Tammy Kirby

From: Tammy Kirby
Sent: Monday, September 28, 2026 3:20 PM
To: taxes@citrustc.us
Subject: DR513 for Tax Deed Application #2026-0343TD- Sale of 12/9/2026
Attachments: DR-513 Tax Collectors Certification (#43221).pdf

Importance: High

Good afternoon,

Payment was received for the attached application today. The export will be sent over later today. Thank you.

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

Tammy Kirby
Tax Deed Analyst

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

CITRUSCLERK.ORG

@CITRUSFLCLERK

SHARE YOUR EXPERIENCE WITH US!

FLORIDA DEPARTMENT OF REVENUE

TAX COLLECTOR'S CERTIFICATION

DR-513
R. 12/03

Case # 2026-0343TD

This is to certify that JPL INVESTMENTS CORP, holder of Tax Certificate Number 24-0085 issued June 01, 2024 and which encumbers the following described property located in the county of Citrus, State of FLORIDA, to wit: Tax Collector #2956429

LAKE ROUSSEAU ACRES UNREC SUB LOT 35: COM AT SE COR OF SW1/4 OF SEC 2, TWN 17S., RNG 17E., TH S 89 DEG 2M 37S W AL S LN 1382.58 FT, TH N 0 DEG 21M 2S E 36.01 FT TO POB, TH N 0 DEG 21M 2S E 306.14 FT, TH N 59 DEG 11M 58S E 464.17 FT TO PT ON CURVE CONC NORTHEASTERLY HAVING CTRL ANG OF 95 DEG 57M 14S & RAD OF 225.28 FT, TH SOUTHEASTERLY AL ARC OF CURVE 128.62 FT TO PT (CHORD BEARING & DIS BETW PTS BEING S 47 DEG 9M 23S E 126.88 FT),TH S 26 DEG 29M 16S W 506.2 FT, TH S 89 DEG 2M 37S W PAR TO S LN 267.87 FT TO POB SUBJ TO 25 FT WD EASM AL NORTHEASTERLY BDRY FOR RD R/W AND EASM OF RECORD IN OR BK 1569 PG 1665 FURTHER DESCRIBED AS: A STRIP OF LAND 50 FT WIDE, LYING 25 FT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COM AT THE SE COR OF SW1/4 OF SEC 2, TWN 17S., RNG 17E., THN S 89DEG 02M 37S W, ALONG THE SOUTH LINE OF SAID SEC 2, 1382.58 FT, THN N 00DEG 21M 02S E 1977.91 FT, THN N 5DEG 56M 30S E 388.25 FT, THN N 84DEG 03M 30S W 427.94 FT TO A POINT ON THE EAST ROW OF SUNSET TRAIL, THN N 5DEG 56M 30S E ALONG SAID EAST ROW 352.02 FT TO THE POB, SAID POINT BEING THE P.C. OF A CURVE, CONCAVED SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 13DEG 54M 26S AND A RADIUS OF 4129.99 FT, THN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 1002.46 FT TO THE P.T. OF SAID CURVE, SAID POINT ALSO BEING THE P.C. OF A CURVE, CONCAVED SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 98DEG 59M 15S AND A RADIUS OF 212.89 FT, THN SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 367.8 FT TO TH P.T. OF SAID CURVE, THN S 28DEG 50M 11S W 489.9 FT TO THE P.C. OF A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 28DEG 29M 09S AND A RADIUS OF 1151.44 FT, THN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 572.46 FT TO THE P.T. OF SAID CURVE, THN S 00DEG 21M 02S W 558.35 FT TO THE P.C. OF A CURVE, CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 95DEG 57M 14S AND A RADIUS OF 225.28 FT, THN SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE 377.28 FT TO THE P.T. OF SAID CURVE, THN N 84DEG 23M 48S E 1608.41 FT TO THE RADIUS POINT OF A CUL-DE-SAC, CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 300DEG AND A RADIUS OF 50 FT, SAID POINT ALSO BEING THE END OF THIS CENTERLINE DESCRIPTION.

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)	$3,669.44
2.	Total of delinquent taxes paid by tax deed applicant	$0.00
3.	Total of current taxes paid by tax deed applicant	$1,833.32
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.	$444.58
7.	Total (Lines 1-6)	$6,372.34

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	$39.30
10.	Clerk of Court Advertising Charge	$27.84
11.	Clerk of Court Recording Fee of Certificate of Notice	$10.00
12.	Sheriff's Fee	$80.00
	Real Auction Fee	$69.00
13.	Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	$280.39
14.	Total (Lines 8-13)	$583.53
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)	$6,955.87
18.	Redemption Fee	$0.00
19.	Total Amount to Redeem	$0.00

Cert. Date: September 16, 2026

Date of Sale: December 09, 2026

Tax Collector of CITRUS County

By Janice A. Warren