

RECEIVED

By Tifani White at 4:44 pm, 6/12/25

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

RESEARCHED BY
SurplusDatabasePro.com513
R. 07/19
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	WALKER PROPERTY SERVICES OF SW FL LLC WALKER PROPERTY SERVICES 13721 CYPRESS TERRACE CIR STE 701 FORT MEYRS, FL 33907	Property Owner	BLAKE ROBERT A 6014 NW 75TH CT PARKLAND, FL 33067-3338
Property description	SPORTSMENS ISLAND UNREC SUB LOTS 220 & 236: LOT 220: BEG AT PT FOUND BY MEASURING FROM SW COR OF E1/ (Full legal attached.)	Application date	Apr 01, 2025
		Certificate #	2023 / 5258
		Date certificate issued	06/01/2023
		Account number	1013755

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)
# 2023/5258	06/01/2023	209.59	72.31	281.90
→ Part 2: Total*				281.90

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)
# 2024/4923	06/01/2024	208.15	6.25	20.03	234.43
# 2022/5722	06/01/2022	160.09	6.25	8.00	174.34
# 2021/6248	06/01/2021	154.95	6.25	7.75	168.95
# 2019/7757	06/01/2019	141.90	6.25	100.75	248.90
Part 3: Total*					826.62

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)	1,108.52
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	165.98
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)	50.99
7. Total Paid (Lines 1-6)	1,750.49

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.

Linda Pillsbury

Signature, Tax Collector or Designee

Citrus County, Florida

Date 12th of June, 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)	1,879.49
17. Redemption fee	6.25
18. Total amount to redeem	1,885.74
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)

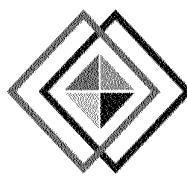
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **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)

SPORTSMENS ISLAND UNREC SUB LOTS 220 & 236: LOT 220: BEG AT PT FOUND BY MEASURING FROM SW COR OF E1/2 OF NW1/4 OF SEC 26-19S-16E N 00 DEG 27M 40S W AL W LN OF E1/2 OF NW1/4 OF SEC 26 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, TN N 72 DEG 10M 26S 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, T N 72 DEG 10M 00S E 280.0

FT, TN N 85 DEG 00M 00S E 30.0 FT, TN S 68 DEG 00M 00S E 184.0 FT, TN N 32 DEG 09M 09S E 18 5.22 FT TO POB, TN AL CNTRLN OF TRAIL 20.0 FT WD, TN N 61 DEG 43M 32S W 113.89 FT, TN LEAVING SD CNTRLN N 32 DEG 52M 55S E 194.56 FT TO SMALL SALT WTR BAY, TN S 67 DEG 06M 15 S E 112.62 FT, TN LEAVING SALT WTR BAY S 32 DEG 09M 09S W 204.96 FT TO POB. LOT 236: BEG AT PT FOUND BY MEASURING FR OM SW COR OF E1/2 OF NW1/4 OF SEC 26-19S-16E N 00 DEG 27M 40 S W AL W LN OF E1/2 OF NW1/4 OF SEC 26 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, TN N 72 DEG 10M E 280.0 FT, TN N 85 DEG E 30.0 FT, TN S 68 DEG E 66.0 FT TO POB, TN N 32 DEG 52M 55S E 198.34 FT TO CNTRLN OF TRAIL 20.0 FT WD, TN S 61 DEG 43M 32S E 113.89 FT, TN S 32 DEG 09M 09S W 48.0 FT, TN LEAVING SD CNTRLN OF SD TRAIL CONT S 32 DEG 09M 09S W 137.22 FT, TN N 68 DEG W 118.0 FT TO POB



