



# 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

1225.01

## 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 22, 2025
Property description	SPENCER ASHANTA J & COLLEY KATHERINE R & 6960 CABRAL ST PENSACOLA, FL 32503 6960 CABRAL ST 03-1758-162 LT 24 BLK A 1ST ADDN TO BEAUCLERC EST PB 8 P 62 OR 4593 P 177	Certificate #	2023 / 1190
		Date certificate issued	06/01/2023

## 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)
# 2023/1190	06/01/2023	1,085.91	140.49	1,226.40
→Part 2: Total*				1,226.40

## 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)
# 2024/1248	06/01/2024	1,119.41	6.25	74.39	1,200.05
Part 3: Total*					1,200.05

## 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)	2,426.45
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,033.52
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)	3,834.97

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 28th, 2025  
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

<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.	54,261.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/03/2025</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: 2500491

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
03-1758-162	2023/1190	06-01-2023	LT 24 BLK A 1ST ADDN TO BEAUCLERC EST PB 8 P 62 OR 4593 P 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

04-22-2025  
Application Date

\_\_\_\_\_  
Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

#### General Information

**Parcel ID:** 281S302000024001  
**Account:** 031758162  
**Owners:** SPENCER ASHANTA J &  
COLLEY KATHERINE R &  
COLLEY JESSIE L &  
SPENCER LINDA F &...  
**Mail:** 6960 CABRAL ST  
PENSACOLA, FL 32503  
**Situs:** 6960 CABRAL ST 32503  
**Use Code:** SINGLE FAMILY RESID  
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

#### Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$35,000	\$193,407	\$228,407	\$108,523
2023	\$35,000	\$183,080	\$218,080	\$105,363
2022	\$16,000	\$165,730	\$181,730	\$102,295

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

#### Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
08/2000	4593	177	\$92,000	WD	N	
09/1978	1263	978	\$49,900	WD	N	
01/1978	1231	667	\$46,200	WD	N	
01/1974	793	161	\$39,300	WD	N	

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and  
Comptroller

#### 2024 Certified Roll Exemptions

HOMESTEAD EXEMPTION

#### Legal Description

LT 24 BLK A 1ST ADDN TO BEAUCLERC EST PB 8 P 62 OR  
4593 P 177

#### Extra Features

None

#### Parcel Information

[Launch Interactive Map](#)

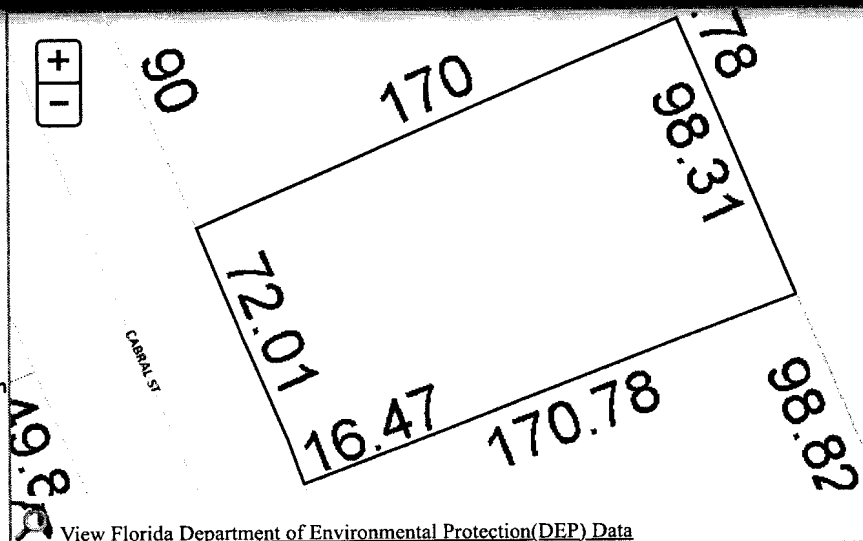
**Section**  
**Map Id:**  
28-1S-30



**Approx.**  
**Acreage:**  
0.3645

**Zoned:**  
MDR

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



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

#### Buildings

Address: 6960 CABRAL ST, Improvement Type: SINGLE FAMILY, Year Built: 1974, Effective Year: 1974, PA Building ID#: 56980

DECOR/MILLWORK-ABOVE 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-6  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

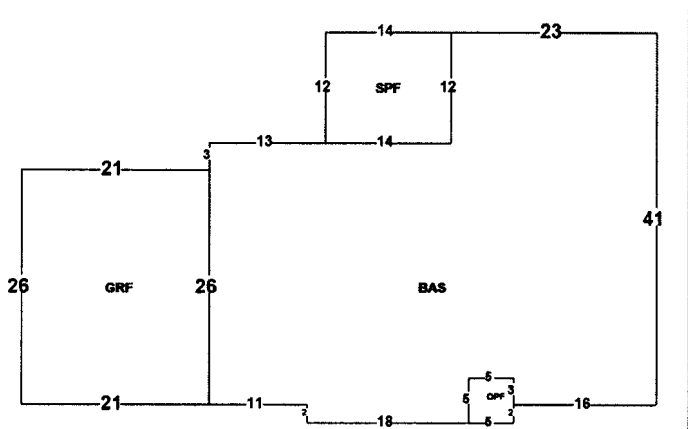
Areas - 2486 Total SF

BASE AREA - 1747

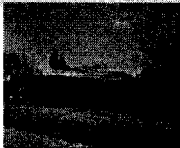
GARAGE FIN - 546

OPEN PORCH FIN - 25

SCRN PORCH FIN - 168



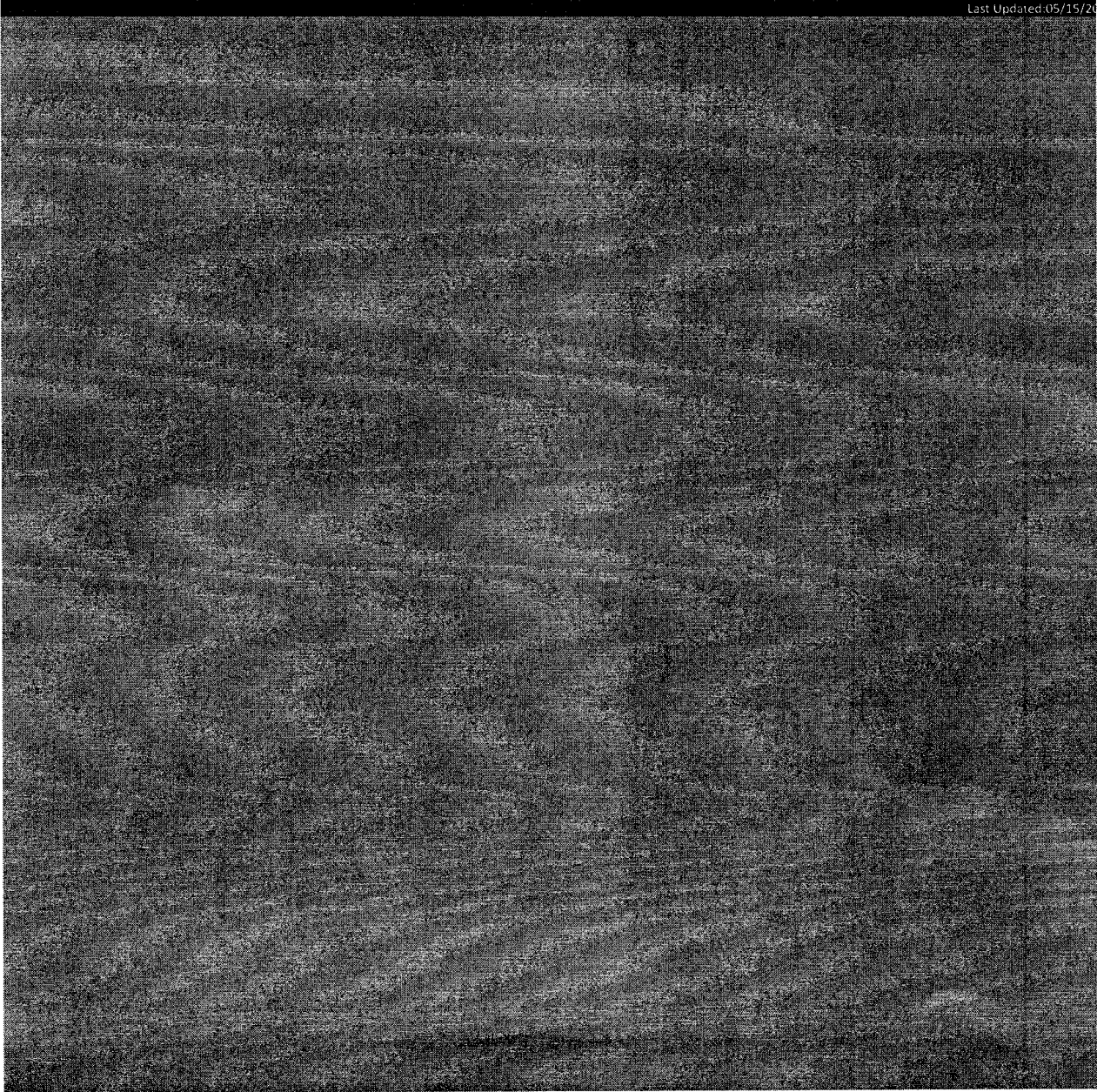
Images



12/16/2024 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: 05/15/20



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01190**, issued the **1st** day of **June, A.D., 2023** 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 BLK A 1ST ADDN TO BEAUCLERC EST PB 8 P 62 OR 4593 P 177**

**SECTION 28, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 031758162 (1225-01)**

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

**ASHANTA J SPENCER and KATHERINE R COLLEY and JESSIE L COLLEY and LINDA F SPENCER and DESTRA A COLLEY and WILLIE C COLLEY and AARON E COLLEY and JULIUS C COLLEY and PARTICE A COLLEY and SANDRA M COLLEY**

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 December, which is the **3rd day of December 2025**.

Dated this 22nd day of May 2025.

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

## My linda Johnson (COC)

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**To:** JCCAPOTE@MIKONFINANCIAL.COM  
**Cc:** Emily Hogg (COC)  
**Subject:** Tax Certificate 2023 TD 01190 (Dec 3, 2025 auction)

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed to process your application. If you have any questions, please feel free to contact me at (850) 595-3793. You can send a check payable to Escambia Clerk of Court, Attn: Tax Deeds, 221 Palafox Place, Ste 110, Pensacola, FL 32502 or you can \*Wire the funds: Account holder: Escambia County Clerk of the Circuit Court, 190 Governmental Center, Pensacola FL 32502  
Banking Institution: Bank of America, 400 W Garden St., Pensacola FL 32502, Acct # 898033991356 Routing # 026009593

TAX CERT	ADDITIONAL FEES
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2023 TD 01190	\$240.00 - Sheriff Fee (10 personal serves, 1 property post)
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<u>ASHANTA J SPENCER</u> <u>KATHERINE R COLLEY</u> <u>JESSIE L COLLEY</u> <u>LINDA F SPENCER</u> <u>DESTRA A COLLEY</u> <u>WILLIE C COLLEY</u> <u>AARON E COLLEY</u> <u>JULIUS C COLLEY</u> <u>PARTICE A COLLEY</u> <u>SANDRA M COLLEY</u>	6960 CABRAL ST 32503
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**My linda Johnson**

Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court**  
**& Comptroller**  
221 S. Palafox Street, Suite 110, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.*

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



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

**Tax Deed Sales - Redeemed From Sale**  
Account: 031758162 Certificate Number: 001190 of 2023

Date Of  
Redemption

7/7/2025



Clerk's Check

1

Clerk's Total

\$1,075.20

Postage

\$0.00

Tax Deed Court Registry \$1,041.20

Payor Name

DESTRA ANN BRYANT  
400 RONJI WAY  
PENSACOLA FL 32506

Notes

**Submit**

**Reset**

**Print Preview**

**Print Receipt**

**Commit Redemption** ☒