RECEIVED
By Tammy S. Kirby at 2:09 pm, 8/5/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 7024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	SOUL REBELS LLC 321 W SOUTH AVE TAMPA, FL 33603
Property description	SHANGRI LA PB 2 PG 87 LOT 14	Application date	Apr 21, 2026
		Certificate #	2024 / 4926
		Date certificate issued	06/01/2024
		Account number	1014069

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)
# 2024/4926	06/01/2024	3,143.77	421.79	3,565.56
			→ Part 2: Total*	**3,565.56**

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)
# 2025/5298	06/01/2025	3,349.94	6.25	168.89	3,525.08
				Part 3: Total*	**3,525.08**

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)	7,090.64
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,224.77
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)	644.42
7. **Total Paid** (Lines 1-6)	11,384.83

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
Signature, Tax Collector or Designee

Citrus County, Florida

Date 5th of August, 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)	11,513.83
17. Redemption fee	6.25
18. Total amount to redeem	11,520.08

Signature, Clerk of Court or Designee

Date of sale

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

FULL LEGAL (If applicable)

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

TAX DEED APPLICATION COVER LETTER

Account #: 1014069

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
KEYS FUNDING LLC - 7024
PO BOX 67513
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
SOUL REBELS LLC
321 W SOUTH AVE
TAMPA, FL 33603

Additional Parties, Per Search

SOUL REBELS LLC 14051 POINTE ANNE DR TAMPA, FL 33556	Title Holder
SOUL REBELS LLC 12894 LITTLE HOMOSASSA RIV HOMOSASSA, FL 34448	Title Holder
TAYLOR K FLOM, REGISTERED AGENT O/B/O SOUL REBELS, LLC 14051 POINTE ANNE DR ODESSA, FL 33556	Title Holder's Agent/ Rep

Certified By:

Hallie Sullivan

Tax Collector or Authorized Designee

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

TDA #: 923292

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
1014069	16E19S260010 0140	12894 LITTLE HOMOSASSA RIV HOMOSASSA 34448

Legal Description
SHANGRI LA PB 2 PG 87 LOT 14

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 4926	$178,360	No	No	No

Owner of Record on Current Tax Roll
SOUL REBELS LLC

321 W SOUTH AVE
TAMPA FL 33603

Billing Name & Address

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: 07/10/2026 **Search covers** **20 years** **through:** 07/06/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
SOUL REBELS, LLC 321 W SOUTH AVE TAMPA FL 33603	Warranty Deed Bk:2983 Pg:437	
SOUL REBELS LLC 14051 POINTE ANNE DR TAMPA FL 33556	Sunbiz	
TAYLOR K FLOM, REGISTERED AGENT O/B/O SOUL REBELS, LLC 14051 POINTE ANNE DR ODESSA FL 33556	Sunbiz	

Related Documents (for Reference)

Warranty Deed
Bk:1957 Pg:1282

Warranty Deed
Bk:2264 Pg:678

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
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019030600 BK: 2983 PG: 437 6/13/2019 8:27 AM 1 Receipt: 2019027151
RECORDING $18.50 D DOCTAX PD $1,225.00

This Instrument Prepared by & return to:	
Name:	***Sandie Rizzo, an employee of***
	Brick City Title Insurance Agency, Inc.
Address:	***8750 SW Highway 200 STE 104***
	Ocala, FL 34481
	19-1576
Parcel I.D. #:	***1014069***
SPACE ABOVE THIS LINE FOR PROCESSING DATA	*SPACE ABOVE THIS LINE FOR RECORDING DATA*

THIS WARRANTY DEED *Made the **31st** day of **May**, A.D. **2019**, by **STEVEN G. CORRADO, JOINED BY HIS WIFE, KATHRYN CORRADO,** hereinafter called the grantor, to **SOUL REBELS LLC, A FL LIMITED LIABILITY COMPANY,** having its principal place of business at 321 W South Ave, Tampa FL 33603, hereinafter called the grantee:*

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: *That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Citrus County**, **State of Florida**, viz:*

Lot 14, Shangri-La, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 87, of the Public Records of Citrus County, Florida.

SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.*

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019030600 BK: 2983 PG: 438 6/13/2019 8:27 AM 2 Receipt: 2019027151
RECORDING $18.50 D DOCTAX PD $1,225.00

In Witness Whereof, *the said grantor has signed and sealed these presents, the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to first Grantor)

Printed Name

L.S.
Steven G. Corrado
Address: 3971 SE 160th Ave
Morriston FL 32668

L.S.
Kathryn Corrado
Address: 3971 SE 160th Ave.
Morriston, FL 32668

STATE OF FLORIDA
COUNTY OF MARION

*The foregoing instrument was acknowledged before me this **31st** day of **May, 2019**, by **Steven G. Corrado**, **joined by his wife, Kathryn Corrado,** who is known to me or who has produced DL i C as identification.*

Signature of Notary
My commission expires

SANDIE ANN RIZZO
Notary Public - State of Florida
Commission # FF 967116
My Comm. Expires Apr 1, 2020
Bonded through National Notary Assn.

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
SOUL REBELS, LLC

Filing Information

Document Number	L19000133739
FEI/EIN Number	N/A
Date Filed	05/15/2019
Effective Date	05/14/2019
State	FL
Status	ACTIVE

Principal Address

14051 POINTE ANNE DR
ODESSA, FL 33556

Changed: 03/02/2024

Mailing Address

14051 Pointe Anne Dr
TAMPA, FL 33556

Changed: 03/02/2024

Registered Agent Name & Address

FLOM, TAYLOR K
14051 POINTE ANNE DR
ODESSA, FL 33556

Address Changed: 03/02/2024

Authorized Person(s) Detail

Name & Address

Title MGRM

FLOM, CHANDLER R
2304 CARDENAS AVE
TAMPA, FL 33629

Annual Reports

Report Year	Filed Date
2024	03/02/2024
2025	03/10/2025
2026	02/19/2026

02/19/2026 -- ANNUAL REPORT	View image in PDF format
03/10/2025 -- ANNUAL REPORT	View image in PDF format
03/02/2024 -- ANNUAL REPORT	View image in PDF format
02/16/2023 -- ANNUAL REPORT	View image in PDF format
03/15/2022 -- ANNUAL REPORT	View image in PDF format
02/10/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
05/15/2019 -- Florida Limited Liability	View image in PDF format

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-28476
Address: **P.O. Box 2049**
Homosassa Springs, Fl. 34447

Property Appraisers Parcel Identification Number(s):
R2619S16E 0010 0140
Grantee(s) S.S #'s:

2006000765 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $13.00
DOCUMENTARY TAX $1,820.00
2006000765 BK: 1957 PG: 1282
01/04/2006 03:51 PM 1 PG
KCOR.OC Receipt #000451

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED *made the 16th day of December, 2005 by Celeste Nunnally Gray, a married woman whose street address is* **5744 Spring Creek Road, Montevallo, AL 35115**, *hereinafter called the grantor, to Thomas L. Warriner and Susan J. Warriner, husband and wife whose street address is* **950 SW 43rd Place, Ocala, FL 34474** *hereinafter called the grantee:*

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

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:*

Lot 14, Shangri-La, according to the map or plat thereof as recorded in Plat Book 2, page 87, Public Records of Citrus County, Florida.

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, 2004. 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:

Marie S Bowers
Signature
Marie S. Bowers
Printed Signature
Robin Farris
Signature
Robin Farris
Printed Signature

Celeste Nunnally Gray
Celeste Nunnally Gray

FLOOD HAZARD WARNING
This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

STATE OF Alabama
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 16th day of December, 2005 by Celeste Nunnally Gray, a married woman, who is personally known to me or who produced Alabama Drivers License *as identification and who did/did not take an oath.*

Melissa Harris
Notary Public
My Commission Expires:

[seal]

MY COMMISSION EXPIRES MAY 12, 2007

NOTARY PUBLIC ALABAMA STATE AT LARGE

This instrument prepared by:
Name: **Bill Hudson**
Land Title of Citrus County, Inc.
Address: **3899 S. Suncoast Blvd, Ste 100**
Homosassa, Fl. 34448

Return to: **Land Title of Citrus County, Inc.**
FILE NO. LT-30076
Address: **3899 S. Suncoast Blvd, Ste 100**
Homosassa, Fl. 34448
Property Appraisers Parcel Identification Number(s):
R2619S16E
Grantee(s) S.S #'s:

2009003200 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $525.00
2009003200 BK:2264 PG:678
01/23/2009 02:28 PM 2 PGS
LFCR,DC Receipt #002187

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED *made the 20th day of January, 2009 by Thomas L. Warriner, a single man and Susan J. Warriner, a single woman whose street address is* **950 SE 43rd Place, Ocala, FL 34471**, *hereinafter called the grantor, to Steven G. Corrado whose street address is* **3971 SE 160th Avenue, Morriston, FL 32668** *hereinafter called the grantee:*

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

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:*

Lot 14, Shangri-La, according to the map or plat thereof as recorded in Plat Book 2, page 87, public records of Citrus County, Florida.

