

RECEIVED

By Tifani White at 3:36 pm, 8/10/26

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	KIM E. WEIDE 12448 CARLIN LAKE DR PRESQUE ISLE, WI 54557	Property Owner	HOLT JANICE 2580 N JUNGLE CAMP RD INVERNESS, FL 34453-1112
Property description	AVANZINI UNREC SUB, TRACT 1 & 2, SEC 26 TWN 18S RNG 20E, MORE PART DESC AS FOLLOWS: COM SW COR LOT 3 (Full legal attached.)	Application date	Jan 24, 2026
		Certificate #	2020 / 7757
		Date certificate issued	06/01/2020
		Account number	1711941

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)
# 2020/7757	06/01/2020	7,615.97	7,768.29	15,384.26
→ Part 2: Total*				15,384.26

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)
# 2025/5278	06/01/2025	171.94	6.25	15.76	193.95
# 2024/4908	06/01/2024	164.32	6.25	48.61	219.18
# 2023/5240	06/01/2023	164.30	6.25	78.86	249.41
# 2022/5708	06/01/2022	132.29	6.25	47.29	185.83
# 2021/6234	06/01/2021	134.32	6.25	92.46	233.03
# 2019/7739	06/01/2019	133.65	6.25	71.28	211.18
Part 3: Total*					1,292.58

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)	16,676.84
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	153.57
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)	1,811.82
7. Total Paid (Lines 1-6)	19,067.23

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

Signature, Tax Collector or Designee

Citrus County, Florida

Date 10th 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)	19,196.23
17. Redemption fee	6.25
18. Total amount to redeem	19,202.48
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)

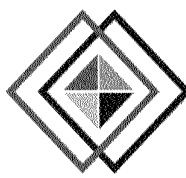
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus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

AVANZINI UNREC SUB, TRACT 1 & 2, SEC 26 TWN 18S RNG 20E, MORE PART DESC AS FOLLOWS: COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 33 FT TO POB; THN CONT S 89 DEG 52M 10S E 344.91

FT, THN N 12 DEG 51M 40S W 76.97 FT, THN N 89 DEG 52M 10S W 327.94 FT, THN S 0 DEG 7M 10S E 75 FT TO POB; AND COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 33 FT, THN N 0 DEG 7M 10S W 75 FT TO POB; THN CONT N 0 DEG 7M 10S W 75 FT, THN S 89 DEG 52M 10S E 310.96 FT, THN S 12 DEG 51M 40S E 76.97 FT, THN N 89 DEG 52M 10S W 327.94 FT TO POB. —LESS— COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 377.91 FT, THN N 12 DEG 51M 40S W 153.94 FT, THN N 89 DEG 52M 10S W 171.47 FT TO POB; THN S 0 DEG 7M 10S E 75 FT, THN N 89 DEG 52M 10S W 75.44 FT, MOL, TO LAKE WATERS, THN N 0 DEG 7M 10S W, ALONG SAID WATERS, 75 FT TO POINT BEARS N 89 DEG 52M 10S W FROM POB, THN S 89 DEG 52M 10S E 75.44 FT, MOL, TO POB. — TOGETHER WITH— NON-EXCLUSIVE ING/EGR EASE, USED IN COMMON WITH OTHERS, ACROSS FOLLOW DESC LANDS: COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 552 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 33 FT TO POB; THN S 0 DEG 7M 10S E, PARALLEL AFOREMENTIONED S'RLY PROJECTION W LINE LOT 38, 34 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 310.96 FT, THN S 12 DEG 51M 40S E 153.94 FT, THN S 89 DEG 52M 10S E, PARALLEL SAID S LINE, 51.31 FT, THN N 12 DEG 51M 40S W 153.94 FT, THN S 89 DEG 52M 10S E 1378.87 FT, THN S 0 DEG 1M E 22 FT, MOL, TO CANAL WATERS, THN MEANDER E'RLY & NE'RLY, ALONG SAID CANAL WATERS, TO WATERS WITHLACOOCHEE RIVER, THN MEANDER NW'RLY, ALONG SAID RIVER WATERS, TO POINT BEARS S 89 DEG 52M 10S E FROM POB, THN N 89 DEG 52M 10S W, PARALLEL SAID LINE LOT 38, TO POB



TAX DEED APPLICATION COVER LETTER

Account #: 1711941

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

KIM E. WEIDE
12448 CARLIN LAKE DR
PRESQUE ISLE, WI 54557

Owner on Current Tax Roll

HOLT JANICE
2580 N JUNGLECAM RD
INVERNESS, FL 34453-1112

Additional Parties, Per Search

CITRUS COUNTY
CODE COMPLIANCE
3600 W SOVEREIGN PATH, SUITE 147
LECANTO, FL 34461

Lien Holder

JANIE RICHARDSON
9270 E. SLEEPY OAK CT
INVERNESS, FL 34453

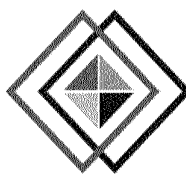
Other Party

ESTATE OF JANICE HOLT A/K/A JANICE FAYE HOLT,
DECEASED
540 NORTH CORBIN AVENUE
INVERNESS, FL 34453

Title Holder

ESTATE OF JANICE HOLT, DECEASED
PO BOX 169
LECANTO, FL 34460

Title Holder



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
1711941	20E18S26 1D000 0010	2580 N JUNGLE CAMP RD INVERNESS 34453

Legal Description

AVANZINI UNREC SUB, TRACT 1 & 2, SEC 26 TWN 18S RNG 20E, MORE PART DESC AS FOLLOWS: COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 33 FT TO POB; THN CONT S 89 DEG 52M 10S E 344.91 FT, THN N 12 DEG 51M 40S W 76.97 FT, THN N 89 DEG 52M 10S W 327.94 FT, THN S 0 DEG 7M 10S E 75 FT TO POB; AND COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 33 FT, THN N 0 DEG 7M 10S W 75 FT TO POB; THN CONT N 0 DEG 7M 10S W 75 FT, THN S 89 DEG 52M 10S E 310.96 FT, THN S 12 DEG 51M 40S E 76.97 FT, THN N 89 DEG 52M 10S W 327.94 FT TO POB. ---LESS--- COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 377.91 FT, THN N 12 DEG 51M 40S W 153.94 FT, THN N 89 DEG 52M 10S W 171.47 FT TO POB; THN S 0 DEG 7M 10S E 75 FT, THN N 89 DEG 52M 10S W 75.44 FT, MOL, TO LAKE WATERS, THN N 0 DEG 7M 10S W, ALONG SAID WATERS, 75 FT TO POINT BEARS N 89 DEG 52M 10S W FROM POB, THN S 89 DEG 52M 10S E 75.44 FT, MOL, TO POB. ---TOGETHER WITH--- NON-EXCLUSIVE ING/EGR EASE, USED IN COMMON WITH OTHERS, ACROSS FOLLOW DESC LANDS: COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 552 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 33 FT TO POB; THN S 0 DEG 7M 10S E, PARALLEL AFOREMENTIONED S'RLY PROJECTION W LINE LOT 38, 34 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 310.96 FT, THN S 12 DEG 51M 40S E 153.94 FT, THN S 89 DEG 52M 10S E, PARALLEL SAID S LINE, 51.31 FT, THN N 12 DEG 51M 40S W 153.94 FT, THN S 89 DEG 52M 10S E 1378.87 FT, THN S 0 DEG 1M E 22 FT, MOL, TO CANAL WATERS, THN MEANDER E'RLY & NE'RLY, ALONG SAID CANAL WATERS, TO WATERS WITH LACOOCHIE RIVER, THN MEANDER NW'RLY, ALONG SAID RIVER WATERS, TO POINT BEARS S 89 DEG 52M 10S E FROM POB, THN N 89 DEG 52M 10S W, PARALLEL SAID LINE LOT 38, TO POB

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 7757	\$8,701	No	No	No

Owner of Record on Current Tax Roll
JANICE HOLT

Billing Name & Address

2580 N JUNGLE CAMP RD
INVERNESS FL 34453-1112

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: 08/05/2026 Search covers 20 years through: 08/03/2026

Karen LaBree
Title Examiner

General Examiner Comments:

This updated report contains all the information collected in the earlier report, as well as any new or updated information since the issuance of the earlier report.

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

ESTATE OF JANICE HOLT, DECEASED
PO BOX 169
LECANTO FL

ESTATE OF JANICE FAYE HOLT, DECEASED
540 NORTH CORBIN AVENUE
INVERNESS FL 34453

JANICE HOLT
ESTATE OF JANICE HOLT
2580 N JUNGLE CAMP RD
INVERNESS FL 34453-1112

Document

Warranty Deed
Bk:437 Pg:36

Property
Appraiser

Examiner Comments

Address is incomplete.
Janice Holt, a/k/a Janice
Faye Holt.

Death Certificate in
1938-1092.

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**

CITRUS COUNTY
CODE COMPLIANCE
3600 W SOVEREIGN PATH, SUITE 147
LECANTO FL 34461

Document

Order
Bk:2564 Pg:2211

Order
Bk:2583 Pg:2138

Examiner Comments

In compliance but not
released.

Related Documents (for Reference)

Order Acknowledging Compliance
Bk:2606 Pg:531

OTHER PARTIES**Name & Address of Record**

JANIE RICHARDSON
9270 E. SLEEPY OAK CT
INVERNESS FL 34453

Document

Death Certificate
Bk:1938 Pg:1092

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

None found.

OTHER DOCUMENTS**Document Type**

None found.

UNRECORDED & UNFILED
RECORDS TO BE MAILED



DOCUMENTARY
SUR TAX
\$04.55

RAISED FORM 61

This Warranty Deed Made this 11th day of July 1976
John T. Holt, P.O. Box 202, Inverness, Florida

A. D. 1976 by

hereinafter called the grantor, to Janice Holt
P. O. Box 169, Lecanto, Florida

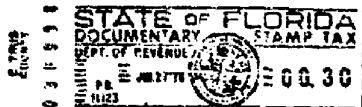
whose postoffice address is
hereinafter called the grantee:

(Wherever used herein the words "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 of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

For description, see rider attached hereto and made a part hereof.

Subject to reservation of record.



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

To Have and to Hold, the same to her heirs 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 those accruing subsequent to December 31, 1975.

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

Signed, sealed and delivered in our presence:

John Ann Hewick
Robert Lee Hanson

John T. Holt

STATE OF Florida
COUNTY OF Citrus

I HEREBY CERTIFY that on this day, before me, as officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

John T. Holt

to me known to be the person described as and who executed the foregoing instrument and acknowledged before me that

WITNESS my hand and official seal in the County and State aforesaid this

July 17, A. D. 1976

Carolyn Grumling
Notary Public, State of Florida at Large

This instrument prepared by: *John T. Holt*
Address P. O. Box 202, Inverness, Florida

PLAID SHOW FOR RECORDING USE

D.C.

VERIFIED BY:

78 JUL 27 PM 12 52
WALT COB BORG, CLERK
CITRUS COUNTY, FLORIDA
FILED & RECORDED

169379

BOOK 437 PAGE 036

R I D E R

Commence at the Southwest corner of Lot 38, C. Buck Turner Campsites according to the map or plat thereof as recorded in Plat Book 2, Page 29, public records of Citrus County, Florida, thence South 0 deg. 07 min. 10 sec. East along a Southerly projection of the Westline of said lot 38 a distance of 736 feet, thence South 89 deg. 52 min. 10 sec. East parallel to the South line of said Lot 38 a distance of 33 feet to the Point of Beginning; thence continue South 89 deg. 52 min. 10 sec. East 344.91 feet, thence North 12 deg. 51 min. 40 sec. West 76.97 feet, thence North 89 deg. 52 min. 10 sec. West 327.94 feet, thence South 0 deg. 07 min. 10 sec. East 75 feet to the Point of Beginning.

And Commence at the Southwest corner of Lot 38, C. Buck Turner Campsites according to the map or plat thereof as recorded in Plat Book 2, page 29, public records of Citrus County, Florida, thence South 0 deg. 07 min. 10 sec. East along a Southerly projection of the West line of said Lot 38 a distance of 736 feet, thence South 89 deg. 52 min. 10 sec. East parallel to the South line of said Lot 38 a distance of 33 feet, thence North 0 deg. 07 min. 10 sec. West 75 feet to the Point of Beginning; thence continue North 0 deg. 07 min. 10 sec. West 75 feet, thence South 89 deg. 52 min. 10 sec. East 310.96 feet, thence South 12 deg. 51 min. 40 sec. East 76.97 feet, thence North 89 deg. 52 min. 10 sec. West 327.94 feet to the Point of Beginning.

LESS AND EXCEPT the following described tracts:
Commence at the SW corner of Lot 38, C. Buck Turner Campsites, as recorded in Plat Book 2, page 29, public records of Citrus County, Florida, thence S. 0 deg. 07 min. 10 sec. E. along a Southerly projection of the West line of said Lot 38 a distance of 736 feet, thence S. 89 deg. 52 min. 10 sec. E. parallel to the South line of said Lot 38 a distance of 377.01 feet, thence N. 12 deg. 51 min. 40 sec. W. 153.94 feet, thence N. 89 deg. 52 min. 10 sec. W. 171.47 feet to the Point of Beginning; thence S. 0 deg. 07 min. 10 sec. E. 75 feet, thence N. 89 deg. 52 min. 10 sec. W. 75.44 feet, more or less, to the waters of a Lake, thence N. 0 deg. 07 min. 10 sec. W. along said waters a distance of 75 feet to a point that bears N. 89 deg. 52 min. 10 sec. W. from the Point of Beginning, thence S. 89 deg. 52 min. 10 sec. E. 75.44 feet, more or less, to the Point of Beginning.

TOGETHER with an easement over and across the following described lands to be used in common, with others:

Commence at the Southwest corner of Lot 38, C. Buck Turner Campsites, according to the map or plat thereof as recorded in Plat Book 2, page 29, public records of Citrus County, Florida, thence South 0 deg. 07 min. 10 sec. East along a Southerly projection of the West line of said lot 38 a distance of 552 feet, thence South 89 deg. 52 min. 10 sec. East parallel to the South line of said Lot 38 a distance of 33 feet to the Point of Beginning; thence South 0 deg. 07 min. 10 sec. East parallel to the aforementioned Southerly projection of the West line of Lot 38 a distance of 34 feet, thence South 89 deg. 52 min. 10 sec. East parallel to the South line of said Lot 38 a distance of 310.96 feet, thence South 12 deg. 51 min. 40 sec. East 153.94 feet, thence South 89 deg. 52 min. 10 sec. East parallel to said South line of Lot 38, 51.31 feet, thence North 12 deg. 51 min. 40 sec. West 153.94 feet, thence South 89 deg. 52 min. 10 sec. East 1378.87 feet, thence South 0 deg. 01 min. East 22 feet, more or less, to the waters of a canal, thence meander Easterly and North-easterly along the waters of said canal to the waters of the Withlacoochee River, thence meander Northwesterly along said waters of the Withlacoochee River, to a point that bears South 89 deg. 52 min. 10 sec. East from the Point of Beginning, thence North 89 deg. 52 min. 10 sec. West parallel to said South line of Lot 38 to the Point of Beginning.

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	6810 - TURNER CAMP ROAD AREA (OUT OF CITY LIMIT
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000063 - AVANZINI'S UNREC SUBDIVISION
Short Legal	AVANZINI UNREC SUB, TRACT 1 & 2, SEC 26 TWN 18S RNG 20E,MORE PART DESC AS FOLLOWS:COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S
Est. Parcel Sqft	43,564
Est. Parcel Acres	1.00
Map SC-TW-RG	26-18S-20E

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

Mailing Address

Name	HOLT JANICE
Mailing Address	2580 N JUNGLE CAMP RD INVERNESS FL 34453 1112

All Owners

Name	Owner Type
HOLT JANICE	EO - Estate Of

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	\$4,120	\$4,830	\$8,950	\$8,701	\$0	\$8,701	\$0	\$156.70	Link
2024	\$3,430	\$4,480	\$7,910	\$7,910	\$0	\$7,910	\$0	\$121.39	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	000X	WITHLACOOCHEE RIVER BASIN	\$8,950	14.8298	\$136.80

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	VI
07/17/1976	\$100	0437/0036	02-MIN DOC STAMP (\$100)	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.

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
01/15/2014	201400049	DEMOLITION OF MOBILE HOME, TRAVEL TRAILERS, SHEDS	\$2,000	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0078-MISCL-RES-NON-WTR	F-FRONT FOOT	154.00	154.0	299			\$3,970	CLRMH
2	9601-SWAMP/LAKE BOTTOM	A-ACREAGE	.70					\$150	CLRMH

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
0	1	WELL 4"-[3-UNIT]	1964			1	1	2,470
0	2	SEPTIC TANK THREE BEDR-[3-UNIT]	1964			1	1	2,360

Total Misc Value	4,830
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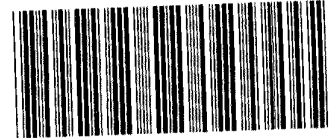
Legal Description

Legal Description
AVANZINI UNREC SUB, TRACT 1 & 2, SEC 26 TWN 18S RNG 20E, MORE PART DESC AS FOLLOWS: COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 33 FT TO POB; THN CONT S 89 DEG 52M 10S E 344.91 FT, THN N 12 DEG 51M 40S W 76.97 FT, THN N 89 DEG 52M 10S W 327.94 FT, THN S 0 DEG 7M 10S E 75 FT TO POB; AND COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 33 FT, THN N 0 DEG 7M 10S W 75 FT TO POB; THN CONT N 0 DEG 7M 10S W 75 FT, THN S 89 DEG 52M 10S E 310.96 FT, THN S 12 DEG 51M 40S E 76.97 FT, THN N 89 DEG 52M 10S W 327.94 FT TO POB. —LESS— COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 377.91 FT, THN N 12 DEG 51M 40S W 153.94 FT, THN N 89 DEG 52M 10S W 171.47 FT TO POB; THN S 0 DEG 7M 10S E 75 FT, THN N 89 DEG 52M 10S W 75.44 FT, MOL, TO LAKE WATERS, THN N 0 DEG 7M 10S W, ALONG SAID WATERS, 75 FT TO POINT BEARS N 89 DEG 52M 10S W FROM POB, THN S 89 DEG 52M 10S E 75.44 FT,

MOL, TO POB.
---TOGETHER WITH---
NON-EXCLUSIVE ING/EGR EASE, USED IN COMMON WITH OTHERS,
ACROSS FOLLOW DESC LANDS:
COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S
0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38,
552 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38,
33 FT TO POB; THN S 0 DEG 7M 10S E, PARALLEL AFOREMENTIONED
S'RLY PROJECTION W LINE LOT 38, 34 FT, THN S 89 DEG 52M 10S
E, PARALLEL S LINE SAID LOT 38, 310.96 FT, THN S 12 DEG 51M
40S E 153.94 FT, THN S 89 DEG 52M 10S E, PARALLEL SAID S
LINE, 51.31 FT, THN N 12 DEG 51M 40S W 153.94 FT, THN S 89
DEG 52M 10S E 1378.87 FT, THN S 0 DEG 1M E 22 FT, MOL, TO
CANAL WATERS, THN MEANDER E'RLY & NE'RLY, ALONG SAID CANAL
WATERS, TO WATERS WITHLACOOCHEE RIVER, THN MEANDER NW'RLY,
ALONG SAID RIVER WATERS, TO POINT BEARS S 89 DEG 52M 10S E
FROM POB, THN N 89 DEG 52M 10S W, PARALLEL SAID LINE LOT 38,
TO POB.

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.



2013032312 4 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2013032312 BK: 2564 PG: 2211
07/09/2013 08:57 AM 4 PGS
JCARROLL, DC Receipt #029393

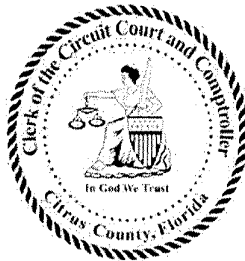
**Angela Vick
Clerk of the Circuit Court and Comptroller
Citrus County Florida**

Document Leader Page

The following document has been recorded in the Official Records of Citrus County, Florida.

This certificate has been added to your document in compliance with

Florida Statute 695.26(1)(e).



This page has been recorded as a permanent part of your document.

Please do not remove.

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

COUNTY OF CITRUS,
a political subdivision of the state of Florida

Petitioner,

Vs.

JANICE HOLT EST
2580 N. Junglecamp Rd.
Inverness, FL 34453-1112
Respondent

Case No. 139076

**FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Michele L. Lieberman on June 19, 2013, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 2580 N. Junglecamp Rd., Inverness, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 1711941, AVANZINI UNREC SUB IN S 184 FT OF N 736 FT OF SEC 26 TRACTS 1 & 2 DESC IN OR BK 437 PG 36: Parcel ID: 20E18S26 1D000 0010

After an investigation by Code Officer Larry Knight, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: Furniture, household items, propane tanks, building materials, tires, and miscellaneous items too numerous to list."

The Respondent was not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Larry Knight testified that his initial inspection was conducted on March 7, 2013 at which time the violation was confirmed. Contact has been made with Mrs. Holt's daughter on several occasions. Upon inspection on April 5, 2013 no progress had been made. Upon his final inspection on June 18, 2013, all of the usable items have been removed; however, lots of junk remains on the property and it remains in violation.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: Furniture, household items, propane tanks, building materials, tires, and miscellaneous items too numerous to list."

Citrus County v. Holt EST
Case No. 139076

The Respondent can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

III. ORDER:

Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT:**

The Respondent is granted 30 days from the date of the order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Janice Holt EST. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

It is the responsibility of the Respondent to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

The Respondent has the right to appeal this order within thirty (30) days of the date of the recording of this order in the public records of Citrus County, a political subdivision of the state of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 8th day of July, 2013, at Lecanto, Florida.

BY: Michele L. Lieberman

Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. Certified Mail to Janice Holt EST; 2580 N. Junglecamp Rd.; Inverness, FL 34453-1112, this the 8 day of July, 2013.

Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

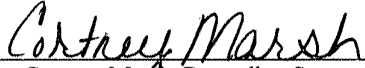
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

FOR RECORDING ONLY

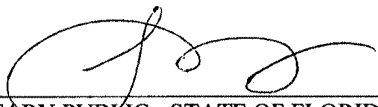
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.


Cortney Marsh, Recording Secretary
Citrus County Code Compliance Special Master
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 8th day of July, 2013, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

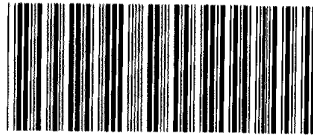



NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: L. Samantha Phillips
Commission No.: EE 91317
Expiration Date: 12-14-2014

**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

COUNTY OF CITRUS,
a political subdivision of the state of Florida
Petitioner,
Vs.

Janice Holt EST
2580 N. Junglecamp Rd.
Inverness, FL 34453-1112
Respondent /



2013047919 3 PGS

Case No.: 139076

FIRST ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, a political subdivision of the state of Florida, on **June 19, 2013**, after due notice to Janice Holt EST, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Janice Holt EST.

Said **ORDER** required Janice Holt EST to take certain corrective action by a time certain, as more specifically set forth in that **ORDER**.

An Affidavit of Non-Compliance, bearing the date of September 10, 2013, has been filed with the Special Master by the Code Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it has been brought to the Special Master's attention that compliance with the Special Master's Order dated July 8, 2013, was not made by Janice Holt EST, it is hereby

ORDERED that Janice Holt EST pay to the County of Citrus, a political subdivision of the state of Florida, a fine of \$6,800.00 for 34 days, August 8, 2013 through September 10, 2013, inclusive at \$200.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$7,339.11**. This is a violation that has continued to exist on property more fully described Alt Key 1711941; AVANZINI UNREC SUB IN S 184 FT OF N 736 FT OF SEC 26 TRACTS 1 & 2 DESC IN OR BK 437 PG 36 in public records of Citrus County, a political subdivision of the state of Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned by Janice Holt EST, pursuant to Section 162.09, Florida Statutes.

The Respondent may request a hearing to challenge the fine within twenty (20) days from the date of this order. This order will be recorded after twenty (20) days from the date of this order and constitute a lien, unless the Respondent files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

DONE AND ORDERED this the 18 day of September 2013 at Lecanto, Citrus County, a political subdivision of the state of Florida.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA

BY: 

Michele L. Lieberman, Special Master

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2013047919 BK: 2583 PG: 2138
10/09/2013 02:32 PM 3 PGS
JCARROLL, DC Receipt #042588

I HEREBY CERTIFY that a true and correct copy of the above foregoing FIRST ORDER IMPOSING FINE has been furnished via US Certified Mail to: Janice Holt EST; 2580 N. Junglecamp Rd.; Inverness, FL 34453-1112 this the 18 day of September, 2013.

Cortney Marsh

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

County of Citrus
State of Florida

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Cortney Marsh, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 18th day of September, 2013.



S. Kimberly Corbin

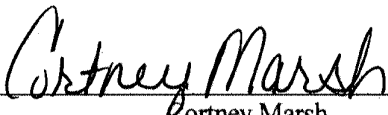
Notary Public - Printed Name

S. Kimberly Corbin

Notary Public - Signature

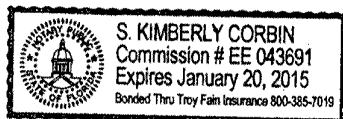
FOR RECORDING ONLY

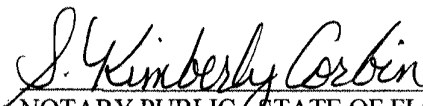
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, a political subdivision of the state of Florida.


Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 18th day of September, 2013, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.




NOTARY PUBLIC, STATE OF FLORIDA
Printed Name: S. Kimberly Corbin
Commission No.: EE 043691
Expiration Date: 1/20/2015

**BEFORE THE CODE COMPLIANCE SPECIAL MASTER
IN AND FOR CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

CITRUS COUNTY,
a political subdivision of the State of Florida,
Petitioner,

v

Case No 139076

JANICE HOLT EST
Respondent,

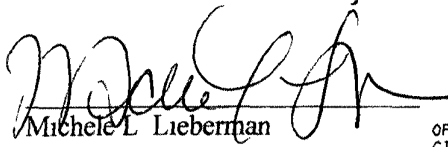


2014007281 3 PGS

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Michele L Lieberman upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Larry Knight pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162 07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondent, JANICE HOLT EST, has come into compliance on January 9, 2014 with the Order issued by the Special Master on July 8, 2013 regarding a violation on property more fully described as Alt Key 1711941, AVANZINI UNREC SUB IN S 184 FT OF N 736 FT OF SEC 26 TRACTS 1 & 2 DESC IN OR BK 437 PG 36

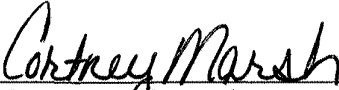
DONE and ORDERED this 19 day of February, 2014


Michele L. Lieberman
Citrus County Code Compliance
Special Master

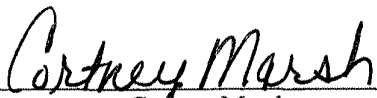
OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$27 00
2014007281 BK 2606 PG 531
02/20/2014 09 00 AM 3 PGS
TSTEELFOX DC Receipt #006619

Citrus County v Holt EST
Case No 139076

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U S Certified Mail to Janice Holt EST, 2580 N Junglecamp Rd , Inverness, FL 34453-1112 this the 19 day of February, 2014

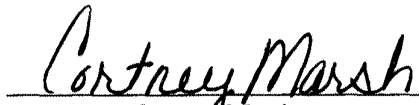

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W Sovereign Path Suite 147
Lecanto, Florida 34461

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida


Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W Sovereign Path
Lecanto, Florida 34461

FOR RECORDING ONLY

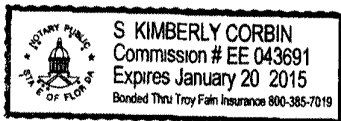
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida



Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W Sovereign Path
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 19th day of February, 2014, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me





NOTARY PUBLIC - STATE OF FLORIDA

Printed Name S. Kimberly Corbin

Commission No EE 043691

Expiration Date 1/20/2015

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923119

To: Tax Collector of CITRUS COUNTY, Florida

I,
KIM E. WEIDE
12448 CARLIN LAKE DR
PRESQUE ISLE, WI 54557,

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
1711941	2020/7757	06-01-2020
Legal Description		
AVANZINI UNREC SUB, TRACT 1 & 2, SEC 26 TWN 18S RNG 20E, MORE PART DESC AS FOLLOWS: COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 33 FT TO POB; THN CONT S 89 DEG 52M 10S E 344.91 FT, THN N 12 DEG 51M 40S W 76.97 FT, THN N 89 DEG 52M 10S W 327.94 FT, THN S 0 DEG 7M 10S E 75 FT TO POB; AND COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 33 FT, THN N 0 DEG 7M 10S W 75 FT TO POB; THN CONT N 0 DEG 7M 10S W 75 FT, THN S 89 DEG 52M 10S E 310.96 FT, THN S 12 DEG 51M 40S E 76.97 FT, THN N 89 DEG 52M 10S W 327.94 FT TO POB. --LESS-- COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 736 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 377.91 FT, THN N 12 DEG 51M 40S W 153.94 FT, THN N 89 DEG 52M 10S W 171.47 FT TO POB; THN S 0 DEG 7M 10S E 75 FT, THN N 89 DEG 52M 10S W 75.44 FT, MOL, TO LAKE WATERS, THN N 0 DEG 7M 10S W, ALONG SAID WATERS, 75 FT TO POINT BEARS N 89 DEG 52M 10S W FROM POB, THN S 89 DEG 52M 10S E 75.44 FT, MOL, TO POB. --TOGETHER WITH-- NON-EXCLUSIVE ING/EGR EASE, USED IN COMMON WITH OTHERS, ACROSS FOLLOW DESC LANDS: COM SW COR LOT 38 C BUCK TURNER CAMPSITES PB 2 PG 29; THN S 0 DEG 7M 10S E, ALONG S'RLY PROJECTION W LINE SAID LOT 38, 552 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 33 FT TO POB; THN S 0 DEG 7M 10S E, PARALLEL AFOREMENTIONED S'RLY PROJECTION W LINE LOT 38, 34 FT, THN S 89 DEG 52M 10S E, PARALLEL S LINE SAID LOT 38, 310.96 FT, THN S 12 DEG 51M 40S E 153.94 FT, THN S 89 DEG 52M 10S E, PARALLEL SAID S LINE, 51.31 FT, THN N 12 DEG 51M 40S W 153.94 FT, THN S 89 DEG 52M 10S E 1378.87 FT, THN S 0 DEG 1M E 22 FT, MOL, TO CANAL WATERS, THN MEANDER E'RLY & NE'RLY, ALONG SAID CANAL WATERS, TO WATERS WITHLACOOCHIEE RIVER, THN MEANDER NW'RLY, ALONG SAID RIVER WATERS, TO POINT BEARS S 89 DEG 52M 10S E FROM POB, THN N 89 DEG 52M 10S W, PARALLEL SAID LINE LOT 38, TO POB		

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
KIM E. WEIDE
12448 CARLIN LAKE DR
PRESQUE ISLE, WI 54557

01-24-2026
Application Date

Applicant's signature

Altkey: 1711941
HOLT JANICE

Parcel ID: 20E18S26 1D000 0010
2580 N JUNGLE CAMP RD , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 6810 - TURNER CAMP ROAD AREA (OUT OF CITY LIMIT
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 000063 - AVANZINI'S UNREC SUBDIVISION
Short Legal AVANZINI UNREC SUB, TRACT 1 & 2, SEC 26 TWN 18S RNG
20E, MORE PART DESC AS FOLLOWS: COM SW COR LOT 38
C BUCK TURNER CAMPSITES PB 2 PG 29; THN S
Est. Parcel Sqft 43,564
Est. Parcel Acres 1.00
Map SC-TW-RG 26-18S-20E

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

Mailing Address

Name HOLT JANICE
Mailing Address 2580 N JUNGLE CAMP RD
INVERNESS FL 34453 1112

All Owners

Name	Owner Type
HOLT JANICE	EO - Estate Of

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	\$4,120	\$4,830	\$8,950	\$8,701	\$0	\$8,701	\$0	\$156.70	Link
2024	\$3,430	\$4,480	\$7,910	\$7,910	\$0	\$7,910	\$0	\$121.39	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	000X	WITHLACOOCHEE RIVER BASIN	\$8,950	14.8298	\$159.06

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
07/17/1976	\$100	0437/0036	02-MIN DOC STAMP (\$100)	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.

Permits**Legacy System Permits (Infor)**

Permit Date	Permit Number	Description	Amount	Occupancy Date
01/15/2014	201400049	DEMOLITION OF MOBILE HOME, TRAVEL TRAILERS, SHEDS	\$2,000	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0078-MISCL-RES-NON-WTR	F-FRONT FOOT	154.00	154.0	299				CLRMH
2	9601-SWAMP/LAKE BOTTOM	A-ACREAGE	.70						CLRMH

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
0	1	WELL 4"-[3-UNIT]	1964			1	1	
0	2	SEPTIC TANK THREE BEDR-[3-UNIT]	1964			1	1	

Total Misc Value
