



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

0925.03

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	VAN PIETERSOM JOHN R 1 LAKEWOOD RD PENSACOLA, FL 32507 1 LAKEWOOD RD 08-3665-000 BEG AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF SD LT 100 F (Full legal attached.)	Certificate #	2023 / 3758
		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)
# 2023/3758	06/01/2023	604.93	30.25	635.18
→ Part 2: Total*				635.18

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)	635.18
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	536.75
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)	1,546.93

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 April 21st, 2025

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

46.25

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. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	32,472.50
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

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 AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF SD LT 100 FT TO WESTERNMOST COR OF SD LT 90 DEG 0 MIN 0 SEC RIGHT ALG WLY LI OF LT 60 FT FOR POB CONT SAME LI 80 FT TO LAKEWOOD DR SELY ALG SD RD 100 FT 88 DEG 51 MIN 15 SEC RIGHT ALG ELY LI 81 86/100 FT 91 DEG 8 MIN 45 SEC NWLY 100 02/100 FT TO POB PART OF LT 14 BLK 1 LAKEWOOD S/D PB 2 P 30/30A OR 1302 P 283 CA 196 ALSO BEG AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF LT 14 100 FT TO WESTERNMOST COR OF SD LT 90 DEG 0 MIN 0 SEC RIGHT ALG WLY LI 60 FT 91 DEG 08 MIN 45 SEC RIGHT 100 02/100 FT TO PT ON ELY LI 88 DEG 51 MIN 15 SEC RIGHT ALG ELY LI 58 FT TO POB PART OF LT 14 BLK 1 LAKEWOOD S/D PB 2 P 30/30A OR 3021 P 477 CA 196 ALSO BEG AT INTER OF NLY R/W LI OF BARRANCAS AVE AND WLY LI OF SEC NLY ALG W LI OF SEC 137 5/10 FT FOR POB CONT SAME COURSE 44 60/100 FT 89 DEG 52 MIN 0 SEC TO RT 139 90/100 FT TO WLY R/W LI OF LAKEWOOD RD SLY ALG R/W LI ON A CURVE HAVING A RADIUS OF 335 8/10 FT & AN INTERIOR ANGLE OF 35 DEG 10 MIN FOR A CHORD DISTANCE 123 FT DEFLECT RT AT AN ANGLE OF 111 DEG 14 MIN MEASURED FROM THE CHORD 136 15/100 FT TO POB PB 2 P 30/30A LAKEWOOD S/D OR 1302 P 283 LESS OR 2164 P 336- RICHARDSON CA 196

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500123

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
08-3665-000	2023/3758	06-01-2023	BEG AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF SD LT 100 FT TO WESTERNMOST COR OF SD LT 90 DEG 0 MIN 0 SEC RIGHT ALG WLY LI OF LT 60 FT FOR POB CONT SAME LI 80 FT TO LAKEWOOD DR SELY ALG SD RD 100 FT 88 DEG 51 MIN 15 SEC RIGHT ALG ELY LI 81 86/100 FT 91 DEG 8 MIN 45 SEC NWLY 100 02/100 FT TO POB PART OF LT 14 BLK 1 LAKEWOOD S/D PB 2 P 30/30A OR 1302 P 283 CA 196 ALSO BEG AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF LT 14 100 FT TO WESTERNMOST COR OF SD LT 90 DEG 0 MIN 0 SEC RIGHT ALG WLY LI 60 FT 91 DEG 08 MIN 45 SEC RIGHT 100 02/100 FT TO PT ON ELY LI 88 DEG 51 MIN 15 SEC RIGHT ALG ELY LI 58 FT TO POB PART OF LT 14 BLK 1 LAKEWOOD S/D PB 2 P 30/30A OR 3021 P 477 CA 196 ALSO BEG AT INTER OF NLY R/W LI OF BARRANCAS AVE AND WLY LI OF SEC NLY ALG W LI OF SEC 137 5/10 FT FOR POB CONT SAME COURSE 44 60/100 FT 89 DEG 52 MIN 0 SEC TO RT 139 90/100 FT TO WLY R/W LI OF LAKEWOOD RD SLY ALG R/W LI ON A CURVE HAVING A RADIUS OF 335 8/10 FT & AN INTERIOR ANGLE OF 35 DEG 10 MIN FOR A CHORD DISTANCE 123 FT DEFLECT RT AT AN ANGLE OF 111 DEG 14 MIN MEASURED FROM THE CHORD 136 15/100 FT TO POB PB 2 P 30/30A LAKEWOOD S/D OR 1302 P 283 LESS OR 2164 P 336- RICHARDSON CA 196

