

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	K & D ADVENTURES, LLC PO BOX 30815 COLUMBIA, MO 65205			Property Owner	MIKOLAJSKI ELIZABETH J ATTN BETH MANSON 58 SEATTLE SLEW DR HOWELL, NJ 07731
Property description	CITRUS SPRINGS UNIT 3 PB 5 PG 116 LOT 9 BLK 208			Application date	May 14, 2019
				Certificate #	2016 / 1764
				Date certificate issued	06/01/2016
				Account number	1248779
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)	
# 2016/1764	06/03/2016	128.71	19.31	148.02	
# 2018/1666	06/03/2018	106.49	15.97	122.46	
→ Part 2: Total*				270.48	
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)
# 2017/1614	06/03/2017	116.05	6.25	41.78	164.08
# 2015/1966	06/03/2015	78.01	6.25	37.44	121.70
Part 3: Total*				285.78	
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)					556.26
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					96.53
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)					129.33
7. Total Paid (Lines 1-6)					1,207.12
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 23rd of January, 2020		

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	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. Total Paid (Lines 8-13)	146.00
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)	1,441.40
17. Redemption fee	6.25
18. Total amount to redeem	1,359.37
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 #: 1248779

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

K & D ADVENTURES, LLC
PO BOX 30815
COLUMBIA, MO 65205

Owner on Current Tax Roll

MIKOLAJSKI ELIZABETH J
ATTN BETH MANSON
58 SEATTLE SLEW DR
HOWELL, NJ 07731

Additional Parties, Per Search

ELIZABETH J. MIKOLAJSKI Owner
RONALD S MIKOLAJSKI, DECEASED
815 TOWNLEY AVENUE
UNION, NJ 07083

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



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

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

TitleExpress[®]

A service of **Grant Street Group**

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 01/08/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/30/2019

CERTIFICATE # 2016-1764

ACCOUNT # 1248779

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 SPRINGS UNIT 3 PB 5 PG 116 LOT 9 BLK 208

PROPERTY ADDRESS: 2240 W SHELL LN, CITRUS SPRINGS

OWNER OF RECORD ON CURRENT TAX ROLL:

ELIZABETH J MIKOLAJSKI

ATTN BETH MANSON

58 SEATTLE SLEW DR

HOWELL, NJ 07731 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ELIZABETH J. MIKOLAJSKI

OR: 2088, Page: 958

815 TOWNLEY AVENUE

UNION, NJ 07083(Per Personal Representative's Release and Certificate of Distribution.

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

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITRUS SPRINGS CIVIC ASSOCIATION, INC.

P.O. BOX 1387

DUNNELLON, 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: 18E17S100030 02080 0090

CURRENT ASSESSED VALUE: \$2,860

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:

Death Certificate

OR: 2037, Page: 1

Ancillary Letters of Administration

OR: 2037, Page: 3

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.

Kim Pickett

Title Examiner

ORDER: 917833

TOF:

COMMENT:

DECEMBER 26, 2019 (Full)

PLANT THROUGH

DECEMBER 26, 2019 12:20PM

Geographical Dates:

INSTRUMENT: 3027-1823

Grantor/Grantee Dates:

JAN 02, 1986 - DEC 18, 2019

COURT HOUSE: JANUARY 05, 2020

JAN 02, 1986 - DEC 26, 2019

SEARCH PARAMETERS

LOT	HI LOT	BLOCK	BOOK PAGE	SUB LOT	HI SUB LOT
-----	--------	-------	-----------	---------	------------

9
 SUBDIVISION: CITRUS SPRINGS UNIT 3 CS3-
 SEARCH: FROM 00/00/0000 THROUGH 99/99/9999

ENTIRE AUTO CHAIN; ALL HIERARCHY
EXTENDED NAMES

(CREATE A STARTER / PERMIT DATEDOWNS)

INST:

PARAMETER ENTERED:

LOT	HI LOT	BLOCK	BOOK PAGE	SUB LOT	HI SUB LOT
-----	--------	-------	-----------	---------	------------

9
 208 P5-116

NO AUTO CHAIN FOUND

SEARCHED PARAMETER:

LOT	HI LOT	BLOCK	BOOK PAGE	SUB LOT	HI SUB LOT
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9
 208 P5-116

NO OPEN ORDERS FOUND

LOT	BLOCK	BOOK PAGE	SUB LOT
RECORDED	INST	BOOK- PAGE	YEAR- INST NO.
ORIG INST NO.	DOLLAR AMOUNT	LOAN	REMARKS
ORIG INST NO.	ORIG BK- PAGE	PARTY LAST	MI

01/01/1900	STARTER		512723	FA	FAST
03/22/1988	LN	773 - 1506	1988 - 533902		L17 B257
		CLAIM L17 B257 CIT SPGS U3 1380 48			
		PARTY1	DEEM		ARTHUR R
		PARTY1	DEEM CABINETS INC		
		PARTY2	SUNSHINE DEVELOPERS		
11/07/1989	EA	834 - 924	1989 - 604923		EAS
		D NON-EXCLUSIVE CITRUS SPGS & PINE RIDGE			
		PARTY1	DELTONA CORP		
		PARTY2	UNITED FLORIDA UTILITIES CORP		
10/09/1992	EA DD	955 - 1435	1992 - 735590		
		CORR			
		PARTY1	DELTONA CORPORATION		
		PARTY2	SOUTHERN STATES UTILITIES INC		
12/01/1993	CP PB	1009 - 1247	1993 - 789653		
		19920910 93/613 LT 25 BLK			
		PARTY1	PECK		RAYMOND E
02/10/1998	RL	1227 - 2049	1998 - 995383		
		MOR 992-350			

ORDER: 917833

TOF:

COMMENT:

1993 - 772636 992 - 350 PARTY1 SELEX INTERNATIONAL B V
PARTY2 DELTONA CORPORATION

05/18/1998 RL 1243 - 2262 1998 - 1011801
ASG 1124-1408 ;VILLAGE ; ASG 1124-1408; PINEWOOD,PALM

1996 - 899592 1124 - 1408 PARTY1 FIRST UNION NATIONAL BANK
PARTY2 PGIP LLC

01/14/2000 AS 1344 - 25 2000 - 1111750
RESTRICTIONS

PARTY1 DELTONA CORPORATION
PARTY2 CITONY DEVELOPMENT CORP

01/14/2000 AM 1344 - 141 2000 - 1111787
RESTRICTIONS

PARTY1 CITONY DEVELOPMENT CORP

02/08/2000 CP PB 1347 - 1659 2000 - 1115491

PARTY1 CITRUS SPRINGS R
PARTY1 CITRUS SPRINGS RESTRICTIONS

02/04/2004 STARTER 433874 FA FAST

02/11/2004 STARTER 439754 FA FAST

03/09/2004 STARTER 461807 FA FAST

06/28/2004 STARTER 563384 FA FAST

06/28/2004 STARTER 563417 FA FAST

11/18/2004 STARTER 2222362 14 FA FAST

01/28/2005 MG 1810 - 1731 2005 - 7287 EAS
\$135,197.60

PARTY1 ASCOLILLO CAROL A
PARTY1 ASCOLILLO FRANCIS A
PARTY1 PR WINE ENTERPRISES LLC
PARTY2 CAPITAL CITY BANK

03/31/2010 MG RL 2346 - 1387 2010 - 14237
2005 - 7287 1810 - 1731

01/28/2005 MG RN 1810 - 1740 2005 - 7288 EAS

PARTY1 ASCOLILLO CAROL A
PARTY1 ASCOLILLO FRANCIS A
PARTY1 PR WINE ENTERPRISES LLC
PARTY2 CAPITAL CITY BANK

08/26/2005 AF 1902 - 1278 2005 - 76809
CLERK

PARTY1 HARLEY JESSICA D

10/28/2005 STARTER 1014882 FA FAST

10/28/2005 STARTER 1014884 FA FAST

03/20/2006 AF 1985 - 2024 2006 - 20769

OR 584-516, 663-884,,663-885, 752-1484

ORDER: 917833

TOF:

COMMENT:

		584 - 516	PARTY1	MASANOVICH	MARY	
1985 - 404454		663 - 884				
1985 - 404455		663 - 885				
1987 - 508501		752 - 148				

05/10/2006	STARTER		1193361	FA	FAST	
05/30/2006	STARTER		1217968	FA	FAST	
06/20/2006	STARTER		1247440	FA	FAST	
07/07/2006	STARTER		1264190	FA	FAST	
07/14/2006	STARTER		3013206 14	FA	FAST	
07/24/2006	STARTER		1279531	FA	FAST	
07/24/2006	STARTER		1279553	FA	FAST	
09/01/2006	STARTER		1319198	FA	FAST	

08/28/2007	AF	2155 - 525		2007 - 50706		
		PLAT				
			PARTY1	MCLAIN	BARBARA	

02/15/2008	RS	2194 - 824		2008 - 7522		
		08-044				
			PARTY1	CITRUS COUNTY OF BOARD OF COUNTY COMM		

03/23/2009	AG RE	2276 - 907		2009 - 12763		
		NO LEGAL FOUND				
			PARTY1	DELTONA CORPORATION		

03/31/2010	RL	2346 - 1388		2010 - 14238	EAS	
		2005 - 7288				
		1810 - 1740	PARTY1	CAPITAL CITY BANK		
			PARTY2	ASCOLILLO	CAROL	A
			PARTY2	ASCOLILLO	FRANCIS	A
			PARTY2	PR WINE ENTERPRISES LLC		

10/17/2012	AF CM	2509 - 2408		2012 - 45725	EAS	
			PARTY1	ASCOLILLO	CAROL	A
			PARTY2	ASCOLILLO	FRANCIS	A

10/17/2012	DD WT	2509 - 2410		2012 - 45726	EAS	
		2693916				
			PARTY1	ASCOLILLO	CAROL	A
			PARTY2	MADYS	ROBERT	
			PARTY2	MITCHELL	UN	Y

10/17/2012	MG	2509 - 2412		2012 - 45727	EAS	
		\$35,000.00				
		2693916				
			PARTY1	MADYS	ROBERT	
			PARTY1	MITCHELL	UN	Y
			PARTY2	ASCOLILLO	CAROL	A

01/31/2017	MG RL	2808 - 138		2017 - 4492		
		REREC				

ORDER: 917833

TOF:

COMMENT:

2012 - 45727

2509 - 2412

12/07/2012

MG

2520 - 216

2012 - 53914

EAS

\$35,000.00

REREC 2693916

2012 - 45727

2509 - 2412

PARTY1

MADYS

ROBERT

PARTY1

MITCHELL

UN

Y

PARTY2

ASCOLILLO

CAROL

A

01/31/2017

MG RL

2808 - 138

2017 - 4492

REREC

2012 - 45727

2520 - 216

01/31/2017

DD WT

2808 - 139

2017 - 4493

EAS

\$280.00

18E17S091A280

PARTY1

MADYS

ROBERT

PARTY1

MADYS

UN

Y

PARTY1

MITCHELL

UN

Y

PARTY2

BIEDA

JAMES

M

PARTY2

CYR

KYONG

S

10/12/2017

DD QC

2857 - 1368

2017 - 46708

EAS

PARTY1

BIEDA

JAMES

M

PARTY1

CYR

KYONG

S

PARTY2

FALCON-POST LLC

04/12/2018

RE AM

2892 - 2459

2018 - 17911

1995 - 881013

1104 - 1877

PARTY1

*DELTONA CORPORATION

PARTY2

CITRUS SPRINGS CIVIC ASSOCIATION INC

LOT	BLOCK	BOOK PAGE	SUB LOT		
9	208	P5-116			
RECORDED	INST	BOOK- PAGE	YEAR- INST NO.	COMP	PORTION
ORIG INST NO.	ORIG BK- PAGE	LOAN PARTY	REMARKS	LAST	LOT/SUB LOT RANGE
FIRST	MI				

01/18/2007

DD

2088 - 958

2007 - 3525

Sub: CITRUS SPRINGS;Block: 208;Lot: 9;UNIT 3 2006-CP-505

PARTY1

MIKOLAJSKI

ELIZABETH

J

PARTY1

MIKOLAJSKI

RONALD

S

ESTATE OF

PARTY2

MIKOLAJSKI

ELIZABETH

J

END SEARCH

Altkey: 1248779
 MIKOLAJSKI ELIZABETH J

Parcel ID: 18E17S100030 02080 0090
 2240 W SHELL LN , CITRUS SPRINGS

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

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 1503 - CITRUS SPRINGS UNIT 3
 Tax District 00CS - CITRUS SPRINGS
 Subdivision 000325 - CITRUS SPRINGS UNIT 03
 Short Legal CITRUS SPRINGS UNIT 3 PB 5 PG 116 LOT 9 BLK 208
 Est. Parcel Sqft 10,001
 Est. Parcel Acres .23
 Map SC-TW-RG 10-17S-18E

Mailing Address

Name MIKOLAJSKI ELIZABETH JATTN BETH MANSON
 Mailing Address 58 SEATTLE SLEW DR
 HOWELL NJ 07731

All Owners

Name	Owner Type
MIKOLAJSKI ELIZABETH J ATTN BETH MANSON	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	\$3,200	\$0	\$3,200	\$2,860	\$0	\$2,860	\$0	\$90.08	Link
2018	\$3,200	\$0	\$3,200	\$2,600	\$0	\$2,600	\$0	\$65.81	Link
2017	\$2,600	\$0	\$2,600	\$2,364	\$0	\$2,364	\$0	\$60.80	Link
2016	\$4,390	\$0	\$4,390	\$2,149	\$0	\$2,149	\$0	\$72.75	Link

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
11/01/2006	\$100	2088/0958	11-11	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	80.00	80.0	125			\$3,200	PDR

Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 3 PB 5 PG 116 LOT 9 BLK 208

1248779



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

Document Number 734809
FEI/EIN Number 59-6543328
Date Filed 01/13/1976
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 01/26/1993
Event Effective Date 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

Report Year	Filed Date
2019	02/09/2019
2019	06/07/2019
2019	09/26/2019

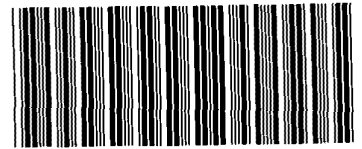
Document Images

09/26/2019 - AMENDED ANNUAL REPORT	View image in PDF format
06/07/2019 - AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 - ANNUAL REPORT	View image in PDF format
03/12/2018 - ANNUAL REPORT	View image in PDF format
01/12/2017 - ANNUAL REPORT	View image in PDF format
03/28/2016 - ANNUAL REPORT	View image in PDF format
01/16/2015 - ANNUAL REPORT	View image in PDF format
03/06/2014 - ANNUAL REPORT	View image in PDF format
01/27/2013 - ANNUAL REPORT	View image in PDF format
02/05/2012 - ANNUAL REPORT	View image in PDF format
01/06/2011 - ANNUAL REPORT	View image in PDF format
01/28/2010 - ANNUAL REPORT	View image in PDF format
02/13/2009 - ANNUAL REPORT	View image in PDF format
02/27/2008 - ANNUAL REPORT	View image in PDF format
08/27/2007 - ANNUAL REPORT	View image in PDF format
04/05/2006 - ANNUAL REPORT	View image in PDF format
04/04/2005 - ANNUAL REPORT	View image in PDF format
03/25/2004 - ANNUAL REPORT	View image in PDF format
02/13/2003 - ANNUAL REPORT	View image in PDF format
02/04/2002 - ANNUAL REPORT	View image in PDF format
01/29/2001 - ANNUAL REPORT	View image in PDF format
01/27/2000 - ANNUAL REPORT	View image in PDF format
02/26/1999 - ANNUAL REPORT	View image in PDF format
02/04/1998 - ANNUAL REPORT	View image in PDF format
01/21/1997 - ANNUAL REPORT	View image in PDF format
01/29/1996 - ANNUAL REPORT	View image in PDF format

[02/09/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations



2007003525 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
2007003525 BK: 2008 PG: 958
01/18/2007 11:05 AM 2 PGS
JPARRISH, DC Receipt #002023

IN THE CIRCUIT COURT FOR CITRUS COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF
RONALD S. MIKOLAJSKI File No. 2006 CP 505

Division _____

Deceased.

PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY
(single individual personal representative)

The undersigned, Elizabeth J. Mikolajski, whose post office address is 815 Townley Avenue, Union, New Jersey 07083, as personal representative of the estate of RONALD S. MIKOLAJSKI, deceased, hereby acknowledges that title to the real property located in Citrus County, Florida, owned by the decedent at the time of death, described as follows:

Lot 9, Block 208, CITRUS SPRINGS UNIT THREE, a Subdivision, according to the Plat thereof recorded in Plat Book 5, Pages 116-129, of the Public Records of Citrus County, Florida

Property Appraiser's Parcel Identification Number 181700030020800090 (the "Property"), vested in Elizabeth J. Mikolajski, whose post office address is 815 Townley Avenue, Union, NJ 07083, (the "Beneficiary") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Citrus County, Florida, Probate Division, in File No. 2006 CP 505, subject to rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to:

1. take possession or control of the Property;
2. to use, sell, encumber or otherwise exercise control over the Property
 - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate,
 - b. to enforce contribution and equalize advancement;
 - c. for distribution.

VERIFIED TRUE COPY
BETTY STRIFLER
CLERK OF CIRCUIT COURT
BY: M. J. Davis D.C.
THIS 30 DAY OF NOV, 2006

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Elizabeth J. Mikolajski, free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on Nov 6, 2006, 2006

Executed in the presence of:

[Signature]
Melissa F...
[Signature]
CAROL A. SCELFO
STATE OF NEW JERSEY)
COUNTY OF Union) SS:

[Signature]
Elizabeth J. Mikolajski
As personal representative of the estate of
RONALD S. MIKOLAJSKI, deceased

The foregoing instrument was acknowledged before me this 6 day of November, 2006, by ELIZABETH J. MIKOLAJSKI, who, as indicated below, is either personally known to me or who has produced the identification noted and who did take an oath.

Personally known to me

Produced identification _____

(Type of I.D.)
[Signature]
NOTARY PUBLIC
State of New Jersey at Large

CAROL A. SCELFO
A Notary Public of New Jersey
My Commission Expires:
December 9, 2011

My Commission expires:

This instrument prepared by:

Leonard Oshinsky, Esq., 201693
LEONARD OSHINSKY, P.A.
350 East Las Olas Boulevard, Suite 970
Fort Lauderdale, Florida 33301
(954) 527-4100

jb39466

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 917833

To: Tax Collector of CITRUS COUNTY , Florida

I,
K & D ADVENTURES, LLC
PO BOX 30815
COLUMBIA, MO 65205,

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
1248779	2016/1764	06-01-2016	CITRUS SPRINGS UNIT 3 PB 5 PG 116 LOT 9 BLK 208

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
K & D ADVENTURES, LLC
PO BOX 30815
COLUMBIA, MO 65205

05-14-2019
Application Date

Applicant's signature

Altkey: 1248779
MIKOLAJSKI ELIZABETH J

Parcel ID: 18E17S100030 02080 0090
2240 W SHELL LN , CITRUS SPRINGS

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

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1503 - CITRUS SPRINGS UNIT 3
Tax District 00CS - CITRUS SPRINGS
Subdivision 000325 - CITRUS SPRINGS UNIT 03
Short Legal CITRUS SPRINGS UNIT 3 PB 5 PG 116 LOT 9 BLK 208
Est. Parcel Sqft 10,001
Est. Parcel Acres .23
Map SC-TW-RG 10-17S-18E

Mailing Address

Name MIKOLAJSKI ELIZABETH JATTN BETH MANSON
Mailing Address 58 SEATTLE SLEW DR
HOWELL NJ 07731

All Owners

Name		Owner Type
MIKOLAJSKI ELIZABETH J	ATTN BETH MANSON	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	\$3,200	\$0	\$3,200	\$2,860	\$0	\$2,860	\$0	\$90.08	Link
2018	\$3,200	\$0	\$3,200	\$2,600	\$0	\$2,600	\$0	\$65.81	Link
2017	\$2,600	\$0	\$2,600	\$2,364	\$0	\$2,364	\$0	\$60.80	Link
2016	\$4,390	\$0	\$4,390	\$2,149	\$0	\$2,149	\$0	\$72.75	Link

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
11/01/2006	\$100	2088/0958	11-11	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	80.00	80.0	125				PDR

Total Misc Value
