

RECEIVED

By Tifani White at 9:52 am, 7/22/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	GERALD YOUNG 11765 STONEWALL SPRINGS AVE LAS VEGAS, NV 89138	Property Owner	WILKINS SANDRA I JEWELL DOLORES M et al. %LEITHA KARNES 29 DOE DR BANGOR, ME 04401
Property description	CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 9 BLK 953	Application date	Apr 01, 2026
		Certificate #	2024 / 1631
		Date certificate issued	06/01/2024
		Account number	1380847

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)
# 2024/1631	06/01/2024	164.99	24.51	189.50
→ Part 2: Total*				189.50

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)
# 2025/1762	06/01/2025	199.31	6.25	12.33	217.89
Part 3: Total*					217.89

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)	407.39
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	623.74
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)	65.53
7. Total Paid (Lines 1-6)	1,521.66

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	Citrus County, Florida
Signature, Tax Collector or Designee	Date 22nd of July, 2026

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	129.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s.197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	129.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	1,650.66
17. Redemption fee	6.25
18. Total amount to redeem	1,656.91
Date of sale	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

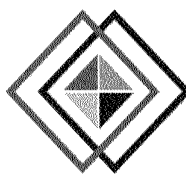
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

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

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

FULL LEGAL (if applicable)



TAX DEED APPLICATION COVER LETTER

Account #: 1380847

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

GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

Owner on Current Tax Roll

WILKINS SANDRA I
JEWELL DOLORES M
HARPER CARL R
KARNES LEITHA F
%LEITHA KARNES
29 DOE DR
BANGOR, ME 04401

Additional Parties, Per Search

CITRUS COUNTY
BOARD OF COUNTY COMMISSIONERS
3600 W SOVEREIGN PATH
SUITE 205
LECANTO, FL 34461

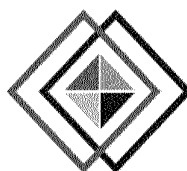
Lien Holder

CITRUS SPRINGS CIVIC ASSOCIATION, INC.
P.O. BOX 236
HOLDER, FL 34445

Other Party

CITRUS SPRINGS CIVIC ASSOCIATION, INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

Other Party



DANA R JEWELL
77 BILLINGS ROAD
HERMON, ME 04401
Other Party

EMILIE DOW
NO ADDRESS ON DOCUMENT
Other Party

EMILIE HARPER
FULLERTON ROAD, R.F.D
#1 BOX 2410
MONTICELLO, ME 04760
Other Party

KELLY MCLEAN
PO BOX 34
MONTICELLO, ME 04760
Other Party

LARRY WILKINS
NO ADDRESS ON DOCUMENT
Other Party

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O
CITRUS SPRINGS CIVIC ASSOCIATION, INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434
Other Party

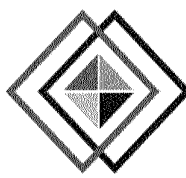
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O
CITRUS SPRINGS CIVIC ASSOCIATION, INC.
P.O. BOX 236
HOLDER, FL 34445
Other Party

ESTATE OF CARL R. HARPER, DECEASED
FULLERTON ROAD
MONTICELLO, ME 04760
Title Holder

ESTATE OF DOLORES M JEWELL A/K/A
DOLORES MAE JEWELL, DECEASED
NO ADDRESS ON DOCUMENT
Title Holder

ESTATE OF DOLORES M. JEWELL, DECEASED
RR#02, BOX 5540
BANGOR, ME 04401-9666
Title Holder

ESTATE OF SANDRA I WILKINS A/K/A
SANDRA IRENE WILKINS, DECEASED
Title Holder



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

371 US HIGHWAY 1
MONTICELLO, ME

ESTATE OF SANDRA I. WILKINS A/K/A
SANDRA IRENE WILKINS, DECEASED
MAIN STREET
MONTICELLO, ME 04760

Title Holder

LEITHA F. KARNES
RT #2 BOX 181
HOULTON, ME 04730

Title Holder

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

TitleExpress®

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
1380847	18E17S100130 09530 0090	7163 N HENDERSON WAY CITRUS SPRINGS 34434
Legal Description		
CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 9 BLK 953		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 1631	\$4,642	No	No	No

Owner of Record on Current Tax Roll
SANDRA I WILKINS, DOLORES M JEWELL,
CARL R HARPER, LEITHA F KARNES

Billing Name & Address

%LEITHA KARNES
29 DOE DR
BANGOR ME 04401

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: 06/29/2026 Search covers 20 years through: 06/25/2026

Nicole Burdick
Title Examiner

General Examiner Comments:

