RECEIVED
By Tifani White at 1:34 pm, 9/4/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Property Owner	BAKER WILLIAM 6565 W COUNTRY CLUB DR HOMOSASSA, FL 34448
Property description	HOLIDAY ACRES UNIT 1 PB 5 PG 65 LOT 10 UNREC OF LOTS 46,47 & 48: COM AT THE SE COR OF LOT 48, TH S 8 (Full legal attached.)	Application date	Apr 09, 2026
		Certificate #	2024 / 3491
		Date certificate issued	06/01/2024
		Account number	2962798

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)
# 2024/3491	06/01/2024	753.28	111.89	865.17
			→ Part 2: Total*	**865.17**

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)
# 2025/3813	06/01/2025	794.80	6.25	49.18	850.23
				Part 3: Total*	**850.23**

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,715.40
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	847.00
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)	224.06
7. **Total Paid** (Lines 1-6)	3,211.46

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 4th 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)	3,340.46
17. Redemption fee	6.25
18. Total amount to redeem	3,346.71
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)

HOLIDAY ACRES UNIT 1 PB 5 PG 65 LOT 10 UNREC OF LOTS 46,47 & 48: COM AT THE SE COR OF LOT 48, TH S 88D 49M 33S W AL THE S LN OF SD LOT 48, 654.67 FT TO THE SW COR OF SD LOT 48, TH N 0D 26M 35S W AL THE W LN OF SD LOT 48, 330.05 FT, TH N 88D 51M 45S E 94 FT TO THE POB, TH CONT N 88D 51M 45S E 80.33 FT, TH S 00D 30M 04S E 165

FT, TH S 88D 51M 45S W 80.50 FT, TH N 1D 49M 56S W 12.50 FT, TH N 0D 19M 45S W 152.50 FT TO THE POB, SUBJ TO 12.5 FT EASE AL THE S BDRY THEREOF FOR RD R/W

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

TAX DEED APPLICATION COVER LETTER

Account #: 2962798

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Owner on Current Tax Roll
BAKER WILLIAM
6565 W COUNTRY CLUB DR
HOMOSASSA, FL 34448

Additional Parties, Per Search

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

WILLIAM BAKER — Other Party
2265 S ROCK CRUSHER RD
HOMOSASSA, FL 34448

WILLIAM BAKER — Other Party
3454 S KINGS AVE
HOMOSASSA, FL

WILLIAM BAKER — Other Party
3379 S ALABAMA AVE
HOMOSASSA, FL 34448

WILLIAM BAKER — Title Holder
8233 W FAIROAK CT
CRYSTAL RIVER, FL 34428

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 #: 923176

TitleExpress®
A service of **Grant Street Group**
210 6th Ave, Suite 3650
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
2962798	17E18S140010 00460 0100	8233 W FAIROAK CT CRYSTAL RIVER 34428

Legal Description

HOLIDAY ACRES UNIT 1 PB 5 PG 65 LOT 10 UNREC OF LOTS 46, 47 & 48: COM AT THE SE COR OF LOT 48, TH S 88D 49M 33S W AL THE S LN OF SD LOT 48, 654.67 FT TO THE SW COR OF SD LOT 48, TH N 0D 26M 35S W AL THE W LN OF SD LOT 48, 330.05 FT, TH N 88D 51M 45S E 94 FT TO THE POB, TH CONT N 88D 51M 45S E 80.33 FT, TH S 00D 30M 04S E 165 FT, TH S 88D 51M 45S W 80.50 FT, TH N 1D 49M 56S W 12.50 FT, TH N 0D 19M 45S W 152.50 FT TO THE POB, SUBJ TO 12.5 FT EASE AL THE S BDRY THEREOF FOR RD R/W.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3491	$36,098	No	Yes	No

Owner of Record on Current Tax Roll
WILLIAM BAKER

Billing Name & Address

6565 W COUNTRY CLUB DR
HOMOSASSA FL 34448

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: 09/02/2026 **Search covers** **20 years** **through:** 08/27/2026

Karen LaBree
Title Examiner

General Examiner Comments:

The deeds in the chain contain an error in the legal description in the last call, reciting "North 0 degrees 19' 45' West". It should read 45" (seconds), not minutes.

This updated report contains all the information collected in the earlier report, as well as any new or updated information since the issuance of the earlier report.

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
WILLIAM BAKER 6565 WEST COUNTRY CLUB DR HOMOSASSA FL 34448	Warranty Deed Bk:3014 Pg:2399	

Related Documents (for Reference)

Warranty Deed
Bk:1964 Pg:445

Certificate of Title
Bk:2982 Pg:2202

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
CITRUS COUNTY CODE COMPLIANCE 3600 W SOVEREIGN PATH, SUITE 147 LECANTO FL 34461	Order Bk:2262 Pg:1219	
	Order Bk:2281 Pg:1280	
	Order Bk:2289 Pg:999	
	Order Bk:2300 Pg:1546	
	Order Bk:2304 Pg:36	

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
#2019056986 BK: 3014 PG: 2399 10/31/2019 8:00 AM 1 Receipt: 2019050329
RECORDING $18.50 D DOCTAX PD $128.10

Prepared by and Return to:
Express Title Services of Citrus, Inc.
Annette Carr
2704 W. Woodview Lane
Lecanto, Florida 34461
Our File Number: 19-0539
Consideration $18,300.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Citrus)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this October 25, 2019, between **Regions Bank, an Alabama Banking Corporation, whose mailing address is: 5214 Lincoln Road, Hattiesburg, Mississippi 39402,** party of the first part, and **William Baker, a single man** whose mailing address is: 6565 West Country Club Dr., Homosassa, Florida 34448, party/parties of the second part,

WITNESSETH:

First party, 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 grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

LOT 10:Commence at the Southeast corner of LOT 48, HOLIDAY ACRES UNIT NO. 1, as per plat thereof recorded in Plat Book 5, Pages 65 - 66, Public Records of CITRUS County, Florida, thence South 88 degrees 49' 33" West along the South line of said LOT 48 a distance of 654.67 feet to the Southwest corner of said LOT 48, thence North 0 degrees 26' 35" West along the West line of said LOT 48 a distance of 330.05 feet, thence North 88 degrees 51' 45" East 94 feet to the POINT OF BEGINNING, thence continue North 88 degrees 51' 45" East 80.33 feet, thence South 0 degrees 30' 04" East 165 feet, thence South 88 degrees 51' 45" West 80.50 feet, thence North 1 degree 49' 56" West 12.50 feet, thence North 0 degrees 19' 45' West 152.50 feet to the POINT OF BEGINNING. SUBJECT TO a 12.5 foot wide easement along the South boundary thereof for road right-of-way.

TOGETHER WITH THAT CERTAIN 1987 LIBERTY MOBILE HOME, VIN #10L19541, TITLE #50665653

17E18S140010 00460 0100

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019056986 BK: 3014 PG: 2400 10/31/2019 8:00 AM 2 Receipt: 2019050329
RECORDING $18.50 D DOCTAX PD $128.10

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on October 23, 2019.

Signed, sealed and delivered
in the presence of:

Witness signature Melissa Duck

Print witness name Melissa Duck

Witness signature Julie Strahan

Print witness name Julie Strahan

Regions Bank, an Alabama Banking Corporation

By: _____

Joe Terrill
Title: Vice President

(Corporate Seal)

State of Mississippi
County of Lamar

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of October, 2019 by Joe Terrill, Vice President, of Regions Bank who is personally known to me or who has produced _____ as identification.

Melissa Duck
Notary Public

Melissa Duck
Print Notary Name

My Commission Expires: 8/19/2023

AFFIX NOTARY SEAL:

STATE OF MISSISSIPPI
MELISSA DUCK
ID No. 113468
Com. Exp. 08-19-2023
NOTARY PUBLIC
FORREST COUNTY

This Instrument Prepared by and Return to:
PJ HARRIS
ACTION TITLE SERVICES, INC.
3248 Commercial Way
Spring Hill, FL 34606
File # **0805117**

2006005433 2 PGS

KEY # 2962798 / PARCEL # 17E18S-140010-00460-0100

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $224.00
2006005433 BK:1964 PG:445
01/23/2006 11:52 AM 2 PGS
LMITCHELL,DC Receipt #003135

WARRANTY DEED

THIS WARRANTY DEED,

Made this 30 day of August, A.D. **2005**,
Between
ROY LAMAR LASHLEY, a married man
Hereinafter called the Grantor, whose post office address is: 2525 S Pine Ridge Avenue, Homosassa, FL 34448
And
S. EUGENE MOONEY, a married man
Hereinafter called the Grantees, whose post office address is: 530 W. Jan Street, Homosassa, FL 34446
("Grantor" and "Grantee" are used herein for singular and plural, and any gender shall include all genders, as context requires.)

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations to said grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY AS TRANSFERRED TO THE GRANTOR IN O.R. BOOK 1369, PAGE 890, OF SAID PUBLIC RECORDS.
***** SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR WHO MAINTAINS HIS RESIDENCE AT:** 2525 S Pine Ridge Avenue, Homosassa, FL 34448 ***

"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 OF DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY, as per that certain Warranty Deed filed in O.R. Book 1156, Page 1510, Public Records of Citrus County, Florida."
"THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA IS NOT RESPONSIBLE FOR NOR IS ANY OTHER GOVERNMENTAL AGENCY RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED", as per that certain Warranty Deed filed in O.R. Book 1743, Page 523, Public Records of Citrus County, Florida."

SUBJECT to easements, restrictions and reservations of records. And the same Grantor(s) do(es) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, except for taxes and assessments for the year of 2005 and subsequent years.

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

Tina M. Hutchinson-Mathias
First Witness – **Signature**
TINA M. HUTCHINSON-MATHIAS
First Witness – Please **Print**

Dee Dee Woodbury
Second Witness – **Signature**
DEE DEE WOODBURY
Second Witness – Please **Print**

Roy Lamar Lashley (Seal)
ROY LAMAR LASHLEY
2525 S. Pine Ridge Ave.
Homosassa, FL 34448

_____ (Seal)

STATE OF FL
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30 day of August, **2005**, by:
ROY LAMAR LASHLEY
Who acknowledged before me that she executed the foregoing document, and who
____ is/are personally known to me; **OR**
____ who has/have produced the following identification: _____

NOTARY PUBLIC – (Signature) Tina M. Hutchinson-Mathias
NAME: (Please Print) _____
My Commission Expires:
My Commission Number:
(Affix Notary Seal/Stamp Above)

NOTARY PUBLIC STATE OF FLORIDA
Tina M Hutchinson-Mathias
Commission # DD327668
Expires June 18, 2008
Bonded Troy Fain - Insurance, Inc. 800-365-7019

EXHIBIT "A" LEGAL DESCRIPTION

LOT 10: Commence at the Southeast corner of LOT 48, HOLIDAY ACRES UNIT NO. 1, as per plat thereof recorded in Plat Book 5, Pages 65 - 66, Public Records of CITRUS County, Florida, thence South 88 degrees 49' 33" West along the South line of said LOT 48 a distance of 654.67 feet to the Southwest corner of said LOT 48, thence North 0 degrees 26' 35" West along the West line of said LOT 48 a distance of 330.05 feet, thence North 88 degrees 51' 45" East 94 feet to the POINT OF BEGINNING, thence continue North 88 degrees 51' 45" East 80.33 feet, thence South 0 degrees 30' 04" East 165 feet, thence South 88 degrees 51' 45" West 80.50 feet, thence North 1 degree 49' 56" West 12.50 feet, thence North 0 degrees 19' 45' West 152.50 feet to the POINT OF BEGINNING. SUBJECT TO a 12.5 foot wide easement along the South boundary thereof for road right-of-way.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019030371 BK: 2982 PG: 2202 6/12/2019 8:44 AM 1 Receipt: 2019026963
D DOCTAX PD $102.20

CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA

CASE NO: 2018 CA 000843 A

REGIONS BANK

Plaintiff

Vs

S. EUGENE MOONEY ; CYNTHIA J. MOONEY ; UNKNOWN TENANT NO. 1 ; UNKNOWN TENANT NO. 2 ; CAPITAL CITY BANK

Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a certificate of sale in this action on May 30, 2019 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Citrus County, Florida:

LOT 10: COMMENCE AT THE SOUTHEAST CORNER OF LOT 48, HOLIDAY ACRES UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 65 - 66, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE SOUTH 88 DEGREES 49' 33" WEST ALONG THE SOUTH LINE OF SAID LOT 48 A DISTANCE OF 654.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 48, THENCE NORTH 0 DEGREES 26' 35" WEST ALONG THE WEST LINE OF SAID LOT 48 A DISTANCE OF 330.05 FEET, THENCE NORTH 88 DEGREES 51' 45" EAST 94 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88 DEGREES 51' 45" EAST 80.33 FEET, THENCE SOUTH 0 DEGREES 30' 04" EAST 165 FEET, THENCE SOUTH 88 DEGREES 51' 45" WEST 80.50 FEET, THENCE NORTH 1 DEGREE 49' 56"WEST 12.50 FEET, THENCE NORTH 0 DEGREES 19' 45' WEST 152.50 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 12.5 FOOT WIDE EASEMENT ALONG THE SOUTH BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

TOGETHER WITH THAT CERTAIN 1987 LIBERTY MOBILE HOME, VIN: 10L19541.

ALSO KNOWN AS 8233 WEST FAIROAKS COURT, CRYSTAL RIVER, FL 34428,

was sold to:

REGIONS BANK
2050 Parkway Office Circle
Hoover, AK, 35244

WITNESS my hand and the seal of this court on Jun 11, 2019.

ANGELA VICK,
Clerk of the Circuit Court and Comptroller

BY: Barbara Mullen
Deputy Clerk

JUN-11'19 8:34AM

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2019030371 BK: 2982 PG: 2203 6/12/2019 8:44 AM 2 Receipt: 2019026963
D DOCTAX PD $102.20

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been served by U.S. Mail to: Tompkins A. Foster, Esquire, PO Box 3108, Orlando, FL 32802-3108, S. Eugene Mooney, 8233 West Fairoaks Court, Crystal River, FL 34428 and to Cynthia J. Mooney, 114 Chapman Drive, Bartow, FL 33830 and Ken Abele, Esquire, PO Box 391, Tallahassee, FL 32302,

Furnished by U.S. or
Electronic Mail
Pursuant to SC10-2101 this
11 day of June 2019
By [signature] D.C.

CODE ENFORCEMENT SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

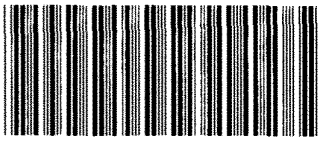
COUNTY OF CITRUS
Petitioner,

vs.

WILLIAM BAKER
2265 S. Rock Crusher Rd.
Homosassa, FL 34448
Respondent(s).

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2009001663 BK:2262 PG:1219
01/13/2009 03:09 PM 3 PGS
LMORSE,DC Receipt #001124

Case No. 0807-419A&B



20090001663 3 PGS

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Enforcement Special Master Michele L. Lieberman on December 17, 2008, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

After an investigation, a notice of violation was issued by Donald Hauf Jr., Code Officer, to the Respondent alleging a violation of Citrus County Code of Ordinances, Section 20-31 (a). To Wit: Junk & debris in side porch, end of driveway and Land Development Code Section 4430 "Home Occupations and Instruction", 4624 "Low Density Residential District" 4432 "General Standards" Paragraphs A, B, C, E, F, and H for conducting a home occupation without a Development Order.

Code Officer Donald Hauf Jr. testified the violation of Citrus County Code of Ordinances, Section 20-31 (a). To Wit: Junk & debris in side porch, end of driveway has been abated.

Code Officer Donald Hauf Jr. testified that there are employees coming and going at all hours of the night, starting the cars and opening & closing the doors of the vehicles.

Code Officer Donald Hauf Jr. testified that the Respondent is running a cleaning business out of the residence.

Mr. William Baker was present and testified there are only two vehicles at the residence that are used by him personally.

Joanna Coutu, Community Development Principal Planner, testified he can have the vehicles that are personally used on the property but he can not have people coming and going to get the vehicles.

II. CONCLUSIONS OF LAW:

Respondent is not in violation of Citrus County Code of Ordinances, Section 20-31 (a) & (b). To Wit: Junk & debris in side porch, end of driveway.

Citrus County v. Baker
Case No. 0807-419A&B

Respondent is in violation of Citrus County Land Development Code Section 4430 "Home Occupations and Instruction", 4624 "Low Density Residential District" 4432 "General Standards" Paragraphs A, B, C, E, F, and H for conducting a home occupation without a Development Order.

The Respondent can abate the violation by removing the business vehicles from the residence; and by prohibiting employees from picking up and/or dropping off vehicles at the residence.

III. ORDER:

Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT**:

Based on all of the evidence and testimony produced at the hearing, the Respondent is not guilty of the violation of Citrus County Code of Ordinances, Section 20-31 (a). To Wit: Junk & debris in side porch, end of driveway.

Based on all of the evidence and testimony produced at the hearing, the Respondent is granted 30 days from December 17, 2008 to abate the violation of conducting a home occupation without a Development Order. If the violation is not brought into compliance as ordered, a penalty of $200.00 per day will be imposed. This fine will be recorded and will constitute a lien on real or personal property of William Baker. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation.

The Respondent has the right to appeal this order within thirty (30) days of the date of the recording of this order in the public records of Citrus County pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 14th day of January 2009, at Lecanto, Florida.

BY: _____
Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. Certified Mail to William Baker, this the 13th day of January, 2009.

_____
Recording Secretary

Citrus County v. Baker
Case No. 0807-419A&B

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Enforcement records of Citrus County, Florida.

Courtney Spoll

Recording Secretary
Citrus County Code Enforcement
Hearing for Citrus County
Development Services Division

CODE ENFORCEMENT SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS
Petitioner,

Vs.

WILLIAM BAKER & DAVID HACKMAN
2265 S. Rock Crusher Rd.
Homosassa, FL 34448
Respondent(s)

Case No. 0901-76541



2009016759 2 PGS

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Enforcement Special Master Michele L. Lieberman on April 15, 2009, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

After an investigation by Code Officer Donald Hauf Jr., a notice of violation was issued to the Respondents alleging a violation of Citrus County Code of Ordinances, Section 20-41, "It shall be a violation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway."

Code Officer Donald Hauf Jr. testified that there were originally three unlicensed vehicles on the property but as of yesterday there were seven unlicensed vehicles on the property.

The Respondent, William Baker, was present and testified he is moving and will be moving the vehicles from the property.

II. CONCLUSIONS OF LAW:

Respondents are in violation of Citrus County Code of Ordinances, Section 20-41, "It shall be a violation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway."

The Respondents can abate the violation by removing the vehicles from the property, registering them or placing them in a permitted enclosed structure. If not enclosed or removed, the vehicles must be operable and registered.

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
2009016759 BK:2281 PG:1280
04/16/2009 02:29 PM 2 PGS
LMORSE,DC Receipt #012625

Citrus County v. Baker & Hackman
Case No. 0901-76541

III. ORDER:

Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT**:

The Respondents are granted sixty (60) days from April 15, 2009. If the violation is not brought into compliance as ordered, a penalty of $100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of William Baker & David Hackman. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation.

The Respondents have the right to appeal this order within thirty (30) days of the date of the recording of this order in the public records of Citrus County pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 15th day of April 2009, at Lecanto, Florida.

BY: _____
Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. Certified Mail to William Baker & David Hackman; 2265 S. Rock Crusher Rd.; Homosassa, FL 34448, this the 15th day of April, 2009.

Courtney Lepolt
Recording Secretary

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Enforcement records of Citrus County, Florida.

Courtney Lepolt
Recording Secretary
Citrus County Code Enforcement
Hearing for Citrus County
Department of Development Services

CODE ENFORCEMENT SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

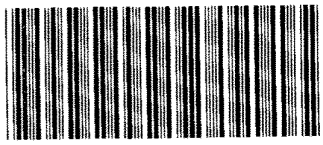
COUNTY OF CITRUS
Petitioner,

Vs.

WILLIAM BAKER
3454 S. Kings Ave.
Homosassa, FL
Respondent

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2009023266 BK:2289 PG:999
05/27/2009 02:49 PM 3 PGS
LMORSE,DC Receipt #017891

Case No. 0902-77106



2009023266 3 PGS

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Enforcement Special Master Michele L. Lieberman on May 20, 2009, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

After an investigation by Code Officer Donald Hauf Jr., a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Section 20-41, "It shall be a violation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway."

Code Officer Donald Hauf Jr. testified that eight (8) vehicles and one (1) trailer are on the property and he was able to confirm that three (3) of them are untagged.

The Respondent, William Baker, was present and testified that he would like some time to remove the vehicles. He testified that he does have a place to move them to.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Section 20-41, "It shall be a violation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway."

The Respondent can abate the violation by removing the vehicles from the property, registering them or placing them in a permitted enclosed structure. If not enclosed or removed, the vehicles must be operable and registered.

Citrus County v. Baker
Case No. 0902-77106

III. ORDER:

Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT**:

The Respondent is granted thirty (30) days from May 20, 2009 to abate the violation. If the violation is not brought into compliance as ordered, a penalty of $150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of William Baker. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation.

The Respondent has the right to appeal this order within thirty (30) days of the date of the recording of this order in the public records of Citrus County pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 20th day of May 2009, at Lecanto, Florida.

BY: _____
Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. Certified Mail to William Baker; 2265 S. Rock Crusher Rd.; Homosassa, FL 34448, this the 20th day of May, 2009.

_____
Recording Secretary

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Enforcement records of Citrus County, Florida.

_____
Recording Secretary
Citrus County Code Enforcement
Hearing for Citrus County
Department of Development Services

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Enforcement records of Citrus County, Florida.

Cortney Tepolt

Recording Secretary
Citrus County Code Enforcement Special Master
Hearing of Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 28th day of May, 2009, by **Cortney Tepolt**, Recording Secretary, Citrus County Code Special Master Hearing, who is personally known to me.

STEPHANIE ROWE
Commission DD 666153
Expires April 23, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

Stephanie Rowe

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Stephanie Rowe
Commission No.: DD666153
Expiration Date: 4-23-11

CODE ENFORCEMENT SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS
Petitioner,

Vs.

WILLIAM R. BAKER
3379 S. Alabama Ave.
Homosassa, FL 34448
Respondent



Case No. 0906-81720

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2009032155 BK:2300 PG:1546
07/23/2009 09:49 AM 3 PGS
LMORSE,DC Receipt #024850

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before Citrus County Code Enforcement Special Master Michele L. Lieberman on July 15, 2009, after due notice and the Special Master having heard testimony from the Code Officer and other witnesses under oath and received evidence, thereupon issues her **Findings of Fact, Conclusions of Law and Order**, as follows:

I. FINDINGS OF FACT:

The real property which is the subject of this case ("Property") is located at 3379 S. Alabama Ave., Homosassa, Citrus County, FL. The Property is described as ALT KEY: 1129931, UNIT 6 OF HOMOSASSA PB 1 PG 48 LOTS 12 & 13 BLK 257: Parcel ID: 17E19S220060 02570 0120

After an investigation by Code Officer Marian Rogers, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Section 20-41, "It shall be a violation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway."

Code Officer Marian Rogers testified that this is a repeat violation and the Respondent was previously found guilty of the same violation at a different address on May 20, 2009. The current violation was first observed on June 19, 2009.

The Respondent was present and testified that he is planning to move the vehicles to a commercial property.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Citrus County Code of Ordinances, Section 20-41, "It shall be a violation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway."

The Respondent can abate the violation by removing the vehicles from the property, registering them or placing them in a permitted enclosed structure. If not enclosed or removed, the vehicles must be operable and registered.

Citrus County v. Baker
Case No. 0906-81720

III. ORDER:

Based upon the foregoing **FINDINGS OF FACT AND CONCLUSIONS OF LAW**, it is hereby **ORDERED THAT**:

The Respondent will be fined $100.00 per day from June 19, 2009 and this fine will continue until the violation is abated. This fine will be recorded and will constitute a lien on real or personal property of William R. Baker. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

It is the responsibility of the Respondent to notify the Code Enforcement Department at (352) 527-5350, on or before the compliance date to demonstrate to Citrus County's satisfaction that the violation(s) have been corrected.

The Respondent has the right to appeal this order within thirty (30) days of the date of the recording of this order in the public records of Citrus County pursuant to Citrus County Ordinance 19-56 and Florida Statutes section 162.11.

DONE AND ORDERED this the 15th day of July 2009, at Lecanto, Florida.

BY: _____
Michele L. Lieberman, Special Master

I HEREBY CERTIFY that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER** has been furnished via U.S. Certified Mail to William R. Baker; 3379 S. Alabama Ave.; Homosassa, FL 34448, this the 20th day of July, 2009.

_____
Recording Secretary

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Enforcement records of Citrus County, Florida.

_____
Recording Secretary
Citrus County Code Enforcement
Hearing for Citrus County
Department of Development Services

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Enforcement records of Citrus County, Florida.

Cortney Tepolt

Recording Secretary
Citrus County Code Enforcement Special Master
Hearing of Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 20 day of July, 2009, by **Cortney Tepolt**, Recording Secretary, Citrus County Code Special Master Hearing, who is personally known to me.

Cindy Beasley

NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: CINDY BEASLEY
Commission No.: Commission DD 635492
Expiration Date: Expires February 4, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

CODE ENFORCEMENT SPECIAL MASTER OF CITRUS COUNTY, FLORIDA

COUNTY OF CITRUS,
Petitioner,

Vs.

Case No.: 0906-81720

William R. Baker
3379 S. Alabama Ave.
Homosassa, FL 34448
Respondent/

FIRST ORDER IMPOSING FINE

THIS CAUSE came on for a public hearing before the Code Enforcement Special Master of Citrus County, Florida, on **July 15, 2009**, after due notice to William R. Baker, the Special Master received evidence, and thereupon issued an oral Order finding William R. Baker guilty of a repeat violation of Section 20-41 of the Citrus County Code of Ordinances and required corrective action by a time certain, as more specifically set forth in that **ORDER.**

Based upon the repeat nature of the violation, William R. Baker was ordered to pay a fine of $100.00 per day for the period of time from June 19, 2009 to July 16, 2009, plus all costs required by County ordinance or regulation.

Accordingly, it is hereby ORDERED that William R. Baker pay to the County of Citrus a fine of $100.00 per day for 26 days, June 19, 2009 through July 16, 2009, for Respondent's violation and failure to correct same plus administrative costs for a grand total of **$3,201.94**. This is a violation that has continued to exist on property more fully described Alt Key 1129931; UNIT 6 OF HOMOSASSA PB 1 PG 48 LOTS 12 & 13 BLK 257 public records of Citrus County, Florida. This fine will be recorded and shall constitute a lien upon any real or personal property owned by William R. Baker, pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED this the 30 day of July 2009 at Lecanto, Citrus County, Florida.

CODE ENFORCEMENT SPECIAL MASTER OF
CITRUS COUNTY, FLORIDA

BY: _____
Michele L. Lieberman, Special Master

2009034964 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $27.00
2009034964 BK:2304 PG:36
08/07/2009 02:46 PM 3 PGS
DGROSSKOPF,DC Receipt #027130

I HEREBY CERTIFY that a true and correct copy of the above foregoing FIRST ORDER IMPOSING FINE has been furnished via US Certified Mail to: William R. Baker; 3379 S. Alabama Ave.; Homosassa, FL 34448 this the 6th day of August, 2009.

Cortney Marsh
Recording Secretary

County of Citrus
State of Florida

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Cortney Marsh**, who is personally known to me and who did not take an oath.

WITNESS my hand and official seal this 6th day of August, 2009.

S. Kimberly Corbin
Notary Public - Printed Name

S. Kimberly Corbin
Notary Public - Signature

NOTARY PUBLIC STATE OF FLORIDA
S. Kimberly Corbin
Commission # DD611933
Expires January 20, 2011
Bonded Troy Fain Insurance, Inc. 800-385-7019

FOR RECORDING ONLY

I HEREBY CERTIFY that as an Agent of the Citrus County Department of Development Services, the office to whose custody the original Order is entrusted, this is a true and correct copy of the document maintained on file in the Code Enforcement records of Citrus County, Florida.

Cortney Marsh

Recording Secretary
Citrus County Code Enforcement Special Master
Hearing of Citrus County
Department of Development Services

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 6th day of August, 2009, by **Cortney Marsh**, Recording Secretary, Citrus County Code Special Master Hearing, who is personally known to me.



S. Kimberly Corbin
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: S. Kimberly Corbin
Commission No.: DD611933
Expiration Date: 1/20/2011

Altkey: 2962798
BAKER WILLIAM

Parcel ID: 17E18S140010 00460 0100
8233 W FAIROAK CT , CRYSTAL RIVER, 34428

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	6310 - HOLIDAY ACRES AND SIMILAR
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000945 - HOLIDAY ACRES UNIT 1
Short Legal	HOLIDAY ACRES UNIT 1 PB 5 PG 65 LOT 10 UNREC OF LOTS 46,47& 48: COM AT THE SE COR OF LOT 48, TH S 88D 49M 33S W ALTHE S LN OF SD LOT 48, 654.67 FT TO THE SW COR OF SD LOT
Est. Parcel Sqft	13,268
Est. Parcel Acres	.30
Map SC-TW-RG	15-18S-17E

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

Mailing Address

Name	BAKER WILLIAM
Mailing Address	6565 W COUNTRY CLUB DR HOMOSASSA FL 34448

All Owners

Name		Owner Type
BAKER WILLIAM		IN - Individual

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$8,100	$47,729	$55,829	$36,098	$0	$36,098	$0

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$8,100	$47,729	$55,829	$36,098	$0	$36,098	$0	$822.33	Link
2024	$5,000	$39,099	$44,099	$33,515	$0	$33,515	$0	$689.04	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	$55,829	14.8298	$963.35

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
10/23/2019	$18,300	3014/2399	04-TO OR FROM BANKS/LOAN CO.	I
06/11/2019	$14,600	2982/2202	26-TO/FROM FED/STATE/LOCAL GOVT/TIITF	I
08/01/2005	$32,000	1964/0445	00-WARRANTY DEED	I
10/01/2001	$100	1461/2064	03-SAME FAMILY/DEED FOL	I
06/01/2000	$21,500	1369/0890	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.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	U-UNIT	1.00	80.0	152			$8,100	MDRMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1987
Total FLA	784
Total Under Roof	784
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	94,048
RCNLD	46,759

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1987	784

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2005	10	13	1	130	970

Total Misc Value
970

Legal Description

Legal Description
HOLIDAY ACRES UNIT 1 PB 5 PG 65 LOT 10 UNREC OF LOTS 46,47 & 48: COM AT THE SE COR OF LOT 48, TH S 88D 49M 33S W AL THE S LN OF SD LOT 48, 654.67 FT TO THE SW COR OF SD LOT 48, TH N 0D 26M 35S W AL THE W LN OF SD LOT 48, 330.05 FT, TH N 88D 51M 45S E 94 FT TO THE POB, TH CONT N 88D 51M 45S E 80.33 FT, TH S 00D 30M 04S E 165 FT, TH S 88D 51M 45S W 80.50 FT, TH N 1D 49M 56S W 12.50 FT, TH N 0D 19M 45S W 152.50 FT TO THE POB, SUBJ TO 12.5 FT EASE AL THE S BDRY THEREOF FOR RD R/W

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: 923176

To: Tax Collector of CITRUS COUNTY, Florida

I,
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
2962798	2024/3491	06-01-2024
Legal Description		
HOLIDAY ACRES UNIT 1 PB 5 PG 65 LOT 10 UNREC OF LOTS 46,47 & 48: COM AT THE SE COR OF LOT 48, TH S 88D 49M 33S W AL THE S LN OF SD LOT 48, 654.67 FT TO THE SW COR OF SD LOT 48, TH N 0D 26M 35S W AL THE W LN OF SD LOT 48, 330.05 FT, TH N 88D 51M 45S E 94 FT TO THE POB, TH CONT N 88D 51M 45S E 80.33 FT, TH S 00D 30M 04S E 165 FT, TH S 88D 51M 45S W 80.50 FT, TH N 1D 49M 56S W 12.50 FT, TH N 0D 19M 45S W 152.50 FT TO THE POB, SUBJ TO 12.5 FT EASE AL THE S BDRY THEREOF FOR RD R/W		

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

Applicant's signature

04-09-2026
Application Date

Altkey: 2962798
BAKER WILLIAM

Parcel ID: 17E18S140010 00460 0100
8233 W FAIROAK CT , CRYSTAL RIVER, 34428

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	6310 - HOLIDAY ACRES AND SIMILAR
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000945 - HOLIDAY ACRES UNIT 1
Short Legal	HOLIDAY ACRES UNIT 1 PB 5 PG 65 LOT 10 UNREC OF LOTS 46,47& 48: COM AT THE SE COR OF LOT 48, TH S 88D 49M 33S W ALTHE S LN OF SD LOT 48, 654.67 FT TO THE SW COR OF SD LOT
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Est. Parcel Acres	.30
Map SC-TW-RG	15-18S-17E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	BAKER WILLIAM
Mailing Address	6565 W COUNTRY CLUB DR HOMOSASSA FL 34448

All Owners

Name		Owner Type
BAKER WILLIAM		IN - Individual

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$8,100	$46,866	$54,966	$39,708	$0	$39,708	$0

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$8,100	$47,729	$55,829	$36,098	$0	$36,098	$0	$822.33	Link
2024	$5,000	$39,099	$44,099	$33,515	$0	$33,515	$0	$689.04	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	$54,966	14.5559	$981.50

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
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0154	STORMWATER	$29.42

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08/01/2005	$32,000	1964/0445	00-WARRANTY DEED	I
10/01/2001	$100	1461/2064	03-SAME FAMILY/DEED FOL	I
06/01/2000	$21,500	1369/0890	00-WARRANTY DEED	I

DISCLAIMER

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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
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Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1987
Total FLA	784
Total Under Roof	784
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/

RCN	94,557
RCNLD	45,946

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1987	784

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2005	10	13	1	130	920

Total Misc Value
920

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