

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000723

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
08-0195-000	2018/3961	06-01-2018	LT 11 BLK 6 AERO VISTA PB 1 P 31/53 OR 1995 P 794 OR 5494 P 447 SEC 50/51 T2S R 30 CA 205

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

09-25-2020
Application Date

Applicant's signature

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.	17,635.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10-04-2021</u> 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.



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

1021-13

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Sep 25, 2020
Property description	GIDDEON MARVIN K 1321 WILSON AVE PENSACOLA, FL 32507 1321 WILSON AVE 08-0195-000 LT 11 BLK 6 AERO VISTA PB 1 P 31/53 OR 1995 P 794 OR 5494 P 447 SEC 50/51 T2S R 30 CA 205	Certificate #	2018 / 3961
		Date certificate issued	06/01/2018

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: Total (Column 3 + Column 4)
# 2018/3961	06/01/2018	307.47	15.37	322.84
→Part 2: Total*				322.84

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/4081	06/01/2020	322.34	6.25	16.12	344.71
# 2019/3755	06/01/2019	315.40	6.25	15.77	337.42
Part 3: Total*					682.13

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,004.97
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,379.97

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.

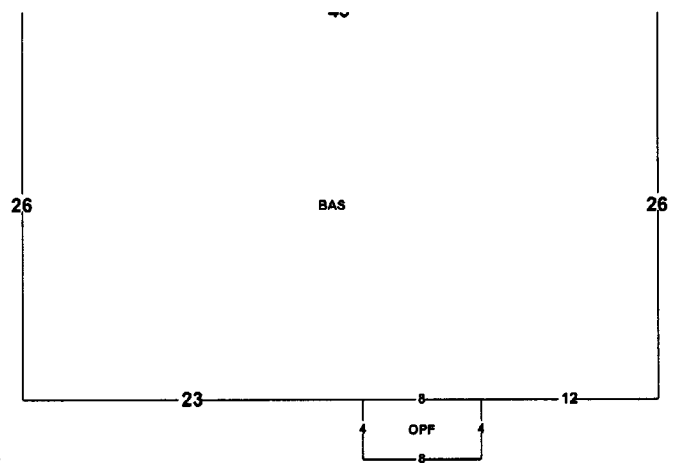
Sign here: *Joan Mustain* Escambia, Florida
Signature, Tax Collector or Designee Date October 5th, 2020

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

DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-CORRUGATED METL
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1150 Total SF

BASE AREA - 1118
OPEN PORCH FIN - 32



Images



6/20/18

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: 10/24/2010 File: 12801



Chris Jones Escambia County Property Appraiser

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

General Information		Assessments				
Reference:	5025305000011006	Year	Land	Imprv	Total	Cap Val
Account:	080195000	2020	\$9,500	\$41,350	\$50,850	\$36,082
Owners:	GIDDEON MARVIN K	2019	\$9,500	\$38,634	\$48,134	\$35,271
Mail:	1321 WILSON AVE PENSACOLA, FL 32507	2018	\$8,000	\$35,831	\$43,831	\$34,614
Situs:	1321 WILSON AVE 32507	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data						2020 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION				
07/2004	5494	447	\$100	QC	View Instr	Legal Description				
10/1984	1995	794	\$36,100	WD	View Instr	LT 11 BLK 6 AERO VISTA PB 1 P 31/53 OR 1995 P 794 OR				
02/1984	1878	897	\$36,100	WD	View Instr	5494 P 447 SEC 50/51 T2S R 30 CA 205				
05/1983	1780	493	\$100	QC	View Instr	Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						FRAME GARAGE				

Parcel Information

Section Map Id: CA205

Approx. Acreage: 0.2296

Zoned: MDR

Evacuation & Flood Information
[Open Report](#)

+

-

View Florida Department of Environmental Protection(DEP) Data

Launch Interactive Map

Buildings	
Address: 1321 WILSON AVE, Year Built: 1946, Effective Year: 1946, PA Building ID#: 86688	
Structural Elements	
DECOR/MILLWORK-AVERAGE	

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03961**, issued the **1st day of June, A.D., 2018** 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 11 BLK 6 AERO VISTA PB 1 P 31/53 OR 1995 P 794 OR 5494 P 447 SEC 50/51 T2S R 30 CA 205

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 080195000 (1021-13)

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

MARVIN K GIDDEON

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 **first Monday** in the month of October, which is the **4th day of October 2021**.

Dated this 23rd day of November 2020.

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 8410, Page 431, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03961, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 080195000 (1021-13)

DESCRIPTION OF PROPERTY:

LT 11 BLK 6 AERO VISTA PB 1 P 31/53 OR 1995 P 794 OR 5494 P 447 SEC 50/51 T2S R 30 CA 205

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: MARVIN K GIDDEON

Dated this 11th day of June 2021.



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: 080195000 Certificate Number: 003961 of 2018**

Payor: MARVIN K GIDDEON 1321 WILSON AVE PENSACOLA, FL 32507 Date 06/11/2021

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$1,580.07 \$1,782.57
Tax Collector's Total	\$1,555.31
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,290.38 \$1,799.57

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: Whitney Copping
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 # 2018 TD 003961
 Redeemed Date 06/11/2021**

Name MARVIN K GIDDEON 1321 WILSON AVE PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$558.07	\$1,782.57
Due Tax Collector = TAXDEED	\$1,155.31	
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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 080195000 Certificate Number: 003961 of 2018

Redemption	No	Application Date	09/25/2020	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	10/04/2021	Redemption Date	06/11/2021
Months	13			9	
Tax Collector	\$1,379.97			\$1,379.97	
Tax Collector Interest	\$269.09			\$186.30	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$1,655.31			\$1,572.52	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	\$91.07			\$63.05	
Total Clerk	\$558.07			\$530.05	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	\$0.00			\$0.00	
Total Redemption Amount	\$2,290.38			\$2,119.57	-120-200
		Repayment Overpayment Refund Amount		\$170.81	\$1,799.57
Book/Page	8410			431	

OR BK 4452 PB0526
Escambia County, Florida
INSTRUMENT 99-644026

NOTICE OF LIEN

RCD Aug 12, 1999 08:00 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-644026

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: GIDDEON MARVIN K &
THERESA LYNN
1321 WILSON AVE
PENSACOLA FL 32507

ACCT.NO. 08 0195 000 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LT 11 BLK 6
AERO VISTA PB 1 P 31/53
SEC 50/51 T 2S R 30
OR 1995 P 794
CA 205

PROP.NO. 50 2S 30 5000 011 006

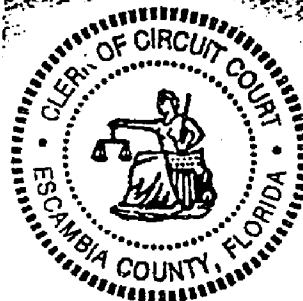
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Therese B. Donnelly*
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Wanda M. McHearty*
Deputy Finance Director



NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

OR BK 4317 PG 0315
Escambia County, Florida
INSTRUMENT 98-532564
RCD Oct 05, 1998 03:59 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-532564

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSR)

Re: GIDDEON MARVIN K &
THERESA LYNN
1321 WILSON AVE
PENSACOLA FL 32507

ACCT.NO. 08 0195 000 006

AMOUNT \$211.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LT 11 BLK 6
AERO VISTA PB 1 P 31/53
SEC 50/51 T 2S R 30
OR 1995 P 794
CA 205

PROP.NO. 50 2S 30 5000 011 006

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$211.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court

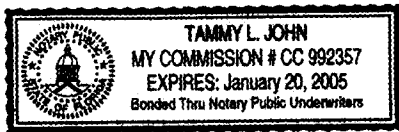
by: *[Signature]*
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Wanda M. McBrearty
Deputy Finance Director

STATE OF RHODE ISLAND *Florida*
COUNTY OF *Escambia*

This day, before the undersigned Notary Public, personally appeared MARVIN K. GIDDEON, who is personally known by me or ☒ who has produced FL-DRIVERS LIC. as identification and who executed the foregoing Quit Claim Deed, and acknowledged that he executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 12th day of ~~May~~ *July*, 2004.



Tammy L. John
NOTARY PUBLIC

Theresa L. Giddeon
THERESA L. GIDDEON

In the presence of:

Kirk R. Owens
Kirk R. Owens
Printed name of witness
Shannon Owens
Shannon Owens
Printed name of witness

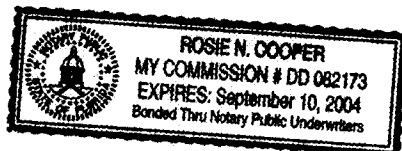
RCD Sep 09, 2004 09:24 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-284621

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This day, before the undersigned Notary Public, personally appeared THERESA L. GIDDEON, who is personally known by me or ☒ who has produced _____ as identification and who executed the foregoing Quit Claim Deed, and acknowledged that she executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 14th day of ~~May~~ *June*, 2004.



Rosie N. Cooper
NOTARY PUBLIC
Rosie N. Cooper

1850
10
This Instrument was prepared by:
GAYLE J. RYBA, ESQUIRE
224 E. Intendencia Street
Pensacola, Florida 32502
(850) 434-9299
Florida Bar #0023396

QUIT CLAIM DEED

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

KNOW ALL MEN BY THESE PRESENTS,

That, **MARVIN K. GIDDEON and THERESA L. GIDDEON**, for and in consideration of Ten (\$10) Dollars, the receipt whereof is hereby acknowledged, does remise, release, and quit claim unto **MARVIN K. GIDDEON**, a divorced man, his heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

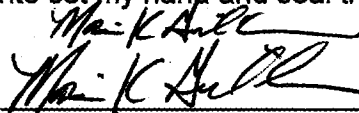
LOT, 11 BLOCK 6, AERO VISTA BEING A PORTION OF SECTIONS 50 AND 51, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED AT PLAT BOOK 1 AT PAGE 31 OF THE PUBLIC RECORDS OF SAID COUNTY

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

This instrument prepared without Title Search or Title Insurance at the request of the grantor and grantee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of ~~May~~ ^{July}, 2004.


MARVIN K. GIDDEON

In the presence of:

Brenda Bokany

Brenda Bokany

Printed name of witness

Bobbie Simmons

Bobbie Simmons

Printed name of witness

PROPERTY INFORMATION REPORT

July 12, 2021

Tax Account #:08-0195-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 11 BLK 6 AERO VISTA PB 1 P 31/53 OR 1995 P 794 OR 5494 P 447 SEC 50/51 T2S R 30 CA 205

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-0195-000 (1021-13)

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: OCT 4, 2021

TAX ACCOUNT #: 08-0195-000

CERTIFICATE #: 2018-3961

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 above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<u> </u>	<u>X</u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u>X</u>	<u> </u>	Notify Escambia County, 190 Governmental Center, 32502
<u>X</u>	<u> </u>	Homestead for <u>2020</u> tax year.

MARVIN K. GIDDEON
AKA MARVIN KENNETH GIDDEON
1321 WILSON AVE
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 12th day of July, 2021.

PERDIDO TITLE & ABSTRACT, INC.



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
CONTINUATION PAGE

July 12, 2021

Tax Account #: 08-0195-000

1. The Grantee(s) of the last deed(s) of record is/are: **MARVIN K. GIDDEON AKA MARVIN KENNETH GIDDEON**

By Virtue of Quit Claim Deed recorded 09/09/2004 – OR 5494/477

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. **Fire Protection MSBU Lien in favor of Escambia County, Florida recorded 10/05/1998 – OR 4317/315**
 - b. **Fire Protection MSBU Lien in favor of Escambia County, Florida recorded 08/12/1999 – OR 4452/526**
4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.
Tax Account #:08-0195-000
Assessed Value: \$36,082
Exemptions: HOMESTEAD EXEMPTION
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.



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 08-0195-000 CERTIFICATE #: 2018-3961

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: July 6, 2001 to and including July 6, 2021 Abstractor: Cody Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,
As President
Dated: July 12, 2021