RECEIVED
By Tifani White at 11:32 am, 8/27/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	JPL INVESTMENTS CORP OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP 8724 SW 72 ST NO. 382 MIAMI, FL 33173	Property Owner	ROYSTER JALEN 18326 RIGSBY RD SPRING HILL, FL 34610
Property description	WITHLAPOPKA ISL UNIT 2 PB 3 PG 128 LOT 3 BLK 17 DESC IN OR BK 904 PG 1755	Application date	Apr 28, 2026
		Certificate #	2024 / 648
		Date certificate issued	06/01/2024
		Account number	1883156

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)
# 2024/648	06/01/2024	703.20	35.16	738.36
			→ Part 2: Total*	**738.36**

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)
# 2025/746	06/01/2025	703.19	6.25	62.85	772.29
				Part 3: Total*	**772.29**

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)	1,510.65
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	727.70
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)	159.80
7.	**Total Paid** (Lines 1-6)	2,823.15

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.

Christina Sedlak
Signature, Tax Collector or Designee

Citrus County, Florida

Date 27th 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)	2,952.15
17.	Redemption fee	6.25
18.	Total amount to redeem	2,958.40
	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 #: 1883156

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
JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173

Owner on Current Tax Roll
ROYSTER JALEN
18326 RIGSBY RD
SPRING HILL, FL 34610

Additional Parties, Per Search

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

JALEN ROYSTER — Title Holder
4885 S WHITETAIL TER,
FLORAL CITY, FL 34436

Certified By:

Christina Sedlak

_____
Tax Collector or Authorized Designee

TDA #: 923355

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
1883156	21E20S060020 00170 0030	4885 S WHITETAIL TER FLORAL CITY 34436

Legal Description
WITHLAPOPKA ISL UNIT 2 PB 3 PG 128 LOT 3 BLK 17 DESC IN OR BK 904 PG 1755

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 648	$32,870	No	No	No

Owner of Record on Current Tax Roll
JALEN ROYSTER

Billing Name & Address

18326 RIGSBY RD
SPRING HILL FL 34610

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: 08/11/2026 **Search covers** **20 years** **through:** 08/06/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JALEN ROYSTER 18326 RIGSBY RD SPRING HILL FL 34610	Warranty Deed Bk:3394 Pg:831	

Related Documents (for Reference)

Quit Claim Deed
Bk:904 Pg:1755

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:3611 Pg:1082 Order Bk:3632 Pg:1427	

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023040569 BK: 3394 PG: 831 7/13/2023 1:09 PM 1 Receipt: 2023035856
RECORDING $18.50 D DOCTAX PD $315.00

Prepared by:
Mandy Foley
Trust & Title
1715 N. Howard Ave., Ste. B
Tampa, Florida 33607

File Number: 23-1238

SALES PRICE: $45,000.00

General Warranty Deed

Made this July 10, 2023 A.D. By **Letitia Gillette Lovett, f/k/a Letitia Kay Gillette, an unremarried widow,** , whose address is: **10615 E Gobbler, Floral City, Florida 34436**, hereinafter called the grantor, to **Jalen Royster, an unmarried man**, whose post office address is: **18326 Rigsby Rd, Spring Hill, Florida 34610**, hereinafter called the grantee:

(Whenever used herein the term "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 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, Florida, viz:

PARCEL 1
LOTS 1 AND 2, IN BLOCK 17, OF WITH-LA-POPKA ISLANDS, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 128, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PARCEL 2
LOT 3, IN BLOCK 17, OF WITH-LA-POPKA ISLANDS UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 128, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

****Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.****

Parcel ID Number: **21E20S060020 00170 0010,188314 &**
21E260S060020 00170 0030
Property Address: 10615 E Gobbler Drive, Floral City, Florida 34436 and
4885 S Whitetail Terrace, Floral City, Florida 34436

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; 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 31, 2022.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023040569 BK: 3394 PG: 832 7/13/2023 1:09 PM 2 Receipt: 2023035856
RECORDING $18.50 D DOCTAX PD $315.00

Prepared by:
Mandy Foley
Trust & Title
1715 N. Howard Ave., Ste. B
Tampa, Florida 33607

File Number: 23-1238

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:

Briar Kareem - Witness

Shequaia K Jones - Witness

THEODOSIA N FERNALD

Letitia Kay Gillette Lovett
Letitia Gillette Lovett - Seller

- Seller

State of ~~Florida~~ Pennsylvania
County of ~~Hillsborough~~ York

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10th day of July, 2023, by Letitia Gillette Lovett, f/k/a Letitia Kay Gillette, an unremarried widow, who is/are personally known to me or who has produced Drivers License as identification.

Commonwealth of Pennsylvania - Notary Seal
Briar Kareem, Notary Public
Cumberland County
My commission expires December 21, 2024
Commission number 1389178
Member, Pennsylvania Association of Notaries

Notary Public
Print Name: Briar Kareem

My Commission Expires: 12/21/2024

QUIT-CLAIM DEED RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name: Letitia Kay Gillette

Address: P.O. BOX 2512
Inverness, FL 32650

6.50

This instrument Prepared by: Robert S. Lowman

Address: P.O. Box 74
Floral City, FL 32636

BK0904PG1755

'91 AUG 14 AM 8 43

VERIFIED BY: Cynthia Lowman D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

683745

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

This Quit-Claim Deed, Executed this 12th day of July , A. D. 19 91 , by

first party, to Willis E. Gillette

whose postoffice address is P.O. Box 2512, Inverness FL 32650

second party: Letitia Kay Gillette Po Box 2512 Inverness FL 32650

(Wherever used herein the terms "first party" and "second party" shall include singular and plural), heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of $10.00 , in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said 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:

Lots 1, 2, and 3 in Block 17, of WITH-LA-POPKA ISLANDS, UNIT NO. 2, according to the map or plat thereof recorded in Plat Book 3, page 128, public records of Citrus County, Florida.

DOC STAMPS PD CITRUS CO. FLA. AUG 14 '91 0.00

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 presence of:

Robert S. Lowman

Cynthia A. Lowman

Willis E. Gillette (L.S.)

Willis E. Gillette (L.S.)

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

Willis E. Gillette

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 12th day of July A. D. 1991.

Cynthia A. Lowman

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: AUG. 17, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Cynthia A. Lowman

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025063014 BK: 3611 PG: 1082 10/16/2025 4:37 PM 1 Receipt: 2025054641
RECORDING $18.50

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

CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida,
Petitioner,

Case No. CE2025-01313

v.
JALEN ROYSTER
4885 S. Whitetail Ter.
Floria City, Florida
Respondent.
_____/

SPECIAL MASTER'S 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 October 15, 2025**, on Petitioner's Notice of Violation. The following parties were present before the Court:

Code Compliance Officer Robert Denaro on behalf of Petitioner
Kimberly Harrison, Assistant County Attorney
Kayla Woodard, Manager of Floral City Water Association

The Special Master heard testimony from the following witnesses:

Code Compliance Officer Robert Denaro
Kayla Woodard, Manager of Floral City Water Association

The Special Master admitted the following documents into evidence: Exhibit A: copies of 365, 270, 180, 90 and 30-day notices for mandatory water connection sent to the Respondent by certified mail; 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.

Having reviewed the documents admitted into evidence, and having determined the credibility of the witnesses and the weight to be accorded the evidence presented at hearing, the Special Master finds as follows:

FINDINGS OF FACT:
On July 31, 2025, Code Officer Robert Denaro received this mandatory water connection case from Floral City Water Association and researched County permit records to see if a permit had been issued for water connection to this property. Having found none, a Notice of Violation was issued to the Respondent by certified mail on July 31, 2025 instructing Respondent to abate the violation by August 30, 2025. At Officer Denaro's corrective action inspection for permits on September 4, 2025, no permits had been applied for or issued. A Notice of Hearing was sent to the Respondent by certified mail on September 4, 2025 and posted at the property and the Lecanto Government Building on October 3, 2025, notifying the Respondent of the October 15, 2025 hearing before the Special Master. At the time of Officer Denaro's pre-hearing inspection on October 14, 2025, the property remained in violation.

Respondent is the owner of the property located at 4885 S. Whitetail Ter., Floral City, Citrus County, Florida, described as Altkey: 1883156; WITHLAPOPKA ISL UNIT 2 PB 3 PG 128 LOT 3 BLK 17 DESC IN OR BK 904 PG 1755; Parcel ID: 21E20S060020 00170 0030.

CONCLUSIONS OF LAW:
The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b) by failing to connect to on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7).

The Respondent can abate the violation by connecting to the potable water supply.

