



# 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

0123-34

## 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	CAPPS STEVEN L 4756 DUNAWAY LN PENSACOLA, FL 32526 4756 DUNAWAY LN 09-0739-100 BEG AT SW COR OF SEC ELY ALG S LI OF SEC 413 FT FOR POB CONT SAME COURSE 72 FT 89 DEG 57 MIN 30 SEC (Full legal attached.)	Certificate #	2020 / 4636
		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)
# 2020/4636	06/01/2020	649.21	32.46	681.67
<b>→ Part 2: Total*</b>				<b>681.67</b>

## 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)
# 2021/3636	06/01/2021	669.57	6.25	33.48	709.30
<b>Part 3: Total*</b>					<b>709.30</b>

## 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)	1,390.97
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	656.84
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. <b>Total Paid (Lines 1-6)</b>	<b>2,422.81</b>

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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.

BEG AT SW COR OF SEC ELY ALG S LI OF SEC 413 FT FOR POB CONT SAME COURSE 72 FT 89 DEG 57 MIN 30 SEC LEFT 179 7/10 FT 90 DEG 20 MIN LEFT 72 FT 88 DEG 3 MIN 30 SEC LEFT 179 7/10 FT TO POB OR 7070 P 783 OR 7152 P 632 OR 7160 P 1249

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200281

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
09-0739-100	2020/4636	06-01-2020	BEG AT SW COR OF SEC ELY ALG S LI OF SEC 413 FT FOR POB CONT SAME COURSE 72 FT 89 DEG 57 MIN 30 SEC LEFT 179 7/10 FT 90 DEG 20 MIN LEFT 72 FT 88 DEG 3 MIN 30 SEC LEFT 179 7/10 FT TO POB OR 7070 P 783 OR 7152 P 632 OR 7160 P 1249

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

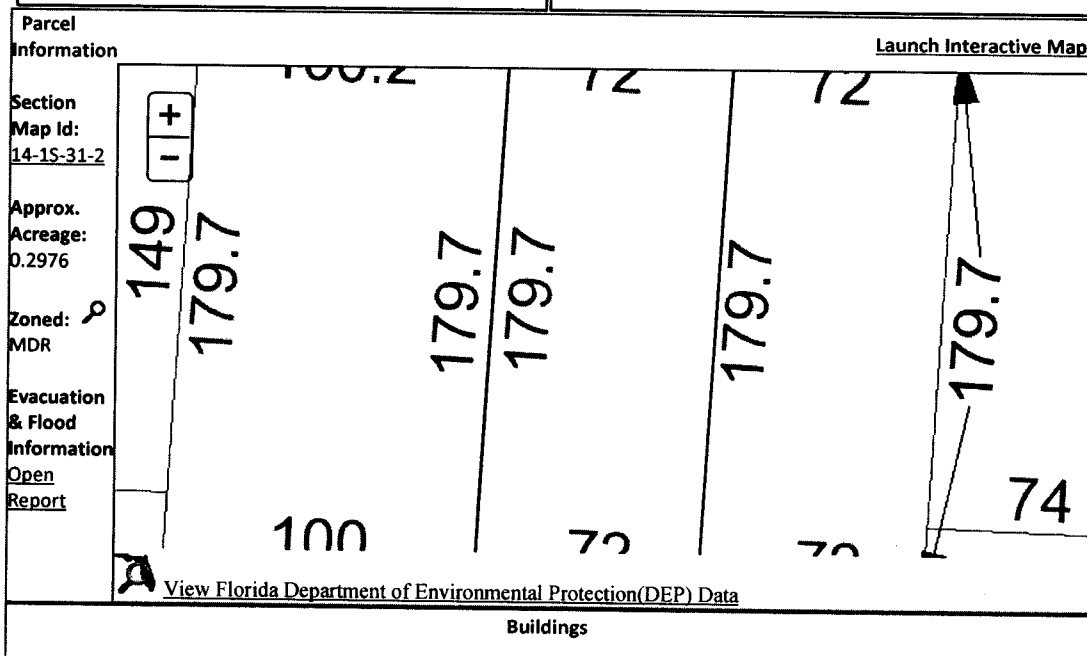
Sale List

[Back](#)

◀ Nav. Mode  Account  Parcel ID ▶


Printer Friendly Version

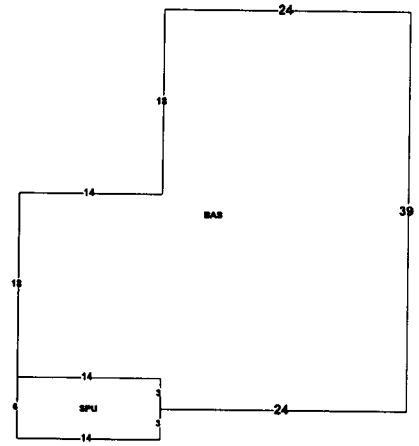
<p><b>General Information</b></p> <p><b>Parcel ID:</b> 1415313303001003</p> <p><b>Account:</b> 090739100</p> <p><b>Owners:</b> CAPP STEVEN L</p> <p><b>Mail:</b> 4756 DUNAWAY LN PENSACOLA, FL 32526</p> <p><b>Situs:</b> 4756 DUNAWAY LN 32526</p> <p><b>Use Code:</b> SINGLE FAMILY RESID</p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$8,550</td> <td>\$28,522</td> <td>\$37,072</td> <td>\$36,954</td> </tr> <tr> <td>2020</td> <td>\$8,550</td> <td>\$25,045</td> <td>\$33,595</td> <td>\$33,595</td> </tr> <tr> <td>2019</td> <td>\$8,550</td> <td>\$23,409</td> <td>\$31,959</td> <td>\$31,959</td> </tr> </tbody> </table> <p><b>Disclaimer</b></p> <p><b>Market Value Breakdown Letter</b></p> <p><b>Tax Estimator</b></p> <p><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2021	\$8,550	\$28,522	\$37,072	\$36,954	2020	\$8,550	\$25,045	\$33,595	\$33,595	2019	\$8,550	\$23,409	\$31,959	\$31,959																
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<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/07/2014</td> <td>7160</td> <td>1249</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/21/2014</td> <td>7152</td> <td>632</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>07/18/2013</td> <td>7070</td> <td>783</td> <td>\$4,700</td> <td>QC</td> <td></td> </tr> <tr> <td>09/1992</td> <td>3237</td> <td>748</td> <td>\$25,400</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1966</td> <td>321</td> <td>23</td> <td>\$2,020</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/07/2014	7160	1249	\$100	QC		01/21/2014	7152	632	\$100	QC		07/18/2013	7070	783	\$4,700	QC		09/1992	3237	748	\$25,400	WD		01/1966	321	23	\$2,020	WD		<p><b>2021 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>BEG AT SW COR OF SEC ELY ALG S LI OF SEC 413 FT FOR POB CONT SAME COURSE 72 FT 89 DEG 57 MIN 30 SEC LEFT 179 7/10...</p> <p><b>Extra Features</b></p> <p>METAL BUILDING WOOD DECK</p>
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04/07/2014	7160	1249	\$100	QC																																	
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07/18/2013	7070	783	\$4,700	QC																																	
09/1992	3237	748	\$25,400	WD																																	
01/1966	321	23	\$2,020	WD																																	



Address: 4756 DUNAWAY LN, Year Built: 1940, Effective Year: 1940, PA Building ID#: 95184

**Structural Elements**  
DECOR/MILLWORK-MINIMUM  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-LAP.AAVG  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1272 Total SF  
BASE AREA - 1188  
SCRN PORCH UNF - 84



Images



4/29/2016 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.

Last Updated: 05/12/2022 (tc.7083)

**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: 090739100 Certificate Number: 004636 of 2020**

**Payor: KIMBERLY CAPPS 1599 COTTAGE PARK RD CANTONMENT FL 32533**      **Date**  
 5/20/2022

Clerk's Check #	1	Clerk's Total	<del>\$517.56</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,756.14</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,350.70</del>

*\$2608.24*

*\$2625.24*

**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  
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**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 004636**

**Redeemed Date 5/20/2022**

**Name KIMBERLY CAPPS 1599 COTTAGE PARK RD CANTONMENT FL 32533**

Clerk's Total = TAXDEED	\$517.56	<del>\$517.56</del> \$ 2,608.24
Due Tax Collector = TAXDEED	\$2,756.14	
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: 090739100 Certificate Number: 004636 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="5/20/2022"/>
Months	9	1
Tax Collector	<input type="text" value="\$2,422.81"/>	<input type="text" value="\$2,422.81"/>
Tax Collector Interest	\$327.08	\$36.34
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,756.14	<input type="text" value="\$2,465.40"/> 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	\$6.84
Total Clerk	\$517.56	<input type="text" value="\$462.84"/> 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="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,350.70	\$2,945.24
	Repayment Overpayment Refund Amount	\$405.46
Book/Page	<input type="text"/>	<input type="text"/>



## 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 1187, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04636, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 090739100 (0123-34)

### DESCRIPTION OF PROPERTY:

**BEG AT SW COR OF SEC ELY ALG S LI OF SEC 413 FT FOR POB CONT SAME COURSE 72 FT 89 DEG 57 MIN 30 SEC LEFT 179 7/10 FT 90 DEG 20 MIN LEFT 72 FT 88 DEG 3 MIN 30 SEC LEFT 179 7/10 FT TO POB OR 7070 P 783 OR 7152 P 632 OR 7160 P 1249**

**SECTION 14, TOWNSHIP 1 S, RANGE 31 W**

NAME IN WHICH ASSESSED: STEVEN L CAPPS

Dated this 20th day of May 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 04636**, 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 AT SW COR OF SEC ELY ALG S LI OF SEC 413 FT FOR POB CONT SAME COURSE 72 FT 89 DEG 57 MIN 30 SEC LEFT 179 7/10 FT 90 DEG 20 MIN LEFT 72 FT 88 DEG 3 MIN 30 SEC LEFT 179 7/10 FT TO POB OR 7070 P 783 OR 7152 P 632 OR 7160 P 1249**

**SECTION 14, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090739100 (0123-34)**

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

**STEVEN L CAPPS**

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 #: 09-0739-100 CERTIFICATE #: 2020-4636

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 1, 2002 to and including October 1, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: October 21, 2022

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

October 21, 2022

Tax Account #: **09-0739-100**

1. The Grantee(s) of the last deed(s) of record is/are: **STEVEN LAVELLE CAPPS**

**By Virtue of Quitclaim Deed recorded 9/4/2013 in OR 7070/783, Quitclaim Deed recorded 3/31/2014 in OR 7152/632 and Corrective Quitclaim Deed recorded 4/21/2014 in OR 7160/1249**

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 #: 09-0739-100**

**Assessed Value: \$36,954.00**

**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 #:** \_\_\_\_\_ **09-0739-100** \_\_\_\_\_  
**CERTIFICATE #:** \_\_\_\_\_ **2020-4636** \_\_\_\_\_

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.                    |

**STEVEN LAVELLE CAPPS**  
**4756 DUNAWAY LANE**  
**PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 21<sup>st</sup> 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 21, 2022**

**Tax Account #:09-0739-100**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SW COR OF SEC ELY ALG S LI OF SEC 413 FT FOR POB CONT SAME COURSE 72 FT  
89 DEG 57 MIN 30 SEC LEFT 179 7/10 FT 90 DEG 20 MIN LEFT 72 FT 88 DEG 3 MIN 30 SEC LEFT  
179 7/10 FT TO POB OR 7070 P 783 OR 7152 P 632 OR 7160 P 1249**

**SECTION 14, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-0739-100(0123-34)**

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

Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to:	Document prepared by:
Name: <u>Steven Lavelle Capps</u>	Name <u>Joseph Liska</u>
Address: <u>4756 DUNAWAY LANE</u>	Address <u>2405 Floyd Ave</u>
City/State/Zip: <u>Pensacola Florida 32526</u>	City/State/Zip <u>Richmond VA 23220</u>
Property Tax Parcel/Account Number: _____	

## Quitclaim Deed

This Quitclaim Deed is made on July 18 2013, between  
Joseph Liska, Grantor, of 2405 Floyd Ave  
Richmond, City of Richmond, State of VIRGINIA,  
and Steven Lavelle Capps, Grantee, of 45 4756 Dunaway Lane  
32526, City of PENSACOLA, State of FL

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 4756 Dunaway Lane  
Pensacola, City of Pensacola, State of Florida:

141831-3303-001-003 4756 DUNAWAY LN BEG AT SW COR OF SEC ELY ALG S LI  
OF SEC 413 FT FOR POB CONT SAME COURSE 72 FT 89 DEG 57 MIN 30 SEC LEFT  
179 7/10 FT 90 DEG 20 MIN LEFT 72 FT 88 DEG 3 MIN 30 SEC LEFT 179 7/10  
FT

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 7-18-13

[Signature]  
Signature of Grantor  
Joseph f Liska  
Name of Grantor

[Signature]  
Signature of Witness #1

Donkel Gamble  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

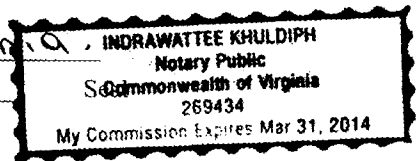
Stephen Page  
Printed Name of Witness #2

State of Virginia County of Henrico  
On 7-18-13, the Grantor, Joseph Francis Liska,  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

[Signature]  
Notary Signature

Notary Public,

In and for the County of Henrico State of Virginia  
My commission expires: 03-31-2014



Send all tax statements to Grantee.



Recording requested by: \_\_\_\_\_ Space above reserved for use by Recorder's Office  
When recorded, mail to: \_\_\_\_\_ Document prepared by:  
Name: Steven Lavelle Capps Name Joseph F Liska  
Address: 4756 Dunaway Ln Address 2405 Floyd Ave  
City/State/Zip: Pensacola FL 32526 City/State/Zip Richmond VA 23220  
Property Tax Parcel/Account Number: \_\_\_\_\_

## Quitclaim Deed

This Quitclaim Deed is made on JANUARY 21 2014, between  
Miles F Liska, Grantor, of 2405 FLOYD AVE  
Richmond, City of Richmond, State of VIRGINIA,  
and Steven Lavelle Capps, Grantee, of 4756 Dunaway Ln  
Pensacola, City of Pensacola, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 4756 DUNAWAY LANE  
Pensacola, City of Pensacola, State of Florida.

141S31-3303-001-003 4756 DUNAWAY LN BEG AT SW COR OF SEC ELY ALG S LI  
OF SEC 413 FT FOR POB CONT SAME COURSE 72 FT 89 DEG 57 MIN 30 SEC LEFT  
179 7/10 FT 90 DEG 20 MIN LEFT 72 FT 88 DEG 3 MIN 30 SEC LEFT 179 7/10 FT

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

Dated: January 21 2014

[Signature]  
Signature of Grantor

Joseph F Liska AS POA For Miles F Liska  
Name of Grantor

[Signature]  
Signature of Witness #1

Donkel Gamble  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Jennifer Fay  
Printed Name of Witness #2

State of Virginia County of Richmond

On 1/21/2014, the Grantor, Joseph F Liska,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]  
Notary Signature

Notary Public,  
In and for the County of Richmond State of Virginia  
My commission expires: 5/31/2017



Send all tax statements to Grantee.

---

When recorded, mail to:  
Steven Lavelle Capps  
4756 Dunaway Lane  
Pensacola Florida 32526

Document prepared by:  
Joseph F Liska  
2405 Floyd Avenue  
Richmond Virginia 23220

## Corrective Quitclaim Deed

This Corrective Quitclaim Deed is made to correct the roles of Grantor and Power of Attorney in the deed recorded at OR Book 7070 and Page 783.

This Corrective Quitclaim Deed is made on April 7, 2014, between Miles F Liska, Grantor, of 2405 Floyd Avenue, City of Richmond, State of Virginia, and Steven Lavelle Capps, Grantee, of 4756 Dunaway Lane, City of Pensacola, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the grantee, and his or her heirs and assigns, to have and hold forever, located at 4756 Dunaway lane, City of Pensacola, State of Florida:

141S31-3303-001-003 4756 DUNAWAY LN BEG AT SW COR OF SEC ELY ALG S LI  
OF SEC 413 FT FOR POB CONT SAME COURSE 72 FT 89 DEG 57 MIN 30 SEC LEFT  
179 7/10 FT 90 DEG 20 MIN LEFT 72 FT 88 DEG 3 MIN 30 SEC LEFT 179 7/10 FT

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: April 7, 2014

[Signature] as POA for Miles F Liska  
Signature of Grantor

Joseph F Liska as POA for Miles F Liska  
Name of Grantor

[Signature]  
Signature of Witness #1

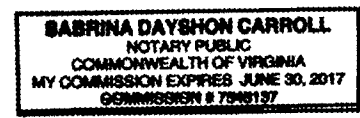
LATONIA Hayes  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Judith Massenburg  
Printed Name of Witness #2

State of Virginia County of Henrico  
On April 7<sup>th</sup> 2014, the Grantor, Joseph F Liska as POA for Miles F Liska  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

[Signature]  
Notary Signature



Notary Public,  
In and for the County of Henrico State of Virginia  
My commission expires: June 30 2017 Seal

Send all tax statements to Grantee.