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

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
LEITHA F. KARNES RT #2 BOX 181 HOULTON ME 04730	Quit Claim Deed Bk:871 Pg:1736	
ESTATE OF SANDRA I. WILKINS, DECEASED MAIN STREET MONTICELLO ME 04760	Quit Claim Deed Bk:871 Pg:1736	Sandra I. Wilkins a/k/a Sandra Irene Wilkins Address is incomplete.
ESTATE OF DOLORES M. JEWELL, DECEASED RR#02, BOX 5540 BANGOR ME 04401-9666	Quit Claim Deed Bk:871 Pg:1736	Dolores M. Jewell a/k/a Dolores Mae Jewell
ESTATE OF CARL R. HARPER, DECEASED FULLERTON ROAD MONTICELLO ME 04760	Quit Claim Deed Bk:871 Pg:1736	Address is incomplete.
ESTATE OF SANDRA IRENE WILKINS, DECEASED 371 US HIGHWAY 1 MONTICELLO ME		Address is incomplete. Death Certificate in 2980-1631
ESTATE OF DOLORES MAE JEWELL, DECEASED 77 BILLINGS ROAD HERMON		Address is incomplete. Death Certificate in 2980-1633
SANDRA I WILKINS, DOLORES M JEWELL, CARL R HARPER, LEITHA F KARNES 29 DOE DR BANGOR ME 04401	Property Appraiser	

Related Documents (for Reference)

Death Certificate
Bk:2980 Pg:1631

Death Certificate
Bk:2980 Pg:1633

Death Certificate
Bk:2980 Pg:1635

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER**Name & Address of Record**

CITRUS COUNTY
BOARD OF COUNTY COMMISSIONERS
3600 W SOVEREIGN PATH
SUITE 205
LECANTO FL 34461

Document

Resolution
Bk:3589 Pg:669

Examiner Comments

Included only relevant pages.

Related Documents (for Reference)

None found.

OTHER PARTIES**Name & Address of Record**

CITRUS SPRINGS CIVIC ASSOCIATION, INC.
P.O. BOX 236
HOLDER FL 34445

Document

Sunbiz-HOA

Examiner Comments

ROBERT B CHILDERS, JR., REGISTERED
AGENT O/B/O CITRUS SPRINGS CIVIC
ASSOCIATION, INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS FL 34434

Sunbiz-HOA

KELLY MCLEAN
PO BOX 34
MONTICELLO ME 04760

Death Certificate in
2980-1631

DANA R JEWELL
77 BILLINGS ROAD
HERMON ME 04401

Death Certificate in
2980-1633

EMILIE HARPER
FULLERTON ROAD, R.F.D
#1 BOX 2410
MONTICELLO ME 04760

Death Certificate in
2980-1635

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

None found.

QUITCLAIM DEED

SANDRA I. WILKINS, of Monticello, Aroostook County, Maine duly appointed and acting personal representative of the Estate of Margaret F. Harper, deceased, whose will was duly admitted to probate in the Probate Court for Aroostook County, Maine, the power conferred by law, and every other power, grant to SANDRA I. WILKINS, whose mailing address is Main Street, Monticello, Maine 04760, Dolores M. Jewell whose address is RR#02, Box 5540, Bangor, Maine 04401-9666, Carl R. Harper whose address is Fullerton Road, Monticello, Maine 04760 and Leitha F. Karnes whose address is RT #2 Box 181 Houlton, Maine 04730 the real property described as follows:

PARCEL ONE: In the County of Citrus, and state of Florida, to wit:

Lot four (4), Block nine hundred fifty three (953) of Citrus Springs, Unit thirteen, a subdivision according to the Plat thereof, recorded in Plat Book six (6), Page 98-108 of the Public Records of Citrus County, Florida.

PARCEL TWO: In the county of Citrus, and State of Florida, to wit:

Lot nine (9), Block nine hundred fifty three (953) of Citrus Springs, Unit thirteen, a subdivision according to the Plat thereof, recorded in Plat Book six (6), Page 98-108 of the Public Records of Citrus County, Florida.

WITNESS my hand and seal this 28th day of AUGUST, 1990
Signed, Sealed & Acknowledged
in presence of:

Mary E. Britton
WITNESS

Sandra I. Wilkins
SANDRA I. WILKINS

Colia J. Brown
WITNESS
STATE OF MAINE
Aroostook

Personally appeared the above named, Sandra I. Wilkins, Personal Representative, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity.

Before me,

Erangelus A. Callahan
Notary Public

My Commission Expires January 20, 1991

647141

FILED & RECORDED
CITRUS COUNTY, FLORIDA
JERRY SIMPSON, CLERK

'90 OCT 4 PM 1 59

VERIFIED BY:

Jam D.C.

Larry Wilkins
PO Box 54
Monticello, ME
04760

BK0871 PG1736

Altkey: 1380847
WILKINS SANDRA I

Parcel ID: 18E17S100130 09530 0090
7163 N HENDERSON WAY , CITRUS SPRINGS, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1513 - CITRUS SPRINGS UNIT 13
Tax District 00CS - CITRUS SPRINGS
Subdivision 000368 - CITRUS SPRINGS UNIT 13
Short Legal CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 9 BLK 953
Est. Parcel Sqft 11,266
Est. Parcel Acres .26
Map SC-TW-RG 25-17S-18E

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

Mailing Address

Name WILKINS SANDRA I
Mailing Address 29 DOE DR
BANGOR ME 04401

All Owners

Name	Owner Type
WILKINS SANDRA I	EO - Estate Of
JEWELL DOLORES M	EO - Estate Of
HARPER CARL R	EO - Estate Of
KARNES LEITHA F	TC - Tenants In Common

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	\$15,300	\$0	\$15,300	\$4,642	\$0	\$4,642	\$0	\$605.57	Link
2024	\$9,440	\$0	\$9,440	\$4,220	\$0	\$4,220	\$0	\$146.33	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	00CS	CITRUS SPRINGS	\$15,300	14.8298	\$282.74

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
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$26.33
0147	WATER UTILITY AVAIL ASMT	\$21.77
0162	2025 CITRUS SPRINGS WATERLINES	\$401.60

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/01/1990	\$100	0871/1736	11-11	V
08/01/1980	\$2,750	0563/0737	13-FROM DEVELOPERS	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	85.00	85.0	125			\$15,300	PDR

Total Misc Value

Legal Description

Legal Description

CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 9 BLK 953

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.

1380847

\$
CHARGE TO: BCC
RETURN TO: COMM. RECORDS

CITRUS COUNTY, FLORIDA

**FINAL ASSESSMENT RESOLUTION FOR
WATER DISTRIBUTION FACILITIES
CITRUS SPRINGS 2025 ASSESSMENT AREA**

ADOPTED JULY 29, 2025

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RESOLUTION NO. 2025 - 071

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, RELATING TO THE CONSTRUCTION AND FUNDING OF WATER DISTRIBUTION FACILITIES; CREATING THE CITRUS SPRINGS 2025 ASSESSMENT AREA; IMPOSING ASSESSMENTS AGAINST THE PROPERTIES WITHIN THE CITRUS SPRINGS 2025 ASSESSMENT AREA TO FUND THE PROJECT COST OF THE LOCAL IMPROVEMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; IMPOSING AN ASSESSMENT LIEN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board, enacted Chapter 86 of the Citrus County Code of Ordinances, entitled the Capital Project and Related Services Assessment Ordinance (the "Code"), to provide for the creation of assessment areas and authorize the imposition of special assessments to fund the construction of local improvements to serve the property located therein; and

WHEREAS, on June 10, 2025, the Board adopted Resolution No. 2025 - 045, the Initial Assessment Resolution, proposing creation of the Citrus Springs 2025 Assessment Area and describing the method of assessing the cost of Water Distribution Facilities against the real property that will be specially benefited thereby, and directing preparation of the tentative Assessment Roll and provision of the notices required by the Code; and

WHEREAS, pursuant to the provisions of the Code, the County is required to confirm or repeal the Initial Assessment Resolution, with such amendments as the Board deems appropriate, after hearing comments and receiving objections of all interested parties; and

WHEREAS, the Assessment Roll has heretofore been filed with the office of the County Administrator, as required by the Code; and

WHEREAS, as required by the terms of the Code, notice of a public hearing has been published and mailed to each property owner proposed to be assessed notifying such property

Citrus Springs FAR

owner of the opportunity to be heard; the proof of publication and an affidavit of mailing are attached hereto as Appendices A and B respectively; and

WHEREAS, a public hearing was held on July 29, 2025, and comments and objections of all interested persons have been heard and considered as required by the terms of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the Code, the Initial Assessment Resolution, Section 125.01, Florida Statutes, and other applicable provisions of law.

SECTION 2. DEFINITIONS. This Resolution is the Final Assessment Resolution as defined in the Code. All capitalized terms in this Resolution shall have the meanings defined in the Code and the Initial Assessment Resolution.

SECTION 3. CREATION OF ASSESSMENT AREA.

(A) The Citrus Springs 2025 Assessment Area is hereby created to include the property described in Appendix D attached hereto and incorporated herein, but not including the Excluded Parcels.

(B) The Assessment Area is created for the purpose of improving the use and enjoyment of property located therein providing access to potable water through the funding and construction of the Water Distribution Facilities.

SECTION 4. CONFIRMATION OF INITIAL ASSESSMENT RESOLUTION.
The Initial Assessment Resolution is hereby ratified and confirmed.

SECTION 5. APPROVAL OF ASSESSMENT ROLL. The Assessment Roll, which is currently on file with the County Administrator and attached hereto as Appendix E, which is

Citrus Springs FAR

hereby incorporated herein by reference, is hereby approved.

SECTION 6. ASSESSMENTS.

(A) The Tax Parcels described in the Assessment Roll are hereby found to be specially benefited by construction of the Water Distribution Facilities in the amount of the maximum annual Assessment set forth in the Assessment Roll. The methodology for computing annual Assessments described in the Initial Assessment Resolution is hereby approved. Annual Assessments computed in the manner described in the Initial Assessment Resolution are hereby levied and imposed on all Tax Parcels described in the Assessment Roll at a maximum annual rate of \$401.60 per Lot for a period not to exceed 15 years, commencing in November 2025. The resulting Initial Prepayment Amount is \$3,732.52 per Lot.

(B) Upon adoption of the Annual Assessment Resolution for each Fiscal Year:

(1) The Assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims, until paid. The lien shall be deemed perfected upon adoption by the Board of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

(2) As to any Tax Parcel that is acquired by a public entity through condemnation, negotiated sale or otherwise prior to adoption of the next Annual Assessment Resolution, the Adjusted Prepayment Amount shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon

adoption by the Board of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll upon adoption of the Annual Assessment Resolution.

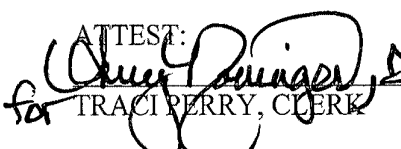
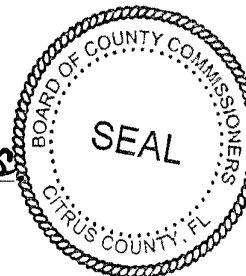
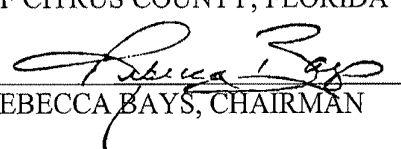
SECTION 7. COLLECTION OF ASSESSMENTS. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of this Final Assessment Resolution and the Annual Assessment Resolution for each Fiscal Year thereafter, the County Administrator shall cause the certification and delivery of the Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act. The Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix F.

SECTION 8. EFFECT OF FINAL ASSESSMENT RESOLUTION. The adoption of this Final Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Assessment Resolution (including, but not limited to, the method by which the Assessments will be computed, the Assessment Roll, the maximum annual Assessment, the levy and lien of the Assessments and the terms for prepayment of the Assessments) unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board action on this Final Assessment Resolution.

SECTION 9. PREPAYMENT NOTICE. The County Administrator is hereby directed to provide notice by first class mail to the owner of each Tax Parcel described in the Assessment Roll of the opportunity to prepay all future annual Assessments, without additional financing costs. The notice, in substantially the form attached as Appendix C, shall be mailed to each property owner at the address utilized for the notice provided pursuant to Section 2.03 of the Initial Assessment Resolution.

SECTION 10. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DONE AND ADOPTED in Regular Session this 29th day of July 2025.

ATTEST:   **BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA**
for TRACI PERRY, CLERK  REBECCA BAYS, CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:


DENISE A. DYMOND LYN
COUNTY ATTORNEY

APPROVED

JUL 29 2025

**BOARD OF COUNTY
COMMISSIONERS**

APPENDIX A
PROOF OF PUBLICATION

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS IN THE PROPOSED CITRUS SPRINGS 2025 ASSESSMENT AREA TO PROVIDE FOR THE WATER DISTRIBUTION FACILITIES

Notice is hereby given that the Board of County Commissioners of Citrus County will conduct a public hearing to consider imposing annual, non-ad valorem special assessments for the design, acquisition, construction, and installation of the Water Distribution Facilities within the boundaries of the Proposed Citrus Springs 2025 Assessment Area.

The hearing will be held at 1:00 p.m. or as soon thereafter as the matter can be heard on July 29, 2025, in Room 100 of the Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida, for the purpose of receiving public comment on the Proposed Citrus Springs 2025 Assessment Area, the special assessments, and their collection on the ad valorem tax bill. All affected property owners have a right to appear at the hearing and to file written objections with the Board within 20 days of this notice.

If you decide to appeal any decision made by the Board with respect to any matter considered at the hearing or at any subsequent meeting to which the Board has continued its deliberations, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact Citrus County, Florida, 3600 W. Sovereign Path, Lecanto, FL 34461, Carlton Hall, ADA Coordinator (352) 527-5477, at least two days before the meeting.

If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8773 (V), via Florida Relay Service and provide telephone number (352) 527-5458.

If you need a Spanish Translator, dial 7-1-1 or 1-800-955-8771 (TTY) or 1-800-955-8773 (V), via Florida Relay Service and provide telephone number (352) 527-5458. Si usted necesita un Traductor en Español, marque 7-1-1 o (800) 955-8771 (TTY) o (800) 955-8773 (V), a través del Servicio de Traducción de Florida y proporcione el número de teléfono

(352) 527-5458. For all other languages, please contact the Land Section at (352) 527-5458.

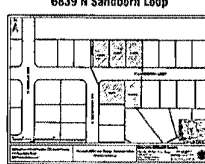
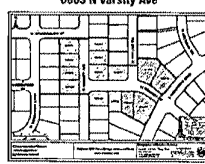
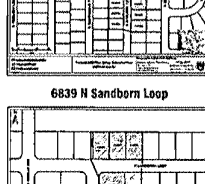
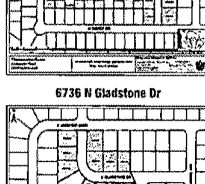
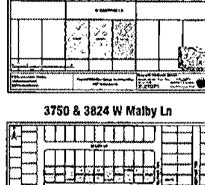
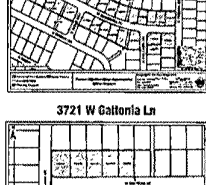
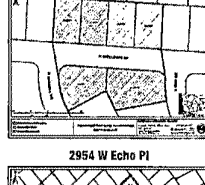
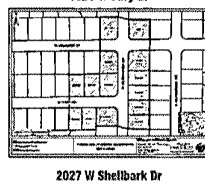
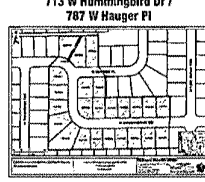
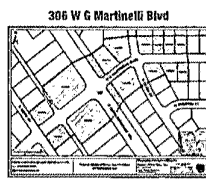
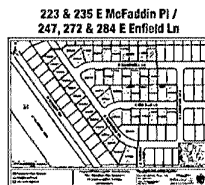
The assessment for each parcel of property will be based on the number of Lots attributed to that Tax Parcel. The County intends to use an internal loan to finance this project. This will permit the cost attributable to your property to be amortized over a period of not to exceed fifteen (15) years. However, you may choose to prepay your assessment in full (initial prepayment amount is \$3,732.52 per Lot) and avoid the additional annual collection and administrative costs and future interest. The annual assessment will include each Tax Parcel's share of the principal, interest and collection costs. The maximum annual assessment is estimated to be \$401.60 per Lot. A more specific description of the improvements and the method of computing the assessment for each parcel of property are set forth in the Initial Assessment Resolution adopted by the Board on June 10, 2025. Copies of Chapter 86 of the County Code, the Initial Assessment Resolution (Resolution No. 2025-045), and the preliminary Assessment Roll for the upcoming fiscal year are available for inspection at the Board of County Commissioners Administrative Office, Room 232, located at the Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida, and the Land Section Office, located at 3600 W. Sovereign Path, Suite 205, Lecanto, Florida, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

The assessments will begin to be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Land Section at (352) 527-5458, Monday through Friday between 8:30 a.m. and 4:30 p.m.

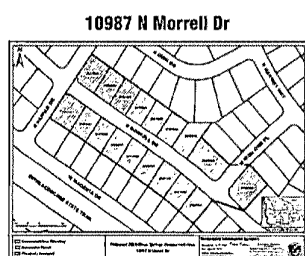
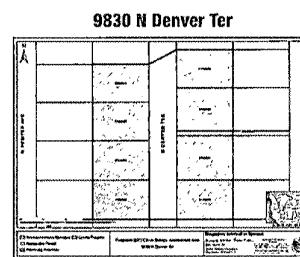
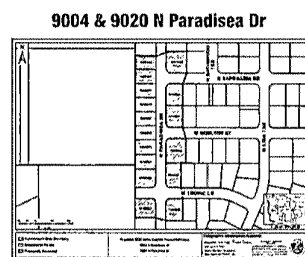
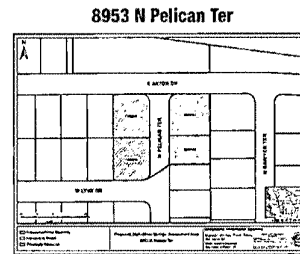
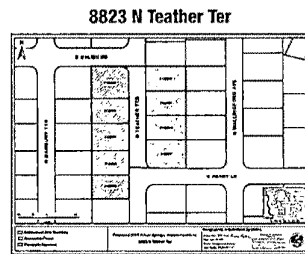
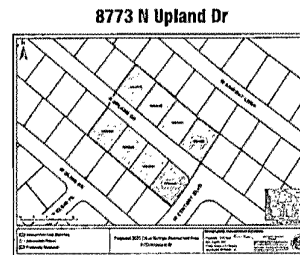
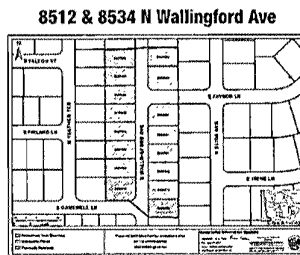
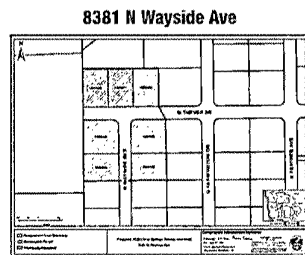
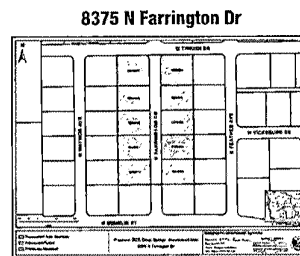
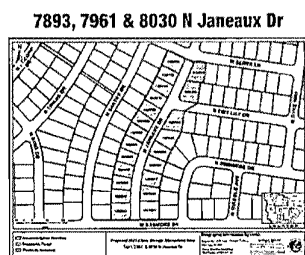
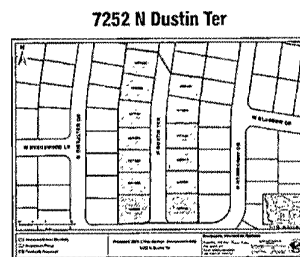
MAP OF ASSESSMENT AREA

