RECEIVED
By Tifani White at 11:35 am, 8/27/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 5024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	POULIN LINDSAY H JONES IAN C JONES ASHLEY N %IAN C JONES 774 S FAIRLANE TER LECANTO, FL 34461
Property description	SOUTHERN ACRES UNREC SUB, TRACT 5, SEC 5 TWN 19S RNG 18E, MORE PART DESC AS FOLLOWS: THE N 1/2 NW 1/ (Full legal attached.)	Application date	Apr 21, 2026
		Certificate #	2024 / 516
		Date certificate issued	06/01/2024
		Account number	2263644

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)
# 2024/516	06/01/2024	2,689.65	134.48	2,824.13
			→ Part 2: Total*	**2,824.13**

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)
# 2025/599	06/01/2025	2,839.05	6.25	141.95	2,987.25
				Part 3: Total*	**2,987.25**

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)	5,811.38
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	2,918.85
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)	549.31
7.	**Total Paid** (Lines 1-6)	9,704.54

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.	93,789.50
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	103,623.04
17.	Redemption fee	6.25
18.	Total amount to redeem	103,629.29
	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)

SOUTHERN ACRES UNREC SUB, TRACT 5, SEC 5 TWN 19S RNG 18E, MORE PART DESC AS FOLLOWS: THE N 1/2 NW 1/4 OF SE 1/4 OF SW 1/4 SEC 5 TWN 19S RNG 18E. SUBJECT TO 25 FT ING/EGR EASE ALONG E BNDRY THEREOF FOR RDWAY PURPOSES.

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

TAX DEED APPLICATION COVER LETTER

Account #: 2263644

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
KEYS FUNDING LLC - 5024
PO BOX 67513
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
POULIN LINDSAY H
JONES IAN C
JONES ASHLEY N
%IAN C JONES
774 S FAIRLANE TER
LECANTO, FL 34461

Additional Parties, Per Search

THOMAS M. VANNESS, JR. — Other Party
VANESS & VANESS, P.A.
ATTORNEY FOR PERSONAL REPRESENTATIVE
1205 NORTH MEETING TREE BOULEVARD
CRYSTAL RIVER, FL 34429

ASHLEY N. JONES — Title Holder
6500 ST. JOE ROAD #513
FORT WAYNE, IN 46835

LINDSAY H. POULIN, IAN C. JONES, ASHLEY N. JONES — Title Holder
6415 WINTER STREET
FORT WAYNE, IN 46816

Certified By:

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

Christina Sedlak

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

TDA #: 923303

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
2263644	18E19S05 3A000 0050	774 S FAIRLANE TER LECANTO 34461

Legal Description

SOUTHERN ACRES UNREC SUB, TRACT 5, SEC 5 TWN 19S RNG 18E, MORE PART DESC AS FOLLOWS:
THE N 1/2 NW 1/4 OF SE 1/4 OF SW 1/4 SEC 5 TWN 19S RNG 18E. SUBJECT TO 25 FT ING/EGR EASE ALONG E BNDRY THEREOF FOR RDWAY PURPOSES.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 516	$187,579	Yes	No	No

Owner of Record on Current Tax Roll

LINDSAY H POULIN, IAN C. JONES, ASHLEY N JONES

Billing Name & Address

%IAN C JONES
774 S FAIRLANE TER
LECANTO FL 34461

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: 08/13/2026 **Search covers** **20 years** **through:** 08/04/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
LINDSAY H. POULIN 6415 WINTER STREET FORT WAYNE IN 46816	Order Determining Homestead Bk:3011 Pg:495	
LINDSAY H. POULIN 6415 WINTER STREET FORT WAYNE IN 48616	Order Determining Homestead Bk:3011 Pg:495	
IAN C. JONES 774 SOUTH FAIRLANE TERRACE LECANTO FL 34461	Order Determining Homestead Bk:3011 Pg:495	
ASHLEY N. JONES 6500 ST. JOE ROAD #513 FORT WAYNE IN 46835	Order Determining Homestead Bk:3011 Pg:495	
LINDSAY H. POULIN, IAN C. JONES, ASHLEY N. JONES 6415 WINTER STREET FORT WAYNE IN 46816	Personal Representative's Release & Distribution Bk:3058 Pg:168	

Related Documents (for Reference)

Quit Claim Deed
Bk:1893 Pg:944

Quit Claim Deed
Bk:2390 Pg:991

Divorce Judgment
Bk:2403 Pg:699

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020023235 BK: 3058 PG: 168 5/5/2020 4:13 PM 1 Receipt: 2020020400
RECORDING $18.50 INDEX $2.00

PERSONAL REPRESENTATIVE'S RELEASE AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY

The undersigned, Lindsay H. Poulin, whose post office address is 6415 Winter Street, Fort Wayne, IN 46816, as personal representative of the estate of David Samuel Jones a/k/a David S. Jones, deceased, hereby acknowledges that title to the real property located in Citrus County, Florida, owned by the decedent at the time of death, described as follows:

N ½ of NW ¼ of SE ¼ of SW ¼ of Section 5 Township 19 South, Range 18 East, situated in Citrus County, Florida, and being subject to an easement 25 feet wide for roadway purposes along the entire East line of said parcel.

Property Appraiser's Parcel Identification Number 18E19S05 3A000 0050 (the "Property"), vested in Lindsay H. Poulin, Ian C. Jones, Ashley N. Jones, whose post office address is 6415 Winter Street, Fort Wayne, IN 46816, (the "Beneficiary" or "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Citrus County, Florida, Probate Division, in File No. 2019-CP-000295, subject to rights of the personal representative under Florida Statutes Section 733.607 and Florida Statutes 733.608 to:

1. take possession or control of the Property;
2. to use, sell, encumber or otherwise exercise control over the Property
   a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of administration and obligations of the decedent's estate,
   b. to enforce contribution and equalize advancement, or
   c. for distribution.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020023235 BK: 3058 PG: 169 5/5/2020 4:13 PM 2 Receipt: 2020020400
RECORDING $18.50 INDEX $2.00

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Lindsay H. Poulin, Ian C. Jones, and Ashley N. Jones, free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on the 20 day of April, 2020.

Executed in the presence of:

Lucas Emshwiller
Print Name: Lucas Emshwiller

Sam Lingmyer
Print Name: Sam Lingmyer

Lindsay Poulin
LINDSAY H. POULIN, as Personal Representative of the estate of David Samuel Jones a/k/a David S. Jones, deceased
6415 Winter Street
Fort Wayne, IN 46816

STATE OF INDIANA
COUNTY OF Allen

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of April, 2020, by LINDSAY H. POULIN, who ☐ is personally known to me, or ☒ has produced a driver's license (issued by a state of the United States) as identification, or ☐ has produced other identification, to wit: _____.

Notary Public, State of Indiana

IAN NEWTON
Adams County
My Commission Expires
March 13, 2024

THIS INSTRUMENT PREPARED BY:
Thomas M. VanNess, Jr.
Florida Bar No. 0857750
VanNess & VanNess, P.A.
1205 North Meeting Tree Blvd.
Crystal River, FL 34429
352-795-1444
tmv@vannesspa.com
btl@vannesspa.com

2005070074 2 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Debbie E. Jones
774 S Fairlane Terrace
Lecanto, FL 34461
Parcel I.D. Number: 5-19-18-3A000-0050
Grantor(s) S.S. No.: [redacted]

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 8 day of AUGUST, 2005, by **DAVID S. JONES**, herein called the Grantor(s), to **DAVID S. JONES and DEBBIE E. JONES**, his wife, whose mailing address is 774 S Fairlane Terrace, Lecanto, FL 34461, hereinafter called the Grantees:

(Whenever used herein the terms "Grantor" and "Grantee" 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 Grantor(s), for and in consideration of the sum of *love and affection* and other valuable consideration, in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantees all of the right, title, interest, claim and demand which the Grantor 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:

N ½ of NW 1/4 of SE 1/4 of SW 1/4 of Section 5, Township 19 South, Range 18 East, and being subject to an easement 25 feet wide for roadway purposes along the entire East line of said parcel.

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantees.

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

Signed, sealed and delivered in presence of:

Danielle Lesher
Witness Signature
Danielle Lesher
Printed Name of Witness

David S. Jones
DAVID S. JONES
774 S Fairlane Terrace
Crystal River, FL 34428

Linda Helms
Witness Signature
Linda Helms
Printed Name of Witness

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
I 2005070074 BK:1993 PG:944
08/08/2005 12:02 PM 2 PGS
CSMART,DC Receipt #041156

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 8th day of August, 2005, by DAVID S. JONES, who is personally known to me or who has produced FLDL [redacted] as identification.

