



# 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

02260-70

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Jun 13, 2025
Property description	WOODSON JAMES L & WOODSON JOANNA PERYER 2611 HIGHWAY 297A CANTONMENT, FL 32533 3215 W FAIRFIELD DR 06-0027-000 BEG 710 FT N OF SE COR OF LT 4 S/D OF LT 1 N 300 FT W 106 4/10 FT S 263 3/10 FT E 100 FT TO BEG LT 1 (Full legal attached.)	Certificate #	2023 / 2444
		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)
# 2023/2444	06/01/2023	548.84	27.44	576.28
# 2025/2723	06/01/2025	591.64	29.58	621.22
→ Part 2: Total*				1,197.50

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

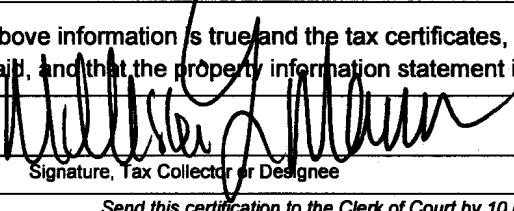
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

## 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)	1,197.50
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)	1,572.50

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:

  
Signature, Tax Collector or Designee

Escambia, Florida

Date June 26th, 2025

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

**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.	<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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/04/2026</u>	

**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 710 FT N OF SE COR OF LT 4 S/D OF LT 1 N 300 FT W 106 4/10 FT S 263 3/10 FT E 100 FT TO BEG LT 1 UNRECORDED PLAT OF S/D OF LT 4 S/D OF LOT 1 PLAT DB 76 P 263 OR 6662 P 299 OR 6692 P 1385 OR 7103 P 572 LESS OR 503 P 47 STATE RD S 289A R/W OR 701 P 811 LESS OR 708 P 974 WOODSON

**APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500578

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
06-0027-000	2023/2444	06-01-2023	BEG 710 FT N OF SE COR OF LT 4 S/D OF LT 1 N 300 FT W 106 4/10 FT S 263 3/10 FT E 100 FT TO BEG LT 1 UNRECORDED PLAT OF S/D OF LT 4 S/D OF LOT 1 PLAT DB 76 P 263 OR 6662 P 299 OR 6692 P 1385 OR 7103 P 572 LESS OR 503 P 47 STATE RD S 289A R/W OR 701 P 811 LESS OR 708 P 974 WOODSON

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 3499106-13-2025  
Application Date

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Applicant's signature



**Gary "Bubba" Peters**  
**Escambia County Property Appraiser**

## Real Estate Search

## **Tangible Property Search**

## Sale List

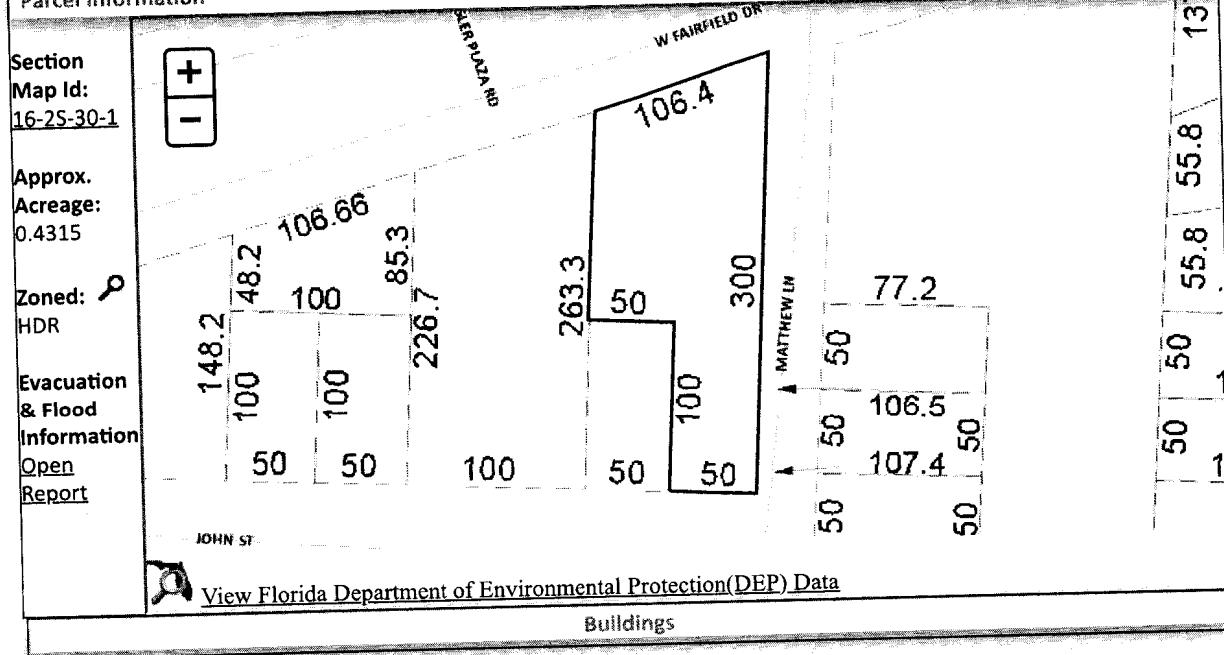
Back

← Nav. Mode  Account  Parcel ID →

**Printer Friendly Version**

## Parcel Information

[Launch Interactive Map](#)



Images



2/25/2011 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:06/26/2025 (tc.3767)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT LLC** holder of Tax Certificate No. **02444**, 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:

**BEG 710 FT N OF SE COR OF LT 4 S/D OF LT 1 N 300 FT W 106 4/10 FT S 263 3/10 FT E 100 FT TO  
BEG LT 1 UNRECORDED PLAT OF S/D OF LT 4 S/D OF LOT 1 PLAT DB 76 P 263 OR 6662 P 299 OR  
6692 P 1385 OR 7103 P 572 LESS OR 503 P 47 STATE RD S 289A R/W OR 701 P 811 LESS OR 708 P  
974 WOODSON**

**SECTION 16, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 060027000 (0226-70)**

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

**JAMES L WOODSON and JOANNA PERYER WOODSON**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first Wednesday in the month of February, which is the 4th day of February 2026.**

Dated this 26th day of June 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM).

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



By:  
Emily Hogg  
Deputy Clerk

<a href="#"> Search Property</a>	<a href="#"> Property Sheet</a>	<a href="#"> Lien Holder's</a>	<a href="#"> Redeem_New</a>	<a href="#"> Forms</a>	<a href="#"> Courtview</a>	<a href="#"> Benchmark</a>
<b>Redeemed From Sale</b>						



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

**Tax Deed Sales - Redeemed From Sale**

**Account: 060027000 Certificate Number: 002444 of 2023**

Date Of  
Redemption  

Clerk's Check  Clerk's Total

Postage  Tax Deed Court Registry

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 #: 06-0027-000 CERTIFICATE #: 2023-2444

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

BY



Michael A. Campbell,  
As President  
Dated: November 15, 2025

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

November 15, 2025  
Tax Account #: **06-0027-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES LEE WOODSON AND JOANNA PERYER WOODSON**

**By Virtue of Quitclaim Deed recorded 11/19/2013 in OR 7103/572**

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 #: 06-0027-000**

**Assessed Value: \$38,062.00**

**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:** FEB 4, 2026

**TAX ACCOUNT #:** 06-0027-000

**CERTIFICATE #:** 2023-2444

**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**

Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for 2025 tax year.

**JAMES LEE WOODSON AND  
JOANNA PERYER WOODSON  
2611 HIGHWAY 297A  
CANTONMENT, FL 32533**

**JAMES LEE WOODSON AND  
JOANNA PERYER WOODSON  
1639 EAGLE TERRACE  
CANTONMENT, FL 32533**

**Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> day of November 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**

**November 15, 2025**  
**Tax Account #:06-0027-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG 710 FT N OF SE COR OF LT 4 S/D OF LT 1 N 300 FT W 106 4/10 FT S 263 3/10 FT E 100 FT TO  
BEG LT 1 UNRECORDED PLAT OF S/D OF LT 4 S/D OF LOT 1 PLAT DB 76 P 263 OR 6662 P 299  
OR 6692 P 1385 OR 7103 P 572 LESS OR 503 P 47 STATE RD S 289A R/W OR 701 P 811 LESS OR 708  
P 974 WOODSON**

**SECTION 16, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-0027-000(0226-70)**

Recorded in Public Records 11/19/2013 at 03:04 PM OR Book 7103 Page 572,  
Instrument #2013088365, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

## Quitclaim Deed

THIS QUITCLAIM DEED, executed this 8th day of August, 2013,  
by this party, Grantor, James Lee Woodson, Jr.  
whose post office address is 11798 CPL Anthony J. Carsen El Paso, Texas 79908  
to second party, Grantee, James Lee Woodson and Joanna Peyer Woodson,  
husband and wife  
whose post office address is 1639 Eagle Terrace Cantonment, Florida 32533

WITNESSETH, That this said first party, for good consideration and for the  
sum of One &----- Dollars (\$1.00)  
paid by the said second party, the receipt whereof is hereby acknowledge, does  
hereby remise, release and quitclaim unto the said second party forever, all the  
right, title, interest and claim which the said first party has in and to the following  
described parcel of land, and improvements and appurtenances thereto in the  
County of Escambia, State of Florida to wit:

Begin 710 feet North of the Southeast corner of Lot 4,  
Subdivision of Lot 1, Section 16, Township 2 South Range  
30 West, Escambia County, Florida, thence North 300 feet,  
Thence West 106.4 feet, thence South 263.3 feet, thence  
East 100 feet to beginning of Lot 1, an unrecorded plat  
of subdivision of Lot 4, Subdivision of Lot 1.  
Plat DB 76 p 263 DB205 p 159 less OR 503 p 47 State Road S 289A  
R/W OR 701 p 811 less OR 708 p 974 Woodson.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents  
the day and year first above written.

Signature of Witness: Agf

Print name of Witness: Antoinette M. Carpenter

Signature of Witness: Angelica Garcia

Print name of Witness: Angelica Garcia

Signature of First Party: James L. Woodson, Jr.

Print name of First Party: James L. Woodson Jr.

Signature of Second Party: \_\_\_\_\_

Print name of Second Party: \_\_\_\_\_

Signature of Preparer: Rosalind Anise Maxwell

Print name of Preparer: Rosalind Anise Maxwell

Address of Preparer: 701 North Devilliers St. Pensacola, Florida  
32501

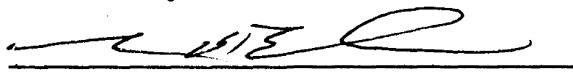
State of Texas

County of El Paso

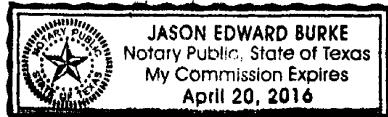
On 12 November 2013 before me, James Lee Woodson, Jr.  
Appeared before me Jason E. Burke

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature of Notary



Affiant Known  Produced ID  
Type of ID Military Identification Card

(Seal)