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TWHITE

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	TAX LIEN FUND LP P.O. BOX 132 SAN FRANCISCO, CA 94104	Property Owner	ENGEL JESSICA 8264 RIVERSIDE DR PASADENA, MD 21122
Property description	CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 2 BLK 128	Application date	Apr 16, 2026
		Certificate #	2023 / 1075
		Date certificate issued	06/01/2023
		Account number	1234263

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)
# 2023/1075	06/01/2023	62.97	16.07	79.04
→ Part 2: Total*				79.04

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)
# 2025/1112	06/01/2025	79.85	6.25	8.60	94.70
# 2024/1022	06/01/2024	80.19	6.25	19.60	106.04
Part 3: Total*					200.74

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)	279.78
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	64.96
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)	34.64
7. Total Paid (Lines 1-6)	804.38

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 31st 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)	933.38
17. Redemption fee	6.25
18. Total amount to redeem	939.63
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.

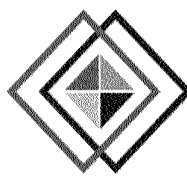
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 1234263

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

TAX LIEN FUND LP
P.O. BOX 132
SAN FRANCISCO, CA 94104

Owner on Current Tax Roll

ENGEL JESSICA
8264 RIVERSIDE DR
PASADENA, MD 21122

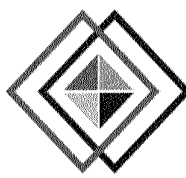
Additional Parties, Per Search

CITRUS SPRINGS CIVIC ASSOCIATION INC 1570 W CITRUS SPRINGS BLVD CITRUS SPRINGS, FL 34434	Other Party
--	-------------

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

ROBERT B CHILDERS JR, REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION INC PO BOX 236 HOLDER, FL 34445	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
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Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

Certified By:

Christina Sedlak

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

www.citrustc.us

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
1234263	18E17S100020 01280 0020	9861 N GALIUM TER CITRUS SPRINGS 34434
Legal Description		
CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 2 BLK 128		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 1075	\$2,475	No	No	No

Owner of Record on Current Tax Roll
JESSICA ENGEL

Billing Name & Address

8264 RIVERSIDE DR
PASADENA MD 21122

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: 07/01/2026 **Search covers** **20 years** **through:** 06/26/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JESSICA ENGEL 8264 RIVERSIDE DR PASADENA MD 21122	Real Estate Deed Bk:3379 Pg:37	

Related Documents (for Reference)

Warranty Deed
Bk:1868 Pg:122

Tax Deed
Bk:3252 Pg:1974

Real Estate Deed
Bk:3278 Pg:163

Warranty Deed
Bk:3367 Pg:598

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CITRUS SPRINGS CIVIC ASSOCIATION, INC. P.O. BOX 236 HOLDER FL 34445	Sunbiz Civic Association	
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz Civic Association	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

Prepared By: Land of Land, Inc.
Address: PO Box 66
Swedesboro, NJ 08085

Parcel ID: 18E17S100020 01280 0020

REAL ESTATE DEED

THIS INDENTURE, made this 10th day of MAY, 2023, by **Land of Land, Inc.**, a Wyoming Corporation, whose post office address **PO Box 66, Swedesboro, NJ 08085** Grantor(s), and **Jessica Engel**, whose address is **8264 Riverside Dr, Pasadena, MD 21122**, Grantee(s).

WITNESSETH that said grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt of whereof is hereby acknowledged, has granted , bargained and sold grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to wit:

Parcel ID & Legal Description:

18E17S100020 01280 0020

CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 2 BLK 128

SUBJECT TO real property taxes, and other matters of record.

GRANTOR hereby covenants with Grantee that it was issued a Tax Deed to the above property and makes no other representations.

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

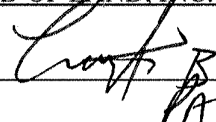
Signed, sealed and delivered
in the presence of:

WITNESSES:


(L..S.)
witness sign above

Print name: Jake Taylor

LAND OF LAND, INC.

By:  Jacqueline
PALUMBO MANAGER
JACQUELINE PALUMBO, MANAGER, LAND OF LAND, INC.
LAND OF LAND, INC.

Leah Solina
witness sign above

Print name: Leah Solina

STATE OF: New Jersey

COUNTY OF: Gloucester

I HEREBY CERTIFY that before me, this 10th day of MAY 2023, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Jacqueline Palumbo, Manager, Jacqueline Palumbo, [] personally known to me to be the person described in and who executed the foregoing instrument [] ~~for~~ who provided identification in the form of Drivers license and who acknowledged before me the execution of same.

Gianna McMaster
NOTARY PUBLIC

Print Name: Gianna McMaster

My Commission Expires: May 9, 2027

GIANNA B MCMASTER
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50194024
MY COMMISSION EXPIRES MAY 09, 2027

Instrument Prepared by:
Record and Return To:
Benjamin R. Schulman, Esq.
All Florida Title and Escrow Company
4340 Sheridan Street, Second floor
Hollywood, Florida 33021

Property Folio No.:



WARRANTY DEED

This Indenture, made this 16 day of May, 2005, between AMERICAN FINANCIAL, LLC, a Florida limited liability company whose post office address is 1680 Osceola Ave Winter Park Fl 32789 ("Grantor"), and CITRUS PROPERTY HOLDINGS LLC, A Florida Limited Liability Company whose post office address is C/O Mark Katzman Esq. 1851 NE 11th Ave #900 Fort Lauderdale Fl 33304 ("Grantee").

Witnesseth that said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, State of Florida, to wit:

See Exhibit "A" attached hereto.

Subject to taxes for the year 2005 and subsequent years, and all state and local laws and ordinances, and all matters of record.

and 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, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence.

Name: Robert E. Kelly

Name: Eunice J. Dangster

AMERICAN FINANCIAL, LLC,
a Florida limited liability company

By: Alexandra Krot
ALEXANDRA KROT
As its: Manager

State of Florida

County of Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, the foregoing instrument was acknowledged this 16 day of May, 2005, by Alexandra Krot as Manager of the AMERICAN FINANCIAL, LLC, a Florida limited liability company who is personally known to me or who have produced as identification.

[Signature] (SEAL)
Notary Public, State of Florida

My commission expires:

MARIA ELLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION # DD124272
EXPIRES 07/22/2006
BONDED THROUGH 1/1/2007

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$18.50
DOCUMENTARY TAX \$12.285.00
2005051809 BK 1968 PG 122
05/13/2005 03:15 PM 2 PGS
JPARRISH, DC Receipt #838605

Exhibit "A"

The following 100 undeveloped lots:

**Lots 1-13, Block 125
Lots 1-8, Block 127
Lots 1-8, Block 128
Lots 1-4, Block 129
Lots 3-16, Block 139
Lots 1-10, and 19-23, Block 141
Lots 1-11, and 13-22, Block 142, and
Lots 2-5, and 7-19, Block 143,**

**All of Citrus Springs Unit 2, according to the Plat thereof, as recorded in Plat Book 5, page 108,
of the Public Records of Citrus County, Florida.**

PREPARED BY:

Tifani L. White, Deputy Clerk
Clerk Of The Circuit Court And Comptroller
110 North Apopka Ave
Inverness, FL 34450

Tax Deed File No.

2021-0747TD

Parcel ID

18E17S100020 01280 0020

Alternate Key

1234263

RETURN TO:

Grantee

Tax Deed

State of Florida

County of Citrus

The following tax sale certificate numbered 18-1487 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 9th day of February, 2022, offered for sale as required by law for cash to the highest bidder and was sold to: **LAND OF LAND, INC.** whose address is: P.O BOX 66, SWEDSBORO, NJ 08085, being the highest bidder and having paid the sum of his/her bid as required by the Laws of Florida.

NOW, on this 10th day of February 2022, in the County of Citrus, State of Florida, in consideration of the sum of \$3,210.00, being the amount paid pursuant to the laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 2 BLK 128

Witness:

Tifani L. White

Tifani L. White

Tammy S. Kirby

Tammy S. Kirby

Angela Vick

ANGELA VICK, CLERK OF THE CIRCUIT COURT AND
COMPTROLLER
CITRUS COUNTY, FLORIDA



State of Florida

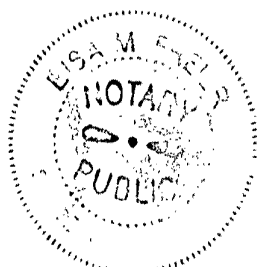
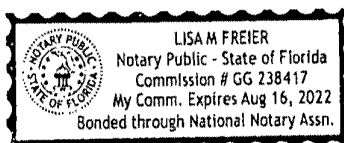
County of Citrus

On 10th day of February 2022, before me by means of physical presence, appeared ANGELA VICK, CLERK OF THE CIRCUIT COURT AND COMPTROLLER in and for the State and this County who is known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned. Personally known to me and who did not take an oath.

