

RECEIVED

By Tifani White at 8:35 am, 7/29/26

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	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	KNOCH GEORGE BERNHARD JR 6059 S MORROW PT HOMOSASSA, FL 34446
Property description	GULF HWY LAND UNIT 8 PB 4 PG 113 LOT 3 OF LOT 36 : COM AT THE SE CORNER OF LT 36 TH N 1DEG 17M 33S E (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 6038
		Date certificate issued	06/01/2024
		Account number	2498439

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)
# 2024/6038	06/01/2024	1,066.15	158.37	1,224.52
→ Part 2: Total*				1,224.52

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)
# 2025/6494	06/01/2025	1,182.15	6.25	73.15	1,261.55
# 2023/6339	06/01/2023	961.64	6.25	462.79	1,430.68
Part 3: Total*					2,692.23

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)	3,916.75
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,197.74
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)	249.28
7. Total Paid (Lines 1-6)	5,788.77

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.

Hallie Sullivan	Citrus County, Florida
Signature, Tax Collector or Designee	Date 28th 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)	5,917.77
17. Redemption fee	6.25
18. Total amount to redeem	5,924.02
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)

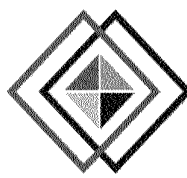
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus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

GULF HWY LAND UNIT 8 PB 4 PG 113 LOT 3 OF LOT 36 : COM AT THE SE CORNER OF LT 36 TH N 1DEG 17M 33S E AL THE E LN OF SD LT 36 A DIS OF 252.94 FT TO THE POB TH CONT N 1DEG 17M 33S E AL SD E LN A DIS OF 126.47 FT TH N 89DEG 57M 48S W 183.19 FT TH S 1DEG 17M 33S W PARALLEL TO SD E LN A DIS OF 126.42 FT TH S 89DEG 56M 54S

E 183.19 FT TO THE POB SUB TO A 20 FT EASE AL THE W BNDRY FOR R/W—TOG W/ EASE DESC AS COM AT THE SE CORNER OF LT 36 TH N 89DEG 55M 06S W AL THE S LN OF SD LT 36 A DIS OF 163.19 FT TO THE POB TH CONT N 89DEG 55M 06S W AL SD S LN A DIS OF 40 FT TH N 1DEG 17M 33S E PARALLEL TO THE E LN OF SD LT 36 A DIS OF 565.66 FT TH S 89DEG 58M 42S E 40 FT TH S 1DEG 17M 33S W PARALLEL TO SD E LN A DIS OF 565.70 FT TO THE POB DESC IN OR BK 1964 PG 1155 OR BK 2330 PG 224



TAX DEED APPLICATION COVER LETTER

Account #: 2498439

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

KNOCH GEORGE BERNHARD JR
6059 S MORROW PT
HOMOSASSA, FL 34446

Additional Parties, Per Search

GEORGE BERNHARD KNOCH, JR.
6059 S. MORROW POINT
HOMOSASSA, FL 34446-2958

Title Holder

Certified By:

Hallie Sullivan

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
2498439	17E19S350080 00360 0030	6059 S MORROW PT HOMOSASSA 34446

Legal Description

GULF HWY LAND UNIT 8 PB 4 PG 113 LOT 3 OF LOT 36 : COM AT THE SE CORNER OF LT 36 TH N 1DEG 17M 33S E AL THE E LN OF SD LT 36 A DIS OF 252.94 FT TO THE POB TH CONT N 1DEG 17M 33S E AL SD E LN A DIS OF 126.47 FT TH N 89DEG 57M 48S W 183.19 FT TH S 1DEG 17M 33S W PARALLEL TO SD E LN A DIS OF 126.42 FT TH S 89DEG 56M 54S E 183.19 FT TO THE POB SUB TO A 20 FT EASE AL THE W BNDRY FOR R/W----TOG W/ EASE DESC AS COM AT THE SE CORNER OF LT 36 TH N 89DEG 55M 06S W AL THE S LN OF SD LT 36 A DIS OF 163.19 FT TO THE POB TH CONT N 89DEG 55M 06S W AL SD S LN A DIS OF 40 FT TH N 1DEG 17M 33S E PARALLEL TO THE E LN OF SD LT 36 A DIS OF 565.66 FT TH S 89DEG 58M 42S E 40 FT TH S 1DEG 17M 33S W PARALLEL TO SD E LN A DIS OF 565.70 FT TO THE POB DESC IN OR BK 1964 PG 1155 OR BK 2330 PG 224

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 6038	\$57,736	No	Yes	No

Owner of Record on Current Tax Roll

GEORGE BERNHARD KNOCH JR

Billing Name & Address

6059 S MORROW PT
HOMOSASSA FL 34446

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: 06/25/2026 Search covers 20 years through: 06/22/2026

Paul Evans
Title Examiner

General Examiner Comments:

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

GEORGE BERNHARD KNOCH, JR.
6059 S. MORROW POINT
HOMOSASSA FL 34446-2958

Document

Warranty Deed
Bk:2330 Pg:224

Examiner Comments

Legal description is missing
"feet" after 126.47.

Related Documents (for Reference)

Warranty Deed (Legal missing "feet" after 126.47)
Bk:1964 Pg:1155

Memorandum of Trust
Bk:2330 Pg:226

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

None found.

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

None found.

OTHER PARTIES**Name & Address of Record**

None found.

Document**Examiner Comments**

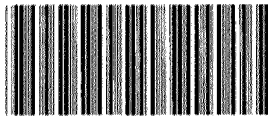
Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2009057659 BK: 2330 PG: 224
12/29/2009 09:35 AM 2 PGS
DPENNINGTO, DC Receipt #043644

This Instrument Prepared by:
Glen C. Abbott, Esq.
P.O. Box 2019
Crystal River, FL 34423-2019
Parcel I.D. No.: 35 19S 17E 0080 00360 0030
Alternate Key: 2498439

2009057659 2 PGS

WARRANTY DEED

THIS INDENTURE, made this 22nd day of December, 2009, between **CARSON BOMAR, successor Trustee of the MARY E. KNOCH LIVING TRUST dated January 30, 1990, GRANTOR**, whose address is PO Box 1017, Lecanto, FL 34460, and, **GEORGE BERNHARD KNOCH, JR., a single man, GRANTEE**, whose address is 6059 S. Morrow Point, Homosassa, FL 34446-2958.

WITNESSETH, That the said **GRANTOR**, for and in consideration of **TEN DOLLARS** to him in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said **GRANTEE**, his heirs and assigns forever, all of his interest in the following described land, situate, and being in the County of Citrus, State of Florida, to-wit:

Commence at the SE corner of Lot 36, of GULF HIGHWAY LAND, UNIT 8, according to the map or plat thereof recorded in Plat Book 4, Page 113, public records of Citrus County, Florida; thence N. 1 Degree 17' 33" E., along the East line of said Lot 36, a distance of 252.94 feet to the Point of Beginning; thence continue N. 1 Degree 17' 33" E., along said East line a distance of 126.47; thence N. 89 Degree 57' 48" W., 183.19 feet; thence S. 1 Degree 17' 33" W., parallel to said East line a distance of 126.42 feet; thence S. 89 Degree 56' 54" E., 183.19 feet to the Point of Beginning, being Lot 3 of Lot 36 of GULF HIGHWAY LAND, UNIT 8; TOGETHER WITH 1986 BRIG Mobile Home, Identification Number: FBICS042242, Title Number: 43280078.

SUBJECT TO a 20 foot wide Easement along the West boundary thereof for road right of way.

TOGETHER WITH EASEMENT, as described as follows: Commence at the SE corner of Lot 36, of GULF HIGHWAY LAND UNIT 8, according to the map or plat thereof, recorded in Plat Book 4, Page 113, public records of Citrus County, Florida; thence N. 89 Degree 55' 06" W., along the South line of said Lot 36, a distance of 163.19 feet to the Point of Beginning; thence continue N. 89 Degree 55' 06" W., along said South line a distance of 40 feet; thence N. 1 Degree 17' 33" E., parallel to the East line of said Lot 36, a distance of 565.66 feet; thence S. 89 Degree 58' 42" E., 40 feet; thence S. 1 Degree 17' 33" W., parallel to said East line a distance of 565.70 feet to the Point of Beginning.

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

SUBJECT to easements, restrictions, covenants and reservations of record.

And the said **GRANTOR** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said **GRANTOR** has hereunto set her hand and seal the day and year first above written.

Executed in our presence:

Witness Signature

Printed Name of Witness

Witness Signature

Printed Name of Witness

CARSON BOMAR

Successor Trustee of the
Mary E. Knoch Living Trust
Dated January 30, 1990

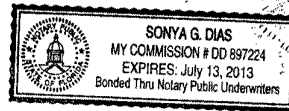
Sonya G. Dias

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 22nd day of December, 2009, by **CARSON BOMAR, Successor Trustee of the Mary E. Knoch Trust Dated January 30, 1990**, who is personally known to me.

My Commission Expires:

Sonya G. Dias
Notary Public



This instrument prepared by:
Name: Bill Hudson
Land Title Insurance of Citrus County, Inc.
Address: P.O. Box 2049
Homosassa Springs, Fl. 34447
Return to: Land Title Insurance of Citrus County, Inc.
FILE NO. LT-28465
Address: P.O. Box 2049
Homosassa Springs, Fl. 34447
Property Appraisers Parcel Identification Number(s):
R3519S17E 0080 00360 0030
Grantee(s) S.S #'s:



2006005654 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$10.00
DOCUMENTARY TAX \$434.00
2006005654 BK:1964 PG:1155
01/23/2006 04:03 PM 1 PG
ATYRE,DC Receipt #003283

RECORDING DATA

THIS WARRANTY DEED made the 18th day of January, 2006 by David Vertino whose street address is ~~6832 S. Peach Point, Homosassa, FL 34446~~ ^{**} hereinafter called the grantor, to Mary E. Knoch Trust, U/A Dated January 30, 1990 whose street address is ~~P.O. Box 1017, Lecanto, FL 34460-1017~~

(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) **P.O. BOX 1017, LECANTO, FL 34460-1017**

WITNESSETH, that the grantor, for and in consideration of the sum \$10.00 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, State of FL, is:

Commence at the SE corner of Lot 36, of GULF HIGHWAY LAND, UNIT 8, according to the map or plat thereof recorded in Plat Book 4, Page 113, public records of Citrus County, Florida; thence N. 1 Degree 17' 33" E., along the East line of said Lot 36, a distance of 252.94 feet to the Point of Beginning; thence continue N. 1 Degree 17' 33" E., along said East line a distance of 126.47; thence N. 89 Degree 57' 48" W., 183.19 feet; thence S. 1 Degree 17' 33" W., parallel to said East line a distance of 126.42 feet; thence S. 89 Degree 56' 54" E., 183.19 feet to the Point of Beginning, being Lot 3 of 36 of GULF HIGHWAY LAND, UNIT 8

SUBJECT TO a 20 foot wide Easement along the West boundary thereof for road right of way.

TOGETHER WITH EASEMENT, as described as follows: Commence at the SE corner of Lot 36, of GULF HIGHWAY LAND, UNIT 8, according to the map or plat thereof, recorded in Plat Book 4, Page 113, public records of Citrus County, Florida; thence N. 89 Degree 55' 06" W., along the South line of said Lot 36, a distance of 163.19 feet to the Point of Beginning; thence continue N. 89 Degree 55' 06" W., along said South line a distance of 40 feet; thence N. 1 Degree 17' 33" E., parallel to the East line of said Lot 36, a distance of 565.66 feet; thence S. 89 Degree 58' 42" E., 40 feet; thence S. 1 Degree 17' 33" W., parallel to said East line a distance of 565.70 feet to the Point of Beginning.

Trustee(s) herein has/have the power and authority to protect, conserve, sell and convey, or to lease, encumber and execute, or otherwise to manage and dispose of the real property described herein.

THE GRANTORS HEREIN, AVER AND ATTEST, THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THEIR LAWFUL HOMESTEAD, NOR ARE SAID CONTIGUOUS TO THE LANDS DESCRIBED AS THEIR HOMESTEAD IN THAT NEITHER THEY NOR ANY FAMILY MEMBER RESIDES THEREON.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31st, 2005. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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:

Signature
William S. Anderson
Printed Signature

Signature
Beverly E. Sutton
Printed Signature

David Vertino
**6832 S. Peach Point
Homosassa, FL 34446

STATE OF FLORIDA
COUNTY OF CITRUS

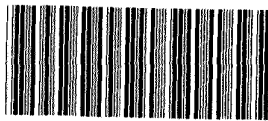
The foregoing instrument was acknowledged before me this 18th day of January, 2006 by David Vertino, who is personally known to me or who produced FL D. L. as identification and who did/did not take an oath.

Notary Public
My Commission Expires:

[seal]



BEVERLY E. SUTTON
Notary Public, State of Florida
My Comm. Exp May 19, 2008
Comm. No. CC 738418



OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$18.50
2009057660 BK: 2330 PG: 226
12/29/2009 09:35 AM 2 PGS
DOPENNINGTO, DC Receipt #043644

PREPARED BY AND RETURN TO:
GLEN C. ABBOTT, ESQUIRE
P.O. BOX 2019
CRYSTAL RIVER, FL 34423-2019

2009057660 2 PGS

MEMORANDUM OF REVOCABLE LIVING TRUST

The undersigned, **CARSON BOMAR being the successor Trustee of the MARY E. KNOCH LIVING TRUST dated January 30, 1990** state that by virtue of the Warranty Deed dated January 18, 2006, the following real property was conveyed to **MARY E. KNOCH, Trustee of the MARY E. KNOCH LIVING TRUST dated January 30, 1990**, and her successor(s) in Trust, and as thereafter amended:

Commence at the SE corner of Lot 36, of GULF HIGHWAY LAND, UNIT 8, according to the map or plat thereof recorded in Plat Book 4, Page 113, public records of Citrus County, Florida; thence N. 1 Degree 17' 33" E., along the East line of said Lot 36, a distance of 252.94 feet to the Point of Beginning; thence continue N. 1 Degree 17' 33" E., along said East line a distance of 126.47; thence N. 89 Degree 57' 48" W., 183.19 feet; thence S. 1 Degree 17' 33" W., parallel to said East line a distance of 126.42 feet; thence S. 89 Degree 56' 54" E., 183.19 feet to the Point of Beginning, being Lot 3 of Lot 36 of GULF HIGHWAY LAND, UNIT 8; TOGETHER WITH 1986 BRIG Mobile Home, Identification Number: FB1CS042242, Title Number: 43280078.

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Parcel Identification Number: 35 19S 17E 0080 00360 0030

CARSON BOMAR, as successor Trustee, of the MARY E. KNOCH LIVING TRUST dated January 30, 1990, has full and complete power to acquire, hold, or dispose of real or personal property of all kinds for cash or on credit, at public or private sale, upon such terms and conditions as successor Trustee may deem advisable and to manage, develop, improve, exchange, partition, change the character of, or abandon property, or any interest therein, or otherwise deal with real or personal property, including but not limited to the placing or releasing of liens and encumbrances on real or personal property, as to the above-described property or any other property under said Trust.

The Court Order appointing a successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of the previous Trustee's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust agreement have been complied with. Evidence of death shall consist of a certified copy of a death certificate. Evidence of disability shall consist of two licensed physicians' written statements establishing that the Trustee is unable properly to care for himself or herself or his or her property. Evidence of resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

This Trust is fully irrevocable as Settlor, MARY E. KNOCH died on January 24, 1998 and said trust calls for the distribution of the property specified above upon beneficiary, GEORGE BERNHARD KNOCH, JR. attaining the age of sixty (60) years.

Dated this December 22, 2009

Witness

Printed Name: Glen C. Abbott

Witness

Printed Name: Sonya G. Dias

Carson Bomar

CARSON BOMAR

Successor Trustee of the
Mary E. Knoch Living Trust
Dated January 30, 1990
PO Box 1017
Lecanto, FL 34460

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 22ND day of December, 2009, by
CARSON BOMAR, successor Trustee of the MARY E. KNOCH LIVING TRUST dated January 30,
1990, who is personally known to me .

(sign) Sonya G. Dias
(print)
Notary Public

My Commission Expires:



Altkey: 2498439
KNOCH GEORGE BERNHARD JR

Parcel ID: 17E19S350080 00360 0030
6059 S MORROW PT, HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0200 - MOBILE HOME
Bldg Counts Res 0 / MH 1 / Comm 0
Nbhd 5605 - GREEN ACRES CARDINAL STREET AREA
Tax District 0000 - COASTAL RIVERS BASIN
Subdivision 000841 - GULF HIGHWAY LAND UNIT 8
Short Legal GULF HWY LAND UNIT 8 PB 4 PG 113 LOT 3 OF LOT 36 : COM AT THE SE CORNER OF LT 36 TH N 1DEG 17M 33S E AL THE E LN OF SD LT 36 A DIS OF 252.94 FT TO THE POB TH CONT N 1DEG 17M
Est. Parcel Sqft 23,158
Est. Parcel Acres .53
Map SC-TW-RG 04-20S-18E

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

Mailing Address

Name KNOCH GEORGE BERNHARD JR
Mailing Address 6059 S MORROW PT
HOMOSASSA FL 34446

All Owners

Name	Owner Type
KNOCH GEORGE BERNHARD JR	O - Owner

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	\$16,200	\$64,936	\$81,136	\$57,736	\$0	\$57,736	\$0	\$1,162.85	Link
2024	\$16,200	\$60,283	\$76,483	\$52,487	\$0	\$52,487	\$0	\$1,042.06	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	0000	COASTAL RIVERS BASIN	\$81,136	14.8298	\$1,338.65

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
12/01/2009	\$100	2330/0224	03-SAME FAMILY/DEED FOL	I
01/01/2006	\$62,000	1964/1155	00-WARRANTY DEED	I
11/01/2003	\$33,900	1665/2446	04-TO OR FROM BANKS/LOAN CO.	I
07/01/2003	\$100	1627/0264	01-CORRECTIVE/QC/TD/COT	I

03/01/2001	\$40,500 1413/2114	00-WARRANTY DEED	I
05/01/1999	\$100 1304/2366	01-CORRECTIVE/QC/TD/COT	I
05/01/1986	\$4,000 0701/1368	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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
10/01/1997	199706677	10X10 SC RM W/SLAB	\$4,230	
06/01/1986	68203	SCREEN ROOM	\$995	
05/01/1986	67926	MH	\$10,900	06/01/1986

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	126.0	183			\$16,200	RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1986
Total FLA	714
Total Under Roof	714
Exterior Wall	29 - VINYL SIDING
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	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	97,935
RCNLD	59,776

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1986	714

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1990	10	28	1	280	2,560
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1986	10	10	1	100	140
1	3	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1990	10	10	1	100	140
1	4	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	1990	5	10	1	50	310
1	5	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1990	6	20	1	120	1,100
1	6	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1997	10	10	1	100	910

Legal Description

Legal Description

GULF HWY LAND UNIT 8 PB 4 PG 113 LOT 3 OF LOT 36 : COM AT THE SE CORNER OF LT 36 TH N 1DEG 17M 33S E AL THE E LN OF SD LT 36 A DIS OF 252.94 FT TO THE POB TH CONT N 1DEG 17M 33S E AL SD E LN A DIS OF 126.47 FT TH N 89DEG 57M 48S W 183.19 FT TH S 1DEG 17M 33S W PARALLEL TO SD E LN A DIS OF 126.42 FT TH S 89DEG 56M 54S E 183.19 FT TO THE POB SUB TO A 20 FT EASE AL THE W BNDRY FOR R/W---TOG W/ EASE DESC AS COM AT THE SE CORNER OF LT 36 TH N 89DEG 55M 06S W AL THE S LN OF SD LT 36 A DIS OF 163.19 FT TO THE POB TH CONT N 89DEG 55M 06S W AL SD S LN A DIS OF 40 FT TH N 1DEG 17M 33S E PARALLEL TO THE E LN OF SD LT 36 A DIS OF 565.66 FT TH S 89DEG 58M 42S E 40 FT TH S 1DEG 17M 33S W PARALLEL TO SD E LN A DIS OF 565.70 FT TO THE POB DESC IN OR BK 1964 PG 1155 OR BK 2330 PG 224

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.

2498439

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923210

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
2498439	2024/6038	06-01-2024
Legal Description		
GULF HWY LAND UNIT 8 PB 4 PG 113 LOT 3 OF LOT 36 : COM AT THE SE CORNER OF LT 36 TH N 1DEG 17M 33S E AL THE E LN OF SD LT 36 A DIS OF 252.94 FT TO THE POB TH CONT N 1DEG 17M 33S E AL SD E LN A DIS OF 126.47 FT TH N 89DEG 57M 48S W 183.19 FT TH S 1DEG 17M 33S W PARALLEL TO SD E LN A DIS OF 126.42 FT TH S 89DEG 56M 54S E 183.19 FT TO THE POB SUB TO A 20 FT EASE AL THE W BNDRY FOR R/W----TOG W/ EASE DESC AS COM AT THE SE CORNER OF LT 36 TH N 89DEG 55M 06S W AL THE S LN OF SD LT 36 A DIS OF 163.19 FT TO THE POB TH CONT N 89DEG 55M 06S W AL SD S LN A DIS OF 40 FT TH N 1DEG 17M 33S E PARALLEL TO THE E LN OF SD LT 36 A DIS OF 565.66 FT TH S 89DEG 58M 42S E 40 FT TH S 1DEG 17M 33S W PARALLEL TO SD E LN A DIS OF 565.70 FT TO THE POB DESC IN OR BK 1964 PG 1155 OR BK 2330 PG 224		

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: 2498439
KNOCH GEORGE BERNHARD JR

Parcel ID: 17E19S350080 00360 0030
6059 S MORROW PT , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0200 - MOBILE HOME
Bldg Counts Res 0 / MH 1 / Comm 0
Nbhd 5605 - GREEN ACRES CARDINAL STREET AREA
Tax District 0000 - COASTAL RIVERS BASIN
Subdivision 000841 - GULF HIGHWAY LAND UNIT 8
Short Legal GULF HWY LAND UNIT 8 PB 4 PG 113 LOT 3 OF LOT 36 :
COM AT THE SE CORNER OF LT 36 TH N 1DEG 17M 33S
E AL THE E LN OF SD LT 36 A DIS OF 252.94 FT TO THE
POB TH CONT N 1DEG 17M

Est. Parcel Sqft 23,158
Est. Parcel Acres .53
Map SC-TW-RG 04-20S-18E

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

Mailing Address

Name KNOCH GEORGE BERNHARD JR
Mailing Address 6059 S MORROW PT
HOMOSASSA FL 34446

All Owners

Name	Owner Type
KNOCH GEORGE BERNHARD JR	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	\$16,200	\$64,936	\$81,136	\$57,736	\$0	\$57,736	\$0	\$1,162.85	Link
2024	\$16,200	\$60,283	\$76,483	\$52,487	\$0	\$52,487	\$0	\$1,042.06	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	0000	COASTAL RIVERS BASIN	\$81,136	14.8298	\$1,384.65

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
12/01/2009	\$100	2330/0224	03-SAME FAMILY/DEED FOL	I
01/01/2006	\$62,000	1964/1155	00-WARRANTY DEED	I
11/01/2003	\$33,900	1665/2446	04-TO OR FROM BANKS/LOAN CO.	I
07/01/2003	\$100	1627/0264	01-CORRECTIVE/QC/TD/COT	I
03/01/2001	\$40,500	1413/2114	00-WARRANTY DEED	I
05/01/1999	\$100	1304/2366	01-CORRECTIVE/QC/TD/COT	I
05/01/1986	\$4,000	0701/1368	13-FROM DEVELOPERS	V

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Permits

Legacy System Permits (Infor)

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RCN
RCNLD

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1	5	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1990	6	20	1	120	
1	6	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1997	10	10	1	100	

Total Misc Value