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, 2007. 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
Colleen Hudson
Printed Signature

Signature
William S. Hudson
Printed Signature

Thomas L. Warriner

**
Susan J. Warriner

***For Signature and Notary Acknowledgment see Schedule "A" attached hereto and by this reference made a part of.*

FLOOD HAZARD WARNING
This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

STATE OF FLORIDA

COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 20th day of January, 2009 by Thomas L. Warriner, a single man who is personally known to me or who produced FL DL as identification and who did/did not take an oath.

Notary Public
My Commission Expires:

[seal]

Colleen Hudson
Notary Public, State Of Florida
My Comm. expires Feb. 26, 2010
Comm. No. DD522512

SCHEDULE "A"

Signed, sealed and delivered in the presence of:

Dara Kane
Signature
Dara Kane
Printed Signature

K Cameron
Signature
Kelly Cameron
Printed Signature

Susan J. Warriner
Susan J. Warriner

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 20 *day of January, 2009 by* ***Susan J. Warriner, a single woman,*** *who is personally known to me or who produced* [redacted] *identification and who did/did not take an oath.*

D C B
Notary Public
My Commission Expires:

[seal]

DAVID C BEHAR
Notary Public - State of Florida
My Commission Expires May 12, 2012
Commission # DD 787708
Bonded Through National Notary Assn.

Altkey: 1014069 **Parcel ID: 16E19S260010 0140**

SOUL REBELS LLC **12894 LITTLE HOMOSASSA RIV , HOMOSASSA, 34448**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	9900 - ISLAND PROPERTIES
Tax District	00WD - HOMOSASSA SPECIAL WATER
Subdivision	001678 - SHANGRI-LA
Short Legal	SHANGRI LA PB 2 PG 87 LOT 14
Est. Parcel Sqft	16,612
Est. Parcel Acres	.38
Map SC-TW-RG	25-19S-16E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	SOUL REBELS LLC
Mailing Address	321 W SOUTH AVE TAMPA FL 33603

All Owners

Name		Owner Type
SOUL REBELS LLC		BU - Business

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	$45,560	$132,800	$178,360	$178,360	$0	$178,360	$0	$3,093.22	Link
2024	$45,560	$137,230	$182,790	$173,429	$0	$173,429	$0	$3,017.71	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	00WD	HOMOSASSA SPECIAL WATER	$178,360	16.1605	$3,047.23

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	$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/31/2019	$175,000	2983/0437	00-WARRANTY DEED	I
01/01/2009	$75,000	2264/0678	00-WARRANTY DEED	I
12/01/2005	$260,000	1957/1282	00-WARRANTY DEED	I
10/01/2004	$30,000	1776/0868	03-SAME FAMILY/DEED FOL	I
08/01/2004	$88,500	1759/2383	00-WARRANTY DEED	I

07/01/2003	$20,000 1617/2157	00-WARRANTY DEED	I
10/01/2002	$50,000 1541/1025	00-WARRANTY DEED	I

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
03/22/2022	202203252	REMOVE AND REPLACE 2X6 PT DECK BOARDS WITH 1/2 INCH GAP BETWEEN BOARDS AND PAINT	$12,000	
06/09/2009	200903809	1646 SQ FT WRAP-AROUND DECK (12" HIGH)* ATF * WORK	$0	
02/02/2005	200501299	STORM DAMAGE***REMOVE AND REPLACE DOCK (224 sf - a	$5,838	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0103-SFR RIVER FRONT	F-FRONT FOOT	186.00	186.0	91			$45,560	CLR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1975
Total FLA	1,132
Total Under Roof	1,324
Exterior Wall	30 - WOOD SIDING SHINGLES WD FRAME
Foundation	1 - WD CONCR PIERS
HVAC	109 - HEAT PUMP
Stories	1
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	154,482
RCNLD	123,760

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1975	712
1	FLR LIV AREA	2005	420
1	SCR PORCH FIN	1975	192

