RECEIVED
By Tifani White at 4:18 pm, 9/2/26

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes



## Part 1: Tax Deed Application Information

| | | | |
|---|---|---|---|
| Applicant | SAVVY FL LLC<br>FTB COLLATERAL ASSIGNEE<br>PO BOX 1000 - DEPT #3035<br>MEMPHIS, TN 38148-3035 | Property Owner | PLUMMER JOHNNIE RAY<br>MCCALL JIMMIE MARIE<br>%LINDA POOLE<br>13227 PALMILLA CIR<br>DADE CITY, FL 33525 |
| Property description | TOWN OF HOMOSASSA PB 1 PG 6 LOT 2 BLK 59 | Application date | Apr 21, 2026 |
| | | Certificate # | 2024 / 5674 |
| | | Date certificate issued | 06/01/2024 |
| | | Account number | 2457902 |

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|---|---|---|---|---|
| # 2024/5674 | 06/01/2024 | 141.92 | 23.12 | 165.04 |
| | | | **→ Part 2: Total*** | **165.04** |

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

| Column 1<br>Certificate Number | Column 2<br>Date of Other Certificate Sale | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4 + Column 5) |
|---|---|---|---|---|---|
| # 2025/6084 | 06/01/2025 | 143.74 | 6.25 | 18.12 | 168.11 |
| | | | | **Part 3: Total*** | **168.11** |

## 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) | 333.15 |
| 2. | Delinquent taxes paid by the applicant | 0.00 |
| 3. | Current taxes paid by the applicant | 163.52 |
| 4. | Property information report fee | 250.00 |
| 5. | Tax deed application fee | 175.00 |
| 6. | Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) | 69.13 |
| 7. | **Total Paid** (Lines 1-6) | 990.80 |

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) | 1,119.80 |
| 17. | Redemption fee | 6.25 |
| 18. | Total amount to redeem | 1,126.05 |
| | 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 #:** 2457902

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**
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

**Owner on Current Tax Roll**
PLUMMER JOHNNIE RAY
MCCALL JIMMIE MARIE
%LINDA POOLE
13227 PALMILLA CIR
DADE CITY, FL 33525

**Additional Parties, Per Search**
ESTATE OF JOHNNIE RAY PLUMMER A/K/A JOHNNY RAY RICHARD PLUMMER, DECEASED — Title Holder
JIMMIE MARIE MCCALL A/K/A JIMIE MARIE MCCALL
1004 DEVANE COURT
DADE CITY, FL 33525

**Certified By:**

Sabrina Maloy

_____
Tax Collector or Authorized Designee

TDA #: 923253

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 |
|---|---|---|
| 2457902 | 17E19S320010 00590 0020 | 10656 W CALADONIA ST<br>HOMOSASSA 34448 |

**Legal Description**
TOWN OF HOMOSASSA PB 1 PG 6 LOT 2 BLK 59

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---|---|---|---|---|
| 2024 - 5674 | $3,222 | No | No | No |

**Owner of Record on Current Tax Roll**
JOHNNIE RAY PLUMMER, JIMMIE MARIE MCCALL

**Billing Name & Address**
%LINDA POOLE
13227 PALMILLA CIR
DADE CITY FL 33525

# 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 |
|---|---|---|
| ESTATE OF JOHNNIE RAY PLUMMER, DECEASED JIMMIE MARIE MCCALL<br>1004 DEVANE COURT<br>DADE CITY FL 33525 | Warranty Deed<br>Bk:685 Pg:1465 | Johnnie Ray Plummer aka Johnny Ray Richard Plummer, Jimmie Marie McCall aka Jimie Marie McCall |

**Related Documents (for Reference)**

Death Certificate
Bk:986 Pg:1524

## 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

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

**This Warranty Deed** *Made the* 15th *day of* November *A. D.* 1985 *by*

FRED W. COOPER and ALENE Q. CUNNINGHAM

*hereinafter called the grantor, to*

JOHNNIE RAY PLUMMER or JIMMIE MARIE McCALL

*whose postoffice address is* 1004 Devane Court, Dade City, Florida 33525 *hereinafter called the grantee:*

(Wherever used herein the terms "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* $ 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:*

Lot 2 of Block 59, of the Town of Homosassa, according to Plat of said town as recorded in Plat Book 1, Page 6, Public Records of Cirtus County; This property is part of that property conveyed to Grantors by deed dated September 8, 1982 and recorded in Deed Book 639 Page 1532.

CITRUS COUNTY
190504
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.B. 1123
RW26785
0.50

I HEREBY CERTIFY that this Agreement was prepared by the undersigned from information furnished by the parties hereto. I do not guarantee marketability or title or accuracy of property described herein as I did not examine documents involved nor was I asked to examine documents involved.

**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, 19

**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:*

FRED W. COOPER (L.S.)

ALENE Q. CUNNINGHAM (L.S.)

SPACE BELOW FOR RECORDERS USE

STATE OF Florida
COUNTY OF Pasco

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

FRED W. COOPER and ALENE Q. CUNNINGHAM

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

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of November, A. D. 19 85.

Notary Public, State Of Florida At Large
My Commission Expires June 18, 1989
Bonded By SAFECO Insurance Company of America

VERIFIED BY:

FILED & RECORDED
CITRUS COUNTY
'85 NOV 20 PM 1 36

430517

BOOK 655 PAGE 1465

*This Instrument prepared by:* E. SUMMERS SHEFFEY, ESQUIRE
Attorney At Law
220 South 7th Street
Dade City, Florida 33525

Address

**Altkey: 2457902**
**PLUMMER JOHNNIE RAY**

**Parcel ID: 17E19S320010 00590 0020**
**10656 W CALADONIA ST , HOMOSASSA, 34448**

**Citrus County Property Appraiser, Cregg E. Dalton**

| | |
|---|---|
| PC Code | 0000 - VACANT |
| Bldg Counts | Res 0 / MH 0 / Comm 0 |
| Nbhd | 2310 - HOMOSASSA |
| Tax District | 00WD - HOMOSASSA SPECIAL WATER |
| Subdivision | 000976 - HOMOSASSA TOWN PLAT |
| Short Legal | TOWN OF HOMOSASSA PB 1 PG 6 LOT 2 BLK 59 |
| Est. Parcel Sqft | 13,275 |
| Est. Parcel Acres | .30 |
| Map SC-TW-RG | 32-19S-17E |
| Recording Activity Notification (RAN) system | WORRIED ABOUT PROPERTY FRAUD? |

**Mailing Address**

| | |
|---|---|
| Name | PLUMMER JOHNNIE RAY |
| Mailing Address | 13227 PALMILLA CIR<br>DADE CITY FL 33525 |

**All Owners**

| Name | Owner Type |
|---|---|
| PLUMMER JOHNNIE RAY | TC - Tenants In Common |
| MCCALL JIMMIE MARIE | TC - Tenants In Common |

**2026 Preliminary Values**

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Savings |
|---|---|---|---|---|---|---|---|
| 2025 | $11,210 | $0 | $11,210 | $3,222 | $0 | $3,222 | $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 | $11,210 | $0 | $11,210 | $3,222 | $0 | $3,222 | $0 | $121.14 | Link |
| 2024 | $11,210 | $0 | $11,210 | $2,929 | $0 | $2,929 | $0 | $95.68 | 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 | 00WD | HOMOSASSA SPECIAL WATER | $11,210 | 16.1605 | $185.23 |

**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 |
|---|---|---|
| 0131 | FIRE SERVICES ASSESSMENT | $26.33 |

**Sales**

| Sale Date | Sale Price | Book/Page | Instr Type | V/I |
|---|---|---|---|---|
| 11/01/1985 | $100 | 0685/1465 | 02-MIN DOC STAMP ($100) | 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.

**Land & Agricultural**

| Line | Land Use | Type | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0008-SFR NON-WATERFRONT | U-UNIT | 1.00 | .0 | | | | $11,210 | CLR |

| Total Misc Value |
|---|

**Legal Description**

| Legal Description |
|---|
| TOWN OF HOMOSASSA PB 1 PG 6 LOT 2 BLK 59 |

**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.

2457902

# APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923253

To: Tax Collector of CITRUS COUNTY, Florida

I,

SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035,

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 |
|---|---|---|
| 2457902 | 2024/5674 | 06-01-2024 |
| Legal Description | | |
| TOWN OF HOMOSASSA PB 1 PG 6 LOT 2 BLK 59 | | |

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

Applicant's signature

04-21-2026
Application Date

**Altkey: 2457902**
**PLUMMER JOHNNIE RAY**

**Parcel ID: 17E19S320010 00590 0020**
**10656 W CALADONIA ST , HOMOSASSA, 34448**

**Citrus County Property Appraiser, Cregg E. Dalton**

| | |
|---|---|
| PC Code | 0000 - VACANT |
| Bldg Counts | Res 0 / MH 0 / Comm 0 |
| Nbhd | 2310 - HOMOSASSA |
| Tax District | 00WD - HOMOSASSA SPECIAL WATER |
| Subdivision | 000976 - HOMOSASSA TOWN PLAT |
| Short Legal | TOWN OF HOMOSASSA PB 1 PG 6 LOT 2 BLK 59 |
| Est. Parcel Sqft | 13,275 |
| Est. Parcel Acres | .30 |
| Map SC-TW-RG | 32-19S-17E |
| Recording Activity Notification (RAN) system | WORRIED ABOUT PROPERTY FRAUD? |

**Mailing Address**

| | |
|---|---|
| Name | PLUMMER JOHNNIE RAY |
| Mailing Address | 13227 PALMILLA CIR<br>DADE CITY FL 33525 |

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| Name | Owner Type |
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| PLUMMER JOHNNIE RAY | TC - Tenants In Common |
| MCCALL JIMMIE MARIE | TC - Tenants In Common |

**2026 Preliminary Values**

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Savings |
|---|---|---|---|---|---|---|---|
| 2026 | $11,210 | $0 | $11,210 | $3,544 | $0 | $3,544 | $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 | $11,210 | $0 | $11,210 | $3,222 | $0 | $3,222 | $0 | $121.14 | Link |
| 2024 | $11,210 | $0 | $11,210 | $2,929 | $0 | $2,929 | $0 | $95.68 | 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 | 00WD | HOMOSASSA SPECIAL WATER | $11,210 | 15.8103 | $203.56 |

**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 |
|---|---|---|
| 0131 | FIRE SERVICES ASSESSMENT | $26.33 |

### Sales

| Sale Date | Sale Price | Book/Page | Instr Type | V/I |
|---|---|---|---|---|
| 11/01/1985 | $100 | 0685/1465 | 02-MIN DOC STAMP ($100) | 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.

### Land & Agricultural

| Line | Land Use | Type | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0008-SFR NON-WATERFRONT | U-UNIT | 1.00 | .0 | | | | $11,210 | CLR |

| Total Misc Value |
|---|