RECEIVED
By Tifani White at 4:22 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	RADCLIFFE WILLARD S %DEREK STONE 5563 W KINGSWAY CT HOMOSASSA, FL 34446
Property description	GREEN ACRES ADD 1 PB 5 PG 6 LOT 3 OF LOT 28 DESC AS: COM AT NW COR OF LT 28 TH N 89DEG 15M 59S E AL (Full legal attached.)	Application date	Apr 27, 2026
		Certificate #	2024 / 6312
		Date certificate issued	06/01/2024
		Account number	1955823

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)
# 2024/6312	06/01/2024	1,363.99	209.15	1,573.14
			→ Part 2: Total*	**1,573.14**

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)
# 2025/6779	06/01/2025	1,825.31	6.25	108.76	1,940.32
				Part 3: Total*	**1,940.32**

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)	3,513.46
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,828.52
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)	346.02
7.	**Total Paid** (Lines 1-6)	6,113.00

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)	6,242.00
17.	Redemption fee	6.25
18.	Total amount to redeem	6,248.25
	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)

GREEN ACRES ADD 1 PB 5 PG 6 LOT 3 OF LOT 28 DESC AS: COM AT NW COR OF LT 28 TH N 89DEG 15M 59S E AL N LN OF SD LT 28 259.10 FT TO POB TH CONT N 89DEG 15M 59S E AL SD N LN 129.55 FT TH S 0DEG 18M 53S W 170 FT TH

S 89DEG 15M 59S W PAR TO SD N LN 129.54 FT TH N 0DEG 18M 36S E 170 FT TO POB SUB TO 10 FT EASE ACROSS S BNDRY FOR R/W DESC IN OR BK 1770 PG 1517 & OR BK 1848 PG 1733 OR BK 2356 PG 1208

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

TAX DEED APPLICATION COVER LETTER

Account #: 1955823

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
RADCLIFFE WILLARD S
%DEREK STONE
5563 W KINGSWAY CT
HOMOSASSA, FL 34446

Additional Parties, Per Search

DEREK STONE — Title Holder
5563 KINGSWAY COURT
HOMOSASSA, FL 34445

ESTATE OF WILLARD S RADCLIFFE, DECEASED — Title Holder
1163 HOWELL AVE
BROOKSVILLE, FL 34601

ESTATE OF WILLARD S. RADCLIFFE — Title Holder
A/K/A WILLARD SPLITTSTOESSER RADCLIFFE,
DECEASED
5563 W KINGSWAY CT
HOMOSASSA, FL 34446

Certified By:

Sabrina Maloy

Tax Collector or Authorized Designee

TDA #: 923346

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
1955823	17E19S360210 00280 0030	5563 W KINGSWAY CT HOMOSASSA 34446

Legal Description

GREEN ACRES ADD 1 PB 5 PG 6 LOT 3 OF LOT 28 DESC AS: COM AT NW COR OF LT 28 TH N 89DEG 15M 59S E AL N LN OF SD LT 28 259.10 FT TO POB TH CONT N 89DEG 15M 59S E AL SD N LN 129.55 FT TH S 0DEG 18M 53S W 170 FT TH S 89DEG 15M 59S W PAR TO SD N LN 129.54 FT TH N 0DEG 18M 36S E 170 FT TO POB SUB TO 10 FT EASE ACROSS S BNDRY FOR R/W DESC IN OR BK 1770 PG 1517 & OR BK 1848 PG 1733 OR BK 2356 PG 1208

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 6312	$102,955	No	Yes	No

Owner of Record on Current Tax Roll

RADCLIFFE WILLARD S

Billing Name & Address

%DEREK STONE
5563 W KINGSWAY CT
HOMOSASSA FL 34446

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 08/03/2026 **Search covers** **20 years** **through:** 07/28/2026

Nicole Burdick
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
DEREK STONE 5563 KINGSWAY COURT HOMOSASSA FL 34445	Order of Summary Administration Bk:3388 Pg:1878	
ESTATE OF WILLARD S. RADCLIFFE 5563 W KINGSWAY CT HOMOSASSA FL 34446		Warranty Deed in 2356-1208

Related Documents (for Reference)

Warranty Deed
Bk:1848 Pg:1733

Warranty Deed
Bk:2356 Pg:1208

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

This Instrument Prepared by
TINA M. HUTCHINSON-MATHIAS
ACTION TITLE SERVICES, INC.
3248 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606
File Number **0305150**

2005037077 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $18 50
DOCUMENTARY TAX $455 00
2005037077 BK:1848 PG:1733
05/02/2005 01:31 PM 2 PGS
VCANCEL,DC Receipt #022063

Parcel# 36-19-17-0210-00280-0030 or Key# 1955823
(STATUTORY FORM - Section 689.02, F.S.)

WARRANTY DEED

THIS WARRANTY DEED, made this 21st day of APRIL, A.D. 2005, between

HELFMAN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, BY ITS MANAGING MEMBER JAY HELFMAN
hereinafter called the Grantor(s), whose post office address is
5563 W. KINGSWAY COURT, HERNANDO, FL 34448
and
"EQUITY TRUST COMPANY, CUSTODIAN FBO WILLARD S. RADCLIFFE [redacted]
hereinafter called the Grantee(s), whose post office address is
1163 HOWELL AVENUE BROOKSVILLE, FL 34601
("Grantor" and "Grantee" are used herein for singular and plural, and any gender shall include all genders, as context requires.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10 00) Dollars and other valuable considerations to said grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the 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.

SEE ATTACHED LEGAL DESCRIPTION

BEING THE SAME PROPERTY AS TRANSFERRED TO THE GRANTOR IN O.R. BOOK 1770, PAGE 1517, OF SAID PUBLIC RECORDS.

SUBJECT to easements, restrictions and reservations of records. And the same Grantor(s) do(es) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, except for taxes and assessments for the year 2005 and subsequent years

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

1st
(Wit.) _____
Name: Andrew J. Retellat
FIRST WITNESS - PLEASE PRINT

JAY HELFMAN, MANAGING MEMBER (Seal)
5563 W. Kingsway Court
Hernando, FL 34448

_____ (Seal)

2nd
(Wit.) Peggy Harris
Name: PEGGY HARRIS
SECOND WITNESS - PLEASE PRINT

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 21st day of APRIL, 2005, by **HELFMAN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, BY ITS MANAGING MEMBER JAY HELFMAN**
who acknowledged before me that he/she/they executed the foregoing document, and who
___ is/are personally known to me, OR
X who has produced the following identification: FLORIDA DRIVER'S LICENSE

Peggy Harris
NOTARY SIGNATURE
Name PEGGY HARRIS
NOTARY PUBLIC - PLEASE PRINT
MY COMMISSION EXPIRATION & NUMBER
(AFFIX NOTARY SEAL,STAMP ABOVE)

NOTARY PUBLIC STATE OF FLORIDA
Peggy Harris
Commission # DD334572
Expires July 1, 2008
Bonded Troy Fain - Insurance, Inc 800-365-7019

ACTION TITLE SERVICES, INC.

LEGAL DESCRIPTION

A portion of LOT 28, GREEN ACRES, ADDITION NO. 1, as per plat thereof recorded in Plat Book 5, Pages 6 - 7, Public Records of CITRUS County, Florida, being more particularly described as follows:

Commence at the Northwest corner of LOT 28, GREEN ACRES ADDITION NO. 1, as per plat thereof recorded in Plat Book 5, Pages 6 - 7, Public Records of CITRUS County, Florida, thence North 89 degrees 15' 59" East along the North line of said LOT 28 a distance of 259.10 feet to the Point of Beginning, thence continue North 89 degrees 15' 59" East along said North line a distance of 129.55 feet thence South 0 degrees 18' 53" West 170 feet, thence South 89 degrees 15' 59" West parallel to said North line a distance of 129.54 feet, thence North 0 degrees 18' 36" East 170 feet to the Point of Beginning, being Lot 3, of an unrecorded Subdivision. SUBJECT TO a 10 foot wide easement across the South boundary thereof for road right of way.

TOGETHER WITH a non-exclusive easement for ingress and egress to be used in common with others as described in Warranty Deed dated March 3, 1980 and filed March 4, 1980 and recorded in O.R. Book 553, Page 1481, Public Records of CITRUS County, Florida.

2010022875 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $27.00
DOCUMENTARY TAX $0.70
2010022875 BK:2356 PG:1208
05/24/2010 11:08 AM 3 PGS
T-KIRBY,DC Receipt #017814

Reserved for Recording

WARRANTY DEED

This indenture, made this 20 day of ~~February~~ April, 2010,(date) between

EQUITY TRUST COMPANY, CUSTODIAN FBO WILLARD S. RADCLIFFE [redacted] IRA
of the City of Elyria in the State of Ohio, hereinafter call the Grantor(s), and
WILLARD S. RADCLIFFE, a single man,
of the County of Citrus in the State of Florida, hereinafter call the Grantee(s).

WITNESSETH: That said Grantor(s), for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration to said Grantor(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s), and to their heirs and assigns forever, the following described land, in the County of Citrus, State of Florida to wit:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property as transferred to the Grantor in OR Book 1848, Page 1733, of the Official Records of Citrus County, Florida.

Physical Address: 5563 W. Kingsway Court, Homosassa, Florida 34446
Key Number: 1955823 Parcel#: 36-19-17-0210-00280-0030

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

Said Grantor(s) does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor(s) has hereunto set Grantor(s)' hand and seal this day and year first above written.

Signed, sealed and delivered in our presence.

Karen Manning
Signature of Witness

Karen Manning
Printed Name

Equity Trust Co Cust FBO WillardS.Radcliffe# [redacted]
Grantor

Rita Grasso
Printed Name: Corporate Alternate Signer

Address:

Reserved for Recording

Brandy Bortner
Signature of Second Witness

Brandy Bortner
Print/Type name of Second Witness

STATE OF Ohio
COUNTY OF Lorain

The foregoing instrument was acknowledged before me on this date: Equity Trust Co by Rita Grasso, who is/are personally known to me or who has/have produced _____ as identification and who did take an oath on this 20 day of ~~February~~ April, 2010

Shannon Byrd
Notary Public

(Seal)

NOTARY PUBLIC STATE OF OHIO

SHANNON BYRD
Notary Public, State of Ohio
My Commission Expires
October 29, 2012

Return to:
Willard S Radcliffe
5563 W Kingsway Ct
Homosassa, FL 34446

Attachment: Legal Description

ACTION TITLE SERVICES, INC.

LEGAL DESCRIPTION

A portion of LOT 28, GREEN ACRES, ADDITION NO. 1, as per plat thereof recorded in Plat Book 5, Pages 6 - 7, Public Records of CITRUS County, Florida, being more particularly described as follows:

Commence at the Northwest corner of LOT 28, GREEN ACRES ADDITION NO. 1, as per plat thereof recorded in Plat Book 5, Pages 6 - 7, Public Records of CITRUS County, Florida, thence North 89 degrees 15' 59" East along the North line of said LOT 28 a distance of 259.10 feet to the Point of Beginning, thence continue North 89 degrees 15' 59" East along said North line a distance of 129.55 feet thence South 0 degrees 18' 53" West 170 feet, thence South 89 degrees 15' 59" West parallel to said North line a distance of 129.54 feet, thence North 0 degrees 18' 36" East 170 feet to the Point of Beginning, being Lot 3, of an unrecorded Subdivision. SUBJECT TO a 10 foot wide easement across the South boundary thereof for road right of way.

TOGETHER WITH a non-exclusive easement for ingress and egress to be used in common with others as described in Warranty Deed dated March 3, 1980 and filed March 4, 1980 and recorded in O.R. Book 553, Page 1481, Public Records of CITRUS County, Florida.

Altkey: 1955823
RADCLIFFE WILLARD S

Parcel ID: 17E19S360210 00280 0030
5563 W KINGSWAY CT , 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	000798 - GREEN ACRES ADDITION 1
Short Legal	GREEN ACRES ADD 1 PB 5 PG 6 LOT 3 OF LOT 28 DESC AS: COM ATNW COR OF LT 28 TH N 89DEG 15M 59S E AL N LN OF SD LT 28259.10 FT TO POB TH CONT N 89DEG 15M 59S E AL SD N LN
Est. Parcel Sqft	21,755
Est. Parcel Acres	.50
Map SC-TW-RG	31-19S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	RADCLIFFE WILLARD S
Mailing Address	5563 W KINGSWAY CT HOMOSASSA FL 34446

All Owners

Name	Owner Type
RADCLIFFE WILLARD S	EO - Estate Of

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$18,000	$84,955	$102,955	$102,955	$0	$102,955	$0	$1,737.64	Link
2024	$18,000	$80,673	$98,673	$98,673	$0	$98,673	$0	$1,628.22	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	$102,955	14.8298	$1,691.64

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
06/20/2023	$100	3388/1878	98-UNABLE TO PROCESS	I
04/01/2010	$100	2356/1208	04-TO OR FROM BANKS/LOAN CO.	I
04/01/2005	$65,000	1848/1733	11-11	I
10/01/2004	$30,000	1770/1517	03-SAME FAMILY/DEED FOL	I

09/01/2004	$100 1767/1613	03-SAME FAMILY/DEED FOL	I
04/01/1996	$100 1128/0600	03-SAME FAMILY/DEED FOL	V
04/01/1996	$3,500 1128/0598	00-WARRANTY DEED	V
10/01/1989	$4,000 0848/0156	00-WARRANTY DEED	V
08/01/1989	$100 0848/0155	01-CORRECTIVE/QC/TD/COT	V
02/01/1984	$3,500 0638/1191	17-17	V

DISCLAIMER

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

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
06/01/1996	199603279	CRYSTAL--- ---ANDREWS---	$10	06/01/1996

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	129.0	170			$18,000	RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1986
Total FLA	1,608
Total Under Roof	1,620
Exterior Wall	29 - VINYL SIDING
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	1
FPL: Stacks/Openings	1 / 1
RCN	172,534
RCNLD	83,835

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		1,608
1	OPEN PORCH FIN	1986	12

