

RECEIVED

By Tifani White at 9:19 am, 5/21/25

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

**Part 1: Tax Deed Application Information**

Applicant	ROGER A OR CAROL A RASHID 1354 BRANDY RUN BLAIRSVILLE, GA 30512	Property Owner	MAEZ LUIS A 1395 NE 167TH ST EDIFICIO 10 APT 115 MIAMI, FL 33162-2791
Property description	CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 6 BLK 218	Application date	Apr 21, 2025
		Certificate #	2023 / 1143
		Date certificate issued	06/01/2023
		Account number	1250374

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)
# 2023/1143	06/01/2023	159.16	23.64	182.80
→ Part 2: Total*				182.80

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)
# 2024/1083	06/01/2024	183.87	6.25	11.38	201.50
Part 3: Total*					201.50

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)	384.30
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	182.39
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)	14.88
7. Total Paid (Lines 1-6)	1,006.57

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.

Hallie Sullivan	<u>Citrus</u> County, Florida
Signature, Tax Collector or Designee	Date 21st 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)	1,135.57
17. Redemption fee	6.25
18. Total amount to redeem	1,141.82
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.

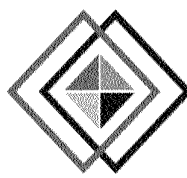
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 1250374

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

MAEZ LUIS A
1395 NE 167TH ST
EDIFICIO 10 APT 115
MIAMI, FL 33162-2791

Additional Parties, Per Search

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

Other Party

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

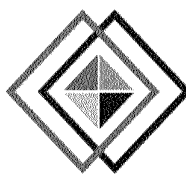
Other Party

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

Other Party

SALVATORE CANDELA, REGISTERED AGENT O/B/O
CITRUS SPRINGS CIVIC ASSOCIATION, INC.
PO BOX 236
HOLDER, FL 34445

Other Party



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

LUIS A. MAEZ
9735 N.W. 52 ST., #122
MIAMI, FL 33178

Title Holder

Certified By:

Hallie Sullivan

Tax Collector or Authorized Designee

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
1250374	18E17S100030 02180 0060	10115 N JANICE AVE CITRUS SPRINGS 34434
Legal Description		
CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 6 BLK 218		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 1143	\$3,581	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
LUIS A MAEZ	

1395 NE 167TH ST
EDIFICIO 10 APT 115
MIAMI FL 33162-2791

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

Nicole Burdick
Title Examiner

General Examiner Comments:

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

LUIS A. MAEZ
9735 N.W. 52 ST., #122
MIAMI FL 33178

Document

Quit Claim Deed
Bk:1068 Pg:359

Examiner Comments

Vesting Deed Legal does not reference the Plat Book and Page but instead appears to references the prior Deed Book and Page.

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.
P.O. BOX 236
HOLDER FL 34445

Document

Sunbiz

Examiner Comments

Name & Address of Record	Document	Examiner Comments
SALVATORE CANDELA, REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

1017S18E0030021800060

Tax Folio Number:

1017S18E0030021800060

This instrument prepared by:
FRANCISCO J. PINTO-TORRES, ESQ
9010 S.W. 137 AVE., 213
MIAMI, FLORIDA 33186

Grantor(s) SS.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED Executed this 2d day of December, A.D.
1994, by GLORIA IZQUIERDO MAEZ of 9735 N.W. 52 ST., #. 122, Miami, Florida 33178,
first party, to LOUIS A. MAEZ of 9735 N.W. 52 ST., #. 122, Miami, Florida 33178
second party:

(Wherever used here the terms "First party" and "Second party" shall include
singular and plural, heirs, legal representatives and assigns of individuals, and
the successors and assigns of corporations, wherever the context so admits or
requires)

WITNESSETH, That the said first party, for and in consideration of the sum
of \$10.00 in hand paid by the said second party, the receipt whereof is hereby
acknowledged, does hereby remise, release and quit-claim unto the said second
party forever, all the right, title, interest, claim and demand which the said
first party has in and to the following described lot, piece of land, situate,
lying and being in the County of Citrus, State of Florida, to-wit:

LOT 6, in BLOCK 218, OF CITRUS SPRINGS UNIT 3, as recorded in Official
Book 634, PG 1518 of the Public Records of Citrus County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest,
lien, equity and claim whatsoever of the said first party, whether in law or
equity, to the only proper use, benefit and behoof of the said party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these
presents the day and year first above written.

Documentary Tax Paid

\$ 70

Intangible Tax Paid

\$ 0

Betty Stiller,
Clerk of Circuit Court
Citrus County, Florida

By: CAB D.C.

95 FEB 10 PM 12 08
VERIFIED BY:
CAB
D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
RETTI CIRIELER, CLERK

BK1068P60359

846147

Signed, sealed and delivered in presence of:

Name
Address

9735 NW 52 ST
MIAMI FL 33178

Name
Address

STATE OF FLORIDA)
)SS
COUNTY OF DADE)

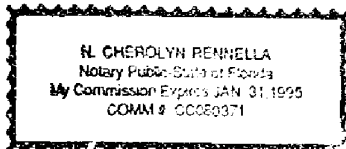
Gloria Izquierdo Maez
GLORIA IZQUIERDO MAEZ
ADDRESS: 9735 N.W. 52 ST. # 122
Miami, Florida 33178

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared GLORIA IZQUIERDO MAEZ WITH ID. NO. M200 289 42 691 0 to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the city and state aforementioned on December 3, 1994.

My Commission Expires:

M. Cheryl Rennella
NOTARY PUBLIC M. CHEROLYN RENNELLA



BK1068PB0360



[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

<u>04/16/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2025 -- Amendment</u>	View image in PDF format
<u>11/25/2024 -- Amendment</u>	View image in PDF format
<u>05/02/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/29/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/26/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/12/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/05/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/27/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/25/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/26/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/21/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/1995 -- ANNUAL REPORT</u>	View image in PDF format

Altkey: 1250374
MAEZ LUIS A

Parcel ID: 18E17S100030 02180 0060
10115 N JANICE AVE , 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
Short Legal CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 6 BLK 218
Est. Parcel Sqft 10,677
Est. Parcel Acres .25
Map SC-TW-RG 10-17S-18E

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

Mailing Address

Name MAEZ LUIS A
Mailing Address 1395 NE 167TH ST
EDIFICIO 10 APT 115
MIAMI FL 33162 2791

All Owners

Name	Owner Type
MAEZ LUIS A	IN - Individual

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	\$9,290	\$0	\$9,290	\$3,581	\$0	\$3,581	\$0	\$139.46	Link
2023	\$8,340	\$0	\$8,340	\$3,255	\$0	\$3,255	\$0	\$132.26	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	\$9,290	14.8306	\$193.62

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	V/I
12/01/1994	\$100	1068/0359	03-SAME FAMILY/DEED FOL	V
01/01/1984	\$6,400	0634/1518	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	86.00	86.0	125			\$9,290	PDR
									Total Misc Value

Legal Description

Legal Description
CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 6 BLK 218

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.

1250374

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 922618

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
1250374	2023/1143	06-01-2023
Legal Description		
CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 6 BLK 218		

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: 1250374
MAEZ LUIS A

Parcel ID: 18E17S100030 02180 0060
10115 N JANICE AVE , 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
Short Legal CITRUS SPGS UNIT 3 PB 5 PG 116 LOT 6 BLK 218
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Name MAEZ LUIS A
Mailing Address 1395 NE 167TH ST
EDIFICIO 10 APT 115
MIAMI FL 33162 2791

All Owners

Name	Owner Type
MAEZ LUIS A	IN - Individual

Value History and Tax Amount

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01/01/1984	\$6,400	0634/1518	14-SALE / MORE THAN 1 PARCEL	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	86.00	86.0	125				PDR

Total Misc Value
