RECEIVED
By Tifani White at 4:17 pm, 8/26/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	KIRCHAINE SANDRA BOULDRY SUSAN G BOULDRY HARRY 5415 W STARBURST LN HOMOSASSA, FL 34446
Property description	THE WEST 1/2 OF THE WEST 1/2 OF LOT 20, OF HIGH RIDGE ESTATES, MORE PARTICULARLY DESCRIBED AS WEST 1 (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 5383
		Date certificate issued	06/01/2024
		Account number	2390409

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)
# 2024/5383	06/01/2024	1,004.54	154.03	1,158.57
			→ Part 2: Total*	**1,158.57**

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
				Part 3: Total*	**0.00**

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

1.	Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,158.57
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,080.60
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)	159.85
7.	**Total Paid** (Lines 1-6)	2,824.02

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.	
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	2,953.02
17.	Redemption fee	6.25
18.	Total amount to redeem	2,959.27
	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)

THE WEST 1/2 OF THE WEST 1/2 OF LOT 20, OF HIGH RIDGE ESTATES, MORE PARTICULARLY DESCRIBED AS WEST 1/2 OF WEST 1/2 OF THE FOLLOWING DESCRIBED LANDS: COM AT THE SE CORNER OF THE SE 1/4 OF S30-19S-18E, THN S 87DEG 52M 13S W ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 30, A DST OF 350.02 FT, THN N

0DEG 06M 26S W, A DST OF 234.00 FT, THN S 87DEG 49M 47S W, A DST OF 1573.5 FT TO THE POB, THN CONTINUE S 87DEG 49M 47S W, A DST OF 524.5 FT, THN N 0DEG 06M 26S W, A DST OF 183.99 FT, THN N 87DEG 49M 47S E, A DST OF 524.5 FT, THN S 0DEG 06M 26S E, A DST OF 183.99 FT TO THE POB. TOGETHER WITH EASEMENT ACROSS THE FOLLOWING DESCRIBED LAND: COMMENCE AT THE SE CORNER OF S30-19S-18E, THN S 87DEG 52M13S W ALONG THE SOUTH LINE OF SAID SECTION 30, A DST OF 299.99 FT TO THE POB, THN N 0DEG 06M 26S W 992.29 FT TO THE P.C. OF A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 92DEG 03M47S AND A RADIUS OF 75 FT, THN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 120.51 FT TO THE P.T. OF SAID CURVE, THN S 87DEG 49M 47S W 2047.96 FT TO THE P.C. OF A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 87DEG 56M13S AND A RADIUS OF 75 FT, THN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 115.11 FT TO THE P.T. OF SAID CURVE, THN S 0DEG 06M26S E 735.94 FT TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 92DEG 03M 47S AND A RADIUS OF 75 FT, THN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 120.51 FT TO THE P.T. OF SAID CURVE, THN N 87DEG 49M 47S E 2070.28 FT, THN N 0DEG 06M 26S W 50.03 FT, THN S 87DEG 49M 47S W 2098 FT, THN N 0DEG 06M 26S W 785.99 FT, THN N 87DEG 49M 47S E 2098 FT, THN S 0DEG 06M26S E 1019.99 FT TO SAID SOUTH LINE OF SECTION 30, THN N 87DEG 52M 13S E 50.03 FT TO THE POB. ---AND--- COMMENCE AT THE SE CORNER OF S30-19S-18E, THN S 87DEG 52M 13S W ALONG THE SOUTH LINE OF SAID SECTION 30, A DST OF 350.02 FT, THN N 0DEG 06M 26S W 652.01 FT TO THE POB, THN S 87DEG 49M 47S W 2098 FT, THN S 0DEG 06M26S E 50.03 FT, THN N 87DEG 49M 47S E 2098 FT, THN N 0DEG 06M 26S W 50.03 FT TO THE POB. ---AND--- COMMENCE AT THE SE CORNER OF S30-19S-18E, SAID CORNER ALSO BEING THE NE CORNER OF LOT 74, LEISURE ACRES UNIT 4A, PB 6 PG 59, THN S 87DEG 52M13S W ALONG THE NORTH LINE OF SAID LOT 74, A DST OF 299.99 FT TO THE POB, THN CONTINUE S 87DEG 52M 13S W 50.03 FT, THN S 0DEG 06M 26S E 129.55 FT, THN S 36DEG 54M 08S W, 144.63 FT, THN S 28DEG 06M 16S W 390.25 FT, THN S 2DEG 07M 41S E 64.56 FT TO A POINT ON THE SOUTH LINE OF LOT 73, SAID LEISURE ACRES UNIT 4A, THAT IS N 87DEG 52M 19S E 55 FT FROM THE SW CORNER OF SAID LOT 73, THN N 87DEG 52M 19S E, 50 FT, THN N 2DEG 7M 41S W 51.06 FT, THN N 28DEG 06M 16S E 372.91 FT, THN N 36DEG 54M 08S E 157.53 FT, THN N 0DEG 06M 26S W 148.05 FT TO THE POB.

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

TAX DEED APPLICATION COVER LETTER

Account #: 2390409

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Owner on Current Tax Roll
KIRCHAINE SANDRA
BOULDRY SUSAN G
BOULDRY HARRY
5415 W STARBURST LN
HOMOSASSA, FL 34446

Additional Parties, Per Search

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

SANDRA KIRCHAINE — Title Holder
SUSAN G BOULDRY
HARRY BOULDRY
5445 W. STARBURST LANE
HOMOSASSA, FL 34446

SUSAN G BOULDRY — Title Holder
A/K/A SUSAN G THERRIAULT
A/K/A SUSAN THERRIAULT
7901 E MESA LN
HOMOSASSA, FL 32646

SUSAN G BOULDRY A/K/A SUSAN G. THERRIAULT — Title Holder

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

BOX 8-BURDICK TRAILER PARK
POWNAL, VT 05261

SUSAN G BOULDRY A/K/A SUSAN GALE TIIERRIAULT (NO ADDRESS ON DOCUMENT)	Title Holder
SUSAN G. BOULDRY A/K/A SUSAN BOULDRY A/K/A SUSAN GALE BOULDRY HARRY BOULDRY A/K/A HARRY N BOULDRY 6359 W NOTO CT CRYSTAL RIVER, FL 34429	Title Holder

Certified By:

