



Integrity • Innovation

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

Citrus County Tax Collector

DATE: 2.18.22 APPLICANT: CITRUS COUNTY ✓

APPLICATION NO. 2019-0433TD ✓ ACCOUNT # 2696800 ✓

CERTIFICATE NO. TDA WAS BASED ON: 2010-2420 ✓

OPENING BID: AMOUNT: \$ 3,699.08 ✓

ADDITIONAL INTEREST ACCRUED THROUGH MONTH OF PURCHASE: AMOUNT: \$ 1,348.48 ✓

COUNTY FEES INCLUDED IN CONNECTION WITH THIS TDA: AMOUNT: \$ 50.00 ✓

ONE-HALF OF THE ASSESSED VALUE OF HOMESTEAD PROPERTY: AMOUNT: \_\_\_\_\_  
YEAR: \_\_\_\_\_ ASSESSED VALUE: \$ \_\_\_\_\_

OMITTED TAXES: TAX YEAR \_\_\_\_\_ AMOUNT: \_\_\_\_\_

TAX YEAR \_\_\_\_\_ AMOUNT: \_\_\_\_\_

TAX YEAR \_\_\_\_\_ AMOUNT: \_\_\_\_\_

TAX YEAR \_\_\_\_\_ AMOUNT: \_\_\_\_\_

TAX YEAR \_\_\_\_\_ AMOUNT: \_\_\_\_\_

TAX YEAR 2021 AMOUNT: \$ 94.14 ✓

TAX YEAR 2020 AMOUNT: \$ 110.98 ✓

TAX YEAR 2019 AMOUNT: \$ 158.36 ✓

TOTAL AMOUNT OF TAXES DUE: \$ 5,461.04 ✓

IF RECEIVED BY: 3/31/2022

210 N Apopka Ave, Suite 100 | Inverness, FL 34450  
Phone: (352) 341-6500, option 2 | Fax: (352) 341-6514  
www.citrustc.us

*Handwritten signatures and initials.*

*2019-0433 TD*

# List of Lands: #2019-0433TD

Omitted Taxes:	\$94.14
	\$110.98
	\$158.36

Total Omitted Taxes:	\$363.48
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Opening Bid:	\$3,699.08
Lands Available Interest:	\$1,348.48
Redemption Fee:	\$50.00
1/2 Assessed Value:	
Less Bid Credits:	

Lands Available Total:	\$5,461.04
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Lands Available Total (rounded up to nearest hundred):	\$5,500.00
Documentary Stamp Tax Rate:	0.007
Documentary Stamp Tax:	\$38.50

Lands Available Total:	\$5,461.04
Documentary Stamp Tax:	\$38.50
Deed Recording Fee:	\$10.00
Affidavit Recording Fee:	\$18.50
<b>Total to Purchase from LOL:</b>	<b>\$5,528.04</b>

Tifani L  
White

Digitally signed by: Tifani L. White  
DN: CN = Tifani L. White email =  
twhite@citrusclerk.org C = US O =  
Citrus County Clerk of Court and  
Comptroller OU = Financial  
Services - Official Records  
Professional  
Date: 2022.02.21 08:36:54 -05'00'

Tammy  
S Kirby

Digitally signed by: Tammy S Kirby  
DN: CN = Tammy S Kirby email =  
tkirby@citrusclerk.org C = AD O =  
Citrus County Clerk of Court and  
Comptroller OU = Official Records  
Professional III  
Date: 2022.02.21 08:50:17 -05'00'

## Tifani White

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**From:** WebTaxDeeds  
**Sent:** Monday, February 21, 2022 9:17 AM  
**To:** 'Routhleine Jozile'  
**Cc:** WebTaxDeeds  
**Subject:** RE: [EXTERNAL] List of Land Availabe  
**Attachments:** PURCHASING PROPERTY FROM THE LIST OF LANDS.pdf;  
TaxDeedPurchaserInformation\_Fillable.pdf

Good morning,

Please see below for the payoff amounts for the requested properties. These amounts are valid through **3/31/2022**. If you wish to purchase, the funds must be provided in the form of a certified bank check. All payoff amounts include the opening bid, omitted taxes, interest, and fees for the recording of the Tax Deed after purchase, therefore they are non-negotiable.

