



# 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

0324-57

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BEAMIF A LLC PO BOX 885 BOCA RATON, FL 33429	Application date	Jul 31, 2025
Property description	TERRY JOHN G 3816 W MAXWELL ST PENSACOLA, FL 32505 3816 W MAXWELL ST 06-0288-000 LTS 17 & 18 BLK 33 OAKCREST S/D PLAT DB 67 P 28 OR 6212 P 1315	Certificate #	2023 / 2492
		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)
# 2023/2492	06/01/2023	256.60	73.13	329.73
# 2025/2770	06/01/2025	256.30	12.82	269.12
→ Part 2: Total*				598.85

## 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)
# 2024/2666	06/01/2024	259.36	6.25	38.90	304.51
Part 3: Total*					304.51

## 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)	903.36
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)	1,278.36

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 August 4th, 2025

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.	15,101.50
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>03/04/2026</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.

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500647

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BEAMIF A LLC  
PO BOX 885  
BOCA RATON, FL 33429,

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
06-0288-000	2023/2492	06-01-2023	LTS 17 & 18 BLK 33 OAKCREST S/D PLAT DB 67 P 28 OR 6212 P 1315

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  
BEAMIF A LLC  
PO BOX 885  
BOCA RATON, FL 33429

07-31-2025  
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](#)

General Information		Assessments				
Parcel ID:	162S302300017033					
Account:	060288000					
Owners:	TERRY JOHN G					
Mail:	3816 W MAXWELL ST PENSACOLA, FL 32505					
Situs:	3816 W MAXWELL ST 32505					
Use Code:	SINGLE FAMILY RESID					
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data Type List:						
Sale Date	Book	Page	Value	Type	Multi	Parcel Records
08/30/2007	6212	1315	\$45,000	WD	N	
06/2006	5954	766	\$100	WD	N	
06/2006	5932	1274	\$23,000	WD	N	
11/1999	4498	219	\$17,000	WD	N	
10/1997	4185	1578	\$9,000	WD	N	

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

2025 Certified Roll Exemptions
HOMESTEAD EXEMPTION
Legal Description
LTS 17 & 18 BLK 33 OAKCREST S/D PLAT DB 67 P 28 OR 6212 P 1315
Extra Features
FRAME BUILDING

Parcel Information		Launch Interactive Map	
Section			
Map Id:	16-2S-30-2		
Approx. Acreage:	0.1928		
Zoned:			
HC/LI			
Evacuation & Flood Information			
Open Report			
	<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>		



Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025060500 8/11/2025 9:01 AM  
OFF REC BK: 9360 PG: 1639 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That BEAMIF A LLC holder of **Tax Certificate No. 02492**, 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 17 & 18 BLK 33 OAKCREST S/D PLAT DB 67 P 28 OR 6212 P 1315**

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

**TAX ACCOUNT NUMBER 060288000 (0326-57)**

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

**JOHN G TERRY**

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 March, which is the **4th day of March 2026**.

Dated this 11th day of August 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>
Redeemed From Sale						



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

**Tax Deed Sales - Redeemed From Sale**

Account: 060288000 Certificate Number: 002492 of 2023

Date Of  
Redemption

9/25/2025



Clerk's Check

1

Clerk's Total

\$806.40

Postage

\$0.00

Tax Deed Court Registry

\$772.40

Payor Name

JOHN TERRY  
3816 W MAXWELL ST  
PENSACOLA FL 32505



Notes

850-723-6678



# 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 #: 06-0288-000 CERTIFICATE #: 2023-2492

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: December 16, 2005 to and including December 16, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: December 17, 2025

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

December 17, 2025  
Tax Account #: **06-0288-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JOHN G TERRY**

**By Virtue of Warranty Deed recorded 9/5/2007 in OR 6212/1315**

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 #: 06-0288-000**

**Assessed Value: \$123,456.78**

**Exemptions: HOMESTEAD EXEMPTION**

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:** MAR 3, 2026

**TAX ACCOUNT #:** 06-0288-000

**CERTIFICATE #:** 2023-2492

**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.

**JOHN G TERRY**  
**3816 W MAXWELL ST**  
**PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> day of December 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**

**December 17, 2025**  
**Tax Account #:06-0288-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 17 & 18 BLK 33 OAKCREST S/D PLAT DB 67 P 28 OR 6212 P 1315**

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

**TAX ACCOUNT NUMBER 06-0288-000(0326-57)**

Recorded in Public Records 09/05/2007 at 05:07 PM OR Book 6212 Page 1315,  
 Instrument #2007085434, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
 County, FL Recording \$18.50 Deed Stamps \$315.00

**This Instrument Prepared by & return to:**

Name: **Kathy Wilson, an employee of  
 TITLE OFFICES, LLC  
 99 SOUTH ALCANIZ STREET, SUITE B  
 PENSACOLA, FL. 32502  
 File No. 07P-08038**

Parcel I.D. #: **162S30-2300-017-033**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 30th day of August, A.D. 2007, by **TRI NGUYEN and TUYET NGUYEN**, husband and wife, hereinafter called the grantors, to **JOHN G. TERRY**, a married man, whose post office address is **3816 W. Maxwell Street, Pensacola, FL 32505**, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Escambia County, State of Florida**, viz:

**LOTS 17 AND 18, BLOCK 33, OAKCREST SUBDIVISION, LYING SOUTH OF POTTERY PLANT ROAD, DESCRIBED ACCORDING TO PENSACOLA IMPROVEMENT CO.'S SUBDIVISION OF LOT 2 AND WEST 97.04 ACRES OF LOT 3, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO MAP OF SAID SUBDIVISION RECORDED IN DEED BOOK 67, PAGE 28 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

**The above described property is not the homestead of the Grantors.**

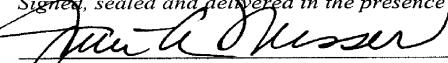
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

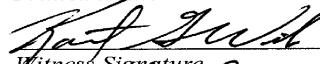
**To Have and to Hold** the same in fee simple forever.

**And the grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.**

**In Witness Whereof**, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
 Witness Signature **Julie A. Wesser**  
 Printed Name **Julie A. Wesser**

  
 Witness Signature **Kathryn G. Wilson**  
 Printed Name **Kathryn G. Wilson**

  
 L.S.  
**TRI NGUYEN**

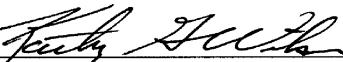
Address:  
**1007 N. 69th Ave., Pensacola, FL 32506**

  
 L.S.  
**TUYET NGUYEN**  
 By: **TRI NGUYEN**  
**TRI NGUYEN, HER ATTORNEY IN FACT**  
 Address:  
**1007 N. 69th Ave., Pensacola, FL 32506**

**STATE OF FLORIDA  
 COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 30th day of August, 2007, by **TRI NGUYEN and TUYET NGUYEN THE ATTORNEY IN FACT FOR TUYET NGUYEN**, who are known to me or who have produced driver's license as identification.

**KATHRYN G. WILSON**  
 "Notary Public" - State of Florida  
 Comm. Exp. March 21, 2008  
 Comm. No. DD 301917

  
 Notary Public  
 My commission expires \_\_\_\_\_

PA 9-4-07

**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, and if not, what person or entity will be responsible for maintenance. 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 of 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:** W. Maxwell Street

**Legal Address of Property:** 3816 W. Maxwell Street, Pensacola, FL 32505

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

This form completed by:

TITLE OFFICES, LLC  
99 SOUTH ALCANIZ STREET  
SUITE B  
PENSACOLA, FL. 32502

As to Sellers:

Tuyet Nguyen  
\_\_\_\_\_  
TRI NGUYEN

Tuyet Nguyen  
\_\_\_\_\_  
TUYET NGUYEN  
BY: TRI NGUYEN  
\_\_\_\_\_  
TRI NGUYEN, HER ATTORNEY IN FACT

Jeff Guld  
\_\_\_\_\_  
Witness:

John G. Terry  
\_\_\_\_\_  
Witness:

As to Buyer:

John G. Terry  
\_\_\_\_\_  
JOHN G. TERRY

Jeff Guld  
\_\_\_\_\_  
Witness:

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective 4/15/95