

**RECEIVED**

By Tifani White at 11:56 am, 9/16/21

**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

513  
R. 07/19  
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Property Owner	SHEETS JAMES D GOFF LISA KATHRYN PO BOX 4379 HOMOSASSA SPRINGS, FL 34447-4379
Property description	UNIT 6 OF HOMOSASSA PB 1 PG 48 LOTS 1, 2, 3, 4, 21, 22, 23 & 24 BLK 240	Application date	Apr 16, 2021
		Certificate #	2019 / 7111
		Date certificate issued	06/01/2019
		Account number	1128901

**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)
# 2019/7111	06/03/2019	790.76	39.54	830.30
<b>→ Part 2: Total*</b>				<b>830.30</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)
# 2020/7119	06/03/2020	864.06	6.25	43.20	913.51
<b>Part 3: Total*</b>					<b>913.51</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)	1,743.81
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	862.40
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)	227.34
7. <b>Total Paid (Lines 1-6)</b>	<b>3,258.55</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.

Cindy Truett _____ Signature, Tax Collector or Designee	Citrus County, Florida Date 16th of September, 2021
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*Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2*

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>	
8. Processing tax deed fee	119.00
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>119.00</b>
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	36,768.00
16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	40,145.55
17. Redemption fee	6.25
18. Total amount to redeem	40,151.80
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 #:** 1128901

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**

CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

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

SHEETS JAMES D  
GOFF LISA KATHRYN  
PO BOX 4379  
HOMOSASSA SPRINGS, FL 34447-4379

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

JAMES D. SHEETS AND LISA G. SHEETS                      Owner  
SHEETS  
P.O. BOX 4113  
HOMOSASSA SPRINGS, FL 32647

JAMES DWIGHT SHEETS                      Owner  
7887 W HOMOSASSA TRAIL  
HOMOSASSA SPRINGS, FL  
34448-2430

BARNETT RECOVERY                      Lien Holder  
CORPORATION ROBERT T. GEIS,  
ESQUIRE  
4600 W. CYPRESS ST. 0210  
TAMPA, FL 33607

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450

Phone: 352-341-6500 | Fax: 352-341-6514

[www.citrustc.us](http://www.citrustc.us)



*Integrity • Innovation*

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

*Citrus County Tax Collector*

**Certified By:**

Alicia Downing

---

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](http://www.citrustc.us)

# **TitleExpress<sup>®</sup>**

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**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 08/24/2021

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 08/18/2021

**CERTIFICATE #** 2019-7111

**ACCOUNT #** 1128901

**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:** UNIT 6 OF HOMOSASSA PB 1 PG 48 LOTS 1, 2, 3, 4, 21, 22, 23 & 24 BLK 240

**PROPERTY ADDRESS:** 7887 W HOMOSASSA TRL, HOMOSASSA

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

JAMES D SHEETS

LISA KATHRYN GOFF

PO BOX 4379

HOMOSASSA SPRINGS, FL 34447-4379 (Matches Property Appraiser records.)

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

JAMES D. SHEETS AND LISA G. SHEETS

OR: 739, Page: 193

P.O. BOX 4113

HOMOSASSA SPRINGS, FL 32647 (Per Deed)

(James D. Sheets aka James Dwight Sheets and Lisa G. Sheets nka Lisa Kathryn Goff)

**MORTGAGE HOLDER OF RECORD:**

None found.

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

BARNETT RECOVERY CORPORATION

OR: 2447, Page: 826

ROBERT T. GEIS, ESQUIRE

4600 W. CYPRESS ST. 0210

TAMPA, FL 33607 (Per Judgment)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 17E19S220060 02400 0010

**CURRENT ASSESSED VALUE:** \$73,536

**HOMESTEAD EXEMPTION:** Yes

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

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

Divorce Judgment

OR: 1006, Page: 1405

**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

Altkey: 1128901  
SHEETS JAMES D

Parcel ID: 17E19S220060 02400 0010  
7887 W HOMOSASSA TRL , HOMOSASSA

**Citrus County Property Appraiser, Cregg E. Dalton**

PC Code 1200 - STORE/OFF/RES  
 Bldg Counts Res 1 / MH 0 / Comm 0  
 Nbhd 0190 - E OF 19 TO ROCK CRUSHER RD  
 Tax District 0000 - COASTAL RIVERS BASIN  
 Subdivision 000977 - HOMOSASSA UNIT 6 (PT0000)  
 Short Legal UNIT 6 OF HOMOSASSA PB 1 PG 48 LOTS 1, 2, 3, 4, 21, 22, 23& 24 BLK 240  
 Est. Parcel Sqft 52,500  
 Est. Parcel Acres 1.21  
 Map SC-TW-RG 23-19S-17E

**Mailing Address**

Name SHEETS JAMES D  
 Mailing Address PO BOX 4379  
 HOMOSASSA SPRINGS FL 34447 4379

**All Owners**

Name	Owner Type
SHEETS JAMES D	IN - Individual
GOFF LISA KATHRYN	IN - Individual

**2021 Preliminary Values**

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2020	\$45,480	\$51,330	\$96,810	\$73,536	\$25,000	\$48,536	\$23,274

**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
2020	\$45,480	\$51,330	\$96,810	\$73,536	\$25,000	\$48,536	\$23,274	\$809.37	<a href="#">Link</a>
2019	\$45,480	\$43,690	\$89,170	\$69,151	\$24,566	\$44,585	\$20,019	\$761.27	<a href="#">Link</a>

**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 Assessment**

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	\$25.00
0131	FIRE SERVICES ASSESSMENT	\$79.00

**Sales**

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/01/1987	\$37,500	0739/0193	00-WARRANTY DEED	I

**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	1790-OFFICE USE COUNTY ROAD 490	S-SQUARE FOOT	26,250.00	210.0	250			\$25,470	PSO
2	1700-OFFICE USE OFF HWY	S-SQUARE FOOT	26,250.00	.0				\$20,010	PSO

**Residential**

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1947
Total FLA	994
Total Under Roof	1,009
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	80,657
RCNLD	40,450

**Additions to Base Area**

Building	Description	Year Built	Area
1	MAIN BULDING		994
1	OPEN PORCH FIN	1947	15

**Miscellaneous Improvements**

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	GARAGE DETACHD CONCRETE BLOCK-[1-SF]	1965	16	28	1	448	5,330
1	2	CARPORT ALUM PREFAB ALUM ROOF W/O CONC SLAB-[1-SF]	1990	20	20	1	400	340
1	3	UTILY BLDG FIN WD/ALM W SLAB-[1-SF]	1990	10	20	1	200	1,290
1	5	DECKING WOOD-[1-SF]	1985	10	10	1	100	380
1	7	CHAIN LINK FENCE-[1-SF]	2002	4	120	1	480	220
1	8	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2018	8	16	1	128	700
1	9	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2018	16	20	1	320	920
1	10	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2018	10	20	1	200	1,700

<b>Total Misc Value</b>
10,880

**Legal Description**

<b>Legal Description</b>
UNIT 6 OF HOMOSASSA PB 1 PG 48 LOTS 1, 2, 3, 4, 21, 22, 23 & 24 BLK 240

**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.

1128901

503 for  
187 58 35

WARRANTY DEED

Official Printing Co. - Reprints - FL 19841 226 2026

This Warranty Deed Made the 7th day of April A. D. 1987 by

Gloria Smith, a widow  
hereinafter called the grantor, to  
James D. Sheets and Lisa G. Sheets, his wife,

whose postoffice address is P.O. Box 4113  
hereinafter called the grantee: Homosassa Springs, Fla. 32647

(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, Florida, viz:

Lots 1 thru 4 and 21 thru 24, Block 240 of a plat of UNIT No. 6 of HOMOSSASSA, according to the map or plat thereof as recorded in Plat Book 1, page 48, public records of Citrus County, Florida.

**FLOOD HAZARD WARNING**

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

0 2 2 5 7 9  
STATE OF FLORIDA  
DEPT. OF REVENUE  
1875 01

LAND TITLE FILE NO. 11310

Together with all the tenements, hereditaments and appurtenances thereto belonging or in wise 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, 19 86 and easements of record.

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

Signed, sealed and delivered in our presence:

1. *[Signature]*  
Gloria Smith
2. *[Signature]*  
2 witnesses please

STATE OF ILLINOIS  
COUNTY OF LAKE

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

Gloria Smith

to me known to be the person described in and who executed the foregoing instrument and HAS acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this April day of April, A. D. 19 87

*[Signature]*  
Notary Public Thomas Davis  
Notary Public State of Illinois  
My Commission Expires 7/20/90

This Instrument Prepared By:  
William J. "Skip" Hudson, President  
Land Title Insurance  
of Citrus County, Inc.  
P.O. Box 2049 - Homosassa Springs, FL 32647  
In Connection With The Issuance of a  
Title Insurance Policy.

SPACE BELOW FOR RECORDS USE  
11 PM 2 31  
493371

BOOK 739 PAGE 0193

Tennison Vickers 05-12-87

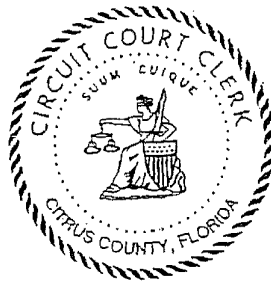
Betty Strifler  
Clerk of the Circuit Court  
Citrus County Florida

## Document Leader Page

The following document has been recorded in the Official Records of Citrus County, Florida.

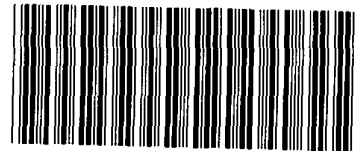
This certificate has been added to your document in compliance with

Florida Statute 695.26(1)(e).



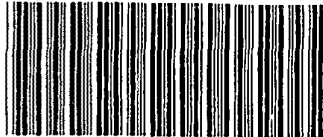
*This page has been recorded as a permanent part of your document.*

*Please do not remove.*



2011045357 2 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
# 2011045357 BK:2447 PG:826  
11/07/2011 02:59 PM 2 PGS  
KCCR,DC Receipt #040086



2008055902 1 PG

IN THE COUNTY COURT, IN AND FOR CITRUS COUNTY, FLORIDA

BARNETT RECOVERY CORPORATION

Plaintiff

VS.

JAMES DWIGHT SHEETS

Defendant(s)

CERTIFIED TO BE A TRUE COPY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT

BY: *[Signature]*

1901 PG 014 30

THIS 24 DAY OF SEPT, A.D. 2008  
FINAL JUDGMENT

THIS MATTER having come on to be heard upon Plaintiff's Motion for Default Judgment and after being duly advised in the premises; this Court finding that the Defendant(s), JAMES DWIGHT SHEETS is indebted to the Plaintiff in the sum of \$3,364.81 together with interest of \$238.76; it is, therefore:

ORDERED AND ADJUDGED that Plaintiff, BARNETT RECOVERY CORPORATION shall recover from the Defendant(s), JAMES DWIGHT SHEETS the sum of \$3,364.81 on principal, court costs of \$74.50, making a subtotal of \$3,439.31 that shall bear interest at 12.00% per annum and in addition the plaintiff shall recover prejudgment interest of \$238.76, for which let execution issue.

DONE AND ORDERED in Chambers in Inverness in Citrus County this 24<sup>th</sup> day of September, 19 08.

*[Signature]*  
COUNTY JUDGE

Copies furnished to:

ROBERT T. GEIS, ESQUIRE, Barnett Recovery Corporation  
4600 W. Cypress St. #210, Tampa, FL 33607  
and:  
James Dwight Sheets  
7887 W. Homosassa Trail  
Homosassa Springs FL 32647

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$5.00  
# 2008055902 BK:2255 PG:84  
11/25/2008 11:03 AM 1 PG  
JCARROLL, DC Receipt #032437

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STRIFLER, CLERK  
781425  
93 SEP 29 PM 4 23  
VERIFIED BY:  
D.C.

*[Handwritten signatures and notes]*  
NEW. 2011

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 919499

To: Tax Collector of     CITRUS COUNTY    , Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
1128901	2019/7111	06-01-2019	UNIT 6 OF HOMOSASSA PB 1 PG 48 LOTS 1, 2, 3, 4, 21, 22, 23 & 24 BLK 240

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  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-16-2021  
Application Date

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

Altkey: 1128901  
SHEETS JAMES D

Parcel ID: 17E19S220060 02400 0010  
7887 W HOMOSASSA TRL , HOMOSASSA

**Citrus County Property Appraiser, Cregg E. Dalton**

PC Code	1200 - STORE/OFF/RES
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	0190 - E OF 19 TO ROCK CRUSHER RD
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	000977 - HOMOSASSA UNIT 6 (PT0000)
Short Legal	UNIT 6 OF HOMOSASSA PB 1 PG 48 LOTS 1, 2, 3, 4, 21, 22, 23& 24 BLK 240
Est. Parcel Sqft	52,500
Est. Parcel Acres	1.21
Map SC-TW-RG	23-19S-17E

**Mailing Address**

Name	SHEETS JAMES D
Mailing Address	PO BOX 4379 HOMOSASSA SPRINGS FL 34447 4379

**All Owners**

Name	Owner Type
SHEETS JAMES D	IN - Individual
GOFF LISA KATHRYN	IN - Individual

**2021 Preliminary Values**

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2021	\$45,480	\$56,160	\$101,640	\$76,303	\$25,000	\$51,303	\$25,337

**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
2020	\$45,480	\$51,330	\$96,810	\$73,536	\$25,000	\$48,536	\$23,274	\$809.37	<a href="#">Link</a>
2019	\$45,480	\$43,690	\$89,170	\$69,151	\$24,566	\$44,585	\$20,019	\$761.27	<a href="#">Link</a>

**Buyer Beware!**

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**Special Assessment**

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$79.00

**Sales**

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/01/1987	\$37,500	0739/0193	00-WARRANTY DEED	I

**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	1790-OFFICE USE COUNTY ROAD 490	S-SQUARE FOOT	26,250.00	210.0	250			\$25,470	PSO
2	1700-OFFICE USE OFF HWY	S-SQUARE FOOT	26,250.00	.0				\$20,010	PSO

**Residential**

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1947
Total FLA	994
Total Under Roof	1,009

Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/

RCN	87,109
RCNLD	43,690

**Additions to Base Area**

Building	Description	Year Built	Area
1	MAIN BULDING		994
1	OPEN PORCH FIN	1947	15

**Miscellaneous Improvements**

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	GARAGE DETACHD CONCRETE BLOCK-[1-SF]	1965	16	28	1	448	6,660
1	2	CARPORT ALUM PREFAB ALUM ROOF W/O CONC SLAB-[1-SF]	1990	20	20	1	400	430

1	3	UTILY BLDG FIN WD/ALM W SLAB-[1-SF]	1990	10	20	1	200	1,290
1	5	DECKING WOOD-[1-SF]	1985	10	10	1	100	380
1	7	CHAIN LINK FENCE-[1-SF]	2002	4	120	1	480	220
1	8	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2018	8	16	1	128	700
1	9	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2018	16	20	1	320	1,160
1	10	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2018	10	20	1	200	1,630

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<b>Total Misc Value</b>
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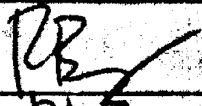
12,470

Date Produced: 11/29/2021

CITRUS COUNTY CLERK OF COURT:

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Signature of Recipient :

delivery section	
signature X	
Printed name	Robert Perry

Address of Recipient :

delivery address	110 N BRADLEY
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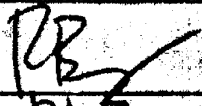
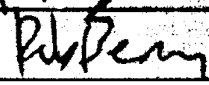
Sincerely,  
United States Postal Service

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Date Produced: 11/29/2021

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