

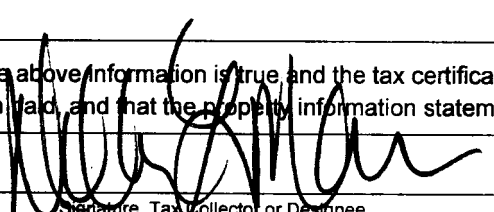


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0325-20

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	DAVID MAY AND SONS GULF OF MEXICO LLC 216 PANFERIO DRIVE PENSACOLA BEACH, FL 32561 1500 BLK E WRIGHT ST 14-0298-500 LT 13 & E 1/2 OF LT 14 BLK 53 NEW CITY TRACT OR 8539 P 1569 CA 42		Certificate #	2022 / 7027	
			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)	
# 2022/7027	06/01/2022	475.48	23.77	499.25	
→ Part 2: Total*				499.25	
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)
# 2023/7183	06/01/2023	482.31	6.25	79.58	568.14
Part 3: Total*					568.14
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)				1,067.39	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				456.98	
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)				1,899.37	
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 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>03/05/2025</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: 2400402

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
14-0298-500	2022/7027	06-01-2022	LT 13 & E 1/2 OF LT 14 BLK 53 NEW CITY TRACT OR 8539 P 1569 CA 42

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					
Parcel ID: 000S009025131053						YearLandImprvTotalCap Val					
Account: 140298500						2023\$27,918\$0\$27,918\$25,591					
Owners: DAVID MAY AND SONS GULF OF MEXICO LLC						2022\$23,265\$0\$23,265\$23,265					
Mail: 216 PANFERIO DRIVE PENSACOLA BEACH, FL 32561						2021\$23,265\$0\$23,265\$23,265					
Situs: 1500 BLK E WRIGHT ST 32501						Disclaimer					
Use Code: VACANT RESIDENTIAL						Tax Estimator					
Taxing Authority: PENSACOLA CITY LIMITS						File for Exemption(s) Online					
Tax Inquiry: Open Tax Inquiry Window						Report Storm Damage					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector											
Sales Data						2023 Certified Roll Exemptions					
Sale DateBookPageValueTypeOfficial Records (New Window)						None					
05/19/202185391569\$23,300WD						Legal Description					
12/17/201574521065\$26,000WD						LT 13 & E 1/2 OF LT 14 BLK 53 NEW CITY TRACT OR 8539 P 1569 CA 42					
05/23/20126863108\$8,000WD											
10/07/201066451439\$15,000WD											
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features					
						None					

Section
Map Id: CA042
Approx. Acreage: 0.1634
Zoned:
 R-1AA
 R-1AA
 R-1AA
 R-1AA
 R-1AA
 R-1AA
 R-1AA
 R-1AA
 R-1AA
 R-1AA

Parcel Information
[Launch Interactive Map](#)
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Evacuation & Flood

Information

Open

Report

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:04/30/2024 (tc.5971)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07027**, 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 13 & E 1/2 OF LT 14 BLK 53 NEW CITY TRACT OR 8539 P 1569 CA 42

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 140298500 (0325-20)

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

DAVID MAY AND SONS GULF OF MEXICO 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 March, which is the **5th day of March 2025**.

Dated this 9th 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: 140298500 Certificate Number: 007027 of 2022

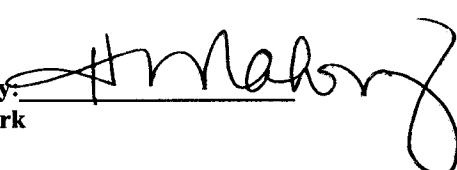
**Payor: DAVID MAY & SONS GULF OF MEXICO LLC 216 PANFERIO DRIVE PENSACOLA BEACH,
FL 32561 Date 5/9/2024**

Clerk's Check # 5508742581
Tax Collector Check # 1

Clerk's Total \$531.24
Tax Collector's Total \$2,219.02
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$2,867.26~~

\$ 2093.96

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 007027

Redeemed Date 5/9/2024

Name DAVID MAY & SONS GULF OF MEXICO LLC 216 PANFERIO DRIVE PENSACOLA BEACH, FL 32561

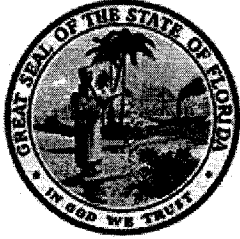
Clerk's Total = TAXDEED	\$531.24
Due Tax Collector = TAXDEED	\$2,219.02
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 140298500 Certificate Number: 007027 of 2022

Redemption ☒ Yes ☐ No Application Date Interest Rate

Final Redemption Payment
ESTIMATED

Redemption Overpayment ACTUAL

Auction Date

Redemption Date



Months

11

1

Tax Collector

Tax Collector Interest

Tax Collector Fee

Total Tax Collector

→ To TC

Record TDA Notice

Clerk Fee

Sheriff Fee

Legal Advertisement

App. Fee Interest

Total Clerk

— To CH

Release TDA Notice
(Recording)

Release TDA Notice
(Prep Fee)

Postage

Researcher Copies

Total Redemption
Amount

Repayment Overpayment Refund
Amount

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9144, Page 1285, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07027, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 140298500 (0325-20)

DESCRIPTION OF PROPERTY:

LT 13 & E 1/2 OF LT 14 BLK 53 NEW CITY TRACT OR 8539 P 1569 CA 42

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: DAVID MAY AND SONS GULF OF MEXICO LLC

Dated this 9th day of May 2024.



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 #: 14-0298-500 CERTIFICATE #: 2022-7027

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: November 20, 2004 to and including November 20, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **14-0298-500**

1. The Grantee(s) of the last deed(s) of record is/are: **DAVID MAY AND SONS, GULF OF MEXICO, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

By Virtue of Warranty Deed recorded 5/26/2021 in OR 8539/1569

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) NONE are delinquent.

Tax Account #: 14-0298-500

Assessed Value: \$123,456.78

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: MAR 5, 2025

TAX ACCOUNT #: 14-0298-500

CERTIFICATE #: 2022-7027

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.

DAVID MAY AND SONS
GULF OF MEXICO LLC
216 PANFERIO DR
PENSACOLA BEACH FL 32561

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 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

November 22, 2024

Tax Account #:14-0298-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 13 & E 1/2 OF LT 14 BLK 53 NEW CITY TRACT OR 8539 P 1569 CA 42

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 14-0298-500(0325-20)

This document prepared by:
David R. May
216 Panferio Drive
Pensacola Beach , Florida 32561

WARRANTY DEED

This Warranty Deed made this 19 day of May ,2021 , by and between David Raymond May , whose mailing address is 216 Panferio Drive, Pensacola Beach , Florida, 32561, a single man, hereinafter called the Grantor and David May and Sons, Gulf of Mexico , L.L.C. , a Florida Limited Liability Company, hereinafter called the Grantee, whose mailing address is 216 Panferio Drive, Pensacola Beach, Florida 32561 .

WITNESSETH , that the Grantor , for and in consideration of the sum of \$10 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants , bargains, sells, conveys and confirms unto Grantee , all that certain land in the county of Escambia , State of Florida, to wit

Lot 13 and East ½ of Lot 14 Block 53, New City tract, City of Pensacola, Florida .

Property Appraiser's Parcel Identification Number : 00-05-00-9025-131-053.

Also referred to as 1500 Block of East Wright Street , Pensacola, Florida.

The above property is not the Homestead of the Grantor and is unimproved

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD , the same in fee simple forever.

AND the Grantor hereby covenants with the 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 this land, that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever ; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020 , and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF , the Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of :

Witness Signature *Cchi*

Printed Signature Ceara Maggione

Witness Signature *MRP's*

Printed Signature Monique R. Richardson

David Raymond May
Grantor Signature

DAVID RAYMOND MAY
Printed Signature

STATE OF FLORIDA

COUNTY OF ESCAMBIA ;

The foregoing instrument was acknowledged before me , by means of physical presence , this 1st day of May ,2021 by David Raymond May, who is personally known to me or who has produced a Florida Drivers License as identification .



Ceara Maggione
Notary Public
State of Florida
Comm# HH082953
Expires 1/20/2025

Cchi Ceara Maggione

Name typed, printed , or stamped

Title , Notary Public