



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

0125.52

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	COMIAN XI TAX LIEN FUND LLC 700 ROUTE 130 N STE 101 CINNAMINSON, NJ 08077 500 BLK PETROS CIR 05-4091-454 BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S (Full legal attached.)	Certificate #	2022 / 2317
		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)
# 2022/2317	06/01/2022	265.27	13.26	278.53
→Part 2: Total*				278.53

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)
# /					
Part 3: Total*					0.00

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)	278.53
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	212.22
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)	865.75

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

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

He.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>01/08/2025</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.

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 8024 P 192

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400352

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
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
05-4091-454	2022/2317	06-01-2022	BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 8024 P 192

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 #204
MIAMI, FL 33126

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information Parcel ID: 132S304600003016 Account: 054091454 Owners: COMIAN XI TAX LIEN FUND LLC Mail: 700 ROUTE 130 N STE 101 CINNAMINSON, NJ 08077 Situs: 500 BLK PETROS CIR 32505 Use Code: VACANT RESIDENTIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$14,401</td> <td>\$0</td> <td>\$14,401</td> <td>\$14,401</td> </tr> <tr> <td>2022</td> <td>\$14,401</td> <td>\$0</td> <td>\$14,401</td> <td>\$14,401</td> </tr> <tr> <td>2021</td> <td>\$14,401</td> <td>\$0</td> <td>\$14,401</td> <td>\$14,401</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2023	\$14,401	\$0	\$14,401	\$14,401	2022	\$14,401	\$0	\$14,401	\$14,401	2021	\$14,401	\$0	\$14,401	\$14,401																
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/20/2018</td> <td>8024</td> <td>192</td> <td>\$4,400</td> <td>TD</td> <td></td> </tr> <tr> <td>08/1997</td> <td>4170</td> <td>165</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>06/1997</td> <td>4138</td> <td>721</td> <td>\$62,500</td> <td>WD</td> <td></td> </tr> <tr> <td>02/1993</td> <td>3311</td> <td>693</td> <td>\$30,000</td> <td>WD</td> <td></td> </tr> <tr> <td>09/1991</td> <td>3060</td> <td>349</td> <td>\$100</td> <td>CT</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/20/2018	8024	192	\$4,400	TD		08/1997	4170	165	\$100	WD		06/1997	4138	721	\$62,500	WD		02/1993	3311	693	\$30,000	WD		09/1991	3060	349	\$100	CT		2023 Certified Roll Exemptions None Legal Description BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN... Extra Features None				
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09/1991	3060	349	\$100	CT																																									

Parcel Information Section Map Id: 13-2S-30-2 Approx. Acreage: 0.2112 Zoned: Com Com Com Com Com Com Com Com Com Com Com Com				Launch Interactive Map
View Florida Department of Environmental Protection(DEP) Data				

Evacuation
& Flood
Information
[Open](#)
[Report](#)

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:05/01/2024 (rc.5914)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02317**, 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:

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 8024 P 192

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054091454 (0125-52)

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

COMIAN XI TAX LIEN FUND LLC

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** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 1st day of May 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



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 #: 05-4091-454 CERTIFICATE #: 2022-2317

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: September 2, 2004 to and including September 2, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: September 3, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 3, 2024

Tax Account #: **05-4091-454**

1. The Grantee(s) of the last deed(s) of record is/are: **COMIAN XI TAX LIEN FUND LLC**
By Virtue of Tax Deed recorded 12/31/2018 in OR 8024/192
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) 2021-2023 are delinquent.
Tax Account #: 05-4091-454
Assessed Value: \$14,401.00
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 8, 2025

TAX ACCOUNT #: 05-4091-454

CERTIFICATE #: 2022-2317

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.

COMIAN XI TAX LIEN FUND LLC
700 ROUTE 130 N STE 101
CINNAMINSON, NJ 08077

Certified and delivered to Escambia County Tax Collector, this 15th day of September, 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

September 3, 2024

Tax Account #:05-4091-454

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E
89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49
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P 26 OR 8024 P 192**

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-4091-454(0125-52)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. WE DO NOT FIND ACCESS RECORDED FOR THIS PARCEL**

This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 18-630
Property Identification No. 132S304600003016
Tax Account No. 054091454

TAX DEED

State of Florida
County of Escambia


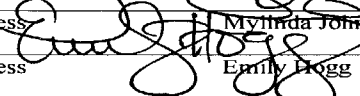
The following Tax Sale Certificate Numbered 03500 issued on June 1, 2011 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 3rd day of December 2018, offered for sale as required by law for cash to the highest bidder and was sold to: **COMIAN XI TAX LIEN FUND LLC, 700 ROUTE 130 N, SUITE 101 CINNAMINSON NJ 08077,** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 3rd day of December 2018, in the County of Escambia, State of Florida, in consideration of the sum of (\$4,360.08) FOUR THOUSAND THREE HUNDRED SIXTY AND 08/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 4138 P 721 OR 4170 P 165

SECTION 13, TOWNSHIP 2 S, RANGE 30 W


**** Property previously assessed to: CGD OF NORTH FLORIDA INC**

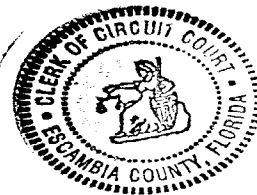

witness Mylinda Johnson

witness Emily Hogg

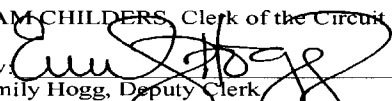
State of Florida
County of Escambia

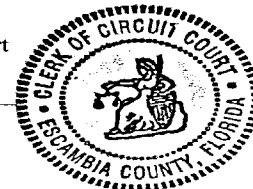
On this 26th day of December 2018 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.


PAM CHILDERS, Clerk of the Circuit Court
Escambia County, Florida



PAM CHILDERS, Clerk of the Circuit Court
By: 
Emily Hogg, Deputy Clerk



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02317 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 21, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

COMIAN XI TAX LIEN FUND LLC
700 ROUTE 130 N STE 101
CINNAMINSON, NJ 08077

WITNESS my official seal this 21th day of November 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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 January 8, 2025, 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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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** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 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

COMIAN XI TAX LIEN FUND LLC
[0125-52]
700 ROUTE 130 N STE 101
CINNAMINSON, NJ 08077

9171 9690 0935 0127 2368 15

Tracking Number Information

Meter:	31219251	Mailing Date:	11/21/24 12:58 PM
Tracking Number:	9171969009350127236815	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	08077
Service:	ERR	City:	CINNAMINSON TOWNSHIP
Value	\$0.690	State:	NJ

Proof of Delivery



Status Details

▼ Status Date	Status
Wed, 12/04/24, 02:57:00 PM	OK : Delivered
Sun, 12/01/24, 03:40:00 AM	Reminder to schedule redelivery
Tue, 11/26/24, 06:35:00 PM	Available for redlvry or pickup
Tue, 11/26/24, 02:49:00 PM	Delayed: No Authorized Recipient Available
Mon, 11/25/24, 01:57:00 AM	Processed (processing scan)
Sun, 11/24/24, 09:40:00 PM	Processed (processing scan)
Sun, 11/24/24, 09:21:00 AM	Processed (processing scan)
Thu, 11/21/24, 08:35:00 PM	Processed (processing scan)
Thu, 11/21/24, 07:16:00 PM	Processed (processing scan)
Thu, 11/21/24, 06:01:00 PM	Origin Acceptance
Thu, 11/21/24, 04:28:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2024

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
05-4091-454	06		132S304600003016

COMIAN XI TAX LIEN FUND LLC
700 ROUTE 130 N STE 101
CINNAMINSON, NJ 08077

PROPERTY ADDRESS:
500 BLK PETROS CIR

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22/2317

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	15,841	0	15,841	104.81
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	40,001	0	40,001	70.08
BY STATE LAW	3.0950	40,001	0	40,001	123.80
WATER MANAGEMENT	0.0218	15,841	0	15,841	0.35
SHERIFF	0.6850	15,841	0	15,841	10.85
M.S.T.U. LIBRARY	0.3590	15,841	0	15,841	5.69
ESCAMBIA CHILDRENS TRUST	0.4043	15,841	0	15,841	6.40

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$321.98

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 S See Additional Legal on Tax Roll	FP FIRE PROTECTION		15.03
	NON-AD VALOREM ASSESSMENTS		\$15.03

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$337.01

If Paid By Please Pay	Dec 31, 2024 \$326.90	Jan 31, 2025 \$330.27	Feb 28, 2025 \$333.64	Mar 31, 2025 \$337.01
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RETAIN FOR YOUR RECORDS

2024 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

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Dec 31, 2024 326.90
AMOUNT IF PAID BY	Jan 31, 2025 330.27
AMOUNT IF PAID BY	Feb 28, 2025 333.64
AMOUNT IF PAID BY	Mar 31, 2025 337.01
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
05-4091-454
PROPERTY ADDRESS
500 BLK PETROS CIR

COMIAN XI TAX LIEN FUND LLC
700 ROUTE 130 N STE 101
CINNAMINSON, NJ 08077



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

SALE DATE – 01-08-2025 – TAX CERTIFICATE #02317

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 5, 12, 19, 26, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2024.12.26 11:18:59 -06'00'

PUBLISHER

Sworn to and subscribed before me this 26TH day of DECEMBER
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.12.26 11:21:46 -06'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 02317, 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:

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 8024 P 192 SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054091454 (0125-52)

The assessment of the said property under the said certificate issued was in the name of COMIAN XI TAX LIEN FUND LLC

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 Wednesday in the month of January, which is the 8th day of January 2025.

Dated this 21st day of November 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-12-05-12-19-26-2024

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: 054091454 Certificate Number: 002317 of 2022

Payor: COMIAN XI TAX LIEN FUND LLC 700 ROUTE 130 N STE 101 CINNAMINSON NJ 08077
Date 1/7/2025

Clerk's Check #	1	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$988.88
		Postage	\$8.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,531.64

\$1,386.44

PAM CHILDERS
 Clerk of the Circuit Court

Received By: 
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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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 # 2022 TD 002317
 Redeemed Date 1/7/2025**

Name COMIAN XI TAX LIEN FUND LLC 700 ROUTE 130 N STE 101 CINNAMINSON NJ 08077

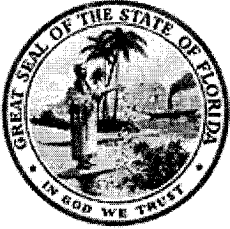
Clerk's Total = TAXDEED	\$517.56 \$1,386.44
Due Tax Collector = TAXDEED	\$988.88
Postage = TD2	\$8.20
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• 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: 054091454 Certificate Number: 002317 of 2022

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/8/2025"/>	Redemption Date <input type="text" value="1/7/2025"/> 
Months	9	9
Tax Collector	<input type="text" value="\$865.75"/>	<input type="text" value="\$865.75"/>
Tax Collector Interest	\$116.88	\$116.88
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$988.88	<input type="text" value="\$988.88"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$61.56	\$61.56
Total Clerk	\$517.56	<input type="text" value="\$517.56"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$8.20"/>	<input type="text" value="\$8.20"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,531.64	\$1,531.64
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	<input type="text" value="9140"/>	<input type="text" value="812"/>