2019-0433TD	Certificate #10-2420	<b>\$5,528.04</b>
2019-0229TD	Certificate #11-1024	<b>\$73,191.17</b>
2021-0623TD	Certificate #19-8043	<b>\$27,054.89</b>
2021-0624TD	Certificate #19-7255	<b>\$21,941.79</b>

You may mail the check to:

Citrus County Clerk of Courts  
Attn: Tax Deeds  
110 N. Apopka Avenue  
Inverness, FL 34450

Or pay in person at:

Clerk Annex  
120 N. Montgomery Avenue  
Inverness, FL 34450

I have attached information for you to review regarding purchasing property from the List of Lands. If you wish to proceed with the purchase, please complete the attached "Tax Deed Purchaser Information" form and return to our office.

On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to you. Please contact our office at (352) 341-6478 if we can be of any further assistance.

Sincerely,

*Tifani White, DC*



**Tifani White**  
*Official Records Professional II*  
**Citrus County Clerk of the Circ...  
Circuit Court and Comptroller**  
(W) (352) 341-6478  
110 N Apopka Avenue  
Inverness, Florida 34450  
Visit us at [www.citrusclerk.org](http://www.citrusclerk.org)

**From:** WebTaxDeeds <TaxDeeds@citrusclerk.org>  
**Sent:** Monday, February 14, 2022 8:11 AM  
**To:** 'Routhleine Jozile' <rjozile2015@fau.edu>  
**Cc:** WebTaxDeeds <TaxDeeds@citrusclerk.org>  
**Subject:** RE: [EXTERNAL] List of Land Availabe

Good morning,

I am in receipt of your request for the payoff amount to purchase the property(ies) listed below. I have forwarded the information to the Tax Collector's office to calculate. We will provide the final payoff amount and instructions to purchase once the information is received.

On behalf of the Citrus County Clerk of the Circuit Court and Comptroller, I appreciate the opportunity to be of service to you. Please contact our office at (352) 341-6478 if we can be of any further assistance.

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**From:** Routhleine Jozile <[rjozile2015@fau.edu](mailto:rjozile2015@fau.edu)>  
**Sent:** Sunday, February 13, 2022 5:22 PM  
**To:** WebTaxDeeds <[TaxDeeds@citrusclerk.org](mailto:TaxDeeds@citrusclerk.org)>  
**Cc:** [rjozile@yahoo.com](mailto:rjozile@yahoo.com)  
**Subject:** [EXTERNAL] List of Land Availabe

Good evening,

My name is Routhleine Jozile I would like to know the February prices for the following plots of land:

1. PARCEL ID:17E19S3200100150200010  
CASE #:2019-0433TD  
CERTIFICATE #: 10-2420

2.PARCEL ID #:17E18S180020001A  
CASE #: 2019-0229TD  
CERTIFICATE #: 11-1024

3.PARCEL ID #:181E19S28004A011900030  
CASE #: 2021-0623TD  
CERTIFICATE: 19-8043

4. PARCEL ID #: 17E19S220060023200150  
CASE #: 2021-0624TD  
CERTIFICATE #:19-7255

I also would like instructions on the purchase process. Who should my checks should be endorsed to? Do I need to be face-to-face to complete a tax deed transaction? If not, how should is mail my checks to you?

Thanks in advance.

**Safeguard and Serve!**

**Safeguard and Serve!**

## Tifani White

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**From:** WebTaxDeeds  
**Sent:** Monday, February 21, 2022 9:21 AM  
**To:** 'Dave W'  
**Cc:** WebTaxDeeds  
**Subject:** RE: [EXTERNAL] Lands Available Purchase  
**Attachments:** PURCHASING PROPERTY FROM THE LIST OF LANDS.pdf;  
TaxDeedPurchaserInformation\_Fillable.pdf

Good morning,

Please see below for the payoff amounts for the requested properties. These amounts are valid through **3/31/2022**. If you wish to purchase, the funds must be provided in the form of a certified bank check. All payoff amounts include the opening bid, omitted taxes, interest, and fees for the recording of the Tax Deed after purchase, therefore they are non-negotiable.

2019-0433TD	Certificate #10-2420	<b>\$5,528.04</b>
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Sincerely,

*Tifani White, DC*



**From:** WebTaxDeeds <TaxDeeds@citrusclerk.org>  
**Sent:** Wednesday, February 16, 2022 1:03 PM  
**To:** 'Dave W' <surfnglass27@yahoo.com>  
**Cc:** WebTaxDeeds <TaxDeeds@citrusclerk.org>  
**Subject:** RE: [EXTERNAL] Lands Available Purchase

Good afternoon,

I am in receipt of your request for the payoff amount to purchase the property(ies) listed below. I have forwarded the information to the Tax Collector's office to calculate. We will provide the final payoff amount once the information is received.

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Sincerely,

*Tifani White, DC*



**From:** Dave W <surfnglass27@yahoo.com>  
**Sent:** Wednesday, February 16, 2022 12:07 PM  
**To:** WebTaxDeeds <TaxDeeds@citrusclerk.org>  
**Subject:** [EXTERNAL] Lands Available Purchase

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To Whom in May Concern,

I am interested in purchasing the a property off the List of Lands Available.

Here is the info on the property:

Case #: 2019-0433TD  
Cert #: 10-2420

I currently have a deposit on file with the county to bid on taxdeed sales. Please advise on how to proceed.

Kind Regards,

David Walker

727.515.7040

**Safeguard and Serve!**

**Safeguard and Serve!**



## Tifani White

---

**From:** WebTaxDeeds  
**Sent:** Wednesday, March 2, 2022 2:08 PM  
**To:** 'Preston Davis'  
**Cc:** WebTaxDeeds  
**Subject:** RE: [EXTERNAL] Bid Price for Case 2019-0433TD  
**Attachments:** PURCHASING PROPERTY FROM THE LIST OF LANDS.pdf;  
TaxDeedPurchaserInformation\_Fillable.pdf

Good afternoon,

Please see below for the payoff amount for the requested property. This amount is valid through **3/31/2022**. If you wish to purchase, the funds must be provided in the form of a certified bank check. All payoff amounts include the opening bid, omitted taxes, interest, and fees for the recording of the Tax Deed after purchase, therefore they are non-negotiable.

2019-0433TD	Certificate #10-2420	<b>\$5,528.04</b>
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**Circuit Court and Comptroller**  
(W) (352) 341-6478  
110 N Apopka Avenue  
Inverness, Florida 34450  
Visit us at [www.citrusclerk.org](http://www.citrusclerk.org)

**From:** Preston Davis <preston.c.davis@gmail.com>  
**Sent:** Wednesday, March 2, 2022 1:08 PM  
**To:** WebTaxDeeds <TaxDeeds@citrusclerk.org>  
**Subject:** [EXTERNAL] Bid Price for Case 2019-0433TD

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Good afternoon,

I was hoping to get an updated purchase price for the property listed above. Thanks for any help.

Best,

Preston Davis

**Safeguard and Serve!**

## Tifani White

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**From:** WebTaxDeeds  
**Sent:** Friday, March 25, 2022 3:09 PM  
**To:** 'Aura Bailey'  
**Cc:** WebTaxDeeds  
**Subject:** RE: [EXTERNAL] Request for price of Case number TD-  
**Attachments:** PURCHASING PROPERTY FROM THE LIST OF LANDS.pdf;  
TaxDeedPurchaserInformation\_Fillable.pdf

Good afternoon,

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2019-0433TD      Certificate #10-2420      \$5,528.04

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Inverness, Florida 34450  
Visit us at [www.citrusclerk.org](http://www.citrusclerk.org)

**From:** Aura Bailey <bailey.auraholdings@gmail.com>  
**Sent:** Friday, March 25, 2022 2:51 PM  
**To:** WebTaxDeeds <TaxDeeds@citrusclerk.org>  
**Subject:** [EXTERNAL] Request for price of Case number TD-

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Hello,

Can I please get the updated price for this parcel from the list of lands available?

Thank you!

Aura Bailey

## Case Details

<b>Case Number</b>	2019-0433TD
<b>Certificate</b>	10-2420
<b>Issued</b>	06/01/2010
<b>Parcel ID</b>	17E19S320010 01520 0010

--

Aura M. Bailey

**CEO**  
**AURA HOLDINGS LLC**  
**Cell: 757 371 4015**  
**Email: [bailey.auraholdings@gmail.com](mailto:bailey.auraholdings@gmail.com)**  
[bailey@landforsalebytheowner.com](mailto:bailey@landforsalebytheowner.com)  
[www.landforsalebytheowner.com](http://www.landforsalebytheowner.com)

Safeguard and Serve!