

RECEIVED

By Tifani White at 8:40 am, 8/17/26

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	RAJENDRA INC 14221 LAKE CANDLEWOOD CT MIAMI, FL 33014	Property Owner	PRESGROVE KENNETH W 5711 S CALDER PT HOMOSASSA, FL 34446
Property description	LOT 7 OF AN UNRECORDED SUB OF LOT 34 OF GREEN ACRES PB 5 PG 60 FURTHER DESCRIBED AS: COM AT THE NW C (Full legal attached.)	Application date	Apr 07, 2026
		Certificate #	2023 / 6632
		Date certificate issued	06/01/2023
		Account number	2522275

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)
# 2023/6632	06/01/2023	1,328.65	697.54	2,026.19
→ Part 2: Total*				2,026.19

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/6808	06/01/2025	1,567.06	6.25	100.55	1,673.86
# 2024/6351	06/01/2024	1,415.73	6.25	237.43	1,659.41
Part 3: Total*					3,333.27

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)	5,359.46
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,546.77
4. Property information report fee	250.00
5. Tax deed application fee	75.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	433.87
7. Total Paid (Lines 1-6)	7,665.10

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 14th 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)	7,794.10
17. Redemption fee	6.25
18. Total amount to redeem	7,800.35
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)

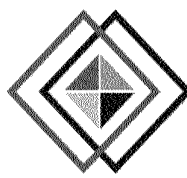
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus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

LOT 7 OF AN UNRECORDED SUB OF LOT 34 OF GREEN ACRES PB 5 PG 60 FURTHER DESCRIBED AS: COM AT THE NW CORNER OF LOT 34, GREEN ACRES UNIT NO. 3 PB 5 PG 60, THN NORTH 89DEG 33M EAST ALONG THE NORTH LINE SAID LOT 34 A DST OF 333.18 FT TO THE NE CORNER OF SAID LOT 34, THN SOUTH 0DEG 05M 48S EAST ALONG THE

EAST LINE OF SAID LOT 34 A DST OF 400.47 FT TO THE POB, THN CONT SOUTH 0DEG 05M 48S EAST ALONG SAID EAST LINE A DST OF 133.49 THEN SOUTH 89DEG 36M 54S WEST 166.59 FT, THN NORTH 0DEG 05M 48S W PARALLEL TO SAID EAST LINE A DST OF 133.44 FT, THN NORTH 89DEG 35M 48S EAST 166.59 FT TO THE POB. SUBJ TO 15 FT EASEMENT ACROSS THE WEST BOUNDARY THEREOF FOR ROAD ROW. TOGETHER WITH NON EXCLUSIVE EASEMENT FOR ING/ EGR TO BE USED IN COMMON WITH OTHERS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS: COM AT THE NW CORNER OF LOT 34, GREEN ACRES UNIT NO. 3 PB 5 PG 60, THN NORTH 89DEG 33M EAST ALONG THE NORTH LINE SAID LOT 34 A DST OF 151.59 FT TO THE POB, THN CONTINUE NORTH 89DEG 33M EAST ALONG SAID NORTH LINE FOR 30 FT, THN S 0DEG 05M 48S EAST 667.25 FT TO A POINT ON THE SOUTH LINE OF SAID LOT 34, THN SOUTH 89DEG 37M 40 W ALONG SAID SOUTH LINE A DST OF 30 FT, THN NORTH 0DEG 05M 48S WEST 667.21 FT TO THE POB.



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 2522275

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

RAJENDRA INC
14221 LAKE CANDLEWOOD CT
MIAMI, FL 33014

Owner on Current Tax Roll

PRESGROVE KENNETH W
5711 S CALDER PT
HOMOSASSA, FL 34446

Additional Parties, Per Search

CITRUS COUNTY
CLERK OF COURT

Other Party

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

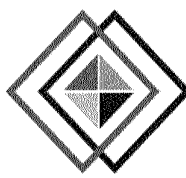
Other Party

CROWN ASSET MANAGEMENT, LLC
3100 BRECKINRIDGE BLVD., STE. 725
DULUTH, GA 30096

Other Party

KENNETH PRESGROVE OR
KENNETH PRESGROVE JR OR KENNETH WAYNE
PRESGROVE JR OR
THE ESTATE OF KENNETH WAYNE PRESGROVE SR,
DECEASED

Other Party



Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

5711 S CALDER PT
HOMOSASSA, FL 34446-2960

KENNETH W PRESGROVE
(NO ADDRESS ON DOCUMENT)

Other Party

KENNETH WAYNE PRESGROVE JR OR
KENNETH W PRESGROVE JR
7254 HADENOTTER LN
HOMOSASSA, FL 34446

Other Party

TAMI L MALATT
NO ADDRESS ON DOCUMENT

Other Party

KENNETH W. PRESGROVE
7271 W. HADENOTTER LN
HOMOSASSA, FL 34446

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
2522275	17E19S360230 00340 0070	5711 S CALDER PT HOMOSASSA 34446

Legal Description

LOT 7 OF AN UNRECORDED SUB OF LOT 34 OF GREEN ACRES PB 5 PG 60 FURTHER DESCRIBED AS:

COM AT THE NW CORNER OF LOT 34, GREEN ACRES UNIT NO. 3 PB 5 PG 60, THN NORTH 89DEG 33' EAST ALONG THE NORTH LINE SAID LOT 34 A DST OF 333.18 FT TO THE NE CORNER OF SAID LOT 34, THN SOUTH 0DEG 05' 48" EAST ALONG THE EAST LINE OF SAID LOT 34 A DST OF 400.47 FT TO THE POB, THN CONT SOUTH 0DEG 05' 48" EAST ALONG SAID EAST LINE A DST OF 133.49 THEN SOUTH 89DEG 36' 54" WEST 166.59 FT, THN NORTH 0DEG 05' 48" W PARALLEL TO SAID EAST LINE A DST OF 133.44 FT, THN NORTH 89DEG 35' 48" EAST 166.59 FT TO THE POB. SUBJ TO 15 FT EASEMENT ACROSS THE WEST BOUNDARY THEREOF FOR ROAD ROW. TOGETHER WITH NON EXCLUSIVE EASEMENT FOR ING/EGR TO BE USED IN COMMON WITH OTHERS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

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Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 6632	\$82,894	No	Yes	No

Owner of Record on Current Tax Roll
KENNETH W PRESGROVE

Billing Name & Address

5711 S CALDER PT
HOMOSASSA FL 34446

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 08/04/2026 Search covers 20 years through: 07/28/2026

Christina Young
Title Examiner

General Examiner Comments:

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

KENNETH W. PRESGROVE
7271 W. HADENOTTER LN
HOMOSASSA FL 34446

Document

Quit Claim Deed
Bk:1568 Pg:292

Examiner Comments

Unable to determine whether
Kenneth W. Presgrove Sr. or
Kenneth W. Presgrove Jr.
acquired title.

ESTATE OF KENNETH W PRESGROVE
5711 S CALDER PT
HOMOSASSA FL 34446

Property
Appraiser

Related Documents (for Reference)

Death Certificate
Bk:2859 Pg:1903

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:2733 Pg:1264

Examiner Comments

Liens 2733-1264, 2733-1267
In compliance but not
released.

