



# 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

0825.53

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	CAPANJI ANDREI 5701 LIMESTONE RD PENSACOLA, FL 32504 5200 BURLINGTON 04-2374-000 LT 16 BLK 11 WILDEWOOD PB 4 P 47/47A OR 7730 P 757 SEC 46/10 T 1/2S R 30	Certificate #	2023 / 1686
		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)
# 2023/1686	06/01/2023	897.04	44.85	941.89
# 2024/1801	06/01/2024	1,001.65	73.45	1,075.10
→Part 2: Total*				2,016.99

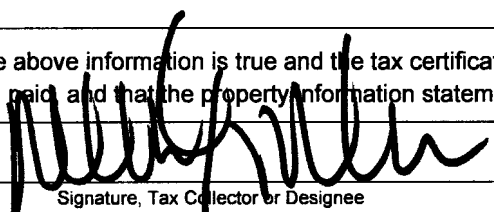
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

## 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)	2,016.99
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	939.61
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)	3,331.60

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 21st, 2025

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

+12.50

<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>08/06/2025</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: 2500061

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

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
04-2374-000	2023/1686	06-01-2023	LT 16 BLK 11 WILDEWOOD PB 4 P 47/47A OR 7730 P 757 SEC 46/10 T 1/2S R 30

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  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-16-2025  
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: 4615301100016011  
Account: 042374000  
Owners: CAPANJI ANDREI  
Mail: 5701 LIMESTONE RD  
PENSACOLA, FL 32504  
Situs: 5200 BURLINGTON 32505  
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	\$20,000	\$51,375	\$71,375	\$54,527
2023	\$20,000	\$48,645	\$68,645	\$49,570
2022	\$10,000	\$45,790	\$55,790	\$45,064

[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
06/15/2017	7730	757	\$68,300	WD	Y	
03/2002	4866	179	\$69,000	WD	Y	
03/1996	3947	383	\$8,000	WD	N	
03/1993	3336	521	\$17,600	WD	N	
09/1992	3238	910	\$1,000	CT	N	

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

#### 2024 Certified Roll Exemptions

None

#### Legal Description

LT 16 BLK 11 WILDEWOOD PB 4 P 47/47A OR 7730 P 757  
SEC 46/10 T 1/2S R 30

#### Extra Features

FRAME BUILDING

#### Parcel Information

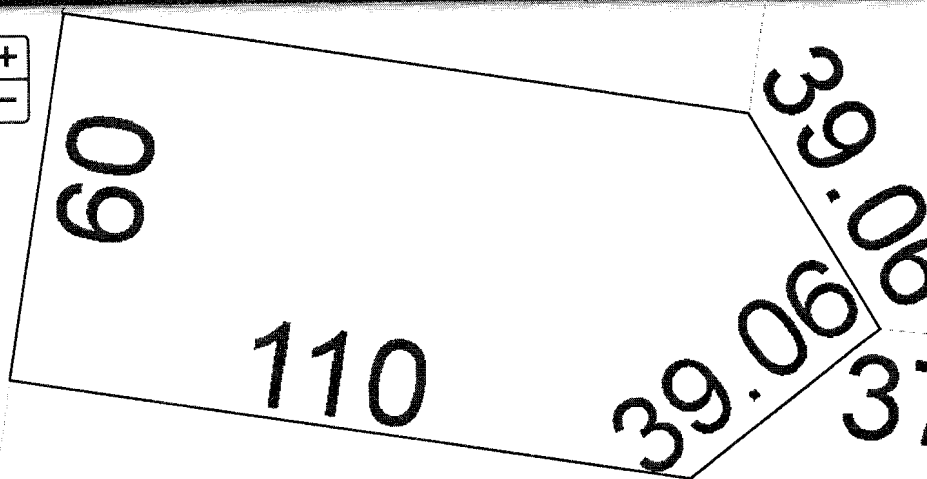
[Launch Interactive Map](#)

Section  
Map Id:  
46-15-30-2

Approx.  
Acreage:  
0.1711

Zoned:   
MDR

Evacuation  
& Flood  
Information  
[Open  
Report](#)



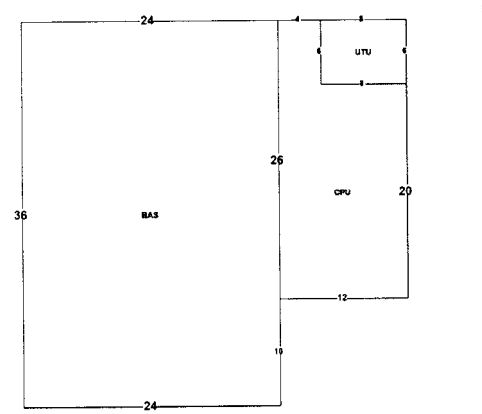
[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

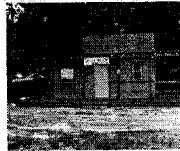
Address: 5200 BURLINGTON, Improvement Type: SINGLE FAMILY, Year Built: 1959, Effective Year: 1970, PA Building ID#: 69093

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-WALL/FLOOR FURN  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1176 Total SF  
BASE AREA - 864  
CARPORT UNF - 264  
UTILITY UNF - 48



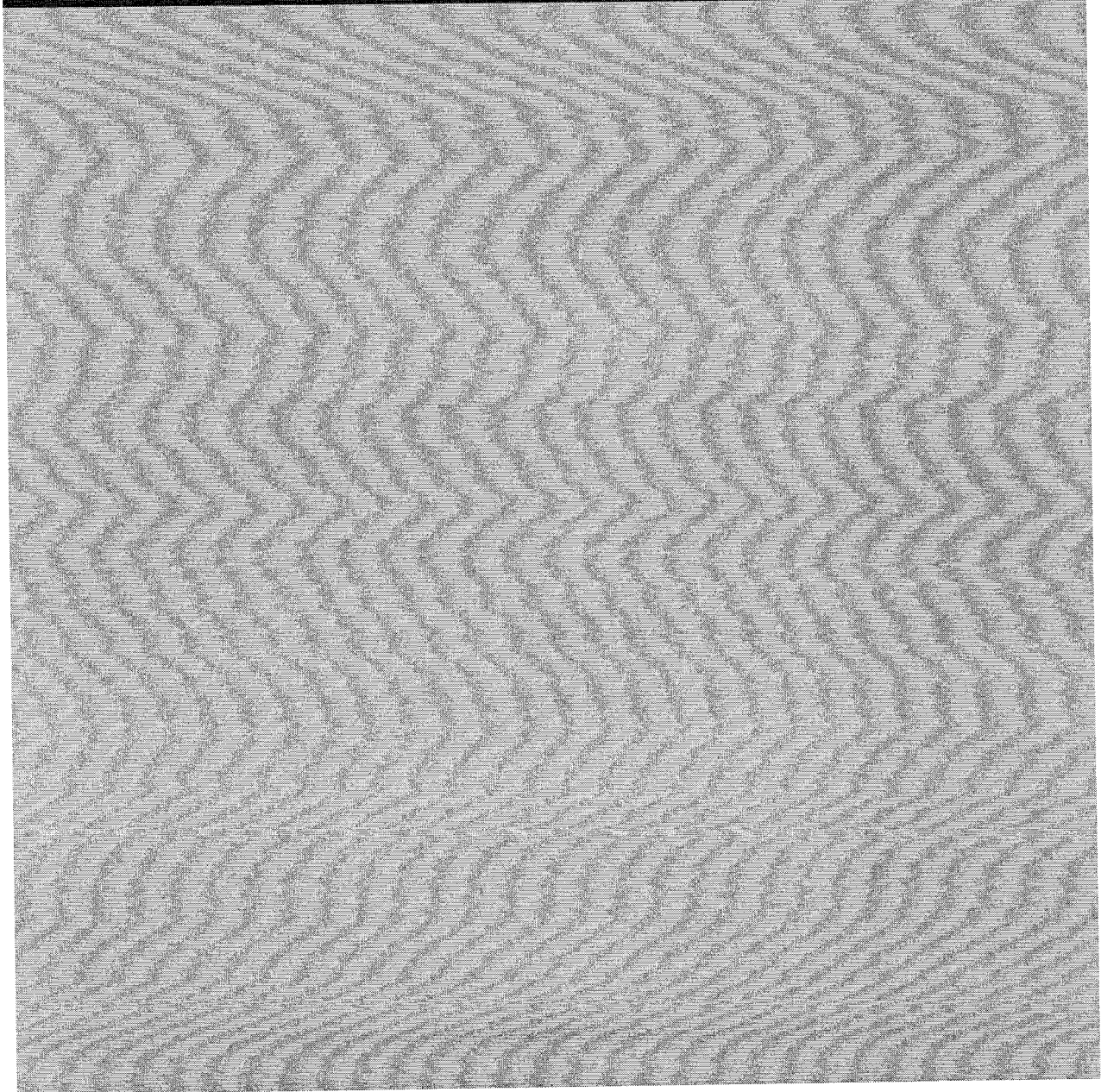
Images



8/3/2004 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:04/24/20



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01686**, 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 16 BLK 11 WILDEWOOD PB 4 P 47/47A OR 7730 P 757 SEC 46/10 T 1/2S R 30**

**SECTION 46, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 042374000 (0825-53)**

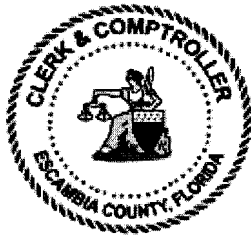
The assessment of the said property under the said certificate issued was in the name of

**ANDREI CAPANJI**

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 August, which is the **6th** day of **August 2025**.

Dated this 28th day of April 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

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## 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 #: 04-2374-000 CERTIFICATE #: 2023-1686

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 encumber the title to said land as listed on page 2 herein.

**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.

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: May 14, 2005 to and including May 14, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: May 16, 2025

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

May 16, 2025

Tax Account #: **04-2374-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ANDREI CAPANJI**

**By Virtue of Warranty Deed recorded 6/16/2017 in OR 7730/757**

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. Lien in favor of Emerald Coast Utilities Authority recorded 6/29/2021 – OR 8563/5**

4. Taxes:

**Taxes for the year(s) 2022-2024 are delinquent.**

**Tax Account #: 04-2374-000**

**Assessed Value: \$54,527.00**

**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): **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 Property Information Report 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 SOLUTIONS**  
**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: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** AUG 6, 2025  
**TAX ACCOUNT #:** 04-2374-000  
**CERTIFICATE #:** 2023-1686

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>2024</u> tax year.

**ANDREI CAPANJI**  
**5701 LIMESTONE RD**  
**PENSACOLA, FL 32504**

**ANDREI CAPANJI**  
**5200 BURLINGTON**  
**PENSACOLA, FL 32505**

**EMERALD COAST**  
**UTILITIES AUTHORITY**  
**9255 STURDEVANT ST**  
**PENSACOLA, FL 32514-0311**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of May 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**May 16, 2025**

**Tax Account #:04-2374-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 16 BLK 11 WILDEWOOD PB 4 P 47/47A OR 7730 P 757 SEC 46/10 T 1/2S R 30**

**SECTION 46, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-2374-000(0825-53)**

Recorded in Public Records 6/16/2017 4:08 PM OR Book 7730 Page 757,  
Instrument #2017045979, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$478.10

**Record and Return To:**  
**Braslow Title LLC**  
**affiliate of Partnership Title Co. LLC**  
917 N 12th Ave  
Pensacola FL 32501

This instrument prepared by:  
**Partnership Title Company LLC**  
917 N 12th Ave  
Pensacola FL 32501

Parcel ID Number: 46-1S-30-1100-016-011

## Warranty Deed

This Indenture, Made this 15th day of June, 2017 A.D., Between

of the County of Escambia, State of Florida, grantors, and  
Andrei Capanji

whose address is: 5701 Limestone Rd, Pensacola, FL 32504

of the County of Escambia, State of Florida, grantee.  
**Witnesseth** that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Escambia State of Florida to wit:

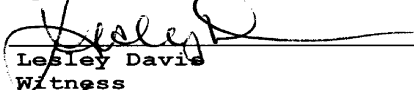
Lots 16 and 17, Block 11, Wildewood Subdivision as recorded in the Public  
Records of Escambia County, Florida, a portion of Sections 46 and 10,  
Townships 1 and 2 South, Range 30 West, according to plat recorded in Plat  
Book 4, Pages 47 A and B, of the public records of said county.

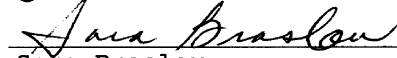
The property herein conveyed does not constitute the homestead property of  
the Grantor.


and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof**, the grantors have hereunto set her hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

  
Lesley Davis  
Witness

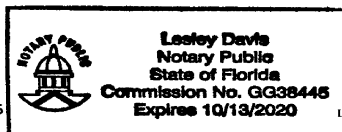
  
Sara Braslow  
Witness

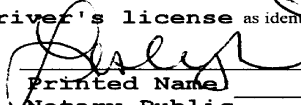
  
Zenaida Palacios (Seal)  
P.O. Address: 4916 Saufley Field Rd., Pensacola, FL 32526

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15th day of June, 2017 by  
Zenaida Palacios

who is personally known to me or who have produced her Florida driver's license as identification.



  
Printed Name  
Notary Public  
My Commission Expires:

CAP16045

Form Generated by © Display Systems, Inc., 2017 (863) 763-5555 Form FLWD-1

\$62,500.00

BK: 7730 PG: 758 Last Page

**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 Ordinances 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 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.


Name of Roadway: Beverly Pkwy (Lot 17) and Burlington Ave (Lot 16)

Legal Address of Property: 795 Beverly Pkwy and 5200 Burlington Ave., Pensacola FL 32505

The County (X) has accepted ( ) has not accepted the abutting roadway for maintenance.

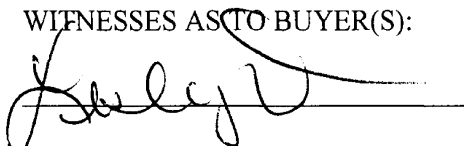
This form completed by: Partnership Title Company, LLC  
1015 N. 12<sup>th</sup> Avenue  
Pensacola, FL 32501

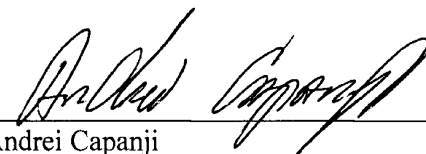
WITNESSES AS TO SELLER(S):

  
Sara Braslow

  
Zenaida Palacios

WITNESSES AS TO BUYER(S):

  
Sara Braslow

  
Andrei Capanji

THIS FORM IS APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF COUNTY  
COMMISSIONERS

Recorded in Public Records 6/29/2021 10:46 AM OR Book 8563 Page 5,  
Instrument #2021071474, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This Instrument Was Prepared  
By And Is To Be Returned To:  
PROCESSING,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



## NOTICE OF LIEN

### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 16 BLK 11 WILDEWOOD PB 4 P 47/47A OR 7730 P 757 SEC 46/10 T 1/2S R 30

Customer: CAPANJI ANDREI

Account Number: 395631 - 56315

Amount of Lien: \$ 149.22, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

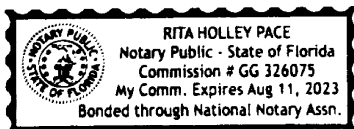
Dated: 06/10/21

EMERALD COAST UTILITIES AUTHORITY

BY: Rosa La Val

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of JUNE, 2021, by ROSA LA VAL of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Rita Holley Pace  
Notary Public - State of Florida

RWK Is  
Revised 05/31/11

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: 042374000 Certificate Number: 001686 of 2023

Date Of Redemption

Clerk's Check  Clerk's Total \$763.20

Postage  Tax Deed Court Registry \$729.20

Payor Name   
5997 BORN DR  
PENSACOLA FL 32504

Notes

**Commit Redemption ☒**