



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

0123-68

Part 1: Tax Deed Application Information

Applicant Name	CITRUS CAPITAL HOLDINGS, LLC	Application date	Apr 21, 2022
Applicant Address	CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226		
Property description	COFIELD RICHARD DEWAYNE 110 BROWN RD MCDAVID, FL 32568 2100 FANNIE RD 11-2362-000 BEG AT INTER OF S LI OF LT 5 AND W LI OF RD NLY ALG RD 700 FT FOR POB W 178 FT N 146 FT E 175 FT TO (Full legal attached.)	Certificate #	2020 / 6668
		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)
# 2020/6668	06/01/2020	730.25	36.51	766.76
→Part 2: Total*				766.76

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)
# 2021/5233	06/01/2021	750.45	6.25	37.52	794.22
Part 3: Total*					794.22

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)	1,560.98
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	749.37
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)	2,685.35

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:	Escambia, Florida Date <u>May 6th, 2022</u>
Signature, Tax Collector or Designee	

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

1625

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 INTER OF S LI OF LT 5 AND W LI OF RD NLY ALG RD 700 FT FOR POB W 178 FT N 146 FT E 175 FT TO W LI OF RD SLY ALG RD 146 FT TO POB OR 8095 P 804/802 OR 8115 P 1115

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200256

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
11-2362-000	2020/6668	06-01-2020	BEG AT INTER OF S LI OF LT 5 AND W LI OF RD NLY ALG RD 700 FT FOR POB W 178 FT N 146 FT E 175 FT TO W LI OF RD SLY ALG RD 146 FT TO POB OR 8095 P 804/802 OR 8115 P 1115

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:	346N302303001001	Year	Land	Imprv	Total	Cap Val
Account:	112362000	2021	\$1,378	\$42,959	\$44,337	\$42,907
Owners:	COFIELD RICHARD DEWAYNE	2020	\$1,378	\$37,629	\$39,007	\$39,007
Mail:	110 BROWN RD MCDAVID, FL 32568	2019	\$1,378	\$36,217	\$37,595	\$37,133
Situs:	2100 FANNIE RD 32535	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
06/10/2019	8115	1115	\$100	QC		Legal Description BEG AT INTER OF S LI OF LT 5 AND W LI OF RD NLY ALG RD 700 FT FOR POB W 178 FT N 146 FT E 175 FT TO W LI OF RD SLY...
05/14/2019	8095	804	\$100	CJ		
05/14/2019	8095	802	\$100	CJ		Extra Features None
01/1982	1610	787	\$4,800	QC		
06/1966	300	236	\$100	QC		
06/1966	293	690	\$3,000	WD		
05/1966	299	774	\$100	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

Section Map Id:
34-6N-30

Approx. Acreage:
0.5845

Zoned:
RMU

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

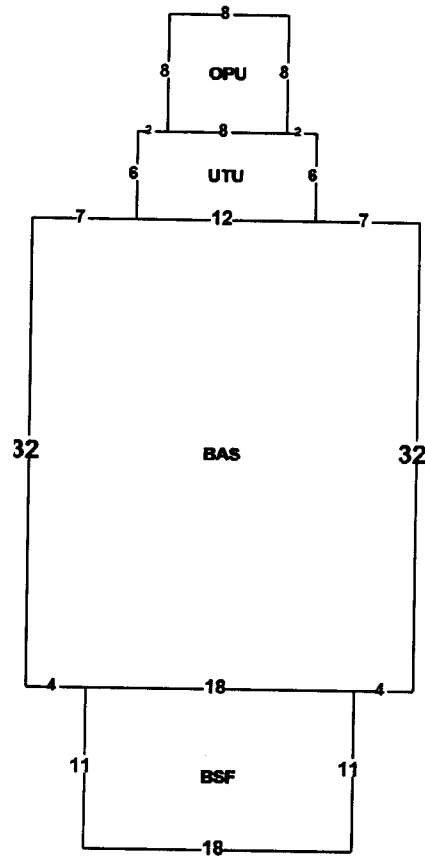
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 2100 FANNIE RD. Year Built: 1959, Effective Year: 1975, PA Building ID#: 6089

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
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-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1166 Total SF

BASE AREA - 832
BASE SEMI FIN - 198
OPEN PORCH UNF - 64
UTILITY UNF - 72

Images



4/18/2022 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. 06668**, 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 INTER OF S LI OF LT 5 AND W LI OF RD NLY ALG RD 700 FT FOR POB W 178 FT N 146 FT E 175 FT TO W LI OF RD SLY ALG RD 146 FT TO POB OR 8095 P 804/802 OR 8115 P 1115

SECTION 34, TOWNSHIP 6 N, RANGE 30 W

TAX ACCOUNT NUMBER 112362000 (0123-68)

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

RICHARD DEWAYNE COFIELD

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 26th 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: 112362000 Certificate Number: 006668 of 2020**

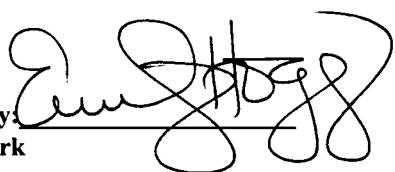
Payor: KAITLYN COFIELD 2100 FANNIE RD CENTURY FL 32535 Date 6/7/2022

Clerk's Check #	1	Clerk's Total	\$517.66
Tax Collector Check #	1	Tax Collector's Total	\$3,064.12
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,648.68

\$2921.84

\$2,938.84

**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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**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 006668

Redeemed Date 6/7/2022

Name KAITLYN COFIELD 2100 FANNIE RD CENTURY FL 32535

Clerk's Total = TAXDEED	\$517.56	\$2921.84
Due Tax Collector = TAXDEED	\$3,054.12	
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: 112362000 Certificate Number: 006668 of 2020

Redemption No ▾ Application Date 4/21/2022 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 1/9/2023	Redemption Date 6/7/2022
Months	9	2
Tax Collector	\$2,685.35	\$2,685.35
Tax Collector Interest	\$362.52	\$80.56
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,054.12	\$2,772.16 TC
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 CL
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	\$3,648.68	\$3,258.84
	Repayment Overpayment Refund Amount	\$389.84
Book/Page	8789	1482

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 1482, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06668, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 112362000 (0123-68)

DESCRIPTION OF PROPERTY:

**BEG AT INTER OF S LI OF LT 5 AND W LI OF RD NLY ALG RD 700 FT FOR POB W 178 FT N 146
FT E 175 FT TO W LI OF RD SLY ALG RD 146 FT TO POB OR 8095 P 804/802 OR 8115 P 1115**

SECTION 34, TOWNSHIP 6 N, RANGE 30 W

NAME IN WHICH ASSESSED: RICHARD DEWAYNE COFIELD

Dated this 7th 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 #: 11-2362-000 CERTIFICATE #: 2020-6668

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 18, 2002 to and including October 18, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: October 22, 2022

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

October 22, 2022

Tax Account #: **11-2362-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RICHARD DEWAYE COFIELD**

By Virtue of Order Determining Homestead recorded 5/15/2019 in OR 8095/804 and Quitclaim Deed recorded 6/19/2019 in OR 8115/1115

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 #: 11-2362-000

Assessed Value: \$47,197.00

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 #: 11-2362-000

CERTIFICATE #: 2020-6668

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.

RICHARD DEWAYNE COFIELD
2100 FANNIE RD
CENTURY, FL 32535

RICHARD DEWAYNE COFIELD
110 BROWN RD
MCDAVID, FL 32568

Certified and delivered to Escambia County Tax Collector, this 22nd 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 22, 2022

Tax Account #:11-2362-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT INTER OF S LI OF LT 5 AND W LI OF RD NLY ALG RD 700 FT FOR POB W 178 FT N 146
FT E 175 FT TO W LI OF RD SLY ALG RD 146 FT TO POB OR 8095 P 804/802 OR 8115 P 1115**

SECTION 34, TOWNSHIP 6 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-2362-000(0123-68)

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

This Quitclaim Deed, Made this 10th day of
June, 2019, by Cecelia M
Blanton, Veronica S Hacker
hereinafter called the Grantor, to Richard
Dwayne Coffield
whose post office address is 110 Brown Rd
McDavia Fl. 32568
hereinafter called the Grantee.

This document was prepared by:
Cecelia Marie Blanton
5111 Tucker Circle
Pace, FL 32571

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 0
0 Dollars (\$ 0) paid by the said
Grantee the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee
forever, all the right, title, interest and claim which said Grantor 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
BEG AT INTER OF S LI OF LT 5 AND
W LI OF RD NLY ALG RD 700 FT FOR
POB W 178 FT N 146 FT E 175 FT
TO W LI OF RD SLY ALG RD 146 FT
TO POB OR 293 P 690 OR 1610 P
787

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first
above written. Signed, sealed and delivered in the presence of:

Angie Johnson
Signature of Witness

Angie Johnson
Print name of Witness

Yma Cullen
Signature of Witness
Lisa Cullen

Cecelia M Blanton, Veronica S Hacker
Signature of Grantor

Cecelia M Blanton, Veronica S Hacker
Print Name of Grantor

Richard D Coffield
Signature of Co-Grantor

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Tracy Cafield
Signature of Witness

Tracy Cafield
Print name of Witness

Nancy Albesa
Signature of Witness

NANCY ALBESA
Print name of Witness

Cecilia M Blanton
Signature of Grantor

Cecilia M Blanton
Print Name of Grantor

Veronica S Hacker
Signature of Co-Grantor

Veronica S Hacker
Print name of Co-Grantor

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me on this 10 day of June, 2019, by Cecilia Blanton, Veronica Hacker who is personally known to me or who produced FL Drivers license as identification.

Lori A McNeill
Signature of Notary

Lori A McNeill
Print Name

Aug 10, 2021
My Commission Expires