TAX DEED APPLICATION COVER LETTER

Account #: 1013755

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

WALKER PROPERTY SERVICES OF SW FL LLC
WALKER PROPERTY SERVICES
13721 CYPRESS TERRACE CIR STE 701
FORT MEYRS, FL 33907

Owner on Current Tax Roll

BLAKE ROBERT A
6014 NW 75TH CT
PARKLAND, FL 33067-3338

Additional Parties, Per Search

JANET BLAKE
6014 NW 75TH COURT
PARKLAND, FL 33067

Other Party

JANET BLAKE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT BLAKE, DECEASED
6014 N.W. 75 COURT
PARKLAND, FL 33067

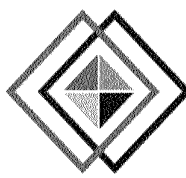
Other Party

ESTATE OF ROBERT A. BLAKE, DECEASED
A/K/A ROBERT ALAN BLAKE
18411 N.W. 43RD COURT
OPA LOCKA, FL 33054

Title Holder

ESTATE OF ROBERT A. BLAKE, DECEASED
A/K/A ROBERT ALAN BLAKE

Title Holder



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

6014 NW 74TH COURT
PARKLAND, FL 33067

Certified By:

Linda Pillsbury

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
1013755	16E19S26 1A000 2200	13623 SPORTSMANS ISLAND HOMOSASSA 34448

Legal Description

SPORTSMENS ISLAND UNREC SUB LOTS 220 & 236: LOT 220: BEG AT PT FOUND BY MEASURING FROM SW COR OF E1/2 OF NW1/4 OF SEC 26-19S-16E N 00 DEG 27M 40S W AL W LN OF E1/2 OF NW1/4 OF SEC 26 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, TN N 72 DEG 10M 26S 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, TN 72 DEG 10M 00S E 280.0 FT, TN N 85 DEG 00M 00S E 30.0 FT, TN S 68 DEG 00M 00S E 184.0 FT, TN N 32 DEG 09M 09S E 185.22 FT TO POB, TN AL CNTRLN OF TRAIL 20.0 FT WD, TN N 61 DEG 43M 32S W 113.89 FT, TN LEAVING SD CNTRLN N 32 DEG 52M 55S E 194.56 FT TO SMALL SALT WTR BAY, TN S 67 DEG 06M 15 S E 112.62 FT, TN LEAVING SALT WTR BAY S 32 DEG 09M 09S W 204.96 FT TO POB. LOT 236: BEG AT PT FOUND BY MEASURING FROM SW COR OF E1/2 OF NW1/4 OF SEC 26-19S-16E N 00 DEG 27M 40 S W AL W LN OF E1/2 OF NW1/4 OF SEC 26 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, TN N 72 DEG 10M E 280.0 FT, TN N 85 DEG E 30.0 FT, TN S 68 DEG E 66.0 FT TO POB, TN N 32 DEG 52M 55S E 198.34 FT TO CNTRLN OF TRAIL 20.0 FT WD, TN S 61 DEG 43M 32S E 113.89 FT, TN S 32 DEG 09M 09S W 48.0 FT, TN LEAVING SD CNTRLN OF SD TRAIL CONT S 32 DEG 09M 09S W 137.22 FT, TN N 68 DEG W 118.0 FT TO POB.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 5258	\$9,720	No	No	No

Owner of Record on Current Tax Roll
ROBERT A BLAKE

Billing Name & Address

6014 NW 75TH CT
PARKLAND FL 33067-3338

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: 06/11/2025 Search covers 20 years through: 06/06/2025

Nicole Burdick
Title Examiner

General Examiner Comments:

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

ESTATE OF ROBERT A. BLAKE, DECEASED
18411 N.W. 43RD COURT
OPA LOCKA FL 33054

Document

Warranty Deed
Bk:281 Pg:79

Examiner Comments

ESTATE OF ROBERT A. BLAKE, DECEASED
6014 NW 74TH COURT
PARKLAND FL 33067

Death Certificate 2066-224

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**

JANET BLAKE
6014 NW 75TH COURT
PARKLAND FL 33067

Document

Death Certificate
Bk:2066 Pg:224

Examiner Comments

Death Certificate does not
reference subject property.

Name & Address of Record

JANET BLAKE, PERSONAL REPRESENTATIVE
OF THE ESTATE OF ROBERT BLAKE,
DECEASED
6014 N.W. 75 COURT
PARKLAND FL 33067

Document

Affidavit
Bk:2066 Pg:227

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

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

Warranty Deed

This Indenture, Made this 1st day of January, A.D. 1971

Between HONOLULU SPORTSMAN'S ISLAND CORPORATION, a corporation

existing under the laws of the State of Florida, having its principal place of business in the County of Dade and State of Florida, and lawfully authorized to transmit business in the State of Florida, party of the first part, and

ROBERT A. BLAKE
18411 N. W. 43rd Court
Opa Locka, Florida 33054

of the County of Dade and State of Florida

part 2 of the second part Witnesseth:

That the said party of the first part for and in consideration of the sum of TEN AND NO/100 Dollars, to it in hand paid by the said party of the second part the receipt whereof is hereby acknowledged has granted, conveyed and sold to the said party of the second part his heirs and assigns forever, the following described land situate, lying and being in the County of Dade and State of Florida, to-wit:

Parcel #220: Begin at a point found by measuring from the SW corner of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 26, Township 12 South, Range 16 East, N. 00°-27'-40" W., along the West line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 26, 292.80 ft.; thence N. 85°-14'-49" E. 200.56 ft.; thence N. 72°-10'-00" E. 280.0 ft.; thence N. 85°-00'-00" E. 30.0 ft.; thence S. 68°-00'-00" E. 184.0 ft.; thence N. 32°-09'-09" E. 185.22 ft. to the aforementioned P.O.B.; thence along the center line of a trail 20.0 ft. wide; thence N. 61°-43'-32" W. 113.89 ft.; thence leaving said center line N. 32°-52'-55" E. 198.56 ft. to a small salt water bay, thence S. 67°-06'-15" E. 112.62 ft.; thence leaving said water bay, S. 32°-09'-09" W. 204.96 ft. to the aforementioned P.O.B.

Parcel #230: Begin at a point found by measuring from the SW corner of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 26, Township 12 South, Range 16 East, N. 00°-27'-40" W., along the West line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 26, 292.80 ft.; thence N. 85°-14'-49" E. 200.56 ft.; thence N. 72°-10'-00" E. 280.0 ft.; thence N. 85°-00'-00" E. 30.0 ft.; thence S. 68°-00'-00" E. 66.0 ft. to the aforementioned P.O.B.; thence N. 32°-52'-55" E. 198.56 ft. to the center line of a trail 20.0 ft. wide; thence S. 61°-43'-32" E. 113.89 ft.; thence S. 32°-09'-09" W. 48.0 ft.; thence leaving said center line of said trail continue S. 32°-09'-09" W. 137.22 ft.; thence N. 68°-00'-00" W. 118.0 ft. to the aforementioned P.O.B.

GRANTEE AGREES TO MAINTAIN PROPERTY IN ITS NATURAL STATE (EXCLUDING UNDERBUSH). GRANTEE SHALL BE ALLOWED TO TRIM OUT TREES FOR CAMPSITE AND ACCESSORY DEVELOPMENT ONLY.

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

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

(Corporate Seal)
Attest:
JACK BLAKE, Secretary

Signed, sealed and delivered in presence of us:

Stacy H. Sanders

HONOLULU SPORTSMAN'S ISLAND CORP.

RAUL D. SPARR, President

By: [Signature] Raul D. Sparr

Notary Public for the State of Florida
JACK BLAKE, Notary
620 Bayshore Blvd., Suite 111, Miami, FL 33134

State of Florida,
County of _____

I Herby Certify that on the 15th day of January
A.D. 1921, before me personally appeared RALPH L. SPARR and JACK BLACK,
President and Vice President respectively of
TAMOSASSA SPORTSMAN'S ISLAND CORPORATION, a corporation under the laws of
the State of Florida, to me known to be the persons who signed the foregoing
instrument as such officers and personally a true and correct copy thereof to be then read and read as such
officer for the use and purpose of the instrument and that they affixed thereto the official seal of said corpora-
tion and that the said instrument is the true and correct copy of said corporation.

Witness my signature and official seal at City of Miami

in the County of _____ State of Florida
the day and year last aforesaid
My commission expires _____
Notary Public, State of Florida

RECORDED
FEB 2 1921
MAY 1 1921

22 2 PM 21 1921 L.

Warrant Deed
(FROM CORPORATION)
TO
ABSTRACT OF DESCRIPTION

RECORDED
FEB 2 1921
MAY 1 1921
07.50

Altkey: 1013755
BLAKE ROBERT A

Parcel ID: 16E19S26 1A000 2200
13623 SPORTSMANS ISLAND , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	9900 - ISLAND PROPERTIES
Tax District	00WD - HOMOSASSA SPECIAL WATER
Subdivision	002055 - HOMOSASSA SPORTSMANS ISL 1A000
Short Legal	SPORTSMENS ISLAND UNREC SUB LOTS 220 & 236: LOT 220: BEGAT PT FOUND BY MEASURING FROM SW COR OF E1/2 OF NW1/4 OF SEC 26-19S-16E N 00 DEG 27M 40S W AL W LN OF E1/2 OF NW1/4
Est. Parcel Sqft	44,449
Est. Parcel Acres	1.02
Map SC-TW-RG	26-19S-16E

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

Mailing Address

Name	BLAKE ROBERT A
Mailing Address	6014 NW 75TH CT PARKLAND FL 33067 3338

All Owners

Name	Owner Type
BLAKE ROBERT 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	\$9,720	\$0	\$9,720	\$9,720	\$0	\$9,720	\$0	\$161.15	Link
2023	\$9,720	\$0	\$9,720	\$8,968	\$0	\$8,968	\$0	\$154.38	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	00WD	HOMOSASSA SPECIAL WATER	\$9,720	16.1613	\$161.16

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
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/15/1971	\$2,500	0281/0079	00-WARRANTY DEED	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	0004-CNL FRT -VAC RES	U-UNIT	1.00	112.0	391			\$8,900	CLR
2	0008-SFR NON-WATERFRONT	U-UNIT	1.00	.0				\$820	CLR
									Total Misc Value

Legal Description

Legal Description
SPORTSMENS ISLAND UNREC SUB LOTS 220 & 236: LOT 220: BEG AT PT FOUND BY MEASURING FROM SW COR OF E1/2 OF NW1/4 OF SEC 26-19S-16E N 00 DEG 27M 40S W AL W LN OF E1/2 OF NW1/4 OF SEC 26 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, TN N 72 DEG 10M 26S 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, T N 72 DEG 10M 00S E 280.0 FT, TN N 85 DEG 00M 00S E 30.0 FT, TN S 68 DEG 00M 00S E 184.0 FT, TN N 32 DEG 09M 09S E 18 5.22 FT TO POB, TN AL CNTRLN OF TRAIL 20.0 FT WD, TN N 61 DEG 43M 32S W 113.89 FT, TN LEAVING SD CNTRLN N 32 DEG 52M 55S E 194.56 FT TO SMALL SALT WTR BAY, TN S 67 DEG 06M 15 S E 112.62 FT, TN LEAVING SALT WTR BAY S 32 DEG 09M 09S W 204.96 FT TO POB. LOT 236: BEG AT PT FOUND BY MEASURING FR OM SW COR OF E1/2 OF NW1/4 OF SEC 26-19S-16E N 00 DEG 27M 40 S W AL W LN OF E1/2 OF NW1/4 OF SEC 26 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, TN N 72 DEG 10M E 280.0 FT, TN N 85 DEG E 30.0 FT, TN S 68 DEG E 66.0 FT TO POB, TN N 32 DEG 52M 55S E 198.34 FT TO CNTRLN OF TRAIL 20.0 FT WD, TN S 61 DEG 43M 32S E 113.89 FT, TN S 32 DEG 09M 09S W 48.0 FT, TN LEAVING SD CNTRLN OF SD TRAIL CONT S 32 DEG 09M 09S W 137.22 FT, TN N 68 DEG W 118.0 FT TO POB.

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.

1013755

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 922596

To: Tax Collector of CITRUS COUNTY, Florida

I,
WALKER PROPERTY SERVICES OF SW FL LLC
WALKER PROPERTY SERVICES
13721 CYPRESS TERRACE CIR STE 701
FORT MEYRS, FL 33907,

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
1013755	2023/5258	06-01-2023
Legal Description		
SPORTSMENS ISLAND UNREC SUB LOTS 220 & 236: LOT 220: BEG AT PT FOUND BY MEASURING FROM SW COR OF E1/2 OF NW1/4 OF SEC 26-19S-16E N 00 DEG 27M 40S W AL W LN OF E1/2 OF NW1/4 OF SEC 26 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, TN N 72 DEG 10M 26S 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, T N 72 DEG 10M 00S E 280.0 FT, TN N 85 DEG 00M 00S E 30.0 FT, TN S 68 DEG 00M 00S E 184.0 FT, TN N 32 DEG 09M 09S E 18 5.22 FT TO POB, TN AL CNTRLN OF TRAIL 20.0 FT WD, TN N 61 DEG 43M 32S W 113.89 FT, TN LEAVING SD CNTRLN N 32 DEG 52M 55S E 194.56 FT TO SMALL SALT WTR BAY, TN S 67 DEG 06M 15 S E 112.62 FT, TN LEAVING SALT WTR BAY S 32 DEG 09M 09S W 204.96 FT TO POB. LOT 236: BEG AT PT FOUND BY MEASURING FR OM SW COR OF E1/2 OF NW1/4 OF SEC 26-19S-16E N 00 DEG 27M 40 S W AL W LN OF E1/2 OF NW1/4 OF SEC 26 292.80 FT, TN N 85 DEG 14M 49S E 200.56 FT, TN N 72 DEG 10M E 280.0 FT, TN N 85 DEG E 30.0 FT, TN S 68 DEG E 66.0 FT TO POB, TN N 32 DEG 52M 55S E 198.34 FT TO CNTRLN OF TRAIL 20.0 FT WD, TN S 61 DEG 43M 32S E 113.89 FT, TN S 32 DEG 09M 09S W 48.0 FT, TN LEAVING SD CNTRLN OF SD TRAIL CONT S 32 DEG 09M 09S W 137.22 FT, TN N 68 DEG W 118.0 FT TO POB		

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
WALKER PROPERTY SERVICES OF SW FL LLC
WALKER PROPERTY SERVICES
13721 CYPRESS TERRACE CIR STE 701
FORT MEYRS, FL 33907

04-01-2025
Application Date

Applicant's signature

Altkey: 1013755
BLAKE ROBERT A

Parcel ID: 16E19S26 1A000 2200
13623 SPORTSMANS ISLAND , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	9900 - ISLAND PROPERTIES
Tax District	00WD - HOMOSASSA SPECIAL WATER
Subdivision	002055 - HOMOSASSA SPORTSMANS ISL 1A000
Short Legal	SPORTSMENS ISLAND UNREC SUB LOTS 220 & 236: LOT 220: BEGAT PT FOUND BY MEASURING FROM SW COR OF E1/2 OF NW1/4 OF SEC 26-19S-16E N 00 DEG 27M 40S W AL W LN OF E1/2 OF NW1/4
Est. Parcel Sqft	44,449
Est. Parcel Acres	1.02
Map SC-TW-RG	26-19S-16E

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

Mailing Address

Name	BLAKE ROBERT A
Mailing Address	6014 NW 75TH CT PARKLAND FL 33067 3338

All Owners

Name	Owner Type
BLAKE ROBERT 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	\$9,720	\$0	\$9,720	\$9,720	\$0	\$9,720	\$0	\$161.15	Link
2023	\$9,720	\$0	\$9,720	\$8,968	\$0	\$8,968	\$0	\$154.38	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	00WD	HOMOSASSA SPECIAL WATER	\$9,720	16.1613	\$161.16

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
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/15/1971	\$2,500	0281/0079	00-WARRANTY DEED	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	0004-CNL FRT -VAC RES	U-UNIT	1.00	112.0	391				CLR
2	0008-SFR NON-WATERFRONT	U-UNIT	1.00	.0					CLR

Total Misc Value
