

# Tax Collector's Certification

Date of Tax Deed Application

JUNE 22 2016

This is to certify that THE REALTY CONNEXION DISCOUNT R holder of Tax Sale Certificate Number 2012-02331-00, issued the 31 day of MAY, 2012, and which encumbers the following described property located in the County of Hernando, State of Florida, to-wit:

Parcel: R01 221 17 3360 0725 0060

Key: 00646965

2016-493

ROYAL HIGHLANDS UNIT 8

BLOCK 725 LOT 6

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

**Certificates owned by Applicant and Filed in Connection with this Tax Deed Application:**

Certificate No	Date of Sale	Face Amount	Interest	Total
2012-02331-00	05/31/2012	301.66	15.08	316.74

**Certificates Redeemed by Applicant or Included (County) in Connection with this Tax Deed Application:**

Certificate No	Date of Sale	Face Amount	T.C.Fee	Interest	Total
2010-02402-00	05/31/2010	236.30	6.25	258.75	501.30
2011-02331-00	05/31/2011	211.84	6.25	88.84	306.93
2013-02270-00	05/31/2013	156.77	6.25	87.01	250.03
2014-02166-00	05/31/2014	163.21	6.25	8.16	177.62
2015-02018-00	05/31/2015	166.71	6.25	32.51	205.47
2016-02144-00	05/31/2016	151.33	6.25	7.57	165.15

**Amounts Certified by Tax Collector (Lines 1-7):**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	Total Amount Paid 316.74
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	1,606.50
3. Total of Current Taxes Paid by Tax Deed Applicant	-----
4. Ownership and Encumbrance Report Fee	100.00
5. Tax Deed Application Fee	75.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	125.89
7. Total (Lines 1-6)	2224.13

**Amounts Certified by Clerk of Court (Lines 8-15):**

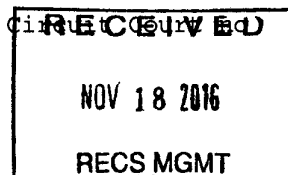
8. Clerk of Court Statutory Fee for Processing Tax Deed	-----
9. Clerk of Court Certified Mail Charge	-----
10. Clerk of Court Advertising Charge	-----
11. Clerk of Court Recording Fee for Certificate of Notice	-----
12. Sheriff's Fee	-----
13. Interest Computed by Clerk of Court Pursuant to Section 197.542 F.S.	-----
14. Total (Lines 8-13)	-----
15. One-half of the assessed value of homestead property, if applicable pursuant to section 197.502, F.S.	-----
16. Statutory (Opening) Bid; Total of Lines 7, 14 and 15 (if applicable)	-----

\*Done this the 18 day of November 2016 Tax Collector of Hernando County

Date of Sale \_\_\_\_\_

By Sally L. Daniel

\* This certification must be surrendered to the Clerk of the Circuit Court later than ten days after this date.



TAX DEED APPLICATION

HERNANDO COUNTY, BROOKSVILLE, FLORIDA

I am the owner of the following tax sale certificate and do hereby make application for Tax Deed on same:

Tax Sale Certificate # 2012-02331-00

Purchase Date: 05/31/2012

Certificate face amount \$301.66 Interest rate: 18.00%

Key # 00646965 Parcel # R01 221 17 3360 0725 0060

Legal Description (as shown on List of Lands Sold):

ROYAL HIGHLANDS UNIT 8 BLOCK 725 LOT 6

Certificate Holder: THE REALTY CONNEXION DISCOUNT REAL ESTAT  
CARE OF MARTIN PRICE

Address: 21879 TOWN PLACE DRIVE

BOCA RATON FL 33433

The Realty Connexion  
Certificate Holder(s)

Date: 6/21/16

(This form takes the place of a tax certificate in applying for a tax deed due to electronic issuance of tax sale certificates as of June 1, 1993.)

Form: TDAHCTC1

**NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED**

DR-512  
R. 05/88

TO: Tax Collector of HERNANDO County:

In accordance with the Florida Statutes, I, THE REALTY CONNEXION DISCOUNT, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>CERT. NO.</b>	<b>DATE</b>	<b>LEGAL DESCRIPTION</b>
2012-02331-00	05/31/2012	ROYAL HIGHLANDS UNIT 8 BLOCK 725 LOT 6

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to 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 above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Martin Price  
Applicant's Signature

6/21/16  
Date

HERNANDO COUNTY TAX COLLECTOR  
SALLY L. DANIEL, C.F.C.



