



# 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

0925.23

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Apr 17, 2025
Property description	BROWN JHANEE 859 RIDGEVIEW LN PENSACOLA, FL 32514 3003 N ROOSEVELT ST 05-0931-000 LTS 3 4 BLK 10 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 6915 P 852	Certificate #	2023 / 1884
		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)
# 2023/1884	06/01/2023	545.37	27.27	572.64
→Part 2: Total*				572.64

## 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)
# 2024/2033	06/01/2024	576.77	6.25	67.41	650.43
Part 3: Total*					650.43

## 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)	1,223.07
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,598.07

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: <u>Condice Lewis</u>	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>April 21st, 2025</u>

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/03/2025</u> Signature, Clerk of Court or Designee	

# INSTRUCTIONS

+ 6.25

## **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: 2500150

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ELEVENTH TALENT, LLC  
PO BOX 769  
PALM CITY, FL 34991,

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
05-0931-000	2023/1884	06-01-2023	LTS 3 4 BLK 10 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 6915 P 852

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  
ELEVENTH TALENT, LLC  
PO BOX 769  
PALM CITY, FL 34991

04-17-2025  
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		Assessments				
<b>Parcel ID:</b>	042S306001003010	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	050931000	2024	\$12,600	\$22,435	\$35,035	\$35,035
<b>Owners:</b>	BROWN JHANEE	2023	\$6,840	\$21,248	\$28,088	\$27,575
<b>Mail:</b>	859 RIDGEVIEW LN PENSACOLA, FL 32514	2022	\$6,840	\$18,980	\$25,820	\$25,069
<b>Situs:</b>	3003 N ROOSEVELT ST 32503	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>Change of Address</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>File for Exemption(s) Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Report Storm Damage</b>				

Sales Data Type List:							2024 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi</b>	<b>Parcel Records</b>	None	
02/08/2023	8927	881	\$100	QC	N		<b>Legal Description</b>	
10/03/2012	6915	852	\$1,900	TD	N		LTS 3 4 BLK 10 N PENSACOLA UNITS 1/2/3/4 PB 2 P	
09/1983	1815	351	\$100	WD	N		2/6/33/57 OR 8927 P 881	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							<b>Extra Features</b>	
							METAL BUILDING	

**Section**

**Map Id:**

04-25-30-2

**Approx. Acreage:**

0.1657

**Zoned:**

MDR

**Evacuation & Flood Information**

[Open Report](#)

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

**Buildings**

[Launch Interactive Map](#)

Address:3003 N ROOSEVELT ST, Improvement Type: SINGLE FAMILY, Year Built: 1955, Effective Year: 1955, PA Building ID#: 72036

#### Structural Elements

**DECOR/MILLWORK-BELOW AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-COMMON**  
**EXTERIOR WALL-CONCRETE BLOCK**  
**FLOOR COVER-ASPHALT TILE**  
**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-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

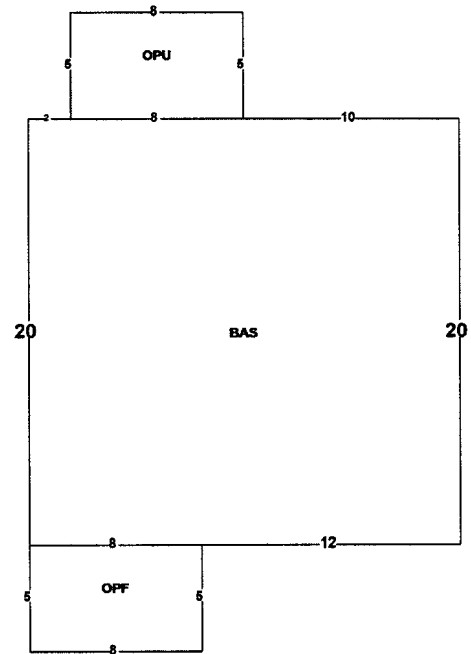


Areas - 480 Total SF

**BASE AREA - 400**

**OPEN PORCH FIN - 40**

**OPEN PORCH UNF - 40**



#### Images



3/4/2025 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:04/25/2025 (tc.3303)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT LLC** holder of **Tax Certificate No. 01884**, 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:

**LTS 3 4 BLK 10 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 6915 P 852**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 050931000 (0925-23)**

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

**JHANEE BROWN**

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

Dated this 14th 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

Redeemed From Sale



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

**Tax Deed Sales - Redeemed From Sale**  
**Account: 050931000 Certificate Number: 001884 of 2023**

Date Of Redemption

Clerk's Check  Clerk's Total \$774.00

Postage  Tax Deed Court Registry \$740.00

Payor Name

Notes

**Submit**

**Reset**

**Print Preview**

**Print Receipt**

**Commit Redemption** ☒

# 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 #: 05-0931-000 CERTIFICATE #: 2023-1884

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 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: June 17, 2005 to and including June 17, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,  
As President  
Dated: June 18, 2025



