



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Application Information

Applicant	JPL INVESTMENTS CORP, JPL INVESTMENTS CORP 10000 W 72 ST NO 382 MIAMI, FL 33173	Application date	Apr 01, 2025
Owner	PARTRIDGE SHIRLEY PARTRIDGE ALAN PARTRIDGE SHIRLEY PARTRIDGE ALAN 9244 N SEYMOUR RD FLUSHING, MI 48433-9258	Deed application number	2025-0024
Property description	WEEKIWACHEE ACRES ADD UNIT 1 BLK 4 LOT 24 ORB 308 PG 416	Certificate #	2023 / 230001819
		Issued	05/31/2023
		Parcel ID	R16-223-17-3860-0040-0240
		Alternate Parcel ID	186845

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)
# 2023/230001819	05/31/2023	1,556.31	208.80	1,765.11
→Part 2: Total*				1,765.11

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)
# 2024/240001672	05/31/2024	1,130.21	6.25	160.58	1,297.04
# 2022/220288000	05/31/2022	919.66	6.25	295.06	1,220.97
Part 3: Total*					2,518.01

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)	4,283.12
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,119.29
4. Ownership and encumbrance 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)	87.41
7. Total Paid (Lines 1-6)	5,914.82

I certify the above information is true and the tax certificates, interest, ownership and encumbrance report fee, and tax collector's fees have been paid, and that the ownership and encumbrance statement is attached.

Sign here: <u>TERESA ALBARELLA</u>	<u>Hernando County, Florida</u>
Signature, Tax Collector	Date <u>05/02/2025</u>

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	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge(s) (see s.197.542, F.S.)	0.00
11. Electronic Auction Fee	0.00
12. Recording fee for certificate of notice	0.00
13. Sheriff's fees	0.00
14. Interest (see Clerk of Court Instructions, page 2)	0.00
15. Total Paid (Lines 8-14)	0.00
16. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
17. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
18. Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	5,914.82
19. Redemption fee	6.25
20. Total amount to redeem	5,921.07

Sign here: _____	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 14: 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 **13**. Enter the amount on **Line 14**.

Line 15: Enter the total of Lines 8-14. Complete Lines 15-20, if applicable.

HERNANDO COUNTY TAX COLLECTOR

AMY L. BLACKBURN, C.F.C.

20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc



APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2025-0024

To: Tax Collector of HERNANDO COUNTY, Florida

I,
JPL INVESTMENTS CORP, JPL INVESTMENTS CORP
8724 SW 72 ST NO 382
MIAMI, FL 33173,

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
R16-223-17-3860-0040-0240	2023/230001819	05-31-2023	WEEKIWACHEE ACRES ADD UNIT 1 BLK 4 LOT 24 ORB 308 PG 416

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.

Electronic signature on file
JPL INVESTMENTS CORP, JPL INVESTMENTS CORP
8724 SW 72 ST NO 382
MIAMI, FL 33173

04-01-2025
Application Date

Applicant's signature

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 Hernando County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
R16-223-17-3860-0040-0240	00186845	0 WELSH ST SPRING HILL 34606

Legal Description

WEEKIWACHEE ACRES ADD UNIT 1 BLK 4 LOT 24 ORB 308 PG 416

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 230001819	\$35,581	No	No	No

Owner of Record on Current Tax Roll
SHIRLEY PARTRIDGE, ALAN PARTRIDGE

Billing Name & Address

9244 N SEYMOUR RD
FLUSHING MI 48433-9258
US

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: 05/01/2025 **Search covers** 20 years **through:** 04/17/2025

Ashley Reeves
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record

SHIRLEY PARTRIDGE
 9244 N SEYMOUR ROAD
 FLUSHING MI 48433

Document

Quit Claim Deed
 Bk:813 Pg:1993

Examiner Comments

Related Documents (for Reference)

Order of Summary Administration
 Bk:2416 Pg:422

MORTGAGE HOLDER

Name & Address of Record

None found.

Document

Examiner Comments

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record

COUNTY OF HERNANDO
 BUILDING AND ZONING
 789 PROVIDENCE BLVD
 BROOKSVILLE FL 34601

Document

Lien
 Bk:4470 Pg:1976

Examiner Comments

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record

None found.

Document

Examiner Comments

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

R-10-50
D-55



This Instrument Prepared by
and return to:
John A. Nelson, Esquire
SLAYMAKER & ASSOC., P.A.
2250 W. Hwy. 44, Ste. C-1
Inverness, FL 32650

008843

CLERK OF CIRCUIT COURT

QUITCLAIM DEED

The terms "Grantor" and "Grantee" shall include their
respective heirs, devisees, personal representatives,
successors and assigns; any gender shall include all
genders, the plural number the singular and the
singular, the plural.

This Indenture made this 30th day of March A.D. 1991, by and between

Shirley Partridge, whose Social Security Number is
[REDACTED]

hereinafter referred to as Grantor, and

Shirley Partridge and Alan Partridge, whose Social
Security Numbers are [REDACTED] and [REDACTED]
respectively, as Joint Tenants With Right of
Survivorship

Documentary Tax Pd. \$ 55
Intangible Tax Pd. \$
Kare [REDACTED] Clerk of Circuit Ct.
Hernando County Florida
C. Oats

hereinafter referred to as Grantee, whose post office address is

9244 N. Seymour Road
Flushing, MI 48433

WITNESSETH: Grantor, in consideration of the sum of ten dollars (\$10.00) and
other valuable considerations to him in hand paid by Grantee, receipt of which
is hereby acknowledged, does hereby release, remise and quitclaim to Grantee
any and all of the right, title and interest of Grantor in and to the
following described property situate in Hernando County, Florida.

Lot 24, Block 4, WEEKI WACHEE ACRES ADDITION, UNIT NO. 1, AS PER
THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 92, PUBLIC RECORDS
OF HERNANDO COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1965 VILLAGE MOBILE HOME I.D. #4753

Having Parcel Number R16-223-17-3680-0040-0240

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above
written.

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]

[Signature]
Shirley Partridge

SLAYMAKER AND ASSOC. P.A.
ATTORNEYS AT LAW
2250 HWY. 44 WEST, SUITE C-1
INVERNESS, FLORIDA 32650
904-794-129

O.R. 813 PG 1993

This instrument prepared
upon information furnished
by Grantor
The Title Insurance
has not been
and is neither guaranteed
nor insured.

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments in the state and county named above, personally appeared SHIRLEY PARTRIDGE to me known to be the persons described in and who executed the foregoing deed and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

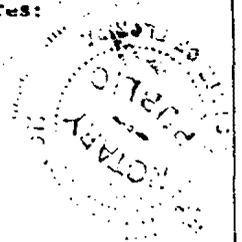
WITNESS my hand and official seal in the state and county named above this 20th day of March, 1991.

John H. Nela

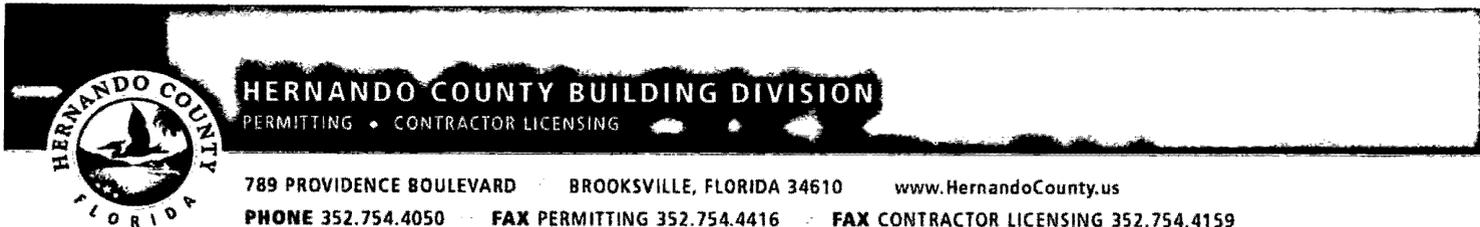
Notary Public

My commission expires:

Notary Public, State of Florida
My Commission Expires 10/1/91



Q. R. 813 PG 1994



Certified Mail: #7016 0600 0000 5724 2334

Date: Sept. 16, 2024

Shirley Partridge
Alan Partridge
9244 N. Seymour Rd.
Flushing, MI 48433-9258

**NOTICE OF SPECIAL ASSESSMENT
UNSAFE BUILDING ABATEMENT
(Pursuant to Florida Statute and Hernando County Code)**

Mr. & Ms. Partridge:

Hernando County provided you with written notice on **April 30, 2024**, of the property condition and requested that action needed to make the necessary corrections. You failed to do so within the specified time; therefore, Hernando County has remedied the condition and hereby notices you (as the current owner) that a special assessment has been imposed on your property.

Your property located at: 3219 Welsh St. Spring Hill, Florida
Property Appraiser's ID No.: 186845
Property Condition: Unsafe Conditions; Case #343491

Action taken: Demolition of building:
Total Costs for action taken: \$4739.00
Costs include demolition of building, etc. (itemize)
An itemized list is attached hereto.

You are hereby noticed that your assessment must be paid within twenty days from the date of your receipt of this notice. You must remit full payment in the total amount of \$4739.00 payable to Hernando County Building Division, 789 Providence Boulevard, Brooksville, FL 34601. In the event you have not timely remitted the full payment, your assessment will be declared delinquent and begin accruing interest charges at the maximum amount allowed by law and placed on the tax roll as a non-ad valorem assessment (interest inclusive) if not paid in full by December 1st, 2024.

Further, be aware that your property may be subject to:

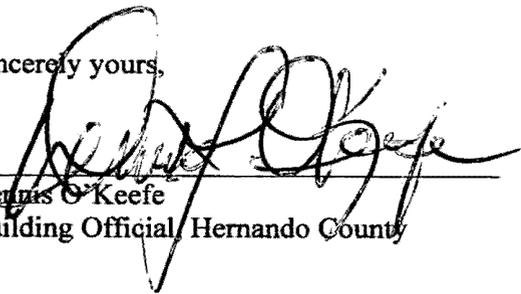
1. The sale of a tax certificate, bearing interest by law, if you do not pay the assessment as part of your tax bill, and

2. Sold and conveyed by tax deed if the tax certificate is not redeemed by payment of the non-ad valorem assessment in full, plus interest, as required by Florida law.

This Notice is specific to its content, it neither takes the place of prior assessments or liens, nor does it prohibit future assessments against the subject property or other property owned by you.

If you should have any questions, please contact my office by calling (352) 754-4050, Monday through Friday, 7:30 a.m. to 4:00 p.m. with the exceptions of holidays.

Sincerely yours,



Dennis O'Keefe
Building Official, Hernando County

R Hernando County Building Division
Attn: Cindy Garner
789 Providence Blvd.
Brooksville, FL 34601

AFFIDAVIT OF ABATEMENT

Corrective action has been taken regarding the unsafe structure(s) located at:

PROPERTY ADDRESS: 3219 Welsh St. Spring Hill, Florida

OWNER'S NAME: Shirley & Alan Partridge

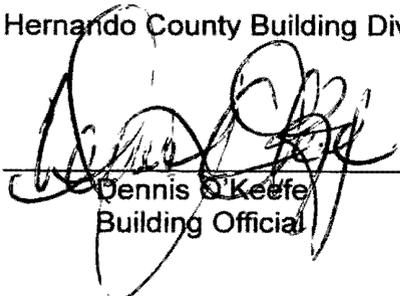
LEGAL DESCRIPTION: Weeki Wachee Acres Add Unit 1 Blk 4 Lot 24 Orb 308 Pg 416

KEY: 186845

and pursuant to the Affidavit recorded in O.R. Plat Book 4417 Page 371.

The unsafe structure(s) no longer exists on the above referenced property due to Hernando County ordered demolition of the unsafe structure.

Hernando County Building Division


Dennis O'Keefe
Building Official

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of Sept. 16, 2024,

by (print name) Dennis O'Keefe

(Signature of Notary Public - State of Florida) Cynthia D. Garner

Personally, known OR Produced Identification personally

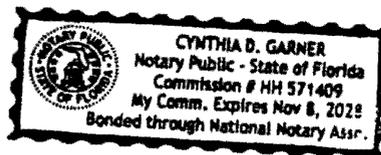
Type of Identification Produced _____

Cynthia D. Garner
Notary Public

CYNTHIA Garner
Print/Type/Stamp Name of Notary

R Hernando County Building Division
789 Providence Boulevard
Brooksville, Florida 34601
Please return to Cindy Garner

Affix Stamp or Seal



UNSAFE BUILDING ABATEMENT COSTS

**Address: 3219 Welsh St. Spring Hill, Florida
Case # 343491**

	ITEM (RECORDING COSTS, O & E, SUPPLIES, ETC)	COST
09/01/2021	Building Division Administrative Cost	\$750.00
04/23/2024	O&E report: Home/Land Title Inc.	\$125.00
09/09/2024	Central Florida Land Services, Inc.	\$3864.00
		TOTAL
		\$4739.00

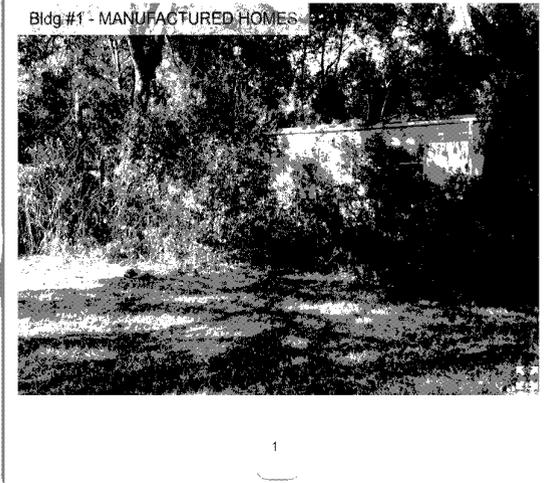


**Street Level photos may not be available if structure is not visible from road.

Parcel Key: 00186845 Parcel #: R16 223 17 3860 0040 0240

Owner Information
Owner PARTRIDGE SHIRLEY Name: PARTRIDGE ALAN Mailing 9244 N SEYMOUR RD Address: FLUSHING MI 48433-9258

Property & Assessment Values
Building: \$23,407 Assessed: \$22,991 Features: \$830 Exempt: \$0 Land: \$11,344 Capped: \$22,991 AG Land: \$0 Excl Cap: \$0 Market: \$35,581 Taxable: \$22,991



Property Information
Site Address: WELSH ST Description: WEEKIWACHEE ACRES ADD UNIT 1 BLK 4 LOT 24 ORB 308 PG 416 DOR Code: (02) MOBILE HOME Levy Code: CWES Sec/Tnshp/Rng: 15-23-17 Subdivision: WEEKI WACHEE ACRES ADD UN 1 Neighborhood: WW ACRES 3810-3860,3880,4050(3810)

Certified Tax Information
AdValorem: \$420.47 NONAdValorem: \$666.22 Total For 2024: \$1,086.69 Total For 2023: \$1,021.00 Total For 2022: \$1,414.99 Total For 2021: \$826.31
Real Time Tax Info Pay Taxes On-line CE Assmts/Liens Comm Fire Assmts

Land Breakdown	Units	Value
Land Use RESIDENTIAL/SQFT RATE	6,875.00 SQUARE FEET	11,344

Sales Breakdown						
Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
03/01/1991	<u>813/1993</u>	QC	I	D	\$100	PARTRIDGE SHIRLEY
05/01/1990	<u>781/1454</u>	WD	I	Q	\$10,000	PARTRIDGE SHIRLEY
01/01/1980					\$0	BECKER JOHN and RUTH FRANCES

Building Characteristics				
Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath Value
1	MANUFACTURED HOMES(02)	1965	552/0	1/1 \$23,407
NOTE: All S.F. Calculations are based on exterior building dimensions				

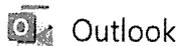
Extra Features				
Bldg#	Description	Actual Year	Dimensions	Current Value
	CARPORT W/CONCRETE FLOOR(CPC)	1973	288	\$778
	DETACHED UTIL, NO CONCRETE FL(DUU)	1975	48	\$52

Addresses
WELSH ST

Businesses										
Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										



© Copyright 2023 All Rights Reserved - Hernando County Property Appraiser



Re: KEY# 186845 MOBILE HOME INFO REQUEST - TDA# 2025-0024

From Teresa Albarella <TAlbarella@co.hernando.fl.us>
Date Mon 4/28/2025 11:15 AM
To Susan Dundas <Susan.Dundas@hernandocounty.us>

Ok, thank you. I have notated the file.

Thank You,

Teresa Albarella

Customer Service Representative
Office of Amy L. Blackburn, CFC
Hernando County Tax Collector
(P) 352-754-4180 (F) 352-688-5089
20 N Main St. Room 112, Brooksville, FL 34601
www.hernandotax.us



"If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

From: Susan Dundas <Susan.Dundas@hernandocounty.us>
Sent: Monday, April 28, 2025 9:46 AM
To: Teresa Albarella <TAlbarella@co.hernando.fl.us>
Cc: Susan Dundas <Susan.Dundas@hernandocounty.us>
Subject: RE: KEY# 186845 MOBILE HOME INFO REQUEST - TDA# 2025-0024

Good morning:



This mobile home was demolished in 2024. Permit # 1487238. Please make note mobile home referenced below is no longer there.

Thank you,
Susie

Susie Dundas, CFE
Tax Roll Supervisor
Hernando County Property Appraiser's Office
201 Howell Ave., Ste. 300
Brooksville, FL 34601
352-754-4190 ext. 25152
352-754-4198 Fax
<https://hernandopa-fl.us/>



From: Susan Dundas <Susan.Dundas@hernandocounty.us>
Sent: Monday, April 28, 2025 9:44 AM
To: Teresa Albarella <TAlbarella@co.hernando.fl.us>
Cc: Susan Dundas <Susan.Dundas@hernandocounty.us>
Subject: RE: KEY# 186845 MOBILE HOME INFO REQUEST - TDA# 2025-0024

Good morning:

Key 186845 - 1965 12X46 VILLIERS MH VIN 4753 TITLE 1992693 RPDECAL R401476.

Thank you,
Susie

Susie Dundas, CFE
Tax Roll Supervisor
Hernando County Property Appraiser's Office
201 Howell Ave., Ste. 300
Brooksville, FL 34601
352-754-4190 ext. 25152
352-754-4198 Fax
<https://hernandopa-fl.us/>



From: Teresa Albarella <TAlbarella@co.hernando.fl.us>
Sent: Monday, April 28, 2025 9:22 AM
To: Susan Dundas <Susan.Dundas@hernandocounty.us>
Subject: KEY# 186845 MOBILE HOME INFO REQUEST - TDA# 2025-0024

KEY# 186845
OWNER OF RECORD: SHIRLEY & ALAN PARTRIDGE
PARCEL ID: R16-223-17-3860-0040-0240

Thank You,
Teresa Albarella
Customer Service Representative
Office of Amy L. Blackburn, CFC
Hernando County Tax Collector
(P) 352-754-4180 (F) 352-688-5089
20 N Main St. Room 112, Brooksville, FL 34601
www.hernandotax.us



"If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."