

Tax Collector's Certification

2015-076 CTY-513

Date of Tax Deed Application

May 20, 2014 914336

This is to certify that GENE KOLEN, holder of Tax Sale Certificate Number 2009 / 5377, Issued the 1st Day of June, 2009, and which encumbers the following described property in the county of Citrus, State of Florida, to wit: 2163216

Cert Holder:
 GENE KOLEN
 3610 N BRAVO DR
 BEVERLY HILLS, FL 34465-4467

Property Owner:
 LEXINGTON HOMES INC
 10220 US HWY 19N STE 301
 PORT RICHEY, FL 34668

PINE RIDGE UNIT 3 PB 8 PG 51 LOT 6 BLK 310

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Date of Sale	Face Amount of Certificate	Interest	Total
2009/ 5377	2163216	06-03-2009	916.86	756.41	1,673.27
2013/ 8742	2163216	06-03-2013	281.05	25.29	306.34
2012/ 9196	2163216	06-03-2012	340.19	122.47	462.66
2011/ 6161	2163216	06-03-2011	384.85	77.93	462.78
2010/ 6540	2163216	06-03-2010	675.35	209.36	884.71

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Date of Sale	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
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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	3,789.76
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant 2013	308.63
4. Ownership and Encumbrance Report Fee	100.00
5. Tax Deed Application Fee	75.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	512.81
7. Total (Lines 1 - 6) SUBJECT TO CURRENT YEAR TAXES	4,786.20

Amounts Certified by Clerk of Court (Lines 8-15):

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, If Applicable Per Florida Statutes	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes	0.00
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

* Done this the 6th day of January, 2015 Tax Collector of Citrus County

Date of Sale: _____

By Sherry Quinn

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

JAN 12 '15 3:22PM



Janice A. Warren, C.F.C.

Citrus County Tax Collector
210 N. Apopka Ave, Suite 100
Inverness, FL 34450
Phone: 352-341-6500
Fax: 352-341-6514
www.citruste.us

Date

JAN 12 2015

Account#

2163216

TDA#

09-5377

TO: Angela Vick, Clerk Of Circuit Court

The following is a list of names and addresses you are required to notify according to Florida Statutes for Tax Deed Application covered by the above referenced Tax Certificate. This list is pursuant to the attached ownership and encumbrance report.

(ASSESSED OWNER)

(S) 6.48
6.48
LEXINGTON HOMES INC .48
10220 US HWY 19 N SUITE 301 .48
PORT RICHEY, FL 34668

(ASSESSED OWNER-ADDITIONAL ADDRESS)

6.48
6.48
LEXINGTON HOMES INC .48
5623 US HWY 19 #304 .48
NEW PORT RICHEY, FL 34652

6.48
6.48
LEXINGTON HOMES INC .48
5623 US HWY 19 #201 .48
NEW PORT RICHEY, FL 34652

6.48
6.48
LEXINGTON HOMES INC .48
PO BOX 1707 .48
OLDSMAR, FL 34677

6.48
6.48
LEXINGTON HOMES INC .48
10604 HATTERAS DR .48
TAMPA, FL 33615

(APPLICANT)

6.48
GENE KOLEN
3610 N BRAVO DR
BEVERLY HILLS, FL 34465-4467

Handwritten calculations:
12 @ 6.48 = 77.76
10 @ 6.48 = 64.80
77.76 + 64.80 = 142.56

(OTHER INTERESTED PARTIES)

6.48

CSC DILIGENZ INC
6500 HARBOUR HEIGHTS PKWY, SUITE 400
MUKILTEO, WA 98275

ACCU-SEARCH TITLE EXAMINATION INC
P.O. BOX 10295
TAMPA, FLORIDA 33679

ACCU-14-2652
Order Date: 12/15/14

Cert.# 09-5377
Date filed: 05/20/14
Records thru: 12/12/14
Key: 2163216

RE:
Section Township Range Subdivision Parcel
R32 17S 18E 0030 03100 0060

LEGAL DESCRIPTION:

PINE RIDGE UNIT 3 PB 8 PG 51 LOT 6 BLK 310

TO: Clerk the Circuit Court, Citrus County, Florida

APPLICANT: GENE KOLEN

Dear Sir: Application is made to this office for Tax Deed on the above property. I certify that the legal description and following information is correct as required under Chapter 197 Florida Statute.

Apparent title holder and address on record:

OR 1724 PAGE 1873

**LEXINGTON HOMES, INC., A
CORPORATION
5623 US HIGHWAY 19, # 304
NEW PORT RICHEY, FL 34652**

Vendee of recorded contract for deed:

NONE

Lien holder and address of record:

OR 2276 PAGE 0002

**CSC DILIGENZ, INC.
6500 HARBOUR HEIGHTS PKWY,
SUITE 400
MUKILTEO, WA 98275**

Accu-14-2652

Special assessments: NONE

Location:

 X See attached map No access

Address on record on current tax roll:

LEXINGTON HOMES INC
10220 US HWY 19N STE 301
PORT RICHEY, FL 34668

MOBILE HOME: NONE

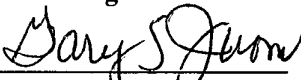
Application for homestead exemption: NONE

Assessed Value: \$15,555.00

2008	09-5377 BASIS
2009	10-6540
2010	11-6161
2011	12-9196
2012	13-8742
2013	TAXES

This is to Certify that this "OWNERSHIP AND ENCUMBERANCE REPORT" shows the apparent record owner and all liens, as required by Chapter 197 Florida Statutes. It applies to the property described in said Tax Collector's Certification, and is based upon a search of the Public Records on file in the Office of the Clerk of the Circuit Court in and for CITRUS COUNTY, FLORIDA

In Witness Whereof, Gary S. Jerome has caused this certificate to be signed hereto by
An authorized agent.

By: 
Accu- Search Title Examination Inc.

TO: Tax Collector of CITRUS COUNTY

In accordance with the Florida Statutes, I,

GENE KOLEN
 3610 N BRAVO DR
 BEVERLY HILLS, FL 34465-4467

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2009/5377	06-01-2009	PINE RIDGE UNIT 3 PB 8 PG 51 LOT 6 BLK 310

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to 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 above- mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Gene Kolen

Applicant's Signature

5/20/14

Date

JANICE A. WARREN
CITRUS COUNTY TAX COLLECTOR

Individual Tax Certificate 2008 1817320030031000060

NOTICE OF AD VALOREM AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
2163216		50,625	0	50625	000X

LEXINGTON HOMES INC
10220 US HWY 19N STE 301
PORT RICHEY, FL 34668

Bidder 696
02590 W MESA VERDE

PINE RIDGE UNIT 3 PB 8 PG 51 LOT 6 BLK 310

PAY-DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER

PAY IN U.S. FUNDS TO Janice A. Warren , TAX COLLECTOR - 210 N. APOPKA AVE. STE. 100 - INVERNESS, FL 34450 - 352-341-6500

Face Amount 916.86 Bid 16.5%	2009 Certificate 5377	Application 914336	Filed On May 20, 2014	Please Pay By 05/20/2014	483.63
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Application Filed By: GENE KOLEN

Paid - 2163216 Date: 05/20/2014

013-13-00003813

483.63

Paid By: GENE KOLEN

Janice A. Warren
Citrus County Tax Collector
210 N. Apopka Ave., Ste. 100, Inverness, FL 34450

Transaction # 2271353	
Cashier:	SD

Paid By:	GENE KOLEN
Posted Date:	05/20/2014 10:32AM
Received Via:	In Person
Num. Items:	5
Total Tendered:	\$2,838.98
Receipt #:	013-13-00003813
Batch:	633587
Drawer:	13
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Tax Deed Application	Acc# 2163216 Deed Yr: 2014	05/20/2014	\$483.63	\$483.63
Tax Deed Application	Acc# 2618779 Deed Yr: 2014	05/20/2014	\$412.51	\$412.51
Tax Deed Application	Acc# 2176083 Deed Yr: 2014	05/20/2014	\$462.44	\$462.44
Tax Deed Application	Acc# 2206659 Deed Yr: 2014	05/20/2014	\$462.44	\$462.44
Tax Deed Application	Acc# 2210206 Deed Yr: 2014	05/20/2014	\$1,017.96	\$1,017.96
Total:			\$2,838.98	\$2,838.98

Payment	Details	Paid		
Check	Acc#XXXX0 Chk#1587737	\$2,838.98		
	Balance:	\$0.00		

LES COOK, CFA
CITRUS COUNTY PROPERTY APPRAISER

Note Zoning information should be verified with Development Services. All data contained herein is for assessment purposes only.

PROPERTY RECORD CARD

Reported On: Tuesday January 6 2015 2:39 PM

2014 Certified Tax Roll

From: WEB

Alternate Key: 2163216

Current Owner:

LEXINGTON HOMES INC

10220 US HWY 19N STE 301
PORT RICHEY FL 34668

Parcel Status: Active

Millage Code: 000X Withlacoochee

Zoning: RUR Rural Residential

Parcel Map Location: Sec: 10 Tw p: 18S Rng: 18E

Parcel ID: 32 17S 18E 0030 03100 0060

Neighborhood: 7493

PC Code: 00 Vacant Single Family Residence

Subdivision:

Location: 02590 W Mesa Verde Dr Beverly Hills

Tax Year & PC Code	Just Value	Assessed Value	Exempt Value	History of Taxable Value For Altkey 2163216			Est. Land Value	Est. Imp. Value	Cost Estimate	Direct Sales Estimate	Income Estimate
				Taxable Value	Tax Levied	Est. Land Value					
2014 00	15,555	15,555	0	15,555	267.68	18,939	0	18,939	0	0	
2013 00	16,065	16,065	0	16,065	277.69	18,939	0	18,939	0	0	
2012 00	15,130	15,130	0	15,130	238.14	18,939	0	18,939	0	0	
2011 00	18,484	18,484	0	18,484	292.04	23,105	0	23,105	0	0	
2010 00	21,476	21,476	0	21,476	332.74	26,514	0	26,514	0	0	
2009 00	36,817	36,817	0	36,817	597.49	45,453	0	45,453	0	0	
2008 00	50,625	50,625	0	50,625	816.46	62,500	0	62,500	0	0	
2007 00	66,700	66,700	0	66,700	1,047.60	82,400	0	82,400	0	0	

Special Tax District Info For Altkey 2163216

District	Units	Rate per Unit	Taxable Amount
0131 Fire Services Assessment	2.78	\$1.00	\$2.78
Total Special Tax Amount:			\$2.78

Sales History For Altkey 2163216

Book Page	Sale Date	Instr. Code	Transfer Code	V/I	Price
1724 1873	MAY / 2004	00 Warranty Deed	0 None	V	\$33,000

Land Description For Altkey 2163216

PINE RIDGE UNIT 3 PB 8 PG 51 LOT 6 BLK 310

Land Value Computation & Summary for Altkey 2163216

LL Land Use / Zoning	Actual / Std / Eff		Actual / Std		Units / Adj'd Unit	Rate	Adjustments					TEFU	Value Est
	Front	Depth	Front	Depth			Dpth	Siz	Loc	Shp	Phy		
001 0008 Nonw tr	127	180 / 0	296	250	177 177	100.00	107	100	100	100	100	189.39	\$18,939
Zone Info: RUR Rural Residential		Type		Effective Front Foot	LAND NOTES	EFF	FF	100					HxLink: I

Inspection Data for Altkey 2163216

Appraiser ID: 034 Inspection Date: 23 Mar 2010 Review ID: 037 Review Date: 30 Mar 2004

Notes for Altkey 2163216

2012 TRIM NOTICE RETURNED FROM POST OFFICE 9-12 KA
2013 TRIM NOTICE RETURNED FROM POST OFFICE 8-20-13 KA
2014 TRIM NOTICE RETURNED FROM POST OFFICE 9-14 KA

Map



DISCLAIMER

DISCLAIMER: NOT A SURVEY - FOR ASSESSMENT PURPOSES ONLY. The Citrus County Property Appraisers Office does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the CCPA in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the CCPA is entirely assumed by the user. Zoning information should be verified with Development Services.

LES COOK, CFA
CITRUS COUNTY PROPERTY APPRAISER

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PROPERTY RECORD CARD

Reported On: Tuesday March 17 2015 1:29 PM

2014 Certified Tax Roll

From: WEB

Current Owner:
LEXINGTON HOMES INC
10220 US HWY 19N STE 301
PORT RICHEY FL 34668

Parcel Status: Active
Millage Code: 000X Withlacoochee
Zoning: RUR Rural Residential
Parcel Map Location: Sec: 10 Twp: 18S Rng: 18E

Alternate Key: 2163216
Parcel ID: 32 17S 18E 0030 03100 0060
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Subdivision:

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2012 00	15,130	15,130	0	15,130	238.14		18,939	0	18,939	0	0
2011 00	18,484	18,484	0	18,484	292.04		23,105	0	23,105	0	0
2010 00	21,476	21,476	0	21,476	332.74		26,514	0	26,514	0	0
2009 00	36,817	36,817	0	36,817	597.49		45,453	0	45,453	0	0
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001 0008 Nonw tr	127	180 / 0	296	250	177	177	100.00	107	100	100	100	100	189.39	\$18,939
Zone Info: RUR Rural Residential		Type	Effective Front Foot	LAND NOTES	EFF FF	100						HxLink: I		

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LES COOK, CFA
CITRUS COUNTY PROPERTY APPRAISER

* Note * Zoning information should be verified with Development Services. All data contained herein is for assessment purposes only.

PROPERTY RECORD CARD

Reported On: Tuesday March 17 2015 1:29 PM

2015 Tax Roll in Work

From: WEB

Alternate Key: 2163216

Current Owner:
LEXINGTON HOMES INC

Parcel Status: Active
Millage Code: 000X Withlacoochee
Zoning: RUR Rural Residential

Parcel ID: 32 17S 18E 0030 03100 0060
Neighborhood: 7493

10220 US HWY 19N STE 301
PORT RICHEY FL 34668

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2011 00	18,484	18,484	0	18,484	292.04	23,105	0	23,105	0	0
2010 00	21,476	21,476	0	21,476	332.74	26,514	0	26,514	0	0
2009 00	36,817	36,817	0	36,817	597.49	45,453	0	45,453	0	0
2008 00	50,625	50,625	0	50,625	816.46	62,500	0	62,500	0	0
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001 0008 Nonwr tr	127	180 / 0	296	250	177	177	107	100	100	100	100	100	189.39	HxLink: I
Zone Info: RUR Rural Residential Type Effective Front Foot LAND NOTES EFF FF 100														

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