CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

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	202600238
Owner	RODRIGUEZ CAPITAL GROUP LLC 19106 SW 5TH ST PEMBROKE PINES FLORIDA 33029-5423	Certificate *	16219
		Issue Date	05/31/2024
Property Description	WASHINGTON PK LT 8 BLK 2	Parcel ID	48-37-42-18-16-002-0080
		Alternate Parcel ID	102127800

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 Tax Collectors Fee	Column 6 Total (Columns 3+4)
16219 *	05/31/2024	$2,131.60	$306.42		$2,438.02
* Applying Certificate				**Part 2: Total**	**$2,438.02**

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)
17036	05/31/2025	$2,218.94	$142.38	$6.25	$2,367.57
				Part 3: Total	**$2,367.57**

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)	$4,805.59
2. Delinquent taxes paid by the applicant	$0.00
3. Current taxes paid by the applicant	$2,302.10
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)	$454.10
8. Total of lines 1 through 7 — **Part 4: Total**	**$8,022.39**

AUG 06 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: 2026.08.06 15:40:50 -05'00'

Signature, Tax Collector or Designee

Palm Beach County, Florida

08/05/2026

Date

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

TR
YL

CERTIFICATION OF TAX DEED APPLICATION

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08/05/2026

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App Date: 04/17/2026
TDA Num: 202600238
Certificate: 16219
Issued: 05/31/2024
Parcel ID: 48-37-42-18-16-002-0080

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

To: Tax Collector of **Palm Beach** County, Florida
Re: 48-37-42-18-16-002-0080

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
16219 *	05/31/2024	WASHINGTON PK LT 8 BLK 2

* = 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:48-37-42-18-16-002-0080
CERTIFICATE:16219
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: $38,790.00

LAST ASSESSED PARTY ON TAX ROLL:

RODRIGUEZ CAPITAL GROUP LLC

19106 SW 5TH ST
PEMBROKE PINES, FLORIDA 33029-5423 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

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

GDC Group LLC
Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166
Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 16219-2024

PCN: 48-37-42-18-16-002-0080

Effective Date and Time: July 29, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

   TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

   THE RODRIGUEZ CAPITAL GROUP LLC, a Florida limited liability company, as tenants in common, by virtue of Quit Claim Deed recorded on 10/20/2021 in Official Records Book 32975, Page 1777

   Address as shown in vesting document:
   19106 Southwest 5th Street
   Pembroke Pines, FL 33029

3. Legal description as described in vesting instrument:

Lot 8, Block 2, Washington Park, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 36, of the Public Records of Palm Beach County, Florida.

GDC Group LLC
Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166
Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 16219-2024 **PCN: 48-37-42-18-16-002-0080**

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:	48-37-42-18-16-002-0080
Legal Description:	WASHINGTON PK LT 8 BLK 2
Name Last Assessed:	RODRIGUEZ CAPITAL GROUP LLC
Address:	19106 SW 5TH ST PEMBROKE PINES FL 33029 5423

GDC Group LLC
Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166
Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 16219-2024

PCN: 48-37-42-18-16-002-0080

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).

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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: July 31, 2026
GDC Group, LLC

Melanie Garcia

16219-2024

Property Detail

Location Address : 171 BOOKER PL
Municipality : PAHOKEE
Parcel Control Number : 48-37-42-18-16-002-0080
Subdivision : WASHINGTON PARK PAHOKEE IN
Official Records Book/Page : 32975 / 1777
Sale Date : 10/07/2021
Legal Description : WASHINGTON PK LT 8 BLK 2

Owner Information

Owner(s)

RODRIGUEZ CAPITAL GROUP LLC

Mailing Address

19106 SW 5TH ST
PEMBROKE PINES FL 33029 5423

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/07/2021	$30,000	32975 / 01777	QUIT CLAIM	RODRIGUEZ CAPITAL GROUP LLC
03/06/2019	$10	30475 / 01054	QUIT CLAIM	JCMJ HOLDINGS LLC
02/20/2018	$32,251	29659 / 00324	TAX DEED	5T WEALTH PARTNERS LP
11/10/2011	$10	24908 / 00524	QUIT CLAIM	MISSION EDUCATION INTERNATIONAL INC
01/04/2011	$5,100	24292 / 01814	CERT OF TITLE	HOWARD E HILL FOUNDATION INC
05/14/2004	$57,000	17020 / 01937	WARRANTY DEED	WE BUY HOUSES PLUS INC
05/03/2004	$35,000	16994 / 01371	WARRANTY DEED	RJ FINANCIAL & ASSET MANAGEMENT LLC
04/14/2004	$17,301	16811 / 00274	TAX DEED	LUKE INVESTMENTS INC
05/04/1995	$37,300	08891 / 01336	QUIT CLAIM	GREEN HENRY F
06/01/1994	$100	08326 / 01433	QUIT CLAIM	
10/01/1992	$33,000	07444 / 00216	WARRANTY DEED	
04/01/1987	$50,000	05234 / 00858	WARRANTY DEED	
12/01/1986	$100	05155 / 00246	QUIT CLAIM	
12/01/1983	$100,000	04120 / 01757	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 26
***Total Square Feet :** 0
Acres : .09
Property Use Code : 0700—MISC RESIDENCE SFR
Zoning : GC—GENERAL COMMERCIAL (48-PAHOKEE)

Building Details

Structural Details

Structural Element for Building 1

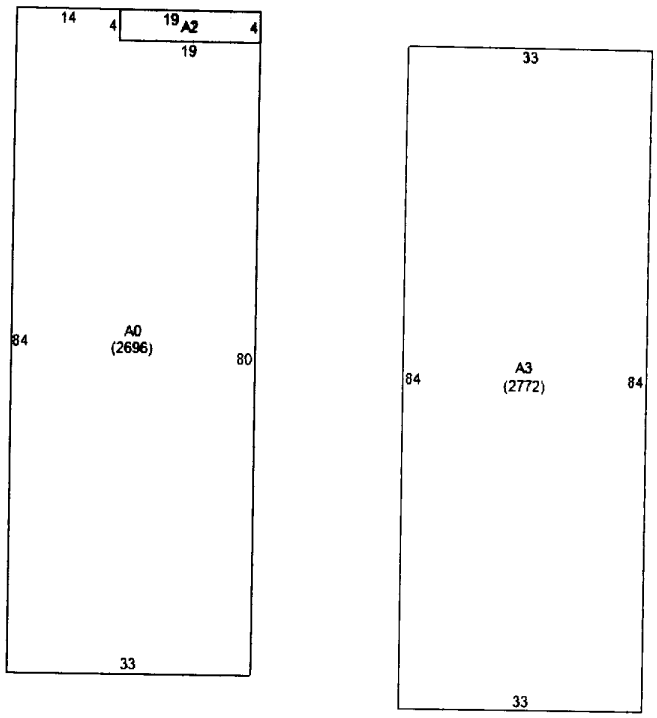
Year Built	1958
DORMITORY	5544

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
DORMITORY	2696
SUPPORT	76

DORMITORY	2772
Total Square Footage	5544



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	MULTI FAMILY	GC	0.0932

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$14,610	$15,250	$15,380	$15,760	$91,130
Land Value	$24,180	$20,020	$18,200	$18,200	$18,200
Total Market Value	$38,790	$35,270	$33,580	$33,960	$109,330

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$38,790	$35,270	$33,580	$33,960	$109,330
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$38,790	$35,270	$33,580	$33,960	$109,330

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$885	$805	$771	$794	$2,614
NON AD VALOREM	$1,329	$1,227	$1,189	$1,135	$1,081
TOTAL TAX	$2,214	$2,032	$1,960	$1,929	$3,696

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

Look Up a ZIP Code™ FAQs (https://www.usps.com/faqs.htm)

Go to

ZIP Code™ by Address

You entered:

171 BOOKER PL
PAHOKEE FL

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. **Edit and search again. (zip-code-lookup.htm?byaddress)**

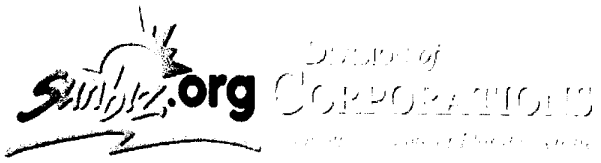
171 BOOKER PL
PAHOKEE FL **33476-2124**

Look Up Another ZIP Code™

Edit and Search Again (/zip-code-lookup.htm?byaddress)

Feedback

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
THE RODRIGUEZ CAPITAL GROUP LLC

Filing Information

Document Number	L20000128872
FEI/EIN Number	85-1720522
Date Filed	05/12/2020
Effective Date	05/12/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/04/2023
Event Effective Date	NONE

Principal Address

19106 SW 5TH STREET
PEMBROKE PINES, FL 33029

Mailing Address

19106 SW 5TH STREET
PEMBROKE PINES, FL 33029

Registered Agent Name & Address

RODRIGUEZ, FABIANA D
19106 SW 5TH STREET
PEMBROKE PINES, FL 33029

Authorized Person(s) Detail

Name & Address

Title MGR

RODRIGUEZ, FABIANA D
19106 SW 5TH STREET
PEMBROKE PINES, FL 33029

Title MGR

RODRIGUEZ, GABRIELA A
15791 NW 4TH STREET
PEMBROKE PINES, FL 33028

Title MGR

Rodriguez , Eliezier
18740 NE 3rd St
Pembroke Pines, FL 33029

Annual Reports

Report Year	Filed Date
2025	04/24/2025
2025	06/18/2025
2026	04/30/2026

04/30/2026 -- ANNUAL REPORT	View image in PDF format
06/18/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
04/24/2025 -- ANNUAL REPORT	View image in PDF format
08/06/2024 -- ANNUAL REPORT	View image in PDF format
04/11/2023 -- ANNUAL REPORT	View image in PDF format
04/04/2023 -- LC Amendment	View image in PDF format
03/21/2022 -- ANNUAL REPORT	View image in PDF format
05/01/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- Florida Limited Liability	View image in PDF format