Sabrina Maloy

_____

Tax Collector or Authorized Designee

TDA #: 923219

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
2390409	18E19S30 22000 0204	5445 W STARBURST LN HOMOSASSA 34446

Legal Description

THE WEST 1/2 OF THE WEST 1/2 OF LOT 20, OF HIGH RIDGE ESTATES, MORE PARTICULARLY DESCRIBED AS WEST 1/2 OF WEST 1/2 OF THE FOLLOWING DESCRIBED LANDS: COM AT THE SE CORNER OF THE SE 1/4 OF S30-19S-18E, THN S. 87DEG 52' 13" W. ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 30, A DST OF 350.02 FT, THN N. 0DEG 06' 26" W., A DST OF 234.00 FT, THN S. 87DEG 49' 47" W., A DST OF 1573.5 FT TO THE POB, THN CONTINUE S. 87DEG 49' 47" W., A DST OF 524.5 FT, THN N. 0DEG 06' 26" W., A DST OF 183.99 FT, THN N. 87DEG 49' 47" E., A DST OF 524.5 FT, THN S. 0DEG 06' 26" E., A DST OF 183.99 FT TO THE POB.
TOGETHER WITH EASEMENT ACROSS THE FOLLOWING DESCRIBED LAND: COMMENCE AT THE SE CORNER OF S30-19S-18E, THN S. 87DEG 52'13" W. ALONG THE SOUTH LINE OF SAID SECTION 30, A DST OF 299.99 FT TO THE POB, THN N. 0DEG 06' 26" W. 992.29 FT TO THE P.C. OF A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 92DEG 03'47" AND A RADIUS OF 75 FT, THN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 120.51 FT TO THE P.T. OF SAID CURVE, THN S. 87DEG 49' 47" W. 2047.96 FT TO THE P.C. OF A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 87DEG 56'13" AND A RADIUS OF 75 FT, THN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 115.11 FT TO THE P.T. OF SAID CURVE, THN S. 0DEG 06'26" E. 735.94 FT TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 92DEG 03' 47" AND A RADIUS OF 75 FT, THN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 120.51 FT TO THE P.T. OF SAID CURVE, THN N. 87DEG 49' 47" E. 2070.28 FT, THN N. 0DEG 06' 26" W. 50.03 FT, THN S. 87DEG 49' 47" W. 2098 FT, THN N. 0DEG 06' 26" W. 785.99 FT, THN N. 87DEG 49' 47" E. 2098 FT, THN S. 0DEG 06'26" E. 1019.99 FT TO SAID SOUTH LINE OF SECTION 30, THN N. 87DEG 52' 13" E. 50.03 FT TO THE POB. ---AND--- COMMENCE AT THE SE CORNER OF S30-19S-18E, THN S. 87DEG 52' 13" W. ALONG THE SOUTH LINE OF SAID SECTION 30, A DST OF 350.02 FT, THN N. 0DEG 06' 26" W. 652.01 FT TO THE POB, THN S. 87DEG 49' 47" W. 2098 FT, THN S. 0DEG 06'26" E. 50.03 FT, THN N. 87DEG 49' 47" E. 2098 FT, THN N. 0DEG 06' 26" W. 50.03 FT TO THE POB. ---AND--- COMMENCE AT THE SE CORNER OF S30-19S-18E, SAID CORNER ALSO BEING THE NE CORNER OF LOT 74, LEISURE ACRES UNIT 4A, PB 6 PG 59, THN S. 87DEG 52'13" W. ALONG THE NORTH LINE OF SAID LOT 74, A DST OF 299.99 FT TO THE POB, THN CONTINUE S. 87DEG 52' 13" W. 50.03 FT, THN S. 0DEG 06' 26" E. 129.55 FT, THN S. 36DEG 54' 08" W, 144.63 FT, THN S. 28DEG 06' 16" W. 390.25 FT, THN S. 2DEG 07' 41" E. 64.56 FT TO A POINT ON THE SOUTH LINE OF LOT 73, SAID LEISURE ACRES UNIT 4A, THAT IS N. 87DEG 52' 19" E. 55 FT FROM THE SW CORNER OF SAID LOT 73, THN N. 87DEG 52' 19" E., 50 FT, THN N. 2DEG 7' 41" W. 51.06 FT, THN N. 28DEG 06' 16" E. 372.91 FT, THN N. 36DEG 54' 08" E. 157.53 FT, THN N. 0DEG 06' 26" W. 148.05 FT TO THE POB.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5383	$47,601	No	Yes	No

Owner of Record on Current Tax Roll

SANDRA KIRCHAINE, SUSAN G BOULDRY,
HARRY BOULDRY

5415 W STARBURST LN
HOMOSASSA FL 34446

Billing Name & Address

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: 08/06/2026 **Search covers** **20 years** **through:** 08/03/2026

Karen LaBree
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
SUSAN G. THERRIAULT BOX 8-BURDICK TRAILER PARK POWNAL VT 05261	Warranty Deed Bk:637 Pg:923	Susan G. Therriault, a/k/a Susan Gale Therriault, n/k/a Susan Bouldry.
SUSAN G. BOULDRY AND HARRY BOULDRY 6359 W NOTO CT CRYSTAL RIVER FL 34429	Quit Claim Deed Bk:994 Pg:1147	
SANDRA KIRCHAINE 5445 W. STARBURST LANE HOMOSASSA FL 34446	Warranty Deed Bk:2609 Pg:1774	

Related Documents (for Reference)

Divorce Judgment
Bk:982 Pg:2197

Contract for Sale
Bk:1021 Pg:1174

Warranty Deed
Bk:1022 Pg:20

Death Certificate
Bk:3038 Pg:2449

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 CODE COMPLIANCE 3600 W SOVEREIGN PATH, SUITE 147 LECANTO FL 34461	Order Bk:3495 Pg:1224	

Name & Address of Record	Document	Examiner Comments
	Order Bk:3506 Pg:304	

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

9.00 R/A
15.75 S/S

This instrument prepared at:
CITRUS TITLE CO. - *Richard Kaufman, President*
Homosassa Springs, Florida

WARRANTY DEED

This Warranty Deed Made the 28th day of February A D 1984 by

George E. Johnston.

hereinafter called the grantor, to Robert L. Therriault and Susan G. Therriault, his wife.

whose postoffice address is Box 8 - Burdick Trailer Park, Pownal, Vermont - 05261.
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz.