The fine amount of $50.00 per day recommended by the code compliance officer is reasonable taking into account the nature of the violation and Respondent' failure to take action to abate the violation.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025063014 BK: 3611 PG: 1083 10/16/2025 4:37 PM 2 Receipt: 2025054641
RECORDING $18.50

Citrus County vs. Royster
Case No. CE2025-01313

ORDER:
Based on the foregoing findings of fact and conclusions of law, it is hereby ORDERED THAT:

Respondent shall abate the violation no later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of $50.00 per day will be imposed thereafter.

It is the responsibility of the Respondent 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.

Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of JALEN ROYSTER. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. Respondent shall be responsible for payment of all costs required by County ordinances or regulation, which may also be filed as a lien of record.

Respondent has the right to appeal this order to the circuit court within thirty (30) days of the date of the execution of this order.

DONE AND ORDERED this the 16th day of October, 2025, 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 JALEN ROYSTER, 18326 Rigsby Rd., Spring Hill, Florida 34610, this 16th day of October, 2025.

_____
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 by means of physical presence this 16th day of October, 2025, by Laurie M. Speros, Recording Secretary, Citrus County Code Compliance Special Master Hearing, who is personally known to me.

_____
NOTARY PUBLIC-STATE OFFLORIDA
Printed Name: Brenda S. Lott
Commission No.: HH 251555
Expiration Date: May 21, 2026

BRENDA S. LOTT
MY COMMISSION # HH 251555
EXPIRES: May 21, 2026

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026000590 BK: 3632 PG: 1427 1/6/2026 11:52 AM 1 Receipt: 2026000500
RECORDING $18.50

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,

Case No. CE2025-01313

vs.

JALEN ROYSTER
4885 S. Whitetail Ter.
Floral City, Florida
Respondent. /

ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Compliance Special Master of Citrus County, Florida, on **October 15, 2025**, after due notice to Respondent JALEN ROYSTER, the Special Master received evidence and thereupon issued an oral Order which was reduced to writing and furnished to JALEN ROYSTER.

1. The Order required Respondent JALEN ROYSTER to take certain corrective action by a time certain as more specifically set forth in that Order.

2. An Affidavit of Non-Compliance dated December 18, 2025 has been filed with the Special Master by Code Officer Robert Denaro, 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: 1883156; WITHLAPOPKA ISL UNIT 2 PB 3 PG 128 LOT 3 BLK 17 DESC IN OR BK 904 PG 1755; Parcel ID: 21E20S060020 00170 0030.

4. Accordingly, it has been brought to the Special Master's attention that Respondent JALEN ROYSTER has not complied with the Special Master's Order dated October 16, 2025.

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

5. Respondent JALEN ROYSTER shall pay to Citrus County, Florida, a fine of **$50.00** per day, plus administrative costs in the amount of **$145.86**, beginning on December 18, 2025, 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 Respondent JALEN ROYSTER pursuant to Section 162.09, Florida Statutes.

7. Respondent JALEN ROYSTER 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 Respondent file 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.

DONE AND ORDERED this the 5th day of January 2026.

CODE COMPLIANCE SPECIAL MASTER OF
CITRUS COUNTY

BY: _____
Christian W. Waugh, Special Master

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2026000590 BK: 3632 PG: 1428 1/6/2026 11:52 AM 2 Receipt: 2026000500
RECORDING $18.50

Citrus County vs. Royster
Case No. CE2025-01313

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: JALEN ROYSTER, 18326 Rigsby Rd., Spring Hill, FL 34610 this 6th day of January 2026.

Brenda S. Lott, Administrative Assistant II
Citrus County Code Compliance
Department of Growth Management
3600 W. Sovereign Path Suite 147
Inverness, 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.

Brenda S. Lott, Administrative Assistant II
Citrus County Code Compliance
3600 W. Sovereign Path, Suite 147
Inverness, Florida 34461
(352) 527-5350

CITRUS COUNTY)
STATE OF FLORIDA)

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 6 day of January 2026 by BRENDA S. LOTT, as Administrative Assistant II for Citrus County Code Compliance who is personally known to me.

SHANNON DELOACH
Commission # HH 594079
Expires September 16, 2028

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Shannon Deloach
Commission No.: HH594079
Expiration Date: September 16,2028

Altkey: 1883156
ROYSTER JALEN

Parcel ID: 21E20S060020 00170 0030
4885 S WHITETAIL TER , FLORAL CITY, 34436

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	4830 - WITHLAPOPKA ISLES / TRAILS END RD
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001981 - WITH-LA-POPKA ISLAND UNIT 2
Short Legal	WITHLAPOPKA ISL UNIT 2 PB 3 PG 128 LOT 3 BLK 17 DESC IN OR BK 904 PG 1755
Est. Parcel Sqft	6,665
Est. Parcel Acres	.15
Map SC-TW-RG	36-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	ROYSTER JALEN
Mailing Address	18326 RIGSBY RD SPRING HILL FL 34610

All Owners

Name		Owner Type
ROYSTER JALEN		IN - Individual

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	$8,200	$24,670	$32,870	$32,870	$0	$32,870	$0	$668.88	Link
2024	$6,700	$25,000	$31,700	$31,700	$0	$31,700	$0	$605.55	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	000X	WITHLACOOCHEE RIVER BASIN	$32,870	14.8298	$622.88

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	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/10/2023	$45,000	3394/0831	14-SALE / MORE THAN 1 PARCEL	I
07/01/1991	$100	0904/1755	14-SALE / MORE THAN 1 PARCEL	I
03/01/1988	$36,000	0773/1978	14-SALE / MORE THAN 1 PARCEL	I
03/01/1988	$4,500	0773/1977	00-WARRANTY DEED	I
05/01/1983	$100	0617/1421	02-MIN DOC STAMP ($100)	I

01/01/1977	$2,000 0451/0044	00-WARRANTY DEED	V

DISCLAIMER

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Permits

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	55.0	120			$8,200	CLR

Residential

Bldg Number	1
Class	R8 - MODULAR HOME
Year Built	1965
Total FLA	400
Total Under Roof	400
Exterior Wall	36 - WOOD SIDING PANEL WD FRAME
Foundation	6 - MINIMAL
HVAC	001 - NONE
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	07 - MINIMAL/MOBILE
Roof Cover	02 - METAL
Fuel	4 - NONE
Bedrooms/Full Baths/Half Baths	1/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	47,191
RCNLD	23,600

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1965	200
1	FLR LIV AREA	1965	200

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH ALUMINUM WITH DECK FLOOR-[1-SF]	1990	8	10	1	80	1,070

Total Misc Value
1,070

Legal Description

Legal Description
WITHLAPOPKA ISL UNIT 2 PB 3 PG 128 LOT 3 BLK 17 DESC IN OR BK 904 PG 1755

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.

1883156

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923355

To: Tax Collector of CITRUS COUNTY, Florida

I,

JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173,

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
1883156	2024/648	06-01-2024
Legal Description		
WITHLAPOPKA ISL UNIT 2 PB 3 PG 128 LOT 3 BLK 17 DESC IN OR BK 904 PG 1755		

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
JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173

Applicant's signature

04-28-2026
Application Date

Altkey: 1883156
ROYSTER JALEN

Parcel ID: 21E20S060020 00170 0030
4885 S WHITETAIL TER , FLORAL CITY, 34436

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	4830 - WITHLAPOPKA ISLES / TRAILS END RD
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001981 - WITH-LA-POPKA ISLAND UNIT 2
Short Legal	WITHLAPOPKA ISL UNIT 2 PB 3 PG 128 LOT 3 BLK 17 DESC IN OR BK 904 PG 1755
Est. Parcel Sqft	6,665
Est. Parcel Acres	.15
Map SC-TW-RG	36-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	ROYSTER JALEN
Mailing Address	18326 RIGSBY RD SPRING HILL FL 34610

All Owners

Name		Owner Type
ROYSTER JALEN		IN - Individual

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$8,400	$24,330	$32,730	$32,730	$0	$32,730	$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	$8,200	$24,670	$32,870	$32,870	$0	$32,870	$0	$668.88	Link
2024	$6,700	$25,000	$31,700	$31,700	$0	$31,700	$0	$605.55	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	000X	WITHLACOOCHEE RIVER BASIN	$32,730	14.5489	$657.61

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	$29.42

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
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03/01/1988	$36,000	0773/1978	14-SALE / MORE THAN 1 PARCEL	I
03/01/1988	$4,500	0773/1977	00-WARRANTY DEED	I
05/01/1983	$100	0617/1421	02-MIN DOC STAMP ($100)	I
01/01/1977	$2,000	0451/0044	00-WARRANTY DEED	V

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Roof Cover	02 - METAL
Fuel	4 - NONE
Bedrooms/Full Baths/Half Baths	1/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	46,527

RCNLD	23,260

Additions to Base Area

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