169 & 258 E Reel Lp / 9531 N
Westminister Ave
223 & 235 E McFaddin PI / 247,
272 & 284 E Enfield Ln
232 E Falcon St
306 W G Martinelli Blvd
713 W Hummingbird Dr / 787 W
Hauger PI
898 W Bannister Dr
968 W Hampshire Blvd
1021 W Cary Dr
1245 W Hedgewood Loop
1679 W G Martinelli Blvd
2027 W Shellbark Dr
2175 W Geer PI
2192 W Deerfield Dr
2954 W Echo PI
3262, 3274 & 3286 W Eunice Dr
3442 & 3539 W Marshall PI
3467 W Seahorse Ln
3518 W Appian PI
3721 W Galtonia Ln
3750 & 3824 W Malby Ln
6607 N Winlock Ter
6663 N Varsity Ave
6174 N Darlington Dr
6736 N Gladstone Dr
6839 N Sandborn Loop



MAP OF ASSESSMENT AREA

7065 N Heritage Dr
 7145 N Henderson Way
 7252 N Dustin Ter
 7893, 7961 & 8030
 N Janeaux Dr
 7906 N Pitcairn Way /
 7967 & 7996 N Hillview Cir
 8074 N Pickinz Way
 8202 N Wayside Ave
 8302 N Vardon Rd /
 8205 N Lily Dr
 8375 N Farrington Dr
 8381 N Wayside Ave
 8512 & 8534 N Wallingford
 Ave
 8773 N Upland Dr
 8823 N Teather Ter
 8851 N Lansen Way
 8953 N Pelican Ter
 9004 & 9020 N Paradisea Dr
 9255 N Pineview Way
 9830 N Denver Ter
 10987 N Morrell Dr



APPENDIX B

AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Steve Howard, who, after being duly sworn, deposes and says:

1. Steve Howard, as County Administrator of Citrus County, Florida, (the "County") pursuant to the authority and direction received from the Board of County Commissioners of Citrus County, Florida, timely directed the preparation of the Assessment Roll and the preparation, mailing, and publication of notices in accordance with Chapter 86 of the Citrus County Code and in conformance with the Initial Assessment Resolution for the **Citrus Springs 2025 Assessment Area**, adopted by the Board on June 10, 2025 (the "Initial Assessment Resolution"). The Initial Assessment Resolution directed and authorized notice by First Class Mail to all affected property owners.

2. Mr. Howard has directed that the notices required by Section 86-26 of the Code to be prepared in conformance with the Initial Assessment Resolution. An exemplary form of such notice is attached hereto. Mr. Howard has directed that such individual notices for each affected property owner to be prepared and each notice included the following information: the purpose of the assessment; the total amount proposed to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the County expects to collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

3. On or before July 9, 2025, Mr. Howard or his designee delivered and directed the

mailing of the above-referenced notices in accordance with Section 86-26 of the Code and the Initial Assessment Resolution by First Class Mail to each affected owner, at the addresses then shown on the real property assessment tax roll database maintained by the Citrus County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

FURTHER AFFIANT SAYETH NOT.



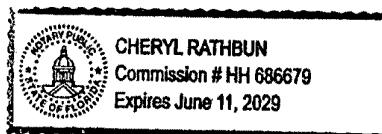
Steve L. Howard, Affiant

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Affidavit of Mailing was sworn to and subscribed before me, by means of ☒ physical presence or ☐ online notarization, this 25 day of June, 2025, by Steve L. Howard, County Administrator, Citrus County, Florida. He is ~~personally known~~ to me or has produced _____ as identification and did take an oath.



Printed Name: Cheryl Rathbun
Notary Public, State of Florida At Large
My Commission Expires: June 11, 2029
Commission No.: HH686679



APPENDIX C

FORM OF PREPAYMENT NOTICE

Citrus County Administrator
110 North Apopka Avenue
Inverness, Florida 32435

RE: Citrus Springs 2025 Assessment Area

The Board of County Commissioners of Citrus County, Florida (the "County"), recently established and approved a special assessment against property within the Citrus Springs 2025 Assessment Area to fund the construction of Water Distribution Facilities to provide your property with access to potable water services. This type of financing where the property owners participate in the cost of the program is used throughout Florida and is consistent with the policy of the County.

The assessments will be collected on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. The assessments will be payable in not to exceed fifteen (15) annual installments, the first of which shall be included on the ad valorem tax bill to be mailed in November, 2025. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

The County has financed this project with an internal loan. This will permit the cost attributable to your property to be amortized over a period of not to exceed fifteen (15) years. However, you may choose to prepay your assessment in full at any time to avoid additional interest. The amount required to prepay the assessment on or prior to {insert prepayment date} is {insert amount}.

After { insert prepayment date }, the amount required to prepay the assessment will be increased to include additional interest on the permanent financing.

Please make checks for prepayment amounts payable to Citrus County, Florida, Attention: Finance Department, _____, Florida _____. Please be sure

to either write the assessment parcel number (shown at the top of this letter) on your check or return this letter with your payment.

Assessment records and copies of applicable Codes and Resolutions passed by the Board are on file at the offices of the County Administrator, located at 110 North Apopka Avenue, Inverness, Florida.

CITRUS COUNTY, FLORIDA

APPENDIX E

CITRUS SPRINGS 2025 ASSESSMENT AREA PRELIMINARY ASSESSMENT ROLL

OWNER'S NAME	ALT KEY	PARCEL ID	QUANTITY LOTS/AU	PREPAYMENT AMOUNT	MAX ANNUAL ASSESSMENT
VANNESS AND VANNESS PA	1317304	18E17S100060 05730 0220	1	\$3,732.52	\$401.60
VANNESS THOMAS M JR VANNESS DENISE, THOMAS M VANNESS FAMILY TRUST UAD MARCH 11 1985	2164654	18E17S100230 17610 0050	1	\$3,732.52	\$401.60
VERNON ROBERT VERNON THANIA	2142821	18E17S100270 14630 0170	1	\$3,732.52	\$401.60
VINCI JOSEPH VINCI REGINA	1360030	18E17S100100 08570 0110	1	\$3,732.52	\$401.60
VISTA GRANDE PROPERTIES LLC	2035595	18E17S100230 09600 0140	1	\$3,732.52	\$401.60
VISTA GRANDE PROPERTIES LLC	1315344	18E17S100060 05630 0220	1	\$3,732.52	\$401.60
VOGEL JANET M VOGEL RUTH E	2160438	18E17S100220 15460 0190	1	\$3,732.52	\$401.60
VONDUBENDORF-SOLENBERGER RENATE VONDUBENDORF- SOLENERGER THOMAS, RENATE VONDUBENDORF-SOLENBERGER AND THOMAS VONDUBENDORF- SOLENERGER LVG TRST	1376017	18E17S100130 09220 0100	1	\$3,732.52	\$401.60
VSJ ENTERPRISE LLC	1317631	18E17S100060 05750 0020	1	\$3,732.52	\$401.60
W AMARAL INVESTMENTS LLC	1317657	18E17S100060 05750 0040	1	\$3,732.52	\$401.60
WELCH KEVIN E JR	1224462	18E17S100010 00770 0210	1	\$3,732.52	\$401.60
WELCH KEVIN E JR	1224454	18E17S100010 00770 0200	1	\$3,732.52	\$401.60
WELLS STEVEN WELLS ERIN	1363411	18E17S100110 06510 0120	1	\$3,732.52	\$401.60
WESTERLIND JOHN ROBINSON ANITA	2078871	18E17S100260 04760 0100	1	\$3,732.52	\$401.60
WHITELY IONA & MAVETTE COQUILLAN	1377595	18E17S100130 09310 0070	1	\$3,732.52	\$401.60
WIKEN PATRICIA CARR EDWARD A JR	1379806	18E17S100130 09450 0030	1	\$3,732.52	\$401.60
WILKINS SANDRA I JEWELL DOLORES M, HARPER CARL R, KARNES LEITHA F	1380847	18E17S100130 09530 0090	1	\$3,732.52	\$401.60
WINGATE LAWRENCE DALE WINGATE PAMELA L, LAWRENCE DALE WINGATE 2017 REVOCABLE TRUST DATED FEBRUARY 7TH 2017	2113219	18E17S100260 16330 0150	1	\$3,732.52	\$401.60
WJHFL LLC	1294002	18E17S100040 04530 0070	1	\$3,732.52	\$401.60
WONG KWOK HUNG WONG VICHIE WING KI	2082461	18E17S100260 11570 0170	1	\$3,732.52	\$401.60

**CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLL**

I HEREBY CERTIFY that, I am the Chairman of the Citrus County Board of County Commissioners, Florida (the "County"); as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for the **Citrus Springs 2025 Water Distribution Facilities** (the "Non-Ad Valorem Assessment Roll") for the County is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Citrus County Tax Collector by September 15, 2025.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Citrus County Tax Collector and made part of the above-described Non-Ad Valorem Assessment Roll this 29th day of July 2025.

