Tifani White

From: WebTaxDeeds
Sent: Friday, September 11, 2026 2:51 PM
To: Taxes
Subject: DR-513 for application #2026-0272TD
Attachments: DR-513 Tax Collectors Certification (#43221).pdf

Importance: High

Good afternoon,

Please find attached the DR-513 for the above referenced application which we received payment for today. The export for this file will be sent this afternoon.

On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to you.

Tifani White
Tax Deed Clerk

CITRUS COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER
110 N APOPKA AVE, INVERNESS, FL 34450
DIRECT: (352) 341-6478 | OFFICE: (352) 341-6424
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FLORIDA
DEPARTMENT OF REVENUE

TAX COLLECTOR'S CERTIFICATION

DR-513
R. 12/03

Case # 2026-0272TD

This is to certify that FIG 20 LLC, holder of Tax Certificate Number 24-4906 issued June 01, 2024 and which encumbers the following described property located in the county of Citrus, State of FLORIDA, to wit: Tax Collector #3229882

A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SAID SECTION 26, 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SAID SECTION 26, N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON AND THE POB, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1359.21 FEET, THN S 88DEG 42M 40S E 1335.61 FEET TO A TENNESSEE VALLEY AUTHORITY CONCRETE MONUMENT, THN S 00DEG 10M 38S E 1329.98 FEET TO THE POB EXCEPT THEREFROM ROAD 486 ROW. LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, THN CONTINUING ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 TO AN ANGLE IRON AND THE POB, THN N 89DEG 57M 52S W 1349.12 FEET, THEN N 00DEG 24M 38S E 323.28 FEET, THN S 89DEG 57M 22S E 1345.8 FEET, THN S 00DEG 10M 38S E 323.38 FEET TO THE POB. TOGETHER WITH AN EASEMENT FOR ROAD ACCESS ACROSS THE WEST 25 FEET AND THE SOUTH 25 FEET OF LAND IN OR BK 590 PG 2074. LESS AND EXCEPT CR 486 PARCEL 134 FURTHER DESCRIBED AS FOLLOWS: A PARCEL OF LAND FOR ROW ACQUISITION PURPOSES IN SECTION 26, TOWNSHIP 18S., RANGE 19E., SAID PARCEL BEING A PORTION OF PROPERTY CONVEYED TO CHARLES HWANG IN OR BK 1245 PG 776, SAID PARCEL IS BOUNDED ON THE NORTH BY EXISTING SOUTH ROW OF CR 486, BOUNDED ON THE EAST BY PROPERTY IN OR BK 1239 1921, BOUNDED ON THE SOUTH BY A LINE PARALLEL WITH AND 35 FEET SOUTH OF EXISTING SOUTH ROW OF CR 486, AND BOUNDED ON THE WEST BY PROPERTY DESCRIBED IN OR BK 596 PG 715 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND 35 FEET WIDE ABUTTING AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 37S W ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1259.21 FEET TO THE EXISTING SOUTH ROW OF CR 486 AND THE POB, THN S 88DEG 54M 22S E ALONG SAID EXISTING SOUTH ROW 1100.21 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY WITH A RADIUS OF 5883.72 FEET THN RUN ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EXISTING SOUTH ROW THROUGH A CENTRAL ANGLE OF 00DEG 38M 51S HAVING A CORD DISTANCE OF 66.5 FEET AND CHORD BEARING OF S 89DEG 13M 48S E AND ARC DISTANCE OF 66.5 FEET TO THE POINT OF TANGENCY ON SAID EXISTING SOUTH ROW, THEN S 89DEG 33M 13S E ALONG SAID EXISTING SOUTH ROW 169.8 FEET TO A POINT ON SAID EXISTING SOUTH ROW, THE POINT OF TERMINATION, AND SAID POINT BEING 100 FEET ON A BEARING OF S 00DEG 10M 38S E FROM THE POSITION OF THE TENNESSEE VALLEY AUTHORITY CONCRETE MONUMENT IN OR BK 1245 PG 776. LESS AND EXCEPT: A BILLBOARD EASEMENT OVER THE SOUTH 12.63 FEET OF THE NORTH 35 FEET OF THE EAST 14 FEET OF THE WEST 107.64 FEET OF PROPERTY IN OR BK 1245 PG 775. LESS AND EXCEPT CR 486 PARCEL 205 FURTHER DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 18S., RANGE 19E., BEING MORE PARTICULALY DESCRIBED AS FOLLOWS: COM AT THE SE COR OF SAID SECTION 26, THN N 89DEG 34M 27S W ALONG THE SOUTH BOUNDARY OF SECTION 26, 1338.96 FEET, THN CONTINUE ALONG THE SOUTH BOUNDARY OF SECTION 26 N 89DEG 29M 11S W 1338.29 FEET, THN N 00DEG 18M 11S E 1325.66 FEET, THN N 00DEG 20M 45S E 1335.38 FEET TO AN ANGLE IRON, THN N 89DEG 57M 52S W 1349.12 FEET TO A CONCRETE MONUMENT, THN N 00DEG 24M 38S E 1259.21 FEET TO THE EXISTING SOUTH ROW OF CR 486, THN S 89DEG 35M 22S E ALONG SAID EXISTING SOUTH ROW 602.73 FEET, THN DEPARTING THE SOUTH ROW, S 00DEG 24M 38S W 335 FEET, TO THE NORTH LINE OF PROPOSED WRA AND THE POB, THN S 89DEG 35M 22S E ALONG THE NORTH LINE 49.31 FEET, THN S 44DEG 35M 22S E 203.42. THN S 00DEG 24M 38S W 176.16 FEET, THN N 89DEG 35M 22S W 515 FEET, THN N 00DEG 24M 38S E 152.03 FEET, THN N 42 DEG 21M 20S E 225.83 FEET TO THE NORTH LINE OF SAID PROPOSED WRA, THN S 89DEG 35M 22S E ALONG THE NORTH LINE 170.9 FEET TO THE POB.

has surrendered same in my office and made written application for tax deed in accordnce with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

Certificates Owned by Applicant and Filed in Connection with this Tax Deed Application				
Certificate Number	Date of Sale	Face amount of Certificate	Interest	Total

Amounts Certified by Tax Collector (Lines 1-7)		Total Amount Paid
1.	Total of all Certificates in applicant's possession and cost of the certificates redeemed by applicant or included (County)	$36,432.30
2.	Total of delinquent taxes paid by tax deed applicant	$0.00
3.	Total of current taxes paid by tax deed applicant	$16,554.50
4.	Ownership and encumbrance report fee	$250.00
5.	Tax deed application fee	$175.00
6.	Total interest accured by tax collector pursuant to s.197.542, F.S.	$3,204.71
7.	Total (Lines 1-6)	$56,616.51

Amounts Certified by Clerk of Court (Lines 8-15)		Total Amount Paid
8.	Clerk of Court Statutory Fee for Processing Tax Deed	$60.00
9.	Clerk of Court Certified Mail Charge	$48.54
10.	Clerk of Court Advertising Charge	$27.84
11.	Clerk of Court Recording Fee of Certificate of Notice	$10.00
12.	Sheriff's Fee	$40.00
	Real Auction Fee	$69.00
13.	Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	$3,221.05
14.	Total (Lines 8-13)	$3,493.43
15.	One-half of the assessed value of homestead property (Section 197.502, F.S.)	$0.00
16.	Other Outstanding Certs or Deliquent Taxes Not included in Application	$0.00
17.	Statutory (opening) bid total of lines 7,14, and 15 (if applicable)	$60,109.94
18.	Redemption Fee	$0.00
19.	Total Amount to Redeem	$0.00

Cert. Date: August 19, 2026

Date of Sale: December 09, 2026

Tax Collector of CITRUS County

By Janice A. Warren