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

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	592S301000140001	Year	Land	Imprv	Total	Cap Val
Account:	083665000	2024	\$34,650	\$91,538	\$126,188	\$64,945
Owners:	VAN PIETERSOM JOHN R	2023	\$28,125	\$86,649	\$114,774	\$63,054
Mail:	1 LAKEWOOD RD PENSACOLA, FL 32507	2022	\$18,900	\$77,318	\$96,218	\$61,218
Situs:	1 LAKEWOOD RD 32507	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	HOMESTEAD EXEMPTION	
06/1991	3021	477	\$100	WD	N		Legal Description BEG AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF SD LT 100 FT TO WESTERNMOST...	
02/1979	1302	283	\$32,000	WD	N			
01/1975	865	60	\$5,000	WD	N			
01/1970	475	565	\$9,000	WD	N			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features	
							None	

Section Map Id:
CA196

Approx. Acreage:
0.5470

Zoned: MDR

Evacuation & Flood Information
[Open Report](#)

Parcel Information

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

Buildings

[Launch Interactive Map](#)

Address:1 LAKEWOOD RD, Improvement Type: SINGLE FAMILY, Year Built: 1949, Effective Year: 1949, PA Building ID#: 90336

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-ASBESTOS SIDING

FLOOR COVER-HARDWOOD

FOUNDATION-WOOD/SUB FLOOR

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

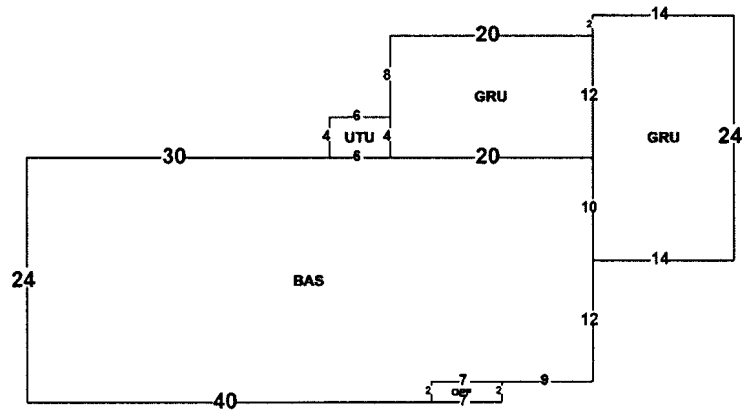
 Areas - 1926 Total SF

BASE AREA - 1312

GARAGE UNFIN - 576

OPEN PORCH FIN - 14

UTILITY UNF - 24



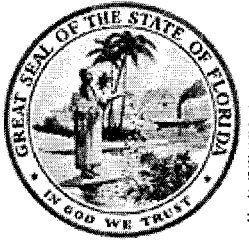
Images



3/17/2017 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.1870)



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

Tax Deed Sales - Redeemed From Sale
Account: 083665000 Certificate Number: 003758 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$774.00

Postage Tax Deed Court Registry \$740.00

Payor Name

Notes

Commit Redemption ☒

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 03758**, 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:

(see attached)

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083665000 (0925-03)

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

JOHN R VAN PIETERSOM

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 5th 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

LEGAL DESCRIPTION

BEG AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF SD LT 100 FT TO WESTERNMOST COR OF SD LT 90 DEG 0 MIN 0 SEC RIGHT ALG WLY LI OF LT 60 FT FOR POB CONT SAME LI 80 FT TO LAKEWOOD DR SELY ALG SD RD 100 FT 88 DEG 51 MIN 15 SEC RIGHT ALG ELY LI 81 86/100 FT 91 DEG 8 MIN 45 SEC NWLY 100 02/100 FT TO POB PART OF LT 14 BLK 1 LAKEWOOD S/D PB 2 P 30/30A OR 1302 P 283 CA 196 ALSO BEG AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF LT 14 100 FT TO WESTERNMOST COR OF SD LT 90 DEG 0 MIN 0 SEC RIGHT ALG WLY LI 60 FT 91 DEG 08 MIN 45 SEC RIGHT 100 02/100 FT TO PT ON ELY LI 88 DEG 51 MIN 15 SEC RIGHT ALG ELY LI 58 FT TO POB PART OF LT 14 BLK 1 LAKEWOOD S/D PB 2 P 30/30A OR 3021 P 477 CA 196 ALSO BEG AT INTER OF NLY R/W LI OF BARRANCAS AVE AND WLY LI OF SEC NLY ALG W LI OF SEC 137 5/10 FT FOR POB CONT SAME COURSE 44 60/100 FT 89 DEG 52 MIN 0 SEC TO RT 139 90/100 FT TO WLY R/W LI OF LAKEWOOD RD SLY ALG R/W LI ON A CURVE HAVING A RADIUS OF 335 8/10 FT & AN INTERIOR ANGLE OF 35 DEG 10 MIN FOR A CHORD DISTANCE 123 FT DEFLECT RT AT AN ANGLE OF 111 DEG 14 MIN MEASURED FROM THE CHORD 136 15/100 FT TO POB PB 2 P 30/30A LAKEWOOD S/D OR 1302 P 283 LESS OR 2164 P 336- RICHARDSON CA 196

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9311, Page 1385, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03758, issued the 1st day of June, A.D., 2023

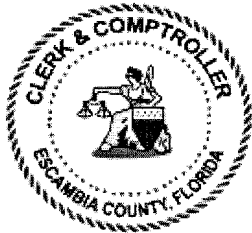
TAX ACCOUNT NUMBER: **083665000 (0925-03)**

(see attached)

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: JOHN R VAN PIETERSOM

Dated this 5th day of May 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF SD LT 100 FT TO WESTERNMOST COR OF SD LT 90 DEG 0 MIN 0 SEC RIGHT ALG WLY LI OF LT 60 FT FOR POB CONT SAME LI 80 FT TO LAKEWOOD DR SELY ALG SD RD 100 FT 88 DEG 51 MIN 15 SEC RIGHT ALG ELY LI 81 86/100 FT 91 DEG 8 MIN 45 SEC NWLY 100 02/100 FT TO POB PART OF LT 14 BLK 1 LAKEWOOD S/D PB 2 P 30/30A OR 1302 P 283 CA 196 ALSO BEG AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF LT 14 100 FT TO WESTERNMOST COR OF SD LT 90 DEG 0 MIN 0 SEC RIGHT ALG WLY LI 60 FT 91 DEG 08 MIN 45 SEC RIGHT 100 02/100 FT TO PT ON ELY LI 88 DEG 51 MIN 15 SEC RIGHT ALG ELY LI 58 FT TO POB PART OF LT 14 BLK 1 LAKEWOOD S/D PB 2 P 30/30A OR 3021 P 477 CA 196 ALSO BEG AT INTER OF NLY R/W LI OF BARRANCAS AVE AND WLY LI OF SEC NLY ALG W LI OF SEC 137 5/10 FT FOR POB CONT SAME COURSE 44 60/100 FT 89 DEG 52 MIN 0 SEC TO RT 139 90/100 FT TO WLY R/W LI OF LAKEWOOD RD SLY ALG R/W LI ON A CURVE HAVING A RADIUS OF 335 8/10 FT & AN INTERIOR ANGLE OF 35 DEG 10 MIN FOR A CHORD DISTANCE 123 FT DEFLECT RT AT AN ANGLE OF 111 DEG 14 MIN MEASURED FROM THE CHORD 136 15/100 FT TO POB PB 2 P 30/30A LAKEWOOD S/D OR 1302 P 283 LESS OR 2164 P 336- RICHARDSON CA 196

