


FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1317 Total SF

BASE AREA - 945

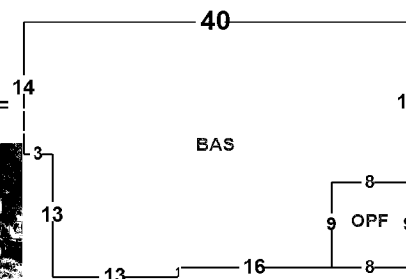
DET GARAGE UNF - 300

OPEN PORCH FIN - 72

Images



7/29/19



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:05/04/2020 (tc.50610)



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

← [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) →

[Printer Friendly Version](#)

General Information

Reference: 592S301000001007
Account: 083813000
Owners: BOEHM RICK
Mail: 321 FRISCO RD
 PENSACOLA, FL 32507
Situs: 400 MANDALAY DR 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
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	\$8,000	\$44,232	\$52,232	\$52,232
2018	\$8,000	\$41,072	\$49,072	\$49,072
2017	\$8,000	\$37,519	\$45,519	\$45,519

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/22/2014	7674	1621	\$30,000	QC	View Instr
01/03/2014	7147	1647	\$100	QC	View Instr
10/21/2013	7091	1787	\$100	CJ	View Instr
08/18/2009	6496	1538	\$100	OT	View Instr
04/1984	1901	414	\$25,300	WD	View Instr
01/1984	1859	432	\$14,400	SM	View Instr
01/1969	457	398	\$8,900	WD	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

LT 1 BLK 7 LAKEWOOD S/D PB 2 P 30/30A OR 7674 P
 1621 CA 190

Extra Features

FRAME SHED

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
 CA190



Approx. Acreage:
 0.3865

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 400 MANDALAY DR, Year Built: 1948, Effective Year: 1948

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-STUCCO OV BLOCK

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0421-05

513
R. 07/19**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	Apr 17, 2020
Property description	BOEHM RICK 321 FRISCO RD PENSACOLA, FL 32507 400 MANDALAY DR LT 1 BLK 7 LAKEWOOD S/D PB 2 P 30/30A OR 7674 P 1621 CA 190	Certificate #	2018 / 4277
		Date certificate issued	06/01/2018
		Deed application number	2000365
		Account number	08-3813-000

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)
# 2018/4277	06/01/2018	883.09	44.15	927.24
→Part 2: Total*				927.24

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)
# 2019/4081	06/01/2019	922.37	6.25	46.12	974.74
Part 3: Total*					974.74

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)	1,901.98
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	868.07
4. Property information report fee and Deed Application Recording and Release Fees	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)	3,145.05

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:

Signature, Tax Collector or Designee

Escambia County, Florida

Date April 23rd, 2020

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

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. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>4/5/2021</u>	
Signature, Clerk of Court or Designee	

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 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

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000365

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
08-3813-000	2018/4277	06-01-2018	LT 1 BLK 7 LAKEWOOD S/D PB 2 P 30/30A OR 7674 P 1621 CA 190

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

04-17-2020
Application Date

Applicant's signature

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04277**, 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 1 BLK 7 LAKEWOOD S/D PB 2 P 30/30A OR 7674 P 1621 CA 190

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083813000 (0421-05)

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

RICK BOEHM

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 April, which is the **5th** day of **April 2021**.

Dated this 12th day of May 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

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 here: _____ Date of sale <u>04/05/2021</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

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	Apr 17, 2020
Property description	BOEHM RICK 321 FRISCO RD PENSACOLA, FL 32507 400 MANDALAY DR 08-3813-000 LT 1 BLK 7 LAKEWOOD S/D PB 2 P 30/30A OR 7674 P 1621 CA 190	Certificate #	2018 / 4277
		Date certificate issued	06/01/2018

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

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# 2018/4277	06/01/2018	883.09	44.15	927.24
→ Part 2: Total*				927.24

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)
# 2019/4081	06/01/2019	922.37	6.25	46.12	974.74
Part 3: Total*					974.74

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)	1,901.98
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	868.07
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)	3,145.05

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date July 31st, 2020

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

Recorded in Public Records 03/12/2013 at 01:26 PM OR Book 6986 Page 811,
Instrument #2013016960, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
LINDA HYDE
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 1 BLK 7 LAKEWOOD S/D PB 2 P 30/30A OR 1901 P 414...

Customer: WILLIAMS, HERBERT

Account Number: 142585-89614

Amount of Lien: \$ 115.08, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 3/8/13

EMERALD COAST UTILITIES AUTHORITY

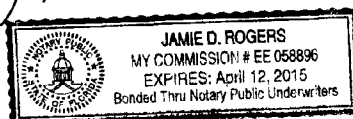
BY: Linda Hyde

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8 day of March, 20 13, by LINDA HYDE of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]

Jamie D. Rogers
Notary Public - State of Florida



RWK:ls
Revised 05/31/2011

BK: 7796 PG: 1273 Last Page

Recorded in Public Records 10/19/2017 1:51 PM OR Book 7796 Page 1272,
Instrument #2017082229, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 62715365 E-Filed 10/11/2017 04:38:31 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2017 CO 004482 A

RICHARD BOEHM
400 MANDALAY DR
PENSACOLA, FL 32507

DIVISION: III
DATE OF BIRTH: 04/11/1968

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES


On **OCTOBER 2, 2017**, an order assessing fines, costs, and additional charges was entered against the Defendant, **RICHARD BOEHM**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$545.00**, which shall bear interest at the rate prescribed by law, **5.35%**, until satisfied.

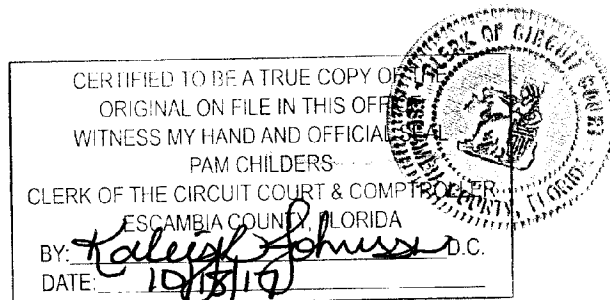
It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.


Assigned by COUNTY COURT JUDGE AMY BRODERSEN
on 10/11/2017 15:37:34 NMB7PL/Cs

COUNTY JUDGE



(CFCTMMFNLCHRG2 #24984)

Return to: (enclose self-addressed stamped envelope)

Name Rick Boehm
321 Frisco Road
Address Pensacola, FL 32507

This Instrument Prepared by:

Mark S. Ruckman
5328 Sunwood Road
Address: Panama City, FL 32404
Property Appraisers Parcel Identification (Folio) Number(s):
592S30-1000-001-007-400

QUIT CLAIM DEED

SPACE ABOVE THIS LINE FOR
PROCESSING DATA

SPACE ABOVE THIS LINE FOR
PROCESSING DATA

This Quit Claim Deed, Executed the 22nd day of October 2014, by

MARK S. RUCKMAN, a married individual, first party,
to RICK BOEHM, an unmarried individual, whose post office address is 321 Frisco Road, Pensacola,
FL 32507, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and their heirs, legal representatives,
and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

*Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00, in hand paid by the said
second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the
said second party forever, all the right, title, interest, claim and demand which the said first party has in and to
the following described lot, piece or parcel of land, situate, lying and being in the County of ESCAMBIA, State
of Florida, to wit:*

**Lot 1, Block 7, Lakewood Subdivision, Plat Book 2, Page 30/30A, in Escambia County, Florida.
Property Address: 400 Mandalay Drive, Pensacola, FL 32507**

Parcel ID No. 592S30-1000-001-007-400

The above described property is not the homestead of the Grantor.

**This deed is made based upon a description provided by the Grantor without title insurance. The preparer
makes no representations as to the title of the property and disclaims all responsibility therefore.**

**To Have and to Hold, The same together with all and singular the appurtenances thereunto belonging or in anywise
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or
equity, to the only proper use, benefit and behoof of the said second party forever.**

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

Signed, sealed and delivered in the presence of:

Juanita Ruckman
Witness Signature

Juanita Ruckman
Printed Name

Rick A. Boehm
Witness Signature

Printed Name

Mark Ruckman
Grantor Signature

MARK S. RUCKMAN

Printed Name

5328 Sunwood Road, Panama City, FL 32404

Post Office Address

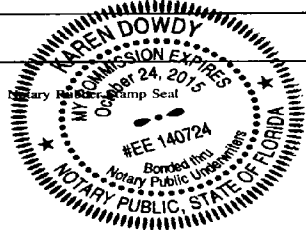
STATE OF FLORIDA

COUNTY OF ~~Bay~~ *Escambia*

I hereby Certify that on this date, before me, an officer duly authorized to administer oaths and take
acknowledgements, personally appeared Mark S. Ruckman, known to me to be the person described in and who
executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was/was
not taken.

☒ Said person(s) is/are personally known to me.

☐ Said person(s) provided the following types of identification:



Witness my hand and official seal in the County and State last
aforesaid this 22nd day of October, 2014

Karen Dowdy
Notary Signature

Printed Name

PROPERTY INFORMATION REPORT

January 21, 2021

Tax Account #: 08-3813-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 1 BLK 7 LAKEWOOD S/D PB 2 P 30/30A OR 7674 P 1621 CA 190

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-3813-000 (0421-05)

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: APR 5, 2021

TAX ACCOUNT #: 08-3813-000

CERTIFICATE #: 2018-4277

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

 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2020 tax year.

RICK BOEHM
321 FRISCO RD
PENSACOLA, FL 32507

RICK BOEHM
400 MANDALAY DR
PENSACOLA, FL 32507

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311

Certified and delivered to Escambia County Tax Collector, this 21st day of January, 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

January 21, 2021

Tax Account #: 08-3813-000

1. The Grantee(s) of the last deed(s) of record is/are: **RICK BOEHM**

By Virtue of Quit Claim Deed recorded 03/03/2017 – OR 7674/1621

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. **Lien in favor of Emerald Coast Utility Authority recorded 3/12/2013 – OR 6986/811**
 - b. **Judgment in favor of State of Florida/Escambia County recorded 10/19/2017 – OR 7796/1272**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 08-3813-000

Assessed Value: \$52,940

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.



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 #: 08-3813-000 CERTIFICATE #: 2018-4277

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: April 23, 1984 to and including January 19, 2021 Abstractor: LaChelle Floyd

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,
As President
Dated: January 21, 2021

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 5, 2021, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04277**, 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 1 BLK 7 LAKEWOOD S/D PB 2 P 30/30A OR 7674 P 1621 CA 190

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083813000 (0421-05)

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

RICK BOEHM

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 April, which is the **5th day of April 2021**.

Dated this 9th day of February 2021.

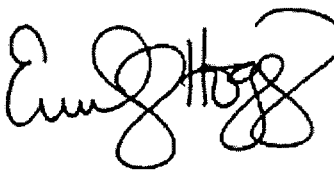
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

Personal Services:

RICK BOEHM
321 FRISCO RD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

WARNING

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Post Property:

400 MANDALAY DR 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04277 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 18, 2021, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RICK BOEHM 321 FRISCO RD PENSACOLA, FL 32507	RICK BOEHM 400 MANDALAY DR PENSACOLA FL 32507
ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514	ESCAMBIA COUNTY/ STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502

