

RECEIVED

By Tifani White at 11:06 am, 8/6/26

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	KEYS FUNDING LLC - 7024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	FINN JOSEPH FINN DEBORAH 6860 S HOLLY OAK PT HOMOSASSA, FL 34448
Property description	ISLAND #4 IN W1/2 OF SW1/4: COM AT NW COR OF SEC 7-20-17, TN S AL W LN OF SEC 7 2482.92 FT TO GOVERN (Full legal attached.)	Application date	Apr 21, 2026
		Certificate #	2024 / 785
		Date certificate issued	06/01/2024
		Account number	1178118

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)
# 2024/785	06/01/2024	4,900.10	610.47	5,510.57
→ Part 2: Total*				5,510.57

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)
# 2025/881	06/01/2025	5,044.42	6.25	312.12	5,362.79
Part 3: Total*					5,362.79

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)	10,873.36
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,623.48
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)	955.31
7. Total Paid (Lines 1-6)	16,877.15

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.

Sabrina Maloy	Citrus County, Florida
Signature, Tax Collector or Designee	Date 6th 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)	17,006.15
17. Redemption fee	6.25
18. Total amount to redeem	17,012.40
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)

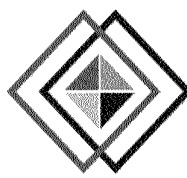
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus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

ISLAND #4 IN W1/2 OF SW1/4: COM AT NW COR OF SEC 7-20-17, TN S AL W LN OF SEC 7 2482.92 FT TO GOVERNMENT MEANDER COR, TN S 12 DEG 03M 30S E 1920 FT TO POB, TN AROUND ISLAND N 83 DEG E 125 FT, TN N 30 DEG E 50 FT, TN E 100 FT, TN S 12 DEG E 40 FT, TN S 80 DEG E 75 FT, TN S 75 FT, TN S 45 DEG W 100 FT, TN S 30 DEG W 75 FT, TN S

60 DEG W 75 FT, TN S 45 DEG W 75 FT, TN S 80 DEG W 135 FT, TN N 35 DEG W 85 FT, TN N 20 DEG E 100 FT, TN N 60 FT, TN N 65 DEG W 150 FT, TN N 25 FT, TN N 87 DEG 59M 20S E 178.50 FT TO POB AS DESC IN OR BK 1475 PG 106 & OR BK 1575 PG 52 & OR BK 1752 PG 1924



TAX DEED APPLICATION COVER LETTER

Account #: 1178118

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

FINN JOSEPH
FINN DEBORAH
6860 S HOLLY OAK PT
HOMOSASSA, FL 34448

Additional Parties, Per Search

JOSEPH FINN AND DEBORAH FINN
11181 W BOUGAINVILLEA COURT
HOMOSASSA, FL 34448

Title Holder

JOSEPH FINN AND DEBORAH FINN
12985 STORM PORT ISLAND
HOMOSASSA, FL 34448

Title Holder

Certified By:

Sabrina Maloy

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
1178118	17E20S07 33000 0040	12985 STORM PORT ISLAND HOMOSASSA 34448

Legal Description

ISLAND #4 IN W1/2 OF SW1/4: COM AT NW COR OF SEC 7-20-17, TN S AL W LN OF SEC 7 2482.92 FT TO GOVERNMENT MEANDER COR, TN S 12 DEG 03M 30S E 1920 FT TO POB, TN AROUND ISLAND N 83 DEG E 125 FT, TN N 30 DEG E 50 FT, TN E 100 FT, TN S 12 DEG E 40 FT, TN S 80 DEG E 75 FT, TN S 75 FT, TN S 45 DEG W 100 FT, TN S 30 DEG W 75 FT, TN S 60 DEG W 75 FT, TN S 45 DEG W 75 FT, TN S 80 DEG W 135 FT, TN N 35 DEG W 85 FT, TN N 20 DEG E 100 FT, TN N 60 FT, TN N 65 DEG W 150 FT, TN N 25 FT, TN N 87 DEG 59M 20S E 178.50 FT TO POB AS DESC IN OR BK 1475 PG 106 & OR BK 1575 PG 52 & OR BK 1752 PG 1924

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 785	\$264,210	No	No	No

Owner of Record on Current Tax Roll

JOSEPH FINN, DEBORAH FINN

Billing Name & Address

6860 S HOLLY OAK PT
HOMOSASSA FL 34448

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: 07/09/2026 Search covers 20 years through: 07/06/2026

Christina Young
Title Examiner

General Examiner Comments:

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

JOSEPH FINN AND DEBORAH FINN
12985 STORM PORT ISLAND
HOMOSASSA FL

Document

Warranty Deed
Bk:1752 Pg:1924

Examiner Comments

Address is incomplete.