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2005	22	4	1	88	600
1	2	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2005	16	8	1	128	870
1	3	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2005	8	20	1	160	1,090
1	4	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2005	4	21	1	84	570
1	5	DECKING WOOD-[1-SF]	2006			1	1,544	5,910

Total Misc Value
9,040

Legal Description

Legal Description
SHANGRI LA PB 2 PG 87 LOT 14

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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923292

To: Tax Collector of CITRUS COUNTY, Florida

I,

KEYS FUNDING LLC - 7024
PO BOX 67513
NEWARK, NJ 07101-8009,

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
1014069	2024/4926	06-01-2024
Legal Description		
SHANGRI LA PB 2 PG 87 LOT 14		

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
KEYS FUNDING LLC - 7024
PO BOX 67513
NEWARK, NJ 07101-8009

Applicant's signature

04-21-2026
Application Date

Altkey: 1014069

SOUL REBELS LLC

Parcel ID: 16E19S260010 0140
12894 LITTLE HOMOSASSA RIV , HOMOSASSA, 34448

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	9900 - ISLAND PROPERTIES
Tax District	00WD - HOMOSASSA SPECIAL WATER
Subdivision	001678 - SHANGRI-LA
Short Legal	SHANGRI LA PB 2 PG 87 LOT 14
Est. Parcel Sqft	16,612
Est. Parcel Acres	.38
Map SC-TW-RG	25-19S-16E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	SOUL REBELS LLC
Mailing Address	321 W SOUTH AVE TAMPA FL 33603

All Owners

Name		Owner Type
SOUL REBELS LLC		BU - Business

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	$45,560	$132,800	$178,360	$178,360	$0	$178,360	$0	$3,093.22	Link
2024	$45,560	$137,230	$182,790	$173,429	$0	$173,429	$0	$3,017.71	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	00WD	HOMOSASSA SPECIAL WATER	$178,360	16.1605	$3,093.23

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	$35.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
05/31/2019	$175,000	2983/0437	00-WARRANTY DEED	I
01/01/2009	$75,000	2264/0678	00-WARRANTY DEED	I
12/01/2005	$260,000	1957/1282	00-WARRANTY DEED	I
10/01/2004	$30,000	1776/0868	03-SAME FAMILY/DEED FOL	I
08/01/2004	$88,500	1759/2383	00-WARRANTY DEED	I
07/01/2003	$20,000	1617/2157	00-WARRANTY DEED	I
10/01/2002	$50,000	1541/1025	00-WARRANTY DEED	I

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.

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
03/22/2022	202203252	REMOVE AND REPLACE 2X6 PT DECK BOARDS WITH 1/2 INCH GAP BETWEEN BOARDS AND PAINT	$12,000	
06/09/2009	200903809	1646 SQ FT WRAP-AROUND DECK (12" HIGH)* ATF * WORK	$0	
02/02/2005	200501299	STORM DAMAGE***REMOVE AND REPLACE DOCK (224 sf - a	$5,838	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0103-SFR RIVER FRONT	F-FRONT FOOT	186.00	186.0	91				CLR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1975
Total FLA	1,132
Total Under Roof	1,324
Exterior Wall	30 - WOOD SIDING SHINGLES WD FRAME
Foundation	1 - WD CONCR PIERS
HVAC	109 - HEAT PUMP
Stories	1

Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	
FPL: Stacks/Openings	/

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1975	712
1	FLR LIV AREA	2005	420
1	SCR PORCH FIN	1975	192

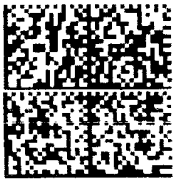
Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2005	22	4	1	88	
1	2	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2005	16	8	1	128	
1	3	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2005	8	20	1	160	
1	4	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	2005	4	21	1	84	
1	5	DECKING WOOD-[1-SF]	2006			1	1,544	

Total Misc Value

TRACI PERRY

CLERK OF THE CIRCUIT COURT AND COMPTROLLER
110 NORTH APOPKA AVENUE
INVERNESS, FLORIDA 34450-4299



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FIRST-CLASS MAIL
IMI
$000.78 0
09/02/2026 ZIP 34450
043M31240484

US POSTAGE

SOUL REBELS LLC
12894 LITTLE HOMOSASSA RIV
HOMOSASSA FL 34448

2026-0243TD

N/MD

MIXIE 326 DE 1 0009/07/26

RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

BC: 344503429999 *0548-06315-03-31