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	WOOD PRIVACY FENCE-[1-SF]	1996	170	6	1	1,020	400
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	2003	10	13	1	130	180
1	3	CHAIN LINK FENCE-[1-SF]	2003	4	57	1	228	120
1	4	CHAIN LINK FENCE-[1-SF]	2003	6	136	1	816	420

Total Misc Value
1,120

Legal Description

Legal Description
GREEN ACRES ADD 1 PB 5 PG 6 LOT 3 OF LOT 28 DESC AS: COM AT NW COR OF LT 28 TH N 89DEG 15M 59S E AL N LN OF SD LT 28 259.10 FT TO POB TH CONT N 89DEG 15M 59S E AL SD N LN 129.55 FT TH S 0DEG 18M 53S W 170 FT TH S 89DEG 15M 59S W PAR TO SD N LN 129.54 FT TH N 0DEG 18M 36S E 170 FT TO POB SUB TO 10 FT EASE ACROSS S BNDRY FOR R/W DESC IN OR BK 1770 PG 1517 & OR BK 1848 PG 1733 OR BK 2356 PG 1208

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.

1955823

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923346

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
1955823	2024/6312	06-01-2024
Legal Description		
GREEN ACRES ADD 1 PB 5 PG 6 LOT 3 OF LOT 28 DESC AS: COM AT NW COR OF LT 28 TH N 89DEG 15M 59S E AL N LN OF SD LT 28 259.10 FT TO POB TH CONT N 89DEG 15M 59S E AL SD N LN 129.55 FT TH S 0DEG 18M 53S W 170 FT TH S 89DEG 15M 59S W PAR TO SD N LN 129.54 FT TH N 0DEG 18M 36S E 170 FT TO POB SUB TO 10 FT EASE ACROSS S BNDRY FOR R/W DESC IN OR BK 1770 PG 1517 & OR BK 1848 PG 1733 OR BK 2356 PG 1208		

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: 1955823
RADCLIFFE WILLARD S

Parcel ID: 17E19S360210 00280 0030
5563 W KINGSWAY CT , 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	000798 - GREEN ACRES ADDITION 1
Short Legal	GREEN ACRES ADD 1 PB 5 PG 6 LOT 3 OF LOT 28 DESC AS: COM ATNW COR OF LT 28 TH N 89DEG 15M 59S E AL N LN OF SD LT 28259.10 FT TO POB TH CONT N 89DEG 15M 59S E AL SD N LN
Est. Parcel Sqft	21,755
Est. Parcel Acres	.50
Map SC-TW-RG	31-19S-18E

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

Mailing Address

Name	RADCLIFFE WILLARD S
Mailing Address	5563 W KINGSWAY CT HOMOSASSA FL 34446

All Owners

Name	Owner Type
RADCLIFFE WILLARD S	EO - Estate Of

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$18,000	$83,938	$101,938	$101,938	$0	$101,938	$0

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$18,000	$84,955	$102,955	$102,955	$0	$102,955	$0	$1,737.64	Link
2024	$18,000	$80,673	$98,673	$98,673	$0	$98,673	$0	$1,628.22	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	$101,938	14.5489	$1,693.93

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
06/20/2023	$100	3388/1878	98-UNABLE TO PROCESS	I
04/01/2010	$100	2356/1208	04-TO OR FROM BANKS/LOAN CO.	I
04/01/2005	$65,000	1848/1733	11-11	I
10/01/2004	$30,000	1770/1517	03-SAME FAMILY/DEED FOL	I
09/01/2004	$100	1767/1613	03-SAME FAMILY/DEED FOL	I
04/01/1996	$100	1128/0600	03-SAME FAMILY/DEED FOL	V
04/01/1996	$3,500	1128/0598	00-WARRANTY DEED	V
10/01/1989	$4,000	0848/0156	00-WARRANTY DEED	V
08/01/1989	$100	0848/0155	01-CORRECTIVE/QC/TD/COT	V
02/01/1984	$3,500	0638/1191	17-17	V

DISCLAIMER

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

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
06/01/1996	199603279	CRYSTAL--- ---ANDREWS---	$10	06/01/1996

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	129.0	170			$18,000	RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1986
Total FLA	1,608
Total Under Roof	1,620
Exterior Wall	29 - VINYL SIDING

Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	1
FPL: Stacks/Openings	1 / 1
RCN	174,511
RCNLD	82,818

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1986	1,608
1	OPEN PORCH FIN	1986	12

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	WOOD PRIVACY FENCE-[1-SF]	1996	170	6	1	1,020	400
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1997	10	13	1	130	180
1	3	CHAIN LINK FENCE-[1-SF]	1997	4	57	1	228	120
1	4	CHAIN LINK FENCE-[1-SF]	1997	6	136	1	816	420

Total Misc Value
1,120