



# 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

0225-66

## 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	NIELSEN DANIEL F NIELSEN CAROLYN G 844 LAKE AIRE DR PENSACOLA, FL 32506 844 LAKE AIRE DR 09-4533-926 LT 5 BLK B HIDDEN LAKE ESTATES PB 17 P 37/37A OR 7404 P 1957	Certificate #	2022 / 4467
		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)
# 2022/4467	06/01/2022	1,929.67	96.48	2,026.15
→Part 2: Total*				2,026.15

## 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)
# 2023/4575	06/01/2023	1,947.97	6.25	124.99	2,079.21
Part 3: Total*					2,079.21

## 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)	4,105.36
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,842.05
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)	6,322.41

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

H

<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.	79,999.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/05/2025</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: 2400472

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
09-4533-926	2022/4467	06-01-2022	LT 5 BLK B HIDDEN LAKE ESTATES PB 17 P 37/37A OR 7404 P 1957

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>	212S312400050002	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	094533926	2023	\$45,000	\$242,221	\$287,221	\$159,998
<b>Owners:</b>	NIELSEN DANIEL F NIELSEN CAROLYN G	2022	\$18,000	\$216,136	\$234,136	\$155,338
<b>Mail:</b>	844 LAKE AIRE DR PENSACOLA, FL 32506	2021	\$18,000	\$172,178	\$190,178	\$150,814
<b>Situs:</b>	844 LAKE AIRE DR 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						

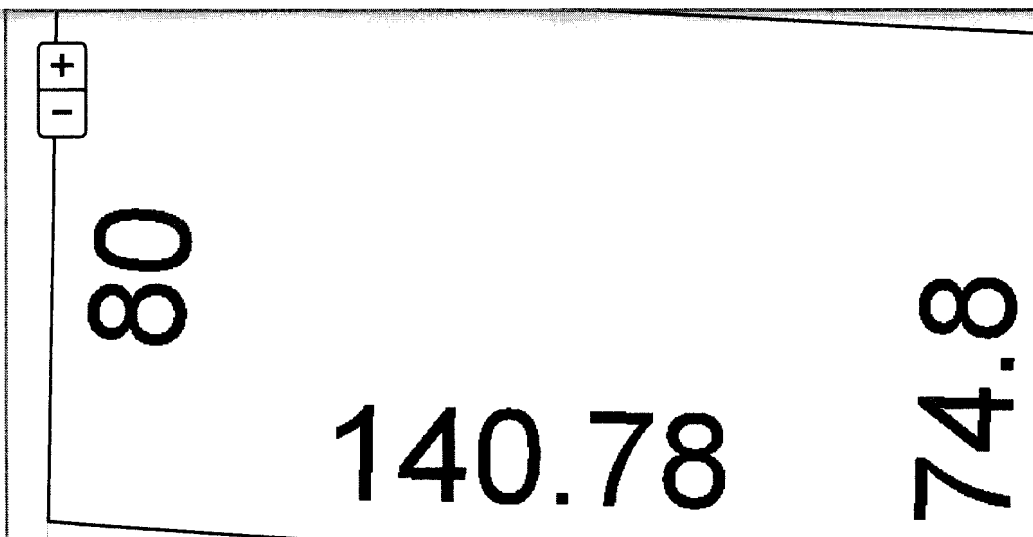
Sales Data					2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	
09/04/2015	7404	1957	\$160,000	WD		
11/2004	5532	1302	\$181,500	WD		
11/2002	5012	419	\$143,600	WD		
03/2002	4868	786	\$129,000	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Legal Description	
					LT 5 BLK B HIDDEN LAKE ESTATES PB 17 P 37/37A OR 7404 P 1957	
					Extra Features	
					None	

## Parcel Information Launch Interactive Map

**Section**  
**Map Id:**  
21-2S-31-1

**Approx. Acreage:**  
0.2648

**Zoned:** 🔑  
HDR  
HDR  
HDR  
HDR  
HDR  
HDR  
HDR  
HDR  
HDR  
HDR  
HDR  
HDR  
HDR  
HDR



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


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

Buildings

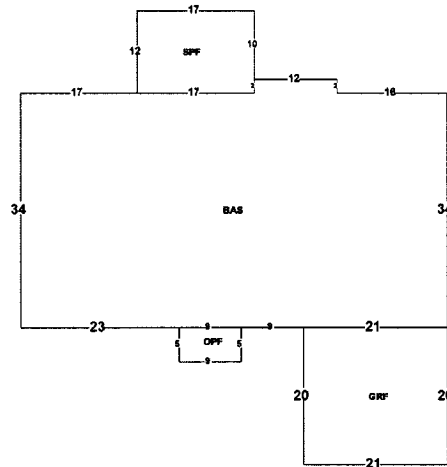
Address: 844 LAKE AIRE DR, Year Built: 2002, Effective Year: 2002, PA Building ID#: 106949

Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-8  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2801 Total SF

BASE AREA - 2132  
GARAGE FIN - 420  
OPEN PORCH FIN - 45  
SCRN PORCH FIN - 204



Images



11/28/2023 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: 05/02/2024 {tc.2757}

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04467**, 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 5 BLK B HIDDEN LAKE ESTATES PB 17 P 37/37A OR 7404 P 1957**

**SECTION 21, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094533926 (0225-66)**

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

**DANIEL F NIELSON and CAROLYN G NIELSON**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **5th** day of **February 2025**.

Dated this 2nd 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 #: 09-4533-926 CERTIFICATE #: 2022-4467

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: October 7, 2004 to and including October 7, 2024 Abstractor: K GERARD

BY

Michael A. Campbell,  
As President  
Dated: October 8, 2024

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

October 8, 2024

Tax Account #: **09-4533-926**

1. The Grantee(s) of the last deed(s) of record is/are: **DANIEL F NIELSEN AND CAROLYN G NIELSEN**

**By Virtue of Warranty Deed recorded 9/11/2015 in OR 7404/1957**

**ABTRACTOR'S NOTE: NAMES ON TAX DEED NOTICE ARE SPELLED WRONG AS NIELSON.**

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. **Mortgage in favor of James R. Joyner Sr recorded 09/11/2015 OR 7404/1959**

4. Taxes:

**Taxes for the year(s) 2021-2023 are delinquent.**

**Tax Account #: 09-4533-926**

**Assessed Value: \$159,998.00**

**Exemptions: HOMESTEAD EXEMPTION**

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:** FEB 5, 2025

**TAX ACCOUNT #:** 09-4533-926

**CERTIFICATE #:** 2022-4467

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

**DANIEL F NIELSEN**  
**CAROLYN G NIELSEN**  
**844 LAKE AIRE DR**  
**PENSACOLA FL 32506**

**JAMES R JOYNER SR**  
**906 NORTH 75TH AVENUE**  
**PENSACOLA, FL 32506**

Certified and delivered to Escambia County Tax Collector, this 8<sup>th</sup> day of October, 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**

**October 8, 2024**

**Tax Account #:09-4533-926**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 5 BLK B HIDDEN LAKE ESTATES PB 17 P 37/37A OR 7404 P 1957**

**SECTION 21, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4533-926(0225-66)**

1850  
1,120.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Linda Salter  
SURETY LAND TITLE OF FLORIDA, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503  
Property Appraisers Parcel Identification (Folio) Numbers: 212S31-2400-050-002

## WARRANTY DEED

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 4th day of September, 2015 by James R Joyner, Sr., a single man , whose post office address is 906 North 75th Avenue, Pensacola, FL 32506 herein called the grantor, to Daniel F. Nielsen and Carolyn G. Nielsen, husband and wife , whose post office address is 844 Lake Aire Drive, Pensacola, FL 32506, hereinafter called the Grantees:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, 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, State of Florida, viz.:

**Lot 5, Block B, Hidden Lake Estates, a subdivision of a portion of Section 21, Township 2 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 17, Page 37, and 37A, of the Public Records of said County.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.**

**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 grantees 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, and hereby 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 December 31, 2014 .

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

J. Berry  
Witness #1 Signature

J. Berry  
Witness #1 Printed Name

Julie A. Carrier  
Witness #2 Signature

Julie Carrier  
Witness #2 Printed Name

James R Joyner Sr.  
James R Joyner, Sr.

**STATE OF FLORIDA**

**COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 4th day of September, 2015 by James R Joyner, Sr. who is personally known to me or has produced FL Driver License as identification.

**SEAL**



JANNA BERRY  
MY COMMISSION # FF 190091  
EXPIRES: March 14, 2019  
Bonded Thru Budget Notary Services

J. Berry  
Notary Public

Printed Notary Name

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 Ordinance 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 a 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.

Property Address: 844 Lake-Aire Drive, Pensacola, FL 32506

**the County ( ☒ ) has accepted ( ☐ ) has not accepted the abutting roadway for maintenance.**

This form completed by: Linda G Salter  
Surety Land Title, Inc.  
2600 North 12<sup>th</sup> Avenue  
Pensacola, FL 32503

AS TO SELLER (S):

Witness to Seller(s):

\_\_\_\_\_  
James R. Joyner, Sr.

AS TO BUYER (S):

Witness to Buyer(s):

*Daniel F. Nielsen*  
Daniel F. Nielsen

*Carolyn G. Nielsen*  
Carolyn G. Nielsen

*J. Berry*  
J. Berry

*Julie A. Carrier*  
Julie Carrier

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

Recorded in Public Records 09/11/2015 at 10:12 AM OR Book 7404 Page 1959,  
Instrument #2015069629, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 MTG Stamps \$542.50 Int. Tax \$310.00

27<sup>00</sup>/<sub>100</sub>  
310  
542.50

Return to:

SURETY LAND TITLE OF FLORIDA, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503

This Instrument Prepared By:

**Linda Salter**  
SURETY LAND TITLE OF FLORIDA, LLC  
2600 N. 12th Avenue  
PENSACOLA, FL 32503  
TELEPHONE: 850-549-2270

File No. **1505673L**

## THIS MORTGAGE DEED

Executed the 4th day of September, 2015 by:

**Daniel F. Nielsen and Carolyn G. Nielsen, husband and wife**

hereinafter called the mortgagors, to

**James R. Joyner, Sr., a single man**

hereinafter called the mortgagee:

*(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation; and the term "note" includes all the notes herein described if more than one).*

**WITNESSETH**, that for good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagors hereby grant, bargain, sell, alien, remise, convey and confirm unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in ESCAMBIA County, Florida, viz:

**Lot 5, Block B, Hidden Lake Estates, a subdivision of a portion of Section 21, Township 2 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 17, Page 37, and 37A, of the Public Records of said County.**

BK: 7404 PG: 1960

**TO HAVE AND TO HOLD** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee in fee simple.

**AND** the mortgagors covenant with the mortgagee that the mortgagors are indefeasibly seized of said land in fee simple; that the mortgagors have good right and lawful authority to convey said land as aforesaid; that the mortgagors will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagors 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 and clear of all encumbrances.

**PROVIDED ALWAYS** that if said mortgagors shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to wit:

DATE: September 4th, 2015

## NOTE

PENSACOLA, FL

AMOUNT: \$155,000.00

**FOR VALUE RECEIVED** the undersigned promises to pay to the order of:

**James R Joyner, Sr., a single man**

the principal sum of **\$155,000.00 (One Hundred Fifty-Five Thousand and 00/100) DOLLARS**

together with interest thereon at the rate of **4.5%** (Four and 50/100 percent) per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in **360** equal consecutive monthly installments of principal and interest in the amount of **\$785.36** each, the first of which shall be due and payable October 1, 2015, together with a like installment due on the same date each and every month thereafter until **September 1st, 2045**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty. **STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of **4.5%** (Four and 50/100 percent) per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: **906 North 75th Avenue, Pensacola, FL 32506** or such other place as shall be designated by the holder of this note in writing.

BK: 7404 PG: 1961 Last Page

and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

**AND** the mortgagors hereby further covenant and agree to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **\$155,000.00** in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagors for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagors to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagors fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

**IF** any sum of money herein referred to be not promptly paid within **THIRTY** days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any or the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

**IN WITNESS WHEREOF**, the said mortgagors have hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:  
(TWO WITNESSES REQUIRED)

J. Berry  
Witness Signature

J. Berry  
Witness Printed Name

Julie A. Carrier  
Witness Signature

Julie Carrier  
Witness Printed Name

Daniel F. Nielsen L.S.  
**Daniel F. Nielsen**  
844 Lake Aire Drive, Pensacola, FL 32506

Carolyn G. Nielsen L.S.  
**Carolyn G. Nielsen**  
844 Lake Aire Drive, Pensacola, FL 32506

\_\_\_\_ L.S.

\_\_\_\_ L.S.

STATE OF FLORIDA )

COUNTY OF ESCAMBIA )

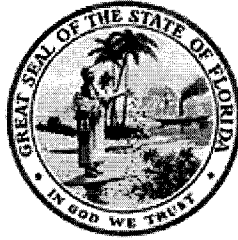
The foregoing instrument was acknowledged before me this **4th** day of **September, 2015**, by **Daniel F. Nielsen and Carolyn G. Nielsen** who are personally known to me or have produced FL Driver License as identification and did (did not) take an oath.



J. Berry  
Notary Public

\_\_\_\_  
Printed Notary Name

**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: 094533926 Certificate Number: 004467 of 2022**

**Payor: JAMES R JOYNER 906 NORTH 75TH AVENUE PENSACOLA, FL 32506      Date**  
**12/13/2024**

Clerk's Check #	1	Clerk's Total	<del>\$524.40</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$7,277.02</del>
		Postage	<del>\$24.60</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$7,843.02</del>

**\$7,295.07**

**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  
 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

**Case # 2022 TD 004467**

**Redeemed Date 12/13/2024**

**Name JAMES R JOYNER 906 NORTH 75TH AVENUE PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	<del>\$524.40</del> <b>\$7,278.07</b>
Due Tax Collector = TAXDEED	<del>\$7,277.02</del>
Postage = TD2	<del>\$24.60</del>
ResearcherCopies = TD6	<del>\$0.00</del>
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
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 094533926 Certificate Number: 004467 of 2022**

Redemption ☒ Yes ☐ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/5/2025"/>	Redemption Date <input type="text" value="12/13/2024"/>
Months	10	8
Tax Collector	<input type="text" value="\$6,322.41"/>	<input type="text" value="\$6,322.41"/>
Tax Collector Interest	\$948.36	\$758.69
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,277.02	<input type="text" value="\$7,087.35"/> <b>TC</b>
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	\$68.40	\$54.72
Total Clerk	\$524.40	<input type="text" value="\$510.72"/> <b>CH</b>
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="\$24.60"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$7,843.02	\$7,615.07
	Repayment Overpayment Refund Amount	\$227.95