

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100169

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
08-3835-000	2019/4084	06-01-2019	LT 23 BLK 7 LAKEWOOD S/D PB 2 P 30/30D OR 4973 P 317 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

04-12-2021
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.	27,362.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/03/2022</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

0122-58

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 12, 2021
Property description	ECKRICH FREDERIC JOSEPH 215 ADA WILSON AVE PENSACOLA, FL 32507 215 ADA WILSON AVE 08-3835-000 LT 23 BLK 7 LAKEWOOD S/D PB 2 P 30/30D OR 4973 P 317 CA 190	Certificate #	2019 / 4084
		Date certificate issued	06/01/2019

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)
# 2019/4084	06/01/2019	569.43	28.47	597.90
→Part 2: Total*				597.90

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)
# 2020/4435	06/01/2020	567.50	6.25	28.38	602.13
Part 3: Total*					602.13

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)	1,200.03
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	508.66
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)	2,083.69

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: <u>Condice Lewis</u> Signature, Tax Collector or Designee	<u>Escambia, Florida</u> Date <u>April 26th, 2021</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



Chris Jones

Escambia County Property Appraiser

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

◀ Nav. Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

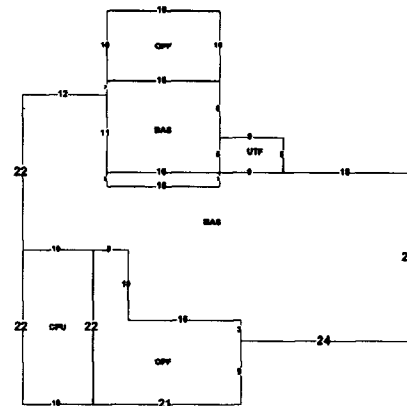
General Information		Assessments				
Reference:	5925301000023007	Year	Land	Imprv	Total	Cap Val
Account:	083835000	2020	\$8,000	\$60,000	\$68,000	\$54,725
Owners:	ECKRICH FREDERIC JOSEPH	2019	\$8,000	\$59,071	\$67,071	\$53,495
Mail:	215 ADA WILSON AVE PENSACOLA, FL 32507	2018	\$8,000	\$54,926	\$62,926	\$52,498
Situs:	215 ADA 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	
08/2005	5700	506	\$100	CJ		Legal Description	
09/2002	4973	317	\$100	WD		LT 23 BLK 7 LAKEWOOD S/D PB 2 P 30/30D OR 4973 P 317	
10/1980	1479	805	\$36,800	WD		CA 190	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						BLOCK/BRICK GARAGE	
						CARPORT	
						METAL BUILDING	

Parcel Information		Launch Interactive Map	
Section			
Map Id:			
CA190			
Approx. Acreage:	0.2429		
Zoned:	MDR		
Evacuation & Flood Information			
Open Report			
View Florida Department of Environmental Protection(DEP) Data			

Buildings

Address: 215 ADA WILSON AVE, Year Built: 1948, Effective Year: 1948, PA Building ID#: 90507

Structural Elements**DECOR/MILLWORK-AVERAGE****DWELLING UNITS-1****EXTERIOR WALL-BRICK-COMMON****EXTERIOR WALL-SIDING-BLW.AVG.****FLOOR COVER-HARDWOOD/PARQUET****FOUNDATION-WOOD/SUB FLOOR****HEAT/AIR-CENTRAL H/AC****INTERIOR WALL-DRYWALL-PLASTER****NO. PLUMBING FIXTURES-3****NO. STORIES-1****ROOF COVER-DIMEN/ARCH SHNG****ROOF FRAMING-HIP****STORY HEIGHT-0****STRUCTURAL FRAME-WOOD FRAME** **Areas - 2112 Total SF****BASE AREA - 1385****CARPORT UNF - 220****OPEN PORCH FIN - 462****UTILITY FIN - 45****Images**

4/30/18

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:04/28/2021 (tc.3254)



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 083835000 Certificate Number: 004084 of 2019

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/03/2022	Redemption Date 04/30/2021
Months	9	0
Tax Collector	\$2,083.69	\$2,083.69
Tax Collector Interest	\$281.30	\$0.00
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,371.24	\$2,089.94 TC
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	\$63.05	\$0.00
Total Clerk	\$530.05	\$467.00 CH
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	\$2,978.29	\$2,573.94
	Repayment Overpayment Refund Amount	\$404.35
Book/Page		

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 # 2019 TD 004084

Redeemed Date 04/30/2021

Name TAMMY MCSWAIN 3687 HAZEL GODWIN RD JAY FL 32565

Clerk's Total = TAXDEED	\$530.05	2236.94
Due Tax Collector = TAXDEED	\$2,571.24	
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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No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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**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: 083835000 Certificate Number: 004084 of 2019

Payor: TAMMY MCSWAIN 3687 HAZEL GODWIN RD JAY FL 32565 Date 04/30/2021

Clerk's Check #	1104179	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$2371.24
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,978.29

\$2236.94

\$2253.94

PAM CHILDERS
 Clerk of the Circuit Court

Received By
 Deputy Clerk

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04084**, issued the **1st day of June, A.D., 2019** 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 23 BLK 7 LAKEWOOD S/D PB 2 P 30/30D OR 4973 P 317 CA 190

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083835000 (0122-58)

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

FREDERIC JOSEPH ECKRICH

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 January, which is the **3rd day of January 2022**.

Dated this 30th day of April 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

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 8520, Page 1871, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04084, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 083835000 (0122-58)

DESCRIPTION OF PROPERTY:

LT 23 BLK 7 LAKEWOOD S/D PB 2 P 30/30D OR 4973 P 317 CA 190

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: FREDERIC JOSEPH ECKRICH

Dated this 3rd day of May 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

✓

IN THE CIRCUIT COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF

ZELDA CAREY PRATER

Deceased.

FILE NO: 2005-CP-1267
DIVISION: B

ERNEST E. MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2007 FEB 14 P 2:57
PROBATE DIVISION
FILED 2:14 PM

ORDER OF DISCHARGE

On the Petition for Discharge of FREDRIC JOSEPH ECKRICH as
personal representative of the estate of ZELDA CAREY PRATER, deceased, the
court finding that the estate has been fully administered and properly distributed,
that claims of creditors have been paid or otherwise disposed of, that the tax
imposed by Chapter 198 of the Florida Statutes, if any, has been paid, and that
the personal representative should be discharged, it therefore is

ADJUDGED that the personal representative is discharged, and the
surety of the personal representative's bond, if any, is released from further
liability.

ORDERED on February 14, 2007.

0)

[Signature]
CIRCUIT JUDGE

Case: 2005 CP 001267



00083544706

Dkt: CP0D Pg#: 1 ✓

OR BK 4973 PG0318
Escambia County, Florida
INSTRUMENT 2002-006293

RCD Sep 16, 2002 11:10 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-006293

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that the foregoing instrument was acknowledged and
executed before me this 12th day of September, 2002 by ZELDA C. PRATER,
who is personally known to me or who produced
FLDL P636-983-17707-0 as identification.

Amy Logan Sliva
Amy Logan Sliva
Typed/Printed Name of Notary Public
Commission No: CC 927742
Expiration Date: May 1, 2004



2/3
10.50
1.70

OR BK 4973 PG0317
Escambia County, Florida
INSTRUMENT 2002-006293

DEED DOC STAMPS PD @ ESC/CO \$ 0.70
09/16/02 ERNIE LEE MORGAN, CLERK
By: *[Signature]*

This Instrument Prepared By:
AMY LOGAN SLIVA, ESQ.
313 West Gregory Street
Pensacola, Florida 32501
(850) 438-6603

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

WARRANTY DEED

WITNESSETH, that **ZELDA C. PRATER**, a widow, grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant unto **ZELDA C. PRATER and FREDERIC JOSEPH ECKRICH**, as joint tenants with rights of survivorship, grantees, grantee's heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

LOT 23, BLOCK 7, LAKEWOOD, ESCAMBIA COUNTY, FLORIDA,
ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN
PLAT BOOK 2, PAGES 30, 30A, 30B, 30C, AND 30 D OF THE
PUBLIC RECORDS OF SAID COUNTY.

IN WITNESS WHEREOF, grantor has hereunto set grantors hand and seal
this 12th day of September, 2002.

Signed, sealed and delivered in the presence of:

Amy Logan Sliva
Amy Logan Sliva
Typed/Printed Name of Witness

Zelda C Prater
ZELDA C. PRATER

Heather Berryhill
Heather Berryhill
Typed/Printed Name of Witness

PROPERTY INFORMATION REPORT

October 22, 2021

Tax Account #:08-3835-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 23 BLK 7 LAKEWOOD S/D PB 2 P 30/30D OR 4973 P 317 CA 190

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-3835-000(0122-58)

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: JAN 3, 2022

TAX ACCOUNT #: 08-3835-000

CERTIFICATE #: 2019-4084

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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☒	☐	Homestead for <u>2020</u> tax year.

FREDERIC JOSEPH ECKRICH
215 ADA WILSON AVE
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 8th day of October, 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

October 22, 2021

Tax Account #: **08-3835-000**

1. The Grantee(s) of the last deed(s) of record is/are: **FREDERIC JOSEPH ECKRICH**

By Virtue of Warranty Deed recorded 9/16/2002 in OR 4973/317 ABTRACTOR'S NOTE: Zelda C. Prater is deceased and Probate is filed in Case # 2005-CP-001267, Escambia County, Florida.

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) 2018-2020 are delinquent.

Tax Account #: 08-3835-000

Assessed Value: \$54,725

Exemptions: HOMESTEAD

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 #: 08-3835-000 CERTIFICATE #: 2019-4084

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: 10/10/1980 to and including 10/6/2021 Abstractor: LaChelle Floyd

BY

Michael A. Campbell,
As President
Dated: October 22, 2021