RECEIVED
By Tifani White at 9:38 am, 9/17/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	ROGER A OR CAROL A RASHID 1354 BRANDY RUN BLAIRSVILLE, GA 30512	Property Owner	MISB GROUP LLC 5939 CANDYTUFT PL LAND O LAKES, FL 34639
Property description	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 12 BLK 59 DESC IN OR BK 895 PG 1473	Application date	Apr 29, 2026
		Certificate #	2024 / 3286
		Date certificate issued	06/01/2024
		Account number	1545480

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)
# 2024/3286	06/01/2024	447.01	64.26	511.27
# 2025/3624	06/01/2025	445.19	27.55	472.74
			→ **Part 2: Total***	**984.01**

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)
# /					
				Part 3: Total*	**0.00**

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)	984.01
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	478.88
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)	141.59
7.	**Total Paid** (Lines 1-6)	2,029.48

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.

Christina Sedlak
Signature, Tax Collector or Designee

Citrus County, Florida

Date 17th 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)	2,158.48
17.	Redemption fee	6.25
18.	Total amount to redeem	2,164.73
	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 #: 1545480

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
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

Owner on Current Tax Roll
MISB GROUP LLC
5939 CANDYTUFT PL
LAND O LAKES, FL 34639

Additional Parties, Per Search

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
6972 LAKE GLORIA BLVD.
ORLANDO, FL 32809 — Other Party

LELAND MANAGEMENT, INC., REGISTERED AGENT O/B/O CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
6972 LAKE GLORIA BLVD.
ORLANDO, FL 32809 — Other Party

MISB GROUP LLC
6419 W NEWBERRY RD
GAINESVILLE, FL 32605 — Title Holder

MISB GROUP LLC
26200 FORD RD
UNIT 187
DEARBORN HEIGHTS, MI 48127 — Title Holder

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

MOHANNAD IBRAHIM, REGISTERED AGENT O/B/O
MISB GROUP LLC
6419 W NEWBERRY RD
GAINESVILLE, FL 32605

Title Holder's Agent/ Rep

Certified By:

Christina Sedlak

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 #: 923396

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
1545480	18E20S130010 00590 0120	38 FRINGETREE ST HOMOSASSA 34446

Legal Description
SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 12 BLK 59 DESC IN OR BK 895 PG 1473

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3286	$20,757	No	No	No

Owner of Record on Current Tax Roll
MISB GROUP LLC

Billing Name & Address

5939 CANDYTUFT PL
LAND O LAKES FL 34639

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: 09/14/2026 **Search covers** **20 years** **through:** 09/03/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
MISB GROUP, LLC 5939 CANDYTUFT PL. LAND O' LAKES FL 34639	Warranty Deed Bk:3356 Pg:771	
MISB GROUP LLC 26200 FORD RD UNIT 187 DEARBORB HEIGHTS MI 48127	Sunbiz- Owner	
MOHANNAD IBRAHIM, REGISTERED AGENT O/B/O MISB GROUP LLC 6419 W NEWBERRY RD GAINESVILLE FL 32605	Sunbiz- Owner	

Related Documents (for Reference)

Warranty Deed
Bk:895 Pg:1473

Certificate of Title
Bk:3266 Pg:154

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
LELAND MANAGEMENT, INC., REGISTERED AGENT O/B/O CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC. 6972 LAKE GLORIA BLVD. ORLANDO FL 32809	Sunbiz - HOA	

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
#2023009383 BK: 3356 PG: 771 2/17/2023 3:24 PM 1 Receipt: 2023008630
RECORDING $18.50 D DOCTAX PD $118.30

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No. 23-02-3195

WARRANTY DEED

This indenture made on A.D. February 17th 2023 by

Tara Marie Cantore and Louis Anthony Colello, Sr., wife and husband

whose address is: 143 Linder Drive, Homosassa, FL 34446
hereinafter called the "grantor", to

Misb Group, LLC, a Florida Limited Liability Company

whose address is: 5939 Candytuft Pl. Land O' Lakes, FL 34639
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, FL, to-wit:

Lot 12, Block 59, SUGARMILL WOODS, CYPRESS VILLAGE, according to the plat thereof recorded in Plat Book 9, Pages 86 through 150; Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, and as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of **2022**.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023009383 BK: 3356 PG: 772 2/17/2023 3:24 PM 2 Receipt: 2023008630
RECORDING $18.50 D DOCTAX PD $118.30

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Printed Name

Witness Signature

Printed Name

Seller: Tara Marie Cantore

Seller: Louis Anthony Colello, Sr.

