (SIGNATURE)

JAMES ST. HILAIRE
Printed Name

205 North Grove Drive
Post Office Address

Merritt Island FL 3295

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015048841 BK: 2719 PG: 369 10/19/2015 12:15 PM 2 Receipt: 2015042921
RECORDING $18.50 D DOCTAX PD $0.70

Witness Signature as to Co-First Party (if any)

Chester T. Walden
Printed Name

Witness Signature as to Co-First Party (if any)

Joey White
Printed Name

Cecile S. Miller
CECILE S. MILLER(signature)

CECILE S. MILLER
Printed Name

205 Northgrove Drive
Post Office Address

Merritt Island, FL. 32953

STATE OF FLORIDA-

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 10th day of October, 2015, by JAMES R. ST. HILAIRE AND CECILE S. MILLER, who are personally known to me.

MICHAEL RYAN DIXON
Commission # EE 141381
Expires November 13, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

Signature of Notary/Deputy Clerk

Michael Ryan Dixon
Printed Name

6.00 Rec.
119.00 Doc.

1264472

VERIFIED BY: BT DO.

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Toni Gatlin
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel Identification (Folio) Numbers: **22-20S-20E-0010-000N0-0090**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 18th day of June, 2002 by **TWO OCEAN FUNDING, INC.**, herein called the grantors, to **FRONT PORCH PROPERTIES, INC.** whose post office address is **PO BOX 1916, CRYSTAL RIVER, FL 34423**, 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 grantors, 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.:

LOTS 9 AND 10, BLOCK N, PINE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 67 AND 68, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1984 JEFR MOBILE HOME, I.D. NO. 12610168U, LOCATED ON SAID LANDS.

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 grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby 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, 2001.

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:

A Davis
Witness #1 Signature
Annie Davis
Witness #1 Printed Name
Thomas Bullock
Witness #2 Signature
Thomas Bullock
Witness #2 Printed Name

TWO OCEAN FUNDING, INC.

FRED H. FARNSWORTH, PRESIDENT
PO BOX 35, FLORAL CITY, FL 34436

Documentary Tax paid $ 119.00
Intangible Tax paid $ 0
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: _____ D.C.

STATE OF Colorado
COUNTY OF Pitkin

The foregoing instrument was acknowledged before me this 18th day of June, 2002 by FRED H. FARNSWORTH, PRESIDENT OF TWO OCEAN FUNDING, INC. He/~~She~~ is ~~personally known~~ to me or has produced Driver's License Florida as identification.

SEAL

Notary Signature
Sherrie M Popovich
Printed Notary Signature

My Commission Expires:

SHERRIE M. POPOVICH
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 9/14/2005

BK1513PG1690

2002 JUN 18 AM 11:36

File No.: 02-11429

6.00 Rec.
.70 DOC

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1264473

VERIFIED BY:
BT D.C.

Parcel Identification No: 22-20S-20E-0010-000N0-0090

This Instrument Prepared By
and Return to:
Toni Gatlin
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453

QUITCLAIM DEED

This Quitclaim Deed, made this 7 day of June, 2002, between **SHANNON IMPETT AND STEVE ALEXANDER, husband and wife**, whose address is **8022 BAYBERRY ST., FLORAL CITY, FL 34436**, Grantors, and **FRONT PORCH PROPERTIES, INC.**, whose address is **PO BOX 1916 , CRYSTAL RIVER, FL 34423**, Grantee.

Witnesseth, that the Grantors, for and in consideration of the sum of ————TEN & NO/100 ($10.00)———— ——DOLLARS, and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of CITRUS, State of Florida, to-wit:

LOTS 9 AND 10, BLOCK N, PINE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 67 AND 68, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1984 JEFR MOBILE HOME, I.D. NO. 12610168U, LOCATED ON SAID LANDS.

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 Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantors have hereunto set they hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature

TONI GATLIN
Witness #1 Printed Name

Witness #2 Signature

DAWN DOWNING
Witness #2 Printed Name

SHANNON IMPETT

D.L. STEVE ALEXANDER

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 7th day of June, 2002, by SHANNON IMPETT and D.L. STEVE ALEXANDER who are personally known to me or who have produced _____ as identification.

SEAL

Toni Gatlin
MY COMMISSION # CC810780 EXPIRES
February 21, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Signature

TONI GATLIN
Printed Notary Signature

My Commission Expires:
Our File # 02-11429

Documentary Tax paid $ .70
Intangible Tax paid $ —
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: _____ D.C.

BK1513PG1691

2002 JUN 18 AM 11:36

THIS INSTRUMENT PREPARED BY AND RETURN TO:
~~JESSICA HOLCOMB~~ DAWN MARONE
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **22-20S-20E-0010-000N0-0090**

2007024640 2 PGS

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 18TH day of **April, 2007** by **FRONT PORCH PROPERTIES, INC.**, herein called the grantor, to **JAMES R. ST. HILAIRE and CECILE S. MILLER, joint tenants with full rights of survivorship** whose post office address is **8022 BAYBERRY LANE FLORAL CITY, FL 34436**, hereinafter called the Grantees:
(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.:

LOTS 9 AND 10, BLOCK N, PINE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 67 AND 68, 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 grantor hereby covenants with said grantees 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, 2006.

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

Jessica Holcomb
Witness #1 Printed Name

Witness #2 Signature

CHARLES ALEXANDER
Witness #2 Printed Name

FRONT PORCH PROPERTIES, INC.

DEBORAH L. HALE, VICE PRESIDENT
PO BOX 1916, CRYSTAL RIVER, FL 34423

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $280.00
2007024640 BK:2118 PG:946
04/23/2007 03:02 PM 2 PGS
SSANSONE,DC Receipt #014482

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 18TH day of April, 2007 by DEBORAH L. HALE, VICE PRESIDENT of FRONT PORCH PROPERTIES, INC. on behalf of the corporation. He/She is personally known to me or has produced D.L. as identification.

SEAL

Jessica Holcomb
Commission # DD363738
Expires June 2, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Notary Signature

Jessica Holcomb
Printed Notary Signature

My Commission Expires:

File No.: **07-19930**

Septic System Re-Sale Inspection

Authority: Chapter 42 – Citrus County Code

Date:	3/14-07
Buyer:	
Seller:	Alexander Realty
Physical Address:	8022 E. bayberry Ln Floral city, FL 34436
Phone Number:	7956633
Pumping Contractor:	DIXIE SEPTIC SERVICE

Septic Tank

Approximate Tank Volume:	750 Gallons	
Material:	☒ Concrete ☐ Fiberglass ☐ Other	
Pumping Performed	☒ Yes	☐ No
Baffle and Tees Intact and Secure	☒ Yes	☐ No
Outlet Filter	☐ Yes	☒ No
Tank is Free of Structural Defects	☒ Yes	☐ No
Lid and Manholes Properly Fitted	☒ Yes	☐ No

Dosing Tank N/A

Approximate Tank Volume:	_____ Gallons		
Material:	☐ Concrete ☐ Fiberglass ☐ Other		
Pump is Functional and Performing	☐ Yes	☐ No	☐ N/A
Pump is Elevated	☐ Yes	☐ No	☐ N/A
Check Valve	☐ Yes	☐ No	☐ N/A
Working Alarm	☐ Yes	☐ No	☐ N/A
Electrical Connections Secure	☐ Yes	☐ No	☐ N/A
Tank Protected From Surface Water Infiltration	☐ Yes	☐ No	☐ N/A

Drainfield

Drainfield Type	☒ Rock ☐ Alt. Product _____	☐ Other _____
Configuration	☒ Trench ☐ Bed ☐ Mound	☐ Subsurface
Approximate Size	225 Square Feet	
Visible Signs of Seepage	☐ Yes	☒ No
Visible Signs of Previous Failure	☐ Yes	☒ No
Ponding of Sewage	☐ Yes	☒ No
Downspouts Directed Towards Drainfield	☐ Yes	☒ No

System Appears Functional (Signature) _____

This inspection is designed to assess the condition of a system at a particular moment in time. This inspection will identify obvious substandard systems, for example systems without drain fields. This inspection is not designed to determine precise code compliance, nor precise information to demonstrate that the system will adequately serve the use to be placed on it by this or any subsequent owner.

A copy of this inspection must be provided to:
Citrus County Environmental Health
3650 W Sovereign Path, Suite 2
Lecanto, FL 34461
Fax: (352) 527-5564

Charge Seller $155.00 – DIXIE Sept.C

Altkey: 2020342
ST HILAIRE JAMES R

Parcel ID: 20E20S220010 000N0 0090
8022 E BAYBERRY LN , FLORAL CITY, 34436

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	4825 - PINE LAKE/PINE HOLLOW/ROUND LAKE
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001419 - PINE LAKE
Short Legal	PINE LAKE PB 4 PG 67 LOTS 9 & 10 BLK N
Est. Parcel Sqft	10,200
Est. Parcel Acres	.23
Map SC-TW-RG	22-20S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	ST HILAIRE JAMES R
Mailing Address	205 NORTHGROVE DR MERRITT ISLAND FL 32953 7957

All Owners

Name	Owner Type
ST HILAIRE JAMES R	JT - Joint Tenancy
ST HILAIRE KARLA	JT - Joint Tenancy

