

RECEIVED

By Tammy S. Kirby at 3:41 pm, 8/11/26

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	GERALD YOUNG 11765 STONEWALL SPRINGS AVE LAS VEGAS, NV 89138	Property Owner	TULSIANI GROUP OF COMPANIES LTD 21 QUEEN ST E STE 200 BRAMPTON ON L6W 3P1 CANADA
Property description	CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 1 BLK 1675	Application date	Apr 23, 2026
		Certificate #	2024 / 2098
		Date certificate issued	06/01/2024
		Account number	2056797

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2024/2098	06/01/2024	171.05	25.41	196.46
# 2025/2246	06/01/2025	178.78	12.70	191.48
→ Part 2: Total*				387.94

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)
# /					
Part 3: Total*					0.00

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)	387.94
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	223.81
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)	62.21
7. Total Paid (Lines 1-6)	1,098.96

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

Signature, Tax Collector or Designee

Citrus County, Florida

Date 11th 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)	1,227.96
17. Redemption fee	6.25
18. Total amount to redeem	1,234.21
Signature, Clerk of Court or Designee Date of sale	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

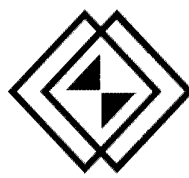
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

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

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

FULL LEGAL (If applicable)



TAX DEED APPLICATION COVER LETTER

Account #: 2056797

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

GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

Owner on Current Tax Roll

TULSIANI GROUP OF COMPANIES LTD
21 QUEEN ST E STE 200
BRAMPTON ON
L6W 3P1
CANADA

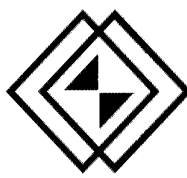
Additional Parties, Per Search

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

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

ROBERT B CHILDERS JR, REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION INC PO BOX 236 HOLDER, FL 34445	Other Party
--	-------------

ROBERT B CHILDERS, JR., REGISTERED AGENT CITRUS SPRINGS CIVIC ASSOCIATION, INC.	Other Party
--	-------------



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

TULSIANI GROUP OF COMPANIES LTD
200 21 QUEEN ST E
BRAMPTON, ONTARIO L6W 3P1
CANADA

Title Holder

Certified By:

Sabrina Maloy

Tax Collector or Authorized Designee

TitleExpress

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
2056797	18E17S100230 16750 0010	2388 W BENTLEY ST CITRUS SPRINGS 34434

Legal Description

CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 1 BLK 1675

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 2098	\$4,961	No	No	No

Owner of Record on Current Tax Roll
TULSIANI GROUP OF COMPANIES LTD

Billing Name & Address
TULSIANI GROUP OF COMPANIES LTD

21 QUEEN ST E STE 200
BRAMPTON ON
L6W 3P1
CANADA

200 21 QUEEN ST E
BRAMPTON ONTARIO L6W 3P1
CANADA

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 07/27/2026 **Search covers** **20 years** **through:** 07/22/2026

Karen LaBree
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record

TULSIANI GROUP OF COMPANIES LTD
21 QUEEN STREET EAST
SUITE #200
BRAMPTON ONTARIO L6W 3P1

Document

Warranty Deed
Bk:2643 Pg:1926

Examiner Comments

Address is incomplete. No
Sunbiz record found.

Related Documents (for Reference)

Warranty Deed
Bk:1913 Pg:745

Certificate of Title
Bk:2194 Pg:823

Warranty Deed
Bk:2223 Pg:1646

MORTGAGE HOLDER

Name & Address of Record

None found.

Document

Examiner Comments

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record

None found.

Document

Examiner Comments

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CITRUS SPRINGS CIVIC ASSOCIATION, INC. P.O. BOX 236 HOLDER FL 34445	Sunbiz Citrus Springs	
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz Citrus Springs	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

Prepared by:
Agent Title Services, LLC
1104 SE 46th Lane, Suite 1
Cape Coral, Florida 33904
File Number: 14-07-107

General Warranty Deed

Made this August 27, 2014 A.D., By Razbro Corporation a Florida Corporation and Razbro Real Estate Investments, Inc. a Florida Corporation, whose post office address is: 11055 Ancient Futures Dr., Tampa, FL 33647, hereinafter called the grantor, to Tulsiani Group of Companies LTD, whose post office address is: 21 Queen Street East, Suite #200, Brampton, Ontario L6W 3P1, hereinafter called the grantee:

(Whoever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

PARCEL 1

Lot 16, Block 178, Citrus Springs Unit 4, according to the Plat thereof, as recorded in Plat Book 5, Pages 133 through 152, inclusive, of the Public Records of Citrus County, Florida.

