



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0123-14

Part 1: Tax Deed Application Information

Applicant Name	CITRUS CAPITAL HOLDINGS, LLC	Application date	Apr 21, 2022
Applicant Address	CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226		
Property description	TOMBERLIN DONALD R 1341 N GREEN ST PENSACOLA, FL 32505 1341 N GREEN ST 07-0724-000 BEG ON E LI OF SEC 34 AT SW COR OF SEC 16 S 16 DEG 30 MIN 0 SEC E ALG E LI OF SEC 34 FOR 1514 34/100 (Full legal attached.)	Certificate #	2020 / 3626
		Date certificate issued	06/01/2020

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)
# 2020/3626	06/01/2020	330.41	16.52	346.93
→Part 2: Total*				346.93

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)
# 2021/2832	06/01/2021	339.36	6.25	16.97	362.58
Part 3: Total*					362.58

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)	709.51
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	296.40
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)	1,380.91

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: Escambia, Florida
Signature, Tax Collector or Designee Date May 6th, 2022

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.	13,839.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/09/2023</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS *76-25*

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.

BEG ON E LI OF SEC 34 AT SW COR OF SEC 16 S 16 DEG 30 MIN 0 SEC E ALG E LI OF SEC 34 FOR 1514 34/100 FT S 73 DEG 0 MIN 0 SEC W 1 53/100 FT TO WLY R/W LI OF GREEN ST S 16 DEG 24 MIN 58 SEC E ALG WLY R/W LI OF GREEN ST 123 40/100 FT FOR POB CONT S 16 DEG 24 MIN 58 SEC E ALG SD WLY R/W LI 79 97/100 FT N 88 DEG 26 MIN 17 SEC W 208 24/100 FT N 2 DEG 1 MIN 0 SEC W 36 07/100 FT N 79 DEG 23 MIN 37 SEC E 190 08/100 FT TO POB OR 2475 P 697 CA 156

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200196

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
07-0724-000	2020/3626	06-01-2020	BEG ON E LI OF SEC 34 AT SW COR OF SEC 16 S 16 DEG 30 MIN 0 SEC E ALG E LI OF SEC 34 FOR 1514 34/100 FT S 73 DEG 0 MIN 0 SEC W 1 53/100 FT TO WLY R/W LI OF GREEN ST S 16 DEG 24 MIN 58 SEC E ALG WLY R/W LI OF GREEN ST 123 40/100 FT FOR POB CONT S 16 DEG 24 MIN 58 SEC E ALG SD WLY R/W LI 79 97/100 FT N 88 DEG 26 MIN 17 SEC W 208 24/100 FT N 2 DEG 1 MIN 0 SEC W 36 07/100 FT N 79 DEG 23 MIN 37 SEC E 190 08/100 FT TO POB OR 2475 P 697 CA 156

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-21-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

Printer Friendly Version

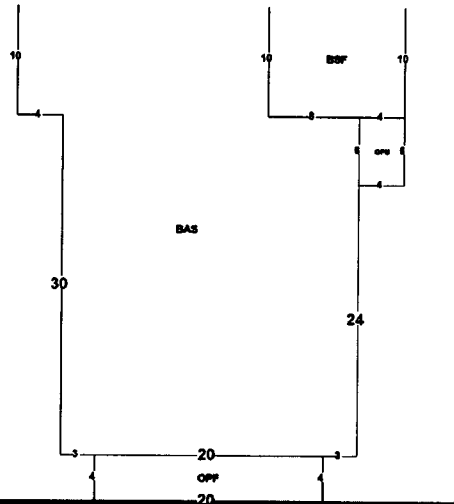
General Information		Assessments				
Parcel ID:	342S300590028059	Year	Land	Imprv	Total	Cap Val
Account:	070724000	2021	\$5,523	\$29,176	\$34,699	\$27,679
Owners:	TOMBERLIN DONALD R	2020	\$5,523	\$27,687	\$33,210	\$27,297
Mail:	1341 N GREEN ST PENSACOLA, FL 32505	2019	\$5,523	\$26,373	\$31,896	\$26,684
Situs:	1341 N GREEN ST 32505	Disclaimer				
Use Code:	MULTI-FAMILY <=9	Market Value Breakdown Letter				
Units:	2	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window	2021 Certified Roll Exemptions				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		HOMESTEAD EXEMPTION				
Sales Data		Legal Description				
Sale Date	Book	Page	Value	Type	BEG ON E LI OF SEC 34 AT SW COR OF SEC 16 S 16 DEG	
09/1987	2475	697	\$100	WD	30 MIN O SEC E ALG E LI OF SEC 34 FOR 1514 34/100 FT	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		S 73 DEG 0...				
		Extra Features				
		METAL SHED				

Parcel Information		Launch Interactive Map	
Section Map Id: CA156	<input type="button" value="+"/> <input type="button" value="-"/>		
Approx. Acreage: 0.2121			
Zoned: MDR			
Evacuation & Flood Information Open Report	40~		
View Florida Department of Environmental Protection (DEP) Data		Buildings	
Address: 1341 N GREEN ST, Year Built: 1953, Effective Year: 1953, PA Building ID#: 82413			
Structural Elements			
DECOR/MILLWORK-BELOW AVERAGE			

DWELLING UNITS-2
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1224 Total SF

BASE AREA - 1000
BASE SEMI FIN - 120
OPEN PORCH FIN - 80
OPEN PORCH UNF - 24



Images



12/20/2018 12:00:00 AM

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 03626**, issued the **1st day of June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG ON E LI OF SEC 34 AT SW COR OF SEC 16 S 16 DEG 30 MIN 0 SEC E ALG E LI OF SEC 34 FOR 1514 34/100 FT S 73 DEG 0 MIN 0 SEC W 1 53/100 FT TO WLY R/W LI OF GREEN ST S 16 DEG 24 MIN 58 SEC E ALG WLY R/W LI OF GREEN ST 123 40/100 FT FOR POB CONT S 16 DEG 24 MIN 58 SEC E ALG SD WLY R/W LI 79 97/100 FT N 88 DEG 26 MIN 17 SEC W 208 24/100 FT N 2 DEG 1 MIN 0 SEC W 36 07/100 FT N 79 DEG 23 MIN 37 SEC E 190 08/100 FT TO POB OR 2475 P 697 CA 156

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070724000 (0123-14)

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

DONALD R TOMBERLIN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second Monday** in the month of **January**, which is the **9th day of January 2023**.

Dated this 20th day of May 2022.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 07-0724-000 CERTIFICATE #: 2020-3626

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: Sept 19, 2002 to and including Sept 19, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: October 19, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 19, 2022

Tax Account #: **07-0724-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DONALD RAY TOMBERLIN**

By Virtue of Warranty Deed recorded 11/6/1987 in OR 2475/697 Abstractor's Note: Best Copy Available.

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) 2019-2021 are delinquent.

Tax Account #: 07-0724-000

Assessed Value: \$27,679.00

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

October 19, 2022

Tax Account #:07-0724-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG ON E LI OF SEC 34 AT SW COR OF SEC 16 S 16 DEG 30 MIN 0 SEC E ALG E LI OF SEC 34
FOR 1514 34/100 FT S 73 DEG 0 MIN 0 SEC W 1 53/100 FT TO WLY R/W LI OF GREEN ST S 16
DEG 24 MIN 58 SEC E ALG WLY R/W LI OF GREEN ST 123 40/100 FT FOR POB CONT S 16 DEG
24 MIN 58 SEC E ALG SD WLY R/W LI 79 97/100 FT N 88 DEG 26 MIN 17 SEC W 208 24/100 FT N 2
DEG 1 MIN 0 SEC W 36 07/100 FT N 79 DEG 23 MIN 37 SEC E 190 08/100 FT TO POB OR 2475 P 697
CA 156**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0724-000(0123-14)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 070724000 Certificate Number: 003626 of 2020

Payor: JANE DEAN PO BOX 280 MILTON FL 32572 Date 11/4/2022

Clerk's Check #	115632	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$1,673.58
		Postage	\$0.60
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,114.74

1,716.04

#1,733.04

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2020 TD 003626
Redeemed Date 11/4/2022

Name JANE DEAN PO BOX 280 MILTON FL 32572

Clerk's Total = TAXDEED	\$517.56	\$ 1,716.04
Due Tax Collector = TAXDEED	\$1,573.58	
Postage = TD2	\$6.60	
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: 070724000 Certificate Number: 003626 of 2020

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/9/2023"/>	Redemption Date <input type="text" value="11/4/2022"/>
Months	9	7
Tax Collector	<input type="text" value="\$1,380.91"/>	<input type="text" value="\$1,380.91"/>
Tax Collector Interest	\$186.42	\$145.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,573.58	<input type="text" value="\$1,532.16"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$61.56	\$47.88
Total Clerk	\$517.56	<input type="text" value="\$503.88"/> CH
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="\$6.60"/>	<input type="text" value="\$6.60"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,114.74	\$2,059.64 -
	Repayment Overpayment Refund Amount	\$55.10
Book/Page	<input type="text" value="8789"/>	<input type="text" value="1129"/>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8789, Page 1129, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03626, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 070724000 (0123-14)

DESCRIPTION OF PROPERTY:

BEG ON E LI OF SEC 34 AT SW COR OF SEC 16 S 16 DEG 30 MIN 0 SEC E ALG E LI OF SEC 34
FOR 1514 34/100 FT S 73 DEG 0 MIN 0 SEC W 1 53/100 FT TO WLY R/W LI OF GREEN ST S 16
DEG 24 MIN 58 SEC E ALG WLY R/W LI OF GREEN ST 123 40/100 FT FOR POB CONT S 16 DEG
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DEG 1 MIN 0 SEC W 36 07/100 FT N 79 DEG 23 MIN 37 SEC E 190 08/100 FT TO POB OR 2475 P 697
CA 156

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: DONALD R TOMBERLIN

Dated this 4th day of November 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk