



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	SAVVY FL LLC PO BOX 1000 - DEPT, #3035 MEMPHIS TENNESSEE 38148	Apply Date	04/17/2026
		TDA Number	202600178
Owner	SMITH DUANE D & UDOVIN FRANCES E 2604 WOODFERN CT WOODBIDGE VIRGINIA 22192-2008	Certificate *	835
		Issue Date	05/31/2024
Property Description	19-42-41, N 239 FT OF S 1982 FT OF W 239 FT OF E 4211 FT OF SEC A/K/A AD-354	Parcel ID	00-41-42-19-00-000-7310
		Alternate Parcel ID	101712069

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)
835 *	05/31/2024	\$3,079.97	\$339.44		\$3,419.41
* Applying Certificate				Part 2: Total	\$3,419.41

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)
734	05/31/2025	\$3,200.47	\$190.69	\$6.25	\$3,397.41
				Part 3: Total	\$3,397.41

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)	\$6,816.82
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$3,296.32
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)	\$634.42
8. Total of lines 1 through 7	Part 4: Total \$11,208.16

RECEIVED
AUG 04 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

Digitally signed by: Lori Doolin
DN: CN = Lori Doolin email = LDoolin@pbctax.com C = AD O = Palm Beach County Tax Collector
Date: 2026.08.04 12:10:46 -0500

Signature, Tax Collector or Designee

Palm Beach County, Florida

08/03/2026

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

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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: 00-41-42-19-00-000-7310

I, **SAVVY FL LLC, PO BOX 1000 - DEPT, #3035 MEMPHIS, TENNESSEE, 38148**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
835 *	05/31/2024	19-42-41, N 239 FT OF S 1982 FT OF W 239 FT OF E 4211 FT OF SEC A/K/A AD-354

* = 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.

vinodgupta (Vinod Gupta)

Applicant's Signature

04/17/2026

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:00-41-42-19-00-000-7310
CERTIFICATE:835
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$61,053.00

LAST ASSESSED PARTY ON TAX ROLL:

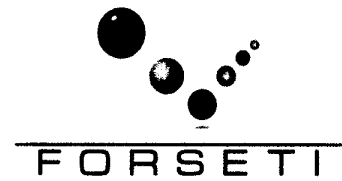
SMITH DUANE D & UDOVIN FRANCES E

2604 WOODFERN CT
WOODBIDGE, VIRGINIA 22192-2008 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

SAVVY FL LLC
PO BOX 1000 - DEPT. #3035
MEMPHIS, TN 38148

Property Information Report



Toll Free: (855) 757-8572 • Local: (407) 456-1888 • searches@theforsetigroup.com

CERTIFICATE NO. 2024-835

Property Information Report

PCN: 00-41-42-19-00-000-7310

EFFECTIVE DATE AND TIME: 07/13/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

Duane D. Smith, a single man and Frances Enter Udovin, a married woman, as tenants in Common, by virtue of Warranty Deed recorded 09/12/2007 in Official Records Book 22104, Page 175.

2604 Woodfern Ct.
Woodridge, VA 22192

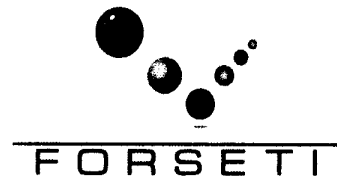
3. Legal description as described in vesting instrument:

Tract 354

The North 239 Feet of the South 1982 Feet of the West 239 Feet of the East 4211 Feet of Section 19, Township 42 South, Range 41 East, of Palm Beach County, Florida, subject to an Easement for Road and Drainage purposes to Indian Trail Water Control District over the East 30 Feet and the North 30 Feet.

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Property Information Report



Toll Free: (855) 757-8572 • Local: (407) 456-1888 • searches@theforsetigroup.com

CERTIFICATE NO. 2024-835

NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status: (list any active mortgages with official record book and page or note "None" or "Satisfied")

None

2. Probate matters found of record: (list active probate matters or note "None")

None

3. Bankruptcy Cases of record: (List all open or closed cases that may pertain to vested party with status or write "None")

None

4. Liens/Judgments/Other matters that may affect title: (list all active liens, judgments and matters affecting this title with the official record book and page or note "None")

Order recorded 06/18/2011 in Official Records Book 24585, Page 989.

Order recorded 09/08/2011 in Official Records Book 24731, Page 1694.

Order recorded 09/22/2011 in Official Records Book 24757, Page 730.

Order recorded 09/27/2011 in Official Records Book 24763, Page 1110.

Order recorded 02/22/2012 in Official Records Book 25030, Page 498.

Order recorded 03/28/2013 in Official Records Book 25907, Page 1682.

Order recorded 06/05/2013 in Official Records Book 26070, Page 157.

Palm Beach County

Palm Beach County Administrative Complex

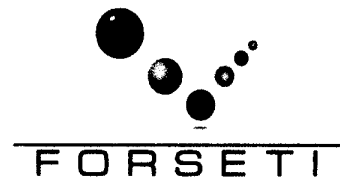
Palm Beach County, FL 33401

5. Also notify: (list name and addresses of other interested parties and include official record book and page number or some identifier that will identify why they are being noticed)

None

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CERTIFICATE NO. 2024-835

NOTE: Tax Assessment Roll Information:

PCN: 00-41-42-19-00-000-7310

Legal Description:

19-42-41, N 239 FT OF S 1982 FT OF W 239 FT OF E 4211 FT OF SEC A/K/A AD-354

Name Last Assessed:

Smith Duane D & Udovin Frances E

Address:

2604 Woodfern Ct.
Woodbridge, VA 22192-2008

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CERTIFICATE NO. 2024-835

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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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 AND 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 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).

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Dated: July 16, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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835-2024

Property Detail**Location Address :****Municipality :** UNINCORPORATED**Parcel Control Number :** 00-41-42-19-00-000-7310**Subdivision :****Official Records Book/Page :** 22104 / 175**Sale Date :** 08/24/2007**Legal Description :** 19-42-41, N 239 FT OF S 1982 FT OF W 239 FT OF E 4211 FT OF SEC A/K/A AD-354**Owner Information****Owner(s)**SMITH DUANE D &
UDOVIN FRANCES E**Mailing Address**2604 WOODFERN CT
WOODBIDGE VA 22192 2008**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/24/2007	\$100,000	22104 / 00175	WARRANTY DEED	SMITH DUANE D &
06/22/2000	\$22,000	11859 / 00447	WARRANTY DEED	NATALE STELLA R
12/01/1997	\$17,000	10160 / 00108	WARRANTY DEED	
03/01/1989	\$10,500	06109 / 01618	WARRANTY DEED	
01/01/1980	\$5,000	03373 / 00360	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	\$187,461	\$170,660	\$158,576	\$130,520	\$80,172
Total Market Value	\$187,461	\$170,660	\$158,576	\$130,520	\$80,172

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$61,053	\$55,503	\$50,457	\$45,870	\$41,700
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$61,053	\$55,503	\$50,457	\$45,870	\$41,700

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,792	\$1,630	\$1,527	\$1,324	\$989
NON AD VALOREM	\$1,387	\$1,309	\$1,311	\$1,109	\$891
TOTAL TAX	\$3,179	\$2,939	\$2,837	\$2,433	\$1,880

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