

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

03-4553-000 2017

LT 24 BLK 120 CORDOVA PARK UNIT NO 5 PB 4 P 11 OR 6723 P 1340 OR 6723 P 1345 SEC 33/1 T 1/2S R 30 SHEET D

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900730

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
03-4553-000	2017/1482	06-01-2017	LT 24 BLK 120 CORDOVA PARK UNIT NO 5 PB 4 P 11 OR 6723 P 1340 OR 6723 P 1345 SEC 33/1 T 1/2S R 30 SHEET D

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

10-24-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[← Navigate Mode](#) [Account](#) [Reference](#) [→](#)
[Printer Friendly Version](#)

General Information

Reference: 331S308300024120
Account: 034553000
Owners: MCCAIN JEFFREY D
Mail: 880 TANGLEWOOD DR
 PENSACOLA, FL 32503
Situs: 880 TANGLEWOOD DR 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$115,000	\$65,363	\$180,363	\$180,363
2018	\$85,500	\$127,621	\$213,121	\$213,121
2017	\$85,500	\$117,241	\$202,741	\$180,849

Disclaimer

Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/25/2017	7798	203	\$100	CJ	View Instr
05/20/2011	6723	1345	\$100	CJ	View Instr
05/20/2011	6723	1340	\$100	CJ	View Instr
12/07/2009	6538	137	\$100	CJ	View Instr
01/1970	519	21	\$32,000	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 24 BLK 120 CORDOVA PARK UNIT NO 5 PB 4 P 11 OR 6723 P 1340 OR 6723 P 1345 OR 7798 P 203 SEC 33/1 T 1/2S R 30...

Extra Features

POOL

Parcel Information

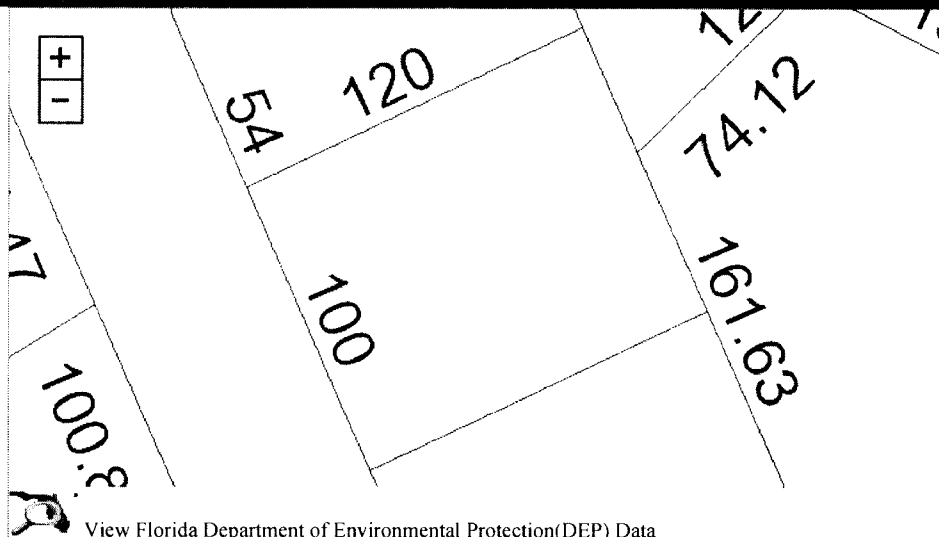
[Launch Interactive Map](#)

Section Map Id:
 33-1S-30-6

Approx. Acreage:
 0.2759

Zoned:
 R-1AAAA

Evacuation & Flood Information
[Open Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

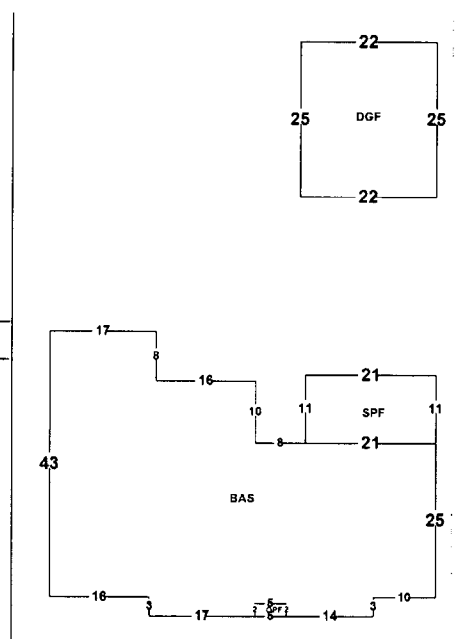
Buildings

Address: 880 TANGLEWOOD DR, Year Built: 1958, Effective Year: 1958

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-FACE/VENEER
 FLOOR COVER-HARDWOOD/PARQUET

 Areas - 2905 Total SF
BASE AREA - 2114
DET GARAGE FIN - 550
OPEN PORCH FIN - 10
SCRN PORCH FIN - 231



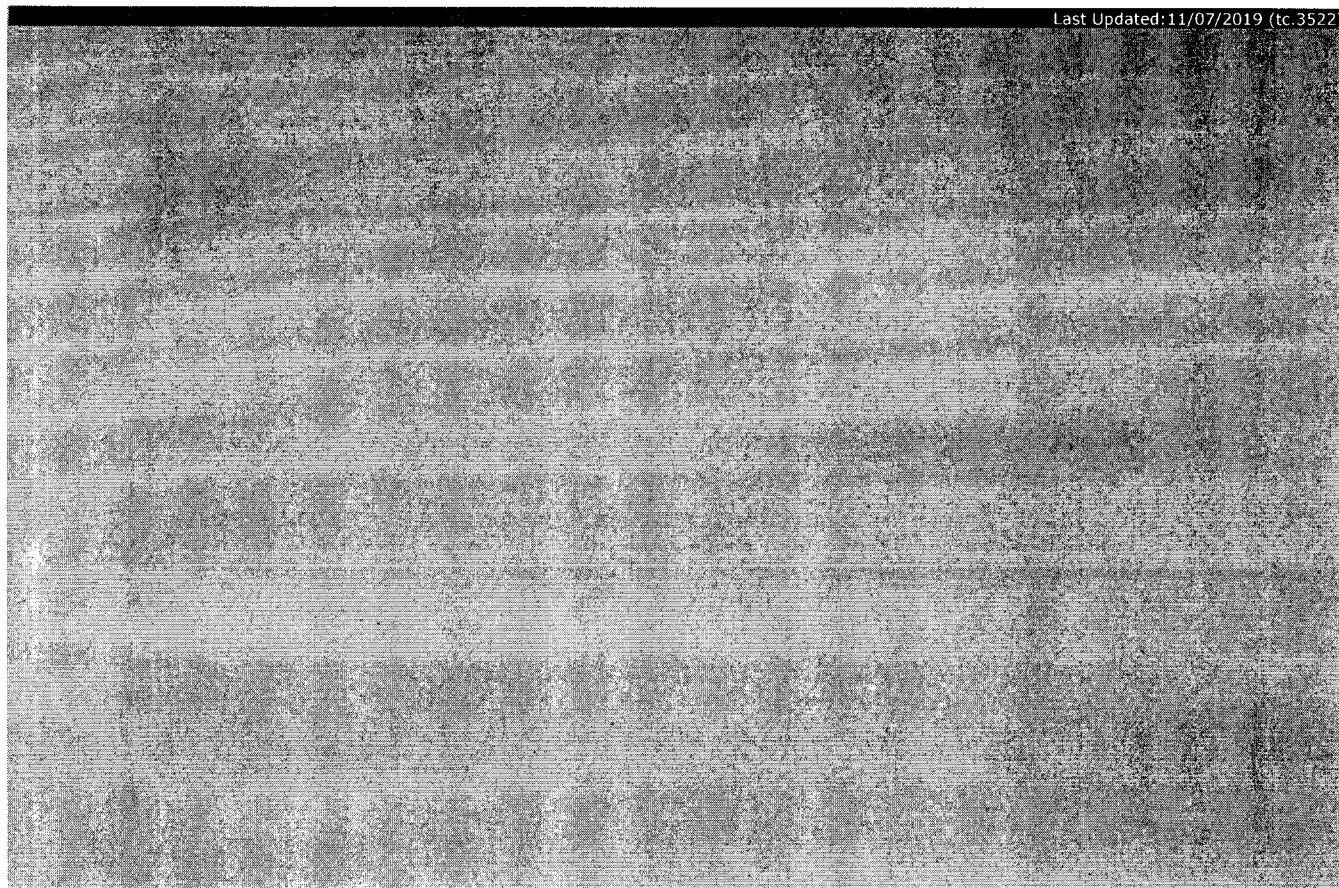
Images



2/1/19

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 11/07/2019 (tc.3522)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01482**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 24 BLK 120 CORDOVA PARK UNIT NO 5 PB 4 P 11 OR 6723 P 1340 OR 6723 P 1345 SEC 33/1
T 1/2S R 30 SHEET D**

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 034553000 (20-421)

The assessment of the said property under the said certificate issued was in the name of

JEFFREY D MCCAIN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Tuesday in the month of September, which is the **8th day of September 2020**.

Dated this 14th day of November 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8198, Page 1017, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01482, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 034553000 (20-421)

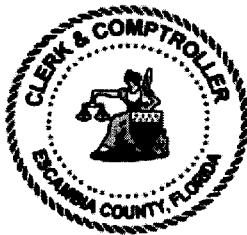
DESCRIPTION OF PROPERTY:

LT 24 BLK 120 CORDOVA PARK UNIT NO 5 PB 4 P 11 OR 6723 P 1340 OR 6723 P 1345 SEC 33/1
T 1/2S R 30 SHEET D

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: JEFFREY D MCCAIN

Dated this 22nd day of May 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 034553000 Certificate Number: 001482 of 2017

Redemption	No	Application Date	10/24/2019	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	09/08/2020	Redemption Date	05/29/2020
Months	11			7	
Tax Collector	\$10,946.04			\$10,946.04	
Tax Collector Interest	\$1,806.10			\$1,149.33	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$12,758.39			\$12,101.62 T.C.	
Record TDA Notice	\$17.00			\$17.00	
Clerk Fee	\$130.00			\$130.00	
Sheriff Fee	\$120.00			\$120.00 -	
Legal Advertisement	\$200.00			\$200.00 -	
App. Fee Interest	\$77.06			\$49.04	
Total Clerk	\$544.06			\$516.04 C.H.	
Release TDA Notice (Recording)	\$10.00			\$10.00	
Release TDA Notice (Prep Fee)	\$7.00			\$7.00	
Postage	\$60.00			\$0.00	
Researcher Copies	\$40.00			\$0.00	
Total Redemption Amount	\$13,419.45			\$12,634.66 - 120-200	
		Repayment Overpayment Refund Amount		\$784.79 \$ 12,314.66	
Book/Page	8198			1017	

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 034553000 Certificate Number: 001482 of 2017**

**Payor: LITVAK BEASLEY WILSON & BALL LLP 40 SOUTH PALAFOX PLACE SUITE 300
PENSACOLA, FL 32502 Date 05/22/2020**

Clerk's Check # 96767
Tax Collector Check # 1

Clerk's Total \$344.06
Tax Collector's Total \$12,758.39
Postage \$0.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$13,379.45

~~\$344.06~~ **\$12,297.66**
~~\$12,758.39~~
~~\$0.00~~
~~\$0.00~~
~~\$10.00~~
~~\$7.00~~
~~\$13,379.45~~
\$12,314.66

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

Whitney Copping

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2017 TD 001482

Redeemed Date 05/22/2020

Name LITVAK BEASLEY WILSON & BALL LLP 40 SOUTH PALAFOX PLACE SUITE 300 PENSACOLA, FL 32502

Clerk's Total = TAXDEED	\$544.06	\$12,297.66
Due Tax Collector = TAXDEED	\$12,758.39	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

20-421

PROPERTY INFORMATION REPORT

File No.: 15966

June 3, 2020

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 06-03-2000, through 06-03-2020, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

DMB Property I, LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

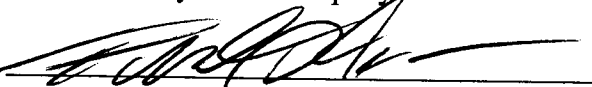
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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 recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

June 3, 2020

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15966

June 3, 2020

Lot 24, Block 120, Cordova Park, Unit Number 5, as per plat thereof, recorded in Plat Book 4, Page 11, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15966

June 3, 2020

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2016-2019 **now paid**. The assessed value is \$180,363.00. Tax ID 03-4553-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: Sept. 8, 2020

TAX ACCOUNT NO.: 03-4553-000

CERTIFICATE NO.: 2017-1482

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

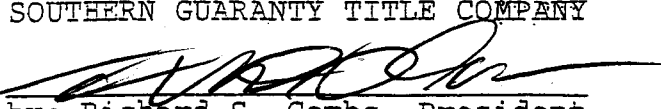
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

DMB Property I, LLC
Attn: David M. Bear, Reg. Agent
6120 Enterprise Dr.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 5th day of June, 2020.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

Prepared by:
Kramer A. Litvak
Litvak Beasley Wilson & Ball, LLP
40 South Palafox Place, Suite 300
Pensacola, Florida 32502
File Number: 20-0205KAL
Consideration: \$170,000.00

General Warranty Deed

Made this May 20, 2020 A.D. By **Jeffrey D. McCain, an unmarried man,** hereinafter called the grantor, to **DMB Property I, LLC, a Florida limited liability company,** whose post office address is: 6120 Enterprise Drive, Pensacola, Florida 32505, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "granter" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot Twenty-Four (24), Block One Hundred Twenty (120), Cordova Park, Unit Number 5, a subdivision of a portion of Section 33, Township 1 South, Range 30 West and Section 1, Township 2 South, Range 30 West, according to Plat recorded in Plat Book 4 at Page 11, of the Public Records of City of Pensacola Escambia County, Florida.