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

June 18, 2025

Tax Account #: **05-0931-000**

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

**By Virtue of Quit Claim Deed recorded 2/8/2023 in OR 8927/881**

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. **Civil Lien in favor of State of FL/Escambia County recorded 6/27/2016 OR 7547/299**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 05-0931-000**

**Assessed Value: \$35,035.00**

**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:** SEPT 3, 2025

**TAX ACCOUNT #:** 05-0931-000

**CERTIFICATE #:** 2023-1884

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**JHANEE BROWN**  
**3003 N ROOSEVELT ST**  
**PENSACOLA, FL 32503**

**JHANEE BROWN**  
**859 RIDGE VIEW LN**  
**PENSACOLA, FL 32514**

**ESCAMBIA COUNTY DEPARTMENT**  
**OF COMMUNITY CORRECTIONS**  
**2251 N PALAFOX ST**  
**PENSACOLA, FL 32501**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of June 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**

**June 18, 2025**

**Tax Account #:05-0931-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 3 4 BLK 10 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 6915 P 852**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-0931-000(0925-23)**

Recorded in Public Records 2/8/2023 11:08 AM OR Book 8927 Page 881,  
Instrument #2023009866, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared by:

Faye McSwain

092300001003010

Space above for Recording Data

## QUIT CLAIM DEED

This Quit Claim Deed, Executed the 09 day of Feb 2023

By Faye McSwain (widowed) AKA JAYE HICKS-McSWAIN

Whose post office address is 3003 Roosevelt Street 32503

First Party.

TO Thane' Brown (unmarried)

Whose post office address is 859 Ridge View Lane Pensacola FL 32511

Second Party.

(Wherever used herein the terms First Party and Second Party include all parties to this instrument and the heirs, legal representatives, and the successors and assigns of Corporations wherever the context so admits or requires)

Witnesseth, That the first party, for and in consideration of the sum of \$ GIFT

In hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Escambia, State of Florida,

to wit: (Property Legal Description below)

Lots 3 4 Block 10 North Pensacola units 1/2/3/4 PB 2 P 2/6/33/57 or 1615 P 351

SUBJECT TO all Rights, Restrictions, Reservations, Agreements and Easements of Record if Any.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

Signed, sealed and delivered in the presence of:

Whitney Boydon

Witness Signature (to Grantor)

Printed Name

Whitney Boydon

Kathryn E. Styron

Witness Signature (to Grantor)

Printed Name

Kathryn Styron

Jaye Hicks McSwain

Grantor Signature

Printed Name

Jaye Hicks-McSwain

Address 859 Ridgeview Lane

AKA Jaye McSwain

Jaye McSwain

BK: 8927 PG: 882 Last Page

Witness Signature (to Grantor)

Printed Name

Grantor Signature

Printed name

Address

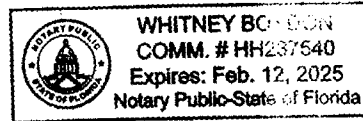
Witness Signature (to Grantor)

Printed Name

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February, 2025  
by Faye Hicks McSwain AKA Faye McSwain  
Who is Personally known to me or who has produced a FL DL \*physically present as Identification.

Whitney Boydon  
Notary Signature



(SEAL)



Recorded in Public Records 06/27/2016 at 01:16 PM OR Book 7547 Page 299,  
Instrument #2016048069, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 43245820 E-Filed 06/27/2016 11:22:28 AM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2015 MM 004781 A

vs.

DIVISION: III

Name: Jhanee S. Brown

Defendant.

CIVIL LIEN

THIS CAUSE comes before the Court for a plea on June 9, 2016. Upon the evidence presented, the Court assesses \$50.00 Hearing Fee. Therefore, the Court determines that \$50.00 is due to Department of Community Corrections. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay cost of supervision fees to the Department of Community Corrections, in the amount of \$50.00 which shall accrue interest at the rate of four & seventy-five percent (4.75%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County,  
Florida,

NUNC PRO TUNC 6/9/16

*Amy P. Brodersen*

eSigned by COUNTY COURT JUDGE AMY BRODERSEN in 01 Judge Brodersen 06/25/2016 18:15:24 eB0f5DuS

cc: Community Corrections -- Accounting

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY	<i>[Signature]</i>
DATE	6/27/16

