

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	TAX LIEN FUND LP P.O. BOX 132 SAN FRANCISCO, CA 94104	Property Owner	SWARTZ MARTIN ALLEN 3128 LYNN DRIVE NAVARRE, FL 32566
Property description	CITRUS SPGS UNIT 4 PB 5 PG 133 TRACT B	Application date	Apr 16, 2026
		Certificate #	2023 / 1285
		Date certificate issued	06/01/2023
		Account number	1270022

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)
# 2023/1285	06/01/2023	53.27	19.81	73.08
→ Part 2: Total*				73.08

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)
# 2025/1262	06/01/2025	53.43	6.25	3.31	62.99
# 2024/1193	06/01/2024	53.49	6.25	14.87	74.61
# 2022/1289	06/01/2022	43.17	6.25	16.49	65.91
# 2021/1443	06/01/2021	43.28	6.25	18.62	68.15
# 2020/1840	06/01/2020	41.19	6.25	43.87	91.31
# 2019/1854	06/01/2019	41.35	6.25	47.91	95.51
Part 3: Total*					458.48

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)	531.56
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	13.78
4. Property information report fee	250.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	43.67
7. Total Paid (Lines 1-6)	1,014.01

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)	1,143.01
17. Redemption fee	6.25
18. Total amount to redeem	1,149.26
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.

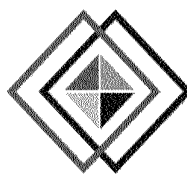
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 1270022

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

SWARTZ MARTIN ALLEN
3128 LYNN DRIVE
NAVARRE, FL 32566

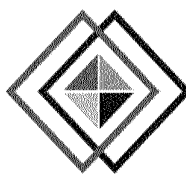
Additional Parties, Per Search

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



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

MARTIN ALLEN SWARTZ A/K/A MARTIN SWARTZ
2718 AUGUSTA ROAD
NAVARRE, FL 35266

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
1270022	18E17S100040 00B0	3034 W CAMILO DR CITRUS SPRINGS 34434
Legal Description CITRUS SPGS UNIT 4 PB 5 PG 133 TRACT B		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 1285	\$430	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
MARTIN ALLEN SWARTZ	

3128 LYNN DRIVE
NAVARRE FL 32566

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**

MARTIN ALLEN SWARTZ
2718 AUGUSTA ROAD
NAVARRE FL 35266

Document

Warranty Deed
Bk:2303 Pg:208

Examiner Comments

Warranty Deed
Bk:2320 Pg:1495

Related Documents (for Reference)

Warranty Deed
Bk:1163 Pg:1944

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**

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

Document

Sunbiz Civic
Association

Examiner Comments

Name & Address of Record

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

Document

Sunbiz Civic
Association

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

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

This Document Prepared By and Return to:

Peter J. Swartz
8145 W. Pebble Lane
Homosassa, FL 34448

Return to:
Martin Swartz
2718 Augusta Rd.
Navarre, FL 35266



2009034138 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2009034138 BK:2303 PG:208
08/04/2009 11:45 AM 2 PGS
CMAISEL,DC Receipt #026512

Warranty Deed

This Indenture, Made this 24 day of **July, 2009 A.D.** Between
Christian Family Radio, Inc. f/k/a Christian Family Cinema, Inc.

of the County of **CITRUS**, State of **Florida**, grantors, and
Martin Allen Swartz

whose address is: **2718 Augusta Road, Navarre, FL 35266**

of the County of **SANTA ROSA**, State of **Florida**, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **CITRUS** State of **Florida** to wit:

Tract "G" of CITRUS SPRINGS UNIT 2, according to the plat thereof, recorded in Plat Book 5, Pages 108 through 115, Inclusive, Public Records of Citrus County, Florida. Alt. Key# 1230765

AND

Tracts "B", "K", and "I" of CITRUS SPRINGS UNIT 4, according to the plat thereof, recorded in Plat Book 5, Pages 133 through 152, Inclusive, Public Records of Citrus County, Florida. Tract "B" Alt Key# 1270022, Tract "K" Alt Key# 1270103, Tract "I" Alt Key# 1270162

AND

Tracts "H" and "J" of CITRUS SPRINGS UNIT 5, according to the plat thereof, recorded in Plat Book 8, Pages 1 through 14, Inclusive, Public Records of Citrus County, Florida. Tract "H" Alt Key# 1294827, Tract "J" Alt Key# 1294835

AND

Tract "B" of CITRUS SPRINGS UNIT 6, according to the plat thereof, recorded in Plat Book 6, Pages 15 through 22, Inclusive, Public Records of Citrus County, Florida. Alt Key# 131027

AND

Tract "A" of CITRUS SPRINGS UNIT 14, according to the plat thereof, recorded in Plat Book 6, Pages 110 through 115, Inclusive, Public Records of Citrus County, Florida. Alt Key# 1384125

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Printed Name: Bill Kennedy
Witness

Printed Name: Linda Carnahan
Witness

Peter J. Swartz - President (Seal)
Peter J. Swartz, President

P.O. Address: 8145 W. Pebble Lane, Homosassa, FL 34448

Janet Swartz - Treasurer (Seal)
Janet Swartz, Treasurer

P.O. Address: 8145 W. Pebble Lane, Homosassa, FL 34448

STATE OF Florida
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 24 day of July, 2009 by
Peter J. Swartz, President and Janet Swartz, Treasurer
who are personally known to me or who have produced their **Florida driver's license** as identification.

Linda M. Carnahan
Printed Name: Linda Carnahan

Notary Public

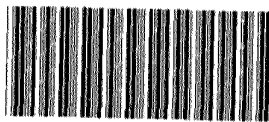
My Commission Expires: 10/11/2011



This Document Prepared By and Return to:

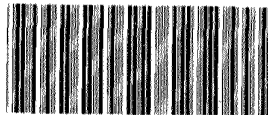
Peter J. Swartz
8145 W. Pebble Lane
Homosassa, FL 34448

Return to:
Martin Swartz
2718 Augusta Rd.
Navarre, FL 35266



2009049199 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2009049199 BK: 2320 PG: 1495
11/03/2009 03:31 PM 2 PGS
KCCR, DC Receipt #037698



2009034138 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2009034138 BK: 2303 PG: 208
08/04/2009 11:45 AM 2 PGS
CRAISEL, DC Receipt #026512

Warranty Deed

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Christian Family Radio, Inc. f/k/a Christian Family Cinema, Inc.

of the County of **CITRUS**, State of **Florida**, grantors, and
Martin Allen Swartz

whose address is: 2718 Augusta Road, Navarre, FL 35266

of the County of **SANTA ROSA**, State of **Florida**, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

TEN DOLLARS (\$10)

DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **CITRUS** State of **Florida** to wit:

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AND

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and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Printed Name: Bill Kennery
Witness

Printed Name: Linda Carnahan
Witness

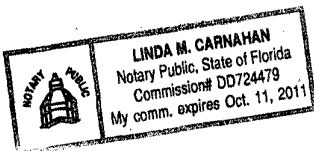
Peter J. Swartz - President (Seal)
Peter J. Swartz, President
P.O. Address: 8145 W. Pebble Lane, Homosassa, FL 34448

Janet Swartz - Treasurer (Seal)
Janet Swartz, Treasurer
P.O. Address: 8145 W. Pebble Lane, Homosassa, FL 34448

STATE OF Florida
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 24 day of July, 2009 by
Peter J. Swartz, President and Janet Swartz, Treasurer
who are personally known to me or who have produced their **Florida driver's license** as identification.

Linda M. Carnahan
Printed Name: Linda Carnahan
Notary Public
My Commission Expires: 10/11/2011



Rec-1050
55-28-70

Documentary Tax Paid

\$ 28.70

Intangible Tax Paid

\$

Betty Strittor,
Clerk of Circuit Court
Citrus County, Florida

By: B. Strittor D.C.

36 DEC 27 PM 9 28

936786

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

Parcel Number:

File #12C04282

This instrument

Prepared by

and Return to:

CORPORATE WARRANTY DEED

Scott G. Lyons
NATURE COAST TITLE COMPANY, INC.
916 N. SUNCOAST BLVD.
CRYSTAL RIVER, FLORIDA, 34429

THIS WARRANTY DEED, made this 19th day of December, A.D. 1996, between

Just, Inc. of Daytona, a Florida Corporation

having its principal place of business at 767 S. Nova Rd., Ormond Beach, FL 32174-7332, a Corporation operating under the laws of the State of Florida,

hereinafter called the grantor, to

Christian Family Cinema, Inc., a Florida Corporation

whose postoffice address is 7311 Grover Cleveland Blvd., Homosassa, FL 34446,
hereinafter called the grantee:

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

WITNESSETH. That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations to said grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the Grantee and Grantee's heirs, or successors, and assigns forever all that certain parcel of land in the County of Citrus and State of Florida, to-wit:

Tract "G" of CITRUS SPRINGS UNIT 2, according to the plat thereof, recorded in Plat Book 5, Pages 108 through 115, inclusive, Public Records of Citrus County, Florida,

AND

Tracts "B", "K", and "T" of CITRUS SPRINGS UNIT 4, according to the plat thereof, recorded in Plat Book 5, Pages 133 through 152, inclusive, Public Records of Citrus County, Florida,

AND

Tracts "H", and "J" of CITRUS SPRINGS UNIT 5, according to the plat thereof, recorded in Plat Book 6, Pages 1 through 14, inclusive, Public Records of Citrus County, Florida,

AND

Tract "B" of CITRUS SPRINGS UNIT 6, according to the plat thereof, recorded in Plat Book 6, Pages 15 through 22, inclusive, Public Records of Citrus County, Florida,

AND

Tract "A" of CITRUS SPRINGS UNIT 14, according to the plat thereof, recorded in Plat Book 6, Pages 110 through 115, inclusive, Public Records of Citrus County, Florida.

SUBJECT to easements, restrictions and reservations of records. And the same Grantor (does) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, except for taxes and assessments for the year 1993 and subsequent years.

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

8K1163PG1944

8K116011945

CORPORATE SEAL

(Wk) Carole Olson
Name: Carole Olson
Please print

Louis Linatin (Seal)
Just. Inc. of Daviana Louis Linatin
767 South Nova Rd.
Ormond Beach, FL 32174

(Wk) Julie Roderus
Name: Julie Roderus
Please print
(Two Separate Witnesses Required)

STATE OF FLORIDA
COUNTY OF Volusia

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared:

Louis Linatin
who acknowledged before me that he/she/they is/are the officer(s) as stated of the corporation named as grantor in the foregoing deed, who

X is/are personally known to me;

or

Louis Linatin is/are personally known to me; who has produced the following identification: Louis Linatin President

and that he/she/they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

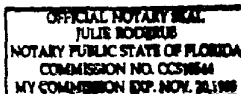
Witness my hand and official seal this 19th day of December, 1996.

Julie Roderus
NOTARY PUBLIC
Name: Julie Roderus
Please print

My Commission Expires: 11-20-99

My Commission Number: 00510544

(Affix Notary Seal/Stamp Above)





[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: 1270022
SWARTZ MARTIN ALLEN

Parcel ID: 18E17S100040 00B0
3034 W CAMILO DR , CITRUS SPRINGS, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 9700 - OUTDR REC/PK LD
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 1504 - CITRUS SPRINGS UNIT 4
 Tax District 00CS - CITRUS SPRINGS
 Subdivision 000329 - CITRUS SPRINGS UNIT 04
 Short Legal CITRUS SPGS UNIT 4 PB 5 PG 133 TRACT B
 Est. Parcel Sqft 14,920
 Est. Parcel Acres .34
 Map SC-TW-RG 16-17S-18E

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

Mailing Address

Name SWARTZ MARTIN ALLEN
 Mailing Address 3128 LYNN DRIVE
 NAVARRE FL 32566

All Owners

Name	Owner Type
SWARTZ MARTIN ALLEN	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	\$430	\$0	\$430	\$430	\$0	\$430	\$0	\$13.38	Link
2024	\$430	\$0	\$430	\$430	\$0	\$430	\$0	\$13.38	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	\$430	14.8298	\$13.38

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	\$7.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/01/2009	\$100	2320/1495	02-MIN DOC STAMP (\$100)	V
07/01/2009	\$100	2303/0208	02-MIN DOC STAMP (\$100)	V
12/01/1996	\$4,100	1163/1944	14-SALE / MORE THAN 1 PARCEL	V
12/01/1989	\$100	0840/1280	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	9700-OUTDOOR RECREATIONAL OR PARKLAND	U-UNIT	1.00	114.0	122			\$430	PDR

Total Misc Value

Legal Description

Legal Description
CITRUS SPGS UNIT 4 PB 5 PG 133 TRACT B

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.

1270022

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923245

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
1270022	2023/1285	06-01-2023
Legal Description		
CITRUS SPGS UNIT 4 PB 5 PG 133 TRACT B		

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: 1270022
SWARTZ MARTIN ALLEN

Parcel ID: 18E17S100040 00B0
3034 W CAMILO DR , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 9700 - OUTDR REC/PK LD
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1504 - CITRUS SPRINGS UNIT 4
Tax District 00CS - CITRUS SPRINGS
Subdivision 000329 - CITRUS SPRINGS UNIT 04
Short Legal CITRUS SPGS UNIT 4 PB 5 PG 133 TRACT B
Est. Parcel Sqft 14,920
Est. Parcel Acres .34
Map SC-TW-RG 16-17S-18E

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

Mailing Address

Name SWARTZ MARTIN ALLEN
Mailing Address 3128 LYNN DRIVE
NAVARRE FL 32566

All Owners

Name	Owner Type
SWARTZ MARTIN ALLEN	O - Owner

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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0006-PARK-OPEN-VAC RES	U-UNIT	1.00	114.0	122				PDR

Total Misc Value