The West ½ of West ½ of Lot 20, of HIGH RIDGE ESTATES, more particularly described as W½ of W½ of the following described lands:

Commence at the SE Corner of the SE¼ of Section 30, TOWNSHIP 19 SOUTH, RANGE 18 EAST, thence S. 87° 52' 13" W. along the South line of the SE¼ of said Section 30, a distance of 350.02 feet, thence N. 0° 06' 26" W., a distance of 234.00 feet, thence S. 87° 49' 47" W., a distance of 1573.5 feet to the POINT OF BEGINNING, thence continue S. 87° 49' 47" W., a distance of 524.5 feet, thence N. 0° 06' 26" W., a distance of 183.99 feet, thence N. 87° 49' 47" E., a distance of 524.5 feet, thence S. 0° 06' 26" E., a distance of 183.99 feet to the Point of Beginning.

TOGETHER with Easement in "Rider" attached hereto and made a part hereof.

Subject to reservations of record.

CITRUS
150362
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
$ 15.75

"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 DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED."

RETURN TO CITRUS TITLE CO. FILE #51818-H

And the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; except taxes for the year 1984 and subsequent

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

Signed, sealed and delivered in our presence:

Janice L. Irvine
Witness

George E. Johnston (L.S.)
George E. Johnston

Witness

STATE OF FLORIDA
COUNTY OF CITRUS

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

George E. Johnston,

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

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of February, A. D. 19 84.

Janice L. Irvine
Notary Public
My commission expires: 12-28-87

SPACE BELOW FOR RECORDERS USE

FILED & RECORDED
CITRUS COUNTY FLORIDA
WALT CRIMMEL CLERK
'84 MAR 21 AM 11 06

374039

VERIFIED BY

BOOK 637 PAGE 923

51818-H
jll

"R I D E R"

Commence at the SE corner of Section 30, TOWNSHIP 19 SOUTH, RANGE 18 EAST, thence S. 87°52'13" W. along the South line of said Section 30, a distance of 299.99 feet to the Point of Beginning, thence N. 0°06'26" W. 992.29 feet to the P.C. of a curve concaved Southwesterly having a central angle of 92°03'47" and a radius of 75 feet, thence Northwesterly along the arc of said curve 120.51 feet to the P.T. of said curve, thence S. 87°49'47" W. 2047.96 feet to the P.C. of a curve concaved Southeasterly having a central angle of 87°56'13" and a radius of 75 feet, thence Southwesterly along the arc of said curve 115.11 feet to the P.T. of said curve, thence S. 0°06'26" E. 735.94 feet to the P.C. of a curve concaved Northeasterly having a central angle of 92°03'47" and a radius of 75 feet, thence Southeasterly along the arc of said curve 120.51 feet to the P.T. of said curve, thence N. 87°49'47" E. 2070.28 feet, thence N. 0°06'26" W. 50.03 feet, thence S. 87°49'47" W. 2098 feet, thence N. 0°06'26" W. 785.99 feet, thence N. 87°49'47" E. 2098 feet, thence S. 0°06'26" E. 1019.99 feet to said South line of Section 30, thence N. 87°52'13" E. 50.03 feet to the Point of Beginning.

AND

Commence at the SE corner of Section 30, TOWNSHIP 19 SOUTH, RANGE 18 EAST, thence S. 87°52'13" W. along the South line of said Section 30, a distance of 350.02 feet, thence N. 0°06'26" W. 652.01 feet to the Point of Beginning, thence S. 87°49'47" W. 2098 feet, thence S. 0°06'26" E. 50.03 feet, thence N. 87°49'47" E. 2098 feet, thence N. 0°06'26" W. 50.03 feet to the Point of Beginning.

AND

Commence at the SE corner of Section 30, TOWNSHIP 19 SOUTH, RANGE 18 EAST, said corner also being the NE corner of Lot 74, Leisure Acres Unit 4A, as recorded in Plat Book 6, pages 59 and 60, public records of Citrus County, Florida, thence S. 87°52'13" W. along the North line of said Lot 74, a distance of 299.99 feet to the Point of Beginning, thence continue S. 87°52'13" W. 50.03 feet, thence S. 0°06'26" E. 129.55 feet, thence S. 36°54'08" W. 144.63 feet, thence S. 28°06'16" W. 390.25 feet, thence S. 2°07'41" E. 64.56 feet to a point on the South line of Lot 73, said Leisure Acres, Unit 4A, that is N. 87°52'19" E. 55 feet from the SW corner of said Lot 73, thence N. 87°52'19" E. 50 feet, thence N. 2°07'41" W. 51.06 feet, thence N. 28°06'16" E. 372.91 feet, thence N. 36°54'08" E. 157.53 feet, thence N. 0°06'26" W. 148.05 feet to the Point of Beginning.

Return to: (enclose self-addressed stamped envelope)
Name: Harry N Bouldry & Susan G Bouldry
Address: 6369 W. NOTO CT
Crystal River Fla 34429

This Instrument Prepared by:
Address: Susan Bouldry
6359 W NOTO CT
Crystal River Fla 34429

Property Appraisers Parcel Identification (Folio Number(s)):

Grantee(s) S.S. #(s)

QUIT CLAIM DEED

BK 0994 PG 1147

'93 AUG 10 PM 3 30

VERIFIED BY: D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

RANCO FORM NO. 8

774873

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

6/2/93

This Quit Claim Deed, *Executed the* day of , 19 , by
Robert L. Therriault an unmarried person
first party, to Susan G Bouldry unmarried person
Harry Bouldry
whose post office address is 6359 W Noto Ct
Crystal River Fla 34429
second party.

(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* $ 500.00 , *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:*

The West 1/2 of West 1/2 of lot 20, of Highridge Estates and 1984 Skyline, model Cattspring, serial 0121 mobil Double Wide.

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:

Lucille Harmon
Witness Signature (as to first Grantor)
Lucille Harmon
Printed Name

Witness Signature (as to first Grantor)

Printed Name

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

Printed Name

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

Printed Name

Robert L. Therriault
Grantor Signature
505 S. Smith Ave
Printed Name
Inverness Fla 34452
Post Office Address

CITRUS COUNTY FLORIDA
DOC. STAMPS PAID
AUG 10 93
03.50

Co-Grantor Signature (if any)

Printed Name

Post Office Address

STATE OF Florida)
COUNTY OF Citrus)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert L. Therriault known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he 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

OFFICIAL NOTARY SEAL
HELEN A LEFAVE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC271582
MY COMMISSION EXP. MAR. 5,1997

Witness my hand and official seal in the County and State last aforesaid this 6th day of August A.D. 1993

Helen A. Lefave
Notary Signature
Helen A. Lefave
Printed Notary Signature

01
14
93

This Instrument Prepared by and return to:
ROBERT S. CHRISTENSEN, ESQ.
Address: P.O. Box 415, Homosassa Springs, Fl 34447
Parcel I.D. No.: 18E19S30 22000 0204
ALTKEY: 2390409

2014010426 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
2014010426 BK:2609 PG:1774
03/11/2014 10:23 AM 1 PG
JBILLOTTI,DC Receipt #009501

WARRANTY DEED

THIS INDENTURE, made this 25th day of February, 2014, between, **RICHARD L. KIRCHAINE,** whose mailing address is 5415 W. Starburst Lane, Homosassa, FL 34446 and **RICHARD L. KIRCHAINE** and **SANDRA KIRCHAINE**, whose mailing is 5445 W. Starburst Lane, Homosassa, FL 34446, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

WITNESSETH, That the said GRANTOR, for and in consideration of LOVE AND AFFECTION ($0.00) to his and paid by the said GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said GRANTEES, their heirs and assigns forever, all of their interest in the following described land, situate, and being in the County of CITRUS, State of Florida, to-wit:

HIGH RIDGE ESTS UNREC SUB W1/2 OF W1/2 OF LOT 20 DESC IN OR BK 637 PG 923 CONT/DEED IN OR BK 1021 PG 1174 (OWNER SUSAN THERRIAULT BOULDRY & HARRY BOULDRY), PUBLIC RECORDS, CITRUS COUNTY, FL

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

And the said GRANTOR do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said GRANTOR has hereunto set his hand and seal the day and year first above written.

Executed in our presence as

Witness Signature

Printed Name of Witness

Witness Signature

Printed Name of Witness

RICHARD KIRCHAINE
5415 W. Starburst Lane, Homosassa, FL 34446

STATE OF FLORIDA:
COUNTY OF CITRUS:

The foregoing instrument was acknowledged before me this 25th day of February, 2014 by **RICHARD KIRCHAINE**, who produced a FLID as identification and did not take an oath.

Notary Public

KELLIE J. ISPARTOZZI
Notary Public - State of Florida
My Comm. Expires Apr 6, 2014
Commission # DD 979653

Seminole Form 12

Contract for Sale of Real Estate

June 9 19 88

_____, as Agent, acknowledge receipt from Richard L. Kirchaine & Angela D. Hodson, hereinafter called Buyer, of the sum of Five hundred dollars ($ 500.00) DOLLARS as deposit on account of offer to purchase the property of Robert L. & Susan G. Therriault hereinafter called Seller, said property being known as The West ½ of West ½ of Lot 20, of Highridge Estates and 1984 Skyline, Model Oakspring, Serial # 0121 Mobile Doublewide upon the conditions and terms as follows:

1. Full Purchase Price $ 25,000.00, payable $ 500.00 in cash, of which the above deposit shall apply as part and shall be held by said Agent in escrow pending closing of transaction, balance payable in the following manner: The balance of the down payment of $1500.00 will be paid in monthly installments of $488.63 for 8 months, $187.50 of which goes toward the remaining down payment and $301.13 at 11% interest toward the balance which will continue for 11 years due and payable by the 25th of every month.

2. Abstract of title recertified to date shall be furnished by Seller and delivered to the Buyer or his attorney for examination of title within N/A days after the full execution hereof, which said abstract shall be the property of the said Buyer after full payment of the aforesaid purchase price, or Seller at his option shall purchase and deliver to Buyer title insurance policy on the real property covered hereunder in the amount of the full purchase price.

In the event the title shall be proven to be unmerchantable, the Seller shall have a period of N/A days after notification thereof within which to cure defects in title, and this sale shall be closed within N/A days after notice of such curing to the Buyer or his attorney. Upon Seller's failure to correct unmerchantability within the time limit, the earnest money deposit shall be returned to the Buyer upon demand, and all rights and liabilities arising hereunder shall terminate.

Subject to the aforesaid curative period, this sale shall be closed on or before June 20, 1988

3. Seller agrees to convey title to the aforesaid property to the Buyer Richard L. Kirchaine or Angela D. Hodson by August 25, 1999 Deed, free and clear of all encumbrances or liens except N/A

4. The required documentary stamps shall be placed on the deed by Seller. The Buyer shall properly execute any required notes and mortgages and place the required stamps thereon.

5. All adjustments of taxes, insurance premiums, interest, assessments and rents or other items on the said property are to be made on a prorata basis as of June 25, 1988. If the amount of taxes and assessments for the current year cannot be ascertained, rates for the previous year shall be used in prorating taxes and assessments, due allowance being made for homestead and other exemptions, if allowed for either year.

6. The Seller agrees to pay said Agent a sum equal to N/A % of the purchase price as commission, at the time of closing this transaction. If the Buyer fails to perform this contract within the time herein specified, time being of the essence of this agreement, the deposit made by the Buyer shall be forfeited, and the amount of such deposit shall be divided equally between the Agent and the Seller, after paying out of such deposit any expense of the transaction incurred by either; provided, however, that the amount received or retained by the Agent shall not exceed the full amount of said commission, any excess to be paid the Seller. If the transaction shall not be closed because of refusal of the Seller to perform, then the Seller shall pay said commission to the Agent on demand. Failure or refusal of wife or husband of Seller or Buyer to execute deed or mortgage required hereunder shall be deemed default on the part of such Seller or Buyer.

7. The Words "Agent", "Buyer", and "Seller" herein employed shall include their heirs, administrators, executors and successors, and said words, and any pronouns relative thereto, shall include the masculine, feminine and neuter gender, and the singular and plural number, wherever the context so admits or requires.

8. This instrument shall become effective as a contract when signed by the Agent, Buyer and Seller. If not signed by all parties on or before June 20, 1988 any moneys deposited shall be refunded and this instrument shall be void.

9. No agreements, unless incorporated in this contract shall be binding upon the Agent, Buyer, or Seller.

10. Intangible taxes on mortgages required by law shall be paid by Richard L. Kirchaine or Angela D. Hodson

11. If the improvements are damaged by fire or other casualty before the closing hereunder and can be restored to substantially the same condition as now within a period of 60 days thereafter, the Seller shall so restore the improvements and the closing date hereinabove set shall be extended accordingly, but if such restoration cannot be completed within that time this contract shall be declared cancelled.

12. Executed in triplicate.

None (SEAL)
(Agent)

WITNESSES AS TO SIGNATURES OF BUYER:

Helen A. LeJeune
Albert A. LeJeune

By _____

ABOVE OFFER HEREBY CONFIRMED:

Richard L. Kirchaine (SEAL)
(Buyer)
Angela D. Hodson (SEAL)
(Buyer)

ACCEPTED AND APPROVED this 9th day of June, 1988

WITNESSES AS TO SIGNATURES OF SELLER:

Helen A. LeJeune
Albert A. LeJeune

Robert L. Therriault (SEAL)
(Seller)
Susan G. Therriault (SEAL)
(Seller)

This Instrument prepared by:

Address

BK 102 PG 174

1

State of Florida
County of Citrus

OR 102 PG 1175

I Hereby Certify, *That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared* Robert and Susan Therriault and Richard L. Kirchaine and Angela D. Hodson *to me known to be the persons described in and who executed the foregoing instrument and* they *acknowledged before me that* they *executed the same.*

Witness *my hand and official seal in the County and State last aforesaid this* 9th *day of* June *, A. D. 1988*

Notary Public,
My commission expires March 6, 1989

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
FEB 23'94
$87.50

Received $ 50.— For
Class "C" Intangible Tax
Betty Strifler, Clerk
For Citrus County, Fl.
By: Elaine D.C.

800807

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

'94 FEB 23 PM 12 44

VERIFIED BY: D.C.

Contract for Sale of Real Estate

Buyer Richard L. Kirchaine &
Angela D. Hodson
Seller Robert L. & Susan G. Therriault
Agent None
Property W½of W½of Lot 20 Highridge Estates a 1984 Skyline DW Mobile
Deed June 9, 1988

Insurance
Abstract Fees
Recording Fees
Commission

Acknowledgments
Documentary Stamps
Receipt for Abstract
Taxes and Assessments

Deeds
Legal Descriptions
Signatures
Witnesses

CHECK FOLLOWING UPON CLOSING DEAL

Names of wife or husband of Purchaser Angela D. Hodson

Deed to be made to Richard L. Kirchaine, 5445 W. Starburst Ln. Homosassa, FL 32646

Wife or husband's name Susan G. Therriault

Owner's name as appears in deed Robert L. Therriault, 7901 E. Mesa Ln. Homosassa, FL 32646

All papers to be dated June 9, 1988

INFORMATION REQUIRED FOR PREPARING PAPERS

BETTY STRIFLER

COURTHOUSE SQUARE
INVERNESS, FLORIDA 32650
PHONE (904) 726-8500

COUNTY OF CITRUS
CLERK OF CIRCUIT COURT
PHONE (904) 726-8500

CERTIFICATE OF AUTHENTICITY

I, BETTY STRIFLER, CLERK OF CIRCUIT COURT IN AND FOR CITRUS COUNTY, FLORIDA DO HEREBY CERTIFY THAT THE FOLLOWING MICRO-FILM PHOTOGRAPHS ARE TRUE AND CORRECT COPIES OF THE BOOK AND PAGES SHOWN AND TAKEN FROM THE OFFICIAL PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AS THE SAME APPEARS OF THE RECORD IN THIS OFFICE.

FURTHER, DUE TO A MALFUNCTION IN THE FILE NUMBERING MACHINE, FILE NUMBER 800808 WAS NOT ISSUED.

DATE PHOTOGRAPHED 02-24-94

PHOTOGRAPHED BY: FREDDIE HAHLING, DC

WITNESS MY HAND AND OFFICIAL SEAL AT INVERNESS, CITRUS COUNTY, FLORIDA.

Betty Strifler

BETTY STRIFLER
CLERK OF CIRCUIT COURT
CITRUS COUNTY, FLORIDA

BETTY STRIFLER

COURTHOUSE SQUARE
INVERNESS, FLORIDA 32650
PHONE (904) 726-8500

COUNTY OF CITRUS
CLERK OF CIRCUIT COURT
PHONE (904) 726-8500

CERTIFICATE OF AUTHENTICITY

I, BETTY STRIFLER, CLERK OF CIRCUIT COURT IN AND FOR CITRUS COUNTY, FLORIDA DO HEREBY CERTIFY THAT THE FOLLOWING MICRO-FILM PHOTOGRAPHS ARE TRUE AND CORRECT COPIES OF THE BOOK AND PAGES SHOWN AND TAKEN FROM THE OFFICIAL PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AS THE SAME APPEARS OF THE RECORD IN THIS OFFICE.

FURTHER, DUE TO A MALFUNCTION IN THE PAGE NUMBERING MACHINE, PAGE NUMBER 1176 WAS NOT ISSUED.

DATE PHOTOGRAPHED 02-24-94

PHOTOGRAPHED BY: FREDDIE HAHLING, DC

WITNESS MY HAND AND OFFICIAL SEAL AT INVERNESS, CITRUS COUNTY, FLORIDA.

Betty Strifler

BETTY STRIFLER
CLERK OF CIRCUIT COURT
CITRUS COUNTY, FLORIDA

BETTY STRIFLER

COURTHOUSE SQUARE
INVERNESS, FLORIDA 32650
PHONE (904) 726-8500

COUNTY OF CITRUS
CLERK OF CIRCUIT COURT
PHONE (904) 726-8500

CERTIFICATE OF AUTHENTICITY

I, BETTY STRIFLER, CLERK OF CIRCUIT COURT IN AND FOR CITRUS COUNTY, FLORIDA DO HEREBY CERTIFY THAT THE FOLLOWING MICRO-FILM PHOTOGRAPHS ARE TRUE AND CORRECT COPIES OF THE BOOK AND PAGES SHOWN AND TAKEN FROM THE OFFICIAL PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AS THE SAME APPEARS OF THE RECORD IN THIS OFFICE.

FURTHER, DUE TO A MALFUNCTION IN THE PAGE NUMBERING MACHINE, PAGE NUMBER 1176 WAS NOT ISSUED.

DATE PHOTOGRAPHED 02-24-94

PHOTOGRAPHED BY: FREDDIE HAHLING, DC

WITNESS MY HAND AND OFFICIAL SEAL AT INVERNESS, CITRUS COUNTY, FLORIDA.

Betty Strifler

BETTY STRIFLER
CLERK OF CIRCUIT COURT
CITRUS COUNTY, FLORIDA

Return to: (enclose self-addressed stamped envelope)
Name:

Address:

This Instrument Prepared by: Angela Hodson

Address: 5430 S John Dale Pl
Homosassa FL 34446

Property Appraisers Parcel Identification (Folio Number(s)):

Grantee(s) S.S. #(s)

WARRANTY DEED
INDIVID. TO INDIVID.

OR 0220000620

94 FEB 25 PM 3 13

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STEFFLER, CLERK

D.C.

RAHCO FORM NO. 01

80235

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18.

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

This Warranty Deed, made the 23 day of February AD. 1994, by hereinafter called the Grantor, to ANGELA D. Hodson to Richard Kirchaine whose post office address is 5445 W. Starburst LN, Homosassa, Fla. 34446 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:

The West ½ of West ½ of LOT 20, of Highridge Estates and 1984 Skyline, Model oakspring, Serial # 0121 Mobile Double wide

STATE OF FLORIDA
DOC. STAMP TAX
[illegible] 70.00

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, 19

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:

Edna D. Torres
Witness Signature (as to first Grantor)
EDNA D. Torres
Printed Name
Kristi Lynch
Witness Signature (as to first Grantor)
Kristi Lynch
Printed Name

x Angela D Hodson
Grantor Signature
x Angela D Hodson
Printed Name
x 5430 S John Dale Pl
Post Office Address

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

Co-Grantor Signature, if any
Printed Name
Post Office Address

STATE OF Fl.
COUNTY OF Citrus

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Angela D. Hodson known to me to be the person SHE described in and who executed the foregoing instrument, who acknowledged before me that SHE executed the same, and an oath was not taken, ([redacted] person(s) provided the following type of identification: Fl Dr Lic

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 23 day of February, A.D. 1994

Edna D. Torres
Notary
Printed

EDNA D. TORRES
MY COMMISSION # CC 157782
EXPIRES: November 6, 1995
Bonded Thru Notary Public Underwriters

06
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93

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024050661 BK: 3495 PG: 1224 8/22/2024 3:44 PM 1 Receipt: 2024044149
RECORDING $18.50 INDEX $1.00

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

CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida
Petitioner,
vs.
SANDRA KIRCHAINE, SUSAN G. & HARRY BOULDRY
5445 W. Starburst Ln.
Homosassa, Florida
Respondents.

Case No. CE2024-01052

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 **August 21, 2024**, 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. EVIDENCE

After an investigation by Code Officer Julie Wilkinson, a notice of violation was issued to the Respondents alleging a 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: miscellaneous junk and debris, discarded furniture.

The Respondents were not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Julie Wilkinson authenticated and offered into evidence the following: Exhibit A: photographs taken on June 4, 2024, June 26, 2024, August 7, 2024 and August 20, 2024; and 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.

Code Officer Julie Wilkinson testified that her initial inspection was conducted on June 4, 2024, at which time the violation was confirmed. There was miscellaneous junk, household garbage and debris on the property. Subsequent inspections were conducted on June 26, 2024, August 7, 2024 and August 20, 2024. A Notice of Violation was issued on June 4, 2024. The Notice of Hearing was issued on June 27, 2024 and posted at the property on August 7, 2024. She has not had contact with the Respondents. Upon her final inspection on August 20, 2024, the property remains in violation.

II. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 5445 W. Starburst Ln., Homosassa, Citrus County, a political subdivision of the State of Florida. The Property is described as Altkey: 2390409; HIGH RIDGE ESTS UNREC SUB W1/2 OF W1/2 OF LOT 20 DESC IN OR BK 637 PG 923 CONT/DEED IN OR BK 1021 PG 1174 ((OWNER SUSAN THERRIAULT BOULDRY & HARRY BOULDRY)); Parcel ID: 18E19S30 22000 0204.

The Special Master finds that the Respondents are in violation of the ordinance listed above.

III. CONCLUSIONS OF LAW

Respondents are in 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: miscellaneous junk and debris, discarded furniture.

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024050661 BK: 3495 PG: 1225 8/22/2024 3:44 PM 2 Receipt: 2024044149
RECORDING $18.50 INDEX $1.00

Citrus County vs. Kirchaine/Bouldry
Case No. CE2024-01052

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

The Respondents shall abate the violation on later than 14 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. This fine will be recorded and will constitute a lien on real or personal property of SANDRA KIRCHAINE, SUSAN G. & HARRY BOULDRY. 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 21st day of August, 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 SANDRA KIRCHAINE, SUSAN G. & HARRY BOULDRY, 5415 W. Starburst Ln., Homosassa, FL 34446, this 22 day of August, 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 22 day of August, 2024, by **Laurie M. Speros**, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

JILLIAN NOCELLA
Commission # HH 320845
Expires October 11, 2026

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH320845
Expiration Date: 10/11/26

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024058946 BK: 3506 PG: 304 10/2/2024 9:21 AM 1 Receipt: 2024051356
RECORDING $18.50 INDEX $1.00

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.
SANDRA KIRCHAINE, SUSAN G. & HARRY BOULDRY
5445 W. Starburst Ln.
Homosassa, Florida
Respondents. /

Case No. CE2024-01052

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **August 21, 2024**, after due notice to Respondents SANDRA KIRCHAINE, SUSAN G & HARRY BOULDRY, the Special Master received evidence, and thereupon issued an oral Order which was reduced to writing and furnished to SANDRA KIRCHAINE, SUSAN G & HARRY BOULDRY.

1. The Order required Respondents SANDRA KIRCHAINE, SUSAN G & HARRY BOULDRY to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated September 5, 2024 has been filed with the Special Master by Officer Julie Wilkinson, 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: 2390409; HIGH RIDGE ESTS UNREC SUB W1/2 OF W1/2 OF LOT 20 DESC IN OR BK 637 PG 923 CONT/DEED IN OR BK 1021 PG 1174 ((OWNER SUSAN THERRIAULT BOULDRY & HARRY BOULDRY)); Parcel ID: 18E19S30 22000 0204.

4. Accordingly, it has been brought to the Special Master's attention that Respondents SANDRA KIRCHAINE, SUSAN G & HARRY BOULDRY have not complied with the Special Master's Order dated August 21, 2024.

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

5. Respondents SANDRA KIRCHAINE, SUSAN G & HARRY BOULDRY shall pay to Citrus County, Florida, a fine of **$100.00** per day, plus administrative costs in the amount of **$280.24,** beginning on September 5, 2024, 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 Respondents SANDRA KIRCHAINE, SUSAN G & HARRY BOULDRY pursuant to Section 162.09, Florida Statutes.

7. Respondents SANDRA KIRCHAINE, SUSAN G & HARRY BOULDRY 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 Respondents files a timely request for a hearing. The hearing would be limited to a consideration of only those new findings necessary to impose an appropriate fine.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024058946 BK: 3506 PG: 305 10/2/2024 9:21 AM 2 Receipt: 2024051356
RECORDING $18.50 INDEX $1.00

Citrus County vs. Kirchaine/Bouldry
Case No. CE2024-01052

DONE AND ORDERED this the 10th day of September, 2024.

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: SANDRA KIRCHAINE, SUSAN G & HARRY BOULDRY, 5415 W. Starburst Ln., Homosassa, FL 34446, this 11 day of September, 2024.

Laurie M. Speros

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

Laurie M. Speros, Recording Secretary
Citrus County Code Compliance Special Master
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 11 day of September, 2024.

JILLIAN NOCELLA
Commission # HH 320845
Expires October 11, 2026

Jillian Nocella
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Jillian Nocella
Commission No.: HH320845
Expiration Date: 10/11/26

Altkey: 2390409 **Parcel ID: 18E19S30 22000 0204**
KIRCHAINE SANDRA **5445 W STARBURST LN , HOMOSASSA, 34446**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	5604 - GREEN ACRES OAKLAWN TO MEADOW AREA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000907 - HIGH RIDGE ESTATES
Short Legal	THE WEST 1/2 OF THE WEST 1/2 OF LOT 20, OF HIGH RIDGEESTATES, MORE PARTICULARLY DESCRIBED AS WEST 1/2 OF WEST 1/2OF THE FOLLOWING DESCRIBED LANDS:
Est. Parcel Sqft	24,441
Est. Parcel Acres	.56
Map SC-TW-RG	30-19S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	KIRCHAINE SANDRA
Mailing Address	5415 W STARBURST LN HOMOSASSA FL 34446

All Owners

Name	Owner Type
KIRCHAINE SANDRA	PI - Possessory Interest
BOULDRY SUSAN G	O - Owner
BOULDRY HARRY	O - Owner

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	$53,766	$71,766	$47,601	$0	$47,601	$0	$1,049.13	Link
2024	$18,000	$55,160	$73,160	$43,274	$0	$43,274	$0	$969.41	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	$71,766	14.8298	$1,232.20

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
0050	HIGH RIDGE ESTATES MAINT.	$32.50
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
02/01/2014	$100	2609/1774	03-SAME FAMILY/DEED FOL	I
02/01/1994	$100	1022/0020	03-SAME FAMILY/DEED FOL	I
08/01/1993	$5,000	0994/1147	01-CORRECTIVE/QC/TD/COT	V
06/01/1988	$25,000	1021/1174	12-CONTRACT/AGREEMENT DEED	I
02/01/1984	$3,500	0637/0923	13-FROM DEVELOPERS	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	130.0	184			$18,000	RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1984
Total FLA	960
Total Under Roof	960
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	006 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	2 - GAS
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	118,657
RCNLD	52,296

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1984	960

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2014	8	10	1	80	860
1	2	DECKING WOOD-[1-SF]	2010	10	12	1	120	610

Total Misc Value

Legal Description

Legal Description
THE WEST 1/2 OF THE WEST 1/2 OF LOT 20, OF HIGH RIDGE ESTATES, MORE PARTICULARLY DESCRIBED AS WEST 1/2 OF WEST 1/2 OF THE FOLLOWING DESCRIBED LANDS: COM AT THE SE CORNER OF THE SE 1/4 OF S30-19S-18E, THN S. 87DEG 52' 13" W. ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 30, A DST OF 350.02 FT, THN N. 0DEG 06' 26" W., A DST OF 234.00 FT, THN S. 87DEG 49' 47" W., A DST OF 1573.5 FT TO THE POB, THN CONTINUE S. 87DEG 49' 47" W., A DST OF 524.5 FT, THN N. 0DEG 06' 26" W., A DST OF 183.99 FT, THN N. 87DEG 49' 47" E., A DST OF 524.5 FT, THN S. 0DEG 06' 26" E., A DST OF 183.99 FT TO THE POB. TOGETHER WITH EASEMENT ACROSS THE FOLLOWING DESCRIBED LAND: COMMENCE AT THE SE CORNER OF S30-19S-18E, THN S. 87DEG 52'13" W. ALONG THE SOUTH LINE OF SAID SECTION 30, A DST OF 299.99 FT TO THE POB, THN N. 0DEG 06' 26" W. 992.29 FT TO THE P.C. OF A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 92DEG 03'47" AND A RADIUS OF 75 FT, THN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 120.51 FT TO THE P.T. OF SAID CURVE, THN S. 87DEG 49' 47" W. 2047.96 FT TO THE P.C. OF A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 87DEG 56'13" AND A RADIUS OF 75 FT, THN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 115.11 FT TO THE P.T. OF SAID CURVE, THN S. 0DEG 06'26" E. 735.94 FT TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 92DEG 03' 47" AND A RADIUS OF 75 FT, THN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 120.51 FT TO THE P.T. OF SAID CURVE, THN N. 87DEG 49' 47" E. 2070.28 FT, THN N. 0DEG 06' 26" W. 50.03 FT, THN S. 87DEG 49' 47" W. 2098 FT, THN N. 0DEG 06' 26" W. 785.99 FT, THN N. 87DEG 49' 47" E. 2098 FT, THN S. 0DEG 06'26" E. 1019.99 FT TO SAID SOUTH LINE OF SECTION 30, THN N. 87DEG 52' 13" E. 50.03 FT TO THE POB. ---AND--- COMMENCE AT THE SE CORNER OF S30-19S-18E, THN S. 87DEG 52' 13" W. ALONG THE SOUTH LINE OF SAID SECTION 30, A DST OF 350.02 FT, THN N. 0DEG 06' 26" W. 652.01 FT TO THE POB, THN S. 87DEG 49' 47" W. 2098 FT, THN S. 0DEG 06'26" E. 50.03 FT, THN N. 87DEG 49' 47" E. 2098 FT, THN N. 0DEG 06' 26" W. 50.03 FT TO THE POB. ---AND--- COMMENCE AT THE SE CORNER OF S30-19S-18E, SAID CORNER ALSO BEING THE NE CORNER OF LOT 74, LEISURE ACRES UNIT 4A, PB 6 PG 59, THN S. 87DEG 52'13" W. ALONG THE NORTH LINE OF SAID LOT 74, A DST OF 299.99 FT TO THE POB, THN CONTINUE S. 87DEG 52' 13" W. 50.03 FT, THN S. 0DEG 06' 26" E. 129.55 FT, THN S. 36DEG 54' 08" W, 144.63 FT, THN S. 28DEG 06' 16" W. 390.25 FT, THN S. 2DEG 07' 41" E. 64.56 FT TO A POINT ON THE SOUTH LINE OF LOT 73, SAID LEISURE ACRES UNIT 4A, THAT IS N. 87DEG 52' 19" E. 55 FT FROM THE SW CORNER OF SAID LOT 73, THN N. 87DEG 52' 19" E., 50 FT, THN N. 2DEG 7' 41" W. 51.06 FT, THN N. 28DEG 06' 16" E. 372.91 FT, THN N. 36DEG 54' 08" E. 157.53 FT, THN N. 0DEG 06' 26" W. 148.05 FT TO THE POB.

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.

2390409

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923219

To: Tax Collector of CITRUS COUNTY, Florida

I,

FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
2390409	2024/5383	06-01-2024

Legal Description

THE WEST 1/2 OF THE WEST 1/2 OF LOT 20, OF HIGH RIDGE ESTATES, MORE PARTICULARLY DESCRIBED AS WEST 1/2 OF WEST 1/2 OF THE FOLLOWING DESCRIBED LANDS: COM AT THE SE CORNER OF THE SE 1/4 OF S30-19S-18E, THN S 87DEG 52M 13S W ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 30, A DST OF 350.02 FT, THN N 0DEG 06M 26S W, A DST OF 234.00 FT, THN S 87DEG 49M 47S W, A DST OF 1573.5 FT TO THE POB, THN CONTINUE S 87DEG 49M 47S W, A DST OF 524.5 FT, THN N 0DEG 06M 26S W, A DST OF 183.99 FT, THN N 87DEG 49M 47S E, A DST OF 524.5 FT, THN S 0DEG 06M 26S E, A DST OF 183.99 FT TO THE POB. TOGETHER WITH EASEMENT ACROSS THE FOLLOWING DESCRIBED LAND: COMMENCE AT THE SE CORNER OF S30-19S-18E, THN S 87DEG 52M13S W ALONG THE SOUTH LINE OF SAID SECTION 30, A DST OF 299.99 FT TO THE POB, THN N 0DEG 06M 26S W 992.29 FT TO THE P.C. OF A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 92DEG 03M47S AND A RADIUS OF 75 FT, THN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 120.51 FT TO THE P.T. OF SAID CURVE, THN S 87DEG 49M 47S W 2047.96 FT TO THE P.C. OF A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 87DEG 56M13S AND A RADIUS OF 75 FT, THN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 115.11 FT TO THE P.T. OF SAID CURVE, THN S 0DEG 06M26S E 735.94 FT TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 92DEG 03M 47S AND A RADIUS OF 75 FT, THN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 120.51 FT TO THE P.T. OF SAID CURVE, THN N 87DEG 49M 47S E 2070.28 FT, THN N 0DEG 06M 26S W 50.03 FT, THN S 87DEG 49M 47S W 2098 FT, THN N 0DEG 06M 26S W 785.99 FT, THN N 87DEG 49M 47S E 2098 FT, THN S 0DEG 06M26S E 1019.99 FT TO SAID SOUTH LINE OF SECTION 30, THN N 87DEG 52M 13S E 50.03 FT TO THE POB. ---AND--- COMMENCE AT THE SE CORNER OF S30-19S-18E, THN S 87DEG 52M 13S W ALONG THE SOUTH LINE OF SAID SECTION 30, A DST OF 350.02 FT, THN N 0DEG 06M 26S W 652.01 FT TO THE POB, THN S 87DEG 49M 47S W 2098 FT, THN S 0DEG 06M26S E 50.03 FT, THN N 87DEG 49M 47S E 2098 FT, THN N 0DEG 06M 26S W 50.03 FT TO THE POB. ---AND--- COMMENCE AT THE SE CORNER OF S30-19S-18E, SAID CORNER ALSO BEING THE NE CORNER OF LOT 74, LEISURE ACRES UNIT 4A, PB 6 PG 59, THN S 87DEG 52M13S W ALONG THE NORTH LINE OF SAID LOT 74, A DST OF 299.99 FT TO THE POB, THN CONTINUE S 87DEG 52M 13S W 50.03 FT, THN S 0DEG 06M 26S E 129.55 FT, THN S 36DEG 54M 08S W, 144.63 FT, THN S 28DEG 06M 16S W 390.25 FT, THN S 2DEG 07M 41S E 64.56 FT TO A POINT ON THE SOUTH LINE OF LOT 73, SAID LEISURE ACRES UNIT 4A, THAT IS N 87DEG 52M 19S E 55 FT FROM THE SW CORNER OF SAID LOT 73, THN N 87DEG 52M 19S E, 50 FT, THN N 2DEG 7M 41S W 51.06 FT, THN N 28DEG 06M 16S E 372.91 FT, THN N 36DEG 54M 08S E 157.53 FT, THN N 0DEG 06M 26S W 148.05 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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-09-2026
Application Date

Applicant's signature

Altkey: 2390409 **Parcel ID: 18E19S30 22000 0204**
KIRCHAINE SANDRA **5445 W STARBURST LN , HOMOSASSA, 34446**

Citrus County Property Appraiser, Cregg E. Dalton

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BOULDRY HARRY	O - Owner

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$18,000	$56,477	$74,477	$51,289	$0	$51,289	$0

Value History and Tax Amount

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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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Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/

Addl Fixtures	
FPL: Stacks/Openings	/
RCN	128,148
RCNLD	56,477

Additions to Base Area

Building	Description	Year Built	Area
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Total Misc Value