



# 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

0225-62

**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	PIPPIN PROPERTIES LLC UNIT 38 648 ANCHORS ST NW FORT WALTON BEACH, FL 32548 9150 GULF BEACH HWY G & C 09-4726-600 BEG AT INTER OF CENTER LI OF DOG TRACT RD (ST RD 297 100 FT R/W) AND N R/W LI OF GULF BEACH HWY (ST (Full legal attached.)	Certificate #	2022 / 4547
		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)
# 2022/4547	06/01/2022	3,188.13	159.41	3,347.54
<b>→ Part 2: Total*</b>				<b>3,347.54</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)
# 2023/4666	06/01/2023	3,374.39	6.25	168.72	3,549.36
<b>Part 3: Total*</b>					<b>3,549.36</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)	6,896.90
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,979.53
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>9,251.43</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:  Escambia, Florida  
Signature, Tax Collector or Designee Date April 25th, 2024

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

Hc.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>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.

BEG AT INTER OF CENTER LI OF DOG TRACT RD (ST RD 297 100 FT R/W) AND N R/W LI OF GULF BEACH HWY (ST RD 292 66 FT R/W) NELY ALG SD N LI OF GULF BEACH HWY 50 25/100 FT TO INTER WITH ELY LI OF DOG TRACT RD AND POB CONT NELY ALG N R/W LI OF GULF BEACH HWY 333 75/100 FT THENCE WITH INTERIOR ANG 95 DEG 45 MIN NWLY 300 FT THENCE INTERIOR ANG 84 DEG 15 MIN SWLY 333 75/100 FT TO ELY LI OF DOG TRACT RD SELY ALG E LI OF DOG TRACT RD 300 FT TO POB OR 8570 P 10 LESS OR 4615 P 1394 RD R/W LESS BEG INTER OF CENTER LI OF DOG TRACK RD (SR 297-A 100 FT R/W) AND OLD N R/W LI OF GULF BEACH HWY (SR 292 66 FT R/W) N 63 DEG 44 MIN 28 SEC E ALG R/W LI 50 25/100 FT TO INTER OF ELY R/W LI OF DOG TRACK RD CONT SAME COURSE ALG R/W LI 333 75/100 FT N 20 DEG 30 MIN 32 SEC W 24 97/100 FT TO NEW R/W LI OF GULF BEACH HWY (R/W VARIES) FOR POB CONT SAME COURSE 160 FT S 69 DEG 29 MIN 28 SEC W 100 50/100 FT S 20 DEG 30 MIN 32 SEC E 170 12/100 FT TO NEW N R/W LI OF GULF BEACH HWY N 63 DEG 44 MIN 28 SEC E 101 01/100 FT TO POB SEC 4/5/33 T 3/2S R 31

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400411

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
09-4726-600	2022/4547	06-01-2022	BEG AT INTER OF CENTER LI OF DOG TRACT RD (ST RD 297 100 FT R/W) AND N R/W LI OF GULF BEACH HWY (ST RD 292 66 FT R/W) NELY ALG SD N LI OF GULF BEACH HWY 50 25/100 FT TO INTER WITH ELY LI OF DOG TRACT RD AND POB CONT NELY ALG N R/W LI OF GULF BEACH HWY 333 75/100 FT THENCE WITH INTERIOR ANG 95 DEG 45 MIN NWLY 300 FT THENCE INTERIOR ANG 84 DEG 15 MIN SWLY 333 75/100 FT TO ELY LI OF DOG TRACT RD SELY ALG E LI OF DOG TRACT RD 300 FT TO POB OR 8570 P 10 LESS OR 4615 P 1394 RD R/W LESS BEG INTER OF CENTER LI OF DOG TRACK RD (SR 297-A 100 FT R/W) AND OLD N R/W LI OF GULF BEACH HWY (SR 292 66 FT R/W) N 63 DEG 44 MIN 28 SEC E ALG R/W LI 50 25/100 FT TO INTER OF ELY R/W LI OF DOG TRACK RD CONT SAME COURSE ALG R/W LI 333 75/100 FT N 20 DEG 30 MIN 32 SEC W 24 97/100 FT TO NEW R/W LI OF GULF BEACH HWY (R/W VARIES) FOR POB CONT SAME COURSE 160 FT S 69 DEG 29 MIN 28 SEC W 100 50/100 FT S 20 DEG 30 MIN 32 SEC E 170 12/100 FT TO NEW N R/W LI OF GULF BEACH HWY N 63 DEG 44 MIN 28 SEC E 101 01/100 FT TO POB SEC 4/5/33 T 3/2S R 31

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> 3325311000031045 <b>Account:</b> 094726600 <b>Owners:</b> PIPPIN PROPERTIES LLC <b>Mail:</b> UNIT 38 648 ANCHORS ST NW FORT WALTON BEACH, FL 32548 <b>Situs:</b> 9150 GULF BEACH HWY G & C 32507 <b>Use Code:</b> VACANT COMMERCIAL 🔑 <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						<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>\$78,750</td> <td>\$0</td> <td>\$78,750</td> <td>\$78,750</td> </tr> <tr> <td>2022</td> <td>\$78,750</td> <td>\$82,935</td> <td>\$161,685</td> <td>\$161,685</td> </tr> <tr> <td>2021</td> <td>\$78,750</td> <td>\$65,753</td> <td>\$144,503</td> <td>\$144,503</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for Exemption(s) Online</b></p> <p style="text-align: center;"><b>Report Storm Damage</b></p>					Year	Land	Imprv	Total	Cap Val	2023	\$78,750	\$0	\$78,750	\$78,750	2022	\$78,750	\$82,935	\$161,685	\$161,685	2021	\$78,750	\$65,753	\$144,503	\$144,503																						
Year	Land	Imprv	Total	Cap Val																																																
2023	\$78,750	\$0	\$78,750	\$78,750																																																
2022	\$78,750	\$82,935	\$161,685	\$161,685																																																
2021	\$78,750	\$65,753	\$144,503	\$144,503																																																
<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/07/2021</td> <td>8570</td> <td>10</td> <td>\$370,000</td> <td>WD</td> <td></td> </tr> <tr> <td>07/03/2018</td> <td>7934</td> <td>1210</td> <td>\$442,700</td> <td>QC</td> <td></td> </tr> <tr> <td>12/2005</td> <td>5813</td> <td>1208</td> <td>\$540,000</td> <td>WD</td> <td></td> </tr> <tr> <td>12/2004</td> <td>5545</td> <td>348</td> <td>\$68,000</td> <td>WD</td> <td></td> </tr> <tr> <td>11/1996</td> <td>4070</td> <td>1710</td> <td>\$110,000</td> <td>WD</td> <td></td> </tr> <tr> <td>07/1996</td> <td>4060</td> <td>877</td> <td>\$100</td> <td>QC</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers          Escambia County Clerk of the Circuit Court and Comptroller</p>						Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/07/2021	8570	10	\$370,000	WD		07/03/2018	7934	1210	\$442,700	QC		12/2005	5813	1208	\$540,000	WD		12/2004	5545	348	\$68,000	WD		11/1996	4070	1710	\$110,000	WD		07/1996	4060	877	\$100	QC		<b>2023 Certified Roll Exemptions</b> None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																															
07/07/2021	8570	10	\$370,000	WD																																																
07/03/2018	7934	1210	\$442,700	QC																																																
12/2005	5813	1208	\$540,000	WD																																																
12/2004	5545	348	\$68,000	WD																																																
11/1996	4070	1710	\$110,000	WD																																																
07/1996	4060	877	\$100	QC																																																
<b>Legal Description</b> BEG AT INTER OF CENTER LI OF DOG TRACT RD (ST RD 297 100 FT R/W) AND N R/W LI OF GULF BEACH HWY (ST RD 292 66 FT... 🔑																																																				
<b>Extra Features</b> None																																																				

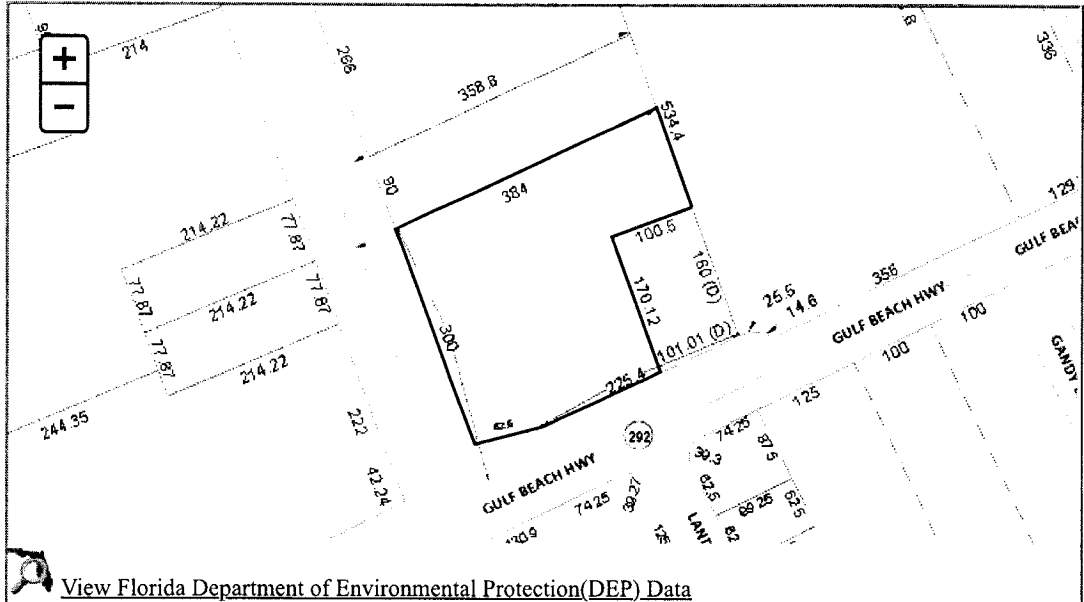
[Parcel Information](#) [Launch Interactive Map](#)

Section  
Map Id:  
33-2S-31-4



Approx.  
Acreage:  
1.7816

Zoned:   
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI

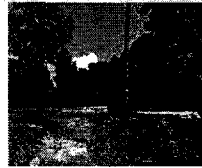


[View Florida Department of Environmental Protection \(DEP\) Data](#)

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

Buildings

Images



5/1/2024 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 (rc.2581)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04547**, 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:

(see attached)

**SECTION 33, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094726600 (0225-62)**

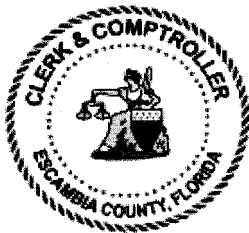
The assessment of the said property under the said certificate issued was in the name of

**PIPPIN PROPERTIES LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **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

## LEGAL DESCRIPTION

BEG AT INTER OF CENTER LI OF DOG TRACT RD (ST RD 297 100 FT R/W) AND N R/W LI OF GULF BEACH HWY (ST RD 292 66 FT R/W) NELY ALG SD N LI OF GULF BEACH HWY 50 25/100 FT TO INTER WITH ELY LI OF DOG TRACT RD AND POB CONT NELY ALG N R/W LI OF GULF BEACH HWY 333 75/100 FT THENCE WITH INTERIOR ANG 95 DEG 45 MIN NWLY 300 FT THENCE INTERIOR ANG 84 DEG 15 MIN SWLY 333 75/100 FT TO ELY LI OF DOG TRACT RD SELY ALG E LI OF DOG TRACT RD 300 FT TO POB OR 8570 P 10 LESS OR 4615 P 1394 RD R/W LESS BEG INTER OF CENTER LI OF DOG TRACK RD (SR 297-A 100 FT R/W) AND OLD N R/W LI OF GULF BEACH HWY (SR 292 66 FT R/W) N 63 DEG 44 MIN 28 SEC E ALG R/W LI 50 25/100 FT TO INTER OF ELY R/W LI OF DOG TRACK RD CONT SAME COURSE ALG R/W LI 333 75/100 FT N 20 DEG 30 MIN 32 SEC W 24 97/100 FT TO NEW R/W LI OF GULF BEACH HWY (R/W VARIES) FOR POB CONT SAME COURSE 160 FT S 69 DEG 29 MIN 28 SEC W 100 50/100 FT S 20 DEG 30 MIN 32 SEC E 170 12/100 FT TO NEW N R/W LI OF GULF BEACH HWY N 63 DEG 44 MIN 28 SEC E 101 01/100 FT TO POB SEC 4/5/33 T 3/2S R 31