Parcel ID Number: **33 1S 30 8300 024 120**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

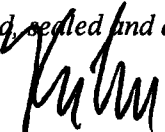
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

[SIGNATURE PAGE FOLLOWS]

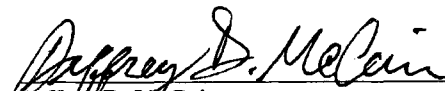
Prepared by:
Kramer A. Litvak
Litvak Beasley Wilson & Ball, LLP
40 South Palafox Place, Suite 300
Pensacola, Florida 32502
File Number: 20-0205KAL
Consideration: \$170,000.00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

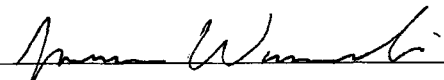
Signed, sealed and delivered in our presence:



Witness Printed Name Kramer Litvak

 (Seal)

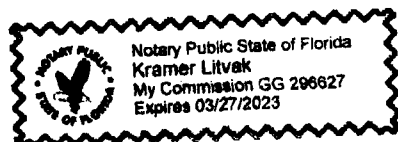
Jeffrey D. McCain
Address: 885 Tanglewood dr
Pensacola, Florida 32503

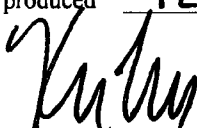


Witness Printed Name Jessica Warsheski

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me, by ☒ physical presence or _____ online notarization, this 20th day of May, 2020, by Jeffrey D. McCain, who is personally known to me or who has produced FL drivers license as identification.





Notary Public
My Commission Expires: _____

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION; Pursuant to section 86-165 of the Escambia County Code of Ordinances, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Section 86-166 of the Escambia County Code of Ordinances requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 880 Tanglewood Drive, Pensacola, Florida 32503

Legal Address of Property: Lot Twenty-Four (24), Block One Hundred Twenty (120), Cordova Park, Unit Number 5, a subdivision of a portion of Section 33, Township 1 South, Range 30 West and Section 1, Township 2 South, Range 30 West, according to Plat recorded in Plat Book 4 at Page 11, of the Public Records of City of Pensacola Escambia County, Florida.

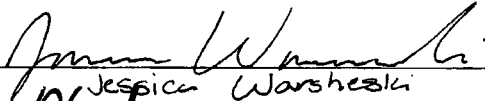
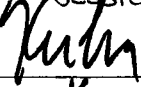
The County () has accepted (X) has not accepted the abutting roadway for maintenance.

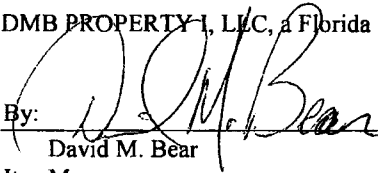
This information is believed to be correct and is being provided as it appears on the County's website at www.myescambia.com.

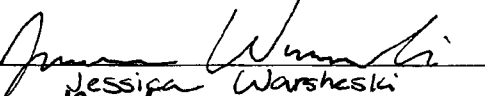
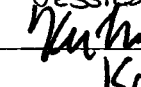
This form completed by:

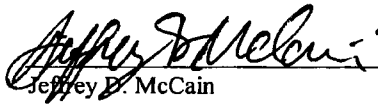
Jeffrey D. McCain
880 Tanglewood Drive
Pensacola, Florida 32503

DMB PROPERTY 1, LLC, a Florida limited liability company


Jessica Warsheski - Witness

Kramer Litvak - Witness

By: 
David M. Bear - Buyer
Its: Manager


Jessica Warsheski - Witness

Kramer Litvak - Witness


Jeffrey D. McCain - Seller

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8198, Page 1017, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01482, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 034553000 (20-421)

DESCRIPTION OF PROPERTY:

LT 24 BLK 120 CORDOVA PARK UNIT NO 5 PB 4 P 11 OR 6723 P 1340 OR 6723 P 1345 SEC 33/1
T 1/2S R 30 SHEET D

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: JEFFREY D MCCAIN

Dated this 22nd day of May 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk