

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	JPL INVESTMENTS CORP, JPL INVESTMENTS CORP 8724 SW 72 ST NO 382 MIAMI, FL 33173		Application date	Apr 25, 2025	
			Deed application number	2025-0249	
Owner	JAMES DAVID L JAMES DAVID L 28325 CRISPIN DR MORENO VALLEY, CA 92555-6029		Certificate #	2023 / 230000292	
Property description	ROYAL HIGHLANDS UNIT 7 BLK 506 LOT 4		Issued	05/31/2023	
			Parcel ID	R01-221-17-3357-5060-0040	
			Alternate Parcel ID	775405	
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)	
# 2023/230000292	05/31/2023	306.26	15.31	321.57	
→Part 2: Total*				321.57	
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)
# 2024/240000234	05/31/2024	235.40	6.25	29.67	271.32
Part 3: Total*					271.32
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)					592.89
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					213.74
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)					55.42
7. Total Paid (Lines 1-6)					1,287.05
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>KERRIANN PAPINEAU</u>			<u>Hernando County, Florida</u>		
Signature, Tax Collector			Date <u>07/01/2025</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))	1,287.05
19. Redemption fee	6.25
20. Total amount to redeem	1,293.30

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: 2025-0249

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
R01-221-17-3357-5060-0040	2023/230000292	05-31-2023	ROYAL HIGHLANDS UNIT 7 BLK 506 LOT 4

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

04-25-2025
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
R01-221-17-3357-5060-0040	00775405	0 ENGLISH SPARROW RD WEEKI WACHEE 34614
Legal Description		
ROYAL HIGHLANDS UNIT 7 BLK 506 LOT 4		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 230000292	\$17,235	No	No	No

Owner of Record on Current Tax Roll
DAVID L JAMES

Billing Name & Address

28325 CRISPIN DR
MORENO VALLEY CA 92555-6029
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: 06/28/2025 **Search covers** **20 years** **through:** 06/24/2025

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
DAVID L JAMES 501 WALKER ROAD SAFETY HARBOR FL 34695	Warranty Deed Bk:743 Pg:1240	

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

6.00K
40.70D

21987



WARRANTY DEED

This WARRANTY DEED made the 18th day of June, 1989 by James D. Boyle and Eleanor K. Boyle, husband and wife

herein after called the grantor, to David L. James

Whose postoffice address is: 501 Walker Road, Safety Harbor, FL 34695 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations) WITNESSETH: that the grantor, for and in consideration of the sum of \$7,400.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

Lots 3 & 4, Block 506, ROYAL HIGHLANDS, UNIT #7, as per plat thereof recorded in Plat Book 12, Pages 83 - 110, Public Records of Hernando County, Florida.

Grantor further warrants that the above described property is vacant land.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever. AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 1988, and subject to restrictions, reservations, and easements of record.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(3) Elizabeth McDonald
Witness

(4) Angelina Del Cernusco
Witness

(2A) James D. Boyle (SEAL)
James D. Boyle

(2B) Eleanor K. Boyle (SEAL)
Eleanor K. Boyle

(2C) _____ (SEAL)

(2D) _____ (SEAL)

State of (5) Pennsylvania

County of (6) Allegheny

The foregoing instrument was acknowledged before me this 17th day of June, 1989 by James D. Boyle and Eleanor K. Boyle, husband and wife.

(8) Roberta F. Jones
Notary Public
My Commission Expires: (9) Sept. 14, 1989

This instrument was prepared by and return to Michelle R. Snow of Southeast Title Insurance Agency, Inc., phone (904) 683-8988, as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it. REF: File #P8906025

(10) (AFFIX NOTARY SEAL)
ROBERTA F. JONES, Notary Public
PITTSBURGH ALLEGHENY COUNTY PA.
MY COMMISSION EXPIRES
SEPT. 14, 1989

SPACE BELOW FOR RECORDERS USE

69 JUN 20 PM 12 46
RECORD
CLERK
FLA

O.R. 743 PG 1240

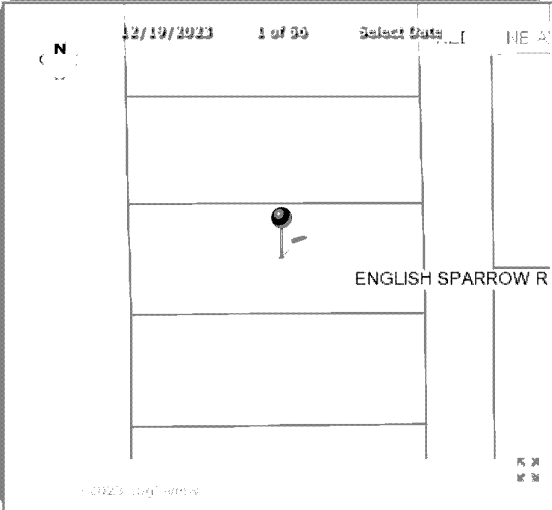


**Street Level photos may not be available if structure is not visible from road.

Parcel Key: 00775405 Parcel #: R01 221 17 3357 5060 0040

Owner Information
Owner Name: JAMES DAVID L Mailing 28325 CRISPIN DR Address: MORENO VALLEY CA 92555-6029

Property & Assessment Values
Building: \$0 Assessed: \$6,955 Features: \$0 Exempt: \$0 Land: \$17,235 Capped: \$6,955 AG Land: \$0 Excl Cap: \$0 Market: \$17,235 Taxable: \$6,955



Property Information
Site Address: ENGLISH SPARROW RD Description: ROYAL HIGHLANDS UNIT 7 BLK 506 LOT 4 DOR Code: (00) VACANT RESIDENTIAL Levy Code: CWES Sec/Tnshp/Rng: 28-21-18 Subdivision: ROYAL HIGHLANDS UNIT 7 Neighborhood: ROYAL HIGHLANDS UNIT 7(3357)

Certified Tax Information
AdValorem: \$167.79 NONAdValorem: \$39.72 Total For 2024: \$207.51 Total For 2023: \$193.62 Total For 2022: \$259.14 Total For 2021: \$208.62
Real Time Tax Info Pay Taxes On-line CE Assmts/Liens Comm-Fire Assmts

Land Breakdown	Units	Value
Land Use RESIDENTIAL/SQFT RATE	20,276.00 SQUARE FEET	17,235

Sales Breakdown						
Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
06/01/1989	743/1240	WD	V	M	\$7,400	JAMES DAVID L
05/01/1983	524/23	WD	V	D	\$4,733,000	BELOFF JONATHAN D TRUSTEE
01/01/1980				D	\$0	ROYAL PALM BCH COLONY INC

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
ENGLISH SPARROW 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



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