PARCEL 2

Lot 5, Block 744, Citrus Springs Unit 14, according to the Plat thereof, as recorded in Plat Book 6, Pages 110 through 115, inclusive, of the Public Records of Citrus County, Florida.

PARCEL 3

Lot 1, Block 1675, Citrus Springs Unit 23, according to the Plat thereof, as recorded in Plat Book 7, Pages 115 through 133, inclusive, of the Public Records of Citrus County, Florida.

PARCEL 4

Lot 20, Block 1675, Citrus Springs Unit 23, according to the Plat thereof, as recorded in Plat Book 7, Pages 115 through 133, inclusive, of the Public Records of Citrus County, Florida

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

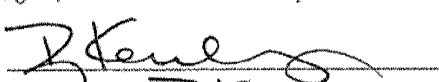
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 accruing subsequent to December 31, 2013.

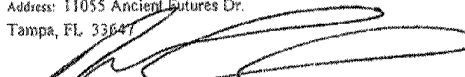
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name: R. K. K. K.

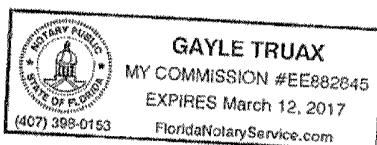

Witness Printed Name: GRAND

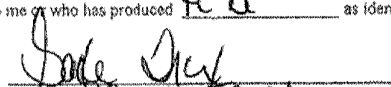

(Seal)
By: Razbro Corporation the CEO of Razbro Corporation
Address: 11055 Ancient Futures Dr.
Tampa, FL 33647


(Seal)
BY: Razbro Real Estate Investments, Inc. the CEO of Razbro Real Estate Investments, Inc.
Address: 11055 Ancient Futures Dr.
Tampa, FL 33647

State of Florida County of Lee

The foregoing instrument was acknowledged before me this 27th day of SEP, 2014, by Razbro Corporation the CEO of both Razbro Corporation a Florida Corporation and Razbro Real Estate Investments, Inc. a Florida Corporation, who is/are personally known to me or who has produced FC ID as identification.




Notary Public
Print Name: Gayle Truax
My Commission Expires: _____

REC-18 50
DOC-416 50

This instrument prepared by and for record and return to

SCOTT G. LYONS, PRESIDENT
NATURE COAST TITLE COMPANY, INC.
659 NE Hwy 19
CRYSTAL RIVER, FLORIDA, 34429

File #: 06C17598

Property Appraisers Parcel Identification (Folio) Numbers

10-17S-18E-0230-16750-0010

Alternate Key #: 2056797

Grantee SS #s:

This instrument is prepared in connection with the issuance of a Title Insurance Policy

SPACE ABOVE THIS LINE FOR RECORDING DATA



OFFICIAL RECORDS
CITRUS COUNTY
DEITY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$18.50
DOCUMENTARY TAX \$416.50
2005084412 BK:1913 PG:745
09/28/2005 09:11 AM 2 PGS
ATYRE, DC Receipt #049185

WARRANTY DEED

THIS WARRANTY DEED, made the 29th day of August, A.D. 2005, between

Scott G. Lyons and Sheryl A. Lyons, Husband and Wife

herein called the grantors, and

Donna C. Lenau, a single woman

whose post office address is: 807 Sapodilla Dr., Barefoot Bay, FL 32976

hereinafter called the Grantee

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

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Citrus County, State of Florida, v/z

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Grantors hereby warrants and certifies that the herein described property is not their homestead property nor contiguous to their homestead property.

The grantors herein certify that the herein described property is vacant land.

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 grantors hereby covenant with said grantee that the grantors is/are lawfully seized of said land in fee simple, that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004, subject to easements, restrictions, and/or reservations of Records

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Annie Adams

Witness Signature
Annie Adams

Crystal Wellman

Witness Signature
Crystal Wellman

Printed Signature

Scott G. Lyons

6230 W. Rio Grande Dr. Barefoot Hills, FL 34455

L.S.

Sheryl A. Lyons

6230 W. Rio Grande Dr. Barefoot Hills, FL 34455

L.S.

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 29th day of August, 2005 by Scott G. Lyons and Sheryl A. Lyons, Husband and Wife who is/are personally known to me or have produced as identification and did (did not) take an oath

SEAL



Crystal Wellman
Commission #DD219152
Expires Jun 02, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Signature Crystal Wellman

EXHIBIT "A"

Lots 1 and 29, in Block 1675, of CITRUS SPRINGS, UNIT 23, according to map or plat thereof as recorded in Plat Book 7, pages 115 through 133, inclusive, Public Records of Citrus County, Florida.

REGIONS BANK,
Plaintiff,

vs.

DONNA C. LNAU
Defendant. /

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

Case No. 2007CA3426 - R

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a Certificate of Sale in this action on January 17, 2008 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Citrus County, Florida:

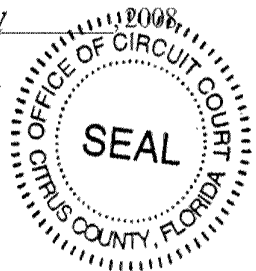
LOTS 1 AND 20, IN BLOCK 1675, OF CITRUS SPRINGS, UNIT 23, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 115 THROUGH 133, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

was sold to Regions Bank, whose address is
c/o Leslie S. White, Esq. 109 E Church St 5th Floor, PO Box 3146,
Orlando, FL 32801

WITNESS my hand and seal of the Court on this 29 day of January, 2008.

BETTY STRIFLER, Clerk of Courts
Clerk of the Court

By: [Signature]
Deputy Clerk



CERTIFICATE OF SERVICE

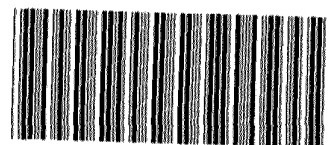
I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by United States Mail this 29 day of January, 2008, to LESLIE S. WHITE, ESQ., Rush, Marshall, Jones & Kelly, P.A., 109 East Church Street, 5th Floor, P.O. Box 3146, Orlando, FL 32801; DONNA C. LNAU, 807 Sapodilla Dr., Barefoot Bay, FL 32976

BETTY STRIFLER, Clerk of Courts

[Signature]
Court Clerk

FILED
CITRUS COUNTY FLORIDA
BETTY STRIFLER, CLERK
2008 JAN 29 4:45

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$0.00
DOCUMENTARY TAX: \$163.80
2008007521 BK: 2194 PG: 823
02/15/2008 08:49 AM 1 PG
JCARROLL, DC Receipt #004089

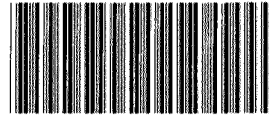


2008007521 1 PG

Prepared by
Donna Smith, an employee of
First American Title Insurance Company
213 Courthouse Square
Inverness, Florida 34450
(352)726-8003

Return to: Grantee

File No.: 1091-1933817



2008029392 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$98.00
2008029392 BK: 2223 PG: 1646
05/16/2008 07:24 AM 3 PGS
JCARROLL, DC Receipt #016000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on June 11, 2008, between

Regions Bank, an Alabama Banking Corporation

having a business address at: PO Box 10063,
("Grantor"), and

Razbro Real Estate Investments, Inc., a Florida corporation

having a mailing address of: 30936 Iverson Drive, Wesley Chapel, FL 33543
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Citrus**, State of **Florida**, to-wit:

Lot 23, Block 19 of CITRUS SPRINGS UNIT 1, according to the Plat thereof as recorded in Plat Book 5, Page(s) 89 through 106, of the Public Records of Citrus County, Florida.

AND

Lots 1 and 20, Block 1675 of CITRUS SPRINGS UNIT 23, according to the Plat thereof as recorded in Plat Book 7, Page(s) 115 through 133, of the Public Records of Citrus County, Florida.

Tax Parcel Identification Number: **3274707**

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

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

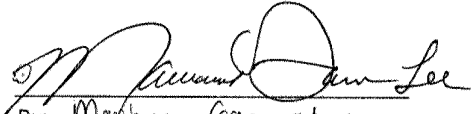
TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2007**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

AND THE GRANTOR, DOES HEREBY CONVEY with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment

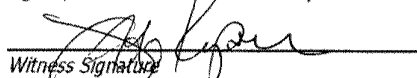
Regions Bank an Alabama Banking Corporation

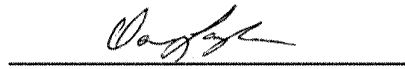

By: Marianne Garner Lee
Vice President

(Corporate Seal)



Signed, sealed and delivered in our presence:


Witness Signature
Print Name: Jeff Keysear


Witness Signature
Print Name: Don Langham

State of Mississippi

County of Forrest

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on June 9, 2008,
by Marianne Garner Lee, Vice President,

on behalf of Regions Bank, an Alabama Banking Corporation, existing under the laws of the
State of Alabama, who is/are personally known to me or who has/have produced
Corporate authority as identification.



Lora Stacie Myrick
NOTARY PUBLIC

Lora Stacie Myrick
Printed Name of Notary
My Commission Expires: 4/10/2012



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/28/2025
Event Effective Date	NONE

Principal Address

1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Changed: 04/16/2025

Mailing Address

PO BOX 236
HOLDER, FL 34445

Changed: 01/28/2025

Registered Agent Name & Address

CHILDERS, ROBERT B, Jr.
1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Name Changed: 01/16/2026

Address Changed: 04/16/2025

Officer/Director Detail

Name & Address

Title President

CHILDERS, ROBERT B, Jr.
PO BOX 236
HOLDER, FL 34445

Title VP

CANDELA, SALVATORE
PO BOX 236
HOLDER, FL 34445

Title Secretary

PASTOR, LORENE
PO BOX 236
HOLDER, FL 34445

Title Treasurer

SMITH, RUTH
PO BOX 236
HOLDER, FL 34445

Title Director

STOUTE, EDDIE
PO BOX 236
HOLDER, FL 34445

Title Director

KOCHER, AMANDA
PO BOX 236
HOLDER, FL 34445

Title Director

PARKER, JOE
PO BOX 236
HOLDER, FL 34445

Title Director

MILLER, LORRAINE
PO BOX 236
HOLDER, FL 34445

Title D

LAMB, WILLIAM
PO BOX 236
HOLDER, FL 34445

Annual Reports

Report Year	Filed Date
2024	05/02/2024
2025	04/16/2025
2026	01/16/2026

<u>01/16/2026 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2025 -- Amendment</u>	View image in PDF format
<u>11/25/2024 -- Amendment</u>	View image in PDF format
<u>05/02/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/29/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/26/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
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<u>03/12/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2017 -- ANNUAL REPORT</u>	View image in PDF format
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<u>03/06/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/05/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2011 -- ANNUAL REPORT</u>	View image in PDF format
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<u>02/13/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2008 -- ANNUAL REPORT</u>	View image in PDF format
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Citrus County Property Appraiser, Cregg E. Dalton

PC Code

Bldg Counts

Nbhd

Tax District

Subdivision

Short Legal

Est. Parcel Sqft

Est. Parcel Acres

Map SC-TW-RG

0000 - VACANT

Res 0 / MH 0 / Comm 0

1523 - CITRUS SPRINGS UNIT 23

00CS - CITRUS SPRINGS

000399 - CITRUS SPRINGS UNIT 23

CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 1 BLK 1675

11,838

.27

34-17S-18E

Recording Activity Notification (RAN) system

WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name

Mailing Address

TULSIANI GROUP OF COMPANIES LTD

21 QUEEN ST E STE 200

BRAMPTON ON

L6W 3P1 CANADA

All Owners

Name	Owner Type
TULSIANI GROUP OF COMPANIES LTD	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	\$14,260	\$0	\$14,260	\$4,961	\$0	\$4,961	\$0	\$179.67	Link
2024	\$9,500	\$0	\$9,500	\$4,510	\$0	\$4,510	\$0	\$127.62	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	00CS	CITRUS SPRINGS	\$14,260	14.8298	\$245.54

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$26.33

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/01/2014	\$12,000	2643/1926	14-SALE / MORE THAN 1 PARCEL	V
06/01/2008	\$14,000	2223/1646	14-SALE / MORE THAN 1 PARCEL	V
01/01/2008	\$23,400	2194/0823	02-MIN DOC STAMP (\$100)	V

08/01/2005	\$59,500	1913/0745	14-SALE / MORE THAN 1 PARCEL	V
02/01/2005	\$15,000	1820/0300	14-SALE / MORE THAN 1 PARCEL	V
04/01/1999	\$10,200	1301/0394	11-11	V
12/01/1992	\$2,187,400	0963/1765	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	88.00	88.0	125			\$14,260	RUR

Total Misc Value

Legal Description

Legal Description
CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 1 BLK 1675

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923320

To: Tax Collector of CITRUS COUNTY, Florida

I,
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138,

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
2056797	2024/2098	06-01-2024
Legal Description		
CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 1 BLK 1675		

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
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

04-23-2026
Application Date

Applicant's signature

Altkey: 2056797

TULSIANI GROUP OF COMPANIES LTD

Parcel ID: 18E17S100230 16750 0010

2388 W BENTLEY ST , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1523 - CITRUS SPRINGS UNIT 23
Tax District	00CS - CITRUS SPRINGS
Subdivision	000399 - CITRUS SPRINGS UNIT 23
Short Legal	CITRUS SPGS UNIT 23 PB 7 PG 115 LOT 1 BLK 1675
Est. Parcel Sqft	11,838
Est. Parcel Acres	.27
Map SC-TW-RG	34-17S-18E

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

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Name	TULSIANI GROUP OF COMPANIES LTD
Mailing Address	200 21 QUEEN ST E BRAMPTON ON L6W 3P1 CANADA

All Owners

Name	Owner Type
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Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	00CS	CITRUS SPRINGS	\$14,980	14.5489	\$274.27

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