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 #: 08-3665-000 CERTIFICATE #: 2023-3758

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 18, 2005 to and including June 18, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: June 19, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 19, 2025

Tax Account #: **08-3665-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JOHN R VAN PIETERSOM**

By Virtue of Warranty Deed recorded 2/19/1979 in OR 1302/283 together with Warranty Deed recorded 6/21/1991 in OR 3021/477

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. **Notice of Commencement in favor of Jones Roofing Inc recorded 4/16/2025 – OR 9303/1015**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 08-3665-000

Assessed Value: \$64,945.00

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:	<u>SEPT 3, 2025</u>
TAX ACCOUNT #:	<u>08-3665-000</u>
CERTIFICATE #:	<u>2023-3758</u>

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.

JOHN R VAN PIETERSOM
1 LAKEWOOD RD
PESNACOLA, FL 32507

JONES ROOFING INC
2822 N 32ND AVE
MILTON, FL 32583

Certified and delivered to Escambia County Tax Collector, this 19th 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 19, 2025

Tax Account #:08-3665-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF SD LT 100 FT TO WESTERNMOST COR OF SD LT 90 DEG 0 MIN 0 SEC RIGHT ALG WLY LI OF LT 60 FT FOR POB CONT SAME LI 80 FT TO LAKEWOOD DR SELY ALG SD RD 100 FT 88 DEG 51 MIN 15 SEC RIGHT ALG ELY LI 81 86/100 FT 91 DEG 8 MIN 45 SEC NWLY 100 02/100 FT TO POB PART OF LT 14 BLK 1 LAKEWOOD S/D PB 2 P 30/30A OR 1302 P 283 CA 196 ALSO BEG AT SOUTHERNMOST COR OF LT 14 BLK 1 RE S/D OF BLKS A & B LAKEWOOD NWLY ALG REAR LI OF LT 14 100 FT TO WESTERNMOST COR OF SD LT 90 DEG 0 MIN 0 SEC RIGHT ALG WLY LI 60 FT 91 DEG 08 MIN 45 SEC RIGHT 100 02/100 FT TO PT ON ELY LI 88 DEG 51 MIN 15 SEC RIGHT ALG ELY LI 58 FT TO POB PART OF LT 14 BLK 1 LAKEWOOD S/D PB 2 P 30/30A OR 3021 P 477 CA 196 ALSO BEG AT INTER OF NLY R/W LI OF BARRANCAS AVE AND WLY LI OF SEC NLY ALG W LI OF SEC 137 5/10 FT FOR POB CONT SAME COURSE 44 60/100 FT 89 DEG 52 MIN 0 SEC TO RT 139 90/100 FT TO WLY R/W LI OF LAKEWOOD RD SLY ALG R/W LI ON A CURVE HAVING A RADIUS OF 335 8/10 FT & AN INTERIOR ANGLE OF 35 DEG 10 MIN FOR A CHORD DISTANCE 123 FT DEFLECT RT AT AN ANGLE OF 111 DEG 14 MIN MEASURED FROM THE CHORD 136 15/100 FT TO POB PB 2 P 30/30A LAKEWOOD S/D OR 1302 P 283 LESS OR 2164 P 336- RICHARDSON CA 196

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-3665-000(0925-03)

Clk's Rec. Fee 4.00
St. Doc. Stamp Tax 96.00
St. Doc. Sur-Tax 35.20
TOTAL \$135.20

WARRANTY DEED

1302 PAGE 283
This instrument was prepared by
E. N. Stephens, Jr.
Attorney at Law

801 North 12th Avenue
Pensacola, Florida 32501

State of Florida, COUNTY OF ESCAMBIA

File No.

KNOW ALL MEN BY THESE PRESENTS, That I/We, MYRLIN F. ROHAN AND
PAMELA R. ROHAN, Husband and Wife,
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby ac-
knowledgeed, do bargain, sell, convey and grant unto JOHN R. VAN PIETERSON, A Single Man,

#1 Lakewood Road, Pensacola, Florida 32507 (whose mailing address is
his heirs,
executors, administrators, successors and assigns, forever, the following described real property, situate, lying and being
in the County of Escambia State of Florida, to-wit:

Lot 14, Block 1, in Lakewood a subdivision of a portion of Section 59, Township
2 South, Range 30 West, Escambia County, Florida, according to plats filed in
Plat Book 2 of the records of said county at pages 30, 30A, 30B, 30C, 30D and 30E.
AND

The North 1/2 of Lot 15, Block 1, Lakewood Subdivision, Escambia County, Florida,
or more specifically described as follows:

Commence at the intersection of the Northerly right of way line of Barrancas Avenue
with the Westerly line of Section 59, Township 2 South, Range 30 West, Escambia
County, Florida; thence go Northerly along the West line of said Section 59 for
137.5 feet to the Point of Beginning thence continue along said line for 44.60 feet; thence
deflect right 89 degrees 52 minutes and go 139.90 feet to a Point on the Westerly right
of way line of Lakewood Road; thence go southerly along said right of way line on a curve
having a radius of 335.8 feet and an interior angle of 35 degrees 10 minutes for a chord
distance of 123.00 feet; thence deflect right an angle of 111 degrees 14 minutes measured
from the chord and go 136.15 feet back to the Point of Beginning.

ALL OF THE ABOVE DESCRIBED LAND BEING IN ESCAMBIA COUNTY, FLORIDA.

Subject to taxes for the current year and to valid easements and restrictions of record affecting the above property,
if any, which are not hereby reimposed.

To have and to hold, unto the said grantees, his heirs, successors and assigns, forever, together with all
and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from
all exemptions and right of homestead. And the said grantorS covenant that they are well seized of an indefensi-
ble estate in fee simple in said property and have a good right to convey the same; that it is free from liens and
encumbrances, except as set forth above, and that the said grantorS their heirs, executors and administrators, the
said grantee, his heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession
and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16th
day of February, A.D. 1979

Signed, sealed and delivered in the presence of:

Richard D. Sashett
W. Eugene M. Barakat

Myrlin F. Rohan (SEAL)
Pamela R. Rohan (SEAL)
PAMELA R. ROHAN (SEAL)

State of FLORIDA, COUNTY OF ESCAMBIA

Before the subscriber personally appeared Myrlin F. Rohan and
Pamela R. Rohan

known to me to be the individualS described by said nameS who executed the fore-
going instrument and acknowledged that they executed the same for the uses and
purposes therein set forth.

Given under my hand and official seal this 16th
February, A.D. 1979

(Notary Seal)

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
FEB 21 1979
96.00

Clk's File for Record No.

FILED IN
THE OFFICE OF THE
CLERK OF THE
ESCAMBIA COUNTY
FEB 19 1 55 PM '79

932028

NOTARY PUBLIC, State of FLORIDA
My Commission expires: 2/26/82

Return to: (enclose self-addressed stamped envelope)
Name: John R. Van Pietersom
Address: 1 Lakewood Road
Pensacola, Fl. 32507

WARRANTY DEED

RAMMO F&S

3021 477

This instrument Prepared by:

John R. Van Pietersom
1 Lakewood Road
Pensacola, Fl. 32507
(904) 453-5314

D.S. PD. # 160
DATE 6-21-91
JOE A. FLOWERS, COMPTROLLER
BY: James L. Dill D.C.
CERT. REG. # 59-2043328-27-01

Property Appraisers Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Indenture, Made this 21st day of June, A.D. 1991.

