



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

0223-67

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	EDDIE J BLACKWELL AND KEVIN W NORRIS, CO- TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021 723 OVERBROOK DRIVE FORT WALTON BEACH, FL 32547	Application date	May 25, 2022
Property description	NICHOLSON JAMES W JR 994 S FARIFIELD DR LT 4 PENSACOLA, FL 32506 5504 AVON RD 10-3256-200 LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286	Certificate #	2020 / 6068
		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)
# 2020/6068	06/01/2020	585.14	78.99	664.13
→Part 2: Total*				664.13

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)
# 2021/4684	06/01/2021	624.72	6.25	31.24	662.21
Part 3: Total*					662.21

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)	1,326.34
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	673.29
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
Total Paid (Lines 1-6)	2,374.63

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: <u>Candice Lewis</u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>May 31st, 2022</u>
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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: _____ Signature, Clerk of Court or Designee	Date of sale <u>02/06/2023</u>

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: 2200409

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021

723 OVERBROOK DRIVE

FORT WALTON BEACH, FL 32547,

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
10-3256-200	2020/6068	06-01-2020	LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

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

EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-
TRUSTEES OF THE EDDIE J BLACKWELL TRUST

DATED APRIL 15, 2021

723 OVERBROOK DRIVE

FORT WALTON BEACH, FL 32547

05-25-2022
Application Date

Applicant's signature



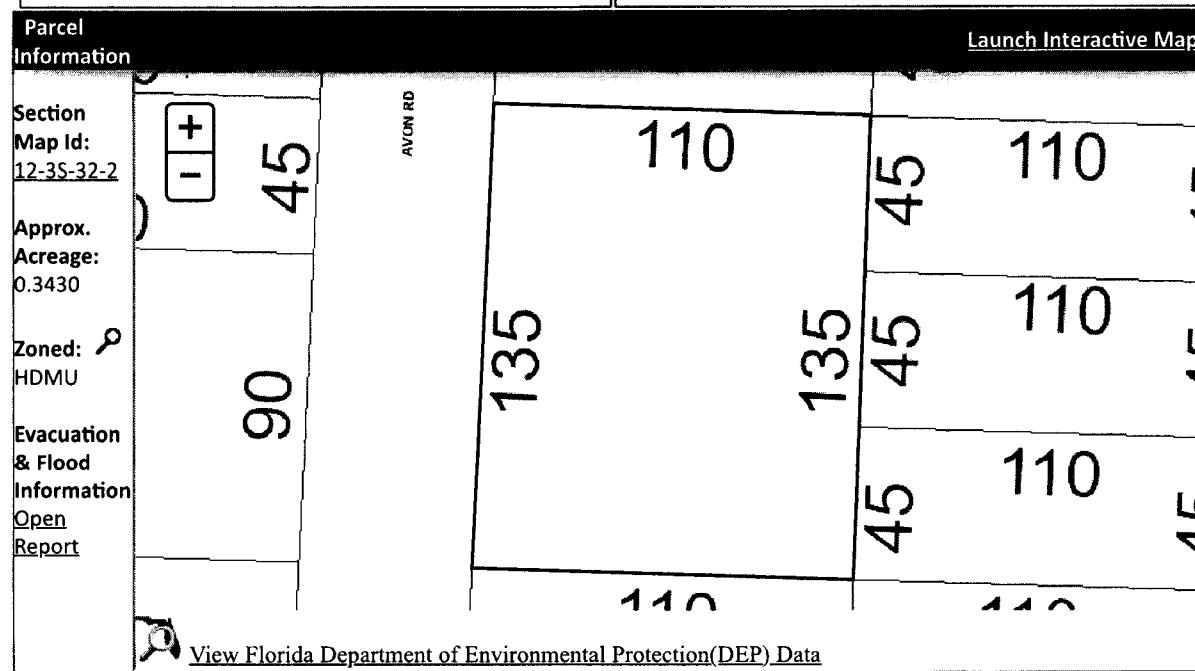
Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
← [Nav. Mode](#) [Account](#) [Parcel ID](#) →
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	123S322000022003 <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th>	Year	Land	Imprv	Total	Cap Val
Account:	103256200	2021	\$39,000	\$2,374	\$41,374	\$32,376
Owners:	NICHOLSON JAMES W JR	2020	\$30,000	\$2,100	\$32,100	\$29,433
Mail:	994 S FARIFIELD DR LT 4 PENSACOLA, FL 32506	2019	\$27,000	\$1,918	\$28,918	\$26,758
Situs:	5504 AVON RD 32507	Disclaimer				
Use Code:	MOBILE HOME	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						None	
05/2003 5137 393 \$21,000 WD						Legal Description	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286	



