



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

0123-20

Part 1: Tax Deed Application Information

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 21, 2022
Property description	THONGPAEN SUNGVARN THONGPAEN PANATDA 715 W SUNSET BLVD FORT WALTON BEACH, FL 32547 614 CHASEVILLE ST 07-3996-000 LT 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 967 CA 180	Certificate #	2020 / 4000
		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)
# 2020/4000	06/01/2020	877.75	43.89	921.64
→Part 2: Total*				921.64


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)
# 2021/3114	06/01/2021	913.40	6.25	45.67	965.32
Part 3: Total*					965.32

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)	1,886.96
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	917.57
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)	3,179.53

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 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.	
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 *+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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200271

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
07-3996-000	2020/4000	06-01-2020	LT 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 967 CA 180

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:	3725301001008005	Year	Land	Imprv	Total	Cap Val
Account:	073996000	2021	\$8,000	\$47,837	\$55,837	\$54,902
Owners:	THONGPAEN SUNGVARN THONGPAEN PANATDA	2020	\$8,000	\$41,911	\$49,911	\$49,911
Mail:	715 W SUNSET BLVD FORT WALTON BEACH, FL 32547	2019	\$8,000	\$39,122	\$47,122	\$47,122
Situs:	614 CHASEVILLE ST 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						

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
02/15/2019	8047	967	\$18,000	QC		Legal Description LT 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 967 CA 180	
09/14/2016	7591	1049	\$100	CJ			
05/2000	4562	1683	\$100	OT			
05/2000	4562	1685	\$50,000	WD			
11/1998	4336	583	\$100	CJ			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features UTILITY BLDG	

Parcel Information

Section Map Id: CA180

Approx. Acreage: 0.3515

Zoned: MDR

Evacuation & Flood Information [Open Report](#)

Launch Interactive Map

View Florida Department of Environmental Protection (DEP) Data

Buildings

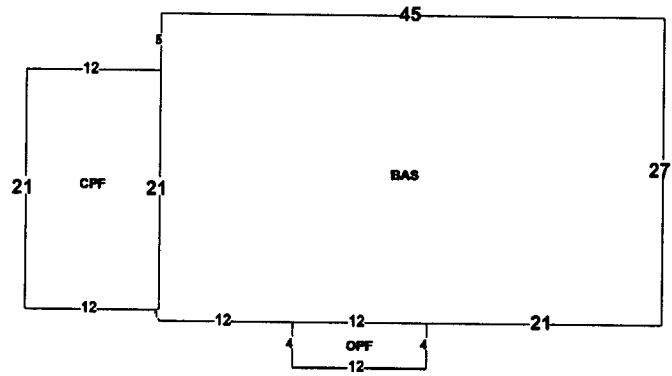
Address: 614 CHASEVILLE ST, Year Built: 1952, Effective Year: 1952, PA Building ID#: 85721

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
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 - 1515 Total SF

BASE AREA - 1215
CARPORT FIN - 252
OPEN PORCH FIN - 48



Images



4/29/2019 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. **04000**, 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:

LT 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 967 CA 180

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073996000 (0123-20)

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

SUNGVARN THONGPAEN and PANATDA THONGPAEN

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

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



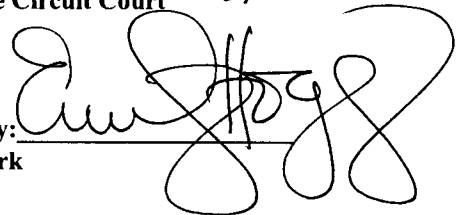
**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

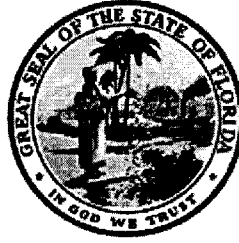
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 073996000 Certificate Number: 004000 of 2020**

**Payor: SUNGVARN THONGPAEN AND PANATDA THONGPAEN 715 W SUNSET BLVD FORT
 WALTON BEACH, FL 32547 Date 6/14/2022**

Clerk's Check #	1	Clerk's Total	\$17.56 \$3430.85
Tax Collector Check #	1	Tax Collector's Total	\$3,615.02
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,209.58
			\$3,447.85
			+ 120.67 fee
		PAM CHILDERS	\$3,568.52
		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
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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

Case # 2020 TD 004000

Redeemed Date 6/14/2022

**Name SUNGVARN THONGPAEN AND PANATDA THONGPAEN 715 W SUNSET BLVD FORT WALTON BEACH,
 FL 32547**

Clerk's Total = TAXDEED	\$517.56	\$517.56 \$3430.85
Due Tax Collector = TAXDEED	\$3,615.02	\$3,615.02
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 073996000 Certificate Number: 004000 of 2020

Redemption	Yes <input checked="" type="checkbox"/>	Application Date	4/21/2022	Interest Rate	18%
		Final Redemption Payment	ESTIMATED	Redemption Overpayment	ACTUAL
		Auction Date	1/9/2023	Redemption Date	6/14/2022
Months	9			2	
Tax Collector	\$3,179.53			\$3,179.53	
Tax Collector Interest	\$429.24			\$95.39	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$3,615.02			\$3,281.17	<i>TC</i>
Record TDA Notice	\$17.00			\$17.00	
Clerk Fee	\$119.00			\$119.00	
Sheriff Fee	\$120.00			\$120.00	
Legal Advertisement	\$200.00			\$200.00	
App. Fee Interest	\$61.56			\$13.68	
Total Clerk	\$517.56			\$469.68	<i>CL</i>
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	\$4,209.58			\$3,767.85	
		Repayment Overpayment Refund Amount		\$441.73	

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 1135, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04000, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 073996000 (0123-20)

DESCRIPTION OF PROPERTY:

LT 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 967 CA 180

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: SUNGVARN THONGPAEN and PANATDA THONGPAEN

Dated this 14th day of June 2022.



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 #: 07-3996-000 CERTIFICATE #: 2020-4000

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: October 6, 2002 to and including October 6, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President

Dated: October 19, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 19, 2022

Tax Account #: **07-3996-000**

1. The Grantee(s) of the last deed(s) of record is/are: **SUNGVARN THONGPAEN AND PANATDA THINGPAEN**

By Virtue of Quitclaim Deed recorded 2/15/2019 in OR 8047/967

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 #: 07-3996-000

Assessed Value: \$54,902.00

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.

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 9, 2023** _____
TAX ACCOUNT #: _____ **07-3996-000** _____
CERTIFICATE #: _____ **2020-4000** _____

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

**SUNGVARN THONGPAEN
AND PANATDA THINGPAEN
614 CHASEVILLE ST 32507
PENSACOLA, FL 32507**

**SUNGVARN THONGPAEN
AND PANATDA THINGPAEN
715 W SUNSET BLVD
FORT WALTON BEACH, FL 32547**

Certified and delivered to Escambia County Tax Collector, this 19th day of October, 2022.

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

October 19, 2022

Tax Account #:07-3996-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 8 BLK 4 1ST ADDN TO EDGEWATER PB 3 P 6 OR 8047 P 967 CA 180

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3996-000(0123-20)

This instrument Prepared by:

Address: 1708 W FAIRFIELD DR.
DENSACOLA, FLA
32501

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this _____ day of _____, 20____ by first party, Karin Suraphol
Randal Thongdee Marla whose post office address is 1708 W FAIRFIELD DRIVE to second
party Mr. Steven Thongdee + Mrs. PANADA Thongdee whose post office address is 715 W. Sunset Blvd.
ENG, FL 32547

Witnesseth, That the said first party, for good consideration and for the sum of \$18,000 dollars (\$ _____)
paid by the said second party the receipt whereof is hereby remise, release and quitclaim unto the said second party forever, all the right, title,
interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of ESCAMBIA State of FLORIDA to wit:

LEGAL DESCRIPTION: LT 8 BLK 4 1ST ADDN to Edgewater P33P6 c
4562 P 1685 CA 180

PROPERTY ADDRESS: 614 CHASEVILLE ST.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed,
sealed and delivered in presence of:

Andrew N. Dennis III
Signature of Witness

A N DENNIS III
Printed Names of Witness

Denise Genzale
Signature of Witness

Denise Genzale
Printed Names of Witness

Karin Suraphol
Signature of First-Party

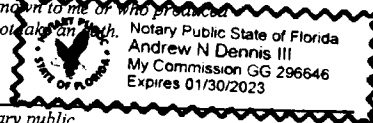
SURAPHOL KARIN
Printed Names of First Party

Thongdee M Porrell
Signature of First Party

THONGDEE MARLA RANDALL
Printed Names of First Party

State of FLORIDA
County of Escambia

The forgoing instrument was acknowledged before me this 15 day of February, 2019
By FLA Drivers License who is personally known to me or who produced _____
as identification and who did/did not take an oath.



Notary public
My commission Expires: