



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

1022-45

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 13, 2022
Property description	CAIN JAMES E & CAIN AMY C 4999 CHOCTAW AVE PENSACOLA, FL 32507 4999 CHOCTAW AVE 10-3002-803 LT 1 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 5539 P 233 OR 6545 P 1030 OR 6914 P (Full legal attached.)	Certificate #	2020 / 5959
		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)
# 2020/5959	06/01/2020	3,110.57	155.53	3,266.10
→Part 2: Total*				3,266.10

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)
# 2021/4648	06/01/2021	3,328.68	6.25	166.43	3,501.36
Part 3: Total*					3,501.36

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)	6,767.46
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,475.95
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)	10,618.41

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: *Whisley Rich, CFCA* Escambia, Florida
 Signature, Tax Collector or Designee Date April 26th, 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>10/03/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

PLUS \$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.

LT 1 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 5539 P 233 OR 6545 P 1030 OR 6914 P 995 SEC 8/11/12 T3S R32W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200081

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
10-3002-803	2020/5959	06-01-2020	LT 1 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 5539 P 233 OR 6545 P 1030 OR 6914 P 995 SEC 8/11/12 T3S R32W

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

04-13-2022
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](#)

General Information	
Parcel ID:	0835321301001007
Account:	103002803
Owners:	CAIN JAMES E & CAIN AMY C
Mail:	4999 CHOCTAW AVE PENSACOLA, FL 32507
Situs:	4999 CHOCTAW AVE 32507
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$28,000	\$209,532	\$237,532	\$232,685
2020	\$28,000	\$183,532	\$211,532	\$211,532
2019	\$22,000	\$173,265	\$195,265	\$195,265
Disclaimer				
Market Value Breakdown Letter				
Tax Estimator				
File for New Homestead Exemption Online				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/02/2012	6914	995	\$100	OT	
12/30/2009	6545	1030	\$100	WD	
12/2004	5539	233	\$237,500	WD	
03/2004	5372	1180	\$156,000	WD	
08/2003	5238	361	\$23,100	WD	
01/2002	4831	650	\$71,500	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2021 Certified Roll Exemptions
None

Legal Description
LT 1 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 5539 P 233 OR 6545 P 1030 OR 6914 P 995 SEC...

Extra Features
None

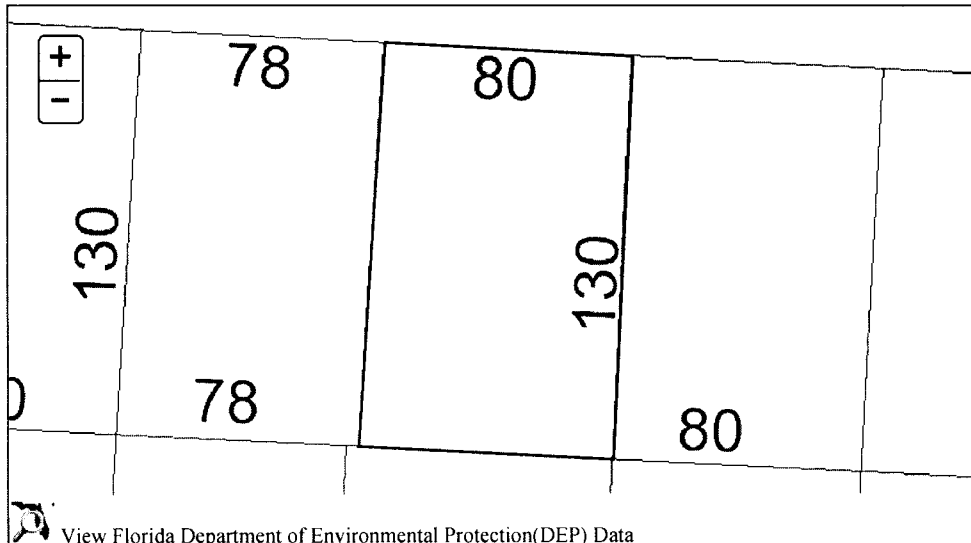
Parcel Information [Launch Interactive Map](#)

Section
Map Id:
08-35-32-2

Approx. Acreage:
 0.2416

Zoned:
 LDR

Evacuation & Flood Information
[Open Report](#)



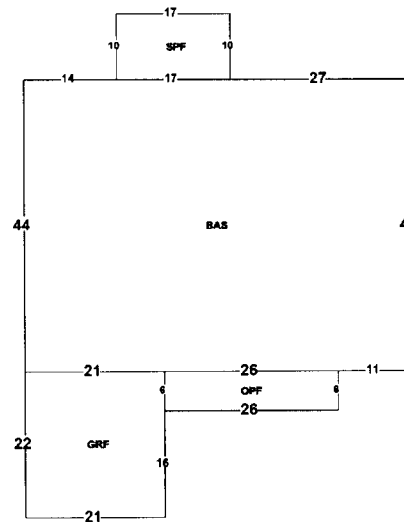
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:4999 CHOCTAW AVE, Year Built: 2004, Effective Year: 2004, PA Building ID#: 117826

Structural Elements

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-BRICK-FACE/VENEER
- FLOOR COVER-CARPET
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-8
- NO. STORIES-1
- ROOF COVER-DIMEN/ARCH SHNG
- ROOF FRAMING-HIP-HI PITCH
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME



Areas - 3340 Total SF

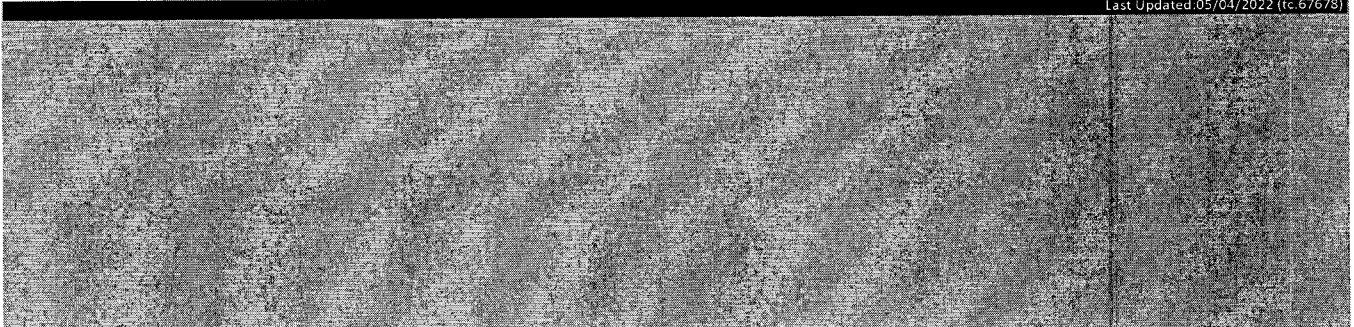
- BASE AREA - 2552
- GARAGE FIN - 462
- OPEN PORCH FIN - 156
- SCRN PORCH FIN - 170

Images



12/3/2018 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05959**, 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 1 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 5539 P 233 OR 6545 P 1030 OR 6914 P 995 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002803 (1022-45)

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

JAMES E CAIN and AMY C CAIN

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

Dated this 10th 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



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: 103002803 Certificate Number: 005959 of 2020

Payor: JOHN CAIN 4999 CHOCTAW AVE PENSACOLA, FL 32507 Date 5/11/2022

Clerk's Check #	873495	Clerk's Total	\$497.04 [#] 10,926.78
Tax Collector Check #	1	Tax Collector's Total	\$11,580.32
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$12,154.36

\$10,943.78

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
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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 005959

Redeemed Date 5/11/2022

Name JOHN CAIN 4999 CHOCTAW AVE PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$497.04	\$11,580.32 \$10,926.78
Due Tax Collector = TAXDEED	\$11,580.32	
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: 103002803 Certificate Number: 005959 of 2020

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/3/2022"/>	Redemption Date <input type="text" value="5/11/2022"/>
Months	6	1
Tax Collector	<input type="text" value="\$10,618.41"/>	<input type="text" value="\$10,618.41"/>
Tax Collector Interest	\$955.66	\$159.28
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$11,580.32	<input type="text" value="\$10,783.94"/> 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	\$41.04	\$6.84
Total Clerk	\$497.04	<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	\$12,154.36	\$11,263.78
	Repayment Overpayment Refund Amount	\$890.58
Book/Page	<input type="text" value="8781"/>	<input type="text" value="268"/>

Notes

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 8781, Page 268, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05959, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 103002803 (1022-45)

DESCRIPTION OF PROPERTY:

**LT 1 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 5539 P 233 OR
6545 P 1030 OR 6914 P 995 SEC 8/11/12 T3S R32W**

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: JAMES E CAIN and AMY C CAIN

Dated this 11th day of May 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk