



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

0125.07

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	NAUTICAL LANDING HOMEOWNERS ASSOCIATION INC 5508 B NORTH W ST PENSACOLA, FL 32505 UNKNOWN 09-1627-335 BEG NE COR OF SEC N 87 DEG 09 MIN 29 SEC W ALG N LI OF SEC 2649.76 FT TO N 1/4 COR OF SEC N 87 DEG 1 (Full legal attached.)	Certificate #	2022 / 4037
		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)
# 2022/4037	06/01/2022	586.04	29.30	615.34
→Part 2: Total*				615.34

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)
# 2023/4078	06/01/2023	610.79	6.25	48.99	666.03
Part 3: Total*					666.03

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)	1,281.37
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	15.80
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)	1,672.17

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

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 NE COR OF SEC N 87 DEG 09 MIN 29 SEC W ALG N LI OF SEC 2649.76 FT TO N 1/4 COR OF SEC N 87 DEG 11 MIN 42 SEC W 33.08 FT TO W R/W LI OF MILLVIEW RD (66 FT R/W) S 03 DEG 19 MIN 34 SEC W ALG W R/W LI 907.36 FT TO NE COR OF PARCEL DESC IN OR 8222 P 1571 FOR POB CONT ALG W R/W LI AND E LI OF SAID PARCEL S 03 DEG 19 MIN 34 SEC W 810.03 FT N 28 DEG 59 MIN 42 SEC E 2041.59 FT TO NW COR OF SAID PARCEL S 46 DEG 41 MIN 43 SEC E 1424.50 FT TO POB OR 8440 P 303

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400484

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
09-1627-335	2022/4037	06-01-2022	BEG NE COR OF SEC N 87 DEG 09 MIN 29 SEC W ALG N LI OF SEC 2649.76 FT TO N 1/4 COR OF SEC N 87 DEG 11 MIN 42 SEC W 33.08 FT TO W R/W LI OF MILLVIEW RD (66 FT R/W) S 03 DEG 19 MIN 34 SEC W ALG W R/W LI 907.36 FT TO NE COR OF PARCEL DESC IN OR 8222 P 1571 FOR POB CONT ALG W R/W LI AND E LI OF SAID PARCEL S 03 DEG 19 MIN 34 SEC W 810.03 FT N 28 DEG 59 MIN 42 SEC E 2041.59 FT TO NW COR OF SAID PARCEL S 46 DEG 41 MIN 43 SEC E 1424.50 FT TO POB OR 8440 P 303

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

& Flood Information <u>Open</u> <u>Report</u>
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.2048)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04037**, 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 NE COR OF SEC N 87 DEG 09 MIN 29 SEC W ALG N LI OF SEC 2649.76 FT TO N 1/4 COR OF SEC N 87 DEG 11 MIN 42 SEC W 33.08 FT TO W R/W LI OF MILLVIEW RD (66 FT R/W) S 03 DEG 19 MIN 34 SEC W ALG W R/W LI 907.36 FT TO NE COR OF PARCEL DESC IN OR 8222 P 1571 FOR POB CONT ALG W R/W LI AND E LI OF SAID PARCEL S 03 DEG 19 MIN 34 SEC W 810.03 FT N 28 DEG 59 MIN 42 SEC E 2041.59 FT TO NW COR OF SAID PARCEL S 46 DEG 41 MIN 43 SEC E 1424.50 FT TO POB OR 8440 P 303

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091627335 (0125-07)

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

NAUTICAL LANDING HOMEOWNERS ASSOCIATION 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 #: 09-1627-335 CERTIFICATE #: 2022-4037

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: August 26, 2004 to and including August 26, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: September 16, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 16, 2024

Tax Account #: **09-1627-335**

1. The Grantee(s) of the last deed(s) of record is/are: **NAUTICAL LANDING HOMEOWNERS ASSOCIATION INC**

By Virtue of Quit Claim Deed recorded 1/8/2021 in OR 8440/303

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 #: 09-1627-335

Assessed Value: \$1.00

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): **NAUTICAL LANDING HOMEOWNERS ASSOCIATION INC.**

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:	<u>JAN 8, 2025</u>
TAX ACCOUNT #:	<u>09-1627-335</u>
CERTIFICATE #:	<u>2022-4037</u>

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.

**NAUTICAL LANDING HOMEOWNERS
ASSOCIATION, INC.**
700 SOUTH PALAFOX ST 100
PENSACOLA, FL 32502

**NAUTICAL LANDING HOMEOWNERS
ASSOCIATION, INC.**
5508 B NORTH W ST
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 16th 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 16, 2024

Tax Account #:09-1627-335

LEGAL DESCRIPTION EXHIBIT "A"

BEG NE COR OF SEC N 87 DEG 09 MIN 29 SEC W ALG N LI OF SEC 2649.76 FT TO N 1/4 COR OF SEC N 87 DEG 11 MIN 42 SEC W 33.08 FT TO W R/W LI OF MILLVIEW RD (66 FT R/W) S 03 DEG 19 MIN 34 SEC W ALG W R/W LI 907.36 FT TO NE COR OF PARCEL DESC IN OR 8222 P 1571 FOR POB CONT ALG W R/W LI AND E LI OF SAID PARCEL S 03 DEG 19 MIN 34 SEC W 810.03 FT N 28 DEG 59 MIN 42 SEC E 2041.59 FT TO NW COR OF SAID PARCEL S 46 DEG 41 MIN 43 SEC E 1424.50 FT TO POB OR 8440 P 303

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1627-335(0125-07)

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

Prepared By:
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola Florida 32502

QUIT CLAIM DEED

This QUIT CLAIM DEED, dated **January 4, 2021** by **ESPLANADE COMMUNITIES OF FLORIDA, LLC**, a Florida limited liability company, whose address is 3000 Gulf Breeze Parkway, Gulf Breeze, Florida 32563, hereinafter the **GRANTOR**, and **NAUTICAL LANDING HOMEOWNERS ASSOCIATION, INC.**, a not-for-profit Florida corporation, having its principal address 5508 B North W Street Pensacola, Florida 32505, hereinafter the **GRANTEE**:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described piece of land, situate, lying and being in **Escambia County, Florida**, viz:

See attached Exhibit "A"

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed and sealed in our presence as witnesses:

Signature: Lucas Henderson
Print Name: Lucas Henderson

Signature: N.A.D.
Print Name: Nicholas A. Davis

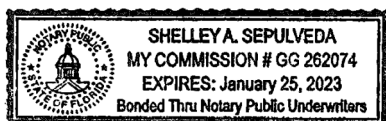
ESPLANADE COMMUNITIES OF FLORIDA, LLC, a Florida limited liability company

By: [Signature]
W. Bryan Adams, Manager

**STATE OF FLORIDA
COUNTY OF SANTA ROSA**

The foregoing instrument was acknowledged before me this **4th day of January, 2021** by W. Bryan Adams, as Manager of **ESPLANADE COMMUNITIES OF FLORIDA, LLC**, a Florida limited liability company, on behalf of the company, who (✓) is personally known to me or () has produced as identification his _____

(SEAL)



[Signature]
Notary Public
Print Name: SHELLEY A. SEPULVEDA
Commission Expiration: 1/25/23

Exhibit "A"

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8222, PAGE 1571 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4 INCH SQUARE CONCRETE MONUMENT, MARKING THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTH LINE OF SAID SECTION 26, RUN NORTH 87 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 2649.76 FEET TO A FOUND 3/4 INCH IRON PIPE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 87 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 33.08 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP WITH AN ILLEGIBLE CAP, ON THE WEST RIGHT OF WAY LINE OF MILLVIEW ROAD (66 FOOT RIGHT OF WAY); THENCE LEAVING SAID NORTH LINE, ALONG THE WEST RIGHT OF WAY LINE, RUN SOUTH 03 DEGREES 19 MINUTES 34 SECONDS WEST, A DISTANCE OF 907.36 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908, MARKING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8222, PAGE 1571 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUING ALONG THE WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID PARCEL SOUTH 03 DEGREES 19 MINUTES 34 SECONDS WEST, A DISTANCE OF 810.03 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908; THENCE LEAVING SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE, RUN NORTH 28 DEGREES 59 MINUTES 42 SECONDS WEST, A DISTANCE OF 2041.59 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908, MARKING THE NORTHWEST CORNER OF SAID PARCEL; THENCE RUN SOUTH 46 DEGREES 41 MINUTES 43 SECONDS EAST, A DISTANCE OF 14 24.50 FEET TO THE POINT OF BEGINNING, CONTAINING 10.149 ACRES, MORE OR LESS.

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: 091627335 Certificate Number: 004037 of 2022**

**Payor: ELITE HOUSING FLORIDA 700 S PALAFOX STE 100 PENSACOLA FL 32502 Date
11/8/2024**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$517.56
Tax Collector's Total \$1,904.16
Postage \$16.40
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$2,455.12~~

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

REDUCED
\$ 2054.88
[Signature]

**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>**

*w/ 3.5%
FEE
\$2126.80*