Buildings

Address: 5504 AVON RD, Year Built: 1985, Effective Year: 1985, PA Building ID#: 129711

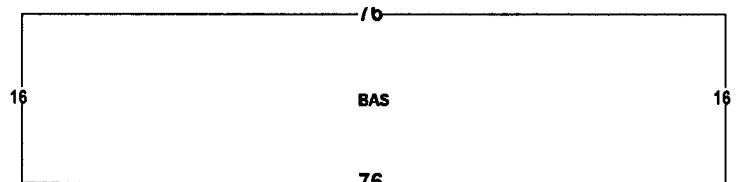
Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-NONE
MH INTERIOR FINISH-DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

 Areas - 1216 Total SF
BASE AREA - 1216



76

16

Images



12/7/2018 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.

Last Updated: 06/10/2022 (tc.1352)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022063888 6/22/2022 4:24 PM
OFF REC BK: 8809 PG: 481 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE J BLACKWELL AND KEVIN W NORRIS CO TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of Tax Certificate No. **06068**, 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:

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103256200 (0223-67)

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

JAMES W NICHOLSON JR

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 February, which is the **6th day of February 2023**.

Dated this 22nd day of June 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 #: 10-3256-200 CERTIFICATE #: 2020-6068

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: November 14, 2002 to and including November 14, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: November 20, 2022

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

November 20, 2022
Tax Account #: **10-3256-200**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES W. NICHOLSON, JR.**

By Virtue of Warranty Deed recorded 5/13/2003 in OR 5137/393

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. **Judgment in favor of Jennie L. Elsperman recorded 8/4/2022 OR 8835/1599**
4. Taxes:

Taxes for the year(s) 2019-2020 are delinquent.

Tax Account #: 10-3256-200

Assessed Value: \$35,613.00

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: FEB 6, 2023

TAX ACCOUNT #: 10-3256-200

CERTIFICATE #: 2020-6068

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 2021 tax year.

JAMES W. NICHOLSON, JR.
AND JENNIE L. ELSPERMAN F/K/A
JENNIE L. NICHOLSON
5504 AVON RD
PENSACOLA, FL 32507

JAMES W. NICHOLSON, JR.
994 S FAIRFIELD DR, LT 4
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 20th day of November, 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

November 20, 2022
Tax Account #:10-3256-200

LEGAL DESCRIPTION
EXHIBIT "A"

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3256-200(0223-67)

15.00
147.00

PREPARED BY:

RECORD & RETURN TO:

Prepared by:

Lawyers Title Agency of North Florida, Inc.
721 East Gregory Street
Pensacola, FL 32501

File No: PNS-03-01415

OR BK 5137 PG 393
Escambia County, Florida
INSTRUMENT 2003-095251

DEED DOC STAMPS PD @ ESC CO \$ 147.00
05/13/03 ERNIE LEE MAGNA, CLERK
By: *[Signature]*

This Warranty Deed

Made this 8 day of May A.D. 2003

by Billie Jean Falzone, as Trustee under the provisions of a trust agreement dated the 7th day of September, 2000, known as The Revocable Trust Agreement of Billie Jean Falzone, dated the 7th day of September, 2000, hereinafter called the grantor, to

James W. Nicholson, Jr.,

whose post office address is: 994 South Fairfield Drive, Lot 4, Pensacola, FL 32506

hereinafter called the grantee:

(Whenever used herein the term "grantor and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Escambia County, Florida, viz:

- see attached Schedule "A" for legal description -

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 12-3S-32-2000-007-003

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, 2002.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness Sign: Glenn K Phillips
Print Name: Glenn K Phillips

The Revocable Trust Agreement of
Billie Jean Falzone, dated the 7th
day of September, 2000
By: Billie Jean Falzone
Billie Jean Falzone, Trustee

2nd Witness Sign: Ruby L. Sugg
Print Name: Ruby L. Sugg

1101 Willowood Circle
Gulf Breeze, FL 32563

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 8 day of May, 2003, by Billie Jean Falzone, as Trustee under the provisions of a trust agreement dated the 7th day of September, 2000, known as The Revocable Trust Agreement of Billie Jean Falzone, dated the 7th day of September, 2000, who is personally known to me.

Notary Signature: Ruby L. Sugg
Print Name: Ruby L. Sugg
My Commission Expires: _____

(SEAL)



Schedule "A"

Lots 22, 23 and 24, Block 3, Treasure Hill Park, Plat in Deed Book 102, Page 286, Section 12, Township 3 South, Range 32 West, Public Records of Escambia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

PNS-03-01415

OR BK 5137 PG 0395
Escambia County, Florida
INSTRUMENT 2003-095251
RCD May 13, 2003 10:01 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-095251

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: XXX Avon Road

Legal Address of Property: XXX Avon Road

The County (XX) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Billie Jean Falzone, Trustee

1101 Willowood Circle
Gulf Breeze, FL 32561

May 8, 2003

WITNESSES AS TO SELLER(S):

Print name: Glenn K Phillips
Glenn K Phillips

Billie Jean Falzone
Billie Jean Falzone, Trustee

Print name: Ruby L. Sugg
Ruby L. Sugg

WITNESSES AS TO BUYER(S):

Print name: Ruby L. Sugg James W. Nicholson, Jr.
James W. Nicholson, Jr.

Print name: Ruby L. Sugg
Ruby L. Sugg
Ruby L. Sugg
This form approved by the
Escambia County Board of
County Commissioners

Effective: 4/15/95

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06068 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 22, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES W NICHOLSON JR 994 S FARIFIELD DR LT 4 PENSACOLA, FL 32506	JAMES W. NICHOLSON, JR. 5504 AVON RD PENSACOLA, FL 32507
JENNIE L. ELSPEMAN F/K/A JENNIE L. NICHOLSON 5504 AVON RD PENSACOLA, FL 32507	

WITNESS my official seal this 22th day of December 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



W A R N I N G

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103256200 (0223-67)

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

JAMES W NICHOLSON JR

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 February, which is the 6th day of February 2023.**

Dated this 13th day of December 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 CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**



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Post Property:

5504 AVON RD 32507



**PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

W A R N I N G

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Personal Services:

JAMES W NICHOLSON JR
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

PAM CHILLERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

JAMES W NICHOLSON JR [0223-67]
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

9171 9690 0935 0128 2309 59

JAMES W. NICHOLSON, JR. [0223-67]
5504 AVON RD
PENSACOLA, FL 32507

9171 9690 0935 0128 2309 42

JENNIE L. ELSPERMAN F/K/A JENNIE
L. NICHOLSON [0223-67]
5504 AVON RD
PENSACOLA, FL 32507

9171 9690 0935 0128 2309 35

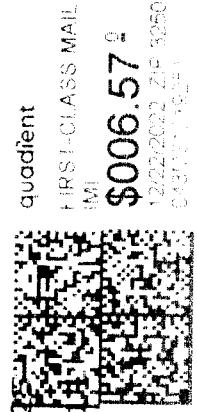
Contact
Family
Served
Sheriff

U.S. POSTAGE

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0128 2309 42

wRONG Address
994 S Fairfield Dr

JAMES W. NICHOLSON, JR. [0223-67]
5504 AVON RD
PENSACOLA, FL 32507

RECEIVED
DEPT OF STATE
U.S. GOVERNMENT
PRINTING OFFICE

32507-02583335
U.S. POSTAL SERVICE
B.C. 32502583335 * 2638-01133-22-35

1.3.8.1

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0223- 67

Document Number: ECSO22CIV042935NON

Agency Number: 23-002234

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06068 2020

Attorney/Agent:

PAM CHILDEERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JAMES W NICHOLSON JR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 12/27/2022 at 11:17 AM and served same on JAMES W NICHOLSON JR , at 10:35 AM on 1/4/2023 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

W A R N I N G

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE J BLACKWELL AND KEVIN W NORRIS CO TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of Tax Certificate No. 06068, 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:

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103256200 (0223-67)

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

JAMES W NICHOLSON JR

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 February, which is the 6th day of February 2023.**

Dated this 13th day of December 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.

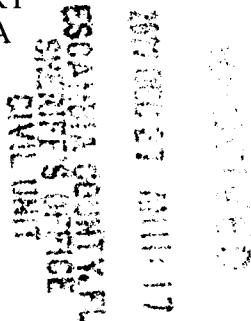
Personal Services:

JAMES W NICHOLSON JR
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
 Emily Hogg
 Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0223-61

Document Number: ECSO22CIV042801NON

Agency Number: 23-002166

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06068 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES W NICHOLSON JR

Defendant:

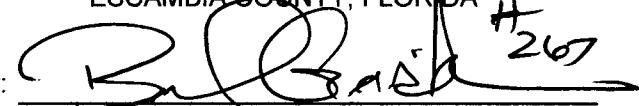
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/27/2022 at 9:06 AM and served same at 6:49 PM on 12/28/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

 B. GEISLER, DS

Service Fee: \$40.00
Receipt No: BILL

W A R N I N G

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE J BLACKWELL AND KEVIN W NORRIS CO TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of Tax Certificate No. 06068, 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:

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103256200 (0223-67)

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

JAMES W NICHOLSON JR

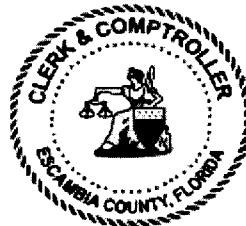
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of February, which is the **6th day of February 2023**.

Dated this 13th day of December 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.

Post Property:

5504 AVON RD 32507



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

By:
Emily Hogg
Deputy Clerk

AMENDED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO22CIV042801NON

Agency Number: 23-002166

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06068 2020

Attorney/Agent:

PAM CHILDEERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES W NICHOLSON JR
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/27/2022 at 9:06 AM and served same at 6:49 PM on 12/28/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: ,.

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:  267

B. GEISLER, DS

Service Fee: \$40.00

Receipt No: BILL

AMENDED FOR SERVICE DATE ONLY



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiacfc

2022

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-3256-200	06		123S322000022003

NICHOLSON JAMES W JR
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

PROPERTY ADDRESS:
5504 AVON RD

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

20/6068

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	AD VALOREM TAXES DUE	AD VALOREM TAXES PAID
COUNTY	6.6165	35,613	0	35,613 235.63
PUBLIC SCHOOLS				
BY LOCAL BOARD	1.9620	47,922	0	47,922 94.02
BY STATE LAW	3.3120	47,922	0	47,922 158.72
WATER MANAGEMENT	0.0261	35,613	0	35,613 0.93
SHERIFF	0.6850	35,613	0	35,613 24.39
M.S.T.U. LIBRARY	0.3590	35,613	0	35,613 12.79
ESCAMBIA CHILDRENS TRUST	0.4365	35,613	0	35,613 15.55

TOTAL MILLAGE 13.3971

AD VALOREM TAXES \$542.03

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	AMOUNT	
LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286	FP FIRE PROTECTION	125.33	
NON-AD VALOREM ASSESSMENTS \$125.33			

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$667.36

If Paid By Please Pay	Jan 31, 2023 \$654.01	Feb 28, 2023 \$660.69	Mar 31, 2023 \$667.36		
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RETAIN FOR YOUR RECORDS

2022 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

NICHOLSON JAMES W JR
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Jan 31, 2023 654.01
AMOUNT IF PAID BY	Feb 28, 2023 660.69
AMOUNT IF PAID BY	Mar 31, 2023 667.36
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That EDDIE J BLACKWELL AND KEVIN W NORRIS CO TRUSTEES OF THE EDDIE J BLACKWELL TRUST holder of Tax Certificate No. 06068, 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:

LTS 22 23 24 BLK 3 TREASURE HILL PARK
PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103256200 (0223-67)

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

JAMES W NICHOLSON JR

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 February, which is the 6th day of February 2023.

Dated this 22nd day of December 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

4WR1/4-1/25TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2020-TD-06068 in the Escambia County Court was published in said newspaper in and was printed and released on January 4, 2023; January 11, 2023; January 18, 2023; and January 25, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X Malcolm Ballinger

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 25th day of January, 2023, by MALCOLM BALLINGER, who is personally known to me.

X Brooklyn Faith Coates

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024

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: 103256200 Certificate Number: 006068 of 2020

**Payor: JAMES NICHOLSON III 994 S FARIFIELD DR LT 4 PENSACOLA, FL 32506 Date
 2/2/2023**

Clerk's Check #	1	Clerk's Total	\$517.86	\$3,179.02
Tax Collector Check #	1	Tax Collector's Total	\$2,701.46	
		Postage	\$19.80	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$3,255.82	\$3,215.82

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

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 006068

Redeemed Date 2/2/2023

Name JAMES NICHOLSON III 994 S FARIFIELD DR LT 4 PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$517.66	\$3,179.02
Due Tax Collector = TAXDEED	\$2,701.46	
Postage = TD2	\$19.80	
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 103256200 Certificate Number: 006068 of 2020

Redemption No Application Date 5/25/2022 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 2/6/2023	Redemption Date 2/2/2023 
Months	9	9
Tax Collector	\$2,374.63	\$2,374.63
Tax Collector Interest	\$320.58	\$320.58
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,701.46	\$2,701.46 <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	\$61.56
Total Clerk	\$517.56	\$517.56 <i>CH</i>
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$19.80	\$19.80
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,255.82	\$3,255.82
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	8809	481

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 8809, Page 481, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06068, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **103256200 (0223-67)**

DESCRIPTION OF PROPERTY:

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: JAMES W NICHOLSON JR

Dated this 2nd day of February 2023.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk