

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	DAVID JOHN HANSON 4720 SPRING SIDE DRIVE NEW PORT RICHEY, FL 34653	Property Owner	YANKLEVITCH JOSE 2803 NE 164TH ST MIAMI BEACH, FL 33160		
Property description	CITRUS SPGS UNIT 21 PB 7 PG 73 LOT 8 BLK 1406	Application date	Apr 29, 2019		
		Certificate #	2014 / 9825		
		Date certificate issued	06/01/2014		
		Account number	1438004		
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)	
# 2014/9825	06/03/2014	194.13	140.78	334.91	
# 2014/9817	06/03/2014	175.18	127.04	302.22	
<b>→ Part 2: Total*</b>				<b>637.13</b>	
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)
# 2018/3470	06/03/2018	94.69	6.25	15.62	116.56
# 2017/3436	06/03/2017	99.95	6.25	34.48	140.68
# 2016/4400	06/03/2016	93.68	6.25	49.18	149.11
# 2015/3544	06/03/2015	87.62	6.25	61.77	155.64
# 2014/3467	06/03/2014	115.68	6.25	83.89	205.82
# 2014/9798	06/03/2014	141.82	6.25	109.82	257.89
<b>Part 3: Total*</b>					<b>1,025.70</b>
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)					1,662.83
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					95.38
4. Property information report fee					250.00
5. Tax deed application fee					75.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					281.23
<b>Total Paid (Lines 1-6)</b>					<b>2,364.44</b>
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.					
Darlene Simpson				Citrus County, Florida	
Signature, Tax Collector or Designee				Date <u>10th</u> of January, 2020	

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>	
8. Processing tax deed fee	146.00
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. <b>Total Paid (Lines 8-13)</b>	<b>146.00</b>
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)	2,592.78
17. Redemption fee	6.25
18. Total amount to redeem	2,516.69
Date of sale	
Signature, Clerk of Court or Designee	

**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 #:** 1438004

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**

DAVID JOHN HANSON  
4720 SPRING SIDE DRIVE  
NEW PORT RICHEY, FL 34653

### **Owner on Current Tax Roll**

YANKLEVITCH JOSE  
2803 NE 164TH ST  
MIAMI BEACH, FL 33160

### **Additional Parties, Per Search**

JOSE YANKLEVITCH AKA                      Owner  
JOSE YANKELEVITCH  
2803 NE 16TH STREET  
MIAMI BEACH, FL 33160

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

CITRUS SPRINGS CIVIC                      Other Interested Party  
ASSOCIATION, INC.  
P.O. BOX 1387  
DUNNELLON, FL 34430

JANET BAREK REGISTERED AGENT      Other Interested Party  
O/B/O CITRUS SPRINGS CIVIC  
ASSOCIATION INC.



*Integrity • Innovation*

**Janice A. Warren, C.F.C.**

*Citrus County Tax Collector*

N SANTOS DR  
CITRUS SPRINGS, FL 34434

JANET BAREK, REGISTERED AGENT    Other Interested Party  
O/B/O CITRUS SPRINGS CIVIC  
ASSOCIATION, INC.  
1570 W CITRUS SPRINGS BLVD  
CITRUS SPRINGS, FL 34434

**Certified By:**

Alicia Downing

---

Tax Collector or Authorized Designee



**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**  
**Phone: (412) 391-5555 Fax: (412) 391-7608**  
**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

[www.GrantStreet.com](http://www.GrantStreet.com)

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 01/02/2020

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 12/26/2019

**CERTIFICATE #** 2014-9825

**ACCOUNT #** 1438004

**COUNTY, STATE:** CITRUS, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

**LEGAL DESCRIPTION:** CITRUS SPGS UNIT 21 PB 7 PG 73 LOT 8 BLK 1406

**PROPERTY ADDRESS:** 10943 N WALK TER, CITRUS SPRINGS

**OWNER OF RECORD ON CURRENT TAX ROLL:**

JOSE YANKLEVITCH

2803 NE 164TH ST

MIAMI BEACH, FL 33160 (Matches Property Appraiser records.)

**APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

JOSE YANKLEVITCH

OR: 1991, Page: 1410

2803 NE 164TH STREET

OR: 1991, Page: 1411

MIAMI BEACH, FL 33160 (Per Deeds)

(Jose Yanklevitch aka Jose Yankelevitch)

**MORTGAGE HOLDER OF RECORD:**

None found.

**LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

CITRUS SPRINGS CIVIC ASSOCIATION, INC.

P.O. BOX 1387

DUNNELON, FL 34430 (Per Sunbiz. Declaration recorded in 1104-1877.)

JANET BAREK, REGISTERED AGENT

O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.

1570 W CITRUS SPRINGS BLVD

CITRUS SPRINGS, FL 34434 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 18E17S100210 14060 0080

**CURRENT ASSESSED VALUE:** \$2,590

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Warranty Deed

OR: 1758, Page: 536

(Unable to locate a prior deed in the Official Records)

Warranty Deed

OR: 1788, Page: 768

**This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It 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 in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.**

*Karen Klein*

Title Examiner



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

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

### Filing Information

<b>Document Number</b>	734809
<b>FEI/EIN Number</b>	59-6543328
<b>Date Filed</b>	01/13/1976
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	01/26/1993
<b>Event Effective Date</b>	NONE

### Principal Address

1570 W. CITRUS SPRINGS BLVD  
CITRUS SPRINGS, FL 34434

Changed: 02/13/2009

### Mailing Address

P.O. BOX 1387  
Dunnellon, FL 34430

Changed: 01/12/2017

### Registered Agent Name & Address

Barek, Janet  
1570 W Citrus Springs Blvd  
CITRUS SPRINGS, FL 34434

Name Changed: 06/07/2019

Address Changed: 06/07/2019

### Officer/Director Detail

#### **Name & Address**

Title TREASURER

Brooks, Michelle  
3716 W Riverview  
Dunnellon, FL 34433

## Title Director

COOPER, MICHAEL  
7860 GOLFVIEW DR  
CITRUS SPRINGS, FL 34434

## Title D

NOBLITT, PAUL DEED R.  
504 W. BLUSTER PLACE  
CITRUS SPRINGS, FL 34434

## Title President

BAREK, JANET  
N SANTOS DR  
CITRUS SPRINGS, FL

## Title Director

Mize, Thomas  
1527 W Elder Lane  
Citrus Springs, FL 34434

## Title Director

Albrecht, Margaret  
9018 N Alpinia Dr  
Citrus Springs, FL 34434

## Title Secretary

Braglin, Louane  
9395 N Greco Ter  
Citrus Springs, FL 34434

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	02/09/2019
2019	06/07/2019
2019	09/26/2019

**Document Images**

<a href="#">09/26/2019 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/07/2019 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">03/06/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/27/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/05/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

Altkey: 1438004  
YANKLEVITCH JOSE

Parcel ID: 18E17S100210 14060 0080  
10943 N WALK TER , CITRUS SPRINGS

**Citrus County Property Appraiser, Les Cook C.F.A.**

PC Code 0000 - VACANT  
Bldg Counts Res 0 / MH 0 / Comm 0  
Nbhd 1521 - CITRUS SPRINGS UNIT 21  
Tax District 00CS - CITRUS SPRINGS  
Subdivision 000394 - CITRUS SPRINGS UNIT 21  
Short Legal CITRUS SPGS UNIT 21 PB 7 PG 73 LOT 8 BLK 1406  
Est. Parcel Sqft 15,997  
Est. Parcel Acres .37  
Map SC-TW-RG 10-17S-18E

**Mailing Address**

Name YANKLEVITCH JOSE  
Mailing Address 2803 NE 164TH ST  
MIAMI BEACH FL 33160

**All Owners**

Name	Owner Type
YANKLEVITCH JOSE	O - Owner

**Value History and Tax Amount**

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2019	\$2,590	\$0	\$2,590	\$2,590	\$0	\$2,590	\$0	\$84.02	<a href="#">Link</a>
2018	\$2,940	\$0	\$2,940	\$2,662	\$0	\$2,662	\$0	\$64.69	<a href="#">Link</a>
2017	\$2,420	\$0	\$2,420	\$2,420	\$0	\$2,420	\$0	\$60.10	<a href="#">Link</a>
2016	\$2,950	\$0	\$2,950	\$2,778	\$0	\$2,778	\$0	\$68.54	<a href="#">Link</a>

**Special Assessment**

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$20.00
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77

**Sales**

Sale Date	Sale Price	Book/Page	Instr Type	V/I
02/01/2006	\$18,800	1991/1411	15-15	V
02/01/2006	\$18,800	1991/1410	15-15	V
11/01/2004	\$86,000	1788/0768	14-SALE / MORE THAN 1 PARCEL	V
08/01/2004	\$5,000	1758/0536	00-WARRANTY DEED	V

**Land & Agricultural**

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	90.00	90.0	160			\$2,590	RUR

Total Misc Value

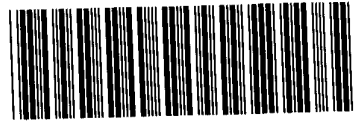
**Legal Description**

**Legal Description**

CITRUS SPGS UNIT 21 PB 7 PG 73 LOT 8 BLK 1406

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1438004



2006024783 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$131.60  
# 2006024783 BK: 1991 PG: 1411  
04/04/2006 12:25 PM 1 PG  
VMAXTED, DC Receipt #014910

Prepared by and return to:

Juli Langlois  
Equity Land Title, LLC  
250 S Australian Avenue, Suite 1010  
West Palm Beach, FL 33401  
File Number: 06001020WPB

(Space Above This Line For Recording Data)

## Warranty Deed

This Warranty Deed made this 13th day of February, 2006, between Barry Sobel, a single man whose post office address is 8290 Nadmar Avenue, Boca Raton, FL 33434, grantor, and Jose Yanklevitch, a married man whose post office address is 2803 NE 164th Street Miami Beach, FL 33160, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

Lot 8, Block 1406 of CITRUS SPRINGS UNIT 21, according to the plat thereof as recorded in Plat Book 7, Page(s) 73 through 83, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1438004

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; 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 31, 2005.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Jara Rose  
Witness Name: JARA ROSE

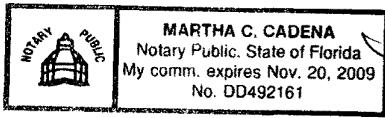
Bob Anderson  
Witness Name: BOB ANDERSON

State of Florida

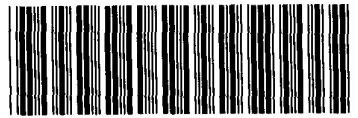
County of Palm Beach

[Signature]  
Barry Sobel  
only for Barry Sobel  
Div Lic 622683424 exp 2/27/09

The foregoing instrument was acknowledged before me this 15 day of MARCH, 2006, by Barry Sobel, he ( ) is personally known to me or ( ) has produced Div Lic as identification.



[Signature]  
Notary Public  
Printed Name: Martha Cadena  
My Commission Expires: Nov 20 2009



2006024782 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$131.60  
# 2006024782 BK: 1991 PG: 1410  
04/04/2006 12:25 PM 1 PG  
VMAXTED, DC Receipt #014910

Prepared by and return to:

Juli Langlois  
Equity Land Title, LLC  
250 S Australian Avenue, Suite 1010  
West Palm Beach, FL 33401

File Number: 06001020WPB

(Space Above This Line For Recording Data)

## Warranty Deed

This Warranty Deed made this 13th day of February, 2006, between Anthony Mahon, a single man whose post office address is 85 Highland Court, Windsor, CT 06095, grantor, and Jose Yanklevitch, a married man whose post office address is ~~2803 NE 164th STREET MIAMI BEACH, FL 33160~~ 2803 NE 164th STREET MIAMI BEACH, FL 33160, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

Lot 8, Block 1406 of CITRUS SPRINGS UNIT 21, according to the plat thereof as recorded in Plat Book 7, Page(s) 73 through 83, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1438004

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; 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 31, 2005.

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

Signed, sealed and delivered in our presence:

Witness Name: SONDRA R. JACKSON

Anthony Mahon

Witness Name: Sandra A. Davis  
State of ~~Florida~~ Connecticut  
County of Hartford

The foregoing instrument was acknowledged before me this 14th day of FEBRUARY, 2006, by Anthony Mahon, he () is personally known to me or () has produced Driver's License as identification.

Notary Public  
Printed Name: HAROLD HARPER  
My Commission Expires: JULY 31, 2006

THIS INSTRUMENT PREPARED BY AND RETURN TO:

LYNN CZAJKOWSKI

American Title Services of Citrus County, Inc.

2230 Highway 44 West

Inverness, Florida 34453

Property Appraisers Parcel Identification (Folio) Numbers: 10-17-18-0110-06720-0070/0080

10-17-18-0210-14060-0080 & 10-17-18-0250-17800-0800 & 10-17-18-0220-15240-0130



2004084916 2 PGS

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 19th day of November, 2004 by PREMIER CONSTRUCTION GROUP, INC., herein called the grantor, to ANTHONY MAHON and BARRY SOBEL whose post office address is 85 HIGHLAND AVE., WINDSOR, CT 06095, hereinafter called the Grantees: (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 TEN AND 00/100'S (\$10.00) Dollars 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:

**FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**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 grantees 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, 2003.

**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:

Witness #1 Signature  
Lynn Czajkowski  
Witness #1 Printed Name  
Lynn Czajkowski  
Witness #2 Signature  
Erica M. Henick  
Witness #2 Printed Name  
Erica M. Henick

PREMIER CONSTRUCTION GROUP, INC.

RICK A. SUGGS, PRESIDENT  
801 WINDERMEKE BLVD., INVERNESS, FL 34453

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$62.00  
# 2004084916 BK:1788 PG:768-769  
11/24/2004 01:32 PM 2 PGS  
JRICCI,DC Receipt #052751

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 19th day of November, 2004 by RICK A. SUGGS, PRESIDENT of PREMIER CONSTRUCTION GROUP, INC. on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification

SEAL

Notary Signature

My Commission Expires:

Printed Notary Signature



Lynn Czajkowski  
MY COMMISSION # DD240200 EXPIRES  
September 22, 2007  
BONDED THRU TROY FAIN INSURANCE, INC

## Exhibit "A"

Legal Description for File No.: 04-15944

**LOTS 7 & 8, BLOCK 672, CITRUS SPRINGS, UNIT 11, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 80 THROUGH 86, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

**and**

**Lot 8, Block 1406, of CITRUS SPRINGS UNIT NO. 21, according to the plat thereof as recorded in Plat Book 7, pages 73 to 83, inclusive, public records of Citrus County, Florida.**

**and**

**Lot 80, Block 1780, of CITRUS SPRINGS UNIT NO. 25, according to the plat thereof as recorded in Plat Book 8, pages 19 to 24, inclusive, public records of Citrus County, Florida.**

**and**

**Lot 13, Block 1524, of CITRUS SPRINGS UNIT NO. 21, according to the plat thereof as recorded in Plat Book 7, pages 93-109, inclusive, public records of Citrus County, Florida.**

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lynn Czajkowski  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453

Property Appraisers Parcel Identification (Folio) Numbers: 10-17S-18E-0210-14060-0080



2004061515 1 PG

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 24<sup>th</sup> day of August, 2004 by PAUL M. TACK and JACQUELINE C. TACK, his wife, herein called the grantors, to PREMIER CONSTRUCTION GROUP, INC., whose post office address is, 801 WINDERMERE BLVD., INVERNESS, FL 34453, 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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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:

Lot 8, Block 1406, of CITRUS SPRINGS UNIT NO. 21, according to the plat thereof as recorded in Plat Book 7, pages 73 to 83, inclusive, public records of Citrus County, 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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2003.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Leslie M Cascone  
Witness #1 Signature

LESLIE M CASCONE  
Witness #1 Printed Name

Cathy Deuparo  
Witness #2 Signature

Cathy Deuparo  
Witness #2 Printed Name

Paul M Tack  
PAUL M. TACK  
6678 AMY DRIVE, CLARKSTON, MI 48348

Jacqueline C. Tack  
JACQUELINE C. TACK  
6678 AMY DRIVE, CLARKSTON, MI 48348

STATE OF MICHIGAN  
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 24 day of August, 2004 by PAUL M. TACK and JACQUELINE C. TACK, his wife who are personally known to me or have produced Driver's License as identification.

SEAL



Joan M Falk  
Notary Public  
JOAN M. FALK  
Notary Public, Oakland County, MI  
Printed Notary Name

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$35.00  
# 2004061515 BK: 1758 PG: 536-536  
08/27/2004 11:21 AM 1 PG  
JRICCI, DC Receipt #038995

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 917812

To: Tax Collector of     CITRUS COUNTY    , Florida

I,  
DAVID JOHN HANSON  
4720 SPRING SIDE DRIVE  
NEW PORT RICHEY, FL 34653,

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	Legal Description
1438004	2014/9825	06-01-2014	CITRUS SPGS UNIT 21 PB 7 PG 73 LOT 8 BLK 1406

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  
DAVID JOHN HANSON  
4720 SPRING SIDE DRIVE  
NEW PORT RICHEY, FL 34653

04-29-2019  
Application Date

\_\_\_\_\_  
Applicant's signature

Altkey: 1438004  
YANKLEVITCH JOSE

Parcel ID: 18E17S100210 14060 0080  
10943 N WALK TER , CITRUS SPRINGS

**Citrus County Property Appraiser, Les Cook C.F.A.**

PC Code 0000 - VACANT  
Bldg Counts Res 0 / MH 0 / Comm 0  
Nbhd 1521 - CITRUS SPRINGS UNIT 21  
Tax District 00CS - CITRUS SPRINGS  
Subdivision 000394 - CITRUS SPRINGS UNIT 21  
Short Legal CITRUS SPGS UNIT 21 PB 7 PG 73 LOT 8 BLK 1406  
Est. Parcel Sqft 15,997  
Est. Parcel Acres .37  
Map SC-TW-RG 10-17S-18E

**Mailing Address**

Name YANKLEVITCH JOSE  
Mailing Address 2803 NE 164TH ST  
MIAMI BEACH FL 33160

**All Owners**

Name	Owner Type
YANKLEVITCH JOSE	O - Owner

**Value History and Tax Amount**

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2019	\$2,590	\$0	\$2,590	\$2,590	\$0	\$2,590	\$0	\$84.02	<a href="#">Link</a>
2018	\$2,940	\$0	\$2,940	\$2,662	\$0	\$2,662	\$0	\$64.69	<a href="#">Link</a>
2017	\$2,420	\$0	\$2,420	\$2,420	\$0	\$2,420	\$0	\$60.10	<a href="#">Link</a>
2016	\$2,950	\$0	\$2,950	\$2,778	\$0	\$2,778	\$0	\$68.54	<a href="#">Link</a>

**Special Assessment**

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$20.00
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77

**Sales**

Sale Date	Sale Price	Book/Page	Instr Type	V/I
02/01/2006	\$18,800	1991/1411	15-15	V
02/01/2006	\$18,800	1991/1410	15-15	V
11/01/2004	\$86,000	1788/0768	14-SALE / MORE THAN 1 PARCEL	V

08/01/2004

\$5,000 1758/0536

00-WARRANTY DEED

V

**Land & Agricultural**

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Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	90.00	90.0	160				RUR

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<b>Total Misc Value</b>
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4720 SPRING SIDE DR  
NEW PORT RICHEY FL 34653-6731

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