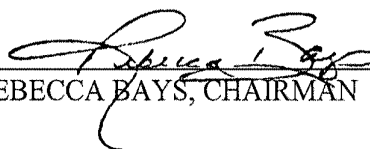
APPROVED

CITRUS COUNTY, FLORIDA

JUL 29 2025

**BOARD OF COUNTY
COMMISSIONERS**

By: _____


REBECCA BAYS, CHAIRMAN

[to be delivered to Tax Collector prior to September 15]



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/28/2025
Event Effective Date	NONE

Principal Address

1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Changed: 04/16/2025

Mailing Address

PO BOX 236
HOLDER, FL 34445

Changed: 01/28/2025

Registered Agent Name & Address

CHILDERS, ROBERT B, Jr.
1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Name Changed: 01/16/2026

Address Changed: 04/16/2025

Officer/Director Detail

Name & Address

Title President

CHILDERS, ROBERT B, Jr.
PO BOX 236
HOLDER, FL 34445

Title VP

CANDELA, SALVATORE
PO BOX 236
HOLDER, FL 34445

Title Secretary

PASTOR, LORENE
PO BOX 236
HOLDER, FL 34445

Title Treasurer

SMITH, RUTH
PO BOX 236
HOLDER, FL 34445

Title Director

STOUTE, EDDIE
PO BOX 236
HOLDER, FL 34445

Title Director

KOCHER, AMANDA
PO BOX 236
HOLDER, FL 34445

Title Director

PARKER, JOE
PO BOX 236
HOLDER, FL 34445

Title Director

MILLER, LORRAINE
PO BOX 236
HOLDER, FL 34445

Title D

LAMB, WILLIAM
PO BOX 236
HOLDER, FL 34445

Annual Reports

Report Year	Filed Date
2024	05/02/2024
2025	04/16/2025
2026	01/16/2026

Document Images

<u>01/16/2026 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2025 -- Amendment</u>	View image in PDF format
<u>11/25/2024 -- Amendment</u>	View image in PDF format
<u>05/02/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/29/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/26/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/12/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/05/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/27/2007 -- ANNUAL REPORT</u>	View image in PDF format
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<u>04/04/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/25/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/26/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/21/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/1995 -- ANNUAL REPORT</u>	View image in PDF format

Florida Department of State, Division of Corporations

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923130

To: Tax Collector of CITRUS COUNTY, Florida

I,
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138,

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
1380847	2024/1631	06-01-2024
Legal Description		
CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 9 BLK 953		

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
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

04-01-2026
Application Date

Applicant's signature

Altkey: 1380847
WILKINS SANDRA I

Parcel ID: 18E17S100130 09530 0090
7163 N HENDERSON WAY , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1513 - CITRUS SPRINGS UNIT 13
Tax District 00CS - CITRUS SPRINGS
Subdivision 000368 - CITRUS SPRINGS UNIT 13
Short Legal CITRUS SPGS UNIT 13 PB 6 PG 98 LOT 9 BLK 953
Est. Parcel Sqft 11,266
Est. Parcel Acres .26
Map SC-TW-RG 25-17S-18E

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

Mailing Address

Name WILKINS SANDRA I
Mailing Address 29 DOE DR
BANGOR ME 04401

All Owners

Name	Owner Type
WILKINS SANDRA I	EO - Estate Of
JEWELL DOLORES M	EO - Estate Of
HARPER CARL R	EO - Estate Of
KARNES LEITHA F	TC - Tenants In Common

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	\$15,300	\$0	\$15,300	\$4,642	\$0	\$4,642	\$0	\$605.57	Link
2024	\$9,440	\$0	\$9,440	\$4,220	\$0	\$4,220	\$0	\$146.33	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	00CS	CITRUS SPRINGS	\$15,300	14.8298	\$706.60

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
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$26.33
0147	WATER UTILITY AVAIL ASMT	\$21.77
0162	2025 CITRUS SPRINGS WATERLINES	\$401.60

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/01/1990	\$100	0871/1736	11-11	V
08/01/1980	\$2,750	0563/0737	13-FROM DEVELOPERS	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	85.00	85.0	125				PDR

Total Misc Value

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