RECEIVED
By Tifani White at 3:46 pm, 9/8/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	GERALD YOUNG 11765 STONEWALL SPRINGS AVE LAS VEGAS, NV 89138	Property Owner	MURATORE LOUIS S JR MURATORE ARTHUR F MURATORE THOMAS 23 ROLAN CT LAKE RONKONKOMA, NY 11779-5713
Property description	CITRUS SPRINGS UNIT 26 PB 9 PG 7-16, LOT 14 BLK 1157	Application date	Apr 24, 2026
		Certificate #	2024 / 2164
		Date certificate issued	06/01/2024
		Account number	2082364

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)
# 2024/2164	06/01/2024	147.46	21.90	169.36
			→ Part 2: Total*	**169.36**

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)
# 2025/2321	06/01/2025	176.48	6.25	15.77	198.50
				Part 3: Total*	**198.50**

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)	367.86
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	625.13
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)	106.35
7.	**Total Paid** (Lines 1-6)	1,524.34

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 8th 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)	1,653.34
17.	Redemption fee	6.25
18.	Total amount to redeem	1,659.59
	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 #: 2082364

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
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

Owner on Current Tax Roll
MURATORE LOUIS S JR
MURATORE ARTHUR F
MURATORE THOMAS
23 ROLAN CT
LAKE RONKONKOMA, NY 11779-5713

Additional Parties, Per Search

CITRUS COUNTY — Lien Holder
BOARD OF COUNTY COMMISSIONERS
3600 W SOVEREIGN PATH
SUITE 205
LECANTO, FL 34461

CITRUS SPRINGS CIVIC ASSOCIATION INC — Other Party
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

CITRUS SPRINGS CIVIC ASSOCIATION, INC. — Other Party
PO BOX 236
HOLDER, FL 34445

ROBERT B CHILDERS JR, REGISTERED AGENT — Other Party
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION INC
PO BOX 236
HOLDER, FL 34445

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

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O Other Party
CITRUS SPRINGS CIVIC ASSOCIATION, INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

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 #: 923332

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
2082364	18E17S100260 11570 0140	163 E MC FADDIN PL CITRUS SPRINGS 34434

Legal Description
CITRUS SPRINGS UNIT 26 PB 9 PG 7-16, LOT 14 BLK 1157

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 2164	$3,221	No	No	No

Owner of Record on Current Tax Roll
LOUIS S MURATORE JR
ARTHUR F MURATORE
THOMAS MURATORE
23 ROLAN CT
LAKE RONKONKOMA NY 11779-5713

Billing Name & Address
LOUIS S MURATORE JR
ARTHUR F MURATORE ET AL

23 ROLAN CT
LAKE RONKONKOMA NY 11779-5713

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: 08/25/2026 **Search covers** **20 years** **through:** 08/18/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
LOUIS S. MURATORE, JR., ARTHUR F. MURATORE AND THOMAS MURATORE 23 ROLAN COURT LAKE RONKONKOMA NY 11779	Warranty Deed Bk:590 Pg:1322	

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
CITRUS COUNTY BOARD OF COUNTY COMMISSIONERS 3600 W SOVEREIGN PATH SUITE 205 LECANTO FL 34461	Resolution Bk:3589 Pg:669	Included only relevant pages.

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CITRUS SPRINGS CIVIC ASSOCIATION, INC. PO BOX 236 HOLDER FL 34445	Sunbiz- HOA	

Name & Address of Record	Document	Examiner Comments
ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz- HOA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

This Instrument Was Prepared By
The Deltona Corporation,
by Joyce R. Dooley
3250 S.W. 3rd Avenue
Miami, Florida 33129

AFTER RECORDING PLEASE RETURN TO:
DEEDING DEPT., DELTONA CORPORATION
3250 S.W. 3RD AVE., MIAMI, FL. 33129

REC. 4.00
DOC. 12.60
TOT. 16.60

5-31510-70 2,795

Warranty Deed

This Indenture, made this 14th day of January, A.D. 1982, between THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Louis S. MURATORE, JR., Arthur F. MURATORE and Thomas MURATORE

parties of the second part, whose mailing address is: 23 Rolan Court
Lake Ronkonkoma, New York 11779

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of Citrus, and State of Florida, to-wit:

Lot 14, Block 1157 of Citrus Springs,
Unit TWENTY-SIX, a Subdivision according to the Plat thereof, recorded in
Plat Book 9, Page 7-16 of the Public Records
of Citrus County, Florida.

12.60

This deed is executed subject to restrictions, reservations and easements of record. The party of the first part reserves unto itself the right to enter the above described property to complete certain improvements to the property, and the party of the first part shall pay the taxes on the property through the year in which improvements, requiring access to the property, are completed and the property is usable for building purposes. The right of entry shall automatically terminate upon completion of the above referred to improvements.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its authorized agent and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered in the presence of us:

THE DELTONA CORPORATION,

Ruthie Cazzell
Yolanda C. Jones

By Joyce R. Dooley (Corporate Seal)
Joyce R. Dooley (Authorized Agent)

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 14th day of January A.D. 19 82 before me personally appeared Joyce R. Dooley of THE DELTONA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation:

WITNESS my signature and official seal in Miami, in the County of Dade and State of Florida the day and year last aforesaid.

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 28 1985
BONDED THRU GENERAL INS. UNDERWRITERS

Marguerite Gibson (SEAL)
Notary Public, State of Florida at Large

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CRIN...

BOOK 590 PAGE 1322

FILE NO. 71313

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025046412 BK: 3589 PG: 669 7/31/2025 3:52 PM 1 Receipt: 2025040171
RECORDING $554.00 INDEX $554.00

$
CHARGE TO: BCC
RETURN TO: COMM. RECORDS

CITRUS COUNTY, FLORIDA

FINAL ASSESSMENT RESOLUTION FOR WATER DISTRIBUTION FACILITIES CITRUS SPRINGS 2025 ASSESSMENT AREA

ADOPTED JULY 29, 2025

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025046412 BK: 3589 PG: 670 7/31/2025 3:52 PM 2 Receipt: 2025040171
RECORDING $554.00 INDEX $554.00

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Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025046412 BK: 3589 PG: 671 7/31/2025 3:52 PM 3 Receipt: 2025040171
RECORDING $554.00 INDEX $554.00

RESOLUTION NO. 2025 - 071

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, RELATING TO THE CONSTRUCTION AND FUNDING OF WATER DISTRIBUTION FACILITIES; CREATING THE CITRUS SPRINGS 2025 ASSESSMENT AREA; IMPOSING ASSESSMENTS AGAINST THE PROPERTIES WITHIN THE CITRUS SPRINGS 2025 ASSESSMENT AREA TO FUND THE PROJECT COST OF THE LOCAL IMPROVEMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; IMPOSING AN ASSESSMENT LIEN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board, enacted Chapter 86 of the Citrus County Code of Ordinances, entitled the Capital Project and Related Services Assessment Ordinance (the "Code"), to provide for the creation of assessment areas and authorize the imposition of special assessments to fund the construction of local improvements to serve the property located therein; and

WHEREAS, on June 10, 2025, the Board adopted Resolution No. 2025 - 045, the Initial Assessment Resolution, proposing creation of the Citrus Springs 2025 Assessment Area and describing the method of assessing the cost of Water Distribution Facilities against the real property that will be specially benefited thereby, and directing preparation of the tentative Assessment Roll and provision of the notices required by the Code; and

WHEREAS, pursuant to the provisions of the Code, the County is required to confirm or repeal the Initial Assessment Resolution, with such amendments as the Board deems appropriate, after hearing comments and receiving objections of all interested parties; and

WHEREAS, the Assessment Roll has heretofore been filed with the office of the County Administrator, as required by the Code; and

WHEREAS, as required by the terms of the Code, notice of a public hearing has been published and mailed to each property owner proposed to be assessed notifying such property

owner of the opportunity to be heard; the proof of publication and an affidavit of mailing are attached hereto as Appendices A and B respectively; and

WHEREAS, a public hearing was held on July 29, 2025, and comments and objections of all interested persons have been heard and considered as required by the terms of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the Code, the Initial Assessment Resolution, Section 125.01, Florida Statutes, and other applicable provisions of law.

SECTION 2. DEFINITIONS. This Resolution is the Final Assessment Resolution as defined in the Code. All capitalized terms in this Resolution shall have the meanings defined in the Code and the Initial Assessment Resolution.

SECTION 3. CREATION OF ASSESSMENT AREA.