Between JOHN R. Van PIETERSOM, an unmarried man

of the County of Escambia and State of Florida
part y of the first part, and JOHN R. Van PIETERSOM, an unmarried man.
whose mailing address is 1 Lakewood Road, Pensacola, Fl. 32507

of the County of Escambia and State of Florida

part y of the second part, **Witnesseth**, that the said part y of the first part, for and in
consideration of the sum of Ten Dollars (\$10.00)

Dollars, and other good
and valuable considerations to him in hand paid, the receipt whereof is hereby acknowledged,
has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and
confirm unto the said part y of the second part and for his heirs and assigns forever, all that certain
parcel of land lying and being in the County of Escambia and State of Florida
more particularly described as follows:

BEGIN AT AN EXISTING CONCRETE MONUMENT AT THE SOUTHERN-
MOST CORNER OF LOT 14, BLOCK 1, OF THE RESUBDIVISION
OF BLOCKS A AND B LAKEWOOD AS RECORDED IN PLAT BOOK
2 AT PAGE 30A OF THE PUBLIC RECORDS OF ESCAMBIA
COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG THE REAR
OF LOT LINE OF LOT 14 FOR 100.00 FEET TO THE WESTERN-
MOST CORNER OF LOT 14; THENCE 90°00'00" RIGHT ALONG
THE WESTERLY LINE OF LOT 14 FOR 60.00 FEET; THENCE
91°08'45" RIGHT FOR 100.02 FEET TO A POINT ON THE
EASTERLY LINE OF LOT 14; THENCE 88°51'15" RIGHT
ALONG THE FASTERLY LINE CF LOT 14 FOR 58 FEET TO
THE POINT OF BEGINNING.

THIS TRANSACTION IS MADE FOR THE PURPOSE OF PROPERTY
DIVISION IN TITLE ONLY.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and
estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:
To Have and to Hold the same in fee simple forever.

And the said party of the first part does covenant with the said party of the second part
that he is lawfully seized of the said premises, that they are free from all encumbrances
and that he has good right and lawful authority to sell the same; and the said part y of the first
part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and
seal the day and year above written.

Signed, sealed and delivered in our presence:

Joe A. Brumfield L.S.
Coxie Draschell L.S.

_____ L.S.

State of FLORIDA
County of ESCAMBIA

I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

JOHN R. VAN PIETERSOM, an unmarried man

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 21st day of June, A. D. 19 91 .

[Signature]
Notary Public,
My commission expires
Notary Public, State of Florida
My Commission Expires Oct. 13, 1994
Bonded Thru Tray Falm - Insurance Inc.

883803

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. ON

JUN 21 12 27 PM '91

IN BOOK PAGE NOTED ABOVE
BY A FLORES, CONTROLLING
ESCAMBIA COUNTY

Date

Abstract of Description

To

Warranty Deed

RAMCO FORM 4

Recorded in Public Records 4/16/2025 8:46 AM OR Book 9303 Page 1015,
Instrument #2025026990, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

PREPARED BY:

Name: Jimmy Jones
Address: 2822 N 32nd Ave
Milton, FL 32593

STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____ Parcel ID Number 5925301000140001

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY: (Legal description of the property, and street address if available. Attach a separate if necessary.)

5925301000140001

2. GENERAL DESCRIPTION OF IMPROVEMENT:

RL-ROOF

3. OWNER INFORMATION:

Name and address: John Van Pietersom, Lakewood Rd. Pensacola, FL 32507

Interest in property: OWNER

Name and address of fee simple titleholder (if other than Owner): _____

4. CONTRACTOR: (name, address, and phone number): Jones Roofing Inc, 2822 N 32nd Ave,

Milton, FL 32593, 850-995-7025

5. SURETY (if applicable):

Name, address, and phone number: _____

Amount of bond \$ _____

6. LENDER: (name, address, and phone number) _____

7. Persons within the State of Florida designated by Owner upon whom notices, or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address, and phone number) _____

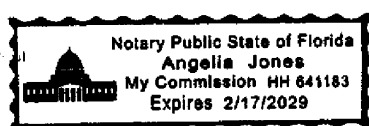
8. In addition to him/herself, owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE OF THE IMPROVEMENT BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FL
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15 day of 4 2025
by John Van Pietersom



Personally Known _____
Produced Identification X
Type of Identification Produced FLDL

[Signature]
SIGNATURE OF OWNER

[Signature]
SIGNATURE OF NOTARY PUBLIC

TYPED NAME OF NOTARY PUBLIC

Revised 10/25/2023