

RECEIVED

By Tifani White at 11:43 am, 8/13/26

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	SAVVY FL LLC FTB COLLATERAL ASSIGNEE PO BOX 1000 - DEPT #3035 MEMPHIS, TN 38148-3035	Property Owner	THOMAS RUTH PO BOX 90 HOLDER, FL 34445
Property description	TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9	Application date	Apr 21, 2026
		Certificate #	2024 / 5327
		Date certificate issued	06/01/2024
		Account number	3486025

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)
# 2024/5327	06/01/2024	6,325.96	1,060.92	7,386.88
→ Part 2: Total*				7,386.88

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)	7,386.88
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	468.71
7. Total Paid (Lines 1-6)	8,280.59

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.

Linda Pillsbury
Signature, Tax Collector or Designee

Citrus County, Florida
Date 13th 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)	8,409.59
17. Redemption fee	6.25
18. Total amount to redeem	8,415.84
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.

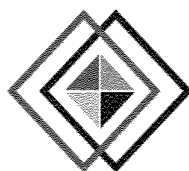
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 3486025

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

SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

Owner on Current Tax Roll

THOMAS RUTH
PO BOX 90
HOLDER, FL 34445

Additional Parties, Per Search

CITRUS COUNTY
BOARD OF COUNTY COMMISSIONERS
3600 W SOVEREIGN PATH
SUITE 205
LECANTO, FL 34461

Lien Holder

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

Lien Holder

Certified By:

Linda Pillsbury

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
3486025	19E17S300010 00090 0080	6981 N SMITH TER HOLDER 34445

Legal Description

TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5327	\$7,830	No	No	No

Owner of Record on Current Tax Roll
RUTH THOMAS

Billing Name & Address

PO BOX 90
HOLDER FL 34445

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: 07/22/2026 **Search covers** **20 years** **through:** 07/16/2026

Christina Young
Title Examiner

General Examiner Comments:

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

RUTH THOMAS
POST OFFICE BOX 90
HOLDER FL 34445

Document

Quit Claim Deed
Bk:2348 Pg:1716

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

Warranty Deed
Bk:672 Pg:247

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:2480 Pg:2220

Examiner Comments

In compliance but not
released.

Order
Bk:2499 Pg:443

Order
Bk:2508 Pg:1800

Order
Bk:2675 Pg:2185

CITRUS COUNTY
BOARD OF COUNTY COMMISSIONERS
3600 W SOVEREIGN PATH
SUITE 205
LECANTO FL 34461

Lien
Bk:2615 Pg:1073

Related Documents (for Reference)

Order Acknowledging Compliance
Bk:2505 Pg:91

Order Acknowledging Compliance
Bk:2677 Pg:712

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

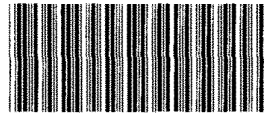
None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

This instrument prepared by:
Wanda A. Keebler
Post Office Box 31
Holder, Florida 34445

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$0.70
2010016119 BK:2348 PG:1716
04/13/2010 10:00 AM 1 PG
KSKILES,DC Receipt #012552



2010016119 1 PG

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 19E 17S 300010 00090 0080

This Quit Claim Deed executed the 29 day of December, 2009, by WANDA A. KEEBLER, first party, to RUTH THOMAS, whose post office address is Post Office Box 90, Holder, Florida 34445, second party.

Wherever used herein the terms "first party" and "second party" shall include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

Witnesseth, that the first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

**Lot 8 in Block 9, LESS the North 20 feet thereof
and ALL of Lot 9 in Block 9, of the TOWN OF HOLDER,
according to the map or plat thereof recorded in Plat Book 1,
Page 26, public records of Citrus County, Florida
ALTERNATE KEY 1576806**

{This instrument was prepared by information provided to scrivener by grantor. Scrivener does not guarantee title or description.}

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature (as to first grantor)

WANDA A. KEEBLER

Dillon A Keebler
Printed Name of Witness

Post Office Box 31
Holder, Florida 34445

Witness #2 Signature (as to first grantor)

Tammy Woodburn
Printed Name of Witness

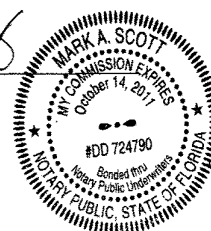
STATE OF FLORIDA
COUNTY OF Citrus

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared WANDA A. KEEBLER, to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she acknowledged before me that she executed the same of his own will and deed. I relied upon the following form of identification of the above-named person: Personally known. An oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of December, 2009.

NOTARY PUBLIC

My commission expires:



This Warranty Deed Made the 13th day of June A. D. 1985 by
OLTON ARTHUR KEEBLER and WANDA A. KEEBLER,

hereinafter called the grantor, to

WANDA A. KEEBLER

whose postoffice address is P. O. Box 31, Holder, Florida 32642
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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allons, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 8 in Block 9, LESS the North 20 feet thereof and All of Lot 9 in Block 9, and Lot 1 in Block 10, LESS the North 20 feet thereof, of the TOWN OF HOLDER, according to the map or plat thereof recorded in Plat Book 1, page 26, public records of Citrus County, Florida



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, 1984

This instrument was prepared by

GARY G. GRHAM
P.O. BOX 519
INVERNESS, FL.
32651

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:

Robert Thomas
Ruth Thomas

Olton Arthur Keebler
WANDA A. KEEBLER
WANDA A. KEEBLER

STATE OF FLORIDA
COUNTY OF CITRUS

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

OLTON ARTHUR KEEBLER and WANDA A. KEEBLER

to me known to be the person S described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of June, A. D. 19 85.

Keebler, J. Graham

My Commission Expires Aug. 20, 1985

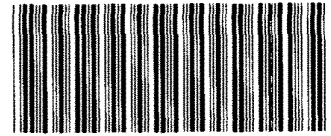
VERIFIED BY:

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNORS, CLERK
JUN 14 AM 10 42

415088

BOOK 672 PAGE 247

Judy Hudson 6/11/85



2012022046 4 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2012022046 BK. 2480 PG. 2220
05/17/2012 08:27 AM 4 PGS
JCARROLL,DC Receipt #021268

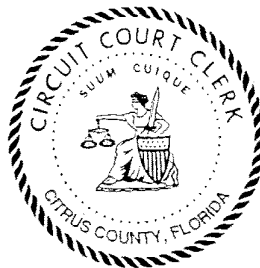
Betty Strifler
Clerk of the Circuit Court
Citrus County Florida

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.

RUTH THOMAS
6981 N. Smith Terr.
Holder, FL
Respondent

Case No. 120929

**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 May 16, 2012, 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 6981 N. Smith Terr., Holder, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 3486025, TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9 TITLE IN OR BK 532 PG 1636 & OR BK 672 PG 247 OR BK 2348 PG 1716: Parcel ID: 19E17S300010 00090 0080

After an investigation by Code Officer Samantha Phillips, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

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

Code Officer Samantha Phillips testified that the 30 day final notice was mailed to Ms. Thomas in November 2011. There has been no contact with Ms. Thomas; however, she did make contact with Ms. Thomas's father on one (1) occasion and he indicated that connection would not be made due to health issues.

Deborah Velez, Utility Review Coordinator, testified that the 365 day notice was issued on October 4, 2010 and the certified mail was signed for on October 13, 2010. The 30 day final notice was issued on November 8, 2011. Ms. Velez received a phone call from Ms. Thomas indicating that connection would be made; however, as of May 15, 2012, the property remains in violation.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

The Respondent can abate the violation by connecting to and utilizing the on-site potable water system or receiving a waiver for connection.

Citrus County v. Thomas

Case No. 120929

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 Ruth Thomas. 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.

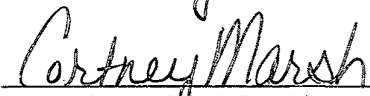
It is the responsibility of the Respondent to notify the Code Compliance Department at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

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.

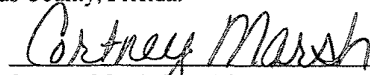
DONE AND ORDERED this the 16th day of May 2012, at Lecanto, Florida.

BY: 
Michèle 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 Ruth Thomas; PO Box 90; Holder, FL 34445, this the 16 day of May, 2012.

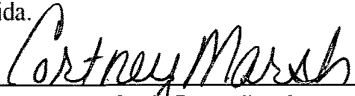

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Development Services
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, 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, Legal Secretary
Citrus County Code Compliance
Department of Development Services
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 Development Services, 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 16 day of May, 2012, 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: _____

Commission No.: _____

Expiration Date: _____



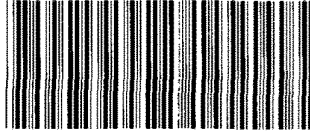
**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

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

Petitioner,
Vs.

Ruth Thomas
6981 N. Smith Terr.
Holder, FL

Respondent /



2012036855 3 PGS

Case No.: 120929

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 **May 16, 2012**, after due notice to Ruth Thomas, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Ruth Thomas.

Said **ORDER** required Ruth Thomas 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 July 26, 2012, 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 May 16, 2012, was not made by Ruth Thomas, it is hereby

ORDERED that Ruth Thomas pay to the County of Citrus, a political subdivision of the state of Florida, a fine of \$8,200.00 for 41 days, June 16, 2012 through July 26, 2012, inclusive at \$200.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$8,422.60**. This is a violation that has continued to exist on property more fully described Alt Key 3486025; TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9 TITLE IN OR BK 532 PG 1636 & OR BK 672 PG 247 OR BK 2348 PG 1716 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 Ruth Thomas, 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 15th day of August 2012 at Lecanto, Citrus County, a political subdivision of the state of Florida.

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2012036855 BK:2499 PG:443
08/21/2012 02:12 PM 3 PGS
BTENNEY, DC Receipt #035568

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

BY:

Michele L. Lieberman, Special Master

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: Ruth Thomas; PO Box 90; Holder, FL 34445 this the 16 day of August, 2012.

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 16 day of August, 2012.



Elizabeth A. Fisher
Notary Public - Printed Name

Elizabeth A. Fisher
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

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 16 day of August, 2012, by **Cortney Marsh**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

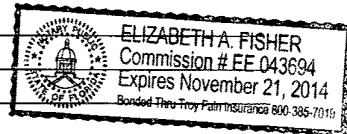
Elizabeth G. Fisher

NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: _____

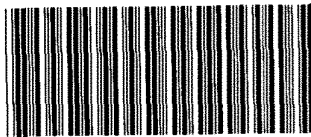
Commission No.: _____

Expiration Date: _____



**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.
Ruth Thomas
6981 N. Smith Terr.
Holder, FL
Respondent /



2012044686 3 PGS

Case No.: 120929

SECOND 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 **May 16, 2012**, after due notice to Ruth Thomas, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to Ruth Thomas.

Said **ORDER** required Ruth Thomas 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 August 29, 2012, 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 May 16, 2012, was not made by Ruth Thomas, it is hereby

ORDERED that Ruth Thomas pay to the County of Citrus, a political subdivision of the state of Florida, a fine of \$6,800.00 for 34 days, July 27, 2012 through August 29, 2012, inclusive at \$200.00 per day for Respondent's violation and failure to correct same plus administrative costs for a grand total of **\$6,866.40**. This is a violation that has continued to exist on property more fully described Alt Key 3486025; TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9 TITLE IN OR BK 532 PG 1636 & OR BK 672 PG 247 OR BK 2348 PG 1716 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 Ruth Thomas, 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 19th day of September 2012 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
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2012044686 BK: 2508 PG: 1800
10/10/2012 08:52 AM 3 PGS
JCARROLL, DC Receipt #042858

I HEREBY CERTIFY that a true and correct copy of the above foregoing SECOND ORDER IMPOSING FINE has been furnished via US Certified Mail to: Ruth Thomas; PO Box 90; Holder, FL 34445 this the 20 day of September, 2012.

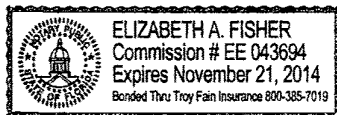
Cortney Marsh

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 20 day of September 2012.

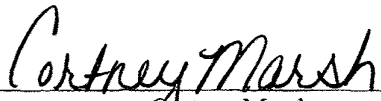


Elizabeth A. Fisher
Notary Public - Printed Name

Elizabeth A. Fisher
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)

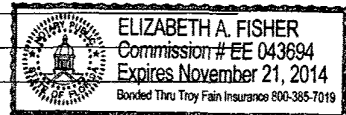
The foregoing instrument was acknowledged before me this 20 day of September, 2012, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.


NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: _____

Commission No.: _____

Expiration Date: _____



**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.

RUTH THOMAS
6981 N. Smith Terr.
Holder, FL
Respondent

Case No. 166740

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

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Gregg R. Brennan on February 18, 2015, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues his **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 6981 N. Smith Terr.; Holder, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 3486025, TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9 TITLE IN OR BK 532 PG 1636 & OR BK 672 PG 247 OR BK 2348 PG 1716: Parcel ID: 19E17S300010 00090 0080

After an investigation by Code Officer Amy Becker, a notice of violation was issued to the Respondent alleging a violation of Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18-8(a) which states: "No person shall erect, construct, enlarge, alter, repair, move, improve, convert, or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefor. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee, To Wit: Permit for extension of roof on storage building."

Code Officer Amy Becker testified that her initial inspection was conducted on December 5, 2014 at which time the violation was confirmed. The existing shed was permitted in 1994 and they are adding a roof extension to it without a permit. Ms. Thomas called on December 19, 2014 and was directed to the Building Division to obtain the necessary information regarding applying for a permit. The setbacks for this structure need to be 100'. Four structures have currently been measured to check the setbacks and two more need to be measured to obtain the average. Upon her final inspection on February 17, 2015, the property remains in violation.

Jim Baird, Building Division Assistant Building Official, testified that a permit has not been applied for or issued.

Joanna Coutu, Land Development Director, testified that she is not aware of what the setback is for this property. Ms. Thomas has hired Mr. Tom Williford and she has been in contact with him to resolve this issue. There is a possibility that they may be able to resolve the issue with an administrative determination; however, she will be able to determine that after she receives the setback information.

The Respondent, Ruth Thomas, was present but had no comment or testimony to add.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18-8(a) which states: "No person shall erect, construct, enlarge, alter, repair, move, improve, convert, or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory

Citrus County v. Thomas
Case No. 166740

covered by this article, without first having obtained a permit therefor. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee. To Wit: Permit for extension of roof on storage building.”

The Respondent can abate the violation by obtaining the proper Development Order(s) or removing the improvements from the property completely.

III. ORDER:

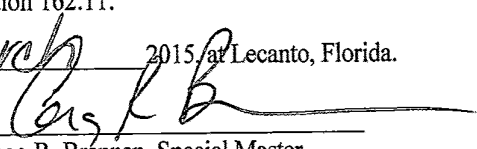
Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT:**

This matter is continued until May 20, 2015. The Respondent is required to continue making substantial efforts to bring the property into compliance with all requirements. If measurable progress does not take place, a fine of up to \$1,000.00 per day dating back to February 18, 2015 may be ordered. This fine will be recorded and will constitute a lien on real or personal property of Ruth Thomas. 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, which may also be filed as a lien of record. 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 9 day of March, 2015, at Lecanto, Florida.

BY: 

Gregg R. Brennan, 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 Ruth Thomas; PO Box 90; Holder, FL 34445, this the 9 day of March, 2015.



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

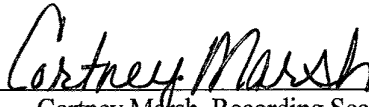
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.



Cortney Marsh, 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 9th day of March, 2015, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

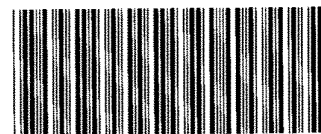



NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Stephanie Stevens
Commission No.: EE 122178
Expiration Date: 8-15-15

CHARGE TO: BCC
RETURN TO: COMM. RECORDS

CLAIM OF LIEN

STATE OF FLORIDA,
COUNTY OF CITRUS

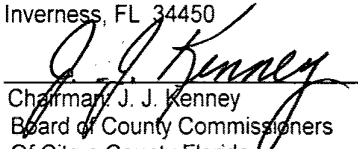


2014015619 2 PGS

BEFORE ME, the undersigned Notary Public, personally appeared J. J Kenney (Chairman) who was duly sworn and says:

1. I am the Chairman for the Citrus County Board of County Commissioners the governing body of the Citrus County Municipal Service Benefit for Water and Wastewater Utility Services.
2. That pursuant to Citrus County Code Chapter 102 which established comprehensive regulations pertaining to water and wastewater utilities owned and operated by the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services, water and wastewater utility services were provided to the parties listed in the attached **Exhibit A** under **Name**.
3. During the month(s) listed in Exhibit A under Start Month through End Month, the total unpaid bill(s) amounts are listed in **Exhibit A** under **Amount**.
4. That there remains due and payable to Citrus County as of April 8, 2014 the sum of the amounts listed in Exhibit A under Amount
5. Plus apportioned recording fees.
6. There is hereby imposed a lien against the properties described in the attached **Exhibit A** under **Legal Description** in said amount pursuant to Citrus County Code Section 102-136.

Citrus County Municipal Service
Benefit Unit for Water and
Wastewater Utility Services
110 N. Apopka Ave
Inverness, FL 34450


Chairman J. J. Kenney
Board of County Commissioners
Of Citrus County Florida

SWORN to and subscribed before me this 8th day of April, 2014 by J.J. Kenney, Chairman, who is personally known.

Notary Public



Print Name: _____
Expiration Date: _____
Commission No. _____

This instrument was prepared by:
Bernadine Flood-Nichols
Department of Water Resources
3600 W. Sovereign Path
Lecanto, FL 34461

NOTARY PUBLIC-STATE OF FLORIDA
 Cheryl A. Clamer
Commission # EE092295
Expires: MAY 10, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$21.50
2014015619 BK:2615 PG:1073
04/10/2014 10:17 AM 2 PGS
BTENNEY,DC Receipt #014160

			EXHIBIT A					
NAME	MAILING ADDRESS	SITE ADDRESS	START MONTH	END MONTH	AMOUNT	AK#	PARCEL ID	LEGAL DESCRIPTION
Crowel, Scott	560 Hi View Dr., Little, PA 17543	1545 N Marlborough Ln	11/22/2013	1/17/2014	\$ 122.53	2544139	17E185250186 000H0 0440	MEADOWCREST SINGLE FAMILY 3RD ADD PB 13 PG 132 MAP 338D LOT 44 BLK H
Adams, James H	PO Box 2495, Ocala, FL 34476	1560 N Meadowcrest Blvd	12/26/2013	1/22/2014	\$ 114.09	2425458	17E185230040 0020	TECHNOLOGY SQUARE OF MEADOWCREST LOT 2
Günther, Ulf	BLOO 1 ESC 2 3A, 7180 Santa Ponsa, Spain	2809 N Brentwood Circle	11/26/2013	2/6/2014	\$ 290.85	2669101	18E185230020 0010	BRENTWOOD FIRST ADDN REPLAY PB 16 PG 12 LOT 1
Hill, Henry	2471 E Dawson Drive	2471 E Dawson Dr	11/7/2013	1/16/2014	\$ 98.00	2033312	19E185030020 00080 0430	HILTOP PB 5 PG 42 LOT 43 BLK B
Thomas, Ruth	PO Box 90, Holder, FL 34445	8881 N Smith Terr	8/23/2013	11/21/2013	\$ 9.82	3486025	19E175300010 00090 0080	TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9 TITLE IN OR BK 532 PG 1636 & OR BK 872 PG 247 OR BK 2348 PG 1716
Johnson, Tracy	3856 S Sandpiper, Homosassa, FL 34448	3856 S Sandpiper	8/1/2013	1/22/2014	\$ 283.64	2401109	17E18524 30000 0320	THE MEADOWS UNREC SUB FKA DEXTER PARK VILLAS UNREC SUB LOT 32 DESC IN OR BK 1227 PG 2081

\$ 918.93

**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.: 120929

RUTH THOMAS

Respondent,

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 Samantha Phillips 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, RUTH THOMAS, has come into compliance on August 30, 2012 with the Order issued by the Special Master on May 16, 2012 regarding a violation on property more fully described as Alt Key 3486025; TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9 TITLE IN OR BK 532 PG 1636 & OR BK 672 PG 247 OR BK 2348 PG 1716.

DONE and ORDERED this 19th day of September, 2012.


Michele L. Lieberman
Citrus County Code Compliance
Special Master

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2012041572 BK: 2505 PG: 91
09/21/2012 08:46 AM 3 PGS
BTENNEY, DC Receipt #040049



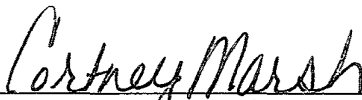
2012041572 3 PGS

Citrus County v. Thomas
Case No.: 120929

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. Certified Mail to Ruth Thomas; PO Box 90; Holder, FL 34445 this the 20 day of September, 2012.

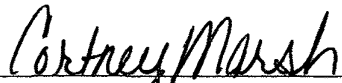

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

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

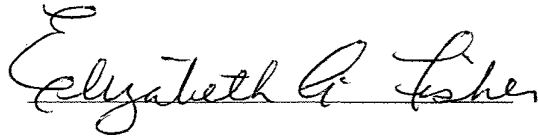
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Cortney Marsh
Recording Secretary
Citrus County Code Compliance Special Master
Suite 147
3600 W. Sovereign Path
Lecanto, Florida 34461

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 20 day of September, 2012, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.

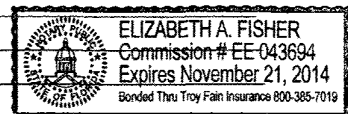


NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: _____

Commission No.: _____

Expiration Date: _____



**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.

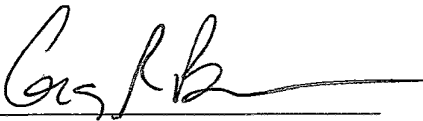
Case No.: 166740

RUTH THOMAS
Respondent,
_____ /

ORDER ACKNOWLEDGING COMPLIANCE

THIS MATTER, having come before Citrus County Code Compliance Special Master Gregg R. Brennan upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Amy Becker 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, RUTH THOMAS, has come into compliance on February 24, 2015 with the Order issued by the Special Master on March 9, 2015 regarding a violation on property more fully described as Alt Key 3486025; TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9 TITLE IN OR BK 532 PG 1636 & OR BK 672 PG 247 OR BK 2348 PG 1716.

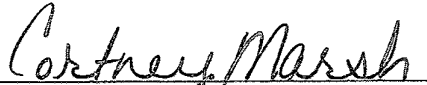
DONE and ORDERED this 11th day of March, 2015.



Gregg R. Brennan
Citrus County Code Compliance
Special Master

Citrus County v. Thomas
Case No.: 166740

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. Certified Mail to Ruth Thomas; PO Box 90; Holder, FL 34445 this the 16 day of March, 2015.

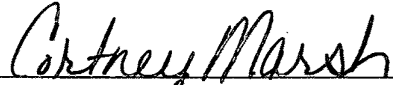

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

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 16th day of March, 2015, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.





NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: Stephanie Stevens

Commission No.: EE 122178

Expiration Date: 8.15.15

Altkey: 3486025
THOMAS RUTH

Parcel ID: 19E17S300010 00090 0080
6981 N SMITH TER , HOLDER, 34445

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 1000 - VACANT COMM
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 0141 - HWY 41 CITRUS SPRINGS SOUTH TO E DEARBOR
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 000872 - HARTSHORN, TOWN OF HOLDER P1-26
Short Legal TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9
Est. Parcel Sqft 7,875
Est. Parcel Acres .18
Map SC-TW-RG 31-17S-19E

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

Mailing Address

Name THOMAS RUTH
Mailing Address PO BOX 90
HOLDER FL 34445

All Owners

Name	Owner Type
THOMAS RUTH	IN - Individual

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	\$33,780	\$4,670	\$38,450	\$7,830	\$0	\$7,830	\$0	\$331.44	Link
2024	\$9,500	\$4,620	\$14,120	\$7,118	\$0	\$7,118	\$0	\$150.43	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	\$38,450	14.8298	\$577.66

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
0147	WATER UTILITY AVAIL ASMT	\$21.77
0154	STORMWATER	\$3.38

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/29/2009	\$100	2348/1716	01-CORRECTIVE/QC/TD/COT	I
06/13/1985	\$100	0672/0247	03-SAME FAMILY/DEED FOL	I
02/27/1979	\$30,000	0532/1636	00-WARRANTY DEED	I

DISCLAIMER

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

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
03/09/2022	202202858	DEMO SINGLE FAMILY HOME FOR CITRUS COUNTY CODES DEPT. **NOC N/A**	\$2,400	
05/20/2020	202005691	DEMOLITION OF SFD - FIRE DAMAGE	\$100	
02/24/2015	201501751	12.5 X 21 LEAN TO ON SIDE OF EXISTING SHED ONLY * NOC N/A *- SITE APPRVL W/C	\$100	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1091-COMM COUNTY ROAD 491	S-SQUARE FOOT	7,875.00		.0			\$33,780	GNC

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	CONCRETE PATIO NO FOOTER-[1-SF]	1922	12	20	1	240	810
1	3	WELL 4"-[3-UNIT]	1972			1	1	2,470
1	4	SEPTIC TANK ONE BEDROOM-[3-UNIT]	1972			1	1	1,390

Total Misc Value

4,670

Legal Description

Legal Description
TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9

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.

3486025

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923257

To: Tax Collector of CITRUS COUNTY, Florida

I,

SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035,

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
3486025	2024/5327	06-01-2024
Legal Description		
TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9		

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

04-21-2026
Application Date

Applicant's signature

Altkey: 3486025
THOMAS RUTH

Parcel ID: 19E17S300010 00090 0080
6981 N SMITH TER , HOLDER, 34445

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 1000 - VACANT COMM
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 0141 - HWY 41 CITRUS SPRINGS SOUTH TO E DEARBOR
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 000872 - HARTSHORN, TOWN OF HOLDER P1-26
Short Legal TOWN OF HOLDER PB 1 PG 26 LOT 8 LESS N 20 FT BLK 9
Est. Parcel Sqft 7,875
Est. Parcel Acres .18
Map SC-TW-RG 31-17S-19E

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

Mailing Address

Name THOMAS RUTH
Mailing Address PO BOX 90
HOLDER FL 34445

All Owners

Name	Owner Type
THOMAS RUTH	IN - Individual

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	\$33,780	\$4,670	\$38,450	\$7,830	\$0	\$7,830	\$0	\$331.44	Link
2024	\$9,500	\$4,620	\$14,120	\$7,118	\$0	\$7,118	\$0	\$150.43	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	000X	WITHLACOOCHEE RIVER BASIN	\$40,200	14.5489	\$636.35

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
0147	WATER UTILITY AVAIL ASMT	\$21.77
0154	STORMWATER	\$3.38

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/29/2009	\$100	2348/1716	01-CORRECTIVE/QC/TD/COT	I
06/13/1985	\$100	0672/0247	03-SAME FAMILY/DEED FOL	I
02/27/1979	\$30,000	0532/1636	00-WARRANTY DEED	I

DISCLAIMER

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

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
03/09/2022	202202858	DEMO SINGLE FAMILY HOME FOR CITRUS COUNTY CODES DEPT. **NOC N/A**	\$2,400	
05/20/2020	202005691	DEMOLITION OF SFD - FIRE DAMAGE	\$100	
02/24/2015	201501751	12.5 X 21 LEAN TO ON SIDE OF EXISTING SHED ONLY * NOC N/A *- SITE APPRVL W/C	\$100	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1091-COMM COUNTY ROAD 491	S-SQUARE FOOT	7,875.00		.0			\$33,780	GNC

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	CONCRETE PATIO NO FOOTER-[1-SF]	1922	12	20	1	240	850
1	3	WELL 4"-[3-UNIT]	1972			1	1	4,000
1	4	SEPTIC TANK ONE BEDROOM-[3-UNIT]	1972			1	1	1,570

Total Misc Value

6,420