RECEIVED
By Tifani White at 2:51 pm, 8/20/26

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes



## Part 1: Tax Deed Application Information

| | | | |
|---|---|---|---|
| Applicant | FTL INC. & BANESCO USA<br>3155 NW 77TH AVE<br>MIAMI, FL 33122 | Property Owner | FRENCH JAMES<br>6050 N SPECKLED PERCH TER<br>HERNANDO, FL 34442 |
| Property description | TSALA APOPKA RETREATS PB 4 PG 145 LOT 9 BLK "C" TOGETHER WITH AN UNDIVIDED INTEREST IN LOT 86 BLK "A (Full legal attached.) | Application date | Apr 27, 2026 |
| | | Certificate # | 2024 / 28 |
| | | Date certificate issued | 06/01/2024 |
| | | Account number | 1586674 |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|---|---|---|---|---|
| # 2024/28 | 06/01/2024 | 768.32 | 106.76 | 875.08 |
| | | | **→ Part 2: Total*** | **875.08** |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other Certificate Sale | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4 + Column 5) |
|---|---|---|---|---|---|
| # 2025/38 | 06/01/2025 | 795.43 | 6.25 | 39.77 | 841.45 |
| # 2023/29 | 06/01/2023 | 685.27 | 6.25 | 34.26 | 725.78 |
| | | | | **Part 3: Total*** | **1,567.23** |

## 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) | 2,442.31 |
| 2. | Delinquent taxes paid by the applicant | 0.00 |
| 3. | Current taxes paid by the applicant | 844.82 |
| 4. | Property information report fee | 250.00 |
| 5. | Tax deed application fee | 175.00 |
| 6. | Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) | 222.73 |
| 7. | **Total Paid** (Lines 1-6) | 3,934.86 |

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Christina Sedlak
Signature, Tax Collector or Designee

Citrus County, Florida

Date 20th 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) | 4,063.86 |
| 17. | Redemption fee | 6.25 |
| 18. | Total amount to redeem | 4,070.11 |
| | Signature, Clerk of Court or Designee | Date of sale |

## INSTRUCTIONS

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**
**Total.** Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

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

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

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

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

## FULL LEGAL (If applicable)

TSALA APOPKA RETREATS PB 4 PG 145 LOT 9 BLK "C" TOGETHER WITH AN UNDIVIDED INTEREST IN LOT 86 BLK "A" TSALA APOPKA RETREATS PB 4 - PG 145 AS DEEDED IN QUIT-CLAIM DEED RECORDED IN OR 270 PG 306 (INTEREST IS BASED ON PERCENTAGE OF LOT(S) OWNED BASED ON 192 LOTS)

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

# TAX DEED APPLICATION COVER LETTER

**Account #:** 1586674

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**
FTL INC. & BANESCO USA
3155 NW 77TH AVE
MIAMI, FL 33122

**Owner on Current Tax Roll**
FRENCH JAMES
6050 N SPECKLED PERCH TER
HERNANDO, FL 34442

**Additional Parties, Per Search**

| | |
|---|---|
| FIRST NATIONAL BANK OF OMAHA<br>1620 DODGE STREET<br>OMAHA, NE 36197 | Lien Holder |
| BRANDY CHAMBLEE<br>HOLLOWAY & MOXLEY<br>P.O. BOX 4953<br>MONTGOMERY, AL 36103 | Other Party |
| LAURA GULLATTE<br>6050 NORTH SPECKLED PERCH TERRACE<br>HERNANDO, FL 34442 | Other Party |
| ESTATE OF JUDY GULLATTE A/K/A<br>JUDY CAROL GULLATTE, DECEASED<br>6085 NORTH TSALA APOPKA DR<br>HERNANDO, FL 34442 | Title Holder |

JAMES FRENCH
PO BOX 207
SALEM, AL 36874

Title Holder

JAMES FRENCH
6085 N TSALA APOPKA DR.
HERNANDO, FL 34442-3980

Title Holder

JAMES FRENCH OR ESTATE OF JUDY GULLATTE, DECEASED
6060 N SPECKLED PERCH TER
HERNANDO, FL 34442

Title Holder

**Certified By:**

Christina Sedlak

_____

Tax Collector or Authorized Designee

TDA #: 923345

# 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 |
|---|---|---|
| 1586674 | 19E18S010020 000C0 0090 | 6050 N SPECKLED PERCH TER<br>HERNANDO 34442 |

**Legal Description**

TSALA APOPKA RETREATS PB 4 PG 145 LOT 9 BLK "C" TOGETHER WITH AN UNDIVIDED INTEREST IN LOT 86 BLK "A" TSALA APOPKA RETREATS PB 4 - PG 145 AS DEEDED IN QUIT-CLAIM DEED RECORDED IN OR 270 PG 306 (INTEREST IS BASED ON PERCENTAGE OF LOT(S) OWNED BASED ON 192 LOTS)

---

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---|---|---|---|---|
| 2024 - 28 | $33,150 | No | Yes | No |

**Owner of Record on Current Tax Roll**

JAMES FRENCH

**Billing Name & Address**

6050 N SPECKLED PERCH TER
HERNANDO FL 34442

# 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:** 08/03/2026 **Search covers** **20 years** **through:** 07/27/2026

*Kinsey Ram*
Title Examiner

**General Examiner Comments:**

## APPARENT TITLE HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| JAMES FRENCH OR ESTATE OF JUDY GULLATTE, DECEASED<br>6060 N SPECKLED PERCH TER<br>HERNANDO FL 34442 | Warranty Deed<br>Bk:2027 Pg:1442 | |
| JAMES FRENCH<br>PO BOX 207<br>SALEM AL 36874 | | Warranty Deed 2027-1442 |
| ESTATE OF JUDY GULLATTE, DECEASED<br>6085 NORTH TSALA APOPKA DR<br>HERNANDO FL 34442 | | Death Certificate 2773-2179 |

**Related Documents (for Reference)**

None found.

## MORTGAGE HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|

None found.

**Related Documents (for Reference)**

None found.

## LIEN HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| FIRST NATIONAL BANK OF OMAHA<br>1620 DODGE STREET<br>OMAHA NE 36197 | Judgment<br>Bk:2817 Pg:728 | No Sunbiz record found. |

**Related Documents (for Reference)**

None found.

## OTHER PARTIES

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| LAURA GULLATTE<br>6050 NORTH SPECKLED PERCH TERRACE<br>HERNANDO FL 34442 | Death Certificate<br>Bk:2773 Pg:2179 | |

**Related Documents (for Reference)**

None found.

## OTHER DOCUMENTS

**Document Type**

Property Appraiser

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Return to: (enclose self-addressed stamped envelope)

Name: JAMES FRENCH
Address: P.O. Box 207, SALEM, AL. 36874

This Instrument Prepared by:
Name: MARIE M. HARRIS
Address: 6050 N. SPECKLED PERCH TER.
HERNANDO, FL 34442

Property Appraisers Parcel Identification

Folio Number(s):

Grantee[s] S.S. # (s)

2006049040 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $52.50
# 2006049040 BK:2027 PG:1442
07/12/2006 12:41 PM 1 PG
LMITCHELL,DC Receipt #029298

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed,** *Made the* _____ *day of* _____, _____, *by* MARIE M. HARRIS, *hereinafter called the Grantor, to* JAMES FRENCH OR JUDY GULLATTE, *whose post office address is* 6060 N. SPECKLED PERCH TER HERNANDO, FL 34442 *hereinafter called the Grantee.*

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth,** *That the Grantor, for and in consideration of the sum of $* _____ *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in* CITRUS *County, State of* FLORIDA, *viz:*

PARCEL # 1-18-19-0020-000C0-0090

LOT 9 IN BLOCK "C", OF TSALA APOPKA RETREATS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 145, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

**Together,** *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.* **To Have and to Hold,** *the same in fee simple forever.*

**And** *the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,*

**In Witness Whereof,** *the said Grantor 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 Grantor) — Donna Backus
Printed Name — DONNA BACKUS
Witness Signature (as to first Grantor) — Grace Harris
Printed Name — Grace Harris
Witness Signature (as to Co-Grantor, if any) — Son
Printed Name
Witness Signature (as to Co-Grantor, if any)
Printed Name

Grantor Signature — x Marie M Harris — L.S.
Printed Name — x Marie M Harris
Post Office Address — x 197 Liddle Harris Rd, Peterborough
Co-Grantor Signature, (if any) — L.S.
Printed Name
Post Office Address

STATE OF New York )
COUNTY OF Washington )

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Marie Harris known to me to be the person who described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) ☑ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: _____

NOTARY RUBBER STAMP SEAL
Pat Wilson
Notary Public State of New York
Washington County
Lic. #01W16042741
Comm. Exp. 06-02-2008

Witness my hand and official seal in the County and State last aforesaid this 23 day of May 2006, A.D.
Notary Signature — Pat Wilson
Printed Name — PAT WILSON

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07 23 99

**Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller**
**#2017012708 BK: 2817 PG: 728 3/20/2017 1:34 PM 1 Receipt: 2017011598**
**RECORDING $10.00**

CERTIFIED TO BE A TRUE COPY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY _____ D.C.
THIS 2 DAY OF March 20 17

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

| | | |
|---|---|---|
| FIRST NATIONAL BANK OF OMAHA,<br>Plaintiff, | * | |
| v. | * | CASE NO. 2016CA000876 |
| JAMES FRENCH,<br>Defendant(s). | * | |

ORDER FOR FINAL JUDGMENT

This cause comes before the Court on the Plaintiff's Motion for Entry of a Final Judgment of Default and Damages, after entry of Default against Defendant. The Court having considered the Motion and reviewed the pleadings, it is thereupon ORDERED and ADJUDGED:

1. That a final judgment shall be issued in favor of Plaintiff, FIRST NATIONAL BANK OF OMAHA, and against Defendants, JAMES FRENCH, in the amount of $19,723.69 with costs of court in the amount of $498.00, for which let execution so issue, and Plaintiff shall recover that amount from the Defendant.

2. Jurisdiction of this case is retained to enter further orders that are proper for execution and/or garnishment, and to compel defendant to complete form 1.977 along with any attachments and serve it on the plaintiff's attorney.

DONE and ORDERED on this 30 day of Jan, 2017.

Judge Patricia V. Thomas

Plaintiff's Address:
First National Bank of Omaha, 1620 Dodge Street, Omaha, NE 36197

*Copies furnished to:*
Brandy Chamblee, attorney for Plaintiff, Holloway & Moxley, P.O. Box 4953, Montgomery, AL 36103
James French, defendant, 6085 N Tsala Apopka Dr., Hernando, FL 34442-3980
255907.4608.4.4

Furnished by U.S. or Electronic Mail
pursuant to SC10-2101 this
2nd day of Feb 2017
Citrus County Clerk of Court
By _____
Deputy Clerk

JAN-30'17 4:03PM

**Altkey: 1586674**
**FRENCH JAMES**

**Parcel ID: 19E18S010020 000C0 0090**
**6050 N SPECKLED PERCH TER , HERNANDO, 34442**

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

| | |
|---|---|
| PC Code | 0200 - MOBILE HOME |
| Bldg Counts | Res 0 / MH 1 / Comm 0 |
| Nbhd | 6830 - RIVER LAKES AREA |
| Tax District | 000X - WITHLACOOCHEE RIVER BASIN |
| Subdivision | 001880 - TSALA APOPKA RETREATS |
| Short Legal | TSALA APOPKA RETREATS PB 4 PG 145 LOT 9 BLK "C"TOGETHER WITH AN UNDIVIDED INTEREST IN LOT 86 BLK "A"TSALA APOPKA RETREATS PB 4 - PG 145 AS DEEDED IN QUIT-CLAIM |
| Est. Parcel Sqft | 8,795 |
| Est. Parcel Acres | .20 |
| Map SC-TW-RG | 01-18S-19E |
| Recording Activity Notification (RAN) system | WORRIED ABOUT PROPERTY FRAUD? |

**Mailing Address**

| | |
|---|---|
| Name | FRENCH JAMES |
| Mailing Address | 6050 N SPECKLED PERCH TER<br>HERNANDO FL 34442 |

**All Owners**

| Name | | Owner Type |
|---|---|---|
| FRENCH JAMES | | IN - Individual |

**Value History and Tax Amount**

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Cap Savings | Tax Estimate | Tax Link |
|---|---|---|---|---|---|---|---|---|---|
| 2025 | $7,880 | $45,744 | $53,624 | $33,150 | $0 | $33,150 | $0 | $782.59 | Link |
| 2024 | $6,260 | $43,951 | $50,211 | $30,136 | $0 | $30,136 | $0 | $689.62 | Link |

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

| Year | Tax Dist | District Name | Market Value | Millage Rate | Tax Estimate |
|---|---|---|---|---|---|
| 2025 | 000X | WITHLACOOCHEE RIVER BASIN | $53,624 | 14.8298 | $930.65 |

**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 |
|---|---|---|---|---|
| 05/01/2006 | $7,500 | 2027/1442 | 00-WARRANTY DEED | I |
| 02/01/1992 | $10,000 | 0926/0749 | 00-WARRANTY DEED | I |
| 11/01/1982 | $18,000 | 0607/0358 | 00-WARRANTY DEED | I |

**DISCLAIMER**

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

**Permits**

**Legacy System Permits (Infor)**

| Permit Date | Permit Number | Description | Amount | Occupancy Date |
|---|---|---|---|---|
| 02/01/2001 | 200101559 | CHANGEOUT PACK HEAT PUMP- | $3,507 | |

**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 | 70.0 | 125 | | | $7,800 | CLRMH |
| 2 | 0133-BOAT SLIP | U-UNIT | 1.00 | | | | | $80 | CLRMH |

**Residential**

| | |
|---|---|
| Bldg Number | 1 |
| Class | R5 - RESIDENTIAL MOBILE HOME |
| Year Built | 1978 |
| Total FLA | 672 |
| Total Under Roof | 672 |
| | |
| Exterior Wall | 18 - METAL SIDING WD FRAME |
| Foundation | 6 - MINIMAL |
| HVAC | 106 - FORCED AIR DUCTED |
| Stories | 1 |
| Floor System | 03 - MBL. HOME SUB FLOOR |
| Roof Frame | 07 - MINIMAL/MOBILE |
| Roof Cover | 02 - METAL |
| Fuel | 1 - ELECTRIC |
| Bedrooms/Full Baths/Half Baths | 2/1/1 |
| Addl Fixtures | |
| FPL: Stacks/Openings | / |
| | |
| RCN | 83,566 |
| RCNLD | 37,794 |

**Additions to Base Area**

| Building | Description | Year Built | Area |
|---|---|---|---|
| 1 | MAIN BULDING | | 672 |

**Miscellaneous Improvements**

| Building # | Line | Description | Year Built | L | W | Units | Area | Value |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF] | 1979 | 10 | 7 | 1 | 70 | 100 |
| 1 | 2 | UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF] | 1979 | 10 | 10 | 1 | 100 | 140 |
| 1 | 3 | ENCLOSED PORCH ALUM/VINYL-[1-SF] | 1983 | 12 | 21 | 1 | 252 | 3,370 |
| 1 | 4 | SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF] | 1983 | 11 | 16 | 1 | 176 | 1,610 |
| 1 | 5 | CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF] | 1983 | 11 | 20 | 1 | 220 | 1,170 |
| 1 | 6 | OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF] | 1983 | 11 | 18 | 1 | 198 | 1,560 |

| Total Misc Value |
|---|

7,950

**Legal Description**

| Legal Description |
| --- |
| TSALA APOPKA RETREATS PB 4 PG 145 LOT 9 BLK "C"<br>TOGETHER WITH AN UNDIVIDED INTEREST IN LOT 86 BLK "A"<br>TSALA APOPKA RETREATS PB 4 - PG 145 AS DEEDED IN QUIT-CLAIM<br>DEED RECORDED IN OR 270 PG 306 (INTEREST IS BASED ON<br>PERCENTAGE OF LOT(S) OWNED BASED ON 192 LOTS) |

**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.

1586674

# APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923345

To: Tax Collector of CITRUS COUNTY, Florida

I,

FTL INC. & BANESCO USA
3155 NW 77TH AVE
MIAMI, FL 33122,

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 |
|---|---|---|
| 1586674 | 2024/28 | 06-01-2024 |
| Legal Description | | |
| TSALA APOPKA RETREATS PB 4 PG 145 LOT 9 BLK "C" TOGETHER WITH AN UNDIVIDED INTEREST IN LOT 86 BLK "A" TSALA APOPKA RETREATS PB 4 - PG 145 AS DEEDED IN QUIT-CLAIM DEED RECORDED IN OR 270 PG 306 (INTEREST IS BASED ON PERCENTAGE OF LOT(S) OWNED BASED ON 192 LOTS) | | |

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
FTL INC. & BANESCO USA
3155 NW 77TH AVE
MIAMI, FL 33122

04-27-2026
Application Date

Applicant's signature

**Altkey: 1586674** **Parcel ID: 19E18S010020 000C0 0090**
**FRENCH JAMES** **6050 N SPECKLED PERCH TER , HERNANDO, 34442**

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

| | |
|---|---|
| PC Code | 0200 - MOBILE HOME |
| Bldg Counts | Res 0 / MH 1 / Comm 0 |
| Nbhd | 6830 - RIVER LAKES AREA |
| Tax District | 000X - WITHLACOOCHEE RIVER BASIN |
| Subdivision | 001880 - TSALA APOPKA RETREATS |
| Short Legal | TSALA APOPKA RETREATS PB 4 PG 145 LOT 9 BLK "C"TOGETHER WITH AN UNDIVIDED INTEREST IN LOT 86 BLK "A"TSALA APOPKA RETREATS PB 4 - PG 145 AS DEEDED IN QUIT-CLAIM |
| Est. Parcel Sqft | 8,795 |
| Est. Parcel Acres | .20 |
| Map SC-TW-RG | 01-18S-19E |
| Recording Activity Notification (RAN) system | WORRIED ABOUT PROPERTY FRAUD? |

**Mailing Address**

| | |
|---|---|
| Name | FRENCH JAMES |
| Mailing Address | 6050 N SPECKLED PERCH TER<br>HERNANDO FL 34442 |

**All Owners**

| Name | Owner Type |
|---|---|
| FRENCH JAMES | IN - Individual |

**2026 Preliminary Values**

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Savings |
|---|---|---|---|---|---|---|---|
| 2026 | $7,880 | $31,286 | $39,166 | $36,465 | $0 | $36,465 | $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 | $7,880 | $45,744 | $53,624 | $33,150 | $0 | $33,150 | $0 | $782.59 | Link |
| 2024 | $6,260 | $43,951 | $50,211 | $30,136 | $0 | $30,136 | $0 | $689.62 | Link |

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

| Year | Tax Dist | District Name | Market Value | Millage Rate | Tax Estimate |
|---|---|---|---|---|---|
| 2026 | 000X | WITHLACOOCHEE RIVER BASIN | $39,166 | 14.5489 | $751.24 |

**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 |
|---|---|---|---|---|
| 05/01/2006 | $7,500 | 2027/1442 | 00-WARRANTY DEED | I |
| 02/01/1992 | $10,000 | 0926/0749 | 00-WARRANTY DEED | I |
| 11/01/1982 | $18,000 | 0607/0358 | 00-WARRANTY DEED | I |

### DISCLAIMER

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

### Legacy System Permits (Infor)

| Permit Date | Permit Number | Description | Amount | Occupancy Date |
|---|---|---|---|---|
| 02/01/2001 | 200101559 | CHANGEOUT PACK HEAT PUMP- | $3,507 | |

### 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 | 70.0 | 125 | | | $7,800 | CLRMH |
| 2 | 0133-BOAT SLIP | U-UNIT | 1.00 | | | | | $80 | CLRMH |

### Residential

| | |
|---|---|
| Bldg Number | 1 |
| Class | R5 - RESIDENTIAL MOBILE HOME |
| Year Built | 1978 |
| Total FLA | 672 |
| Total Under Roof | 672 |
| Exterior Wall | 18 - METAL SIDING WD FRAME |
| Foundation | 6 - MINIMAL |
| HVAC | 001 - NONE |
| Stories | 1 |
| Floor System | 03 - MBL. HOME SUB FLOOR |
| Roof Frame | 07 - MINIMAL/MOBILE |
| Roof Cover | 02 - METAL |
| Fuel | 4 - NONE |

| | |
|---|---|
| Bedrooms/Full Baths/Half Baths | 2/1/1 |
| Addl Fixtures | |
| FPL: Stacks/Openings | / |
| | |
| RCN | 77,818 |
| RCNLD | 23,336 |

### Additions to Base Area

| Building | Description | Year Built | Area |
|---|---|---|---|
| 1 | MAIN BULDING | | 672 |

### Miscellaneous Improvements

| Building # | Line | Description | Year Built | L | W | Units | Area | Value |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF] | 1979 | 10 | 7 | 1 | 70 | 100 |
| 1 | 2 | UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF] | 1979 | 10 | 10 | 1 | 100 | 140 |
| 1 | 3 | ENCLOSED PORCH ALUM/VINYL-[1-SF] | 1983 | 12 | 21 | 1 | 252 | 3,370 |
| 1 | 4 | SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF] | 1983 | 11 | 16 | 1 | 176 | 1,610 |
| 1 | 5 | CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF] | 1983 | 11 | 20 | 1 | 220 | 1,170 |
| 1 | 6 | OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF] | 1983 | 11 | 18 | 1 | 198 | 1,560 |

| Total Misc Value |
|---|
| 7,950 |