APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2100343

To: Tax Collector of <u>ES</u>	CAMBIA COUNTY	_, Fiorida	
I, CITRUS CAPITAL HOLDING CITRUS CAPITAL HOLDING PO BOX 54226 NEW ORLEANS, LA 70154 hold the listed tax certificate	S FBO SEC PTY -4226,	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
15-4203-000	2019/8441	06-01-2019	LT 1 BLK 4 BAYOU GROVE S/D PB 2 P 87 OR 7673 P 776 CA 141
pay all delinquent	nding tax certificates plus t and omitted taxes, plus in ctor's fees, property informa	nterest covering th	
Attached is the tax sale ce which are in my possession		cation is based and	d all other certificates of the same legal description
Electronic signature on fil CITRUS CAPITAL HOLD CITRUS CAPITAL HOLD PO BOX 54226 NEW ORLEANS, LA 70	INGS, LLC INGS FBO SEC PTY		<u>04-16-2021</u> Application Date

Applicant's signature

Par	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.		
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	n here: Date of sale <u>04/04/20</u> Signature, Clerk of Court or Designee)22

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

0422-54

Part 1: Tax Deed	Appl	ication inform	nation					
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 16, 2021	
Property BOWEN JOHN description 245 HARRISON AVE			Certificate #		2019 / 8441			
	PENSACOLA, FL 32505 3390 SEABROOK ST 15-4203-000 LT 1 BLK 4 BAYOU GROVE S/D PB 2 P 87 OR 7673 P 776 CA 141				Date certificate issued		06/01/2019	
Part 2: Certificat	es O	wned by Appl	icant and	d Filed wi	th Tax Deed	Applic	ation	
Column 1 Certificate Number		Column Date of Certific	2	Co	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/8441		06/01/20			1,039.85		51.99	1,091.84
				<u> </u>			→Part 2: Total*	1,091.84
Part 3: Other Ce	rtifica	ates Redeeme	ed by Ap	plicant (O	ther than Co	unty)		
Column 1 Certificate Number		Column 2 Date of Other ertificate Sale	Colu Face A	umn 3 mount of Certificate	Column 4 Tax Collector's		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/8933		06/01/2020		1,097.78		6.25	54.89	1,158.92
	·			<u> </u>			Part 3: Total*	1,158.92
Part 4: Tax Coll	ector	Certified Am	ounts (L	ines 1-7)				
Cost of all cer					r certificates red	deeme	d by applicant of Parts 2 + 3 above	2,250.76
2. Delinquent tax	es pa	id by the applica	ant					0.00
3. Current taxes	paid b	y the applicant						234.02
4. Property infor	matior	report fee						200.00
5. Tax deed app		····						175.00
6. Interest accru	ed by	tax collector un	der s.197.	542, F.S. (s	ee Tax Collect	or Instr	uctions, page 2)	0.00
7.				· · · · · · · · · · · · · · · · · · ·			tal Paid (Lines 1-6)	2,859.78
I certify the above have been paid, ar	inform	ation is true and	I the tax co	ertificates, i statement is	nterest, proper s attached.	ty infor	mation report fee, a	nd tax collector's fees
	1.		(Escambia, Flori	da
Sign here:		Tax Collector or Des	ignee	<u> </u>			Date <u>April 27th,</u>	2021

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

Real Estate Search

R-1A

<u>Open</u>

Report

Evacuation & Flood Information **Tangible Property Search**

Sale List

Nav. Mod	e	eference 🔻					Printer Frie	ndly Version
General Inforn	nation			Assessi	ments			
Reference:	000800909200	01004		Year	Land	Imprv	Total	Cap Val
Account:	154203000			2020	\$8,000	\$46,092	\$54,092	\$54,09
Owners:	BOWEN JOHN			2019	\$8,000	\$45,286	\$53,286	\$53,28
Mail:	245 HARRISON PENSACOLA, F	· · · · · -		2018	\$7,630	\$41,804	\$49,434	\$49,43
Situs:	3390 SEABRO	OK ST 32505				Disclaime	er	
Use Code:	VACANT RESID	DENTIAL P			B.Coulook 1			
Taxing Authority:	PENSACOLA C	ITY LIMITS		Market Value Breakdown Letter Tax Estimator				
Tax Inquiry:	Open Tax Inqu	iry Window		ii		I ax Estima	tor	
	courtesy of Scott	Lunsford		Fil	e for New H	lomestead (Exemption	Online
Escambia Cour	ty Tax Collector			Report Storm Damage				
Sales Data Sale Date E	Book Page Value	Official R		2020 Certified Roll Exemptions None Legal Description LT 1 BLK 4 BAYOU GROVE S/D PB 2 P 87 OR 7673 P 776 CA 141				
	7673 766 \$27,00 2978 805 \$29,00	00 WD	, ,					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					eatures BRICK GARAG	GE		
Parcel nformation							Launch Inte	ractive Ma
ection Map Id: A141 Approx. Acreage: .1989 Coned: P	+ - 0Z	HARRISON AVE	120			50		

Buildings Images

View Florida Department of Environmental Protection(DEP) Data

70

70

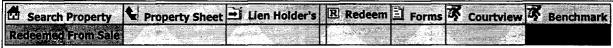
70



9/11/20

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:04/30/2021 (tc.2118)





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 154203000 Certificate Number: 008441 of 2019

Redemption Yes Y	pplication Date 04/16/2021	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/04/2022	Redemption Date 05/06/2021
Months	12	1
Tax Collector	\$2,859.78	\$2,859.79
Tax Collector Interest	\$514.76	\$42.90
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,380.79	\$2,908.94
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	\$84.06	\$7.01
Total Clerk	\$551.06	\$474.01 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	\$4,008.85	\$3,399.95
	Repayment Overpayment Refund Amount	\$608.90
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 008441

Redeemed Date 05/06/2021

Name JOHN BOWEN 245 HARRISON AVE PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$5,1,06 3062.95
Due Tax Collector = TAXDEED	\$3,780.79
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
			FINANCIALSUM	IMARY	
No Inform	nation Availa	ble - See D	ockets		

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: 154203000 Certificate Number: 008441 of 2019

Payor: JOHN BOWEN 245 HARRISON AVE PENSACOLA, FL 32505 Date 05/06/2021

Clerk's Check # 1	Clerk's Total	\$ 55) .06	3062
Tax Collector Check # 1	Tax Collector's Total	\$3 80.79	
	Postage	\$40,00	
	Researcher Copies	\$0.00	The state of the s
	Recording	\$10.00	
	Prep Fee	\$7.00	THE REAL PROPERTY OF THE PROPE
	Total Received	\$4,008.85	

\$3079.95

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

95

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2021049964 5/6/2021 1:54 PM OFF REC BK: 8525 PG: 388 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 08441, 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 1 BLK 4 BAYOU GROVE S/D PB 2 P 87 OR 7673 P 776 CA 141

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 154203000 (0422-54)

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

JOHN BOWEN

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 4th day of April 2022.

Dated this 6th day of May 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.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2021049965 5/6/2021 1:56 PM OFF REC BK: 8525 PG: 389 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 8525, Page 388, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08441, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 154203000 (0422-54)

DESCRIPTION OF PROPERTY:

LT 1 BLK 4 BAYOU GROVE S/D PB 2 P 87 OR 7673 P 776 CA 141

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: JOHN BOWEN

Dated this 6th day of May 2021.

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

By: Emily Hogg Deputy Clerk Recorded in Public Records 3/1/2017 11:00 AM OR Book 7673 Page 766, Instrument #2017014737, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$189.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC 850/476/5695
338 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32334
Property Appraisers Parcel Identification (Folio) Number: 8085809892881804
Incidental to the insurance of a title insurance making.

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lot One (1), Block Four (4), Bayon Grove Subdivision, a subdivision of a portion of the Pettersen Addition to the City of Pensacola, Escambia County, Florida, according to the Pist thereof, recorded in Pist Book 2, Page(s) 87, of the Public Records of Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

BY: Kenneth Jackson, his attorney in fact

Signed, sealed and delivered in the presence of:

Niya Fields

Wintess #2 Signature
Vence Jumm on S

Witness #2 Printed Name

STATE OF COUNTY OF

The foregoing instrument was acknowledged before me this any of February, 2017 by Kenneth Jackson, attorney in fact for Herman Jackson, who is personally known to me of have produced to the form of the same identification.

Printed Notary Name
My Commission Expires:

SEAL

MAYA S. LOGAN NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires December 14, 2020

, service and a second service (4) 5050

File No.: 1602954J

PROPERTY INFORMATION REPORT

January 29, 2022 Tax Account #:15-4203-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 1 BLK 4 BAYOU GROVE S/D PB 2 P 87 OR 7673 O 776 CA 141

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-4203-000(0422-54)

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 4, 2022 TAX ACCOUNT #: 15-4203-000 **CERTIFICATE #:** 2019-8441 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 2020 tax year. JOHN BOWEN JOHN BOWEN

3390 SEABROOK ST

PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 29th day of January, 2022.

PERDIDO TITLE & ABSTRACT, INC.

234 HARRISON AVE

PENSACOLA,F L32505

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 29, 2022

Tax Account #: 15-4203-000

- 1. The Grantee(s) of the last deed(s) of record is/are: **JOHN BOWEN**
 - By Virtue of Warranty Deed recorded 3/1/2017 in OR 7673/766
- 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.

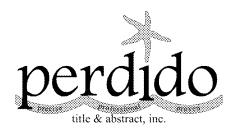
Tax Account #: 15-4203-000 Assessed Value: \$54,092.00

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.



PROPERTY INFORMATION REPORT

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

SCOTT LUNSF	ORD, ESC	CAMBIA COUNTY TA	AX COLLECTOR		
TAX ACCOUN	Т#:	15-4203-000	CERTIFICATE #:	2019-8	441
REPORT IS LIN	MITED TO	THE PERSON(S) EX	HE LIABILITY FOR ERR PRESSLY IDENTIFIED E (S) OF THE PROPERTY	BY NAME IN TH	E PROPERTY
listing of the ow tax information encumbrances re title to said land	ner(s) of re and a listing ecorded in t as listed or isted. If a o	ecord of the land described and copies of all operathe Official Record Boom page 2 herein. It is the	the instructions given by the bed herein together with curn or unsatisfied leases, moreoks of Escambia County, For e responsibility of the partilisted is not received, the o	rrent and delinqu tgages, judgment lorida that appear y named above to	ent ad valorem s and to encumber the verify receipt of
and mineral or a	ny subsurfa overlaps, b	ace rights of any kind coundary line disputes,	kes and assessments due no or nature; easements, restrict and any other matters that	ctions and covena	nts of record;
	e insurance		ity or sufficiency of any do itle, a guarantee of title, or		
Use of the term	"Report" he	erein refers to the Prop	erty Information Report an	d the documents	attached hereto.
Period Searched:	Januar	y 11, 2002 to and incl	uding January 11, 2022	Abstractor:	Stacie Wrigh
BY					

Michael A. Campbell,

As President

Dated: January 29, 2022

THE ATTACHED REPORT IS ISSUED TO: