



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

0924-69

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 05, 2024
Property description	NIMS JAMES D & NIMS AMBER K PMB 238 2172 W NINE MILE RD PENSACOLA, FL 32534 9200 BLK COVE AVE 02-0089-050 E 80 FT OF W 190 FT OF N 165 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OF SEC PART OF LT 13 BLK 3 S/ (Full legal attached.)	Certificate #	2022 / 453
		Date certificate issued	06/01/2022

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)
# 2022/453	06/01/2022	241.35	12.07	253.42
→Part 2: Total*				253.42

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)
# 2017/460	06/01/2017	251.57	6.25	230.55	488.37
Part 3: Total*					488.37

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)	741.79
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,116.79

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* Escambia, Florida
 Signature, Tax Collector or Designee Date April 22nd, 2024

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>09/04/2024</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.

E 80 FT OF W 190 FT OF N 165 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OF SEC PART OF LT 13 BLK 3 S/D PLAT DB 89 P 369 OR 7653 P 1263

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400060

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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
02-0089-050	2022/453	06-01-2022	E 80 FT OF W 190 FT OF N 165 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OF SEC PART OF LT 13 BLK 3 S/D PLAT DB 89 P 369 OR 7653 P 1263

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-05-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode Account Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	101S301101135003	Year	Land	Imprv	Total	Cap Val
Account:	020089050	2023	\$13,500	\$0	\$13,500	\$13,500
Owners:	NIMS JAMES D & NIMS AMBER K	2022	\$12,825	\$0	\$12,825	\$12,825
Mail:	PMB 238 2172 W NINE MILE RD PENSACOLA, FL 32534	2021	\$12,825	\$0	\$12,825	\$12,825
Situs:	9200 BLK COVE AVE 32534	Disclaimer				
Use Code:	VACANT RESIDENTIAL 🔍	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
01/02/2017	7653	1263	\$100	WD		Legal Description E 80 FT OF W 190 FT OF N 165 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OF SEC PART OF LT 13 BLK 3 S/D PLAT DB 89 P... 🔍
10/1999	4482	1235	\$100	CJ		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None

Section Map Id:
10-1S-30-1

Approx. Acreage:
0.3031

Zoned: 🔍
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR

Evacuation & Flood Information
[Open Report](#)

165 165 165

110 80 24

[Launch Interactive Map](#)

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

Buildings

Images

None

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:04/25/2024 (tc.3450)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 00453**, issued the **1st** day of **June, A.D., 2022** 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:

**E 80 FT OF W 190 FT OF N 165 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OF SEC PART OF LT 13
BLK 3 S/D PLAT DB 89 P 369 OR 7653 P 1263**

SECTION 10, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 020089050 (0924-69)

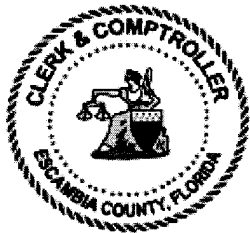
The assessment of the said property under the said certificate issued was in the name of

JAMES D NIMS and AMBER K NIMS

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 September, which is the **4th day of September 2024**.

Dated this 26th day of April 2024.

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: 020089050 Certificate Number: 000453 of 2022**

**Payor: AMBER NIMS PMB 238 2172 W NINE MILE RD PENSACOLA, FL 32534 Date
 5/30/2024**

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total \$490.20
 Tax Collector's Total \$1,206.80
 Postage \$100.00
 Researcher Copies \$0.00
 Recording \$10.00
 Prep Fee \$7.00
 Total Received \$1,814.00

**PAM CHILDERS
 Clerk of the Circuit Court**

REDUCED
\$ 1,299.03

Received By: _____
 Deputy Clerk

[Handwritten Signature]



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 #: 02-0089-050 CERTIFICATE #: 2022-453

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: May 23, 2004 to and including May 23, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: May 31, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 31, 2024

Tax Account #: **02-0089-050**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES D NIMS AND AMBER K NIMS**
By Virtue of Warranty Deed recorded 1/17/2017 in OR 7653/1263

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) 2016-2023 are delinquent.
Tax Account #: 02-0089-050
Assessed Value: \$13,500.00
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: _____ **SEPT 4, 2024**
TAX ACCOUNT #: _____ **02-0089-050**
CERTIFICATE #: _____ **2022-453**

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>2023</u> tax year.

**JAMES D NIMS AND
AMBER K NIMS
PMB 238
2172 W NINE MINE RD
PENSACOLA, FL 32534**

**JAMES D NIMS AND
AMBER K NIMS
1591 REBECCA ST
PENSACOLA, FL 32534**

**JAMES D NIMS AND
AMBER K NIMS
6451 BERLING RD
PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 31st day of May, 2024.

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

May 31, 2024

Tax Account #:02-0089-050

**LEGAL DESCRIPTION
EXHIBIT "A"**

**E 80 FT OF W 190 FT OF N 165 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OF SEC PART OF LT
13 BLK 3 S/D PLAT DB 89 P 369 OR 7653 P 1263**

SECTION 10, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-0089-050 (0924-69)

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

PREPARED BY:
JAMES D. NIMS
1591 REBECCA STREET
PENSACOLA, FL 32534

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**
JAMES D. NIMS
1591 REBECCA STREET
PENSACOLA, FL 32534

MAIL TAX STATEMENTS TO:
JAMES D. NIMS
1591 REBECCA STREET
PENSACOLA, FL 32534

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 2 day of Jan, 2017, between RICHARD D. NIMS, a married person, whose address is 1475 CAMROSE DR, PENSACOLA, Florida 32534 ("Grantor"), and JAMES D. NIMS, whose address is 1591 REBECCA STREET, PENSACOLA, Florida 32534, and AMBER K. NIMS, whose address is 1591 REBECCA STREET, PENSACOLA, Florida 32534, a married couple ("Grantees").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Grants, Bargains, Sells, and Conveys with general warranty covenants to Grantees, as Tenancy by the Entirety, the property located in ESCAMBIA County, Florida, described as:

E 80 FT OF W 190 FT OF N 165 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 OF SEC PART OF LT 13 BLK 3 S/D PLAT DB 89 P 369 OR 4482 P 1235

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 10-1S-30-1101-135-003

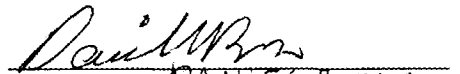
IN WITNESS WHEREOF the Grantor has executed this deed on the 2 day of JAN, 20 17.

1-2-2017
Date


RICHARD D. NIMS, Grantor

Witnessed by:

Tyla Cohen
Printed name: Tyla Cohen
Address: 40W Nine Mile Rd
Pensacola, FL 32534


Printed name: DANIEL BURNS
Address: 2700 CHANCE RD
MULINA FL 32577

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this the 2 day of January, 20 16 by Richard D. Nims who is personally known to me or has produced Florida Drivers License as identification and who did/did not take an oath.


Signature of Notary/Deputy Clerk

Ashley Spears Printed Name of Notary/Deputy Clerk

My Commission expires: Sept 7 2019