Witness my hand and office seal date aforesaid.

Lisa M. Freier

Lisa M. Freier



Prepared By: Land of Land, Inc.
Address: PO Box 66
Swedesboro, NJ 08085

Parcel ID: 18E17S100020 01280 0020

REAL ESTATE DEED

THIS INDENTURE, made this 22nd day of April, 2022, by **Land of Land, Inc.**, a Wyoming Corporation, whose post office address is **PO Box 66, Swedesboro, NJ, 08085**, Grantor(s), and **Fanny E. Cueva**, whose address is **925 Jersey Ave E1, Elizabeth, NJ 07202**.

WITNESSETH that said grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to wit:

Parcel Number:
18E17S100020 01280 0020

Short Legal: CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 2 BLK 128

SUBJECT TO real property taxes, and other matters of record.

GRANTOR hereby covenants with Grantee that it was issued a Tax Deed to the above property and makes no other representations.

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:

WITNESSES:

(L.S.)

witness sign above

Print name: Jan Forman

Land of Land, Inc.

By: [Signature]

JACQUELINE PALUMBO, MANAGER, Land of Land, Inc.

BY: JACQUELINE PALUMBO
MANAGER, LAND OF
LAND, INC.

Gianna McMaster

witness sign above

Print name: Gianna McMaster

STATE OF: New Jersey

COUNTY OF: Gloucester

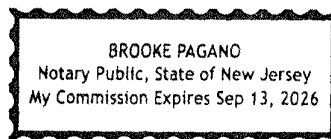
I HEREBY CERTIFY that before me, this 22ND day of APRIL 2022, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Jacqueline Palumbo, Manager, JACQUELINE PALUMBO, [] personally known to me to be the person described in and who executed the foregoing instrument TT or who provided identification in the form of DRIVERS LICENSE, and who acknowledged before me the execution of same.

Brooke Pagano

NOTARY PUBLIC

Print Name: Brooke Pagano

My Commission Expires: September 13, 2026



Prepared By: **Fanny E. Cueva**
Address: **925 Jersey Ave E1**
Elizabeth, NJ 07202

Parcel ID: 18E17S100020 01280 0020

WARRANTY DEED

THIS INDENTURE, made this 29th day of March, 2023, by **Fanny E. Cueva**, a Wyoming Corporation, whose post office address is **925 Jersey Ave E1, Elizabeth, NJ 07202**, Grantor(s), and **Land of Land, Inc.**, whose address is **PO Box 66, Swedesboro, NJ 08085**.

WITNESSETH that said grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to wit:

Parcel Number:

18E17S100020 01280 0020

Short Legal: CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 2 BLK 128

SUBJECT TO real property taxes, and other matters of record.

GRANTOR hereby covenants with Grantee that it was issued a Tax Deed to the above property and makes no other representations.

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

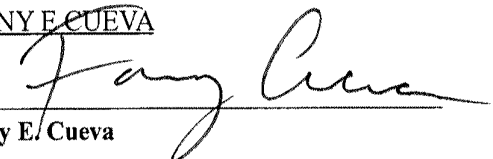
Signed, sealed and delivered
in the presence of:

WITNESSES:


(L.S.)
witness sign above

Print name: Jake Taylor

FANNY E. CUEVA

By: 

Fanny E. Cueva

Leah Solina
witness sign above

Print name: Leah Solina

STATE OF: New Jersey

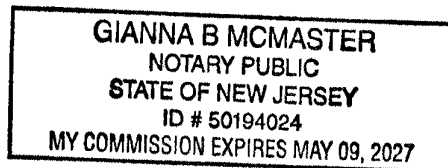
COUNTY OF: Gloucester

I HEREBY CERTIFY that before me, this 29th day of MARCH 2023, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Fanny E. Cueva, FANNY CUEVA, [] personally known to me to be the person described in and who executed the foregoing instrument [] for who provided identification in the form of DRIVERS LICENSE and who acknowledged before me the execution of same.