WITNESS my official seal this 18th day of February 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Tax Year	Account	Balance Status	Certified Roll	Owner Name	Balance Date #2 (04/30/2021)
2020	01-2155-000	Unpaid	WRIGHT NORMA CAROL		2259.43 ✓
2020	02-2567-560	Unpaid	MCDUFFIE HUEY H		581.22 ✓
2020	04-0487-585	Unpaid	COMER NICOLE 1/3 INT		792.77 ✓
2020	04-1469-000	Unpaid	MORRIS WILLIAM L JR		1091.74 ✓
2020	04-1602-000	Unpaid	VANDENBURG RICHARD JR		971.01 ✓
2020	05-1006-000	Unpaid	WATERS EDDIE L JR &		705.67 ✓
2020	06-3246-000	Unpaid	MCNAIR TONY		515.07 ✓
2020	06-3542-000	Unpaid	HARRELL MATTIE PEARL		1594.02 ✓
2020	07-3852-000	Unpaid	KENDRAS PROPERTY INVESTMENT GROUP LLC		775.25 ✓
2020	08-1373-000	Unpaid	POTTER MELIA		984.24 ✓
2020	08-3813-000	Unpaid	BOEHM RICK		871.75 ✓
2020	10-1260-000	Unpaid	1211 LLC		951.03 ✓
2020	10-1772-311	Unpaid	MCDANIEL TARLANDA GOODEN		5468.81 ✓
2020	10-1838-000	Unpaid	1211 LLC		716.81 ✓
2020	12-3552-225	Unpaid	SHOWERS LEANDER & ELOUISE		771.4 ✓
2020	13-1606-000	Unpaid	STEWART SUE D EST OF		707.4 ✓
2020	15-0032-000	Unpaid	KATRIX LLC		230.29 ✓
2020	15-0098-000	Unpaid	NORTH HILL PROPERTIES LLC		729.73 ✓
2020	15-0099-000	Unpaid	NORTH HILL PROPERTIES LLC		977.06 ✓
2020	15-1610-000	Unpaid	WILLOUGHBY BARBARA		580.51 ✓
2020	15-2552-000	Unpaid	CORNELISON THOMAS L		942.95 ✓
2020	15-2692-400	Unpaid	BALLARD DONNA M		373.29 ✓
2020	15-3289-000	Unpaid	TURNER HERMAN G EST OF		277.03 ✓

WARNING

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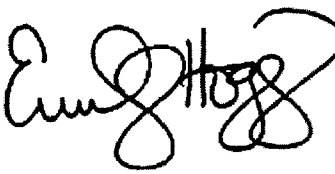
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Personal Services:

RICK BOEHM
321 FRISCO RD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

WARNING

004309

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 5, 2021, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Personal Services:

RICK BOEHM
321 FRISCO RD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY,
SHERIFF'S OFFICE
CIVIL UNIT

2021 FEB 19 AM 8:58

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0421-DS

Document Number: ECSO21CIV006601NON

Agency Number: 21-004309

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04277 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE RICK BOEHM

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 2/19/2021 at 8:58 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for RICK BOEHM , Writ was returned to court UNEXECUTED on 2/19/2021 for the following reason:

NO SUCH NUMERICS AS 321 ON FRISCO ROAD. ATTEMPTED SERVICE AT 321 FRISCO COURT; HOWEVER, RESIDENT ADVISED SUBJECT DOES NOT LIVE THERE AND IS UNKNOWN. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

L. Littlejohn 927

L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

004281

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Post Property:

400 MANDALAY DR 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2021 FEB 19 AM 8:57
ESCAMBIA COUNTY,
SHERIFF'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0421-05

Document Number: ECSO21CIV006615NON

Agency Number: 21-004281

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04277 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RICK BOEHM

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/19/2021 at 8:57 AM and served same at 8:26 AM on 2/23/2021 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

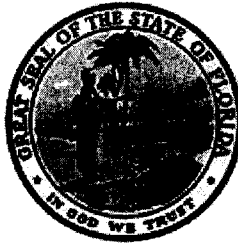

L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 004277

Redeemed Date 03/17/2021

Name RICK BOEHM 400 MANDALAY DR PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$551.06	\$ 4,174.29
Due Tax Collector = TAXDEED	\$3,174.29	
Postage = TD2	\$18.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

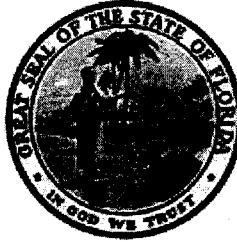
• For Office Use Only

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
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: 083813000 Certificate Number: 004277 of 2018**

Payor: RICK BOEHM 400 MANDALAY DR PENSACOLA, FL 32507

Date 03/17/2021

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$551.06
Tax Collector's Total \$3,717.41
Postage \$18.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$4,303.47~~

~~\$551.06~~ \$4,174.29
~~\$3,717.41~~
~~\$18.00~~
~~\$0.00~~
~~\$10.00~~
~~\$7.00~~
~~\$4,303.47~~
\$4,209.29

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

Whitney Coppage



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 083813000 Certificate Number: 004277 of 2018

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/17/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="04/05/2021"/>	Redemption Date	<input type="text" value="03/17/2021"/>
Months	12			11	
Tax Collector	<input type="text" value="\$3,145.05"/>			<input type="text" value="\$3,145.05"/>	
Tax Collector Interest	\$566.11			\$518.93	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$3,717.41			\$3,670.23	T.C.
Record TDA Notice	<input type="text" value="\$17.00"/>			<input type="text" value="\$17.00"/>	
Clerk Fee	<input type="text" value="\$130.00"/>			<input type="text" value="\$130.00"/>	
Sheriff Fee	<input type="text" value="\$120.00"/>			<input type="text" value="\$120.00"/>	-40.00
Legal Advertisement	<input type="text" value="\$200.00"/>			<input type="text" value="\$200.00"/>	
App. Fee Interest	\$84.06			\$77.06	
Total Clerk	\$551.06			\$544.06	C.H.
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>			<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>			<input type="text" value="\$7.00"/>	
Postage	<input type="text" value="\$18.00"/>			<input type="text" value="\$18.00"/>	
Researcher Copies	<input type="text" value="\$0.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$4,303.47			\$4,249.29	-40.00 \$4,209.29
		Repayment Overpayment Refund Amount		\$54.18	
Book/Page	<input type="text" value="8294"/>			<input type="text" value="750"/>	

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 8294, Page 750, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04277, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 083813000 (0421-05)

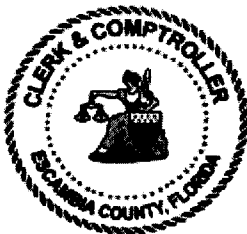
DESCRIPTION OF PROPERTY:

LT 1 BLK 7 LAKEWOOD S/D PB 2 P 30/30A OR 7674 P 1621 CA 190

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: RICK BOEHM

Dated this 17th day of March 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RICK BOEHM [0421-05]
321 FRISCO RD
PENSACOLA, FL 32507

9171 9690 0935 0127 9948 90

RICK BOEHM [0421-05]
400 MANDALAY DR
PENSACOLA FL 32507

9171 9690 0935 0127 9948 45

ECUA [0421-05]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 9948 52

ESCAMBIA COUNTY/ STATE OF
FLORIDA [0421-05]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

Contact

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared **Michael P. Driver** who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

SALE DATE – 04-05-2021 – TAX CERTIFICATE #'S 04277

in the CIRCUIT Court

was published in said newspaper in the issues of

MARCH 04, 11, 18, 25 2021

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5A7746E0000AE64, cn=Michael P Driver
Date: 2021.03.25 09:34:56 -05'00'

PUBLISHER

Sworn to and subscribed before me this 25TH day of MARCH
A.D., 2021



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle
Date: 2021.03.25 09:46:43 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

**NOTICE OF APPLICATION FOR
TAX DEED**

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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 April, which is the 5th day of April 2021.

Dated this 22nd day of February 2021.

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
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-03-04-11-18-25-2021