

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

0123-20

							0125-20
Part 1: Tax Deed	Application infor	mation					
Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226			Application date		Apr 21, 2022	
Property description	erty THONGPAEN SUNGVARN			Certificate #		2020 / 4000	
	FORT WALTON BEACH, FL 32547 614 CHASEVILLE ST 07-3996-000 LT 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 967 CA 180				Date certificate issued		06/01/2020
Part 2: Certificate	es Owned by App	licant an	d Filed wi	th Tax Deed	Applic	ation	
Column 1			Column 3		Column 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2020/4000	06/01/2	06/01/2020 877.75		877.75	43.89		921.6
						→Part 2: Total*	921.64
Part 3: Other Cer	tificates Redeem	ed by Ap	plicant (C	ther then Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 Amount of Certificate	mount of Tay Collector's Fe		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/3114	06/01/2021		913.40		6.25	45.67	965.32
			***************************************			Part 3: Total*	965.32
Part 4: Tax Colle	ctor Certified Am	ounts (L	ines 1-7)				
Cost of all certi	ficates in applicant's	possessio	on and other			by applicant Parts 2 + 3 above)	1,886.9
2. Delinquent taxe	es paid by the applic	ant					0.00
Current taxes paid by the applicant						917.5	
4. Property information report fee						200.00	
5. Tax deed application fee						175.00	
6. Interest accrue	d by tax collector und	der s.197.	542, F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)	0.00
7. Total Paid (Lines 1-6)					3,179.53		
•	nformation is true and		-		y inform	ation report fee, an	d tax collector's fees
\overline{Z}				•		Escambia, Florid	а
Sign here: Signs	ture Des Collegen or Des	ianee			Da	ite <u>May 6th, 20</u>	<u>22</u>
	ture, No. Collector or Des	gnee				ite <u>iviay Otil. 20</u>	<u></u>

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

Par	Part 5: Clerk of Court Certified Amounts (Lines 8-14)					
8.	Processing tax deed fee					
9.	Certified or registered mail charge					
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees					
11.	Recording fee for certificate of notice					
12.	Sheriff's fees					
13.	Interest (see Clerk of Court Instructions, page 2)					
14.	Total Paid (Lines 8-13)					
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.					
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)					
Sign t	here: Date of sale 01/09/2023 Signature, Clerk of Court or Designee					

INSTRUCTIONS +6.25

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 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, 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 6. 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(3), Florida Administrative Code.

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)

Line 13: 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 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2200271

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
l.			
CITRUS CAPITAL HOLI CITRUS CAPITAL HOLI PO BOX 54226 NEW ORLEANS, LA 7	DINGS FBO SEC PTY 70154-4226,		
hold the listed tax certi	ficate and hereby surrender the	same to the Tax	Collector and make tax deed application thereor
Account Number	Certificate No.	Date	Legal Description
07-3996-000	2020/4000	06-01-2020	LT 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 967 CA 180
I agree to:			
 pay any curre 	ent taxes, if due and		
 redeem all out 	utstanding tax certificates plus i	nterest not in my	possession, and
 pay all define 	quent and omitted taxes, plus in	terest covering th	e property.
 pay all Tax C Sheriff's costs 	ollector's fees, property informats, if applicable.	tion report costs, (Clerk of the Court costs, charges and fees, and
Attached is the tax sal- which are in my posse	e certificate on which this applic ession.	ation is based and	all other certificates of the same legal description
Electronic signature of CITRUS CAPITAL HO CITRUS CAPITAL HO PO BOX 54226 NEW ORLEANS, LA	OLDINGS, LLC OLDINGS FBO SEC PTY		
			04-21-2022 Application Date
	Applicant's signature		•••