(Affix Seal)

OFFICIAL NOTARY SEAL
AMANDA D GIBSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD061304
MY COMMISSION EXP. SEPT 30,2005

Amanda D Gibson
Notary Public
My Commission Expires:

2010052692 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2010052692 BK:2390 PG:991
12/01/2010 10:34 AM 2 PGS
DPENNINGTO,DC Receipt #042738

Recording requested by: DAVID S JONES
When recorded, mail to:
Name: DAVID S. JONES
Address: 774 S. FAIRLANE TERR.
City/State/Zip: Lecanto, Fl 34461

Space above reserved for use by Recorder's Office
Document prepared by:
Name DEBBIE E. JONES
Address 774 S. FAIRLANE TERR.
City/State/Zip Lecanto, Fl 34461

Property Tax Parcel/Account Number: 18E19505

Quitclaim Deed

This Quitclaim Deed is made on November 30, 2010, between DEBBIE E. JONES, Grantor, of 774 S. FAIRLANE TERR., City of Lecanto, State of FLORIDA, and DAVID S. JONES, Grantee, of 774 S. FAIRLANE TERR., City of Lecanto, State of FLORIDA.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 774 S. FAIRLANE TERR., City of Lecanto, State of FLORIDA:

N 1/2 of NW 1/4 of SE 1/4 of SW 1/4 of SEC 5

DCSC IN OR BK 1016
PG 887 & OR BK 1893 PG 944

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2010 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 11/30/2010

Debbie E. Jones
Signature of Grantor

DEBBIE E. JONES
Name of Grantor

Signature of Witness #1

Amanda Hammaker
Printed Name of Witness #1

Signature of Witness #2

David White
Printed Name of Witness #2

State of Florida County of Citrus

On December 1, 2010, the Grantor, Debbie E. Jones,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Amanda D Gibson
Notary Signature

AMANDA D. GIBSON
Notary Public - State of Florida
My Comm. Expires Sep 30, 2013
Commission # DD 927224
Bonded Through National Notary Assn.

Notary Public,
In and for the County of Citrus State of Florida
My commission expires: 9/30/13 Seal

Send all tax statements to Grantee.

Altkey: 2263644
POULIN LINDSAY H

Parcel ID: 18E19S05 3A000 0050
774 S FAIRLANE TER , LECANTO, 34461

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	5611 - LECANTO AREA WEST
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003402 - UNREC TRACTS IN 05-19S-18E
Short Legal	SOUTHERN ACRES UNREC SUB, TRACT 5, SEC 5 TWN 19S RNG 18E,MORE PART DESC AS FOLLOWS:THE N 1/2 NW 1/4 OF SE 1/4 OF SW 1/4 SEC 5 TWN 19S RNG 18E.
Est. Parcel Sqft	220,560
Est. Parcel Acres	5.06
Map SC-TW-RG	05-19S-18E

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

Mailing Address

Name	POULIN LINDSAY H
Mailing Address	774 S FAIRLANE TER LECANTO FL 34461

All Owners

Name	Owner Type
POULIN LINDSAY H	TC - Tenants In Common
JONES IAN C	TC - Tenants In Common
JONES ASHLEY N	TC - Tenants In Common

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2021

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	$77,470	$184,060	$261,530	$187,579	$28,175	$159,404	$35,745	$2,796.21	Link
2024	$49,370	$191,180	$240,550	$173,861	$26,676	$147,185	$30,111	$2,552.11	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	$261,530	14.8298	$4,043.28

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
04/20/2020	$100	3058/0168	27-TO/FROM TSTEES BANKRUPT/EXEC/GUARD	I
10/11/2019	$100	3011/0495	01-CORRECTIVE/QC/TD/COT	I
11/01/2010	$100	2390/0991	01-CORRECTIVE/QC/TD/COT	I
08/01/2005	$100	1893/0944	03-SAME FAMILY/DEED FOL	I
01/01/1994	$15,000	1016/0887	00-WARRANTY DEED	V
09/01/1991	$100	0908/2080	03-SAME FAMILY/DEED FOL	V
09/01/1982	$3,000	0604/0928	17-17	V
05/01/1981	$4,000	0577/1344	13-FROM DEVELOPERS	V

DISCLAIMER

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

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
08/23/2021	202112085	SIZE FOR SIZE HVAC CHANGE OUT; N.O.C. NOT APPLICABLE	$7,400	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	A-ACREAGE	5.06	330.0	660			$77,470	LDRMH

Residential

Bldg Number	1
Class	R6 - RESIDENTIAL MOBILE HOME ENCL
Year Built	1984
Total FLA	1,920
Total Under Roof	2,336
Exterior Wall	36 - WOOD SIDING PANEL WD FRAME
Foundation	6 - MINIMAL
HVAC	109 - HEAT PUMP
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	08 - CUSTOM METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	217,941
RCNLD	178,710

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1984	1,152
1	FLR LIV AREA	2002	768
1	OPEN PORCH FIN	2002	416

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2004	20	20	1	400	1,680
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2004	24	12	1	288	2,030
1	3	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2006	24	8	1	192	860
1	4	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2004	10	11	1	110	780

Total Misc Value
5,350

Legal Description

Legal Description
SOUTHERN ACRES UNREC SUB, TRACT 5, SEC 5 TWN 19S RNG 18E, MORE PART DESC AS FOLLOWS: THE N 1/2 NW 1/4 OF SE 1/4 OF SW 1/4 SEC 5 TWN 19S RNG 18E. SUBJECT TO 25 FT ING/EGR EASE ALONG E BNDRY THEREOF FOR RDWAY PURPOSES.

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

2263644

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923303

To: Tax Collector of CITRUS COUNTY, Florida

I,
KEYS FUNDING LLC - 5024
PO BOX 67513
NEWARK, NJ 07101-8009,
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
2263644	2024/516	06-01-2024
Legal Description		
SOUTHERN ACRES UNREC SUB, TRACT 5, SEC 5 TWN 19S RNG 18E, MORE PART DESC AS FOLLOWS: THE N 1/2 NW 1/4 OF SE 1/4 OF SW 1/4 SEC 5 TWN 19S RNG 18E. SUBJECT TO 25 FT ING/EGR EASE ALONG E BNDRY THEREOF FOR RDWAY PURPOSES.		

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File
KEYS FUNDING LLC - 5024
PO BOX 67513
NEWARK, NJ 07101-8009

Applicant's signature

04-21-2026
Application Date

Altkey: 2263644
POULIN LINDSAY H

Parcel ID: 18E19S05 3A000 0050
774 S FAIRLANE TER , LECANTO, 34461

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	5611 - LECANTO AREA WEST
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003402 - UNREC TRACTS IN 05-19S-18E
Short Legal	SOUTHERN ACRES UNREC SUB, TRACT 5, SEC 5 TWN 19S RNG 18E,MORE PART DESC AS FOLLOWS:THE N 1/2 NW 1/4 OF SE 1/4 OF SW 1/4 SEC 5 TWN 19S RNG 18E.
Est. Parcel Sqft	220,560
Est. Parcel Acres	5.06
Map SC-TW-RG	05-19S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	POULIN LINDSAY H
Mailing Address	774 S FAIRLANE TER LECANTO FL 34461

All Owners

Name	Owner Type
POULIN LINDSAY H	TC - Tenants In Common
JONES IAN C	TC - Tenants In Common
JONES ASHLEY N	TC - Tenants In Common

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2021

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$77,470	$180,890	$258,360	$202,455	$29,611	$172,844	$33,231

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	$77,470	$184,060	$261,530	$187,579	$28,175	$159,404	$35,745	$2,796.21	Link
2024	$49,370	$191,180	$240,550	$173,861	$26,676	$147,185	$30,111	$2,552.11	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	$258,360	14.5489	$3,969.69

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
04/20/2020	$100	3058/0168	27-TO/FROM TSTEES BANKRUPT/EXEC/GUARD	I
10/11/2019	$100	3011/0495	01-CORRECTIVE/QC/TD/COT	I
11/01/2010	$100	2390/0991	01-CORRECTIVE/QC/TD/COT	I
08/01/2005	$100	1893/0944	03-SAME FAMILY/DEED FOL	I
01/01/1994	$15,000	1016/0887	00-WARRANTY DEED	V
09/01/1991	$100	0908/2080	03-SAME FAMILY/DEED FOL	V
09/01/1982	$3,000	0604/0928	17-17	V
05/01/1981	$4,000	0577/1344	13-FROM DEVELOPERS	V

DISCLAIMER

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

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
08/23/2021	202112085	SIZE FOR SIZE HVAC CHANGE OUT; N.O.C. NOT APPLICABLE	$7,400	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	A-ACREAGE	5.06	330.0	660			$77,470	LDRMH

Residential

Bldg Number	1
Class	R6 - RESIDENTIAL MOBILE HOME ENCL
Year Built	1984
Total FLA	1,920
Total Under Roof	2,336
Exterior Wall	36 - WOOD SIDING PANEL WD FRAME
Foundation	6 - MINIMAL
HVAC	109 - HEAT PUMP
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	08 - CUSTOM METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	219,615
RCNLD	175,770

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1984	1,152
1	FLR LIV AREA	2002	768
1	OPEN PORCH FIN	2002	416

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2004	20	20	1	400	1,620
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2004	24	12	1	288	1,930
1	3	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2006	24	8	1	192	830
1	4	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2004	10	11	1	110	740

Total Misc Value
5,120