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	$21,290	$59,568	$80,858	$48,168	$0	$48,168	$0	$1,070.66	Link
2024	$12,780	$56,047	$68,827	$43,789	$0	$43,789	$0	$918.65	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	$80,858	14.8298	$1,334.53

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	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/10/2015	$100	2719/0368	10-DEEDS CONVEYING PARTIAL INTEREST	I
04/01/2007	$40,000	2118/0946	00-WARRANTY DEED	I
06/01/2002	$100	1513/1691	01-CORRECTIVE/QC/TD/COT	I
06/01/2002	$17,000	1513/1690	00-WARRANTY DEED	I
08/01/1999	$9,800	1430/0570	00-WARRANTY DEED	I

03/01/1999	$100 1292/1222	01-CORRECTIVE/QC/TD/COT	I
07/01/1997	$24,900 1204/0966	12-CONTRACT/AGREEMENT DEED	I
01/01/1997	$16,000 1165/0761	00-WARRANTY DEED	I
08/01/1988	$14,109 0789/0880	11-11	I
06/01/1984	$4,600 0645/1253	14-SALE / MORE THAN 1 PARCEL	V
12/01/1983	$4,600 0630/1308	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/01/1998	199802505	FARM FENCE	$100	
07/01/1984	48764	MH	$13,000	07/01/1984

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	F-FRONT FOOT	102.00	102.0	115			$21,290	CLRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1984
Total FLA	784
Total Under Roof	784
Exterior Wall	28 - ALUMINUM SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	2 - GAS
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	98,798
RCNLD	51,448

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		784

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1984	10	10	1	100	140
1	2	CHAIN LINK FENCE-[1-SF]	1988	4	220	1	880	450
1	3	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1984	6	10	1	60	470
1	4	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1984	10	33	1	330	3,020
1	5	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1984	10	17	1	170	1,340
1	6	DECKING WOOD-[1-SF]	2011	16	16	1	256	1,180
1	7	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2011	11	15	1	165	1,170

1	8	CONCRETE PATIO NO FOOTER-[1-SF]	2011	8	11	1	88	350	

Total Misc Value
8,120

Legal Description

Legal Description
PINE LAKE PB 4 PG 67 LOTS 9 & 10 BLK N

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.

2020342

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923170

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
2020342	2024/4534	06-01-2024
Legal Description		
PINE LAKE PB 4 PG 67 LOTS 9 AND 10 BLK N		

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: 2020342
ST HILAIRE JAMES R

Parcel ID: 20E20S220010 000N0 0090
8022 E BAYBERRY LN , FLORAL CITY, 34436

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	4825 - PINE LAKE/PINE HOLLOW/ROUND LAKE
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001419 - PINE LAKE
Short Legal	PINE LAKE PB 4 PG 67 LOTS 9 & 10 BLK N
Est. Parcel Sqft	10,200
Est. Parcel Acres	.23
Map SC-TW-RG	22-20S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	ST HILAIRE JAMES R
Mailing Address	205 NORTHGROVE DR MERRITT ISLAND FL 32953 7957

All Owners

Name	Owner Type
ST HILAIRE JAMES R	JT - Joint Tenancy
ST HILAIRE KARLA	JT - Joint Tenancy

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	$21,290	$59,568	$80,858	$48,168	$0	$48,168	$0	$1,070.66	Link
2024	$12,780	$56,047	$68,827	$43,789	$0	$43,789	$0	$918.65	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	$80,858	14.8298	$1,380.53

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	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/10/2015	$100	2719/0368	10-DEEDS CONVEYING PARTIAL INTEREST	I
04/01/2007	$40,000	2118/0946	00-WARRANTY DEED	I
06/01/2002	$100	1513/1691	01-CORRECTIVE/QC/TD/COT	I
06/01/2002	$17,000	1513/1690	00-WARRANTY DEED	I
08/01/1999	$9,800	1430/0570	00-WARRANTY DEED	I
03/01/1999	$100	1292/1222	01-CORRECTIVE/QC/TD/COT	I
07/01/1997	$24,900	1204/0966	12-CONTRACT/AGREEMENT DEED	I
01/01/1997	$16,000	1165/0761	00-WARRANTY DEED	I
08/01/1988	$14,109	0789/0880	11-11	I
06/01/1984	$4,600	0645/1253	14-SALE / MORE THAN 1 PARCEL	V
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Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
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Land & Agricultural

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Addl Fixtures	
FPL: Stacks/Openings	/

RCN
RCNLD

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1	4	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1984	10	33	1	330	
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1	6	DECKING WOOD-[1-SF]	2011	16	16	1	256	
1	7	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2011	11	15	1	165	
1	8	CONCRETE PATIO NO FOOTER-[1-SF]	2011	8	11	1	88	

Total Misc Value