20 NORTH MAIN ST., ROOM 112 \* BROOKSVILLE, FLORIDA 34601-2892  
TELEPHONE (352) 754-4180 \* FAX (352) 754-4189

October 24, 2016

Tarpon IV LLC  
18305 Biscayne Blvd Ste 400  
North Miami Beach FL 33160-2172

**URGENT - REPLY NEEDED AT ONCE!**

RE: Royal Highlands Unit 8

Blk 725 Lot 6

Key: 646965  
Certificate: 2012-02331-00  
File : 2016-0528

Dear: Property Owner:

Application for TAX DEED has been made on your property shown above. As authorized by Florida Statutes, continued non-payment of delinquent taxes will result in added costs and the loss of your property at public auction.

To stop this action, the amount of \$ 2,261.86 must be paid on or before 11-16-16.  
**Payment will be accepted only by cash, money order, cashier's check or certified check. Funds must be drawn on a United States bank or an International Money Order in U.S. funds.**

We urge payment before the above date to avoid additional costs and possible loss of property.

Sincerely,

Sally L. Daniel, C.F.C.  
Hernando County Tax Collector

Cc: (see attached list)

# Gulf Coast Title Co., Inc.

111 North Main Street  
Brooksville, FL 34601  
(352)-796-9416  
(352) 796-6676 (fax)

*"Since 1923"*

File No. 20160528  
Certificate No. 2012-02331-00  
Effective Date: 09/20/2016

Parcel #: R01 221 17 3360 0725 0060 / Parcel Key 00646965

LEGAL DESCRIPTION; (Per Tax Collector Certification, See Exhibit A for full legal);

ROYAL HIGHLANDS UNIT 8                      BLK 725 LOT 6

TO: Clerk of the Circuit Court, Hernando County, Florida.

APPLICANT: THE REALTY CONNEXION DISCOUNT REAL ESTATE  
CARE OF MARTIN PRICE

Dear Sir: Application is made to this office for Tax Deed on the above property. I certify that the legal description is correct as required under Chapter 197 Florida Statute.

APPARENT TITLE HOLDER AND ADDRESS ON RECORD:  
TAX DEED (OR Book 2688/1897)  
TARPON IV, LLC  
18305 BISCAYNE BOULEVARD  
SUITE 400  
AVENTURA, FL 33160

VENDEE OF RECORDED CONTRACT FOR DEED: None

LIEN HOLDER AND ADDRESS OF RECORD: None

ADDRESS ON RECORD ON CURRENT TAX ROLL:  
TARPON IV LLC  
18305 BISCAYNE BLVD STE 400  
NORTH MIAMI BEACH, FL 33160-21

MOBILE HOME: No

OTHERS TO NOTIFY: None

HOMESTEAD EXEMPTION: No

ASSESSED VALUE:           \$3,346.00

OUTSTANDING TAX SALE CERTIFICATES: 2012-02331-00

This is to certify that this "Ownership and Encumbrance Report" (hereinafter referred to as the "Report"), shows the apparent record owner and all liens, as required by Chapter 197 Florida Statutes. It applies to the property described in said Tax Collector's Certification, and is based upon a search of the Public Records of Hernando County, Florida. This Company, in issuing this Report, assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this Report is limited to \$1,000.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims of losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Dated this 3<sup>rd</sup> day of October, 2016.

GULF COAST TITLE CO., INC.

By: \_\_\_\_\_

Roger Eppley, CLS  
Vice-President

Exhibit "A"

Lot 6, Block 725 of ROYAL HIGHLANDS, UNIT NO. 8, as per plat thereof recorded in Plat Book 13, pages 3 through 31, public records of Hernando County, Florida.

TAX DEED

OFFICIAL RECORDS  
BK: 2688 PG: 1897

Prepared By: Debby Ellinghuysen  
20 North Main St., Room 215  
Brooksville, FL. 34601  
Clerk TDA# 09-150

**2009053352**  
DEBBY 2688/1897

STATE OF FLORIDA  
COUNTY OF HERNANDO

The following Tax Sale Certificate Numbered 1637 issued on May 30, 2007 was filed in the Office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 2nd day of October, 2009 offered for sale as required by law for cash to the highest bidder and was sold to:

TARPON IV LLC

ADDRESS:  
18305 BISCAYNE BOULEVARD  
SUITE 400  
AVENTURA, FL 33160

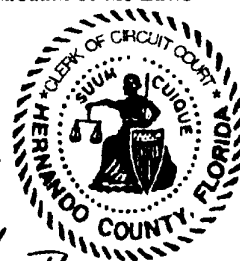
R

10/02/2009 3:34PM # Pages 1  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 2nd day of October, 2009 the County of Hernando, State of Florida, in consideration of the sum of (\$ 2,227.30) TWO THOUSAND TWO HUNDRED TWENTY SEVEN AND 30 / 100, being the amount paid pursuant of the Laws of Florida does hereby sell the following lands situated in the County and State and described as follows:

ROYAL HIGHLANDS UNIT 8 BLOCK 725 LOT 6  
KEY # 00646965



KAREN NICOLAI  
CLERK OF THE CIRCUIT COURT  
HERNANDO COUNTY

PROPERTY ID NUMBER R01-221-17-3360-0725-0060

WITNESS:

Joan Pinkard  
JOAN PINKARD

Susan Burns  
SUSAN BURNS

BY: Patricia A. Galbraith  
PATRICIA A. GALBRAITH, D.C.



LT1-2-2009053352-1



LT2-2688-1897-1

STATE OF FLORIDA  
COUNTY OF HERNANDO

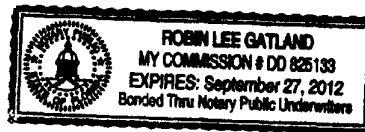
On this 2nd day of October, 2009 before me personally appeared Karen Nicolai, Clerk of Circuit Court or Patricia A. Galbraith, Deputy Clerk for Karen Nicolai, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purpose therein mentioned, who is personally known to me and who did not take an oath.

Witness my hand and official seal date aforesaid.

Robin Lee Gatland

NOTARY PUBLIC STATE OF FLORIDA

RECORDING FEES \$ 10.00  
DEED DOC STAMP \$ 16.10  
10/02/2009 de Deputy Clk





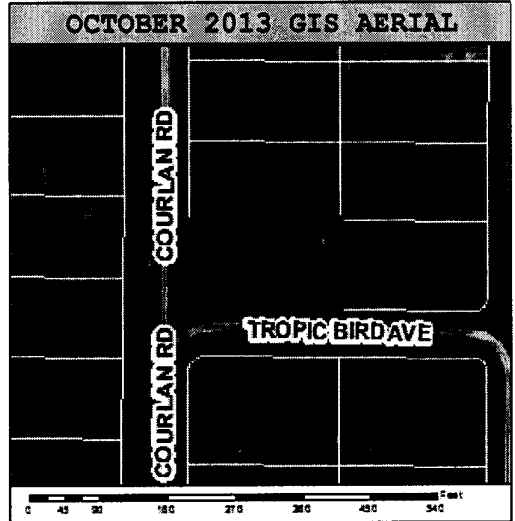
# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.14

## 2015 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00646965	PRINTED	06/23/16	PAGE	1
PARCEL #	R01 221 17 3360 0725 0060	SITUS	COURLAN RD		
OWNER(S)	TARPON IV LLC	PARCEL DESCRIPTION	ROYAL HIGHLANDS UNIT 8 BLOCK 725 LOT 6		
MAILING ADDRESS UPDATED 10/07/09	18305 BISCAYNE BLVD STE 400 NORTH MIAMI BEACH FL 33160-2172	UPDATED	01/01/80		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	20,914	
ACRES	0.50	
AERIAL MAP	47A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	3360	ROYAL HIGHLANDS UNIT 8
SUBDIVISION	3360	ROYAL HIGHLANDS UNIT 8
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2015-03-00 PROPERTY VALUES						
		COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	
LAND		3,346	3,346	3,346		
BUILDINGS	+	0	0	0		
FEATURES AND OUT BUILDINGS	+	0	0	0		
JUST/MARKET VALUE	=	3,346	3,346	3,346		
VALUE PRIOR TO CAP		3,346	3,346	3,346		
ASSESSED VALUE		3,346	3,346	3,346		
EXEMPT VALUE	-	0	0	0		
TAXABLE VALUE	=	3,346	3,346	3,346		
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	54.00	NON-AD VALOREM TAXES	72.06	

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2005		Y				20,914.00	SQFT	0.16	3,346

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
COURLAN RD	

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
10/02/09	TARPON IV LLC	D	DISQUALIFIED	Y	TD	2688	1897	0	2,300	
11/17/04	HAMILTON ALVIN	Q	QUALIFIED	Y	WD	1945	1341	0	21,900	
02/05/03	CICCARELLI ANNA	D	DISQUALIFIED	Y	QC	1628	1265	0	100	
01/01/80	CICCARELLI DOMINICK & ANNA	Q	QUALIFIED	Y	WD	0000	1770	0	3,900	

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON

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