



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	IDE TECHNOLOGIES, INC 3641 N.52 AVE HOLLYWOOD FLORIDA 33021	Apply Date	06/24/2025
		TDA Number	202501147
Owner	CANOPUS INVESTMENT GROUP LLC 6671 W INDIANTOWN RD JUPITER FLORIDA 33458-3991	Certificate *	12887
		Issue Date	05/31/2023
Property Description	TOWN OF LAKE WORTH LOT 9 (LESS N 50 FT OF S 150 FT) BLK 250	Parcel ID	38-43-44-21-15-250-0091
		Alternate Parcel ID	101459616

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)
12887 *	05/31/2023	\$1,323.82	\$186.16		\$1,509.98
				Part 2: Total	\$1,509.98

* 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)
15939	05/31/2025	\$1,446.75	\$72.34	\$6.25	\$1,525.34
15258	05/31/2024	\$1,611.19	\$152.73	\$6.25	\$1,770.17
				Part 3: Total	\$3,295.51

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)	\$4,805.49
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	
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)	\$631.93
8. Total of lines 1 through 7	Part 4: Total \$5,898.02

FEB 20 2026

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

Signature, Tax Collector or Designee

Palm Beach County, Florida

02/18/2026

Date

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

Handwritten signatures and initials: JC, RB, 2nd, TR, R.A.



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Page 1 of 2

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

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R FEB 20 2026 D

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Lori Doolin

Signature, Tax Collector or Designee

Palm Beach County, Florida

02/18/2026

Date

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

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13

CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

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)	\$6.25
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: 38-43-44-21-15-250-0091

I, **IDE TECHNOLOGIES, INC, 3641 N.52 AVE HOLLYWOOD, FLORIDA, 33021**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
12887 *	05/31/2023	TOWN OF LAKE WORTH LOT 9 (LESS N 50 FT OF S 150 FT) BLK 250

* = 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.

itziklevy (Itzik Levy)
Applicant's Signature

06/24/2025
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:38-43-44-21-15-250-0091
CERTIFICATE:12887
YEAR:2022

HOMESTEAD: No
ASSESSED VALUE: \$52,271.00

LAST ASSESSED PARTY ON TAX ROLL:

CANOPUS INVESTMENT GROUP LLC

6671 W INDIANTOWN RD
JUPITER, FLORIDA 33458-3991 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

IDE TECHNOLOGIES, INC.
3641 N 52 AVE.
HOLLYWOOD, FL 33021



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 12887-2023

PCN: 38-43-44-21-15-250-0091

Effective Date and Time: February 12, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

CANOPUS INVESTMENT GROUP LLC, by virtue of Tax Deed recorded on 12/16/2021 in Official Records Book 33147, Page 957

Address as shown in vesting document:

6671 W Indiantown Rd.
Jupiter, FL 33458

3. Legal description as described in vesting instrument:

TOWN OF LAKE WORTH LOT 9 (LESS N 50 FT OF S 150 FT) BLK 250



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 12887-2023

PCN: 38-43-44-21-15-250-0091

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:

- Lien recorded 10/21/2024 in Official Records Book 35334, Page 97
- Lien recorded 10/21/2024 in Official Records Book 35333, Page 1949

City of Lake Worth Beach
Code Compliance Division
1900 2nd Avenue, North
Lake Worth Beach, FL 33461

- Lien recorded 7/21/2023 in Official Records Book 34447, Page 176

City of Pahokee Code Enforcement
207 Begonia Drive
Pahokee, FL 33476

- Lien recorded 7/8/2022 in Official Records Book 33687, Page 975

City of Belle Glade
(No Address Provided)

- Lien recorded 7/14/2025 in Official Records Book 35872, Page 7
- Lien recorded 5/16/2025 in Official Records Book 35751, Page 1419

City of Lake Worth Beach
(No Address Provided)

5. Also notify:

NONE



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 12887-2023

PCN: 38-43-44-21-15-250-0091

NOTICE SCHEDULE

NOTE: Tax Assessment Roll Information:

PCN:	38-43-44-21-15-250-0091
Legal Description:	TOWN OF LAKE WORTH LOT 9 (LESS N 50 FT OF S 150 FT) BLK 250
Name Last Assessed:	CANOPUS INVESTMENT GROUP LLC
Address:	6671 W INDIANTOWN RD JUPITER FL 33458 3991



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 12887-2023

PCN: 38-43-44-21-15-250-0091

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: February 13, 2026
GDC Group, LLC

Melanie Garcia

Property Detail

12887-2023

Location Address : N F ST**Municipality :** LAKE WORTH BEACH**Parcel Control Number :** 38-43-44-21-15-250-0091**Subdivision :** LAKE WORTH TOWN OF**Official Records Book/Page :** 33147 / 957**Sale Date :** 12/16/2021**Legal Description :** TOWN OF LAKE WORTH LOT 9 (LESS N 50 FT OF S 150 FT) BLK 250**Owner Information****Owner(s)**

CANOPUS INVESTMENT GROUP LLC

Mailing Address6671 W INDIANTOWN RD
JUPITER FL 33458 3991**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/16/2021	\$15,600	33147 / 00957	TAX DEED	CANOPUS INVESTMENT GROUP LLC
05/01/1991	\$3,561	06889 / 00331	TAX DEED	
02/01/1982	\$100	03695 / 00038	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$74,634	\$71,080	\$71,080	\$39,272	\$33,763
Total Market Value	\$74,634	\$71,080	\$71,080	\$39,272	\$33,763

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$52,271	\$47,519	\$43,199	\$39,272	\$319
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$52,271	\$47,519	\$43,199	\$39,272	\$319

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,271	\$1,200	\$1,142	\$890	\$237
NON AD VALOREM	\$11,067	\$117	\$337	\$323	\$323
TOTAL TAX	\$12,338	\$1,318	\$1,479	\$1,214	\$561

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CANOPUS INVESTMENT GROUP, LLC

Filing Information

Document Number L20000070677
FEI/EIN Number 85-0567114
Date Filed 03/03/2020
Effective Date 03/03/2020
State FL
Status ACTIVE

Principal Address

6671 W. Indiantown Rd
379
Jupiter, FL 33458

Changed: 02/04/2021

Mailing Address

6671 W. Indiantown Rd
379
Jupiter, FL 33458

Changed: 02/04/2021

Registered Agent Name & Address

Chantale Milord LLC
6671 W. Indiantown Rd
379
Jupiter, FL 33458

Name Changed: 05/01/2025

Address Changed: 02/04/2021

Authorized Person(s) Detail

Name & Address

Title MGR

Property Detail

Location Address : 12876 154TH RD N
 Municipality : UNINCORPORATED
 Parcel Control Number : 00-41-41-15-00-000-7260
 Subdivision :
 Official Records Book/Page : 31849 / 893
 Sale Date : 10/15/2020
 Legal Description : 15-41-41 N 660 FT OF S 2502.92FT OF E 330 FT OF W 925.03 FT K/A B127 & B151

Owner Information**Owner(s)**

LATHAM LINN C &
 MI LORD CHANTALE

Mailing Address

12876 154TH RD N
 JUPITER FL 33478 6655

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/15/2020	\$850,000	31849 / 00893	WARRANTY DEED	LATHAM LINN C &
01/05/2015	\$630,000	27265 / 01490	WARRANTY DEED	PATTON CLIFTON M JR &
07/07/2014	\$375,100	26897 / 01404	CERT OF TITLE	SABADELL UNITED BANK NA
04/28/1999	\$300,000	11085 / 01757	WARRANTY DEED	TRAUTH SCOTT R
04/01/1992	\$252,500	07227 / 00349	WARRANTY DEED	
09/01/1991	\$182,000	06967 / 01665	WARRANTY DEED	
05/10/1989	\$402,000	06068 / 00789	WARRANTY DEED	
01/01/1978	\$6,800	02938 / 01210		

Exemption Information

Applicant/Owner(s)	Year	Detail
LATHAM LINN C &	2026	HOMESTEAD
LATHAM LINN C &	2026	ADDITIONAL HOMESTEAD
LATHAM LINN C &	2026	QUALIFIED EXEMPTION
MI LORD CHANTALE	2026	HOMESTEAD
MI LORD CHANTALE	2026	ADDITIONAL HOMESTEAD

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$799,884	\$839,984	\$843,484	\$741,241	\$666,635
Land Value	\$549,000	\$495,000	\$459,000	\$330,750	\$232,470
Total Market Value	\$1,348,884	\$1,334,984	\$1,302,484	\$1,071,991	\$899,105

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$1,010,968	\$982,476	\$953,860	\$926,078	\$899,105
Exemption Amount	\$55,722	\$55,000	\$55,000	\$55,000	\$55,000
Taxable Value	\$955,246	\$927,476	\$898,860	\$871,078	\$844,105

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$15,769	\$15,321	\$14,986	\$14,902	\$14,911
NON AD VALOREM	\$15,500	\$15,323	\$15,219	\$15,241	\$15,242
TOTAL TAX	\$31,269	\$30,643	\$30,205	\$30,142	\$30,153

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



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 12887-2023

PCN: 38-43-44-21-15-250-0091

Updated Effective Date and Time: May 28, 2026 @ 8:00 a.m.

Effective Date and Time: February 12, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

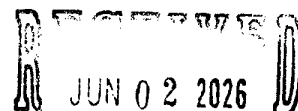
CANOPUS INVESTMENT GROUP LLC, by virtue of Tax Deed recorded on 12/16/2021 in
Official Records Book 33147, Page 957

Address as shown in vesting document:

6671 W Indiantown Rd.
Jupiter, FL 33458

3. Legal description as described in vesting instrument:

TOWN OF LAKE WORTH LOT 9 (LESS N 50 FT OF S 150 FT) BLK 250





GDC Group LLC

Real Estate Services

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Email: mg.gdcgroup@gmail.com

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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:

- Lien recorded 10/21/2024 in Official Records Book 35334, Page 97
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Lake Worth Beach, FL 33461

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City of Pahokee Code Enforcement
207 Begonia Drive
Pahokee, FL 33476

- Lien recorded 7/8/2022 in Official Records Book 33687, Page 975

City of Belle Glade
(No Address Provided)

- Lien recorded 7/14/2025 in Official Records Book 35872, Page 7
- Lien recorded 5/16/2025 in Official Records Book 35751, Page 1419

City of Lake Worth Beach
(No Address Provided)

5. Also notify:

NONE



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 12887-2023

PCN: 38-43-44-21-15-250-0091

NOTICE SCHEDULE

NOTE: Tax Assessment Roll Information:

PCN:	38-43-44-21-15-250-0091
Legal Description:	TOWN OF LAKE WORTH LOT 9 (LESS N 50 FT OF S 150 FT) BLK 250
Name Last Assessed:	CANOPUS INVESTMENT GROUP LLC
Address:	6671 W INDIANTOWN RD JUPITER FL 33458 3991



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 12887-2023

PCN: 38-43-44-21-15-250-0091

DISCLAIMER AND SIGNATURE PAGE

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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.

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Dated: May 30, 2026
GDC Group, LLC

Melanie Garcia

12887-2023

Property Detail

Location Address : N F ST
Municipality : LAKE WORTH BEACH
Parcel Control Number : 38-43-44-21-15-250-0091
Subdivision : LAKE WORTH TOWN OF
Official Records Book/Page : 33147 / 957
Sale Date : 12/16/2021
Legal Description : TOWN OF LAKE WORTH LOT 9 (LESS N 50 FT OF S 150 FT) BLK 250

Owner Information**Owner(s)**

CANOPUS INVESTMENT GROUP LLC

Mailing Address

PO BOX 1164
JUPITER FL 33468 1164

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/16/2021	\$15,600	33147 / 00957	TAX DEED	CANOPUS INVESTMENT GROUP LLC
05/01/1991	\$3,561	06889 / 00331	TAX DEED	
02/01/1982	\$100	03695 / 00038	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 0***Total Square Feet :** 0**Acres :** .41**Property Use Code :** 1000—VACANT COMMERCIAL LAND**Zoning :** TOD-E—TRANSIT ORIENTED DEV EAST (38-LAKE WORTH 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
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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	COMMERCIAL	TOD-E	0.4079

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$74,634	\$71,080	\$71,080	\$39,272	\$33,763
Total Market Value	\$74,634	\$71,080	\$71,080	\$39,272	\$33,763

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$52,271	\$47,519	\$43,199	\$39,272	\$319
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$52,271	\$47,519	\$43,199	\$39,272	\$319

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,271	\$1,200	\$1,142	\$890	\$237
NON AD VALOREM	\$11,067	\$117	\$337	\$323	\$323
TOTAL TAX	\$12,338	\$1,318	\$1,479	\$1,214	\$561

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