Order
Bk:2733 Pg:1267

Order
Bk:2795 Pg:654

Order
Bk:2854 Pg:508

Order
Bk:3397 Pg:2286

Name & Address of Record	Document	Examiner Comments
CITRUS COUNTY CLERK OF COURT	Order Bk:3527 Pg:374	
	Order Bk:3541 Pg:1109	
	Order Bk:3585 Pg:98	
	Order Bk:3585 Pg:366	
	Order Bk:3603 Pg:942	
	Order Bk:3603 Pg:944	
TAMI L MALATT	Judgment Bk:2875 Pg:2409	
	Judgment Bk:2993 Pg:1714	
	Judgment Bk:3366 Pg:2499	
CROWN ASSET MANAGEMENT, LLC 3100 BRECKINRIDGE BLVD., STE. 725 DULUTH GA 30096	Judgment Bk:3366 Pg:2499	No address found on document.
	Judgment Bk:2912 Pg:1585	

Related Documents (for Reference)

Order Acknowledging Compliance
Bk:2746 Pg:422

Order Acknowledging Compliance
Bk:2746 Pg:425

OTHER PARTIES

Name & Address of Record

KENNETH PRESGROVE JR
5711 SOUTH CALDER POINT
HOMOSASSA FL 34446

Document

Death Certificate
Bk:3155 Pg:851

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

None found.

OTHER DOCUMENTS**Document Type**

None found.

Return to: (enclose self-addressed stamped envelope)

Name: Luell Presgrove

Address: 7271 W. Hadenotter Ln
HOMOSASSA, FL 34446

This instrument Prepared by:

Name: Lori Malatt

Address: 450 N. Elmwood PT
Crystal River, FL 34429

Property Appraiser's Parcel Identification

Phone Number(s): 36-195-176-0230-00340-0070

Ordinance(s) 3.3, 9 (1)



2003004566 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$6.00
DOCUMENTARY TAX: \$9.78
2003004566 BK: 1568 PG: 292-292
01/27/2003 12:24 PM 1 PG
KCCR, DC Receipt #002722

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 15 day of December 2002, by
Luell Presgrove
 first party, to Kenneth W. Presgrove
 whose post office address is 7271 W Hadenotter Ln, HOMOSASSA, FL 34446
 second party, as JOINT Tenants with Rights of Survivorship

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument 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 \$ 10.00
 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
 and quit claim 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:

Green Acres Add 3 PB 5 PG 60 Lot 7 unrec of
Lot 34 Further Desc in or BK 968 PG 1660

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 Signature (as to first Co-Grantor)

Printed Name

Witness Signature (as to first Co-Grantor)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF FloridaCOUNTY OF Citrus

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

executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided thefollowing type of identification: Florida Drivers License

Grantor Signature

Printed Name

Post Office Address

Co-Grantor Signature, (if any)

Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized

to administer oaths and take acknowledgments, personally appeared

this 15th day of December 2003

Notary Signature

Printed Name

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid

this 15th day of December 2003

Notary Signature

Printed Name

Altkey: 2522275
PRESGROVE KENNETH W

Parcel ID: 17E19S360230 00340 0070
5711 S CALDER PT , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	5605 - GREEN ACRES CARDINAL STREET AREA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000800 - GREEN ACRES UNIT 3
Short Legal	LOT 7 OF AN UNRECORDED SUB OF LOT 34 OF GREEN ACRES PB 5 PG60 FURTHER DESCRIBED AS:COM AT THE NW CORNER OF LOT 34, GREEN ACRES UNIT NO. 3
Est. Parcel Sqft	22,224
Est. Parcel Acres	.51
Map SC-TW-RG	32-19S-18E

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

Mailing Address

Name	PRESGROVE KENNETH W
Mailing Address	5711 S CALDER PT HOMOSASSA FL 34446

All Owners

Name	Owner Type
PRESGROVE KENNETH W	EO - Estate Of

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	\$18,000	\$81,899	\$99,899	\$82,894	\$0	\$82,894	\$0	\$1,501.72	Link
2024	\$18,000	\$83,521	\$101,521	\$75,358	\$0	\$75,358	\$0	\$1,392.85	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	0000	COASTAL RIVERS BASIN	\$99,899	14.8298	\$1,616.90

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
12/01/2002	\$100	1568/0292	01-CORRECTIVE/QC/TD/COT	V
11/01/1992	\$100	0968/1660	02-MIN DOC STAMP (\$100)	V
03/01/1987	\$2,900	0733/1741	17-17	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
12/01/1993	9308683	MH 94 24X48 REPL	\$25,000	02/01/1994
12/01/1993	X308683	ADDRESS ASSIGNMENT	\$0	
03/01/1987	78565	MH(DELETED)	\$10	06/01/1987

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	133.0	166			\$18,000	RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1994
Total FLA	1,152
Total Under Roof	1,152
Exterior Wall	29 - VINYL SIDING
Foundation	6 - MINIMAL
HVAC	006 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	4 - NONE
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	147,292
RCNLD	80,279

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		1,152

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	DECKING WOOD-[1-SF]	2006	16	10	1	160	610
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2006	16	10	1	160	1,010

	Total Misc Value
	1,620

Legal Description

Legal Description

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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.

2522275

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.

KENNETH W. JR. & LUELL PRESGROVE
7254 W. Hadenotter Ln.
Homosassa, FL 34446-2137

Case No. 181830

Respondents

**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 December 16, 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 7254 W. Hadenotter Ln., Homosassa, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 1155291, BRADYS UNREC SUB LOT 22 BLK C: COM AT THE NW CORNER OF LT 4 BLK E GULF HWY LAND U 6 TH S 88DEG 47M 17S W 700 FT TO THE P OB TH CONT S 88DEG 47M 17S W 100 FT TH S 1DEG 05M 25S E 204. 11 FT TH N 88DEG 50M E 100 FT TH N 1DEG 05M 25S W 204.19 FT TO THE POB DESC IN OR BK 1285 PG 629: Parcel ID: 17E19S35 1A0C0 0220

After an investigation by Code Officer Matt Hampton, a notice of violation was issued to the Respondents alleging a violation of Citrus County Code of Ordinances, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway. To Wit: Mitsubishi SUV, Kia Sedona van, gray Chevy truck, and any other vehicles that are in violation of this ordinance."

The Respondents were not present despite being notified via Certified Mail.

Code Officer Matt Hampton testified that his initial inspection was conducted on October 13, 2015 at which time the violation was confirmed. The violation was viewed from a neighbor's property with their permission. He made contact with Shannon Sumlin at the property and she requested three (3) weeks to abate the violation. There has been no further contact regarding the violation. Upon his final inspection on December 15, 2015, there has been some progress as the Chevy truck and SUV are no longer on the property; however, the property remains in violation.

II. CONCLUSIONS OF LAW:

Respondents are in violation of Citrus County Code of Ordinances, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway. To Wit: Mitsubishi SUV, Kia Sedona van, gray Chevy truck, and any other vehicles that are in violation of this ordinance."

The Respondents can abate the violation by removing the vehicle(s) from the property, registering them or placing them in a permitted enclosed structure. If not enclosed or removed, the vehicle(s) must be operable and registered.

Citrus County v. Presgrove
Case No. 181830

III. ORDER:

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

The Respondents are 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 \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Kenneth W. Jr. and Luell Presgrove. 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. Respondents 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 Respondents 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.

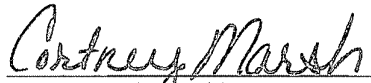
The Respondents have the right to appeal this order to the circuit court within thirty (30) days of the date of the recording of this order in the public records of Citrus County, a political subdivision of the state of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the sixth day of January, 2016, 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 Kenneth W. Jr. & Luell Presgrove; 7254 W. Hadenotter Ln.; Homosassa, FL 34446-2137, this the 7 day of January, 2016.



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

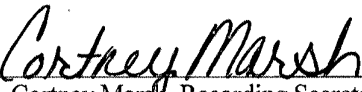
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.



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

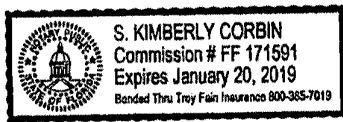
FOR RECORDING ONLY

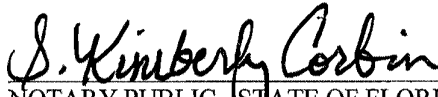
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.


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 7th day of January, 2016, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.




NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: S. Kimberly Corbin
Commission No.: FF 171591
Expiration Date: 1/20/2019

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.

KENNETH W. JR. & LUELL PRESGROVE
7254 W. Hadenotter Ln.
Homosassa, FL 34446-2137
Respondents

Case No. 181831

**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 December 16, 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 7254 W. Hadenotter Ln., Homosassa, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 1155291, BRADYS UNREC SUB LOT 22 BLK C: COM AT THE NW CORNER OF LT 4 BLK E GULF HWY LAND U 6 TH S 88DEG 47M 17S W 700 FT TO THE P OB TH CONT S 88DEG 47M 17S W 100 FT TH S 1DEG 05M 25S E 204. 11 FT TH N 88DEG 50M E 100 FT TH N 1DEG 05M 25S W 204.19 FT TO THE POB DESC IN OR BK 1285 PG 629; Parcel ID: 17E19S35 1A0C0 0220

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

The Respondents were not present despite being notified via Certified Mail.

Code Officer Matt Hampton testified that his initial inspection was conducted on October 13, 2015 at which time the violation was confirmed. The violation was viewed from a neighbor's property with their permission. He made contact with Shannon Sumlin at the property and she requested three (3) weeks to abate the violation. There has been no further contact regarding the violation. Upon his final inspection on December 15, 2015, a large amount of the debris has been loaded on trailers; however, the property remains in violation.

II. CONCLUSIONS OF LAW:

Respondents are in violation of Citrus County Code of Ordinances, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of

Citrus County v. Presgrove
Case No. 181831

vegetative waste on agricultural lands on the above property. To Wit: Mattress, wood, cups, metal, and any other miscellaneous trash and debris."

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

III. ORDER:

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

The Respondents are granted 30 days from the date of this order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Kenneth W. Jr. and Luell Presgrove. 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. Respondents 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.

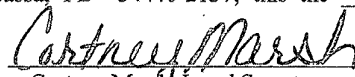
It is the responsibility of the Respondents to notify the Code Compliance Division at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

The Respondents have the right to appeal this order to the circuit court 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.

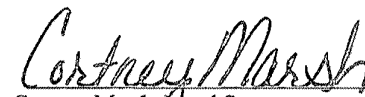
DONE AND ORDERED this the sixth day of January, 2016, at Lecanto, Florida.

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 Kenneth W. Jr. & Luell Presgrove; 7254 W. Hadenotter Ln.; Homosassa, FL 34446-2137, this the 7 day of January, 2016.


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
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 7th day of January, 2016, by
Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to
me.



S. Kimberly Corbin
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: S. Kimberly Corbin
Commission No.: FF 171591
Expiration Date: 1/20/2019

**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.

KENNETH W. JR. & LUELL PRESGROVE

Case No. 200474

7254 W. Hadenotter Ln.

Homosassa, FL 34446-2137

Respondents

**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 November 16, 2016, 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 7254 W. Hadenotter Ln., Homosassa, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 1155291, BRADYS UNREC SUB LOT 22 BLK C: COM AT THE NW CORNER OF LT 4 BLK E GULF HWY LAND U 6 TH S 88DEG 47M 17S W 700 FT TO THE P OB TH CONT S 88DEG 47M 17S W 100 FT TH S 1DEG 05M 25S E 204.11 FT TH N 88DEG 50M E 100 FT TH N 1DEG 05M 25S W 204.19 FT TO THE POB DESC IN OR BK 1285 PG 629; Parcel ID: 17E19S35 1A0C0 0220

After an investigation by Code Officer Matt Hampton, a notice of repeat violation was issued to the Respondents alleging a repeat violation of Citrus County Code of Ordinances, Chapter 20 Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: Pile of numerous black trash bags, TV, metals and other debris in the front corner of the property near front gate, mattresses under the overhang at the back of the home, the pile of trash and debris in the backyard, and any other miscellaneous junk and debris around the property."

The Respondents were not present despite being notified via posting the property and the Lecanto Government Building. Code Officer Matt Hampton testified that this is a repeat violation as the Respondents were previously found guilty of the same violation at the same location owned by the Respondents on December 16, 2015 in case #181831 which came into compliance on March 10, 2016 prior to fines being imposed. His initial inspection for this violation was conducted on October 24, 2016 and was confirmed at that time. The Notice of Violation/Notice of Hearing was posted on the property and at the Lecanto Government Building on October 25, 2016. Subsequent inspections were conducted on October 25, 2016; October 27, 2016; October 31, 2016; November 4, 2016, November 7, 2016 and November 10, 2016 all depicting the property remaining in violation. He made contact with a friend of the property owner and Mr. Presgrove made contact; however, each attempt to return Mr. Presgrove's calls went unanswered. There has been very little progress to abate the violation. Upon his final inspection on November 15, 2016, the property remains in violation.

II. CONCLUSIONS OF LAW:

Citrus County Code of Ordinances Section 19-24 defines "repeat violation" as follows: *Repeat violation* shall mean a violation of a provision of county codes by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within five years prior to the violation, notwithstanding the violations occur at different locations.

Violator shall mean the person creating or permitting the violation of any provision of the county codes, or a person who owns, controls, or is otherwise responsible for the real property upon which the violation occurred.

Respondents therefore are guilty of a repeat violation of Citrus County Code of Ordinances, Chapter 20 Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on

Citrus County v. Presgrove
Case No. 200474

the above property. To Wit: Pile of numerous black trash bags, TV, metals and other debris in the front corner of the property near front gate, mattresses under the overhang at the back of the home, the pile of trash and debris in the backyard, and any other miscellaneous junk and debris around the property."

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

III. ORDER:

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

A total fine from October 25, 2016 – November 15, 2016 of \$150.00 per day for twenty-two (22) days for a total of \$3,300.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of Kenneth W. Jr. and Luell Presgrove. A fine of \$150.00 per day will be imposed from November 16, 2016 until the violation is abated. This fine will be recorded and will constitute a lien on real or personal property of Kenneth W. Jr. and Luell Presgrove. 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. Respondents 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 Respondents 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 Respondents have 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 21st day of November, 2016, 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. First Class Mail to Kenneth W. Jr. & Luell Presgrove; 7254 W. Hadenotter Ln.; Homosassa, FL 34446-2137, this the 21 day of November, 2016.

Cortney Marsh

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

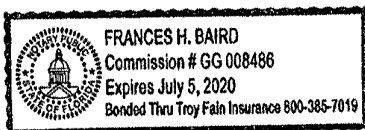
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Planning and Development, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

Cortney Marsh

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

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 21 day of November, 2016, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



Frances H. Baird
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Frances H. Baird
Commission No.: GG 008486
Expiration Date: July 5, 2020

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

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

Petitioner,

Vs.

KENNETH W. JR. & LUELL PRESGROVE
7254 W. Hadenotter Ln.
Homosassa, FL 34446-2137
Respondents

Case No. 216716

**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 September 20, 2017, 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 7254 W. Hadenotter Ln., Homosassa, Citrus County, a political subdivision of the state of Florida. The Property is described as ALT KEY: 1155291, BRADYS UNREC SUB LOT 22 BLK C: COM AT THE NW CORNER OF LT 4 BLK E GULF HWY LAND U 6 TH S 88DEG 47M 17S W 700 FT TO THE P OB TH CONT S 88DEG 47M 17S W 100 FT TH S 1DEG 05M 25S E 204. 11 FT TH N 88DEG 50M E 100 FT TH N 1DEG 05M 25S W 204.19 FT TO THE POB DESC IN OR BK 1285 PG 629; Parcel ID: 17E19S35 1A0C0 0220

After an investigation by Code Officer Matt Hampton, a notice of repeat violation was issued to the Respondents alleging a repeat violation of Citrus County Code of Ordinances, Chapter 20 Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway. To Wit: Boat and trailer, four door vehicle to right side of house without a license plate, and brown vehicle in the backyard without a license plate."

The Respondents were not present despite being notified via Certified Mail and posting the property and the Lecanto Government Building of the date, time and place of the hearing.

Code Officer Matt Hampton testified that this is a repeat violation as the Respondents were previously found guilty of the same violation at the same location owned by the Respondents on December 16, 2015 in Case #181830. That case abated on March 10, 2016, and no fines were imposed. His initial inspection for this violation was conducted on August 17, 2017 and confirmed at that time. The notice of repeat violation/notice of hearing was posted on the property and at the Lecanto Government Building on August 22, 2017. Subsequent inspections were conducted on August 24, 2017; August 29, 2017; September 6, 2017; and September 14, 2017; all depicting the property remaining in violation. Vehicles have been moved around the property but not removed and not properly tagged. He has had contact with the property owner, Mr. Presgrove, and he advised that he is trying to get rid of these vehicles or tag them. Upon his final inspection on September 19, 2017, the property remains in violation.

II. CONCLUSIONS OF LAW:

Citrus County Code of Ordinances Section 19-24 defines "repeat violation" as follows: *Repeat violation* shall mean a violation of a provision of county codes by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within five years prior to the violation, notwithstanding the violations occur at different locations.

Violator shall mean the person creating or permitting the violation of any provision of the county codes, or a person who owns, controls, or is otherwise responsible for the real property upon which the violation occurred.

Respondents therefore are guilty of a repeat violation of Citrus County Code of Ordinances, Chapter 20 Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway. To Wit: Boat and trailer, four door vehicle to right side of house without a license plate, and brown vehicle in the backyard without a license plate."

The Respondents can abate the violation by removing the vehicle(s) from the property, registering them or placing them in a permitted enclosed structure. If not enclosed or removed, the vehicle(s) must be operable and registered.

Citrus County v. Presgrove
Case No. 216716

III. ORDER:

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

A total fine from August 22, 2017 – September 19, 2017 of \$150.00 per day for twenty-nine (29) days for a total of \$4,350.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of Kenneth W. Jr. and Luell Presgrove. A fine of \$150.00 per day will be imposed from September 20, 2017 until the violation is abated. This fine will be recorded and will constitute a lien on real or personal property of Kenneth W. Jr. and Luell Presgrove. 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. Respondents 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 Respondents 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.

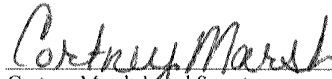
The Respondents have the right to appeal this order within thirty (30) days of the date of the recording of this order in the public records of Citrus County, a political subdivision of the state of Florida, pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 26th day of September, 2017, at Lecanto, Florida.

BY: 

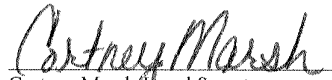
Gregg R. Brennan, Special Master

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. First Class Mail to Kenneth W. Jr. & Luell Presgrove; 7254 W. Hadenotter Ln.; Homosassa, FL 34446-2137, this the 26 day of September, 2017.



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

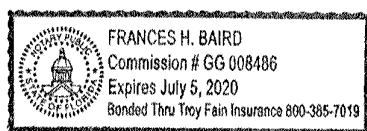
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.



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

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 26 day of September, 2017, 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: Frances H. Baird
Commission No.: GG 008486
Expiration Date: July 5, 2020

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

CITRUS COUNTY, FLORIDA
a political subdivision of the state of Florida,
Petitioner,

v.

Case No. 2151859

KENNETH W. PRESGROVE JR.
7254 W. Hadenotter Ln.
Homosassa, FL 34446-2137
Respondent

ORDER FOR REIMBURSEMENT OF COSTS AND EXPENSES

THIS CAUSE having come on for determination on July 5, 2022, due notice to the Respondent having been given via Certified U.S. Mail, Return Receipt Requested, and the Citrus County Code Compliance Director having determined that the structure(s) located upon the above-referenced real property constituted a slum or blight condition pursuant to Chapter 20, Article V, of the Citrus County Code of Ordinances, and the Citrus County Code Compliance Director having thereupon issued his Order to Demolish, as more specifically described in the above-captioned code compliance case; and

Said Order to Demolish required the Respondent to take certain corrective action by a time certain, as more specifically set forth in the Unsafe Structure/Condition Abatement Notice served upon the Respondent;

IT IS ORDERED that **Kenneth W. Presgrove Jr.** shall pay to Citrus County, Florida, a political subdivision of the State of Florida, the sum of **\$10,267.74** in reimbursement of the costs and expenses incurred by Citrus County, Florida, a political subdivision of the state of Florida, for the abatement of the above-referenced slum or blight condition upon the real property more fully described as Altkey: 1155291; BRADYS UNREC SUB LOT 22 BLK C: COM AT THE NW CORNER OF LT 4 BLK E GULF HWY LAND U 6 TH S 88DEG 47M 17S W 700 FT TO THE P OB TH CONT S 88DEG 47M 17S W 100 FT TH S 1DEG 05M 25S E 204. 11 FT TH N 88DEG 50M E 100 FT TH N 1DEG 05M 25S W 204.19 FT TO THE POB DESC IN OR BK 1285 PG 629; Parcel ID: 17E19S35 1A0C0 0220, in public records of Citrus County, Florida, a political subdivision of the State of Florida. This Order shall be recorded in the Official Records of Citrus County, Florida, a political subdivision of the State of Florida, and shall thereafter constitute a lien upon such real property and all other real and personal property owned by **Kenneth W. Presgrove Jr.**, pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED this the **26th** day of **July, 2023** at Lecanto, Citrus County, Florida, a political subdivision of the State of Florida.

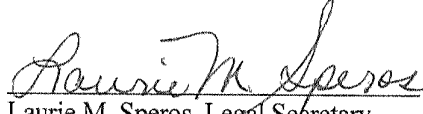
CITRUS COUNTY CODE COMPLIANCE
CITRUS COUNTY, FLORIDA, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA

BY: 
JC Charlton, Code Compliance Director

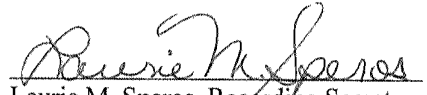
Administration Suite #109 (352) 527-5220 Fax 527-5317	Building Division Suite #111 (352) 527-5310 Fax 527-5317	Code Compliance Suite #147 (352) 527-5350 Fax 527-5523	Planning Division Suite #140 (352) 527-5239 Fax 527-5252	Land Development Division Suite #141 (352) 527-5239 Fax 527-5428
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Citrus County vs. Presgrove
Case No. 2151859

I HEREBY CERTIFY that a true and correct copy of the above foregoing Order for Reimbursement of Costs and Expenses was furnished via U.S. First Class Mail to: **Kenneth W. Presgrove Jr.**, 7254 W. Hadenotter Ln., Homosassa, FL 34446-2137, this **26th day of July, 2023**.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

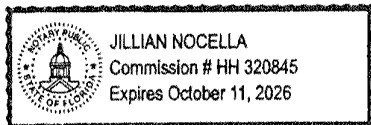
I HEREBY CERTIFY that as an authorized agent of the Citrus County Department of Growth Management, the office to whose custody the original Order for Reimbursement of Costs and Expenses is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida.

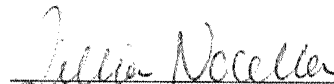

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

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

WITNESS my hand and official seal this 26 day of July, 2023.




NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH 320845
Expiration Date: October 11, 2026 *JN*

Administration Suite #109 (352) 527-5220 Fax 527-5317	Building Division Suite #111 (352) 527-5310 Fax 527-5317	Code Compliance Suite #147 (352) 527-5350 Fax 527-5523	Planning Division Suite #140 (352) 527-5239 Fax 527-5252	Land Development Division Suite #141 (352) 527-5239 Fax 527-5428
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**CODE COMPLIANCE SPECIAL MASTER OF CITRUS COUNTY, FLORIDA,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

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

Case No. CE2024-01861

v.
KENNETH W. PRESGROVE, JR.
7254 W. Hadenotter Ln.
Homosassa, Florida 34446-2137

Respondent.

SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on **December 18, 2024**, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Erica Olsson, on behalf of Petitioner
Land Development Director Joanna Coutu
Kimberly Harrison, Assistant County Attorney

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Erica Olsson
Land Development Director Joanna Coutu

The Special Master admitted the following documents into evidence: Exhibit A: photographs taken on October 22, 2024, November 6, 2024, December 5, 2024 and December 17, 2024; Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Pre-Hearing Order, posting affidavit and photograph of the posting at the property.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded the evidence presented at hearing, the Special Master finds as follows:

FINDINGS OF FACT:

On October 22, 2024, Code Officer Erica Olsson observed a camper, vehicles, a tent, large piles of garbage and other items being stored on this property with no primary use established. A Notice of Violation was issued to the Respondent by certified mail on October 23, 2024 instructing Respondent to abate the violation by November 6, 2024. All of the items mentioned above were still on the property at the time Officer Olsson reinspected the property on November 6, 2024. A Notice of Hearing was sent to the Respondent by certified mail on November 6, 2024 and posted at the property and the Lecanto Government Building on December 7, 2024, notifying Respondent of the December 18, 2024 hearing before the Special Master. All of the items mentioned above plus additional garbage were still on the property on December 17, 2024.

Respondent is the owner of the property located at 7254 W. Hadenotter Ln., Homosassa, Citrus County, Florida, described as Altkey: 1155291; BRADYS UNREC SUB LOT 22 BLK C: COM AT THE NW CORNER OF LT 4 BLK E GULF HWY LAND U 6 PB 4 PG 106 TH S 88DEG 47M 17S W 700 FT TO THE POB TH CONT S 88DEG 47M 17S W 100 FT TH S IDEG 05M 25S E 204. 11 FT TH N 88DEG 50M E 100 FT TH N IDEG 05M 25S W 204.19 FT TO THE POB; Parcel ID: 17E19S35 1A0C0 0220.

CONCLUSIONS OF LAW:

The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Land Development Code Section 3102(A) by causing or allowing items to be stored on property prior to the establishment of the principal use.

The violation may be abated by removing all items from this property until a principal use has been established.

Citrus County vs. Presgrove
Case No. CE2024-01861

The fine amount of \$50.00 per day recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent's failure to take action to abate the violation.

ORDER:

Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

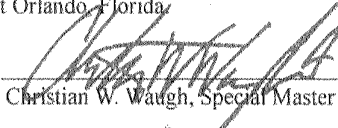
Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter.

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.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of KENNETH W. PRESGROVE, JR.. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 20th day of December, 2024, at Orlando, Florida.

BY: 
Christian W. Waugh, 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. First Class Mail to KENNETH W. PRESGROVE, JR., 7254 Hadenotter Ln., Homosassa, FL 34446-2137, this 23 day of December, 2024.

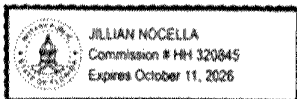

Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, 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.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me this 23 day of December, 2024, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.




NOTARY PUBLIC-STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH 320845
Expiration Date: October 11, 2026

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

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida
Petitioner,

Case No. CE2024-01861

vs.

KENNETH W. PRESGROVE JR.
7254 W. Hadenotter Ln.
Homosassa, Florida 34446-2137
Respondent. /

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **December 18, 2024**, after due notice to Respondent KENNETH W. PRESGROVE JR., the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to KENNETH W. PRESGROVE JR.

1. The Order required Respondent KENNETH W. PRESGROVE JR. to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated January 27, 2025 has been filed with the Special Master by Officer Jillian Nocella, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 1155291; BRADYS UNREC SUB LOT 22 BLK C: COM AT THE NW CORNER OF LT 4 BLK E GULF HWY LAND U 6 PB 4 PG 106 TH S 88DEG 47M 17S W 700 FT TO THE POB TH CONT S 88DEG 47M 17S W 100 FT TH S 1DEG 05M 25S E 204. 11 FT TH N 88DEG 50M E 100 FT TH N 1DEG 05M 25S W 204.19 FT TO THE POB; Parcel ID: 17E19S35 1A0C0 0220.

4. Accordingly, it has been brought to the Special Master's attention that Respondent KENNETH W. PRESGROVE JR. has not complied with the Special Master's Order dated December 20, 2024.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent KENNETH W. PRESGROVE JR. shall pay to Citrus County, Florida, a fine of **\$100.00** per day, plus administrative costs in the amount of **\$324.98**, beginning on January 27, 2025, and continuing, with interest, until the violation has been abated as directed in the Order.

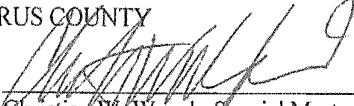
6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent KENNETH W. PRESGROVE JR. pursuant to Section 162.09, Florida Statutes.

7. Respondent KENNETH W. PRESGROVE JR. may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent file 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.

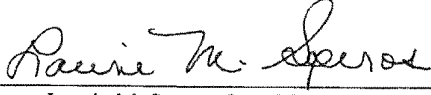
Citrus County vs. Presgrove
Case No. CE2024-01861

DONE AND ORDERED this the 29th day of January, 2025.

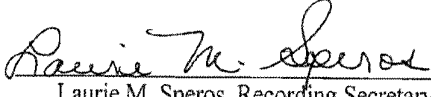
CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: 
Christian W. Waugh, Special Master

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: KENNETH W. PRESGROVE JR., 7254 W. Hadenotter Ln., Homosassa, FL 34446-2137, this 29 day of January, 2025.


Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

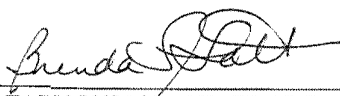
I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Compliance records of Citrus County, Florida, a political subdivision of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

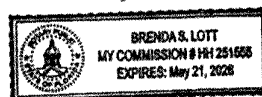

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461
(352) 527-5350

CITRUS COUNTY)
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 Laurie M. Speros, who is personally known to me and who did take an oath.

WITNESS my hand and official seal this 29th day of January, 2025.


NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Brenda S Lott
Commission No.: HH 251555
Expiration Date: May 21, 2026



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

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

Petitioner,

Case No. CE2025-00846

v.

KENNETH W. PRESGROVE

5711 S. Calder Pt.

Homosassa, Florida 34446

Respondent.

SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on July 16, 2025, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Erica Olsson on behalf of Petitioner
Kimberly Harrison, Assistant County Attorney
Kenneth W. Presgrove

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Erica Olsson
Kenneth W. Presgrove

Kenneth W. Presgrove did not contest the violation and therefore no exhibits were admitted into evidence.

FINDINGS OF FACT:

Respondent is the owner of the property located at 5711 S. Calder Pt., Homosassa, Citrus County, Florida, described as Altkey: 2522275; GREEN ACRES ADD 3 PB 5 PG 60 LOT 7 UNREC OF LOT 34 FURTHER DESC IN OR BK 968 PG 1660; Parcel ID: 17E19S360230 00340 0070.

CONCLUSIONS OF LAW:

The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 20, Article III Section 20-31(a) of the Citrus County Code, by causing or allowing the property to have an accumulation of junk and debris on the property.

The violation may be abated by removing the junk and debris on the property.

The fine amount of \$100.00 per day recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent's failure to take action to abate the violation.

ORDER:

Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter.

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.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of KENNETH W. PRESGROVE. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued

Citrus County vs. Presgrove
Case No. CE2025-00846

interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

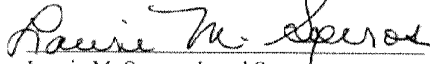
Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 16th day of July, 2025, at Orlando, Florida.

BY: 

Christian W. Waugh, 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. First Class Mail to KENNETH W. PRESGROVE, 5701 S. Calder Pt., Homosassa, Florida 34446, this 17 day of July, 2025.



Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, 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.



Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me by means of physical presence this 17th day of July, 2025, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.


NOTARY PUBLIC-STATE OF FLORIDA
Printed Name: Brenda S Lott
Commission No.: HH 251555
Expiration Date: May 21, 2026



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

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

Petitioner,

Case No. CE2025-00784

v.

KENNETH W. PRESGROVE
5711 S. Calder Pt.
Homosassa, Florida 34446

Respondent.

SPECIAL MASTER'S FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Compliance Special Master Christian W. Waugh on July 16, 2025, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Erica Olsson on behalf of Petitioner
Kimberly Harrison, Assistant County Attorney
Kenneth W. Presgrove

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Erica Olsson
Kenneth W. Presgrove

Kenneth W. Presgrove did not contest the violation and therefore no exhibits were admitted into evidence.

FINDINGS OF FACT:

Respondent is the owner of the property located at 5711 S. Calder Pt., Homosassa, Citrus County, Florida, described as Altkey: 2522275; GREEN ACRES ADD 3 PB 5 PG 60 LOT 7 UNREC OF LOT 34 FURTHER DESC IN OR BK 968 PG 1660; Parcel ID: 17E19S360230 00340 0070.

CONCLUSIONS OF LAW:

The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 20, Article VI Section 20-41 of the Citrus County Code by allowing an unlicensed and inoperable vehicle to be parked on the property.

The Respondent can abate the violation by removing the vehicle(s) from the property, registering them or placing them in a permitted enclosed structure. If not enclosed or removed, the vehicle(s) must be operable and registered.

The fine amount of \$100.00 per day recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent's failure to take action to abate the violation.

ORDER:

Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter.

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.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of KENNETH W. PRESGROVE. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued

Citrus County vs. Presgrove
Case No. CE2025-00784

interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 16th day of July, 2025, at Orlando, Florida

BY: 

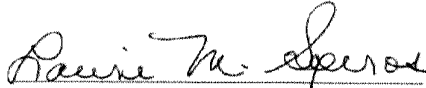
Christian W. Waugh, Special Master

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. First Class Mail to KENNETH W. PRESGROVE, 5711 S. Calder Pl., Homosassa, Florida 34446, this 17 day of July, 2025.



Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, 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.



Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

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STATE OF FLORIDA)
CITRUS COUNTY)

The foregoing instrument was acknowledged before me by means of physical presence this 17th day of July, 2025, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.



NOTARY PUBLIC-STATE OF FLORIDA

Printed Name: Brenda S Lott

Commission No.: HH 251555

Expiration Date: May 21, 2026



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

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida
Petitioner,
vs.

Case No. CE2025-00784

KENNETH W. PRESGROVE
5711 S. Calder Pt.
Homosassa, Florida 34446
Respondent. /

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **July 16, 2025**, after due notice to Respondent KENNETH W. PRESGROVE, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to KENNETH W. PRESGROVE

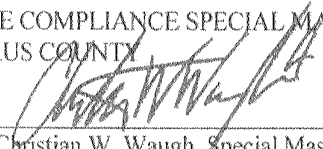
1. The Order required Respondent KENNETH W. PRESGROVE to take certain corrective action by a time certain as more specifically set forth in that Order.
2. An Affidavit of Non-Compliance dated August 22, 2025 has been filed with the Special Master by Officer Erica Olsson, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.
3. The property upon which a violation has continued to exist is more fully described as Altkey: 2522275; GREEN ACRES ADD 3 PB 5 PG 60 LOT 7 UNREC OF LOT 34 FURTHER DESC IN OR BK 968 PG 1660; Parcel ID: 17E19S360230 00340 0070
4. Accordingly, it has been brought to the Special Master's attention that Respondent KENNETH W. PRESGROVE has not complied with the Special Master's Order dated July 16, 2025.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent KENNETH W. PRESGROVE shall pay to Citrus County, Florida, a fine of **\$100.00** per day, plus administrative costs in the amount of **\$37.00**, beginning on August 22, 2025, and continuing, with interest, until the violation has been abated as directed in the Order.
6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent KENNETH W. PRESGROVE pursuant to Section 162.09, Florida Statutes.
7. Respondent KENNETH W. PRESGROVE may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent file 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 29th day of August, 2025.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: 
Christian W. Waugh, Special Master

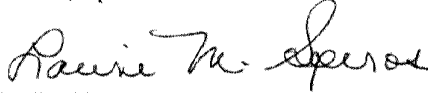
Citrus County vs. Presgrove
Case No. CE2025-00784

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: KENNETH W. PRESGROVE, 5711 S. Calder Pt., Homosassa, Florida 34446, this 29 day of August, 2025.



Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, 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, a political subdivision of the State of Florida.



Laurie M. Speros, Recording Secretary
Citrus County Code Compliance
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 29th day of August, 2025 by LAURIE M. SPEROS, as Legal Secretary for Citrus County Code Compliance who is personally known to me.



NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: Brenda S Lott

Commission No.: HH 251555

Expiration Date: May 21, 2026



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

CITRUS COUNTY, FLORIDA,
A political subdivision of the State of Florida

Petitioner,

Case No. CE2025-00846

vs.

KENNETH W. PRESGROVE

5711 S. Calder Pt.

Homosassa, Florida 34446

Respondent.

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **July 16, 2025**, after due notice to Respondent KENNETH W. PRESGROVE, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to KENNETH W. PRESGROVE

1. The Order required Respondent KENNETH W. PRESGROVE to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated August 22, 2025 has been filed with the Special Master by Officer Erica Olsson, which Affidavit certifies, under oath, that the required corrective action has not been taken as ordered.

3. The property upon which a violation has continued to exist is more fully described as Altkey: 2522275; GREEN ACRES ADD 3 PB 5 PG 60 LOT 7 UNREC OF LOT 34 FURTHER DESC IN OR BK 968 PG 1660; Parcel ID: 17E19S360230 00340 0070

4. Accordingly, it has been brought to the Special Master's attention that Respondent KENNETH W. PRESGROVE has not complied with the Special Master's Order dated July 16, 2025.

Based on the foregoing, it is hereby **ORDERED AND ADJUDGED** that:

5. Respondent KENNETH W. PRESGROVE shall pay to Citrus County, Florida, a fine of **\$100.00** per day, plus administrative costs in the amount of **\$279.98**, beginning on August 22, 2025, and continuing, with interest, until the violation has been abated as directed in the Order.

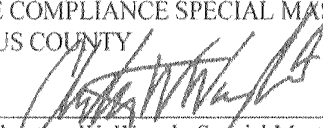
6. This Order Imposing Fine will be recorded and shall constitute a lien against the land upon which the violation exists and upon any real or personal property owned by Respondent KENNETH W. PRESGROVE pursuant to Section 162.09, Florida Statutes.

7. Respondent KENNETH W. PRESGROVE may request a hearing to challenge the fine no later than twenty (20) days after the date of this Order. This Order will be recorded on the twenty-first (21st) day after the date of this Order and shall constitute a lien as set forth in section 6 above unless the Respondent file 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 29th day of August, 2025.

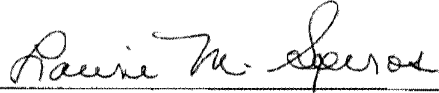
CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY:


Christian W. Waugh, Special Master

Citrus County vs. Presgrove
Case No. CE2025-00846

I HEREBY CERTIFY that a true and correct copy of the above foregoing ORDER IMPOSING FINE has been furnished via US First Class Mail to: KENNETH W. PRESGROVE, 5711 S. Calder Pt., Homosassa, Florida 34446, this 29 day of August, 2025.



Laurie M. Speros, Legal Secretary
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461
(352) 527-5350

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Growth Management, 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, a political subdivision of the State of Florida.



Laurie M. Speros, Recording Secretary
Citrus County Code Compliance
3600 W. Sovereign Path, Suite 147
Lecanto, Florida 34461
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 29th day of August, 2025 by LAURIE M. SPEROS, as Legal Secretary for Citrus County Code Compliance who is personally known to me.



NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: Brenda S Lott

Commission No.: HH 251555

Expiration Date: May 21, 2026



IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2017 CT 000612

PRESGROVE, KENNETH WAYNE JR
7254 HADENOTTER LN
HOMOSASSA, FL 34446
Date of birth: 11/07/1978

JUDGMENT

Pursuant to FS. 939.185

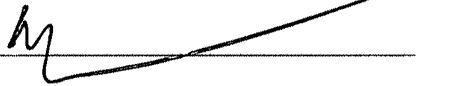
Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 65.00 is rendered in favor of Angela Vick, Clerk of Courts, Citrus County, Florida and against the defendant in the sum of \$ 65.00 which let execution issue instanter pursuant to F.S. 922.02.

Done and Ordered in Inverness, Citrus County, Florida, on this 4th day of January, 2018.

JUDGE



JAN- 4'18 11:02AM

CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: January 11, 2018

By: Lori Mack



IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2019 CF 000248 A

PRESGROVE, KENNETH WAYNE JR
5711 S CALDER PT
HOMOSASSA, FL 34446
Date of birth: 11/07/1978

JUDGMENT

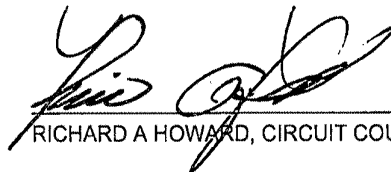
Pursuant to FS. 939.185

Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$105.00 is rendered in favor of Angela Vick, Clerk of Courts, Citrus County, Florida and against the defendant in the sum of \$105.00 which let execution issue instanter pursuant to F.S. 922.02.

Done and Ordered in Inverness, Citrus County, Florida, on this 15th day of July, 2019.

A handwritten signature in black ink, appearing to read 'Richard A. Howard', is written over a horizontal line.

RICHARD A HOWARD, CIRCUIT COURT JUDGE

CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: July 23, 2019

By: _____



IN THE COURTY COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY FLORIDA
CIVIL ACTION

Case No. 2022 DR 001739

MALATT, TAMI L

Petitioner

-vs-

PRESGROVE, KENNETH W

Respondent

JUDGMENT/CERTIFICATE OF DELINQUENCY

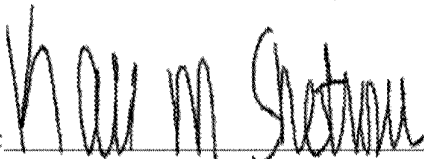
The undersigned, being the duly authorized local depository for court-ordered support payments pursuant to F.S. 61.181, in CITRUS county, certifies that PRESGROVE, KENNETH W has failed to pay into the depository the court-ordered support payment mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$2,250.00 balance at terms, not including any costs or fees. Statutory interest automatically accrues on all past due support pursuant to F.S. 55.03.

I further certify that PRESGROVE, KENNETH W was issued a Notice of Delinquency on 03/16/2023, and 30 or more days have elapsed since the referenced delinquent payment was due. Pursuant to F.S. 61.14 this Certificate is a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated April 3, 2023

ANGELA VICK

Clerk of the Circuit Court and Comptroller

By: , Deputy Clerk



Filing # 61068116 E-Filed 08/29/2017 01:13:20 PM

IN THE COUNTY COURT
IN AND FOR CITRUS COUNTY, FLORIDA

CASE NO: 2017 SC 000548

CROWN ASSET MANAGEMENT, LLC,
Plaintiff,

vs.
KENNETH PRESGROVE,
Defendant(s)

CERTIFIED TO BE A TRUE COPY
ANGELA VICK

CLERK OF THE CIRCUIT COURT

AND COMPTROLLER
BY Coleen Hodes D.C.

FINAL JUDGMENT THIS 10 DAY OF July 20 18



IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 3100 Breckinridge Blvd., Ste. 725, Duluth, GA 30096 shall recover from Defendant(s), KENNETH PRESGROVE, the principal sum of \$1,044.22, court costs in the amount of \$.00, interest in the amount of \$239.50, the total of which shall bear interest at the prevailing statutory interest rate of 5.17% per year from this date through December 31st of this current year, for all of the above let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete under oath the Fact Information Sheet (Florida Rules of Civil Procedure Form 1.977) including all required attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.

DONE AND ORDERED at CITRUS County, Florida on this 2 day of SEP, 20 17.

[Signature]
COUNTY COURT JUDGE

Copies furnished to:
ANDREU, PALMA, LAVIN & SOLIS, PLLC
1000 NW 57th Ct., Ste. 400
Miami, FL 33126

KENNETH PRESGROVE
5711 S CALDER PT
HOMOSASSA FL 34446-2960
16-10909

I HEREBY CERTIFY that a true and correct copy of the foregoing
has been furnished by electronic or U.S. Mail on 09/07/2017.

By [Signature]

SEP- 5'17 10:45AM

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

CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida,
Petitioner,
v.
KENNETH W. JR. & LUELL PRESGROVE
Respondents,

Case No.: 181830

ORDER ACKNOWLEDGING COMPLIANCE

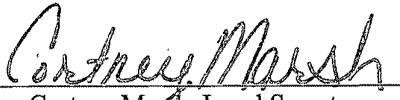
THIS MATTER, having come before Citrus County Code Compliance Special Master Gregg R. Brennan upon review of the Affidavit of Compliance filed by Citrus County Code Compliance Officer Matt Hampton pursuant to Citrus County Code Section 19-54(n) and Florida Statutes Section 162.07(4), and the Special Master having reviewed such affidavit and otherwise being apprised of the facts and circumstances surrounding this matter would hereby find that the Respondents, KENNETH W. JR. & LUELL PRESGROVE, have come into compliance on March 10, 2016 with the Order issued by the Special Master on January 6, 2016 regarding a violation on property more fully described as Alt Key 1155291; BRADYS UNREC SUB LOT 22 BLK C: COM AT THE NW CORNER OF LT 4 BLK E GULF HWY LAND U 6 TH S 88DEG 47M 17S W 700 FT TO THE P OB TH CONT S 88DEG 47M 17S W 100 FT TH S 1DEG 05M 25S E 204. 11 FT TH N 88DEG 50M E 100 FT TH N 1DEG 05M 25S W 204.19 FT TO THE POB DESC IN OR BK 1285 PG 629.

DONE and ORDERED this fifteenth day of March, 2016.


Gregg R. Brennan
Citrus County Code Compliance
Special Master

Citrus County v. Presgrove
Case No.: 181830

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. Certified Mail to Kenneth W. Jr. & Luell Presgrove; 7254 W. Hadenotter Ln.; Homosassa, FL 34446-2137 this the 17 day of March, 2016.

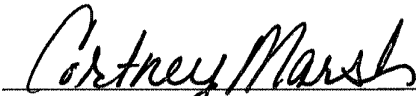

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

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 17 day of March, 2016, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.



NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jessica Flynn
Commission No.: 922327
Expiration Date: 12-2-2019

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

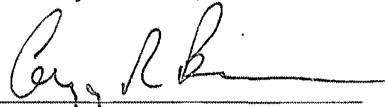
CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida,
Petitioner,
v.
KENNETH W. JR. & LUELL PRESGROVE
Respondents,

Case No.: 181831

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 Matt Hampton 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 Respondents, KENNETH W. JR. & LUELL PRESGROVE, have come into compliance on March 10, 2016 with the Order issued by the Special Master on January 6, 2016 regarding a violation on property more fully described as Alt Key 1155291; BRADYS UNREC SUB LOT 22 BLK C: COM AT THE NW CORNER OF LT 4 BLK E GULF HWY LAND U 6 TH S 88DEG 47M 17S W 700 FT TO THE P OB TH CONT S 88DEG 47M 17S W 100 FT TH S 1DEG 05M 25S E 204.11 FT TH N 88DEG 50M E 100 FT TH N 1DEG 05M 25S W 204.19 FT TO THE POB DESC IN OR BK 1285 PG 629.

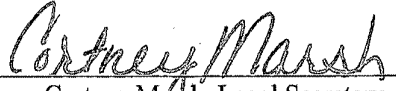
DONE and ORDERED this fifteenth day of March, 2016.



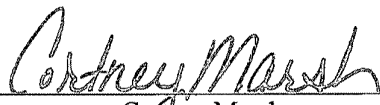
Gregg R. Brennan
Citrus County Code Compliance
Special Master

Citrus County v. Presgrove
Case No.: 181831

I HEREBY CERTIFY that a true and correct copy of the foregoing **ORDER ACKNOWLEDGING COMPLIANCE** has been furnished via U.S. Certified Mail to Kenneth W. Jr. & Luell Presgrove; 7254 W. Hadenotter Ln.; Homosassa, FL 34446-2137 this the 17 day of March, 2016.

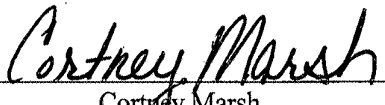

Cortney Marsh, Legal Secretary
Citrus County Code Compliance
Department of Planning and Development
3600 W. Sovereign Path Suite 147
Lecanto, Florida 34461

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

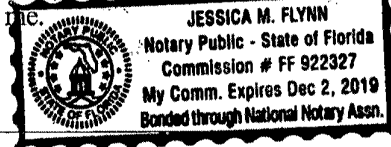
FOR RECORDING ONLY

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 17 day of March, 2016, by Cortney Marsh, Recording Secretary, Citrus County Code Compliance Hearing, who is personally known to me.



NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jessica Flynn
Commission No.: 922327
Expiration Date: 12-2-2019

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923146

To: Tax Collector of CITRUS COUNTY, Florida

I,
RAJENDRA INC
14221 LAKE CANDLEWOOD CT
MIAMI, FL 33014,

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
2522275	2023/6632	06-01-2023
Legal Description		
LOT 7 OF AN UNRECORDED SUB OF LOT 34 OF GREEN ACRES PB 5 PG 60 FURTHER DESCRIBED AS: COM AT THE NW CORNER OF LOT 34, GREEN ACRES UNIT NO. 3 PB 5 PG 60, THN NORTH 89DEG 33M EAST ALONG THE NORTH LINE SAID LOT 34 A DST OF 333.18 FT TO THE NE CORNER OF SAID LOT 34, THN SOUTH 0DEG 05M 48S EAST ALONG THE EAST LINE OF SAID LOT 34 A DST OF 400.47 FT TO THE POB, THN CONT SOUTH 0DEG 05M 48S EAST ALONG SAID EAST LINE A DST OF 133.49 THEN SOUTH 89DEG 36M 54S WEST 166.59 FT, THN NORTH 0DEG 05M 48S W PARALLEL TO SAID EAST LINE A DST OF 133.44 FT, THN NORTH 89DEG 35M 48S EAST 166.59 FT TO THE POB, SUBJ TO 15 FT EASEMENT ACROSS THE WEST BOUNDARY THEREOF FOR ROAD ROW, TOGETHER WITH NON EXCLUSIVE EASEMENT FOR ING/EGR TO BE USED IN COMMON WITH OTHERS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS: COM AT THE NW CORNER OF LOT 34, GREEN ACRES UNIT NO. 3 PB 5 PG 60, THN NORTH 89DEG 33M EAST ALONG THE NORTH LINE SAID LOT 34 A DST OF 151.59 FT TO THE POB, THN CONTINUE NORTH 89DEG 33M EAST ALONG SAID NORTH LINE FOR 30 FT, THN S 0DEG 05M 48S EAST 667.25 FT TO A POINT ON THE SOUTH LINE OF SAID LOT 34, THN SOUTH 89DEG 37M 40 W ALONG SAID SOUTH LINE A DST OF 30 FT, THN NORTH 0DEG 05M 48S WEST 667.21 FT TO THE POB.		

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File
RAJENDRA INC
14221 LAKE CANDLEWOOD CT
MIAMI, FL 33014

04-07-2026
Application Date

Applicant's signature

Altkey: 2522275
PRESGROVE KENNETH W

Parcel ID: 17E19S360230 00340 0070
5711 S CALDER PT , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0200 - MOBILE HOME
Bldg Counts Res 0 / MH 1 / Comm 0
Nbhd 5605 - GREEN ACRES CARDINAL STREET AREA
Tax District 0000 - COASTAL RIVERS BASIN
Subdivision 000800 - GREEN ACRES UNIT 3
Short Legal LOT 7 OF AN UNRECORDED SUB OF LOT 34 OF GREEN ACRES PB 5 PG60 FURTHER DESCRIBED AS:COM AT THE NW CORNER OF LOT 34, GREEN ACRES UNIT NO. 3
Est. Parcel Sqft 22,224
Est. Parcel Acres .51
Map SC-TW-RG 32-19S-18E

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

Mailing Address

Name PRESGROVE KENNETH W
Mailing Address 5711 S CALDER PT
HOMOSASSA FL 34446

All Owners

Name	Owner Type
PRESGROVE KENNETH W	EO - Estate Of

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	\$20,000	\$87,696	\$107,696	\$92,353	\$0	\$92,353	\$0

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	\$18,000	\$81,899	\$99,899	\$82,894	\$0	\$82,894	\$0	\$1,501.72	Link
2024	\$18,000	\$83,521	\$101,521	\$75,358	\$0	\$75,358	\$0	\$1,392.85	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	0000	COASTAL RIVERS BASIN	\$107,696	14.5489	\$1,748.28

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in

ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	\$35.00
0131	FIRE SERVICES ASSESSMENT	\$125.00
0154	STORMWATER	\$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/01/2002	\$100	1568/0292	01-CORRECTIVE/QC/TD/COT	V
11/01/1992	\$100	0968/1660	02-MIN DOC STAMP (\$100)	V
03/01/1987	\$2,900	0733/1741	17-17	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

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	133.0	166			\$20,000	RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1994
Total FLA	1,152
Total Under Roof	1,152
Exterior Wall	29 - VINYL SIDING
Foundation	6 - MINIMAL
HVAC	006 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	4 - NONE
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	

FPL: Stacks/Openings /

RCN 159,074
RCNLD 84,966

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1994	1,152

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	DECKING WOOD-[1-SF]	2006	16	10	1	160	610
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2006	16	10	1	160	950
1	3	WOOD PRIVACY FENCE-[1-SF]	2024	6	185	1	1,110	1,170

Total Misc Value
2,730