



CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

RA-513
rev. 07/19
Page 1 of 2

Part 1: Tax Deed Application Information

Applicant	KC ENTERPRISE INT, LLC P. O. BOX 772591 POMPANO BEACH FLORIDA 33077	Apply Date	05/12/2025
		TDA Number	202501083
Owner	BROWN ROGER L & DANIEL T CARPENTER 701 E COMMERCIAL BLVD STE 100 FORT LAUDERDALE FLORIDA 33334-3392	Certificate *	14340
		Issue Date	05/31/2018
Property Description	SOUTHRIDGE W 1/2 OF ABNDED CENTRAL AVE LYG E OF & ADJ TO LOT 1 BLK 13	Parcel ID	12-43-46-20-13-013-0130
		Alternate Parcel ID	101392419

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)
13471	05/31/2020	\$39.78	\$22.67		\$62.45
14340 *	05/31/2018	\$46.91	\$26.74		\$73.65
				Part 2: Total	\$136.10

* Applying Certificate

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)
13028	05/31/2024	\$36.48	\$6.57	\$6.25	\$49.30
11082	05/31/2023	\$30.38	\$10.94	\$6.25	\$47.57
158	05/31/2020	\$27.19	\$24.47	\$6.25	\$57.91
				Part 3: Total	\$154.78

Part 4: Tax Collector Certified Amounts (lines 1-8)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (Total of Parts 2 and 3 above)	\$290.88
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$74.18
4. Property information report fee(s)	\$300.00
5. Tax Collector application fee(s)	\$150.00
6. Clerk of Court application fee(s)	\$10.60
7. Interest accrued by tax collector under s. 197.542, F.S. (see Tax Collector Instructions, page 2)	\$111.46
8. Total of lines 1 through 7	Part 4: Total \$937.12

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

Lori Doolin

Digitally signed by: Lori Doolin
DN: CN = Lori Doolin email = LDoolin@pbcctax.com C = AD O = Palm Beach County Tax Collector
Date: 2026.02.05 10:58:16 -05'00'

RECEIVED
FEB 05 2026

Palm Beach County, Florida

02/05/2026

Date

Signature, Tax Collector or Designee

Send this certification to the Clerk of Court by 10 days after the date signed. See instructions on Page 2.

TR



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CERTIFICATION OF TAX DEED APPLICATION

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Part 5: Clerk of Court Certified Amounts (lines 9-18)

9. Tax deed processing fee(s)	
10. Certified or registered mail charge(s)	
11. Advertising charge(s) (see s.197.542, F.S.)	
12. Certificate of notice recording fee(s)	
13. Sheriff's fee(s)	
14. Interest (see Clerk of Court Instructions, page 2)	
15. Total of lines 9 through 14 Total	
16. Redemption fee(s)	\$12.50
17. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502, F.S.	
18. Statutory Opening Bid (Total of lines 8, 15, 16 and 17) Part 5: Total	

Palm Beach County, Florida

Signature, Clerk of Court or Designee

Date of Sale

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 1-8)

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

Line 7: 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 7**. 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, Florida Administrative Code.

Line 8: Enter the total of lines 1-7.

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)

Part 5: Clerk of Court Certified Amounts (lines 9-18)

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 8, minus line 7, plus lines 9 through 13. Enter the amount on line 14.

Line 15: Enter the total of lines 9-14. Complete lines 16-17, if applicable.

Line 18: Enter the total of lines 8, 15, 16, and 17.



APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

RA-512, R.04/18

Page 1 of 1

To: Tax Collector of **Palm Beach** County, Florida
Re: 12-43-46-20-13-013-0130

I, **KC ENTERPRISE INT, LLC, P. O. BOX 772591 POMPANO BEACH, FLORIDA, 33077**, hold the listed tax certificates and submit them to the tax collector.

Certificate Number	Date	Legal Description
14340 *	05/31/2018	SOUTHRIDGE W 1/2 OF ABNDED CENTRAL AVE LYG E OF & ADJ TO LOT 1 BLK 13
13471	05/31/2020	SOUTHRIDGE W 1/2 OF ABNDED CENTRAL AVE LYG E OF & ADJ TO LOT 1 BLK 13

* = 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.

KCENTERPRISE (Kwok Cheung)
Applicant's Signature

05/12/2025
Date



Anne M. Gannon
Tax Collector

301 North Olive Avenue
3rd Floor
West Palm Beach, FL 33401
Phone: (561) 355- 6385
Fax: (561) 355- 6760
www.pbctax.com

**Persons To Notify of Pending Tax Deed Application
Pursuant to Florida Statute 197.522**

PARCEL ID NUMBER:12-43-46-20-13-013-0130
CERTIFICATE:14340
YEAR:2017

HOMESTEAD: No
ASSESSED VALUE: \$733.00

LAST ASSESSED PARTY ON TAX ROLL:

BROWN ROGER L & DANIEL T CARPENTER

701 E COMMERCIAL BLVD STE 100
FORT LAUDERDALE, FLORIDA 33334-3392 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

KC ENTERPRISE INT LLC
P.O. BOX 772591
POMPANO BEACH, FL 33077



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 14340-2018

PCN: 12-43-46-20-13-013-0130

Effective Date and Time: January 22, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

ROGER L. BROWN and DANIEL T. CARPENTER, as Tenants in Common, by virtue of Quit Claim Deed recorded on 07/30/1980 in Official Records Book 3335, Page 1000

Address as shown in vesting document:

4901 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33308

3. Legal description as described in vesting instrument:

**Lot 1, Block 13, SOUTHRIDGE, PLAT NO. 2,
according to the Plat thereof, as recorded
in Plat Book 13, pages 38 and 39, of the
Public Records of Palm Beach County, Florida.**

NOTE: Variance in legal description as shown on Quit Claim Deed and PA Records. PCN 12-43-46-20-13-013-0010 is the correct PCN for the Quit Claim Deed legal description shown above.

PA records identifies this parcel (12-43-46-20-13-013-0130) as SOUTHRIDGE W 1/2 OF ABNDED CENTRAL AVE LYG E OF & ADJ TO LOT 1 BLK 13.



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 14340-2018

PCN: 12-43-46-20-13-013-0130

NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status:

NONE

2. Probate matters found of record:

NONE

3. Bankruptcy Cases of record:

NONE

4. Liens/Judgments/Other matters that may affect title:

NONE

5. Also notify:

NONE

NOTE: Tax Assessment Roll Information:

PCN:	12-43-46-20-13-013-0130
Legal Description:	SOUTHRIDGE W 1/2 OF ABNDED CENTRAL AVE LYG E OF & ADJ TO LOT 1 BLK 13
Name Last Assessed:	BROWN ROGER L & CARPENTER DANIEL T
Address:	701 E COMMERCIAL BLVD STE 100 FORT LAUDERDALE FL 33334 3392



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 14340-2018

PCN: 12-43-46-20-13-013-0130

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

THE ATTACHED SEARCH IS ISSUED TO THE PALM BEACH COUNTY TAX COLLECTOR SOLELY. THE ATTACHED SEARCH MAY NOT BE RELIED UPON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY GDC GROUP, LLC. FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS PROPERTY INFORMATION SEARCH IS ISSUED PURSUANT TO RULE 12D-13.061, FLORIDA ADMINISTRATIVE CODE AND FLORIDA STATUTE 197.502. THIS SEARCH IS NOT INTENDED TO BE RELIED UPON FOR THE ISSUANCE OF TITLE INSURANCE OR AN OPINION OF TITLE. NO LIABILITY IS ASSUMED ON OUR PART DUE TO ERRORS AND OMISSIONS MADE BY THE CLERK OF THE CIRCUIT COURT IN THE OFFICIAL RECORD INDEX AND/OR ABSTRACT INDEX. GDC GROUP, LLC. HAS MADE NO EXAMINATION NOR DOES IT RENDER LEGAL OPINION (INTENTIONAL OR IMPLIED) FOR ANY DEFECTS OR IMPLICATIONS CONCERNING THE LEGALITIES OF THE DOCUMENTS AS THEY MAY AFFECT THE TITLE TO THE SEARCHED PROPERTY.

THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD BOOKS OF PALM BEACH COUNTY, FLORIDA THAT APPEAR TO ENCUMBER THE TITLE TO SAID LAND. IT IS THE RESPONSIBILITY OF THE PARTY NAMED ABOVE TO VERIFY RECEIPT OF EACH DOCUMENT LISTED. THIS SEARCH IS NOT INTENDED TO INCLUDE EASEMENTS, RESTRICTIONS, NOTICES OF UNRECORDED MATTERS OR OTHER DOCUMENTS NOT LISTED ABOVE. ANY MENTION OF SUCH MATTERS ON THE SEARCH HAVE BEEN ADDED FOR INFORMATIONAL PURPOSES AT THE REQUEST OF THE USER NAMED ABOVE AND WITH NO LEGAL OPINION (INTENTIONAL OR IMPLIED).

THIS REPORT DOES NOT INSURE OR GUARANTEE THE VALIDITY OR SUFFICIENCY OF ANY DOCUMENT ATTACHED NOR IS TO BE CONSIDERED A TITLE INSURANCE POLICY, AN OPINION OF TITLE, A GUARANTEE OF TITLE OR ANY OTHER FORM OF GUARANTY OR WARRANTY OF TITLE. THIS SEARCH SHALL NOT BE USED FOR THE ISSUANCE OF ANY TITLE INSURANCE POLICY OR FORM.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

THIS COMPANY, in issuing the Property Information Report (hereinafter referred to as the "Report"), assume 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 \$300.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. 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: January 24, 2026
GDC Group, LLC

Melanie Garcia

14340-2015

Property Detail

Location Address : ZEDER AVE
Municipality : DELRAY BEACH
Parcel Control Number : 12-43-46-20-13-013-0130
Subdivision : SOUTHRIDGE PL 1 & 2
Official Records Book/Page : 03335 / 1000
Sale Date : 01/01/1980
Legal Description : SOUTHRIDGE W 1/2 OF ABNDED CENTRAL AVE LYG E OF & ADJ TO LOT 1 BLK 13

Owner Information**Owner(s)**

BROWN ROGER L &
CARPENTER DANIEL T

Mailing Address

701 E COMMERCIAL BLVD STE 100
FORT LAUDERDALE FL 33334 3392

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/01/1980	\$100	03335 / 01000	QUIT CLAIM	BROWN ROGER L &

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : .06
Property Use Code : 0000—VACANT
Zoning : R-1-A—R-1-A-SINGLE FAMILY (12-DELRAY BEACH)

Building Details**Structural Details**

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

No Image Found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	VACANT RESIDENTIAL	R-1-A	0.0631

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$1,100	\$1,100	\$1,100	\$960	\$500
Total Market Value	\$1,100	\$1,100	\$1,100	\$960	\$500

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$733	\$666	\$605	\$550	\$500
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$733	\$666	\$605	\$550	\$500

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$16	\$15	\$15	\$13	\$10
NON AD VALOREM	\$23	\$36	\$8	\$5	\$5
TOTAL TAX	\$39	\$51	\$23	\$18	\$15

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov