RECEIVED
By Tifani White at 4:13 pm, 9/2/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 7024 PO BOX 67513 NEWARK, NJ 07101-8009	Property Owner	KRYSHER WALTER B JR KRYSHER HELEN B 3309 E LAKE NINA DR INVERNESS, FL 34453-9626
Property description	INVERNESS HGLDS UNIT 4 PB 2 PG 109 LOT 24 BLK 85	Application date	Apr 21, 2026
		Certificate #	2024 / 263
		Date certificate issued	06/01/2024
		Account number	2275383

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)
# 2024/263	06/01/2024	3,537.75	176.89	3,714.64
			→ Part 2: Total*	**3,714.64**

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)
# 2025/318	06/01/2025	3,694.85	6.25	203.22	3,904.32
				Part 3: Total*	**3,904.32**

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

1.	Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	7,618.96
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	3,512.84
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)	866.76
7.	**Total Paid** (Lines 1-6)	12,423.56

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 2nd of September, 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)	12,552.56
17.	Redemption fee	6.25
18.	Total amount to redeem	12,558.81
	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 #: 2275383

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 - 7024
PO BOX 67513
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
KRYSHER WALTER B JR
KRYSHER HELEN B
3309 E LAKE NINA DR
INVERNESS, FL 34453-9626

Additional Parties, Per Search
WALTER B. KRYSHER, JR AND HELEN B. KRYSHER Title Holder
2368 E. NORVELL BRYANT HWY.
HERNANDO, FL 32642

Certified By:

Sabrina Maloy

_____
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 #: 923279

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
2275383	19E19S020040 00850 0240	3309 E LAKE NINA DR INVERNESS 34453

Legal Description
INVERNESS HGLDS UNIT 4 PB 2 PG 109 LOT 24 BLK 85

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 263	$213,224	No	No	No

Owner of Record on Current Tax Roll
WALTER B KRYSHER JR, HELEN B KRYSHER

Billing Name & Address
3309 E LAKE NINA DR
INVERNESS FL 34453-9626

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: 08/18/2026 **Search covers** **20 years** **through:** 08/13/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
WALTER B. KRYSHER, JR AND HELEN B. KRYSHER 2368 E. NORVELL BRYANT HWY. HERNANDO FL 32642	Warranty Deed Bk:833 Pg:206	

Related Documents (for Reference)

None found.

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

CHYSTAL RIVER TITLE COMPANY, INC.

THIS **WARRANTY DEED**, Made this 20th day of October - A. D. 19 89

between

BARBARA A. TRENTA , f/k/a BARBARA A. GRIFFIN JOINED BY HER HUSBAND ROBERT A. TRENTA hereinafter

called the Grantor, and

WALTER B. KRYSHER, JR. AND HELEN B. KRYSHER, HIS WIFE

whose mailing address is: 2368 E. Norvell Bryant Hwy. Hernando, Fl. 32642

hereinafter called the Grantee,

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Citrus and State of Florida, to wit:

Lot 24, Block 85, INVERNESS HIGHLANDS UNIT NO. 4, according to the plat thereof as recorded in Plat Book 2, pages 109 through 113, inclusive, Public Records of Citrus County, Florida.

SUBJECT TO easements, covenants, and restrictions of record.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
OCT 25 '89
440.00

'89 OCT 25 PM 12 31

CERTIFIED BY:

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY GRIFFIN, CLERK

BK0833PG0206

603321

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 said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1989 and subsequent.

("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed and Delivered in Our Presence:

(Wit.) _____

(Wit.) _____

(Wit.) _____

(Wit.) _____

Barbara A. Trenta (Seal)
BARBARA A. TRENTA

_____ (Seal)

Robert A. Trenta (Seal)
ROBERT A. TRENTA

_____ (Seal)

(Affix Stamps Here)

State of Florida

County of Citrus

I HEREBY CERTIFY, That on this 20th day of October, A. D., 19 89 before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared BARBARA A. TRENTA , f/k/a BARBARA A. GRIFFIN JOINED BY HER HUSBAND ROBERT A. TRENTA to me known to be the person described in and who executed the foregoing conveyance and acknowledged before me that he executed the same.

WITNESS My signature and official seal in the County and State last aforesaid.

_____
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES JUNE 15, 1990 BONDED THRU GENERAL INS. UND.

This Instrument was prepared by:

DAVID C. ROBERTS, of Crystal River Title Company, Inc.
Post Office Box 1167
Inverness, Fla. 32651-1167
incident to the issuance of a title insurance policy.

RETURN TO:
Crystal River Title Co., Inc.

File # I89-34315 (MJH/cw)

(Affix Notary Seal above)

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

Altkey: 2275383
KRYSHER WALTER B JR

Parcel ID: 19E19S020040 00850 0240
3309 E LAKE NINA DR , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	8730 - INVERNESS HIGHLANDS NORTH
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001037 - INVERNESS HIGHLANDS UNIT 4
Short Legal	INVERNESS HGLDS UNIT 4 PB 2 PG 109 LOT 24 BLK 85
Est. Parcel Sqft	19,366
Est. Parcel Acres	.44
Map SC-TW-RG	02-19S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	KRYSHER WALTER B JR
Mailing Address	3309 E LAKE NINA DR INVERNESS FL 34453 9626

All Owners

Name	Owner Type
KRYSHER WALTER B JR	HW - Husband And Wife
KRYSHER HELEN B	HW - Husband And Wife

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$16,420	$196,804	$213,224	$213,224	$0	$213,224	$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	$16,420	$196,804	$213,224	$213,224	$0	$213,224	$0	$3,372.90	Link
2024	$16,420	$197,140	$213,560	$213,560	$0	$213,560	$0	$3,332.06	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	$213,224	14.8298	$3,326.91

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

10/01/1989	$80,000 0833/0206	17-17	I
09/01/1981	$6,000 0584/1725	00-WARRANTY DEED	V

DISCLAIMER

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

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
06/30/2017	201706722	REROOF SHINGLES ON BACK SIDE OF HOUSE 6 SQ STEANDING SEAM METAL 6 SQ ON FRONT SI	$6,100	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0101-SFR LAKE FRONT	F-FRONT FOOT	60.00	60.0	235			$16,420	MDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1982
Total FLA	1,992
Total Under Roof	2,346
Exterior Wall	36 - WOOD SIDING PANEL WD FRAME
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	2
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/3/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	254,769
RCNLD	189,924

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1982	1,470
1	GARAGE FINISHED	1982	354
1	UPPER FLR LIV AREA	1982	522

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1991	6	8	1	48	290
1	2	DECKING WOOD-[1-SF]	1991			1	304	1,160
1	3	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	1991	3	60	1	180	1,220
1	4	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2007	23	24	1	552	2,550
1	5	DECKING WOOD-[1-SF]	2014	8	29	1	232	1,660

Total Misc Value
6,880

Legal Description

Legal Description
INVERNESS HGLDS UNIT 4 PB 2 PG 109 LOT 24 BLK 85

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.

2275383

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923279

To: Tax Collector of CITRUS COUNTY, Florida

I,
KEYS FUNDING LLC - 7024
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
2275383	2024/263	06-01-2024
Legal Description		
INVERNESS HGLDS UNIT 4 PB 2 PG 109 LOT 24 BLK 85		

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 - 7024
PO BOX 67513
NEWARK, NJ 07101-8009

04-21-2026
Application Date

Applicant's signature

Altkey: 2275383
KRYSHER WALTER B JR

Parcel ID: 19E19S020040 00850 0240
3309 E LAKE NINA DR , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	8730 - INVERNESS HIGHLANDS NORTH
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001037 - INVERNESS HIGHLANDS UNIT 4
Short Legal	INVERNESS HGLDS UNIT 4 PB 2 PG 109 LOT 24 BLK 85
Est. Parcel Sqft	19,366
Est. Parcel Acres	.44
Map SC-TW-RG	02-19S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	KRYSHER WALTER B JR
Mailing Address	3309 E LAKE NINA DR INVERNESS FL 34453 9626

All Owners

Name	Owner Type
KRYSHER WALTER B JR	HW - Husband And Wife
KRYSHER HELEN B	HW - Husband And Wife

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$16,420	$182,440	$198,860	$198,860	$0	$198,860	$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	$16,420	$196,804	$213,224	$213,224	$0	$213,224	$0	$3,372.90	Link
2024	$16,420	$197,140	$213,560	$213,560	$0	$213,560	$0	$3,332.06	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	$198,860	14.5559	$3,105.43

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
10/01/1989	$80,000	0833/0206	17-17	I
09/01/1981	$6,000	0584/1725	00-WARRANTY DEED	V

DISCLAIMER

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

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
06/30/2017	201706722	REROOF SHINGLES ON BACK SIDE OF HOUSE 6 SQ STEANDING SEAM METAL 6 SQ ON FRONT SI	$6,100	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0101-SFR LAKE FRONT	F-FRONT FOOT	60.00	60.0	235			$16,420	MDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1982
Total FLA	1,992
Total Under Roof	2,346
Exterior Wall	36 - WOOD SIDING PANEL WD FRAME
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	2
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/3/
Addl Fixtures	
FPL: Stacks/Openings	1 / 1

RCN	252,205
RCNLD	175,760

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1982	1,470
1	GARAGE FINISHED	1982	354
1	UPPER FLR LIV AREA	1982	522

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1991	6	8	1	48	290
1	2	DECKING WOOD-[1-SF]	1991			1	304	1,160
1	3	BOAT DOCK BELOW AVERAGE WOOD-[1-SF]	1991	3	60	1	180	1,220
1	4	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2007	23	24	1	552	2,470
1	5	DECKING WOOD-[1-SF]	2014	8	29	1	232	1,540

Total Misc Value
6,680