

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

## Part 1: Tax Deed Application Information

|                      |                                                                                                                             |                         |                                                                                   |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| Applicant            | FIG 20, LLC<br>FIG 20, LLC FBO SEC PTY<br>PO BOX 12225<br>NEWARK, NJ 07101-3411                                             | Property Owner          | CRAIG ROBERT R<br>CRAIG KATHLEEN A<br>7097 N BRUTUS AVE<br>DUNNELLON, FL<br>34433 |
| Property description | MINI FARMS UNIT 6 UNREC SUB PCL 38 FURTHER DESCRIBED AS FOLLOWS: THE N1/2 OF THE SE 1/4, OF THE SE 1 (Full legal attached.) | Application date        | Apr 09, 2026                                                                      |
|                      |                                                                                                                             | Certificate #           | 2024 / 5322                                                                       |
|                      |                                                                                                                             | Date certificate issued | 06/01/2024                                                                        |
|                      |                                                                                                                             | Account number          | 1453500                                                                           |

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|----------------------------------------|----------------------|------------------------------------------|
| # 2024/5322                    | 06/01/2024                           | 415.19                                 | 55.70                | 470.89                                   |
| → Part 2: Total*               |                                      |                                        |                      | 470.89                                   |

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

| Column 1<br>Certificate Number | Column 2<br>Date of Other Certificate Sale | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4 + Column 5) |
|--------------------------------|--------------------------------------------|----------------------------------------------|---------------------------------|----------------------|-------------------------------------------|
| # 2025/5704                    | 06/01/2025                                 | 537.76                                       | 6.25                            | 33.27                | 577.28                                    |
| Part 3: Total*                 |                                            |                                              |                                 |                      | 577.28                                    |

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

|                                                                                                                                     |          |
|-------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 1,048.17 |
| 2. Delinquent taxes paid by the applicant                                                                                           | 0.00     |
| 3. Current taxes paid by the applicant                                                                                              | 536.40   |
| 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)                                 | 120.57   |
| 7. Total Paid (Lines 1-6)                                                                                                           | 2,130.14 |

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 7th of August, 2026 |

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>                                              |           |
|-----------------------------------------------------------------------------------------------------------|-----------|
| 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. <b>Total Paid (Lines 8-13)</b>                                                                        | 129.00    |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. | 23,941.50 |
| 16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)                                   | 26,200.64 |
| 17. Redemption fee                                                                                        | 6.25      |
| 18. Total amount to redeem                                                                                | 26,206.89 |
| 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.

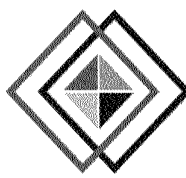
#### Clerk of Court (complete Part 5)

**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)

MINI FARMS UNIT 6 UNREC SUB PCL 38 FURTHER DESCRIBED AS FOLLOWS: THE N1/2 OF THE SE 1/4, OF THE SE 1/4, OF THE SW 1/4 OF SEC 30, TOWNSHIP 17S, RANGE 18E SUBJECT TO AN EASEMENT ACROSS THE W 25 FT FOR ROW



## **TAX DEED APPLICATION COVER LETTER**

**Account #:** 1453500

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**

FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

**Owner on Current Tax Roll**

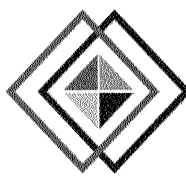
CRAIG ROBERT R  
CRAIG KATHLEEN A  
7097 N BRUTUS AVE  
DUNNELLON, FL 34433

**Additional Parties, Per Search**

MINI-FARMS PROPERTY OWNERS ASSOCIATION, Lien Holder  
INC.  
JARED BLOCK, ESQ.  
FLORIDA COMMUNITY LAW GROUP, P.L.  
P.O. BOX 292965  
DAVIE, FL 33329-2965

MINI-FARMS PROPERTY OWNERS' ASSOCIATION, Lien Holder  
INC.  
2541 N. RESTON TERRACE  
HERNANDO, FL 34442

MINI-FARMS PROPERTY OWNERS' ASSOCIATION, Lien Holder  
INC.  
QUALIFIED PROPERTY MANAGEMENT INC



*Integrity • Innovation*

**Janice A. Warren, C.F.C.**

*Citrus County Tax Collector*

5901 US HWY 19  
SUITE 7Q  
NEW PORT RICHEY, FL 34652

QUALIFIED PROPERTY MANAGEMENT INC,  
REGISTERED AGENT O/B/O MINI-FARMS PROPERTY  
OWNERS' ASSOCIATION, INC.  
5901 US HIGHWAY 19  
SUITE 7Q  
NEW PORT RICHEY, FL 34652