Gianna McMaster
NOTARY PUBLIC

Print Name: Gianna McMaster

My Commission Expires: May 9, 2027





[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

01/16/2026 -- ANNUAL REPORT	View image in PDF format
04/16/2025 -- ANNUAL REPORT	View image in PDF format
01/28/2025 -- Amendment	View image in PDF format
11/25/2024 -- Amendment	View image in PDF format
05/02/2024 -- ANNUAL REPORT	View image in PDF format
04/13/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
07/29/2020 -- ANNUAL REPORT	View image in PDF format
09/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
03/06/2014 -- ANNUAL REPORT	View image in PDF format
01/27/2013 -- ANNUAL REPORT	View image in PDF format
02/05/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/28/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format
02/27/2008 -- ANNUAL REPORT	View image in PDF format
08/27/2007 -- ANNUAL REPORT	View image in PDF format
04/05/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 -- ANNUAL REPORT	View image in PDF format
02/13/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
01/27/2000 -- ANNUAL REPORT	View image in PDF format
02/26/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
01/21/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
02/09/1995 -- ANNUAL REPORT	View image in PDF format

Altkey: 1234263
ENGEL JESSICA

Parcel ID: 18E17S100020 01280 0020
9861 N GALIUM TER , CITRUS SPRINGS, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 1502 - CITRUS SPRINGS UNIT 2
 Tax District 00CS - CITRUS SPRINGS
 Subdivision 000323 - CITRUS SPRINGS UNIT 02
 Short Legal CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 2 BLK 128
 Est. Parcel Sqft 7,500
 Est. Parcel Acres .17
 Map SC-TW-RG 15-17S-18E

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

Mailing Address

Name ENGEL JESSICA
 Mailing Address 8264 RIVERSIDE DR
 PASADENA MD 21122

All Owners

Name	Owner Type
ENGEL JESSICA	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	\$2,480	\$0	\$2,480	\$2,475	\$0	\$2,475	\$0	\$63.07	Link
2024	\$2,250	\$0	\$2,250	\$2,250	\$0	\$2,250	\$0	\$37.45	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	\$2,480	14.8298	\$40.85

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
0131	FIRE SERVICES ASSESSMENT	\$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/10/2023	\$100	3379/0037	02-MIN DOC STAMP (\$100)	V
03/29/2023	\$100	3367/0598	02-MIN DOC STAMP (\$100)	V
04/22/2022	\$100	3278/0163	02-MIN DOC STAMP (\$100)	V
02/10/2022	\$3,300	3252/1974	01-CORRECTIVE/QC/TD/COT	V
05/01/2005	\$1,755,000	1868/0122	14-SALE / MORE THAN 1 PARCEL	V
05/01/2005	\$6,000,000	1868/0118	14-SALE / MORE THAN 1 PARCEL	V
12/01/1992	\$6,342,700	0963/1835	14-SALE / MORE THAN 1 PARCEL	V
12/01/1992	\$100	0963/1706	14-SALE / MORE THAN 1 PARCEL	V
08/01/1987	\$100	0751/0840	03-SAME FAMILY/DEED FOL	V
06/01/1986	\$100	0704/1629	02-MIN DOC STAMP (\$100)	V
04/01/1980	\$100	0557/0211	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.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0028-PLATTED/UNDEV SYLVAN	F-FRONT FOOT	75.00	75.0	100			\$2,480	PDR

Total Misc Value

Legal Description**Legal Description**

CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 2 BLK 128

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.

1234263

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923244

To: Tax Collector of CITRUS COUNTY, Florida

I,
TAX LIEN FUND LP
P.O. BOX 132
SAN FRANCISCO, CA 94104,

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
1234263	2023/1075	06-01-2023
Legal Description		
CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 2 BLK 128		

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
TAX LIEN FUND LP
P.O. BOX 132
SAN FRANCISCO, CA 94104

04-16-2026
Application Date

Applicant's signature

Altkey: 1234263
ENGEL JESSICA

Parcel ID: 18E17S100020 01280 0020
9861 N GALIUM TER, DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1502 - CITRUS SPRINGS UNIT 2
Tax District 00CS - CITRUS SPRINGS
Subdivision 000323 - CITRUS SPRINGS UNIT 02
Short Legal CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 2 BLK 128
Est. Parcel Sqft 7,500
Est. Parcel Acres .17
Map SC-TW-RG 15-17S-18E

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

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