State of FL

County of Citrus

Sworn To, Subscribed and Acknowledged before me by means of ✓ physical presence or ___ online notarization on this 17 day of February, 2023, by **Tara Marie Cantore and Louis Anthony Colello, Sr., wife and husband**, who are personally known to me or who have produced FL Drivers Licenses as identification.

SEAL

DANIELLE SMALLRIDGE
Notary Public - State of Florida
Commission # HH 276191
My Comm. Expires Jun 14, 2026
Bonded through National Notary Assn.

Notary Public

Notary Print Name Danielle Smallridge

My Commission Expires: _____



Detail by Entity Name

Florida Limited Liability Company
MISB GROUP LLC

Filing Information

Document Number	L22000481167
FEI/EIN Number	92-0979335
Date Filed	11/09/2022
Effective Date	11/09/2022
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2025
Event Effective Date	NONE

Principal Address

6419 W NEWBERRY RD
GAINESVILLE, FL 32605

Mailing Address

26200 FORD RD
UNIT 187
DEARBORB HEIGHTS, MI 48127

Registered Agent Name & Address

IBRAHIM, MOHANNAD
6419 W NEWBERRY RD
GAINESVILLE, FL 32605

Name Changed: 07/16/2024

Authorized Person(s) Detail

Name & Address

Title MEMB

IBRAHIM, MOHANNAD
6419 W NEWBERRY RD
GAINESVILLE, FL 32605

Annual Reports

Report Year	**Filed Date**

2023	07/16/2024
2024	07/16/2024

07/16/2024 -- REINSTATEMENT	View image in PDF format
11/09/2022 -- Florida Limited Liability	View image in PDF format

Return to: (enclose self-addressed stamped envelope)

Name: Southern Sun Title Company, Inc.
Address: 7151 W. International Ct.
Homosassa, Fl 32646

File #91-04-0173

This Instrument Prepared by: Tracy L. Zarro
Southern Sun Title Company, Inc.
Address: 7151 W. International Ct.
Homosassa, Fl 32646

Property Appraisers Parcel Identification (Folio) Number(s):
13-20S-18E-0010-00590-0120

Grantee(s) S.S. #(s):

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Gainesville Paper & Printing Co., Inc. 1987

27.50

'91 MAY 21 AM 8:40

VERIFIED BY

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

673807

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

6.00
21.50

This Warranty Deed *Made the* 3rd *day of* May *19* 91 *by*
William J. McCaffrey, a married man
hereinafter called the grantor, to
K & R Developments, Inc.
whose post office address is 10 Woodland Rd., Windham, NH 03087

hereinafter called the grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in* Citrus *County, State of* Florida *, viz:*

OR BK 895 PG 1473

BK0895PG1473

Lot 12, Block B-59, Cypress Village, Sugarmill Woods Subdivision, according to the map or plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the public records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the public records of Citrus County, Florida.

Grantor hereby certifies that the above described property is not his consititutional homestead as made and provided by the laws of the State of Florida.

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 91.*

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Signature: Robert L. Geraci
Printed Signature: Robert L. Geraci
Signature: Michael Megley
Printed Signature: Michael Megley

Signature: William J. McCaffrey (L.S.)
Printed Signature: William J. McCaffrey
Post Office Address:

Signature: (L.S.)
Printed Signature:
Signature:
Printed Signature:

Signature: (L.S.)
Printed Signature:
Post Office Address:

STATE OF Pennsylvania
COUNTY OF ALEGHENY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared William J. McCaffrey, a married man to me known to be the person described in and who executed the foregoing instrument and has acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3RD day of MAY, A.D. 1991.

Notary Signature
SEAL
Printed Notary Signature
My Commission Expires:

Notarial Seal
Patrick J. Geric, Notary Public
East Pittsburgh Boro, Allegheny County
My Commission Expires May 6, 1991
Member, Pennsylvania Association of Notaries

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022020513 BK: 3266 PG: 154 3/23/2022 8:41 AM 1 Receipt: 2022017540
D DOCTAX PD $105.00

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

CASE NO: 2021 CC 000089

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION INC., a Florida not-for-profit corporation

Plaintiff

Vs

K & R DEVELOPMENTS INC

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 Mar 10, 2022 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 12, Block B-59, Cypress Village, Sugarmill Woods Subdivision, according to the plat thereof as recorded in Plat Book 9, pages 86 through 150, Plat Book 10, pages 1 through 150 and Plat Book 11, pages 1 through 16 of the Public Records of Citrus County, Florida, As amended in Plat Book 9, Page 87-A of the Public Records of Citrus County, Florida.
Alt key: 1545480
Parcel ID: 18E20S130010 00590 0120
Property Address: 38 FRINGETREE ST , HOMOSASSA

was sold to:

TARA MARIE CANTORE AND LOUIS ANTHONY COLELLO SR.
143 Linder Dr.
Homosassa, FL, 34446

WITNESS my hand and the seal of this court on Mar 22, 2022.

ANGELA VICK,
Clerk of the Circuit Court and Comptroller

BY: _____
Deputy Clerk

CC: ROBERT S CHRISTENSEN, ESQ
ERIC J EVILSIZER, ESQ
TARA CANTORE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by electronic or U.S. Mail on 03/22/2022.

MAR-22'22 11:22AM

By Amanda Santos



Detail by Entity Name

Florida Not For Profit Corporation
CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number	753801
FEI/EIN Number	59-2441506
Date Filed	08/18/1980
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/29/2024
Event Effective Date	NONE

Principal Address

6972 Lake Gloria Blvd.
Orlando, FL 32809

Changed: 07/07/2023

Mailing Address

6972 Lake Gloria Blvd.
Orlando, FL 32809

Changed: 07/07/2023

Registered Agent Name & Address

Leland Management, Inc.
6972 Lake Gloria Blvd.
Orlando, FL 32809

Name Changed: 07/07/2023

Address Changed: 07/07/2023

Officer/Director Detail

Name & Address

Title Secretary, Treasurer

Perreault, Barbara
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Hanlon, Edward
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title VP

McCrann-Deszcz, Melissa
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Staley, Wilma
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title President

Weller, Gordon
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Busch, Carol
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Dozier, Donald
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Harrison, William
6972 Lake Gloria Blvd.
Orlando, FL 32809

Title Director

Monie, William
6972 Lake Gloria Blvd.
Orlando, FL 32809

Annual Reports

Report Year	Filed Date
2025	04/29/2025
2026	04/01/2026
2026	06/29/2026

06/29/2026 -- AMENDED ANNUAL REPORT	View image in PDF format
04/01/2026 -- ANNUAL REPORT	View image in PDF format
08/25/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- Amendment	View image in PDF format
07/07/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/28/2023 -- ANNUAL REPORT	View image in PDF format
03/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
05/08/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/07/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/05/2020 -- ANNUAL REPORT	View image in PDF format
05/05/2020 -- Reg. Agent Change	View image in PDF format
08/08/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
09/26/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
05/16/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
05/19/2010 -- ANNUAL REPORT	View image in PDF format
04/03/2010 -- ANNUAL REPORT	View image in PDF format
04/21/2009 -- ANNUAL REPORT	View image in PDF format
04/16/2008 -- ANNUAL REPORT	View image in PDF format
05/07/2007 -- ANNUAL REPORT	View image in PDF format
06/15/2006 -- Reg. Agent Change	View image in PDF format
05/22/2006 -- ANNUAL REPORT	View image in PDF format
12/19/2005 -- Restated Articles	View image in PDF format
01/06/2005 -- ANNUAL REPORT	View image in PDF format
04/29/2004 -- ANNUAL REPORT	View image in PDF format

05/19/2003 -- ANNUAL REPORT	View image in PDF format
04/15/2002 -- Amendment	View image in PDF format
01/31/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2001 -- ANNUAL REPORT	View image in PDF format
02/09/2000 -- ANNUAL REPORT	View image in PDF format
10/08/1999 -- Reg. Agent Change	View image in PDF format
03/06/1999 -- ANNUAL REPORT	View image in PDF format
05/08/1998 -- ANNUAL REPORT	View image in PDF format
02/04/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
04/12/1995 -- ANNUAL REPORT	View image in PDF format
08/19/1980 -- FILINGS PRIOR TO 1995	View image in PDF format

Altkey: 1545480
MISB GROUP LLC

Parcel ID: 18E20S130010 00590 0120
38 FRINGETREE ST , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	5402 - SUGARMILL WOODS (CYPRESS VILLAGE NEWER H
Tax District	00SW - SUGARMILL WOODS
Subdivision	001792 - SUGARMILL WOODS (CYPRESS VILLA
Short Legal	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 12 BLK 59 DESCIN OR BK 895 PG 1473
Est. Parcel Sqft	13,133
Est. Parcel Acres	.30
Map SC-TW-RG	16-20S-18E

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

Mailing Address

Name	MISB GROUP LLC
Mailing Address	5939 CANDYTUFT PL LAND O LAKES FL 34639

All Owners

Name		Owner Type
MISB GROUP LLC		BU - Business

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	$22,000	$0	$22,000	$20,757	$0	$20,757	$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	$22,000	$0	$22,000	$20,757	$0	$20,757	$0	$427.31	Link
2024	$18,870	$0	$18,870	$18,870	$0	$18,870	$0	$370.42	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	00SW	SUGARMILL WOODS	$22,000	14.8298	$416.82

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
0018	SUGARMILL WOODS CYPRESS	$35.21
0131	FIRE SERVICES ASSESSMENT	$26.33
0147	WATER UTILITY AVAIL ASMT	$21.77
0148	WASTEWATER UTILITY AVAIL ASMT	$29.51

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
02/17/2023	$16,900	3356/0771	00-WARRANTY DEED	V
03/22/2022	$15,000	3266/0154	26-TO/FROM FED/STATE/LOCAL GOVT/TIITF	V
05/01/1991	$5,000	0895/1473	17-17	V
01/01/1979	$6,900	0532/1055	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	U-UNIT	1.00	105.0	120			$22,000	PDR

Total Misc Value

Legal Description

Legal Description
SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 12 BLK 59 DESC IN OR BK 895 PG 1473

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: 923396

To: Tax Collector of CITRUS COUNTY, Florida

I,
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512,
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
1545480	2024/3286	06-01-2024
Legal Description		
SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 12 BLK 59 DESC IN OR BK 895 PG 1473		

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
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

Applicant's signature

04-29-2026
Application Date

Altkey: 1545480
MISB GROUP LLC

Parcel ID: 18E20S130010 00590 0120
38 FRINGETREE ST , HOMOSASSA, 34446

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	5402 - SUGARMILL WOODS (CYPRESS VILLAGE NEWER H
Tax District	00SW - SUGARMILL WOODS
Subdivision	001792 - SUGARMILL WOODS (CYPRESS VILLA
Short Legal	SUGARMILL WOODS CYPRESS VLG PB 9 PG 86 LOT 12 BLK 59 DESCIN OR BK 895 PG 1473
Est. Parcel Sqft	13,133
Est. Parcel Acres	.30
Map SC-TW-RG	16-20S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	MISB GROUP LLC
Mailing Address	5939 CANDYTUFT PL LAND O LAKES FL 34639

All Owners

Name		Owner Type
MISB GROUP LLC		BU - Business

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$22,000	$0	$22,000	$22,000	$0	$22,000	$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	$22,000	$0	$22,000	$20,757	$0	$20,757	$0	$427.31	Link
2024	$18,870	$0	$18,870	$18,870	$0	$18,870	$0	$370.42	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	00SW	SUGARMILL WOODS	$22,000	14.5559	$433.05

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
0018	SUGARMILL WOODS CYPRESS	$35.21
0131	FIRE SERVICES ASSESSMENT	$26.33
0147	WATER UTILITY AVAIL ASMT	$21.77
0148	WASTEWATER UTILITY AVAIL ASMT	$29.51

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
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