Lien Holder's Agent/Rep

ROBERT R. CRAIG AND KATHLEEN A. CRAIG  
671 NORTHWEST BLVD.  
ST. PETE, FL 33702

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](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto: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                     |
|-----------|---------------------|--------------------------------------|
| 1453500   | 18E17S30 3A000 0380 | 7097 N BRUTUS AVE<br>DUNNELLON 34433 |

## Legal Description

MINI FARMS UNIT 6 UNREC SUB PCL 38 FURTHER DESCRIBED AS FOLLOWS: THE N 1/2 OF THE SE 1/4, OF THE SE 1/4, OF THE SW 1/4 OF SEC 30, TOWNSHIP 17S, RANGE 18E SUBJECT TO AN EASEMENT ACROSS THE W 25 FT FOR ROW

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---------------|----------------|------------|--------------|-------------|
| 2024 - 5322   | \$47,883       | Yes        | Yes          | No          |

**Owner of Record on Current Tax Roll**  
ROBERT R CRAIG KATHLEEN A CRAIG

## Billing Name & Address

7097 N BRUTUS AVE  
DUNNELLON FL 34433

# PROPERTY INFORMATION REPORT

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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:** 08/03/2026      **Search covers**      **20 years**      **through:** 07/28/2026

*Christina Young*  
Title Examiner

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## **General Examiner Comments:**

The legal description on the conveyance(s) or vesting deed(s) differ from the Property Appraiser records. The Property Appraiser does not include "Citrus County Florida" in it's description of the subject property.

**APPARENT TITLE HOLDER**

| <b>Name &amp; Address of Record</b>                                               | <b>Document</b>                  | <b>Examiner Comments</b> |
|-----------------------------------------------------------------------------------|----------------------------------|--------------------------|
| ROBERT R. CRAIG AND KATHLEEN A. CRAIG<br>671 NORTHWEST BLVD.<br>ST. PETE FL 33702 | Warranty Deed<br>Bk:1140 Pg:1098 |                          |

**Related Documents (for Reference)**

None found.

**MORTGAGE HOLDER**

| <b>Name &amp; Address of Record</b> | <b>Document</b> | <b>Examiner Comments</b> |
|-------------------------------------|-----------------|--------------------------|
| None found.                         |                 |                          |

**Related Documents (for Reference)**

None found.

**LIEN HOLDER**

| <b>Name &amp; Address of Record</b>                                                                                                                                         | <b>Document</b>               | <b>Examiner Comments</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------|
| MINI-FARMS PROPERTY OWNERS'<br>ASSOCIATION, INC.<br>2541 N. RESTON TERRACE<br>HERNANDO FL 34442                                                                             | Lien<br>Bk:3509 Pg:2492       |                          |
| MINI-FARMS PROPERTY OWNERS<br>ASSOCIATION, INC.<br>JARED BLOCK, ESQ.<br>FLORIDA COMMUNITY LAW GROUP, P.L.<br>P.O. BOX 292965<br>DAVIE FL 33329-2965                         | Lis Pendens<br>Bk:3597 Pg:349 |                          |
| QUALIFIED PROPERTY MANAGEMENT INC,<br>REGISTERED AGENT O/B/O MINI-FARMS<br>PROPERTY OWNERS' ASSOCIATION, INC.<br>5901 US HIGHWAY 19<br>SUITE 7Q<br>NEW PORT RICHEY FL 34652 | Sunbiz<br>Association         |                          |

**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

Prepared and Return to:  
Jeri Meyers  
1326 SE Hwy #19  
Crystal River, FL 34429

96 JUL 10 PM 12 57

914496  
914496

WARRANTY DEED

This WARRANTY DEED made the 25th day of June, 1996 by  
JOSEPH DRANCHAK, UNREMARKED WIDOWER AND SURVIVING SPOUSE OF VIOLA  
DRANCHAK A/K/A ELEANOR VIOLA DRANCHAK

whose postoffice address is: 2148 Orchard Drive, S. Plainfield, NJ 07080-2932  
herein after called the grantor, to  
ROBERT R. CRAIG and KATHLEEN A. CRAIG, HIS WIFE

whose postoffice address is:  
671 NORTHWEST BLVD., ST. PETE, FL 33702  
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 of \$12,000.00 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, viz:

PARCEL NO. 38, MINI FARMS, UNIT NO. 6, LEGALLY DESCRIBED AS: THE NORTH  
1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 30, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA.  
SUBJECT TO AN EASEMENT ACROSS THE WEST 25 FEET THEREOF FOR ROAD RIGHT OF  
WAY.

GRANTOR HEREIN CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT HIS CONSTITUTIONAL HOMESTEAD AS MADE AND  
PROVIDED BY THE LAWS OF THE STATE OF FLORIDA, AND IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO GRANTOR'S HOMESTEAD.  
GRANTOR FURTHER STATES THAT HE AND HIS SPOUSE WERE CONTINUOUSLY MARRIED FROM THE DATE THEY ACQUIRED TITLE TO ABOVE  
DESCRIBED PROPERTY UNTIL THE DEATH OF SAID SPOUSE.

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 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 and assessments accruing subsequent to  
December 31, 1995, and subject to restrictions, reservations, and easements of record.

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:

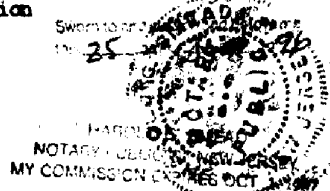
(3) Eleanor V. Haines (2A) Joseph Dranchak (SEAL)  
Witness-Signature Only JOSEPH DRANCHAK  
ELEANOR V. HAINES (2B) (SEAL)  
Type or Print Name of Witness Documentary Tax Paid \$ 14.00  
(4) Darlene M. Abbuzzese Intangible Tax Paid (2C) (SEAL)  
Witness-Signature Only \$ 0 -  
Darlene M. Abbuzzese (2D) (SEAL)  
Type or Print Name of Witness Betty Striker, Clerk of Circuit Court,  
Citrus County, Florida

State of (5) New Jersey  
County of (6) Middlesex By: Rh D.C. (10) (AFFIX NOTARY SEAL)

The foregoing instrument was acknowledged before  
me this (7) 25th day of June, 1996  
by JOSEPH DRANCHAK, UNREMARKED WIDOWER AND SURVIVING SPOUSE OF VIOLA DRANCHAK A/K/A ELEANOR  
VIOLA DRANCHAK.  
who has produced a NJ drivers Lic as identification  
and who did or did not take an oath.

(8) Harold Smead  
Notary Public-Signature Only  
HAROLD SMEAD  
Type or Print Name of Notary Public

My Commission expires: (9) OCT 1, 97



This instrument Prepared By  
Record and Return To:

Name: Jared Block, Esq.  
Florida Community Law Group, P.L.  
P.O. Box 292965  
Davie, FL 33329-2965

CLAIM OF LIEN

KNOWN ALL MEN BY THESE PRESENTS,

*Mini-Farms Property Owners' Association, Inc.* (hereinafter referred to as "ASSOCIATION"), whose principal place of business address is, 2541 N. Reston Terrace, Hernando, Florida 34442 files this, its Claim of Lien upon the following described real property situated, lying and being in *Citrus* County, State of Florida, to wit:

PARCEL NO. 38, MINI FARMS, UNIT NO. 6, LEGALLY DESCRIBED AS: THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA. SUBJECT TO AN EASEMENT ACROSS THE WEST 25 FEET THEREOF FOR ROAD RIGHT OF WAY.

The owners of said parcel are: *Robert R. Craig and Kathleen A. Craig*

Past Due Assessments and/or Special Assessments through October 17, 2024: \$250.00

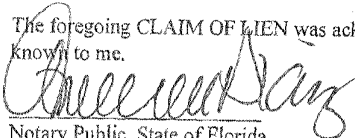
This claim of lien secures all unpaid assessments that are due and that may accrue after the claim of lien is recorded and through the entry of a final judgment, as well as interest and all reasonable costs and attorney's fees incurred by the association incident to the collection process. Upon payment in full, the person making the payment is entitled to a satisfaction of the lien.

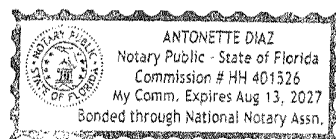
IN WITNESS WHEREOF, ASSOCIATION has caused this Claim of Lien to be executed on October 17, 2024.

BY:   
Jared Block, Esq., Attorney and Agent for Mini-Farms Property Owners' Association, Inc.  
Florida Community Law Group, P.L.  
P.O. Box 292965  
Davie, FL 33329-2965

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing CLAIM OF LIEN was acknowledged in person before me October 17, 2024 by Jared Block, Esq., who is personally known to me.

  
Notary Public, State of Florida  
My Commission Expires:



Filing # 230191897 E-Filed 08/25/2025 07:55:49 PM

IN THE CIRCUIT COURT OF THE 5TH  
JUDICIAL CIRCUIT, IN AND FOR CITRUS  
COUNTY, FLORIDA

CASE NO. 2025 CA 000663 A

MINI-FARMS PROPERTY OWNERS  
ASSOCIATION, INC. a Florida non-profit  
Corporation,

Plaintiff,

vs.

ROBERT R. CRAIG; KATHLEEN A. CRAIG, et al.,

Defendant(s).

\_\_\_\_\_ /

**NOTICE OF LIS PENDENS**

TO: Defendant(s) ROBERT R. CRAIG; KATHLEEN A. CRAIG, and all others whom it may concern:

YOU ARE NOTIFIED of the institution of this action by the Plaintiff against you, seeking foreclosure on the following described real property located in CITRUS County, Florida:

PARCEL NO. 38, MINI FARMS, UNIT NO. 6, LEGALLY DESCRIBED AS: THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA. SUBJECT TO AN EASEMENT ACROSS THE WEST 25 FEET THEREOF FOR ROAD RIGHT OF WAY.

DATED on August 25, 2025.

Florida Community Law Group, P.L.  
Attorneys for Plaintiff  
P.O. Box 292965  
Davie, FL 33329-2965  
Tel: (954) 372-5298  
Fax: (866) 424-5348  
Email: jared@flclg.com

By: /s/ Jared Block, Esq.  
Jared Block, Esq.  
Florida Bar No.: 90297



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## Detail by Entity Name

Florida Not For Profit Corporation

MINI-FARMS PROPERTY OWNERS' ASSOCIATION, INC.

### Filing Information

**Document Number** 734397  
**FEI/EIN Number** 51-0189511  
**Date Filed** 11/20/1975  
**State** FL  
**Status** ACTIVE  
**Last Event** AMENDMENT  
**Event Date Filed** 12/30/2015  
**Event Effective Date** NONE

### Principal Address

QUALIFIED PROPERTY MANAGEMENT INC  
5901 US HIGHWAY 19  
SUITE 7Q  
NEW PORT RICHEY, FL 34652

Changed: 04/16/2026

### Mailing Address

QUALIFIED PROPERTY MANAGEMENT INC  
5901 US HIGHWAY 19  
SUITE 7Q  
NEW PORT RICHEY, FL 34652

Changed: 04/16/2026

### Registered Agent Name & Address

QUALIFIED PROPERTY MANAGEMENT INC  
5901 US HIGHWAY 19  
SUITE 7Q  
NEW PORT RICHEY, FL 34652

Name Changed: 04/16/2026

Address Changed: 04/16/2026

### Officer/Director Detail

**Name & Address**

**Title President**

BROOKS, ANNE  
QUALIFIED PROPERTY MANAGEMENT INC  
5901 US HIGHWAY 19  
SUITE 7Q  
NEW PORT RICHEY, FL 34652

**Title VP**

HOFFMAN, DANIEL  
QUALIFIED PROPERTY MANAGEMENT INC  
5901 US HIGHWAY 19  
SUITE 7Q  
NEW PORT RICHEY, FL 34652

**Title Treasurer**

BAXTER-FRICK, KERRIE  
QUALIFIED PROPERTY MANAGEMENT INC  
5901 US HIGHWAY 19  
SUITE 7Q  
NEW PORT RICHEY, FL 34652

**Title Secretary**

ANDERS, KIMBERLY  
QUALIFIED PROPERTY MANAGEMENT INC  
5901 US HIGHWAY 19  
SUITE 7Q  
NEW PORT RICHEY, FL 34652

**Title Director**

HERNANDEZ, JONATHAN  
QUALIFIED PROPERTY MANAGEMENT INC  
5901 US HIGHWAY 19  
SUITE 7Q  
NEW PORT RICHEY, FL 34652

**Title Director**

SCIANNA, JOHN  
QUALIFIED PROPERTY MANAGEMENT INC  
5901 US HIGHWAY 19  
SUITE 7Q  
NEW PORT RICHEY, FL 34652

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2025        | 04/29/2025 |
| 2026        | 04/16/2026 |
| 2026        | 06/05/2026 |

#### **Document Images**

|                                                             |                                          |
|-------------------------------------------------------------|------------------------------------------|
| <a href="#"><u>06/05/2026 -- AMENDED ANNUAL REPORT</u></a>  | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/16/2026 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>05/09/2025 -- AMENDED ANNUAL REPORT</u></a>  | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/29/2025 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/22/2024 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
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| <a href="#"><u>04/27/2022 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/26/2021 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>06/26/2020 -- AMENDED ANNUAL REPORT</u></a>  | <a href="#">View image in PDF format</a> |
| <a href="#"><u>05/27/2020 -- AMENDED ANNUAL REPORT</u></a>  | <a href="#">View image in PDF format</a> |
| <a href="#"><u>03/06/2020 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>03/12/2019 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>05/18/2018 -- AMENDED ANNUAL REPORT</u></a>  | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/03/2018 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/19/2017 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/12/2016 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>12/30/2015 -- Amendment</u></a>              | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/20/2015 -- Articles of Correction</u></a> | <a href="#">View image in PDF format</a> |
| <a href="#"><u>03/31/2015 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>12/02/2014 -- AMENDED ANNUAL REPORT</u></a>  | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/10/2014 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/08/2013 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
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| <a href="#"><u>04/06/2011 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/09/2010 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>07/22/2009 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>06/30/2009 -- Amendment</u></a>              | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/07/2009 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>05/05/2008 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/19/2007 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
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| <a href="#"><u>03/15/2005 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
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| <a href="#"><u>02/17/2003 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/23/2002 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>05/22/2001 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
| <a href="#"><u>06/21/2000 -- Amendment</u></a>              | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/20/2000 -- ANNUAL REPORT</u></a>          | <a href="#">View image in PDF format</a> |
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**Altkey: 1453500**  
**CRAIG ROBERT R**

**Parcel ID: 18E17S30 3A000 0380**  
**7097 N BRUTUS AVE , DUNNELLON, 34433**

**Citrus County Property Appraiser, Cregg E. Dalton**

|                                              |                                                                                                                                |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| PC Code                                      | 0200 - MOBILE HOME                                                                                                             |
| Bldg Counts                                  | Res 0 / MH 1 / Comm 0                                                                                                          |
| Nbhd                                         | 6600 - MINI FARMS SOUTH                                                                                                        |
| Tax District                                 | 000X - WITHLACOOCHEE RIVER BASIN                                                                                               |
| Subdivision                                  | 003029 - MINI FARMS UNIT 06                                                                                                    |
| Short Legal                                  | MINI FARMS UNIT 6 UNREC SUB PCL 38 FURTHER DESCRIBED<br>ASFOLLOWS:THE N 1/2 OF THE SE 1/4, OF THE SE 1/4, OF THE SW 1/4 OF SEC |
| Est. Parcel Sqft                             | 229,217                                                                                                                        |
| Est. Parcel Acres                            | 5.26                                                                                                                           |
| Map SC-TW-RG                                 | 30-17S-18E                                                                                                                     |
| Recording Activity Notification (RAN) system | WORRIED ABOUT PROPERTY FRAUD?                                                                                                  |

**Mailing Address**

|                 |                                         |
|-----------------|-----------------------------------------|
| Name            | CRAIG ROBERT R                          |
| Mailing Address | 7097 N BRUTUS AVE<br>DUNNELLON FL 34433 |

**All Owners**

| Name             | Owner Type            |
|------------------|-----------------------|
| CRAIG ROBERT R   | HW - Husband And Wife |
| CRAIG KATHLEEN A | HW - Husband And Wife |

**Homestead Exemption**

| Code            | Homestead Year Begin |
|-----------------|----------------------|
| R39 - Homestead | 1998                 |

**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 | \$97,350   | \$54,915   | \$152,265  | \$47,883          | \$25,000            | \$22,883         | \$104,382      | \$520.78     | <a href="#">Link</a> |
| 2024 | \$71,040   | \$51,010   | \$122,050  | \$46,534          | \$25,000            | \$21,534         | \$75,516       | \$454.78     | <a href="#">Link</a> |

**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 | \$152,265    | 14.8298      | \$2,393.48   |

**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 |
|------------|------------|-----------|------------------|-----|
| 06/01/1996 | \$12,000   | 1140/1098 | 00-WARRANTY DEED | V   |
| 09/01/1977 | \$10,400   | 0476/0445 | 00-WARRANTY DEED | 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.

**Permit Summary**

| Permit Date | Permit Number | Description | Amount   | Occupancy Date |
|-------------|---------------|-------------|----------|----------------|
| 06/01/1997  | 199703553     | MH 85 14X66 | \$19,000 |                |

**Land & Agricultural**

| Line | Land Use | Type | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|------|----------|------|-------|----------|-------|---------|------------------|------------|--------|
|------|----------|------|-------|----------|-------|---------|------------------|------------|--------|

1 0208-MOBILE HOME NON-WATERFRONT A-ACREAGE 5.26 .0 \$97,350 RURMH

**Residential**

|                                |                              |
|--------------------------------|------------------------------|
| Bldg Number                    | 1                            |
| Class                          | R5 - RESIDENTIAL MOBILE HOME |
| Year Built                     | 1985                         |
| Total FLA                      | 924                          |
| Total Under Roof               | 924                          |
| Exterior Wall                  | 18 - METAL SIDING WD FRAME   |
| Foundation                     | 6 - MINIMAL                  |
| HVAC                           | 106 - FORCED AIR DUCTED      |
| Stories                        | 1                            |
| Floor System                   | 03 - MBL. HOME 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                            | 106,504                      |
| RCNLD                          | 45,625                       |

**Additions to Base Area**

| Building | Description   | Year Built | Area |
|----------|---------------|------------|------|
| 1        | MAIN BUILDING | 1985       | 924  |

**Miscellaneous Improvements**

| Building # | Line | Description                                        | Year Built | L  | W  | Units | Area | Value |
|------------|------|----------------------------------------------------|------------|----|----|-------|------|-------|
| 1          | 1    | UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]      | 1997       | 10 | 14 | 1     | 140  | 190   |
| 1          | 2    | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]            | 1999       | 10 | 10 | 1     | 100  | 600   |
| 1          | 3    | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]            | 2015       | 12 | 16 | 1     | 192  | 2,140 |
| 1          | 4    | OPEN PORCH FIN ALUMINUM WITH DECK FLOOR-[1-SF]     | 2009       | 9  | 20 | 1     | 180  | 3,020 |
| 1          | 5    | CARPORT ALUM PREFAB ALUM ROOF W/O CONC SLAB-[1-SF] | 2019       | 12 | 20 | 1     | 240  | 450   |
| 1          | 6    | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]            | 2017       | 9  | 15 | 1     | 135  | 1,610 |
| 1          | 7    | CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]          | 2006       | 12 | 12 | 1     | 144  | 640   |

1 8 CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]

2006

12 12

1 144 640

**Total Misc Value**

9,290

**Legal Description****Legal Description**

MINI FARMS UNIT 6 UNREC SUB PCL 38 FURTHER DESCRIBED AS  
FOLLOWS:  
THE N 1/2 OF THE SE 1/4, OF THE SE 1/4, OF THE SW 1/4 OF SEC  
30, TOWNSHIP 17S, RANGE 18E  
SUBJECT TO AN EASEMENT ACROSS THE W 25 FT FOR ROW

**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.

1453500

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923224

To: Tax Collector of CITRUS COUNTY, Florida

I,  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

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       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------|
| 1453500                                                                                                                                                                                                    | 2024/5322       | 06-01-2024 |
| Legal Description                                                                                                                                                                                          |                 |            |
| MINI FARMS UNIT 6 UNREC SUB PCL 38 FURTHER DESCRIBED AS FOLLOWS: THE N1/2 OF THE SE 1/4, OF THE SE 1/4, OF THE SW 1/4 OF SEC 30, TOWNSHIP 17S, RANGE 18E SUBJECT TO AN EASEMENT ACROSS THE W 25 FT FOR ROW |                 |            |

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  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-09-2026  
Application Date

