



# CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

RA-513 v2, R.10/18

Page 1 of 2

2021-046

**Part 1: Tax Deed Application Information**

Applicant	COMIAN XVII TAX LIEN FUND LLC 700 RT 130 NORTH CINNAMINSON , NEW JERSEY 08077	Apply Date	09/29/2020
		TDA Number	202000446
Owner	SHORT KIMBERLY A 1404 CORNER OAKS DR BRANDON , FLORIDA 33510-2347	Certificate *	20180059200
		Issued	05/31/2018
Property Description	REPLAT OF RIDGE MANOR EST UNIT 4 BLK 59 LOT 51	Parcel ID	00854178

Column 1
Column 2
Column 3
Column 4
Column 5
Column 6

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Certificate Number	Date of Certificate Sale	Face Amount of Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4)
20180059200 *	05/31/2018	\$172.86	\$67.42		\$240.28
<b>Part 2: Total</b>					<b>\$240.28</b>

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Certificate Number	Date of Other Certificate Sale	Face Amount of Other Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4+5)
20200058600	05/31/2020	\$149.71	\$8.98	\$6.25	\$164.94
20190060100	05/31/2019	\$180.12	\$43.23	\$6.25	\$229.60
20170066600	05/31/2017	\$154.20	\$87.89	\$6.25	\$248.34
<b>Part 3: Total</b>					<b>\$642.88</b>

**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 and 3 above)	\$883.16
2. Delinquent taxes paid by the applicant	
3. Current taxes paid by the applicant	
4. Ownership and encumbrance report fee	\$100.00
5. Tax deed application fee(s)	\$150.00
6. Interest accrued by tax collector under F.S. 197.542 (see Tax Collector Instructions, page 2)	\$101.98
<b>7. Total (Lines 1-6)</b>	<b>\$1,235.14</b>

RECEIVED

MAR 05 2021

RECS MGMT

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.

Hernando County, Florida

L Fletcher (Lindsay Fletcher)  
 Signature, Tax Collector or Designee

03/04/2021  
 Date

# CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

**Part 5: Clerk of Court Certified Amounts (Lines 8-17)**

8. Processing tax deed fee(s)	
9. Certified or registered mail charge(s)	
10. Advertising charge(s) (see s.197.542, F.S.)	
11. Recording fee for certificate of notice	
12. Sheriff's fee(s)	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total</b> (Lines 8-13)	
15. Redemption fee(s)	\$6.25
16. Plus one-half of the assessed value of homestead property, if applicable under F.S. 197.502(6)(c)	
17. <b>Statutory Opening Bid</b> (total of Lines 7, 14, and 16)	<b>Part 5: Total</b>

\_\_\_\_\_  
 Hernando County, Florida

\_\_\_\_\_,20\_\_\_\_\_  
 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 6.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Add Columns 3, 4, and 5 and enter the amount in Column 6.

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1:** Enter the total of Part 2 plus the total of Part 3 above.

**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. 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.

**Line 7:** Enter the total of Lines 1-6.

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:** Enter the total of Lines 8-13. Complete Lines 15-16, if applicable.

**Line 17:** Enter the total of Lines 7, 14 and 16.



**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

RA-512, R.04/18  
Page 1 of 1

To: Tax Collector of **Hernando** County, Florida  
Re: 00854178

I, **COMIAN XVII TAX LIEN FUND LLC , 700 RT 130 NORTH CINNAMINSON , NEW JERSEY, 08077** , hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
20180059200 *	05/31/2018	REPLAT OF RIDGE MANOR EST UNIT 4 BLK 59 LOT 51

\* = Applying Certificate

I agree to:

- pay all delinquent taxes,
- redeem all outstanding tax certificates plus interest, and
- pay any delinquent, omitted, or current taxes and interest covering the property.

I 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 tax certificate on which this application is based, and all other certificates on the same property or of the same legal description.

comian (Kate Dougherty)  
Applicant's Signature

09/29/2020  
Date



**ALL OTHERS TO NOTIFY**

**TDA: # 2020-0446**  
**CTF: # 2018-00592-00**  
**KEY: # 854178**

**OWNER OF RECORD:**

WALTER J SHORT  
KIMBERLY A SHORT  
1404 CORNER OAKS DR  
BRANDON FL 33510-2347

**OTHERS TO NOTIFY:**

**APPARENT TITLE HOLDER AND ADDRESS ON RECORD:**

**QUIT CLAIM DEED (OR BOOK 1665-1713)**

WALTER J SHORT AND KIMBERLY A SHORT  
812 REGAL PALM CT  
BRANDON FL 33510

Hardcopy requested by:

User :. DSI-765

Station: PC7667

Date : 2021-02-12 11:50:31

Catsys Application - TXDUE

File Edit Select Macros Options About

TXDUE | RQuery | Report Management | Start Report | Report messages/Requests | Users |

Function  Data  **TAXES DUE INQUIRY** Action   **PAYMENT DATE**

KEY: 854178

STATUS:

LOCATION: ARROWROCK ST

DESCR: REPLAT OF RIDGE MANOR EST

UNIT 4 BLK S9 LOT 51

PARCEL: R23 122 21 0910 0590 0510

CURR OWNER: SHORT WALTER J

TD FILE 120200446 PLAN FULL PAY

YEAR/ASM CERT NUM	BIDDERS	TAX AMT	BALANCE	PAY OFF	INT &	TOTAL DUE TYP
2020		130.68	130.68	130.68		130.68 F
2017 20180085200	7209926	883.16	883.16	1241.39	18.00	1241.39 F T

Rows: 2

TOTAL 1372.07

# Gulf Coast Title Co., Inc.

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

*"Since 1923"*

File No. 202000446  
Certificate No. 20180059200  
Effective Date: 12/23/2020

Parcel Key: 00854178 Parcel #: R23 122 21 0910 0590 0510

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

REPLAT OF RIDGE MANOR EST UNIT 4 BLK 59 LOT 51

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

**APPLICANT:** COMIAN XVII TAX LIEN FUND LLC

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:**

Quit Claim Deed (OR Book 1665-1713)  
Walter J. Short and Kimberly A. Short  
812 Regal Palm Ct.  
Brandon, FL 33510

**VENDEE OF RECORDED CONTRACT FOR DEED:** None

**LIEN HOLDER AND ADDRESS OF RECORD:** None

**ADDRESS ON RECORD ON CURRENT TAX ROLL:**

Owner Name: SHORT WALTER J SHORT KIMBERLY A →

Mailing 1404 CORNER OAKS DR  
Address: BRANDON FL 33510-2347

Found address:

3063 E. Bay Dr.

Fenton, MI 48430

**OTHERS TO NOTIFY:** None

**MOBILE HOME:** None

**HOMESTEAD EXEMPTION: None**

**ASSESSED VALUE: \$1,636.00**

**OUTSTANDING TAX SALE CERTIFICATES: 20180419600**

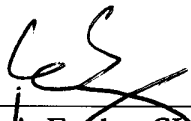
**NOTE: TAXES FOR THE YEAR 2020 ARE NOW DUE AND PAYABLE.**

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 14<sup>th</sup> day of January, 2021.

**GULF COAST TITLE CO., INC.**

By:   
Kent A. Eppley, CLS/CLC  
President

**Exhibit "A"**

Lot 51, Block 59, Unit 4, Ridge Manor Estates, as recorded  
in Plat Book 16, Pages 36 & 37, Public Records of Hernando County,  
Florida.

Return to: (enclose self-addressed stamped envelope)

*Handwritten initials*

WALTER J. SHORT  
812 REGAL PALM COURT  
BRANDON, FL. 33510

**\*\* OFFICIAL RECORDS \*\***  
BK: 1665 PG: 1713

his Instrument Prepared by: Walter J. Short  
Name: 812 Regal Palm Court  
Address: Brandon, Florida 33510

FILE# 2003-030031  
HERNANDO COUNTY, FLORIDA

RCD 05M 12 2003 01:23pm  
KAREN NICOLAI, CLERK

Property Appraiser's Parcel Identification

Parcel Number(s): R23-122-21-0910-0590-0510

Section(s) R.S. # (s)

DEED DOC STAMPS 7.70  
05/12/03 Deputy Clk

*Handwritten number 13*

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 1st day of December 2002, by Gerald Collins PO box 1502, Thonotosassa, Florida 33592 first party, to Walter J. Short & Kimberly A. Short (a married couple) whose post office address is 812 Regal Palm Ct. Brandon, Florida 33510 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the 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 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 or parcel of land, situate, lying and being in the County of Hernando, State of Florida, to-wit:

Lot 51, Block 59, Unit 4, Ridge Manor Estates, as recorded in Plat Book 16, Pages 36 & 37, Public Records of Hernando County, Florida.  
VACANT LAND

To Have and in Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Kathy Rellinger*  
Witness Signature (as to first Co-creator)

Kathy Rellinger  
Printed Name

*Jeanette S. Davis*  
Witness Signature (as to first Co-creator)

JEANETTE S. DAVIS  
Printed Name

Witness Signature (as to Co-Creator, if any)

Printed Name

Witness Signature (as to Co-Creator, if any)

Printed Name

STATE OF FLORIDA  
COUNTY OF HERNANDO  
GERALD COLLINS

*Gerald Collins*  
Creator Signature

Gerald Collins  
Printed Name

PO Box 1502, Thonotosassa, FL. 33592  
Post Office Address

Co-Creator Signature, (if any)

Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that HE executed the same, and an oath was not taken. (Check one: )  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification: FL DRIVERS LICENSE

NOTARY RUBBER STAMP SEAL

JEANETTE S. DAVIS  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # 0116004  
EXPIRES 12/31/2008  
BONDED THRU 12/31/2008  
NOTARY

Witness my hand and official seal in the County and State last aforesaid this 26 day of April A.D. 2003  
*Jeanette S. Davis*  
Notary Public

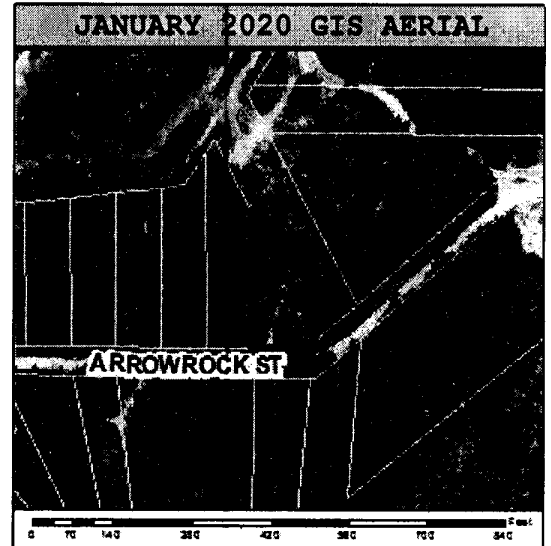


# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

## 2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00854178	PRINTED	02/10/21	PAGE	1
PARCEL #	R23 122 21 0910 0590 0510	SITUS	ARROWROCK ST		
OWNER(S)	SHORT WALTER J, SHORT KIMBERLY A	PARCEL DESCRIPTION	REPLAT OF RIDGE MANOR EST UNIT 4 BLK 59 LOT 51		
MAILING ADDRESS UPDATED	1404 CORNER OAKS DR BRANDON FL 33510-2347	UPDATED	01/01/80		
06/07/10					

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	14,868	
ACRES	0.30	
AERIAL MAP	123C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	0890	RIDGE MANOR EST UN 4/BAULDREES
SUBDIVISION	910	RIDGE MNR EST UN 4 REPL 1
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2020-03-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWTFRMD	MUNICIPALITY
LAND	1,933	1,933	1,933	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	1,933	1,933	1,933	
VALUE PRIOR TO CAP	1,933	1,933	1,933	
ASSESSED VALUE	1,636	1,933	1,636	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	1,636	1,933	1,636	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	27.39	NON-AD VALOREM TAXES 103.29

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	2018		Y				14,868.00	SQFT			0.13	1,933

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
	ARROWROCK ST

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
12/01/02	SHORT WALTER J	D	DISQUALIFIED	Y	QC	1665	1713	0	1,100
02/02/99	COLLINS GERALD	Q	QUALIFIED	Y	WD	1245	1136	0	2,000
04/05/94	CALIENDO STEVE	D	DISQUALIFIED	Y	QC	0964	1196	0	100
04/30/93	CALIENDO STEVE	D	DISQUALIFIED	Y	WD	0917	1219	0	3,300
01/01/80	RIDGE MANOR DEV CORP		INVALID CODE	N		0000	0000	0	0



PARCEL INFO

Parcel #: R23 122 21 0910 0590 0510  
 Parcel Key: 854178  
 Site Addr: ARROWROCK ST  
 Desc: REPLAT OF RIDGE MANOR EST  
 UNIT 4 BLK 59 LOT 51

Levy: CWES

OWNER INFO

Owner(s): SHORT WALTER J, SHORT  
 KIMBERLY A  
 Mailing 1404 CORNER OAKS DR  
 Address: BRANDON FL 33510-2347

SALES INFO

Last Date: 12/01/2002  
 Last Price: \$1,100.00  
 V/I(Q): V(D)



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