



# 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

025.25

<b>Part 1: Tax Deed Application Information</b>			
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	HESTER JENNIFER INSURANCE AGENCY INC 1001 ASHTON BROSNAHAM RD APT A PENSACOLA, FL 32534 234 N NEW WARRINGTON RD 07-2372-000 LT 24 SUNNY RIDGE PB 2 P 35 OR 6513 P 423 CA 177	Certificate #	2022 / 3234
		Date certificate issued	06/01/2022

<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
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)
# 2022/3234	06/01/2022	1,836.40	91.82	1,928.22
<b>→Part 2: Total*</b>				<b>1,928.22</b>

<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# 2023/3250	06/01/2023	1,959.03	6.25	125.70	2,090.98
<b>Part 3: Total*</b>					<b>2,090.98</b>

<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,019.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,893.96
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>6,288.16</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.

Escambia, Florida

Sign here: \_\_\_\_\_ Date April 25th, 2024

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

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: 2400409

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
07-2372-000	2022/3234	06-01-2022	LT 24 SUNNY RIDGE PB 2 P 35 OR 6513 P 423 CA 177

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 ▶

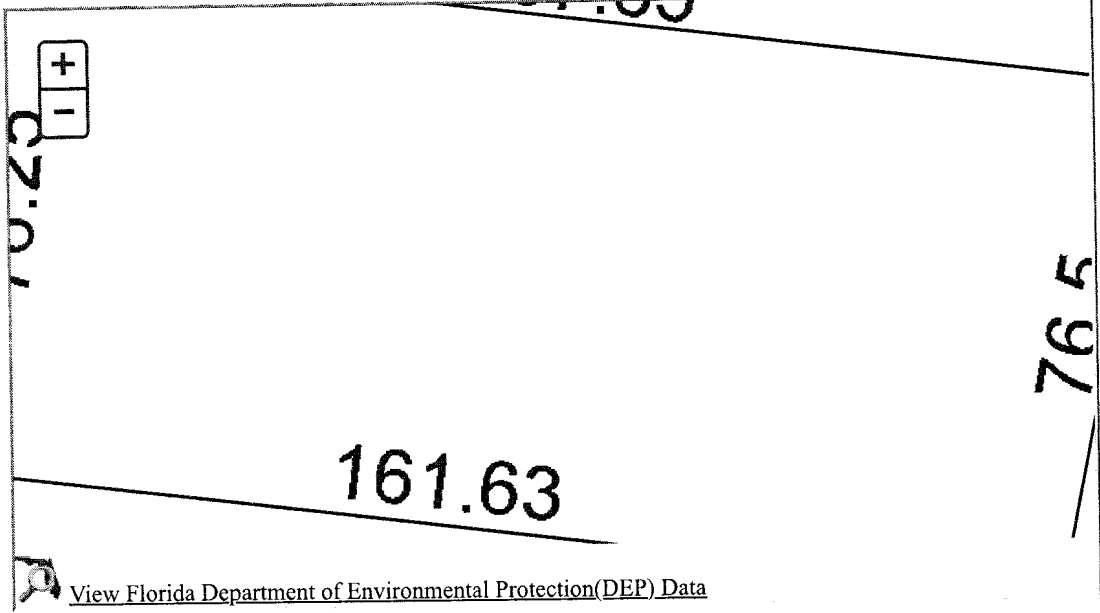
[Printer Friendly Version](#)


<b>General Information</b> <b>Parcel ID:</b> 342S301270000024 <b>Account:</b> 072372000 <b>Owners:</b> HESTER JENNIFER INSURANCE AGENCY INC <b>Mail:</b> 1001 ASHTON BROSNHAM RD APT A PENSACOLA, FL 32534 <b>Situs:</b> 234 N NEW WARRINGTON RD 32506 <b>Use Code:</b> STORE/OFFICE/SFR <b>Units:</b> 2 <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>						<b>Assessments</b> <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>\$34,367</td> <td>\$94,811</td> <td>\$129,178</td> <td>\$129,178</td> </tr> <tr> <td>2022</td> <td>\$34,367</td> <td>\$88,250</td> <td>\$122,617</td> <td>\$120,826</td> </tr> <tr> <td>2021</td> <td>\$34,367</td> <td>\$75,475</td> <td>\$109,842</td> <td>\$109,842</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Tax Estimator</a></p> <p style="text-align: center;"><a href="#">Report Storm Damage</a></p> <p style="text-align: center;"><a href="#">Enter Income &amp; Expense Survey</a> <a href="#">Download Income &amp; Expense Survey</a></p>					Year	Land	Imprv	Total	Cap Val	2023	\$34,367	\$94,811	\$129,178	\$129,178	2022	\$34,367	\$88,250	\$122,617	\$120,826	2021	\$34,367	\$75,475	\$109,842	\$109,842																
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<b>Parcel Information</b>						<a href="#">Launch Interactive Map</a>																																								

Section  
Map Id:  
CA177

Approx.  
Acreage:  
0.2855

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

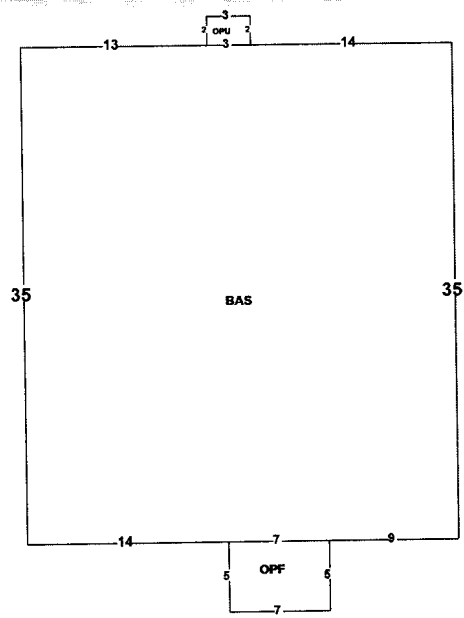
Evacuation  
& Flood  
Information  
[Open Report](#)


Buildings

Address: 234 N NEW WARRINGTON RD, Year Built: 1951, Effective Year: 1980, PA Building ID#: 84007

Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-STUCCO OV BLOCK  
FLOOR COVER-TILE/STAIN CONC/BRICK  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-PLASTER DIRECT  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-8  
STRUCTURAL FRAME-MASONRY PIL/STL



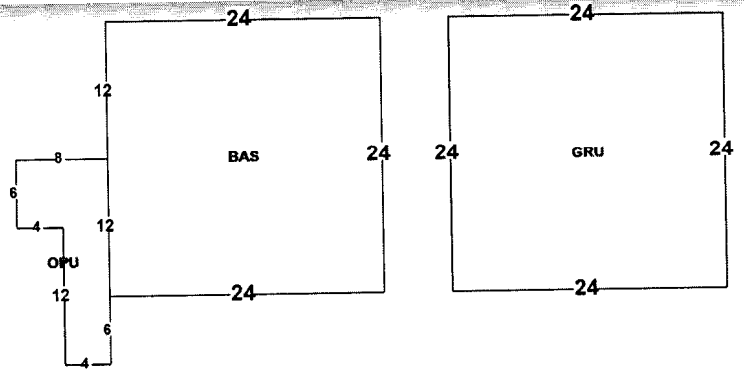
 Areas - 1091 Total SF

BASE AREA - 1050  
OPEN PORCH FIN - 35  
OPEN PORCH UNF - 6

Address: 234 1/2 NEW WARRINGTON RD, Year Built: 1964, Effective Year: 1975, PA Building ID#: 84008

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1248 Total SF

**BASE AREA - 576**

**GARAGE UNFIN - 576**

**OPEN PORCH UNF - 96**

images



12/19/2023 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.

Last Updated:05/01/2024 (tc.4243)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03234**, 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:

**LT 24 SUNNY RIDGE PB 2 P 35 OR 6513 P 423 CA 177**

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

**TAX ACCOUNT NUMBER 072372000 (0125-25)**

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

**JENNIFER HESTER INSURANCE AGENCY INC**

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 #: 07-2372-000 CERTIFICATE #: 2022-3234

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 10, 2004 to and including September 10, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President

Dated: September 12, 2024



**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

September 12, 2024

Tax Account #: **07-2372-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JENNIFER HESTER INSURANCE AGENCY, INC**

**By Virtue of Warranty Deed recorded 10/1/2009 in OR 6513/423**

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 #: 07-2372-000**

**Assessed Value: \$129,178.00**

**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.



**PROPERTY INFORMATION REPORT**

**September 12, 2024**

**Tax Account #:07-2372-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 24 SUNNY RIDGE PB 2 P 35 OR 6513 P 423 CA 177**

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

**TAX ACCOUNT NUMBER 07-2372-000(0125-25)**

This instrument prepared by:  
✓ Denis A. Braslow  
Attorney at Law  
917 N. 12TH AVE  
Pensacola, FL 32501

Parcel ID Number: 34-2S-30-1270-000-024

# Warranty Deed

This Indenture, Made this 30th day of September, 2009 A.D., Between  
Carmen M. Caraig, nka Carmen Luckie

of the County of Escambia, State of Florida, grantor, and  
Jennifer Hester Insurance Agency, Inc., a corporation existing under  
the laws of the State of Florida  
whose address is: 238 New Warrington Road, Pensacola, FL 32506

of the County of Escambia, State of Florida, grantee.  
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Escambia State of Florida to wit:

Lot Numbered Twenty Four (24) in the Subdivision known as Sunny  
Ridge, a subdivision of part of Section Thirty Four (34), Township  
Two (2) South, Range Thirty (30) West, as shown on plat of said  
subdivision appearing of record at page 35 of Plat Book 2 of the  
public records of Escambia County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD  
property of the Grantor.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Denis A. Braslow  
Witness

\_\_\_\_\_  
Carmen M. Caraig, nka Carmen Luckie (Seal)  
P.O. Address:

\_\_\_\_\_  
Terrie Langham  
Witness

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30th day of September, 2009 by  
Carmen M. Caraig, nka Carmen Luckie

she is personally known to me or she has produced her Florida driver's license as identification.



\_\_\_\_\_  
Printed Name:  
Notary Public  
My Commission Expires:

**RESIDENTIAL SALES  
ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 234 N Warrington Road

Legal Address of Property: 234 N Warrington Road, Pensacola, FL 32506

The County () has accepted (  ) has not accepted the abutting roadway for maintenance.

This form completed by: Denis A. Braslow, Attorney at Law  
917 N. 12<sup>th</sup> Avenue  
Pensacola, FL 32501

WITNESSES AS TO SELLER(S):

Carmen Caraig, nka Carmen Luckie

WITNESSES AS TO BUYER(S):

Jennifer Hester Insurance Agency, Inc.

BY:

Jennifer Hester, President

THIS FORM IS APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF COUNTY  
COMMISSIONERS