(A) The Citrus Springs 2025 Assessment Area is hereby created to include the property described in Appendix D attached hereto and incorporated herein, but not including the Excluded Parcels.

(B) The Assessment Area is created for the purpose of improving the use and enjoyment of property located therein providing access to potable water through the funding and construction of the Water Distribution Facilities.

SECTION 4. CONFIRMATION OF INITIAL ASSESSMENT RESOLUTION. The Initial Assessment Resolution is hereby ratified and confirmed.

SECTION 5. APPROVAL OF ASSESSMENT ROLL. The Assessment Roll, which is currently on file with the County Administrator and attached hereto as Appendix E, which is

hereby incorporated herein by reference, is hereby approved.

SECTION 6. ASSESSMENTS.

(A) The Tax Parcels described in the Assessment Roll are hereby found to be specially benefited by construction of the Water Distribution Facilities in the amount of the maximum annual Assessment set forth in the Assessment Roll. The methodology for computing annual Assessments described in the Initial Assessment Resolution is hereby approved. Annual Assessments computed in the manner described in the Initial Assessment Resolution are hereby levied and imposed on all Tax Parcels described in the Assessment Roll at a maximum annual rate of $401.60 per Lot for a period not to exceed 15 years, commencing in November 2025. The resulting Initial Prepayment Amount is $3,732.52 per Lot.

(B) Upon adoption of the Annual Assessment Resolution for each Fiscal Year:

(1) The Assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims, until paid. The lien shall be deemed perfected upon adoption by the Board of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

(2) As to any Tax Parcel that is acquired by a public entity through condemnation, negotiated sale or otherwise prior to adoption of the next Annual Assessment Resolution, the Adjusted Prepayment Amount shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon

adoption by the Board of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll upon adoption of the Annual Assessment Resolution.

SECTION 7. COLLECTION OF ASSESSMENTS. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of this Final Assessment Resolution and the Annual Assessment Resolution for each Fiscal Year thereafter, the County Administrator shall cause the certification and delivery of the Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act. The Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix F.

SECTION 8. EFFECT OF FINAL ASSESSMENT RESOLUTION. The adoption of this Final Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Assessment Resolution (including, but not limited to, the method by which the Assessments will be computed, the Assessment Roll, the maximum annual Assessment, the levy and lien of the Assessments and the terms for prepayment of the Assessments) unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board action on this Final Assessment Resolution.

SECTION 9. PREPAYMENT NOTICE. The County Administrator is hereby directed to provide notice by first class mail to the owner of each Tax Parcel described in the Assessment Roll of the opportunity to prepay all future annual Assessments, without additional financing costs. The notice, in substantially the form attached as Appendix C, shall be mailed to each property owner at the address utilized for the notice provided pursuant to Section 2.03 of the Initial Assessment Resolution.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025046412 BK: 3589 PG: 675 7/31/2025 3:52 PM 7 Receipt: 2025040171
RECORDING $554.00 INDEX $554.00

SECTION 10. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DONE AND ADOPTED in Regular Session this 29th day of July 2025.

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

ATTEST:
for TRACI PERRY, CLERK

BOARD OF COUNTY COMMISSIONERS CITRUS COUNTY, FL SEAL

REBECCA BAYS, CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:

DENISE A. DYMOND LYN
COUNTY ATTORNEY

APPROVED
JUL 29 2025
BOARD OF COUNTY COMMISSIONERS

2078430	18E17S100230	17090 0010
2078791	18E17S100260	04760 0070
2078812	18E17S100260	04760 0080
2078847	18E17S100260	04760 0090
2078855	18E17S100230	17090 0190
2078871	18E17S100260	04760 0100
2078880	18E17S100230	17090 0200
2078901	18E17S100260	04760 0110
2078910	18E17S100230	17090 0210
2078936	18E17S100260	04760 0120
2079100	18E17S100230	17100 0070
2079134	18E17S100230	17100 0080
2079541	18E17S100260	04800 0110
2082020	18E17S100260	11570 0040
2082062	18E17S100260	11570 0050
2082119	18E17S100260	11570 0060
2082143	18E17S100260	11570 0070
2082178	18E17S100260	11570 0080
2082216	18E17S100260	11570 0090
2082232	18E17S100260	11570 0100
2082275	18E17S100260	11570 0110
2082305	18E17S100260	11570 0120
2082321	18E17S100260	11570 0130
2082364	18E17S100260	11570 0140
2082399	18E17S100260	11570 0150
2082437	18E17S100260	11570 0160
2082461	18E17S100260	11570 0170

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
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RECORDING $554.00 INDEX $554.00

APPENDIX E

CITRUS SPRINGS 2025 ASSESSMENT AREA
PRELIMINARY ASSESSMENT ROLL

OWNER'S NAME	ALT KEY	PARCEL ID	QUANTITY LOTS/AU	PREPAYMENT AMOUNT	MAX ANNUAL ASSESSMENT
MORGAN CHRISTINE E KOEHLER	1315336	18E17S100060 05630 0210	1	$3,732.52	$401.60
MORGAN CHRISTINE K	1315328	18E17S100060 05630 0200	1	$3,732.52	$401.60
MORGAN JODY	2043709	18E17S100230 16640 0130	1	$3,732.52	$401.60
MORKUNAS ALGIRDAS TRUSTEE ALGIRDAS MORKUNAS TRUST	2161680	18E17S100220 15480 0130	1	$3,732.52	$401.60
MORTGAGE SOLUTIONS & INVESTMENT PROPERTIES LLC COIN OPERATED INVESTMENTS OF OCALA LLC	1407419	18E17S100170 11980 0140	1	$3,732.52	$401.60
MORTGAGE SOLUTIONS & INVESTMENT PROPERTIES LLC	2035561	18E17S100230 09600 0130	1	$3,732.52	$401.60
MOUKAS ANDREW MOUKAS ASPASIA	2122277	18E17S100260 16410 0110	1	$3,732.52	$401.60
MOUKAS ANDREW & ASPASIA	2122293	18E17S100260 16410 0120	1	$3,732.52	$401.60
MTBV LAND COMPANY LLC	1395461	18E17S100160 09610 0020	1	$3,732.52	$401.60
MUNOZ-SMITH ALEXANDRA VARGAS MICHAEL	2142570	18E17S100260 16550 0050	1	$3,732.52	$401.60
MURATORE LOUIS S JR & ARTHUR F & THOMAS	2082364	18E17S100260 11570 0140	1	$3,732.52	$401.60
MURILLO MANUEL G MURILLO ANGELINA E	2133520	18E17S100260 16510 0140	1	$3,732.52	$401.60
MURRAY RUDOLPH A	2160292	18E17S100220 15460 0130	1	$3,732.52	$401.60
N AND Y INVESTMENTS LLC	1366992	18E17S100110 06740 0020	1	$3,732.52	$401.60
NAPODANO CRAIG V & THERESA A NAPODANO	1407362	18E17S100170 11980 0090	1	$3,732.52	$401.60
NEW VISION REALTY MANAGEMENT CORP	2192411	18E17S100220 15770 0240	1	$3,732.52	$401.60
NICKLE OWEN	1397499	18E17S100160 09730 0080	1	$3,732.52	$401.60
NIEVES RICARDO MERCADO JR CARRION MINERVA, ROMAN DORYT	1329469	18E17S100070 07840 0240	1	$3,732.52	$401.60
NIMRI WALEED K NIMRI CASANDRA A	1376866	18E17S100130 09270 0140	1	$3,732.52	$401.60
NIMRI WALEED K NIMRI CASANDRA A	1376874	18E17S100130 09270 0150	1	$3,732.52	$401.60
NORFIELD SRL LLC	1379792	18E17S100130 09450 0020	1	$3,732.52	$401.60
OCTOBER REALTY TRUST	2113235	18E17S100260 16330 0160	1	$3,732.52	$401.60

Detail by Entity Name

Florida Not For Profit Corporation
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Filing Information

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/28/2025
Event Effective Date	NONE

Principal Address

1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Changed: 04/16/2025

Mailing Address

PO BOX 236
HOLDER, FL 34445

Changed: 01/28/2025

Registered Agent Name & Address

CHILDERS, ROBERT B, Jr.
1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Name Changed: 01/16/2026

Address Changed: 04/16/2025

Officer/Director Detail

Name & Address

Title President

CHILDERS, ROBERT B, Jr.
PO BOX 236
HOLDER, FL 34445

Title VP

CANDELA, SALVATORE
PO BOX 236
HOLDER, FL 34445

Title Secretary

PASTOR, LORENE
PO BOX 236
HOLDER, FL 34445

Title Treasurer

SMITH, RUTH
PO BOX 236
HOLDER, FL 34445

Title Director

STOUTE, EDDIE
PO BOX 236
HOLDER, FL 34445

Title Director

KOCHER, AMANDA
PO BOX 236
HOLDER, FL 34445

Title Director

PARKER, JOE
PO BOX 236
HOLDER, FL 34445

Title Director

MILLER, LORRAINE
PO BOX 236
HOLDER, FL 34445

Title D

LAMB, WILLIAM
PO BOX 236
HOLDER, FL 34445

Annual Reports

Report Year	Filed Date
2024	05/02/2024
2025	04/16/2025
2026	01/16/2026

01/16/2026 -- ANNUAL REPORT	View image in PDF format
04/16/2025 -- ANNUAL REPORT	View image in PDF format
01/28/2025 -- Amendment	View image in PDF format
11/25/2024 -- Amendment	View image in PDF format
05/02/2024 -- ANNUAL REPORT	View image in PDF format
04/13/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
07/29/2020 -- ANNUAL REPORT	View image in PDF format
09/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
06/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
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03/06/2014 -- ANNUAL REPORT	View image in PDF format
01/27/2013 -- ANNUAL REPORT	View image in PDF format
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02/04/1998 -- ANNUAL REPORT	View image in PDF format
01/21/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
02/09/1995 -- ANNUAL REPORT	View image in PDF format

Altkey: 2082364
MURATORE LOUIS S JR

Parcel ID: 18E17S100260 11570 0140
163 E MC FADDIN PL , CITRUS SPRINGS, 34434

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1526 - CITRUS SPRINGS UNIT 26
Tax District	00CS - CITRUS SPRINGS
Subdivision	000412 - CITRUS SPRINGS UNIT 26
Short Legal	CITRUS SPRINGS UNIT 26 PB 9 PG 7-16, LOT 14 BLK 1157.
Est. Parcel Sqft	10,005
Est. Parcel Acres	.23
Map SC-TW-RG	19-17S-19E

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

Mailing Address

Name	MURATORE LOUIS S JR
Mailing Address	23 ROLAN CT LAKE RONKONKOMA NY 11779 5713

All Owners

Name	Owner Type
MURATORE LOUIS S JR	TC - Tenants In Common
MURATORE ARTHUR F	TC - Tenants In Common
MURATORE THOMAS	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	$11,040	$0	$11,040	$3,221	$0	$3,221	$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	$11,040	$0	$11,040	$3,221	$0	$3,221	$0	$569.30	Link
2024	$7,840	$0	$7,840	$2,928	$0	$2,928	$0	$125.52	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	00CS	CITRUS SPRINGS	$11,040	14.8298	$219.56

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
0024	CITRUS SPRINGS MSBU	$30.00
0131	FIRE SERVICES ASSESSMENT	$26.33
0147	WATER UTILITY AVAIL ASMT	$21.77
0162	2025 CITRUS SPRINGS WATERLINES	$401.60

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/14/1982	$2,800	0590/1322	13-FROM DEVELOPERS	V

DISCLAIMER

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

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125			$11,040	PDR

Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 26 PB 9 PG 7-16, LOT 14 BLK 1157.

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: 923332

To: Tax Collector of CITRUS COUNTY, Florida

I,
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138,
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
2082364	2024/2164	06-01-2024
Legal Description		
CITRUS SPRINGS UNIT 26 PB 9 PG 7-16, LOT 14 BLK 1157		

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
GERALD YOUNG
11765 STONEWALL SPRINGS AVE
LAS VEGAS, NV 89138

Applicant's signature

04-24-2026
Application Date

Altkey: 2082364
MURATORE LOUIS S JR

Parcel ID: 18E17S100260 11570 0140
163 E MC FADDIN PL , DUNNELLON, 34434

Citrus County Property Appraiser, Cregg E. Dalton

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2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$11,040	$0	$11,040	$3,543	$0	$3,543	$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	$11,040	$0	$11,040	$3,221	$0	$3,221	$0	$569.30	Link
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Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	00CS	CITRUS SPRINGS	$11,040	14.5559	$640.40

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