

RECEIVED

By TKirby at 3:26 pm, 5/16/25

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

13
19
2**Part 1: Tax Deed Application Information**

Applicant	ROGER A OR CAROL A RASHID 1354 BRANDY RUN BLAIRSVILLE, GA 30512	Property Owner	OWEN JERRY M & RITA 3824 WHITE OAK CT LAKE WALES, FL 33898
Property description	CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 11 BLK 277	Application date	Apr 21, 2025
		Certificate #	2023 / 1223
		Date certificate issued	06/01/2023
		Account number	1261074

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)
# 2023/1223	06/01/2023	155.65	23.12	178.77
# 2024/1149	06/01/2024	178.75	12.70	191.45
→ Part 2: Total*				370.22

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)
# /					
Part 3: Total*					0.00

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)	370.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	177.11
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)	14.58
7. Total Paid (Lines 1-6)	986.91

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.

Rebecca Price	Citrus County, Florida
Signature, Tax Collector or Designee	Date 16th of May, 2025

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	129.00
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)	129.00
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)	1,115.91
17. Redemption fee	6.25
18. Total amount to redeem	1,122.16
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.

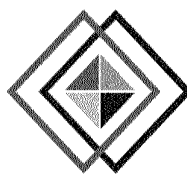
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



TAX DEED APPLICATION COVER LETTER

Account #: 1261074

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

ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

Owner on Current Tax Roll

OWEN JERRY M & RITA
3824 WHITE OAK CT
LAKE WALES, FL 33898

Additional Parties, Per Search

CITRUS SPRINGS CIVIC ASSOCIATION, INC
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

Other Party

CITRUS SPRINGS CIVIC ASSOCIATION, INC.
PO BOX 236
HOLDER, FL 34445

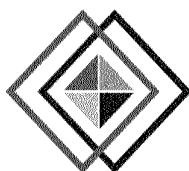
Other Party

SALVATORE CANDELA, REGISTERED AGENT
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

Other Party

JERRY M. OWEN AND RITA OWEN
6069 DESALES STREET
BROOKSVILLE, FL 34603-8331

Title I Holder



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

Certified By:

Rebecca Price

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

TitleExpress®

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
1261074	18E17S100030 02770 0110	9648 N CHOIR TER CITRUS SPRINGS 34433
Legal Description		
CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 11 BLK 277		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 1223	\$3,408	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
JERRY M & RITA OWEN	

3824 WHITE OAK CT
LAKE WALES FL 33898

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report 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 is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 05/06/2025 Search covers 20 years through: 05/01/2025

Kim Pickett
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

JERRY M. OWEN AND RITA OWEN
6069 DESALES STREET
BROOKSVILLE FL 34603-8331

Document

Warranty Deed
Bk:1730 Pg:229

Examiner Comments

Legal description contains an error, Plat Book 3-1 should read PB 5-116.

Related Documents (for Reference)

None found.

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

CITRUS SPRINGS CIVIC ASSOCIATION, INC.
PO BOX 236
HOLDER FL 34445

Document

Sunbiz - HOA

Examiner Comments

SALVATORE CANDELA, REGISTERED AGENT
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION,
INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS FL 34434

Sunbiz - HOA

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Prepared by and return to:

Colette M. Kilbourne

Closing Agent

Home/Land Title, Inc.

412 S. Main Street

Brooksville, FL 34601

352-796-7792

File Number: 2004-07291



2004039775 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$79.80
2004039775 BK: 1730 PG: 229-229
06/10/2004 11:08 AM 1 PG
LFREIER, DC Receipt #025176

Parcel Identification No. 18-17-10-0030-0090

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 2ND day of June, 2004 between Joseph A. Braje a/k/a Josphe Braje and Mae P. Braje, his wife whose post office address is 9620 S. Komensky Avenue, Oak Lawn, IL 60453-3383 of the County of Cook, State of Illinois, grantor*, and Jerry M. Owen and Rita Owen, husband and wife whose post office address is 6069 Desales Street, Brooksville, FL 34603-8331 of the County of Hernando, State of Florida, grantee*,

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 Citrus County, Florida, to-wit:

Lots 10 & 11, Block 277 of Citrus Springs, Unit Three, a Subdivision according to the Plat thereof, recorded in Plat Book 3, Page 1 - 18, Public Records of Citrus County, Florida.

Said Property is not the Homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

③ [Signature]
Witness Name: MICHAEL MURRAY
④ [Signature]
Witness Name: TAMEKA Dye

② [Signature] (Seal)
Joseph A. Braje
⑤ [Signature] (Seal)
Mae P. Braje

⑥ State of Illinois
County of Cook

The foregoing instrument was acknowledged before me this 2ND day of June, 2004 by Joseph A. Braje and Mae P. Braje, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal] (849)



⑦ [Signature]
Notary Public, State of ILLINOIS
Printed Name: BRIDGETTE D. HORNSBY
My Commission Expires: April 23, 2005



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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	01/28/2025
Event Effective Date	NONE

Principal Address

1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Changed: 04/16/2025

Mailing Address

PO BOX 236
HOLDER, FL 34445

Changed: 01/28/2025

Registered Agent Name & Address

Candela, Salvatore
1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Name Changed: 04/16/2025

Address Changed: 04/16/2025

Officer/Director Detail

Name & Address

Title P

CANDELA, SALVATORE
PO BOX 236
HOLDER, FL 34445

Title V

METZ, JAMES
PO BOX 236
HOLDER, FL 34445

Title S

KOTOMSKI, DEBORAH
PO BOX 236
HOLDER, FL 34445

Title D

SMITH, RUTH
PO BOX 236
HOLDER, FL 34445

Title D

KLEIN, KATHY
PO BOX 236
HOLDER, FL 34445

Title D

NAGEL, WAYNE
PO BOX 236
HOLDER, FL 34445

Title D

MIZE, THOMAS
PO BOX 236
HOLDER, FL 34445

Title D

PENDREY, JOHN
PO BOX 236
HOLDER, FL 34445

Title D

LAMB, WILLIAM
PO BOX 236
HOLDER, FL 34445

Annual Reports

Report Year	Filed Date
2023	04/13/2023
2024	05/02/2024
2025	04/16/2025

Document Images

04/16/2025 – ANNUAL REPORT	View image in PDF format
01/28/2025 – Amendment	View image in PDF format
11/25/2024 – Amendment	View image in PDF format
05/02/2024 – ANNUAL REPORT	View image in PDF format
04/13/2023 – ANNUAL REPORT	View image in PDF format
04/20/2022 – ANNUAL REPORT	View image in PDF format
04/12/2021 – ANNUAL REPORT	View image in PDF format
07/29/2020 – ANNUAL REPORT	View image in PDF format
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](#)

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[01/29/1996 – ANNUAL REPORT](#)

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[02/09/1995 – ANNUAL REPORT](#)

[View image in PDF format](#)

Citrus County Property Appraiser, Cregg E. Dalton

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 PLAT BK 5 PG 116 LOT 11 BLK 277
Est. Parcel Sqft	10,000
Est. Parcel Acres	.23
Map SC-TW-RG	16-17S-18E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	OWEN JERRY M & RITA
Mailing Address	3824 WHITE OAK CT LAKE WALES FL 33898

All Owners

Name	Owner Type
OWEN JERRY M & RITA	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2024	\$8,640	\$0	\$8,640	\$3,408	\$0	\$3,408	\$0	\$134.33	Link
2023	\$7,760	\$0	\$7,760	\$3,098	\$0	\$3,098	\$0	\$127.59	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	00CS	CITRUS SPRINGS	\$8,640	14.8306	\$183.98

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 Assessments

Project #	Description	Amount
0024	CITRUS SPRINGS MSBU	\$30.00
0131	FIRE SERVICES ASSESSMENT	\$4.07
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	VI
06/01/2004	\$11,400	1730/0229	14-SALE / MORE THAN 1 PARCEL	V
03/01/1979	\$1,500	0533/2012	13-FROM DEVELOPERS	V

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	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125			\$8,640	RUR

Total Misc Value

Legal Description

Legal Description
CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 11 BLK 277

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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 922626

To: Tax Collector of CITRUS COUNTY, Florida

I,
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512,

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
1261074	2023/1223	06-01-2023
Legal Description		
CITRUS SPRINGS UNIT 3 PLAT BK 5 PG 116 LOT 11 BLK 277		

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
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

04-21-2025
Application Date

Applicant's signature

Altkey: 1261074
OWEN JERRY M

Parcel ID: 18E17S100030 02770 0110
9648 N CHOIR TER , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

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
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Mailing Address 3824 WHITE OAK CT
LAKE WALES FL 33898

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Name	Owner Type
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OWEN RITA	HW - Husband And Wife

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