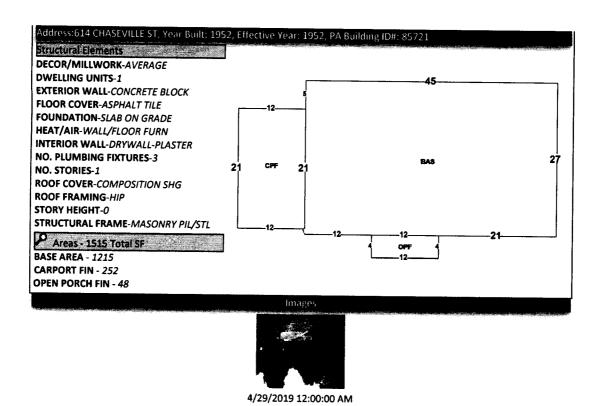


Chris Jones Escambia County Property Appraiser

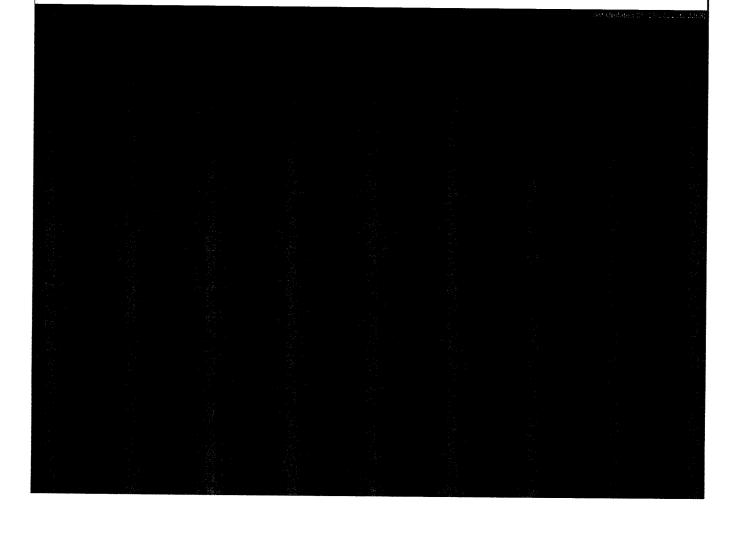
Real Estate Search Tangible Property Search Sale List Printer Friendly Version General Information Assessments Parcel ID: 3725301001008005 Year Total Cap Val 073996000 Account: 2021 \$8,000 \$47,837 \$54,902 \$55,837 Owners: THONGPAEN SUNGVARN 2020 \$8,000 \$41,911 \$49,911 \$49,911 THONGPAEN PANATDA 2019 \$8,000 \$39,122 \$47,122 \$47,122 Mail: 715 W SUNSET BLVD FORT WALTON BEACH, FL 32547 Disclaimer Situs: 614 CHASEVILLE ST 32507 Use Code: SINGLE FAMILY RESID 🔑 **Market Value Breakdown Letter** Taxing **COUNTY MSTU Tax Estimator Authority:** Tax Inquiry: **Open Tax Inquiry Window File for New Homestead Exemption Online** Fax Inquiry link courtesy of Scott Lunsford Sales Data 2021 Certified Roll Exemptions Official Records None Sale Date Book Page Value Type (New Window) 02/15/2019 8047 967 \$18,000 QC Legal Description 09/14/2016 7591 1049 م LT 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 05/2000 Ca 4562 1683 \$100 OT 967 CA 180 05/2000 B 4562 1685 \$50,000 WD 11/1998 4336 583 B \$100 CJ Extra Features Official Records Inquiry courtesy of Pam Childer UTILITY BLDG Escambia County Clerk of the Circuit Court and Comptroller Parcel Launch Interactive Map Information 119.6 Section Map Id: CA180 Approx. Acreage: 0.3515 Zoned: 🔎 MDR Evacuation & Flood Information 85 Open 128.1 Report

View Florida Department of Environmental Protection(DEP) Data

Buildings



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.



Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2022052596 5/20/2022 2:22 PM OFF REC BK: 8789 PG: 1135 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 04000, issued the 1st day of June, A.D., 2020 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 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 967 CA 180

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073996000 (0123-20)

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

SUNGVARN THONGPAEN and PANATDA THONGPAEN

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 Monday in the month of January, which is the 9th day of January 2023.

Dated this 20th day of May 2022.

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

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: 073996000 Certificate Number: 004000 of 2020

Payor: SUNGVARN THONGPAEN AND PANATDA THONGPAEN 715 W SUNSET BLVD FORT WALTON BEACH, FL 32547 Date 6/14/2022

Clerk's Check # 1 Clerk's Total Tax Collector Check # 1 Tax Collector's Total Postage \$0.00 Researcher Copies Recording \$10.00 Prep Fee \$7.00 Total Received -\$4,209.58 3,447.85

+120,67 fé

PAM CHILDERS
Clerk of the Circuit Court

Received By: \(\)
Deputy Clerk

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 # 2020 TD 004000

Redeemed Date 6/14/2022

Name SUNGVARN THONGPAEN AND PANATDA THONGPAEN 715 W SUNSET BLVD FORT WALTON BEACH, FL 32547

Clerk's Total = TAXDEED

Due Tax Collector = TAXDEED

Postage = TD2

ResearcherCopies = TD6

Release TDA Notice (Recording) = RECORD2

Release TDA Notice (Prep Fee) = TD4

\$517.56

\$3430.85

\$3,615.02

\$0.00

\$10.00

\$7.00

• For Office Use Only

Date Docket Desc Amount Owed Amount Due Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 073996000 Certificate Number: 004000 of 2020

Redemption Yes •	Application Date 4/21/2022	Interest Rate 18%		
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUA		
	Auction Date 1/9/2023	Redemption Date 6/14/2022		
Months	9	2		
Tax Collector	\$3,179.53	\$3,179.53		
Tax Collector Interest	\$429.24	\$95.39		
Tax Collector Fee	\$6.25	\$6.25		
Total Tax Collector	\$3,615.02	\$3,281.17		
Record TDA Notice	\$17.00	\$17.00		
Clerk Fee	\$119.00	\$119.00		
Sheriff Fee	\$120.00	\$120.00		
Legal Advertisement	\$200.00	\$200.00		
App. Fee Interest	\$61.56	\$13.68		
Total Clerk	\$517.56	\$469.68		
Release TDA Notice (Recording)	\$10.00	\$10.00		
Release TDA Notice (Prep Fee)	\$7.00	\$7.00		
Postage	\$60.00	\$0.00		
Researcher Copies	\$0.00	\$0.00		
Total Redemption Amount	\$4,209.58	\$3,767.85		

Repayment Overpayment

Refund Amount

\$441.73

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022061064 6/14/2022 3:59 PM
OFF REC BK: 8804 PG: 872 Doc Type: RTD

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 8789, Page 1135, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04000, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 073996000 (0123-20)

DESCRIPTION OF PROPERTY:

LT 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 967 CA 180

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: SUNGVARN THONGPAEN and PANATDA THONGPAEN

Dated this 14th day of June 2022.

COMPT TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACH	ED REPO	ORT IS ISSUED TO:			
SCOTT LUNSI	FORD, ES	SCAMBIA COUNTY TAX	X COLLECTOR		
TAX ACCOUN	NT #:	07-3996-000	CERTIFICATE #:	2020-4	1000
REPORT IS LI	MITED T	TITLE INSURANCE. TH TO THE PERSON(S) EXP RT AS THE RECIPIENT(RESSLY IDENTIFIED B	Y NAME IN TH	HE PROPERTY
listing of the ov tax information encumbrances r title to said land	vner(s) of and a list recorded i l as listed listed. If	pared in accordance with the record of the land describeding and copies of all open in the Official Record Book on page 2 herein. It is the a copy of any document like	ed herein together with cur or unsatisfied leases, mort ks of Escambia County, Fl responsibility of the party	rrent and delinque gages, judgment orida that appear named above to	nent ad valorem ts and r to encumber the o verify receipt of
and mineral or	any subsu overlaps,	o: Current year taxes; taxe rface rights of any kind or boundary line disputes, arthe premises.	nature; easements, restrict	tions and covena	ints of record;
•	le insuran	are or guarantee the validit ce policy, an opinion of tit		· ·	
Use of the term	"Report"	herein refers to the Proper	rty Information Report and	I the documents	attached hereto.
Period Searched:	Oct	ober 6, 2002 to and inclu	ding October 6, 2022	_ Abstractor: _	Ashley McDonald
BY					

Michael A. Campbell,

As President

Dated: October 19, 2022

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 19, 2022

Tax Account #: 07-3996-000

- 1. The Grantee(s) of the last deed(s) of record is/are: SUNGVARN THONGPAEN AND PANATDA THINGPAEN
 - By Virtue of Quitclaim Deed recorded 2/15/2019 in OR 8047/967
- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. None
- 4. Taxes:

Taxes for the year(s) None are delinquent.

Tax Account #: 07-3996-000 Assessed Value: \$54,902.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC. PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

Pensacola, FL 32591 CERTIFICATION: TITLE SEARCH FOR TDA **TAX DEED SALE DATE:** JAN 9, 2023 TAX ACCOUNT #: 07-3996-000 **CERTIFICATE #:** 2020-4000 In compliance with Section 197.522, 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 abovereferenced tax sale certificate is being submitted as proper notification of tax deed sale. YES NO Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2021 tax year. SUNGVARN THONGPAEN SUNGVARN THONGPAEN AND PANATDA THINGPAEN AND PANATDA THINGPAEN

715 W SUNSET BLVD

FORT WALTON BEACH, FL 32547

Certified and delivered to Escambia County Tax Collector, this 19th day of October, 2022.

PERDIDO TITLE & ABSTRACT, INC.

614 CHASEVILLE ST 32507

PENSACOLA, FL 32507

BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

October 19, 2022 Tax Account #:07-3996-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 967 CA 180

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3996-000(0123-20)

Recorded in Public Records 2/15/2019 4:12 PM OR Book 8047 Page 967, Instrument #2019014587, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$126.00

Address: 1708 W FAIRFIELD De. PENSACOLA, FLA

This instrument Prepared by:

QUITCLAIM DEED LT 8 BLK 4 1St ADDN to Edgewater F33P60 LEGAL DESCRIPTION: 4562 P 1685 CA 180 PROPERTY ADDRESS: 614 CHASEVILLE ST. IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of: Lenise Printed Names of Witness State of FLORIDA The forgoing instrument was acknowledged before me this 15 day of who is personally kno FLA Brivers Licers e as identification and who did/did not Andrew N Dennis III My Commission GG 296646 Expires 01/30/2023 Notary public My commission Expires: