



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

1223.33

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 26, 2023
Property description	MAZE EUGENE & MAZE ROSALIND 8082 KITTREL LN OOLTEWAH, TN 37363 4657 OAKLAND DR 09-2102-000 LT 23 BLK B AVONDALE S/D PB 5 P 32 OR 6636 P 1293	Certificate #	2021 / 3831
		Date certificate issued	06/01/2021

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)
# 2021/3831	06/01/2021	1,060.34	53.02	1,113.36
→Part 2: Total*				1,113.36

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)
# 2022/4115	06/01/2022	1,167.50	6.25	58.38	1,232.13
Part 3: Total*					1,232.13

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)	2,345.49
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,162.60
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,883.09

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: *Jennifer N. Cassidy*
Signature, Tax Collector or Designee

Escambia, Florida

Date May 8th, 2023

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ \$6.25

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>12/06/2023</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

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: 2300371

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
09-2102-000	2021/3831	06-01-2021	LT 23 BLK B AVONDALE S/D PB 5 P 32 OR 6636 P 1293

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

04-26-2023
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

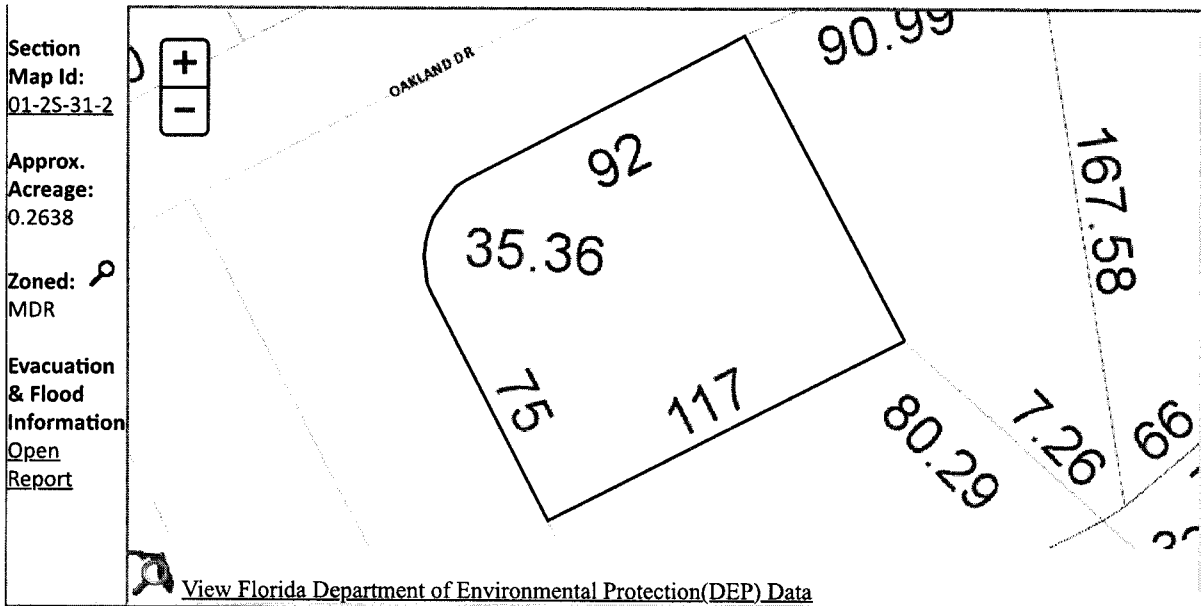
← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	0125312000023002	Year	Land	Imprv	Total	Cap Val
Account:	092102000	2022	\$15,000	\$66,040	\$81,040	\$70,910
Owners:	MAZE EUGENE & MAZE ROSALIND	2021	\$15,000	\$52,772	\$67,772	\$64,464
Mail:	8082 KITTREL LN OOLTEWAH, TN 37363	2020	\$15,000	\$46,224	\$61,224	\$58,604
Situs:	4657 OAKLAND DR 32526	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
06/26/2010	6636	1293	\$68,000	QC		
12/21/2009	6546	924	\$25,000	WD		
07/27/2009	6510	871	\$100	WD		
06/30/2009	6488	88	\$100	CT		
09/2003	5240	1694	\$59,000	WD		
05/2002	4903	324	\$30,000	WD		
01/2002	4847	1138	\$100	WD		
01/2002	4831	243	\$100	CT		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description LT 23 BLK B AVONDALE S/D PB 5 P 32 OR 6636 P 1293
						Extra Features METAL BUILDING

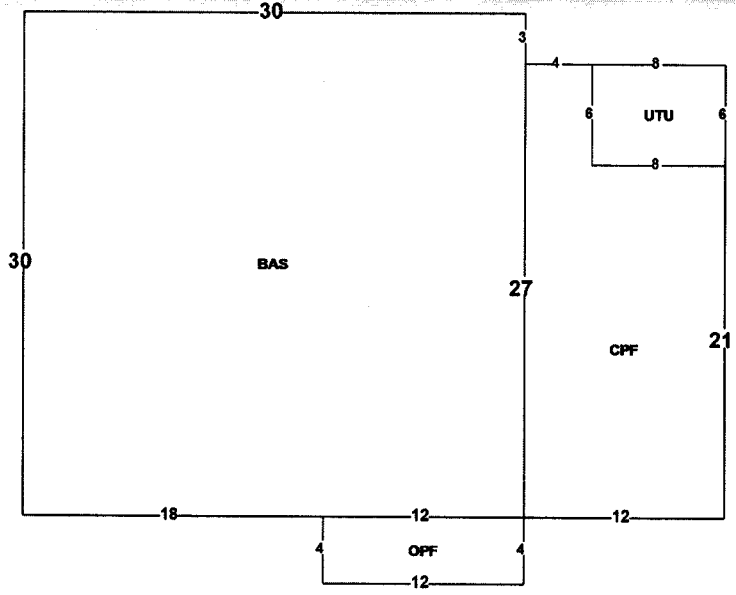
Parcel Information [Launch Interactive Map](#)



Buildings

Address: 4657 OAKLAND DR, Year Built: 1959, Effective Year: 1969, PA Building ID#: 100000

- Structural Elements**
- DECOR/MILLWORK-AVERAGE
 - DWELLING UNITS-1
 - EXTERIOR WALL-SIDING-SHT.AVG.
 - FLOOR COVER-CARPET
 - FOUNDATION-SLAB ON GRADE
 - HEAT/AIR-CENTRAL H/AC
 - 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 - 900
 - CARPOR FIN - 276
 - OPEN PORCH FIN - 48
 - UTILITY UNF - 48

Images



3/17/2020 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037783 5/11/2023 3:41 PM
OFF REC BK: 8975 PG: 1849 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03831**, issued the **1st day of June, A.D., 2021** 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 23 BLK B AVONDALE S/D PB 5 P 32 OR 6636 P 1293

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 092102000 (1223-33)

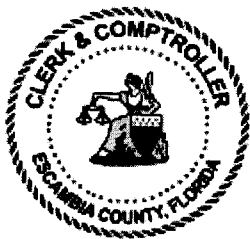
The assessment of the said property under the said certificate issued was in the name of

EUGENE MAZE and ROSALIND MAZE

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** Wednesday in the month of December, which is the **6th day of December 2023**.

Dated this 10th day of May 2023.

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 #: 09-2102-000 CERTIFICATE #: 2021-3831

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: August 22, 2003 to and including August 22, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: September 13, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 13, 2023

Tax Account #: **09-2102-000**

1. The Grantee(s) of the last deed(s) of record is/are: **EUGENE & ROSALIND MAZE**
By Virtue of Quit Claim Deed recorded 9/17/2010 in OR 6636/1293

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) 2020-2022 are delinquent.
Tax Account #: 09-2102-000
Assessed Value: \$70,910.00
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: _____ **DEC 6, 2023**
TAX ACCOUNT #: _____ **09-2102-000**
CERTIFICATE #: _____ **2021-3831**

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>2022</u> tax year. |

EUGENE MAZE	EUGENE MAZE
ROSALIND MAZE	ROSALIND MAZE
8082 KITTREL LANE	4657 OAKLAND DR
OOLTEWAH, TN 37363	PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 13th day of September, 2023.

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

September 13, 2023

Tax Account #:09-2102-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 23 BLK B AVONDALE S/D PB 5 P 32 OR 6636 P 1293

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-2102-000(1223-33)

QUITCLAIM DEED

Prepared by: Keith C. Mott
6070 Muldoon Rd.
Pensacola, FL 32526

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS QUITCLAIM DEED, MADE THE 26th DAY OF June, 2010,
BY, KEITH C. MOTT, A MARRIED MAN WHOSE ADDRESS IS 6070 MULDOON RD. PENSACOLA, FL.
32526, TO EUGENE & ROSALIND MAZE, HUSBAND & WIFE, WHOSE ADDRESS IS 8082 KITTREL LN,
COLTEWAH, TN. 37363

WITNESSETH, THAT KEITH C. MOTT FOR AND IN CONSIDERATION OF THE SUM OF \$10.00
AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
DOES BY THESE PRESENT REMISE, RELEASE, AND FOREVER QUITCLAIM UNTO EUGENE &
ROSALIND MAZE, ALL OF THE INTEREST OF KEITH C. MOTT, IF ANY, IN THAT CERTAIN REAL
PROPERTY LOCATED IN THE COUNTY OF ESCAMBIA, AND THE STATE OF FLORIDA, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT 23, BLOCK B, OF AVONDALE SUBDIVISION PART A, A SUBDIVISION OF A PORTION OF
SECTION 1, TOWNSHIP 2 SOUTH, RANGE 31, WEST, ESCAMBIA COUNTY, FLORIDA, AS
RECORDED IN PLAT BOOK 5 AT PAGE 32 OF THE PUBLIC RECORDS OF SAID COUNTY.

COMMONLY KNOWN AS 4657 OAKLAND CIRCLE, PENSACOLA, FL 32526

TOGETHER, WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND
APPURTENANCES THERE TO BELONGING OR IN ANYWISE APPERTAINING, AND THE RENTS,
ISSUES, AND PROFITS THEREOF UNTO EUGENE & ROSALIND MAZE.

IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS ON THE DAY AND
YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS Angela J. Mott
Angela J. Mott

WITNESS Jessica Diann Shepherd
Jessica Diann Shepherd

Keith C. Mott
KEITH C. MOTT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF
June 2010, BY KEITH C. MOTT WHO IS PERSONALLY KNOWN TO ME OR HAS
PRODUCED _____ AS IDENTIFICATION.



Delores Geiberger
NOTARY PUBLIC

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 8975, Page 1849, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03831, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 092102000 (1223-33)

DESCRIPTION OF PROPERTY:

LT 23 BLK B AVONDALE S/D PB 5 P 32 OR 6636 P 1293

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: EUGENE MAZE and ROSALIND MAZE

Dated this 16th day of October 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk