RECEIVED
By Tifani White at 4:15 pm, 8/26/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FTL INC. & BANESCO USA 3155 NW 77TH AVE MIAMI, FL 33122	Property Owner	DUNHAM JOSHUA DUNHAM HARVEY D 4940 S POWELL PT HOMOSASSA, FL 34446-2356
Property description	LOT 3 A RESUB OF LOT 66, GREEN ACRES ADDITION NO. 6, PB 7 PG 37 MORE PARTICULARLY DESCRIBED AS FOLLO (Full legal attached.)	Application date	Apr 27, 2026
		Certificate #	2024 / 6342
		Date certificate issued	06/01/2024
		Account number	2401478

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)
# 2024/6342	06/01/2024	1,352.68	207.41	1,560.09
			→ Part 2: Total*	**1,560.09**

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)
# 2025/6802	06/01/2025	1,457.34	6.25	86.83	1,550.42
				Part 3: Total*	**1,550.42**

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)	3,110.51
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	859.32
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)	263.69
7.	**Total Paid** (Lines 1-6)	4,658.52

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 26th 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.	40,472.00
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	45,259.52
17.	Redemption fee	6.25
18.	Total amount to redeem	45,265.77

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)

LOT 3 A RESUB OF LOT 66, GREEN ACRES ADDITION NO. 6, PB 7 PG 37 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW'RLY CORNER OF LOT 66 OF GREEN ACRES, ADDITION NO. 6, ACCORDING TO PB 7 PG 37; THN S'RLY A DISTANCE OF 236.68 FT TO THE POB OF LOT 3 OF AN UNRECORDED SUBDIVISION. CONTINUING IN

A S'RLY DIRECTION 135 FT, THN TURNING 90 DEGREES IN AN E'RLY DIRECTION, CONTINUE 164 FT; THN TURNING 90 DEGREES IN A N'RLY DIRECTION CONTINUE FOR 135 FT; THN TURNING 90 DEGREES IN A W'RLY DIRECTION CONTINUE 164 FT TO THE POB. LESS EAST 20 FT OF SAID LOT 3 FOR ROAD ROW PURPOSES.

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

TAX DEED APPLICATION COVER LETTER

Account #: 2401478

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
DUNHAM JOSHUA
DUNHAM HARVEY D
4940 S POWELL PT
HOMOSASSA, FL 34446-2356

Additional Parties, Per Search

CITRUS COUNTY — Lien Holder
CLERK OF COURT
NO ADDRESS ON DOCUMENT

GLORIA J DUNHAM — Lien Holder
PO BOX 2555
HOMOSASSA SPRINGS, FL 34447

HARVEY D DUNHAM — Title Holder
PO BOX 630
LECANTO, FL 32661

HARVEY D DUNHAM — Title Holder
PO BOX 630
LECANTO, FL 34460

JEANIE DUNHAM — Title Holder
4910 POWELL PT
HOMOSASSA, FL 34447

JEANIE DUNHAM — Title Holder
PO BOX 2555
HOMOSASSA SPRINGS, FL 34447

JOSHUA DUNHAM — Title Holder
A/K/A JOSHUA L DUNHAM
A/K/A JOSHUA LEE DUNHAM
4940 POWELL POINT
HOMOSASSA, FL 34446

JOSHUA L DUNHAM — Title Holder
A/K/A JOSHUA DUNHAM
A/K/A JOSHUA LEE DUNHAM
3850 S KINDNESS TERRACE
HOMOSASSA, FL 34448

Certified By:

Sabrina Maloy

_____
Tax Collector or Authorized Designee

TDA #: 923344

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
2401478	17E19S36026A 0663	4940 S POWELL PT HOMOSASSA 34446

Legal Description

LOT 3 A RESUB OF LOT 66, GREEN ACRES ADDITION NO. 6, PB 7 PG 37 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW'RLY COMER OF LOT 66 OF GREEN ACRES, ADDITION NO. 6, ACCORDING TO PB 7 PG 37; THN S'RLY A DISTANCE OF 236.68 FT TO THE POB OF LOT 3 OF AN UNRECORDED SUBDIVISION. CONTINUING IN A S'RLY DIRECTION 135 FT, THN TURNING 90 DEGREES IN AN E'RLY DIRECTION, CONTINUE 164 FT; THN TURNING 90 DEGREES IN A N'RLY DIRECTION CONTINUE FOR 135 FT; THN TURNING 90 DEGREES IN A W'RLY DIRECTION CONTINUE 164 FT TO THE POB.
LESS EAST 20 FT OF SAID LOT 3 FOR ROAD ROW PURPOSES.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 6342	$80,944	Yes	Yes	No

Owner of Record on Current Tax Roll

JOSHUA DUNHAM, HARVEY D DUNHAM

Billing Name & Address

4940 S POWELL PT
HOMOSASSA FL 34446-2356

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:

Property Appraiser Legal Description contains a typo spelling 'Corner' as 'Comer'

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
HARVEY D DUNHAM PO BOX 630 LECANTO FL 32661	Warranty Deed Bk:837 Pg:370	
JEANIE DUNHAM 4910 POWELL PT HOMOSASSA FL 34447	Contract Bk:1021 Pg:1674	
JOSHUA DUNHAM 4940 POWELL POINT HOMOSASSA FL 34446	Order of Summary Administration Bk:3416 Pg:2185	
	Order Determining Homestead Bk:3416 Pg:2187	

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
CITRUS COUNTY CLERK OF COURT	Judgment Bk:2428 Pg:2196	
	Judgment Bk:3676 Pg:1109	

Name & Address of Record	Document	Examiner Comments
GLORIA J DUNHAM PO BOX 2555 HOMOSASSA SPRINGS FL 34447	Judgment Bk:2428 Pg:2196	

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

CRYSTAL RIVER TITLE COMPANY, INC.

THIS **WARRANTY DEED**, Made this 30th day of NOVEMBER, A D 19 89

between LISA S. DUNHAM AND ALAN R. DUNHAM

hereinafter

called the Grantor, and

HARVEY D. DUNHAM

whose mailing address is P.O. Box 630, LECANTO, FLORIDA 32661

hereinafter called the Grantee,

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Citrus and State of Florida, to wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

GRANTOR WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED LAND DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.

TOGETHER WITH: 1984 Fleetwood Mobile Home
ID#FLFL2BE063205511 AND #FLFL2AE063205511

SUBJECT TO RESTRICTIONS OF RECORD.

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA IS NOT RESPONSIBLE FOR, NOR IS ANY OTHER GOVERNMENTAL AGENCY RESPONSIBLE FOR, THE MAINTENANCE OR IMPROVEMENT OF ANY ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED.

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 said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1989 and subsequent.

("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed and Delivered in Our Presence:

(Wit.) Joyce Christiansen — LISA S. DUNHAM (Seal)

(Wit.) Mary A. LaRocha — (Seal)

(Wit.) — ALAN R. DUNHAM (Seal)

(Wit.) — (Seal)

State of Florida

County of Citrus

I HEREBY CERTIFY, That on this 30th day of NOVEMBER, A. D., 19 89 before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared

LISA S. DUNHAM AND ALAN R. DUNHAM

to me known to be the person described in and who executed the foregoing conveyance and acknowledged before me that he executed the same.

WITNESS My signature and official seal in the County and State last aforesaid.

Joyce Christiansen
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP SEPT.24,1993 BONDED THRU GENERAL INS. UND.

(Affix Notary Seal above)

This Instrument was prepared by:

JACK GEISINGER, of Crystal River Title Company, Inc.
Post Office Box 1437
Crystal River, FL 32629
incident to the issuance of a title insurance policy.

RETURN TO:
Crystal River Title Co., Inc.

File # 89-34898

A/K #2401478

PARCEL NO.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

'89 DEC 5 AM 9 08

VERIFIED BY: D.C.

060208

BK0837PG0370

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT OF REVENUE

0 0 0 0 0 1

1 3 7 0 0

EXHIBIT "A"

Lot 3 a resub of Lot 66, GREEN ACRES ADDITION No. 6, Plat Book 7, pages 37 through 39 more particularly described as follows:

Beginning at the Northwesterly corner of Lot 66 of Green Acres, Addition No. 6, according to the map or plat thereof as recorded in Plat Book 7, pages 37, 38 and 39, all in the public records of Citrus County, Florida, thence Southerly a distance of 236.68 feet to the Point of Beginning of Lot 3 of an unrecorded subdivision. Continuing in a Southerly direction 135 feet, thence turning 90° in an Easterly direction, continue 164 feet; thence turning 90° in a Northerly direction continue for 135 feet; thence turning 90° in a Westerly direction continue 164 feet to the Point of Beginning.

Less East 20 feet of said Lot 3 for road right of way purposes.

BK0837PG0371

PREPARED BY CONTRACT: Jeanie Dunham
PO Box 2555
Homo Spr. Fla 34447
628-3016

AAMCO FORM 70

BK1021PG1674

CONTRACT

THIS CONTRACT made and entered into this 1st day of March, A. D. One Thousand Nine Hundred and Ninety Two, by and between Harvey D Dunham PO Box 630 Lecanto, Fl. 34460 of the City of Lecanto Fl, County of Citrus, State of Florida, Party of the First Part, and Terry Dunham and Jeanie Dunham of PO Box 2555 Homosassa Spgs Fl 34447 4910 Powell Pt Part of the Second Part,

WITNESSETH: That, in consideration of the covenants and agreements hereinafter contained on the part of said Part of the Second part the said Party of the First Part does agree as follows:

To Sale property know as
4910 Powell Pt Homosassa Spgs Fl
Lot #3 a resub of Lot #66 Green Acres

Received $ 46.00 For
Class "C" Intangible Tax
Betty Strifler, Clerk
For Citrus County, Fl.
By: [illegible] D.C.

VERIFIED BY: [illegible] D.C.

'94 FEB 24 PM 3 11

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

801039

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
FEB 24 94
$80.50

IN CONSIDERATION THEREOF, the said Part of the Second Part agree to pay to the said Party of the First Part, the sum of Twenty Three Thousand dollars Dollars ($ 23,000) in the following manner, to-wit:

on monthly payments of $334.00

IN WITNESS WHEREOF, the above named Parties have hereunto set their hands and seals on the day above written, and for themselves, their heirs, administrators and assigns, do hereby agree to do the full performance of the covenants and agreements as hereinabove set forth.

Witnessed:

Dennis Jones

Signed:

Harvey D Dunham (Seal)

[illegible] (Seal)

Jeanie Dunham (Seal)

HARVEY D. DUNHAM
TERRY DUNHAM
JEANIE DUNHAM

FLORIDA
NOTARY CERTIFICATE
INDIVIDUALS

Notary Certificate

BK 1021 PG 1675

State of Florida

County of Citrus

I Hereby Certify, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Harrison K. Markham 3/1/92

to me known to be the person.... described in and who executed the attached instrument (Describe type and date of attached instrument) Contract of Purchase dated March 1, 1992 (Ramco Form 70)

and that ..... acknowledged before me that ..... executed the same. I relied upon the following form.... of identification of the above named person.... Personally Known To me

and that an oath (was/was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 1st day of March, A.D. 1992.

112681
NOTARY PUBLIC STAMP SEAL

Notary Public
State of Florida at Large
My Commission Expires:
August 21 1994

Notary Signature

Dennis Lopez
Printed Notary Signature

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026032845 BK: 3676 PG: 1109 6/4/2026 9:10 AM 1 Receipt: 2026028576

IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2026 CT 000435 A

DUNHAM, JOSHUA LEE
4940 S POWELL PT
HOMOSASSA, FL 34446
Date of birth: 06/03/1975

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 Traci Perry, Clerk of the Circuit Court and Comptroller, Citrus County, Florida and against the defendant in the sum of $ 65.00 which let execution issue instanter pursuant to F.S. 922.02.

This imposed lien amount shall be paid subordinate in priority to other state-imposed costs, pursuant to F.S. 939.185(1)(C).

Done and Ordered in Inverness, Citrus County, Florida, on this 27th day of May, 2026.

COUNTY JUDGE

MAY 27'26 11:09AM

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026032845 BK: 3676 PG: 1110 6/4/2026 9:10 AM 2 Receipt: 2026028576

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: June 02, 2026

By: _____

Altkey: 2401478
DUNHAM JOSHUA

Parcel ID: 17E19S36026A 0663
4940 S POWELL PT , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	5601 - GREEN ACRES ST & GROVER CLEVELAND AREA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000804 - GREEN ACRES ADDITION 6
Short Legal	LOT 3 A RESUB OF LOT 66, GREEN ACRES ADDITION NO. 6, PB 7PG37 MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT THE NW'RLY COMER OF LOT 66 OF GREEN ACRES,
Est. Parcel Sqft	19,201
Est. Parcel Acres	.44
Map SC-TW-RG	25-19S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	DUNHAM JOSHUA
Mailing Address	4940 S POWELL PT HOMOSASSA FL 34446 2356

All Owners

Name	Owner Type
DUNHAM JOSHUA	PI - Possessory Interest
DUNHAM HARVEY D	O - Owner

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2025

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	$12,000	$68,944	$80,944	$80,944	$50,722	$30,222	$0	$796.67	Link
2024	$9,820	$70,479	$80,299	$73,673	$0	$73,673	$0	$1,292.86	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	$80,944	14.8298	$1,365.22

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	$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/10/2023	$100	3416/2187	01-CORRECTIVE/QC/TD/COT	I
10/10/2023	$100	3416/2185	01-CORRECTIVE/QC/TD/COT	I
03/01/1992	$23,000	1021/1674	12-CONTRACT/AGREEMENT DEED	I
11/01/1989	$34,000	0837/0370	03-SAME FAMILY/DEED FOL	I
06/01/1984	$100	0643/0785	02-MIN DOC STAMP ($100)	V

DISCLAIMER

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

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	135.0	144			$12,000	RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1984
Total FLA	1,248
Total Under Roof	1,248
Exterior Wall	06 - COMPOSITION SIDING
Foundation	6 - MINIMAL
HVAC	001 - NONE
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	4 - NONE
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	132,129
RCNLD	61,754

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1984	1,248

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1984	20	8	1	160	1,460
1	2	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1984	14	10	1	140	1,100
1	3	DECKING WOOD-[1-SF]	1990			1	141	540
1	4	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	1986	12	16	1	192	690
1	5	WOOD PRIVACY FENCE-[1-SF]	1990	6	185	1	1,110	440
1	6	MASONRY WALL/FENCE CONCRETE BLOCK-[1-SF]	2008	4	24	1	96	580
1	7	CARPORT ALUM PREFAB ALUM ROOF W/O CONC SLAB-[1-SF]	2010	12	18	1	216	320
1	8	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2008	6	12	1	72	590
1	9	ENCLOSED PORCH WOOD SIDING-[1-SF]	1984	8	12	1	96	1,470

Total Misc Value

7,190

Legal Description

Legal Description
LOT 3 A RESUB OF LOT 66, GREEN ACRES ADDITION NO. 6, PB 7 PG37 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW'RLY COMER OF LOT 66 OF GREEN ACRES, ADDITION NO. 6, ACCORDING TO PB 7 PG 37; THN S'RLY A DISTANCE OF 236.68 FT TO THE POB OF LOT 3 OF AN UNRECORDED SUBDIVISION. CONTINUING IN A S'RLY DIRECTION 135 FT, THN TURNING 90 DEGREES IN AN E'RLY DIRECTION, CONTINUE 164 FT; THN TURNING 90 DEGREES IN A N'RLY DIRECTION CONTINUE FOR 135 FT; THN TURNING 90 DEGREES IN A W'RLY DIRECTION CONTINUE 164 FT TO THE POB. LESS EAST 20 FT OF SAID LOT 3 FOR ROAD ROW PURPOSES.

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.

2401478

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923344

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
2401478	2024/6342	06-01-2024
Legal Description		
LOT 3 A RESUB OF LOT 66, GREEN ACRES ADDITION NO. 6, PB 7 PG 37 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW'RLY CORNER OF LOT 66 OF GREEN ACRES, ADDITION NO. 6, ACCORDING TO PB 7 PG 37; THN S'RLY A DISTANCE OF 236.68 FT TO THE POB OF LOT 3 OF AN UNRECORDED SUBDIVISION. CONTINUING IN A S'RLY DIRECTION 135 FT, THN TURNING 90 DEGREES IN AN E'RLY DIRECTION, CONTINUE 164 FT; THN TURNING 90 DEGREES IN A N'RLY DIRECTION CONTINUE FOR 135 FT; THN TURNING 90 DEGREES IN A W'RLY DIRECTION CONTINUE 164 FT TO THE POB. LESS EAST 20 FT OF SAID LOT 3 FOR ROAD ROW PURPOSES.		

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: 2401478
DUNHAM JOSHUA

Parcel ID: 17E19S36026A 0663
4940 S POWELL PT , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	5601 - GREEN ACRES ST & GROVER CLEVELAND AREA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000804 - GREEN ACRES ADDITION 6
Short Legal	LOT 3 A RESUB OF LOT 66, GREEN ACRES ADDITION NO. 6, PB 7PG37 MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT THE NW'RLY COMER OF LOT 66 OF GREEN ACRES,
Est. Parcel Sqft	19,201
Est. Parcel Acres	.44
Map SC-TW-RG	25-19S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	DUNHAM JOSHUA
Mailing Address	4940 S POWELL PT HOMOSASSA FL 34446 2356

All Owners

Name	Owner Type
DUNHAM JOSHUA	PI - Possessory Interest
DUNHAM HARVEY D	O - Owner

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2025

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$9,560	$72,211	$81,771	$81,771	$51,411	$30,360	$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	$12,000	$68,944	$80,944	$80,944	$50,722	$30,222	$0	$796.67	Link
2024	$9,820	$70,479	$80,299	$73,673	$0	$73,673	$0	$1,292.86	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	$81,771	14.5489	$1,400.52

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	$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/10/2023	$100	3416/2187	01-CORRECTIVE/QC/TD/COT	I
10/10/2023	$100	3416/2185	01-CORRECTIVE/QC/TD/COT	I
03/01/1992	$23,000	1021/1674	12-CONTRACT/AGREEMENT DEED	I
11/01/1989	$34,000	0837/0370	03-SAME FAMILY/DEED FOL	I
06/01/1984	$100	0643/0785	02-MIN DOC STAMP ($100)	V

DISCLAIMER

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

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	135.0	144			$9,560	RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1984
Total FLA	1,248
Total Under Roof	1,248
Exterior Wall	06 - COMPOSITION SIDING
Foundation	6 - MINIMAL
HVAC	001 - NONE
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE

Roof Cover	03 - ASPHALT SHINGLE
Fuel	4 - NONE
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	142,697
RCNLD	65,071

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1984	1,248

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1984	20	8	1	160	1,460
1	2	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1984	14	10	1	140	1,100
1	3	DECKING WOOD-[1-SF]	1990			1	141	540
1	4	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	1986	12	16	1	192	690
1	5	WOOD PRIVACY FENCE-[1-SF]	1990	6	185	1	1,110	440
1	6	MASONRY WALL/FENCE CONCRETE BLOCK-[1-SF]	2008	4	24	1	96	560
1	7	CARPORT ALUM PREFAB ALUM ROOF W/O CONC SLAB-[1-SF]	2010	12	18	1	216	310
1	8	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2008	6	12	1	72	570
1	9	ENCLOSED PORCH WOOD SIDING-[1-SF]	1984	8	12	1	96	1,470

Total Misc Value
7,140