



# 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

0125.27

## 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	RENFROE PAUL V 1102 N 50TH AVE PENSACOLA, FL 32506 1102 N 50TH AVE 07-1930-000 LOT 11 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 7647 P 220 CA 187	Certificate #	2022 / 3188
		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)
# 2022/3188	06/01/2022	1,429.55	71.48	1,501.03
<b>→Part 2: Total*</b>				<b>1,501.03</b>

## 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)
# 2023/3203	06/01/2023	1,152.63	6.25	71.32	1,230.20
<b>Part 3: Total*</b>					<b>1,230.20</b>

## 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)	2,731.23
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. <b>Total Paid (Lines 1-6)</b>	<b>3,106.23</b>

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

46.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400422

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
07-1930-000	2022/3188	06-01-2022	LOT 11 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 7647 P 220 CA 187

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		Assessments				
<b>Parcel ID:</b>	342S301152110011	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	071930000	2023	\$12,500	\$71,347	\$83,847	\$70,491
<b>Owners:</b>	RENFROE PAUL V	2022	\$7,000	\$63,663	\$70,663	\$64,083
<b>Mail:</b>	1102 N 50TH AVE PENSACOLA, FL 32506	2021	\$7,000	\$52,474	\$59,474	\$58,258
<b>Situs:</b>	1102 N 50TH AVE 32506	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
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
12/30/2016	7647	220	\$52,000	WD		<b>Legal Description</b> LOT 11 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 7647 P 220 CA 187
02/03/2016	7473	999	\$100	OT		
02/01/2016	7473	1000	\$100	WD		
01/1978	1243	955	\$18,550	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b> None

**Section**

**Map Id:**  
CA187

**Approx. Acreage:**  
0.1882

**Zoned:**

MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR

**Evacuation**

Launch Interactive Map

View Florida Department of Environmental Protection(DEP) Data

**& Flood  
Information  
Open  
Report**

**Buildings**

Address: 1102 N 50TH AVE, Year Built: 1953, Effective Year: 1965, PA Building ID#: 83557

**Structural Elements**

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-ASPHALT TILE  
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-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL

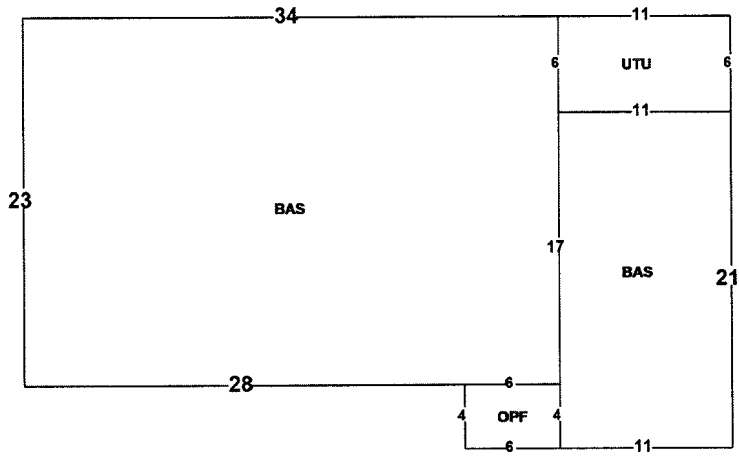


Areas - 1103 Total SF

BASE AREA - 1013

OPEN PORCH FIN - 24

UTILITY UNF - 66



**Images**



7/27/2021 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03188**, 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:

**LOT 11 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 7647 P 220 CA 187**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 071930000 (0125-27)**

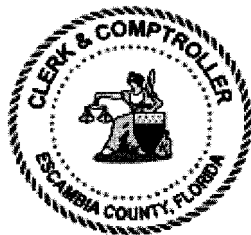
The assessment of the said property under the said certificate issued was in the name of

**PAUL V RENFROE**

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

**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: 071930000 Certificate Number: 003188 of 2022**

**Payor: PAUL V RENFROE 1102 N 50TH AVE PENSACOLA, FL 32506      Date 7/12/2024**

Clerk's Check #	0	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$3,531.82
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,166.38

*Reduced*

**PAM CHILDERS  
 Clerk of the Circuit Court**

*\$ 3425.78*

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>**



**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 #: 07-1930-000 CERTIFICATE #: 2022-3188

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 #: **07-1930-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PAUL V RENFROE**  
**By Virtue of Warranty Deed recorded 12/30/2016 in OR 7647/220**
  
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. **Claim of Lien in favor of Brian Tillman in c/o Tillman Holdings dba Windo World of Pensacola recorded 6/6/2017 – OR 7723/1888**
  
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 07-1930-000**  
**Assessed Value: \$70,491.00**  
**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 #:** 07-1930-000

**CERTIFICATE #:** 2022-3188

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.

**PAUL V RENFROE**  
**4300 WEST FRANCISCO #30**  
**PENSACOLA, FL 32504**

**BRIAN TILLMAN**  
**C/O TILLMAN HOLDINGS DBA**  
**WINDOW WORLD OF PENSACOLA**  
**4105 HWY 297A**  
**CANTONMENT, FL 32533**

**PAUL V RENFROE**  
**1102 N 50<sup>TH</sup> AVE**  
**PENSACOLA, FL 32506**

**Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> 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 #:07-1930-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 11 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 7647 P 220 CA 187**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 07-1930-000(0125-27)**

Return to: Amber Jernigan  
Name: SETCO Services, LLC - Pensacola  
Address: 121 Palafox Place  
Pensacola, FL 32502  
This Instrument Prepared:

SETCO Services, LLC - Pensacola  
121 Palafox Place  
Pensacola, FL 32502

Documentary Stamp Taxes were collected in  
the amount of (\$364.00) based on the  
purchase price amount of (\$52,000.00).

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 342S301152110011  
File No: N00670

## **WARRANTY DEED**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This Warranty Deed Made this 30<sup>th</sup> day of December, 2016, by **Barbara Ann McNair, an unmarried widow**, hereinafter referred to as the Grantor, whose post office address is: 6531 Fabiano Street, Myrtle Grove, FL 32506, to

**Paul V. Renfro, an unmarried man**, hereinafter referred to as the Grantee, whose post office address is: 4300 West Francisco, #30, Pensacola, FL 32504.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Escambia** County, Florida, viz:

**LOT 11, BLOCK 11, IN THE SECOND ADDITION TO PEN HAVEN, A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT FILED IN PLAT BOOK 3 AT PAGE 25 OF THE PUBLIC RECORDS OF SAID COUNTY.**

**Said property IS NOT the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.**

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 January 1, 2016, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness No. 1 Signature: [Signature]  
Printed Name: Amber Jernigan

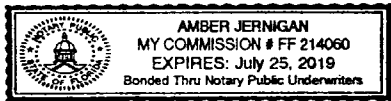
[Signature]  
Barbara Ann McNair

Witness No. 2 Signature: [Signature]  
Printed Name: Melissa Floyd

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this **30th day of December, 2016**, by **Barbara Ann McNair, an unmarried widow**, who is known to me or who has produced a driver license as photo identification.

(AFFIX NOTARY SEAL HERE)



[Signature]  
Notary Public  
Printed Name: Amber Jernigan  
My Commission Expires: July 25, 2019

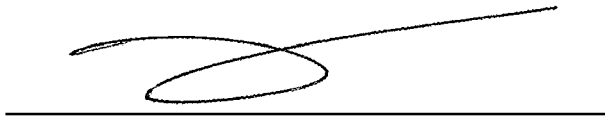
**CLAIM OF LIEN**

State of Florida  
County of Escambia

Before me, the undersigned notary public, personally appeared Brian Tillman, in c/o Tillman Holdings dba Window World of Pensacola, who was duly sworn and says that he is the lienor herein, whose address is 4105 Hwy 297-A Cantonment, FL 32533; and that in accordance with a contract with Window World of Pensacola; lien or furnished labor, services, or materials consisting of Windows on the following described real property in Escambia County, Florida:

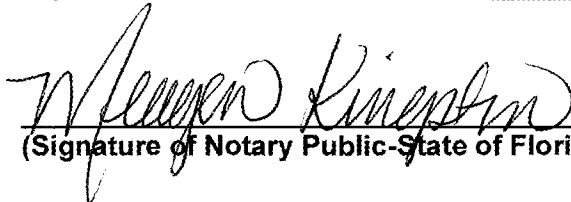
1102 N 50<sup>th</sup> Ave. Pensacola, FL 32506  
(LOT 11 BLK 11 2<sup>ND</sup> ADDN TO PEN HAVEN PB 3 P 25 OR 7647 P 220 CA 187)

Owned by Renfro, Paul V. of a total value of \$6709.00, of which there remains unpaid \$3354.00, and furnished the last of the items on March 28, 2017; and (if the lien is claimed by one not in privity with the owner) that the lienor served his notice by mail to the owner on June 1st, 2017.



(Signature)

Sworn to (or affirmed) and subscribed before me this 1<sup>ST</sup> day of June 2017, by Brian Tillman.



(Signature of Notary Public-State of Florida)



Meagan Leah Kingston  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF967279  
Expires 3/2/2020

Personally Known \_\_\_ or Produced Identification \_\_\_\_\_