

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	VINICIUS MONTEIRO 1437 MARINA MILE BLVD APT 304 FORT LAUDERDALE, FL 33315	Application date	Aug 16, 2023		
		Deed application number	2023-0439		
Owner	STEEN NICOLE O STEEN NICOLE O 12443 MEADOW SWALLOW AVE BROOKSVILLE, FL 34613-3872	Certificate #	2020 / 200166000		
Property description	ROYAL HIGHLANDS UNIT 5 BLK 360 TRACT 3 DRA	Issued	05/31/2020		
		Parcel ID	R01-221-17-3340-0360-0030		
		Alternate Parcel ID	727315		
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)	
# 2020/200166000	05/31/2020	405.63	20.28	425.91	
# 2023/230000199	05/31/2023	282.57	14.13	296.70	
→Part 2: Total*				722.61	
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)
# 2022/220131700	05/31/2022	310.96	6.25	27.99	345.20
# 2021/210128400	05/28/2021	344.40	6.25	25.83	376.48
# 2019/190166100	05/31/2019	445.50	6.25	22.28	474.03
# 2018/180167700	05/31/2018	257.32	6.25	243.17	506.74
# 2017/170172100	05/31/2017	257.28	6.25	289.44	552.97
Part 3: Total*					2,255.42
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)					2,978.03
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
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)					102.09
7. Total Paid (Lines 1-6)					3,505.12
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> Signature, Tax Collector			<u>Hernando</u> County, Florida Date <u>10/02/2023</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))	3,505.12
19. Redemption fee	6.25
20. Total amount to redeem	3,511.37
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

SALLY L. DANIEL 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: 2023-
0439

To: Tax Collector of HERNANDO COUNTY, Florida

I,
VINICIUS MONTEIRO
1437 MARINA MILE BLVD APT 304
FORT LAUDERDALE, FL 33315,

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
R01-221-17-3340-0360-0030	2020/200166000	05-31-2020	ROYAL HIGHLANDS UNIT 5 BLK 360 TRACT 3 DRA

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
VINICIUS MONTEIRO
1437 MARINA MILE BLVD APT 304
FORT LAUDERDALE, FL 33315

08-16-2023
Application Date

Applicant's signature

TitleExpress[®]

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

TDA# 2023-0439

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
R01-221-17-3340-0360-0030	00727315	FIELDVUE RD BROOKSVILLE 34613

Legal Description
ROYAL HIGHLANDS UNIT 5
BLK 360 TRACT 3
DRA

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 200166000	\$255	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
NICOLE O STEEN	

12443 MEADOW SWALLOW AVE
BROOKSVILLE FL 34613-3872

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:09/29/2023 **Search covers** **20 years** **through:**09/21/2023

Kinsey Ram
Title Examiner

General Examiner Comments:

Unable to locate a prior deed in the Official Records.

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
NICOLE OCUTO STEEN 5256 ABAGAIL DRIVE SPRING HILL FL 34608	Tax Deed Bk:2059 Pg:1164	

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

27

Doc# 2005059305
Hernando County, Florida
07/12/2005 12:27PM
KAREN NICOLA, Clerk

RECORDING FEES \$ 16.50
DEED DOC STAMP \$ 11.28
07/12/2005 Deputy Clk

Prepared by: Hernando County Clerk's Office
Jo Ann Pilgrim, Deputy Clerk
20 N. Main St., Room 215
Brooksville, FL 34601

OFFICIAL RECORDS
BK: 2059 PG: 1164

TAX DEED NUMBER 2000-0158
PROPERTY I.D. NUMBER R01 221 17 3340 0360 0030

Note: This document was presented for Recording containing
SOME ENTRIES THAT ARE OF POOR QUALITY AND MAY
NOT BE LEGIBLE.

TAX DEED

STATE OF FLORIDA, COUNTY OF HERNANDO

The following Tax Sale Certificate Numbered 93-01464-00 issued on MAY 27, 1993 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 01 day of November 2003, offered for sale as required by law for cash to the highest bidder and there were no bids, therefore the property was placed on the Lands Available for Taxes. Property was purchased from the Lands Available for Taxes this 12th day of July, 2005 and sold to

R Nicole Ocuto Steen
5256 Abigail Drive
Spring Hill, FL 34608

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

Now, this 12th day of July, 2005, the County of Hernando, State of Florida, in consideration of the sum of (\$ 1,525.13) being the amount paid pursuant to the Laws of Florida does hereby sell the following lands situated in the County and State and described as follows:

ROYAL HIGHLANDS UNIT 5 BLK 360 TRACT 3

Witness:

JoAnn Pilgrim
JOAN PILGRIM

Shirley Maurer
Shirley Maurer

JoAnn Pilgrim
JoAnn Pilgrim, Deputy Clerk for
Karen Nicolai, Clerk of Circuit Court,
Hernando County, Florida



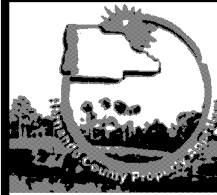
State of Florida
County of Hernando

On this 12th day of July, 2005 before me appeared JoAnn Pilgrim, Deputy Clerk for KAREN NICOLAI, Clerk of Circuit Court in and for the State and this county personally known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned, and who did not take an oath.

Witness my hand and official seal date aforesaid.

Tracey Merry
Notary Public
Tracey Merry





John C. Emerson, CFA
HERNANDO COUNTY
PROPERTY APPRAISER
"To Serve and Assess With Fairness"

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

Owner: Name: STEEN NICOLE O Mailing 12443 MEADOW SWALLOW AVE Address: BROOKSVILLE FL 34613-3872	Building: \$0 Assessed: \$255 Features: \$0 Exempt: \$0 Land: \$255 Capped: \$255 AG Land: \$0 Excl Cap: \$0 Market: \$255 Taxable: \$255
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Please set a location or search for an address.

Site Address: FIELDVUE RD Description: ROYAL HIGHLANDS UNIT 5 BLK 360 TRACT 3 DRA DOR Code: (96) DRA,LIFT STAT,MARSH,BORROWPIT Levy Code: CWES Sec/Tnshp/Rng: 09-22-18 Subdivision: ROYAL HIGHLANDS UNIT 5 Neighborhood: ROYAL HIGHLANDS UNIT 5(3340)	AdValorem: \$4.01 NONAdValorem: \$220.00 Total For 2022: \$224.01 Total For 2021: \$224.19 Total For 2020: \$223.99 Total For 2019: \$224.12 Real Time Tax Info Pay Taxes On-line
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Land Breakdown			
Land Use	Units	Value	
DRA, NON-PROD... - SQFT RATE	25,509.00 SQUARE FEET	255	

Sales Breakdown						
Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
07/12/2005	<u>2059/1164</u>	TD	V	D	\$1,600	STEEN NICOLE O
01/01/1980				D	\$0	ROYAL PALM BCH COLONY

Building Characteristics						
Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value	
No Matching Records Found or the Information is Exempt per Florida Statute(s).						

Extra Features				
Bldg#	Description	Actual Year	Dimensions	Current Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).				

Addresses
FIELDVUE RD

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).										

Mobile Homes										
Name	PIN	Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Current Value	Last Year Value	2 Years Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										

