



A PRACTICAL STARTING POINT

Inherited property in Florida: Your first steps

You do not need every answer before taking the next useful step. Start by organizing the facts, checking for urgent notices and deciding what you want to understand.

01 Check for a real deadline

Gather any court, tax or sale notice. Confirm its source and stated date through the official office. A conversation request does not pause a deadline.

02 Separate facts from assumptions

Write down what documents you have and what remains unknown. A family understanding is a starting point for review, not a final ownership decision.

03 Identify your goal

Do you want to keep the home, coordinate with family, understand possible rights or explore a sale? Your goal should guide the next conversation.

This guide helps you prepare.

It provides general education, not legal or tax advice. Ownership, authority to sell, deadlines and available options require review of the actual facts.



STEP 1 | GATHER THE FACTS

Create one property folder

Use copies for initial organization. Keep originals secure. Do not send sensitive records through an unsecured public form.

Property

Address and county; parcel number if known; copies of recorded deeds; available property-tax information.

Estate

Any will or trust documents you have; date of death; known probate case number and court; contact details for professionals already involved.

Notices and expenses

Court or tax notices; mortgage or association statements; insurance and utility information; repair and maintenance records.

Family and other participants

Names and relationships you already know; who is occupying the home; who has documents; which facts remain unconfirmed.

A useful question for a qualified professional

Which documents determine who may act for this property, and what still needs to be confirmed?



STEP 2 | HANDLE NOTICES CAREFULLY

Make the first call count

Tax deed proceedings and mortgage foreclosures are different. Record exactly what your notice says; do not assume that one process follows the rules of the other.

Write down

The issuing office, notice type, case or parcel number, stated dates and the date you received it.

Verify independently

Use the official county or court website to locate contact information. Confirm the current status and which office handles the question.

Ask clearly

What is scheduled? Where can I view the official record? Which office can confirm amounts or procedures? What should I discuss with an attorney?

Keep a record

Note the date of the call, the person or department reached, what you were told and the next step. Retain notices and correspondence.

Do not wait for an online response

If a court deadline or sale is approaching, seek qualified help promptly and verify official information directly. This guide does not stop or extend any deadline.



STEP 3 | COMPARE POSSIBLE PATHS

Start with the outcome you want

Keep the home

List recurring costs, needed repairs and who will pay. Ask about title, occupancy, insurance and any professional review needed.

Arrange a family buyout

Discuss valuation, affordability, financing and the written terms that would be required. Agreement in principle is not financing approval.

Explore an open-market sale

Ask who has authority to sell, who must participate, what preparation may cost and how to estimate net proceeds.

Request an as-is purchase review

Compare the proposed price, costs, conditions, timeline and alternatives. A commercial buyer may profit; review the terms independently.

Seek coordination or legal help

Use coordination to organize facts and communications. Use an appropriate attorney for legal advice, disputed rights and court procedures.

No option is right for every family. Compare your goals, verified facts, costs and the participation required before committing.



STEP 4 | PREPARE FOR A CONVERSATION

A simple family worksheet

Use this page to prepare a discussion. It is not a contract, waiver of rights or determination of anyone's share.

Our preferred outcome for the property:

Facts we know and documents supporting them:

Questions we still need answered:

Costs or deadlines that need attention:

People who should participate in the next discussion:



STEP 5 | MAKE A SHORT ACTION PLAN

Your next seven days

Today: check urgency

Find notices and verify any stated deadline or sale information. Seek timely professional help where needed.

Next: organize and compare

Create the document folder, list unknowns and compare paths that fit your goal. Avoid making commitments based only on assumptions.

Then: choose your next conversation

Consider an independent attorney, legal-aid resource, coordination service or sale professional appropriate to your question.

You choose whether to take a commercial next step.

Florida Heir Guide is the educational resource. The planned referral options include GoLegacyLink for estate-property coordination and True Deal Investments for acquisition review. Confirm services, fees and relationships before proceeding; no referral is required to use this guide.

Starting resources

The Florida Bar: Probate in Florida

Brevard Clerk: Tax Deeds & Auctions

Duval Clerk: Probate

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