RECEIVED
By Tifani White at 4:19 pm, 9/2/26

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	WRIGHT MICHAEL 7171 ARDMORE RD BROOKSVILLE, FL 34601
Property description	LOTS 1 AND 2 AND THE EAST 20 FEET OF LOTS 15 AND 16 IN BLOCK 13, APACHE SHORES UNIT 3, ACCORDING TO (Full legal attached.)	Application date	Apr 28, 2026
		Certificate #	2024 / 3594
		Date certificate issued	06/01/2024
		Account number	3480173

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)
# 2024/3594	06/01/2024	1,045.34	52.27	1,097.61
			→ Part 2: Total*	**1,097.61**

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)
# 2025/3921	06/01/2025	1,409.02	6.25	90.41	1,505.68
				Part 3: Total*	**1,505.68**

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)	2,603.29
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,452.81
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)	336.08
7.	**Total Paid** (Lines 1-6)	4,817.18

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)	4,946.18
17.	Redemption fee	6.25
18.	Total amount to redeem	4,952.43
	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)

LOTS 1 AND 2 AND THE EAST 20 FEET OF LOTS 15 AND 16 IN BLOCK 13, APACHE SHORES UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 45 AND 46, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. ---AND--- LOT 15, BLOCK 13, LESS EAST 20 FEET, APACHE SHORES UNIT 3, ACCORDING TO THE

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 45 AND 46, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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

TAX DEED APPLICATION COVER LETTER

Account #: 3480173

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
WRIGHT MICHAEL
7171 ARDMORE RD
BROOKSVILLE, FL 34601

Additional Parties, Per Search
MICHAEL WRIGHT — Title Holder
3352 E BUFFALO LN
HERNANDO, FL 34442

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 #: 923369

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
3480173	19E18S140030 00130 0010	3352 E BUFFALO LN HERNANDO 34442

Legal Description

LOTS 1 AND 2 AND THE EAST 20 FEET OF LOTS 15 AND 16 IN BLOCK 13, APACHE SHORES UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 45 AND 46, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. ---AND--- LOT 15, BLOCK 13, LESS EAST 20 FEET, APACHE SHORES UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 45 AND 46, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3594	$80,341	No	No	No

Owner of Record on Current Tax Roll
MICHAEL WRIGHT

7171 ARDMORE RD
BROOKSVILLE FL 34601

Billing Name & Address

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 08/14/2026 **Search covers** **20 years** **through:** 08/12/2026

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
MICHAEL WRIGHT 7171 ARDMORE RD BROOKSVILLE FL	Personal Representative's Deed Bk:3366 Pg:1671	Address is incomplete.

Related Documents (for Reference)

Quit Claim Deed (Unable to locate prior deed)
Bk:2395 Pg:1795

Warranty Deed
Bk:2949 Pg:1075

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
#2023018296 BK: 3366 PG: 1671 3/30/2023 4:35 PM 1 Receipt: 2023016527
RECORDING $10.00 D DOCTAX PD $0.70

Prepared by:
Desiree Sanchez
Sanchez Law Group, P.A.
605 E. Robinson Street, Suite 650,
Orlando, Florida 32801
19E18S140030 00130 0010

Personal Representative Quit Claim Deed

Made this day March 23, 2023 A.D.by **Steven Wright,** as the Personal Representative of the Estate of Mitchell Wright whose post office address is: 743 Minnehaha Avenue, Clermont, FL 34711, hereinafter called the "Grantor", to **Michael Wright,** a single man, whose post office address is 7171 Ardmore Rd., Brooksville, FL, 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 AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **Citrus County**, Florida, viz:

Lots 1 and 2 and the East 20 Feet of Lots 15 and 16 in Block 13. APACHE SHORES UNIT 3
According to the Map or Plat thereof as Recorded in Plat Book 4, Pages 45 and 46 of the Public
Records of Citrus County, Florida.
a/k/a 3352 East Buffalo Lane, Hernando FL 34442.

And

Lot 15, Block 13, Less East 20 Feet, APACHE SHORES UNIT 3, According to the Map or Plat
thereof as Recorded in Plat Book 4, Pages 45 and 46 of the Public Records of Citrus County, Florida.
a/k/a 4661 N. Cluster Terrace, Hermando, FL. 34442.

This Personal Representative Deed is pursuant to Case No. 2022-CP-000404, in Lake County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 behoove of the said grantee(s) forever.

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:

ELENA VELEZ

DESIREE SANCHEZ

Steven Wright, Personal Representative

State of Florida
County of Orange

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization, this 23rd day of March 2023 by **Steven Wright, as the personal representative** who is/are personally, known to me or who has produced Valid Identification FDL, and acknowledged this Quit Claim Deed to be a free and voluntary act of the Grantor(s) with all requisite lawfully authority.

Notary Public State of Florida
Desiree Sanchez
My Commission
HH 249981
Exp. 4/8/2026

Signature of Notary Public Desiree Sanchez

2010057118 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2010057118 BK:2395 PG:1795
12/30/2010 04:06 PM 1 PG
SPASTORIUS,DC Receipt #046437

This Instrument Prepared By:
REBECCA A. FISCHBACH
3352 E. BUFFALO LANE
HERNANDO, FL. 34442

Return to:
REBECCA A. FISCHBACH
3352 E. BUFFALO LANE
HERNANDO, FL. 34442

****

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 30th day of December, 2010, between REBECCA A. FISCHBACH, a single woman, hereinafter called the Grantor, and whose address is 3352 E. Buffalo Lane, Hernando, Fl. 34442 to JAMES KELLY CARPENTER, married man, whose address is 3352 E. Buffalo Lane, Hernando, FL. 34442 herein call the Grantee.

WITNESS, that said Grantor, for the consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does remise, release to the said Grantee and Grantee's heirs, executors, administrators and assigns forever, all of the right, title and interest of Grantor in the following described land, situate, lying and being in CITRUS County, Florida, to wit:

LOTS 1 AND 2 AND THE EAST 20 FEET OF LOTS 15 AND 16 IN BLOCK 13, UNIT #3, APACHE SHORES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK #4, PAGES 45 AND 46, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

AND

Lot 15, Block 13, LESS EAST 20 FEET, APACHE SHORES UNIT #3, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 45 AND 46, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions and easements of record. SAID GRANTOR DOES HEREBY FULLY WARRANT THE TITLE TO SAID LAND, AND WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOSOEVER.

PACEL ID # 14-18S-19E-0030-00130-0010

"Grantor" and "Grantee" are used for singular or plural as context requires.

Title to the subject property has not been searched or examined. The legal description has been provided by the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence:

Witnesses:
Sign: Carol Kuhns
Print: CAROL KUHNS
Sign: Rushelle Foley
Print: Rushelle Foley

Rebecca A Fischbach
REBECCA A. FISCHBACH

STATE OF FLOIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 30th *day of* December, *2010, by* Rebecca ann Fischbach

( ) who is personally known to me
(X) who has produced Florida Drivers license *as identification and who did take an oath.*

NOTARY PUBLIC
SIGN: Michele Glaum
PRINT: Michele Glaum

Notary Public State of Florida
Michele Glaum
My Commission DD960187
Expires 02/10/2014

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019000584 BK: 2949 PG: 1075 1/7/2019 7:38 AM 1 Receipt: 2019000539
RECORDING $10.00 D DOCTAX PD $206.50

PREPARED BY & RETURN TO:

Name: Cindy Curry, an employee of
North Central Florida Title, LLC
Address: 3517 N. Lecanto Hwy.
Beverly Hills, FL 34465

File No. 181-12028

Parcel No.: 3480173

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

This **WARRANTY DEED**, made the 28 day of **December, 2018**, by **JAMES KELLY CARPENTER**, hereinafter called the Grantor, to **MITCHELL WRIGHT**, a single man, whose post office address is **743 E Minnehaha Ave. Clermont, FL 34711**, hereinafter called the Grantee:

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

Lots 1 and 2 and the East 20 Feet of Lots 15 and 16 in Block 13, APACHE SHORES UNIT 3, According to the Map or Plat thereof as Recorded in Plat Book 4, Pages 45 and 46, of the Public Records of Citrus County, Florida.

and

Lot 15, Block 13, Less East 20 Feet, APACHE SHORES UNIT 3, According to the Map or Plat thereof as Recorded in Plat Book 4, Pages 45 and 46, of the Public Records of Citrus County, Florida.

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: Cindy Curry

Witness Signature
Printed Name: Joyce Ukuella

L.S.
Name: James Kelly Carpenter
Address: 33 New Florida Ave., Beverly Hills, FL 34465

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 28 day of December, 2018, by James Kelly Carpenter, who is personally known to me or who has produced FL. D.L. as identification.

CINDY CURRY
MY COMMISSION # GG 190134
EXPIRES: April 5, 2022
Bonded Thru Notary Public Underwriters

Signature of Notary
Printed Name:
My commission expires:

Altkey: 3480173 | **Parcel ID: 19E18S140030 00130 0010**

WRIGHT MICHAEL | **3352 E BUFFALO LN , HERNANDO, 34442**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	6822 - APACHE SHORES AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000033 - APACHE SHORES UNIT 3
Short Legal	LOTS 1 AND 2 AND THE EAST 20 FEET OF LOTS 15 AND 16 IN BLOCK13, APACHE SHORES UNIT 3, ACCORDING TO THE MAP OR PLATTHEREOF AS RECORDED IN PLAT BOOK 4, PAGES 45 AND 46, OF THE
Est. Parcel Sqft	8,772
Est. Parcel Acres	.20
Map SC-TW-RG	14-18S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	WRIGHT MICHAEL
Mailing Address	7171 ARDMORE RD BROOKSVILLE FL 34601

All Owners

Name		Owner Type
WRIGHT MICHAEL		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	$15,600	$64,741	$80,341	$80,341	$0	$80,341	$0	$1,372.87	Link
2024	$9,750	$65,325	$75,075	$75,075	$0	$75,075	$0	$1,248.82	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	$80,341	14.8298	$1,326.86

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
03/23/2023	$100	3366/1671	27-TO/FROM TSTEES BANKRUPT/EXEC/GUARD	I
12/28/2018	$29,500	2949/1075	00-WARRANTY DEED	I

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
07/01/1998	199805509	REPAIR ELEC POLE	$100	

Additional Site Addresses

Seq	Adrno	Dir	Street	Suffix	Suffix 2	City	Unit #
2	4661	N	CUSTER	TER		HERNANDO	15

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	2.00	80.0	60			$9,600	LDRMH
2	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	.25	80.0	20			$1,200	LDRMH
3	0008-SFR NON-WATERFRONT	U-UNIT	1.00	20.0	60			$4,800	MDRMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1930
Total FLA	741
Total Under Roof	765
Exterior Wall	34 - WOOD FRAME STUCCO
Foundation	2 - CONCRETE BLOCK/STEM
HVAC	109 - HEAT PUMP
Stories	1
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	05 - FLAT
Roof Cover	01 - ASPHALT ROLLED
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	1/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	78,378
RCNLD	61,041

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1930	741
1	OPEN PORCH FIN	1930	24

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	OPEN PORCH FIN ALUMINUM WITH DECK FLOOR-[1-SF]	2000	14	14	1	196	2,420
1	2	WOOD PRIVACY FENCE-[1-SF]	2000	6	50	1	300	120

1	3	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1971			1	80	110
1	4	CONCRETE PATIO NO FOOTER-[1-SF]	1930	4	16	1	64	220
1	5	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2022	6	12	1	72	830

Total Misc Value
3,700

Legal Description

Legal Description

LOTS 1 AND 2 AND THE EAST 20 FEET OF LOTS 15 AND 16 IN BLOCK 13, APACHE SHORES UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 45 AND 46, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
---AND---
LOT 15, BLOCK 13, LESS EAST 20 FEET, APACHE SHORES UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 45 AND 46, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923369

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
3480173	2024/3594	06-01-2024
Legal Description		
LOTS 1 AND 2 AND THE EAST 20 FEET OF LOTS 15 AND 16 IN BLOCK 13, APACHE SHORES UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 45 AND 46, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. ---AND--- LOT 15, BLOCK 13, LESS EAST 20 FEET, APACHE SHORES UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 45 AND 46, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.		

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: 3480173
WRIGHT MICHAEL

Parcel ID: 19E18S140030 00130 0010
3352 E BUFFALO LN , HERNANDO, 34442

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	6822 - APACHE SHORES AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000033 - APACHE SHORES UNIT 3
Short Legal	LOTS 1 AND 2 AND THE EAST 20 FEET OF LOTS 15 AND 16 IN BLOCK13, APACHE SHORES UNIT 3, ACCORDING TO THE MAP OR PLATTHEREOF AS RECORDED IN PLAT BOOK 4, PAGES 45 AND 46, OF THE
Est. Parcel Sqft	8,772
Est. Parcel Acres	.20
Map SC-TW-RG	14-18S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	WRIGHT MICHAEL
Mailing Address	7171 ARDMORE RD BROOKSVILLE FL 34601

All Owners

Name		Owner Type
WRIGHT MICHAEL		IN - Individual

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$15,600	$63,266	$78,866	$78,866	$0	$78,866	$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	$15,600	$64,741	$80,341	$80,341	$0	$80,341	$0	$1,372.87	Link
2024	$9,750	$65,325	$75,075	$75,075	$0	$75,075	$0	$1,248.82	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	$78,866	14.5559	$1,329.39

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
03/23/2023	$100	3366/1671	27-TO/FROM TSTEES BANKRUPT/EXEC/GUARD	I
12/28/2018	$29,500	2949/1075	00-WARRANTY DEED	I

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
07/01/1998	199805509	REPAIR ELEC POLE	$100	

Additional Site Addresses

Seq	Adrno	Dir	Street	Suffix	Suffix 2	City	Unit #
2	4661	N	CUSTER	TER		HERNANDO	15

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	2.00	80.0	60			$9,600	LDRMH
2	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	.25	80.0	20			$1,200	LDRMH
3	0008-SFR NON-WATERFRONT	U-UNIT	1.00	20.0	60			$4,800	MDRMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1930
Total FLA	741
Total Under Roof	765

Exterior Wall	34 - WOOD FRAME STUCCO
Foundation	2 - CONCRETE BLOCK/STEM
HVAC	109 - HEAT PUMP
Stories	1
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	05 - FLAT
Roof Cover	01 - ASPHALT ROLLED
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	1/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	76,492
RCNLD	59,566

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1930	741
1	OPEN PORCH FIN	1930	24

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	OPEN PORCH FIN ALUMINUM WITH DECK FLOOR-[1-SF]	2000	14	14	1	196	2,420
1	2	WOOD PRIVACY FENCE-[1-SF]	2000	6	50	1	300	120
1	3	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1971			1	80	110
1	4	CONCRETE PATIO NO FOOTER-[1-SF]	1930	4	16	1	64	230
1	5	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2022	6	12	1	72	820

Total Misc Value
3,700