\_\_\_\_\_  
Applicant's signature

Altkey: 1453500  
CRAIG ROBERT R

Parcel ID: 18E17S30 3A000 0380  
7097 N BRUTUS AVE , DUNNELLON, 34433

### Citrus County Property Appraiser, Cregg E. Dalton

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| PC Code           | 0200 - MOBILE HOME                                                                                                                |
| Bldg Counts       | Res 0 / MH 1 / Comm 0                                                                                                             |
| Nbhd              | 6600 - MINI FARMS SOUTH                                                                                                           |
| Tax District      | 000X - WITHLACOOCHEE RIVER BASIN                                                                                                  |
| Subdivision       | 003029 - MINI FARMS UNIT 06                                                                                                       |
| Short Legal       | MINI FARMS UNIT 6 UNREC SUB PCL 38 FURTHER<br>DESCRIBED ASFOLLOWS:THE N 1/2 OF THE SE 1/4, OF<br>THE SE 1/4, OF THE SW 1/4 OF SEC |
| Est. Parcel Sqft  | 229,217                                                                                                                           |
| Est. Parcel Acres | 5.26                                                                                                                              |
| Map SC-TW-RG      | 30-17S-18E                                                                                                                        |

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

### Mailing Address

|                 |                                         |
|-----------------|-----------------------------------------|
| Name            | CRAIG ROBERT R                          |
| Mailing Address | 7097 N BRUTUS AVE<br>DUNNELLON FL 34433 |

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| Name             | Owner Type            |
|------------------|-----------------------|
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| CRAIG KATHLEEN A | 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 | \$97,350   | \$54,915   | \$152,265  | \$47,883          | \$25,000            | \$22,883         | \$104,382      | \$520.78     | <a href="#">Link</a> |
| 2024 | \$71,040   | \$51,010   | \$122,050  | \$46,534          | \$25,000            | \$21,534         | \$75,516       | \$454.78     | <a href="#">Link</a> |

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| Project # | Description               | Amount   |
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| 09/01/1977 | \$10,400   | 0476/0445 | 00-WARRANTY DEED | 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 |
|-------------|---------------|-------------|----------|----------------|
| 06/01/1997  | 199703553     | MH 85 14X66 | \$19,000 |                |

**Land & Agricultural**

| Line | Land Use                           | Type      | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|------|------------------------------------|-----------|-------|----------|-------|---------|------------------|------------|--------|
| 1    | 0208-MOBILE HOME<br>NON-WATERFRONT | A-ACREAGE | 5.26  | .0       |       |         |                  |            | RURMH  |

**Residential**

|                                |                              |
|--------------------------------|------------------------------|
| Bldg Number                    | 1                            |
| Class                          | R5 - RESIDENTIAL MOBILE HOME |
| Year Built                     | 1985                         |
| Total FLA                      | 924                          |
| Total Under Roof               | 924                          |
| Exterior Wall                  | 18 - METAL SIDING WD FRAME   |
| Foundation                     | 6 - MINIMAL                  |
| HVAC                           | 106 - FORCED AIR DUCTED      |
| Stories                        | 1                            |
| Floor System                   | 03 - MBL. HOME 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 | 1985       | 924  |

**Miscellaneous Improvements**

| Building # | Line | Description                                        | Year Built | L  | W  | Units | Area | Value |
|------------|------|----------------------------------------------------|------------|----|----|-------|------|-------|
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| 1          | 2    | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]            | 1999       | 10 | 10 | 1     | 100  |       |
| 1          | 3    | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]            | 2015       | 12 | 16 | 1     | 192  |       |
| 1          | 4    | OPEN PORCH FIN ALUMINUM WITH DECK FLOOR-[1-SF]     | 2009       | 9  | 20 | 1     | 180  |       |
| 1          | 5    | CARPORT ALUM PREFAB ALUM ROOF W/O CONC SLAB-[1-SF] | 2019       | 12 | 20 | 1     | 240  |       |
| 1          | 6    | UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]            | 2017       | 9  | 15 | 1     | 135  |       |
| 1          | 7    | CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]          | 2006       | 12 | 12 | 1     | 144  |       |
| 1          | 8    | CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]          | 2006       | 12 | 12 | 1     | 144  |       |

|                         |
|-------------------------|
| <b>Total Misc Value</b> |
|-------------------------|