JOSEPH FINN AND DEBORAH FINN
11181 W BOUGAINVILLEA COURT
HOMOSASSA FL 34448

Warranty Deed
Bk:1752 Pg:1927

Related Documents (for Reference)

None found.

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

Prepared by
Tom Kozlik, an employee of
First American Title Insurance Company D/B/A Crystal River Title
9030 West Fort Island Trail, Suite 4
Crystal River, Florida 34429
(352) 795-3535

Return to: Grantee

File No.: 1087-503062

WARRANTY DEED



2004057320 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$1,480.00
2004057320 BK: 1752 PG: 1924-1926
08/11/2004 00:00 AM 3 PGS
CSHART,DC Receipt #030290

This indenture made on July 14, 2004 A.D., by

Spencer B. O Neal and Rhonda E. O Neal, husband and wife, (as to an undivided 89% interest)

whose address is: 6873 S. Pinebranch Pt. Homosassa FL 34448
hereinafter called the "grantor", to

Joseph Finn and Deborah Finn, husband and wife

whose address is: 12985 Storm Port Island, Homosassa, FL
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, Florida, to-wit:

ISLAND NO. 4, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 17 EAST, ACCORDING TO A SURVEY BY JOHNSON, SHEARER AND THOMAS, U.S. CADASTRAL ENGINEERS, FROM FEBRUARY 1, 1943 TO APRIL 6, 1945; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2482.92 FEET TO THE GOVERNMENT MEANDER CORNER, ACCORDING TO SAID SURVEY; THENCE S. 12°03'30" E., 1920 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE NORTHERLY SHORE OF AN ISLAND; THENCE AROUND SAID ISLAND THE FOLLOWING COURSES AND DISTANCES:

N. 83° E., 125 FEET; THENCE N. 30° E., 50 FEET; THENCE EAST 100 FEET; THENCE S. 12° E., 40 FEET; THENCE S. 80° E., 75 FEET; THENCE SOUTH 75 FEET; THENCE S. 45° W., 100 FEET; THENCE S. 30° W., 75 FEET; THENCE S. 60° W., 75 FEET; THENCE S. 45° W., 75 FEET; THENCE S. 80° W., 135 FEET; THENCE N. 35° W., 85 FEET; THENCE N. 20° E., 100 FEET; THENCE NORTH 60 FEET; THENCE N. 65° W., 150 FEET; THENCE NORTH 25 FEET; THENCE N. 87°59'20" E., 178.50 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 1178118

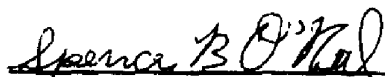
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

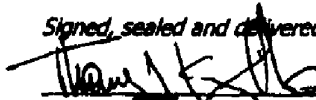
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2003.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Spencer B. O'Neal


Rhonda E. O'Neal

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Thomas J. Kalk


Witness Signature

Print Name: Carl A. Bittel

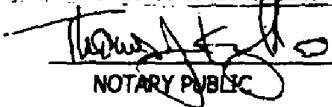
State of Florida

County of Citrus

The Foregoing Instrument Was Acknowledged before me on July 14, 2004, by Spencer B. O Neal and Rhonda E. O Neal, husband and wife, (as to an undivided 89% interest) who is/are personally known to me or who has/have produced a valid driver's license as identification.



Thomas J. Kozik
My Commission DD038347
Expires June 25, 2006


NOTARY PUBLIC

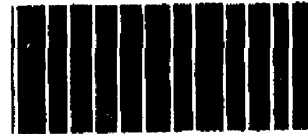
Thomas J. Kozik
Notary Print Name

My Commission Expires: 6/25/06

Prepared by
Tom Kozlik, an employee of
First American Title Insurance Company D/B/A Crystal River Title
9030 West Fort Island Trail, Suite 4
Crystal River, Florida 34429
(352) 795-3535

Return to: Grantee

File No.: 1087-576092



2004057321 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$266.00
2004057321 BK: 1752 PG: 1927-1929
08/11/2004 09:50 AM 3 PGS
CSMART, DC Receipt #038288

WARRANTY DEED

Made this 7-29 of 2004 by and between

Olie J. Olsen (as to an 11% interest)

whose address is: **7251 Thornapple Dales, Alto, MI 49302**
hereinafter called the "grantor", to

Joseph Finn and Deborah Finn, husband and wife

whose post office address is: **11181 W. Bougainvillea Court Homosassa Fl 34448**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, Florida, to-wit:

ISLAND NO. 4, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 17 EAST, ACCORDING TO A SURVEY BY JOHNSON, SHEARER AND THOMAS, U.S. CADASTRAL ENGINEERS, FROM FEBRUARY 1, 1943 TO APRIL 6, 1945; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2482.92 FEET TO THE GOVERNMENT MEANDER CORNER, ACCORDING TO SAID SURVEY; THENCE S. 12°03'30" E., 1920 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE NORTHERLY SHORE OF AN ISLAND; THENCE AROUND SAID ISLAND THE FOLLOWING COURSES AND DISTANCES:
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Parcel Identification Number: **1178118**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

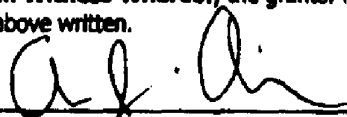
The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

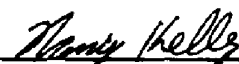
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2003.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.



Olie J. Olsen

Signed, sealed and delivered in the presence of these witnesses:



Witness Signature

Print Name: Nancy Kelly

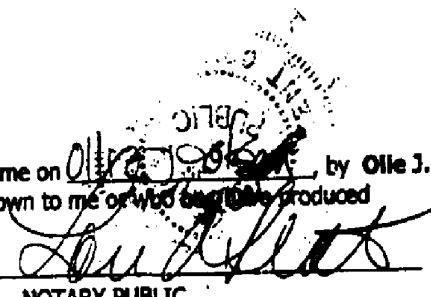


Witness Signature

Print Name: Jessica Joswick

State of NICH
County of KENT

The Foregoing Instrument was Acknowledged before me on 01/23/2013 by Olle J. Olsen (as to an 11% interest) who is/are personally known to me or who brought to me Driver's License as identification.

A circular notary seal for the State of Michigan, Notary Public, with the commission expiration date 01/23/2013. The seal is partially obscured by the signature and text.
NOTARY PUBLIC

Lori Olsen
Notary Print Name

My Commission Expires: 8.3.2016

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	003598 - UNREC TRACTS IN 07-20S-17E
Short Legal	ISLAND #4 IN W1/2 OF SW1/4: COM AT NW COR OF SEC 7-20-17,TN S AL W LN OF SEC 7 2482.92 FT TO GOVERNMENT MEANDER COR,TN S 12 DEG 03M 30S E 1920 FT TO POB, TN AROUND ISLAND N 8
Est. Parcel Sqft	323,408
Est. Parcel Acres	7.42
Map SC-TW-RG	07-20S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	FINN JOSEPH
Mailing Address	6860 S HOLLY OAK PT HOMOSASSA FL 34448

All Owners

Name	Owner Type
FINN JOSEPH	HW - Husband And Wife
FINN DEBORAH	HW - Husband And Wife

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	\$123,680	\$140,530	\$264,210	\$264,210	\$0	\$264,210	\$0	\$4,451.19	Link
2024	\$123,680	\$150,220	\$273,900	\$273,900	\$0	\$273,900	\$0	\$4,562.01	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	\$264,210	16.1605	\$4,405.19

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
07/01/2004	\$38,000	1752/1927	10-DEEDS CONVEYING PARTIAL INTEREST	I
07/01/2004	\$200,000	1752/1924	19-19	I

02/01/2003	\$10,700	1575/0052	10-DEEDS CONVEYING PARTIAL INTEREST	I
12/01/2001	\$12,300	1475/0106	10-DEEDS CONVEYING PARTIAL INTEREST	I
07/01/1999	\$70,000	1315/0590	00-WARRANTY DEED	I
08/01/1986	\$100	0730/0241	01-CORRECTIVE/QC/TD/COT	I
06/01/1984	\$40,000	0650/0860	00-WARRANTY DEED	I
10/01/1983	\$26,200	0627/0771	17-17	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
03/01/2000	200001880	NEW 150 AMP SERVICE AND M	\$0	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0103-SFR RIVER FRONT	U-UNIT	1.00		.0			\$123,680	CL

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1980
Total FLA	768
Total Under Roof	1,803
Exterior Wall	38 - WOOD SIDING LAP WD FRAME
Foundation	4 - PILINGS
HVAC	001 - NONE
Stories	2
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	08 - CUSTOM METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	194,973
RCNLD	140,380

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1980	768
1	OPN PORCH UNFN	1980	267
1	UTLY STOR UNFINISHED	1980	768

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	2004	8	12	1	96	150

Total Misc Value

Legal Description**Legal Description**

ISLAND #4 IN W1/2 OF SW1/4: COM AT NW COR OF SEC 7-20-17,
TN S AL W LN OF SEC 7 2482.92 FT TO GOVERNMENT MEANDER COR,
TN S 12 DEG 03M 30S E 1920 FT TO POB, TN AROUND ISLAND N 8
3 DEG E 125 FT, TN N 30 DEG E 50 FT, TN E 100 FT, TN S 12 D
EG E 40 FT, TN S 80 DEG E 75 FT, TN S 75 FT, TN S 45 DEG W
100 FT, TN S 30 DEG W 75 FT, TN S 60 DEG W 75 FT, TN S 45 D
EG W 75 FT, TN S 80 DEG W 135 FT, TN N 35 DEG W 85 FT, TN N
20 DEG E 100 FT, TN N 60 FT, TN N 65 DEG W 150 FT, TN N 25
FT, TN N 87 DEG 59M 20S E 178.50 FT TO POB AS DESC IN OR BK
1475 PG 106 & OR BK 1575 PG 52 & OR BK 1752 PG 1924

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.

1178118

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923272

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
1178118	2024/785	06-01-2024
Legal Description		
ISLAND #4 IN W1/2 OF SW1/4: COM AT NW COR OF SEC 7-20-17, TN S AL W LN OF SEC 7 2482.92 FT TO GOVERNMENT MEANDER COR, TN S 12 DEG 03M 30S E 1920 FT TO POB, TN AROUND ISLAND N 83 DEG E 125 FT, TN N 30 DEG E 50 FT, TN E 100 FT, TN S 12 DEG E 40 FT, TN S 80 DEG E 75 FT, TN S 75 FT, TN S 45 DEG W 100 FT, TN S 30 DEG W 75 FT, TN S 60 DEG W 75 FT, TN S 45 DEG W 75 FT, TN S 80 DEG W 135 FT, TN N 35 DEG W 85 FT, TN N 20 DEG E 100 FT, TN N 60 FT, TN N 65 DEG W 150 FT, TN N 25 FT, TN N 87 DEG 59M 20S E 178.50 FT TO POB AS DESC IN OR BK 1475 PG 106 & OR BK 1575 PG 52 & OR BK 1752 PG 1924		

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

04-21-2026
Application Date

Applicant's signature

Altkey: 1178118
FINN JOSEPH

Parcel ID: 17E20S07 33000 0040
12985 STORM PORT ISLAND , 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	003598 - UNREC TRACTS IN 07-20S-17E
Short Legal	ISLAND #4 IN W1/2 OF SW1/4: COM AT NW COR OF SEC 7-20-17, TN S AL W LN OF SEC 7 2482.92 FT TO GOVERNMENT MEANDER COR, TN S 12 DEG 03M 30S E 1920 FT TO POB, TN AROUND ISLAND N 8
Est. Parcel Sqft	323,408
Est. Parcel Acres	7.42
Map SC-TW-RG	07-20S-17E

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

Mailing Address

Name	FINN JOSEPH
Mailing Address	6860 S HOLLY OAK PT HOMOSASSA FL 34448

All Owners

Name	Owner Type
FINN JOSEPH	HW - Husband And Wife
FINN DEBORAH	HW - Husband And Wife

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	\$123,680	\$140,530	\$264,210	\$264,210	\$0	\$264,210	\$0	\$4,451.19	Link
2024	\$123,680	\$150,220	\$273,900	\$273,900	\$0	\$273,900	\$0	\$4,562.01	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	\$264,210	16.1605	\$4,451.19

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	\$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/01/2004	\$38,000	1752/1927	10-DEEDS CONVEYING PARTIAL INTEREST	I
07/01/2004	\$200,000	1752/1924	19-19	I
02/01/2003	\$10,700	1575/0052	10-DEEDS CONVEYING PARTIAL INTEREST	I
12/01/2001	\$12,300	1475/0106	10-DEEDS CONVEYING PARTIAL INTEREST	I
07/01/1999	\$70,000	1315/0590	00-WARRANTY DEED	I
08/01/1986	\$100	0730/0241	01-CORRECTIVE/QC/TD/COT	I
06/01/1984	\$40,000	0650/0860	00-WARRANTY DEED	I
10/01/1983	\$26,200	0627/0771	17-17	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
03/01/2000	200001880	NEW 150 AMP SERVICE AND M	\$0	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0103-SFR RIVER FRONT U-UNIT		1.00		.0				CL

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1980
Total FLA	768
Total Under Roof	1,803
Exterior Wall	38 - WOOD SIDING LAP WD FRAME
Foundation	4 - PILINGS
HVAC	001 - NONE
Stories	2
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE

Roof Cover08 - CUSTOM METAL

Fuel1 - ELECTRIC

Bedrooms/Full Baths/Half Baths3/2/

Addl Fixtures

FPL: Stacks/Openings1 / 1

RCN

RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1980	768
1	OPN PORCH UNFN	1980	267
1	UTLY STOR UNFINISHED	1980	768

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	2004	8	12	1	96	

Total Misc Value
