RECEIVED
By Tifani White at 3:35 pm, 8/20/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 7024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	NICOLELLIS JOHN NICOLELLIS STEPHEN PO BOX 1040 PACIFICA, CA 94044-6040
Property description	BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 27 BLK 38	Application date	Apr 21, 2026
		Certificate #	2024 / 2763
		Date certificate issued	06/01/2024
		Account number	1470340

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2024/2763	06/01/2024	1,227.79	117.66	1,345.45
			→ Part 2: Total*	**1,345.45**

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)
# 2025/2966	06/01/2025	1,288.90	6.25	79.75	1,374.90
				Part 3: Total*	**1,374.90**

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)	2,720.35
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,312.79
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)	267.49
7.	**Total Paid** (Lines 1-6)	4,725.63

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

Sabrina Maloy
Signature, Tax Collector or Designee

Citrus County, Florida

Date 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)	4,854.63
17.	Redemption fee	6.25
18.	Total amount to redeem	4,860.88
	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)

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

TAX DEED APPLICATION COVER LETTER

Account #: 1470340

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
KEYS FUNDING LLC - 7024
PO BOX 67513
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
NICOLELLIS JOHN
NICOLELLIS STEPHEN
PO BOX 1040
PACIFICA, CA 94044-6040

Additional Parties, Per Search

JOHN NICOLELLIS — Title Holder
255 MILL RD
YAPHANK, NY 11980

JOHN NICOLELLIS — Title Holder
STEPHEN NICOLELLIS
27 E GOLDEN ST
BEVERLY HILLS, FL 34465

STEPHEN NICOLELLIS — Title Holder
3920 SW 30TH ST
LOT B-15
OCALA, FL 34474

Certified By:

Sabrina Maloy

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

TDA #: 923294

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
1470340	18E18S110031 00380 0270	27 E GOLDEN ST BEVERLY HILLS 34465

Legal Description
BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 27 BLK 38

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 2763	$56,212	No	No	No

Owner of Record on Current Tax Roll
JOHN NICOLELLIS, STEPHEN NICOLELLIS

Billing Name & Address
PO BOX 1040
PACIFICA CA 94044-6040

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: 08/10/2026 **Search covers** **20 years** **through:** 08/03/2026

Christina Young
Title Examiner

General Examiner Comments:

This updated report contains all the information collected in the earlier report, as well as any new or updated information since the issuance of the earlier report.

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JOHN NICOLELLIS 255 MILL RD YAPHANK NY 11980	Order of Summary Administration Bk:1002 Pg:518	
STEPHEN NICOLELLIS 3920 SW 30TH ST LOT B-15 OCALA FL 34474	Order of Summary Administration Bk:1002 Pg:518	

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
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Altkey: 1470340 **Parcel ID: 18E18S110031 00380 0270**

NICOLELLIS JOHN **27 E GOLDEN ST , BEVERLY HILLS, 34465**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	7661 - BEVERLY HILLS-OLDER UNITS S OF BH BLVD
Tax District	000B - BEVERLY HILLS
Subdivision	000116 - BEVERLY HILLS UNIT 3A
Short Legal	BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 27 BLK 38
Est. Parcel Sqft	6,219
Est. Parcel Acres	.14
Map SC-TW-RG	11-18S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	NICOLELLIS JOHN
Mailing Address	PO BOX 1040 PACIFICA CA 94044 6040

All Owners

Name		Owner Type
NICOLELLIS JOHN		TC - Tenants In Common
NICOLELLIS STEPHEN		TC - Tenants In Common

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	$10,960	$83,917	$94,877	$56,212	$0	$56,212	$0	$1,236.93	Link
2024	$8,360	$85,977	$94,337	$51,102	$0	$51,102	$0	$1,139.35	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	000B	BEVERLY HILLS	$94,877	14.8298	$1,603.43

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
0045	BEV. HILLS BEAUTIFICATION	$15.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$29.42

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
05/17/2018	201805432	REMOVE AND REPLACE 15 SQ ON 3/12 SHINGLES ON SFD USING LIFETIME DIMENSIONAL SHIN	$6,000	
05/11/2010	201003403	CHANGE OUT HVAC EQUIPMENT * NOC N/A	$6,040	
04/29/2004	200404534	CONCRETE SLAB WITH COMPOSITE ROOF /SCREEN ROOM....	$5,410	
03/01/1999	199901779	REROOF	$1,890	
10/01/1998	199807869	SHED PREFAB MOVED/ANCHOR	$1,500	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	62.00	62.0	100				MDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1968
Total FLA	675
Total Under Roof	1,018
Exterior Wall	24 - CONCRETE BLOCK PAINTED
Foundation	3 - CONT. FOOTING-AVG.
HVAC	006 - FORCED AIR DUCTED
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	1/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1968	675
1	OPEN PORCH FIN	1968	68
1	SCR PORCH FIN	1968	198
1	UTLY STOR FINISHED	1968	77

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1998	12	10	1	120	
1	2	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1970	11	15	1	165	
1	3	WOOD PRIVACY FENCE-[1-SF]	2003	4	50	1	200	
1	4	WOOD PRIVACY FENCE-[1-SF]	2000	6	25	1	150	
1	5	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2000	10	8	1	80	
1	6	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	2004	10	14	1	140	
1	7	DECKING WOOD-[1-SF]	2004			1	56	

Total Misc Value

Legal Description

Legal Description
BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 27 BLK 38

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.

1470340

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923294

To: Tax Collector of CITRUS COUNTY, Florida

I,
KEYS FUNDING LLC - 7024
PO BOX 67513
NEWARK, NJ 07101-8009,
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
1470340	2024/2763	06-01-2024
Legal Description		
BEVERLY HILLS UNIT 3A PB 5 PG 1 LOT 27 BLK 38		

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
KEYS FUNDING LLC - 7024
PO BOX 67513
NEWARK, NJ 07101-8009

Applicant's signature

04-21-2026
Application Date

Altkey: 1470340
NICOLELLIS JOHN

Parcel ID: 18E18S110031 00380 0270
27 E GOLDEN ST , BEVERLY HILLS, 34465

Citrus County Property Appraiser, Cregg E. Dalton

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Name	NICOLELLIS JOHN
Mailing Address	PO BOX 1040 PACIFICA CA 94044 6040

All Owners

Name	Owner Type
NICOLELLIS JOHN	TC - Tenants In Common
NICOLELLIS STEPHEN	TC - Tenants In Common

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$10,960	$78,111	$89,071	$61,833	$0	$61,833	$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	$10,960	$83,917	$94,877	$56,212	$0	$56,212	$0	$1,236.93	Link
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Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
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0154	STORMWATER	$29.42

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Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
05/17/2018	201805432	REMOVE AND REPLACE 15 SQ ON 3/12 SHINGLES ON SFD USING LIFETIME DIMENSIONAL SHIN	$6,000	
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Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	1/1/
Addl Fixtures	

FPL: Stacks/Openings	/
RCN	104,166
RCNLD	74,261

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1968	675
1	OPEN PORCH FIN	1968	68
1	SCR PORCH FIN	1968	198
1	UTLY STOR FINISHED	1968	77

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1998	12	10	1	120	710
1	2	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1970	11	15	1	165	880
1	3	WOOD PRIVACY FENCE-[1-SF]	2003	4	50	1	200	80
1	4	WOOD PRIVACY FENCE-[1-SF]	2000	6	25	1	150	60
1	5	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2000	10	8	1	80	480
1	6	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	2004	10	14	1	140	1,430
1	7	DECKING WOOD-[1-SF]	2004			1	56	210

Total Misc Value
3,850