RECEIVED
By Tifani White at 4:26 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	TAYLOR RAYMOND E II TAYLOR COURTNEY NICOLE 7578 W TROPICAL LN HOMOSASSA, FL 34446
Property description	CHASSAHOWITZKA RIVER ESTS UNIT 6 PB 4 PG 56 LOT 7 BLK E	Application date	Apr 09, 2026
		Certificate #	2024 / 4994
		Date certificate issued	06/01/2024
		Account number	1187532

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)
# 2024/4994	06/01/2024	673.76	103.31	777.07
			→ Part 2: Total*	**777.07**

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)
# 2025/5357	06/01/2025	679.07	6.25	40.46	725.78
				Part 3: Total*	**725.78**

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)	1,502.85
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	657.93
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)	155.15
7.	**Total Paid** (Lines 1-6)	2,740.93

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.	30,343.00
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	33,212.93
17.	Redemption fee	6.25
18.	Total amount to redeem	33,219.18
	Signature, Clerk of Court or Designee	Date of sale

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

FULL LEGAL (If applicable)

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

TAX DEED APPLICATION COVER LETTER

Account #: 1187532

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
TAYLOR RAYMOND E II
TAYLOR COURTNEY NICOLE
7578 W TROPICAL LN
HOMOSASSA, FL 34446

Additional Parties, Per Search

RUSSELL RAY HAMILTON JR CRYSTAL RIVER, FL	Other Interested Party
COURTNEY NICOLE TAYLOR CRYSTAL RIVER, FL	Title Holder
TAYLOR RAYMOND E II TAYLOR COURTNEY NICOLE 7578 W TROPICAL LN HOMOSASSA, FL 34448	Title Holder

Certified By:

Sabrina Maloy

Tax Collector or Authorized Designee

TDA #: 923231

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
1187532	17E20S260260 000E0 0070	7578 W TROPICAL LN HOMOSASSA 34448

Legal Description
CHASSAHOWITZKA RIVER ESTS UNIT 6 PB 4 PG 56 LOT 7 BLK E

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 4994	$60,686	Yes	No	No

Owner of Record on Current Tax Roll
RAYMOND E TAYLOR II, COURTNEY NICOLE TAYLOR

7578 W TROPICAL 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: 08/04/2026 **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
RAYMOND E. TAYLOR, II 7578 W. TROPICAL LANE HOMOSASSA FL 34446	Warranty Deed Bk:2550 Pg:1450	
RAYMOND E. TAYLOR, II AND COURTNEY NICOLE TAYLOR 7578 W. TROPICAL LANE HOMOSASSA FL 34448	Warranty Deed Bk:2718 Pg:625	
COURTNEY NICOLE TAYLOR CRYSTAL RIVER FL		Marriage License in 3557-519 Address is incomplete.

Related Documents (for Reference)

Warranty Deed
Bk:2550 Pg:1450

Warranty Deed
Bk:444 Pg:337

Warranty Deed
Bk:2180 Pg:1402

Order of Summary Administration
Bk:2373 Pg:1309

Order Determining Homestead
Bk:2373 Pg:1311

Warranty Deed
Bk:2405 Pg:670

Death Certificate
Bk:2714 Pg:1889

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
RUSSELL RAY HAMILTON JR CRYSTAL RIVER FL	Marriage License Bk:3557 Pg:519	Address is incomplete.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

2013020989 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $294.00
2013020989 BK:2550 PG:1450
05/02/2013 02:19 PM 2 PGS
KHUNT,DC Receipt #019392

File No.: **13-02-7338**

WARRANTY DEED

This indenture made on A.D. APRIL 29th, 2013, by

Norman C. Busche, a single man

whose address is: 9610 S. Lotus Pt., Homosassa, FL, 34428
hereinafter called the "grantor", to

Raymond E. Taylor, II and Deborah A. Taylor, husband and wife

whose address is: 7578 W. TROPICAL LANE, HOMOSASSA, FL 34446
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($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, **FL**, to-wit:

Lot 7, Block E of CHASSAHOWITZKA RIVER ESTATES UNIT 6, according to the Plat thereof as recorded in Plat Book 4, Page(s) 56, of the Public Records of CITRUS County, Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; that the grantor hereby fully 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 31st of 2012.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Printed Name

Witness Signature

Printed Name

Norman C. Busche

State of FLORIDA

County of: CITRUS

Sworn To, Subscribed and Acknowledged before me on this 29th day of February, 2013, by **Norman C. Busche** who is/are personally known to me or who has/have produced FL. DRIVERS License as identification.

SEAL

TRACY L. GOUGH
MY COMMISSION # EE9161
EXPIRES: September 09, 2014
FL Notary Discount Assoc. Co.
1-800-3-NOTARY

Notary Public

Notary Print Name
My Commission Expires:

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015048061 BK: 2718 PG: 625 10/13/2015 1:36 PM 1 Receipt: 2015042177
RECORDING $18.50 D DOCTAX PD $0.70

Prepared By and Return To::
R. Buck Taylor, J.D.
7789 S. Suncoast Blvd.; #134
Homosassa, Fl. 34446
(352) 601-7888

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of October, 2015, by and between **Raymond E. Taylor, II, a widower**, whose address is 7578 W. Tropical Lane, Homosassa, Florida 34448, hereinafter known as the "Grantor," and **Raymond E. Taylor, II and Courtney Nicole Taylor, as Joint Tenants with right of Survivorship,** whose address is 7578 W. Tropical Lane, Homosassa, Florida 34448, hereinafter known as the "Grantees."

WITNESSETH: That the Grantor, for **estate planning purposes**, and for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantees, with warranty covenants, all that certain land lying and situate in Citrus County, Florida, to:wit:

Lot 7, Block E of Chassahowitzka River Estates Unit 6, according to the Plat thereof as recorded in Plat Book 4, Page 56, of the Public Records of Citrus County, Florida.

SUBJECT TO all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple absolute forever.

AND, the Grantor hereby covenants with the said Grantees that the Grantor is lawfully seized of the said real property in fee simple; that the Grantor has good right and lawful authority to sell and

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015048061 BK: 2718 PG: 626 10/13/2015 1:36 PM 2 Receipt: 2015042177
RECORDING $18.50 D DOCTAX PD $0.70

convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances except: No Exceptions.

IN WITNESS WHEREOF, the Grantor has signed, sealed, and executed this Warranty Deed on the date first above written.

Raymond E. Taylor, II

Signed in our presence as witnesses:

Printed Name

Printed Name

STATE OF FLORIDA

COUNTY OF CITRUS

Personally appeared before me, the undersigned authority, on the date first above written, Raymond E. Taylor, II, identified by his Florida Drivers License, and acknowledged that he has executed this Warranty Deed of his own free will and for the purpose of transferring ownership in the real property herein described.

My Commission Expires: 12-25-2016

Notary Public

BRYAN P. LINDBERG
Notary Public - State of Florida
My Comm. Expires Dec 25, 2016
Commission # EE 860165
Bonded Through National Notary Assn.

#58.50 State Doc Stp.
2.1.45 " Sur "
#77.25 Int
#4.00 Rec.

WARRANTY DEED STATUTORY F. S. 689.02

FORM S. F. 476 — Wire Company, Inc. P. O. Box 1168, Inverness, Fla. 32650

This Indenture,

Made this 18th day of October, A. D. 1976

BETWEEN LINNIE SULLIVAN, a single person, widow and surviving spouse of HASKEL B. SULLIVAN, deceased, of the County of Citrus, in the State of Florida, party y of the first part, and

JAMES W. MOOCK and AGNES C. MOOCK, husband and wife,

of the County of Citrus, in the State of Florida, whose post office address is

Star Route 2, Box 98-H, Inverness, Florida 32650

parties of the second part,

CITRUS COUNTY 11316

Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars and other valuable considerations----------Dollars to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said parties of the second part, and their heirs and assigns forever, the following described land, situate, and being in the County of Citrus State of Florida, to-wit:

FLORIDA DOCUMENTARY STAMP TAX 1 21 65

*** Lot 7, Block E, UNIT #6, CHASSAHOWITZKA RIVER ESTATE; said lot, block, unit and subdivision being numbered and designated in accordance with the plat of said subdivision as the same appears of record in Plat Book 4, at page 56 of the public records of Citrus County, Florida. ***

SUBJECT to that certain purchase money mortgage of even date herewith given by the grantees herein to the grantor herein as part payment for the above described premises.

STATE OF FLORIDA DOCUMENTARY STAMP TAX $58.50

CITRUS COUNTY FLORIDA INTANGIBLE TAX PAID

17250

And the said party of the first part 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, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Diana B. Whitehurst

Geo. B. Whitehurst

Linnie Sullivan (L.S.)

(L.S.)

STATE OF FLORIDA,
COUNTY OF HERNANDO.

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

LINNIE SULLIVAN, a single person,
widow and surviving spouse of HASKEL B. SULLIVAN, deceased,

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

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of October A. D. 1976.

Geo. B. Whitehurst
NOTARY PUBLIC
Notary Public, State of Florida at Large
My Commission Expires Sept. 25, 1979

My Commission expires: _____

BOOK 441 PAGE 337

This Instrument Prepared by: ROBERT S. CHRISTENSEN, ESQ.
Address: P.O. Box 415, Homosassa Springs, Fl 34447
Parcel I.D. No.: 17E20S260260 000E0 0070
Alter No.: 1187532

2007069403 1 PG

WARRANTY DEED

THIS INDENTURE, made this 12th day of December, 2007, between, **AGNES C. MOOCK,** a single person, widow, GRANTOR; whose mailing address is7589 W. Tropic Lane, Homosassa, FL 34448 and **JAMES K. MOOCK,** a single man, GRANTEE, whose mailing address is 7578 W. Tropical Lane, Homosassa, FL 34448

WITNESSETH, That the said GRANTOR, for and in consideration of TEN DOLLARS($10.00) to her hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said GRANTEE, 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:

CHASSAHOWITZKA RIVER ESTS UNIT 6 LOT 7 BLK E DESCR IN O R BK 444 PG 337 PUBLIC RECORDS, CITRUS COUNTY, FLORIDA

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

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.

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

Steven Fichtman
Printed Name of Witness

Witness Signature

Kellie Scartozzi
Printed Name of Witness

Agnes C. Mooch
AGNES C. MOOCK
Address: 7589 W. Tropical Lane
Homosassa, FL 34448

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2007069403 BK:2180 PG:1402
12/12/2007 11:37 AM 1 PG
LFCR,DC Receipt #038985

STATE OF FLORIDA:
COUNTY OF CITRUS:

The foregoing instrument was acknowledged before me this 12th day of December 2007 by **AGNES C. MOOCK,** who produced a FL Driver's License as identification, who did not take an oath.

NOTARY PUBLIC
My Commission Expires:

KELLIE I. SCARTOZZI
MY COMMISSION # DD 514374
EXPIRES: March 25, 2010
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC STATE OF FLORIDA

PREPARED BY:

Name: Stacey Clyatt, an employee of
NORTH CENTRAL FLORIDA TITLE, LLC
Address: 3517 NORTH LECANTO HWY
BEVERLY HILLS, FL 34465

File No. 11I-01006
RETURN TO GRANTEE

Parcel No.: 17E20S260260000E00070

2011008059 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $244.30
2011008059 BK:2405 PG:670
02/24/2011 11:29 AM 1 PG
DPENNINGTO,DC Receipt #007235

SPACE ABOVE THIS LINE FOR PROCESSING DATA | *SPACE ABOVE THIS LINE FOR RECORDING DATA*

This **WARRANTY DEED**, made the **31st** day of **January, 2011**, by **JAMES E. MOOCK, a single man**, hereinafter called the Grantor, to **NORMAN C. BUSCHE**, whose post office address is **9610 S LOTUS POINT, HOMOSASSA, FL 344428** hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Citrus, State of Florida, viz:

Lot 7, Block E, Chassahowitzka River Estates Unit #6, according to the map or plat thereof as recorded in Plat Book 4, Page 56, of the Public Records of Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2010.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: Stacey Clyatt

Witness Signature
Printed Name: GEORGE L. LHEUREUX

L.S.
Name: James E. Moock
Address: **1484 SHELLCROSS AVE**
ORLANDO, FL 32878

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 31st day of January, 2011, by James E. Moock, who is personally known to me or who has produced **DRIVERS LICENSE** as identification.

Signature of Notary
Printed Name:
My commission expires:

STACEY CLYATT
MY COMMISSION EXPIRES
September 8, 2011
#DD 703236
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025022288 BK: 3557 PG: 519 4/14/2025 10:22 AM 1 Receipt: 2025016800

Department of Health • Vital Statistics

STATE OF FLORIDA
MARRIAGE RECORD

TYPE IN UPPER CASE
USE BLACK INK
This license not valid unless seal of Clerk, Circuit or County Court, appears thereon.

(STATE FILE NUMBER)

2025ML2283207
(APPLICATION NUMBER)

APPLICATION TO MARRY

1. NAME OF SPOUSE (First, Middle, Last)		1b. MAIDEN SURNAME (if applicable)	2. DATE OF BIRTH (Month, Day, Year)
COURTNEY NICOLE TAYLOR		TAYLOR	04/07/1991
3a. RESIDENCE - CITY, TOWN, OR LOCATION	**3b. COUNTY**	**3c. STATE**	**4. BIRTHPLACE (State or Foreign Country)**
CRYSTAL RIVER	CITRUS	FL	FLORIDA
5. NAME OF SPOUSE (First, Middle, Last)		**5b. MAIDEN SURNAME (if applicable)**	**6. DATE OF BIRTH (Month, Day, Year)**
RUSSELL RAY HAMILTON JR		HAMILTON	10/09/1988
7a. RESIDENCE - CITY, TOWN, OR LOCATION	**7b. COUNTY**	**7c. STATE**	**8. BIRTHPLACE (State or Foreign Country)**
CRYSTAL RIVER	CITRUS	FL	OHIO

WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY

9. SIGNATURE OF SPOUSE *(Sign full name using black ink)*	10. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE)
	03/31/2025
11. TITLE OF OFFICIAL	**12. SIGNATURE OF OFFICIAL** *(Use black ink)*
TRACI PERRY, CLERK OF COURTS	
13. SIGNATURE OF SPOUSE *(Sign full name using black ink)*	**14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE)**
	03/31/2025
15. TITLE OF OFFICIAL	**16. SIGNATURE OF OFFICIAL** *(Use black ink)*
TRACI PERRY, CLERK OF COURTS	

LICENSE TO MARRY

AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID

17. COUNTY ISSUING LICENSE	18. DATE LICENSE ISSUED	18a. DATE LICENSE EFFECTIVE	19. EXPIRATION DATE
CITRUS	03/31/2025	**04/03/2025**	05/30/2025

20a. SIGNATURE OF COURT CLERK OR JUDGE	20b. TITLE	20c. BY D.C.
Traci Perry	CLERK OF THE COURT	TW

CERTIFICATE OF MARRIAGE

I HEREBY CERTIFY THAT THE ABOVE NAMED SPOUSES WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA

21. DATE OF MARRIAGE *(Month, Day, Year)*	22. CITY, TOWN, OR LOCATION OF MARRIAGE
April 14th, 2025	Brooksville FL
23a. SIGNATURE OF PERSON PERFORMING CEREMONY *(Use black ink)*	**23c. ADDRESS** *(Of person performing ceremony)*
	20 N. main St Brooksville FL 34601
23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY *(Or notary stamp)*	**24. SIGNATURE OF WITNESS TO CEREMONY** *(Use black ink)*
Jakaria Williams Deputy Clerk	
	25. SIGNATURE OF WITNESS TO CEREMONY *(Use black ink)*
	Carmen Hamilton

CLERK OF CIRCUIT COURT & COMPTROLLER SEAL HERNANDO COUNTY, FL

INFORMATION BELOW FOR USE BY VITAL STATISTICS ONLY- NOT TO BE RECORDED

Altkey: 1187532
TAYLOR RAYMOND E II

Parcel ID: 17E20S260260 000E0 0070
7578 W TROPICAL LN , HOMOSASSA, 34448

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	3300 - CHASSAHOWITZKA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003080 - CHASSAHOWITZKA RIVER EST U-6
Short Legal	CHASSAHOWITZKA RIVER ESTS UNIT 6 PB 4 PG 56 LOT 7 BLK E
Est. Parcel Sqft	7,000
Est. Parcel Acres	.16
Map SC-TW-RG	25-20S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	TAYLOR RAYMOND E II
Mailing Address	7578 W TROPICAL LN HOMOSASSA FL 34446

All Owners

Name	Owner Type
TAYLOR RAYMOND E II	JT - Joint Tenancy
TAYLOR COURTNEY NICOLE	JT - Joint Tenancy

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2016

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	$24,000	$120,450	$144,450	$60,686	$35,686	$25,000	$83,764	$638.77	Link
2024	$24,000	$127,450	$151,450	$58,976	$33,976	$25,000	$92,474	$583.57	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	$144,450	14.8298	$2,307.00

Buyer Beware!

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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

10/05/2015	$100 2718/0625	03-SAME FAMILY/DEED FOL	I
04/01/2013	$42,000 2550/1450	00-WARRANTY DEED	I
01/01/2011	$34,900 2405/0670	00-WARRANTY DEED	I
08/01/2010	$100 2373/1311	01-CORRECTIVE/QC/TD/COT	I
08/01/2010	$100 2373/1309	01-CORRECTIVE/QC/TD/COT	I
12/01/2007	$100 2180/1402	03-SAME FAMILY/DEED FOL	I

DISCLAIMER

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Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/01/2014	201402525	REROOF SFD * METAL OVER SHINGLES * NOC REQ & NEEDE	$6,000	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00	70.0	100			$24,000	CLRMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1971
Total FLA	1,112
Total Under Roof	1,640
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	08 - CUSTOM METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	176,438
RCNLD	116,460

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1971	896
1	OPEN PORCH FIN	1971	16
1	GARAGE FINISHED	1971	512
1	FLR LIV AREA	2013	216

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	2013	12	12	1	144	2,000
1	2	CHAIN LINK FENCE-[1-SF]	2006	4	360	1	1,440	730

1	3	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	2013	9	12	1	108	1,260

Total Misc Value
3,990

Legal Description

Legal Description
CHASSAHOWITZKA RIVER ESTS UNIT 6 PB 4 PG 56 LOT 7 BLK E

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.

1187532

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923231

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
1187532	2024/4994	06-01-2024
Legal Description		
CHASSAHOWITZKA RIVER ESTS UNIT 6 PB 4 PG 56 LOT 7 BLK E		

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

Applicant's signature

04-09-2026
Application Date

Altkey: 1187532
TAYLOR RAYMOND E II

Parcel ID: 17E20S260260 000E0 0070
7578 W TROPICAL LN , HOMOSASSA, 34448

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
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Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2016

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$24,000	$119,090	$143,090	$62,325	$37,325	$25,000	$80,765

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
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2024	$24,000	$127,450	$151,450	$58,976	$33,976	$25,000	$92,474	$583.57	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	$143,090	14.5489	$2,292.64

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1	2	CHAIN LINK FENCE-[1-SF]	2006	4	360	1	1,440	730
1	3	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	2013	9	12	1	108	1,220

Total Misc Value
3,900