



# 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

0925.44

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT B, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Apr 17, 2025
Property description	DIXON JANELL 4900 A WEST JACKSON ST PENSACOLA, FL 32506 707 W JACKSON ST 15-0047-000 W 61 FT OF LT 13 AND W 60 FT OF N 30 FT OF LT 14 BLK 3 WEST KING TRACT OR 7654 P 1286 OR 8138 P 352 (Full legal attached.)	Certificate #	2023 / 7372
		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)
# 2023/7372	06/01/2023	429.96	148.34	578.30
→Part 2: Total*				578.30

## 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)
# 2024/7466	06/01/2024	591.85	6.25	97.66	695.76
Part 3: Total*					695.76

## 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)	1,274.06
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)	1,649.06

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>Candice 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.

W 61 FT OF LT 13 AND W 60 FT OF N 30 FT OF LT 14 BLK 3 WEST KING TRACT OR 7654 P 1286 OR 8138 P 352 CA 105

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500143

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ELEVENTH TALENT B, 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
15-0047-000	2023/7372	06-01-2023	W 61 FT OF LT 13 AND W 60 FT OF N 30 FT OF LT 14 BLK 3 WEST KING TRACT OR 7654 P 1286 OR 8138 P 352 CA 105

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 B, 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>	0005009060130003	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	150047000	2024	\$43,923	\$0	\$43,923	\$23,112
<b>Owners:</b>	DIXON JANELL	2023	\$43,923	\$0	\$43,923	\$21,011
<b>Mail:</b>	4900 A WEST JACKSON ST PENSACOLA, FL 32506	2022	\$19,101	\$0	\$19,101	\$19,101
<b>Situs:</b>	707 W JACKSON ST 32501	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<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 Parcel</b>	<b>Records</b>	None	
09/23/2024	9207	1871	\$100	QC	N		<b>Legal Description</b> W 61 FT OF LT 13 AND W 61 FT OF N 30 FT OF LT 14 BLK 3 WEST KING TRACT OR 9207 P 1871 CA 105	
07/29/2019	8138	352	\$100	QC	N			
09/29/2014	7654	1286	\$100	QC	Y			
04/1995	3760	948	\$100	QC	N			
10/1989	2770	173	\$100	WD	N			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							<b>Extra Features</b> None	

Parcel Information		Launch Interactive Map	
<b>Section</b>			
<b>Map Id:</b>	CA105		
<b>Approx. Acreage:</b>	0.0849		
<b>Zoned:</b>	R-1AA		
<b>Evacuation &amp; Flood Information</b>	<a href="#">Open Report</a>		
View Florida Department of Environmental Protection(DEP) Data			

Buildings

Address:707 W JACKSON ST, Improvement Type: SINGLE FAMILY, Year Built: 1955, Effective Year: 1960, PA Building ID#: 24287

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-CEMENT

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

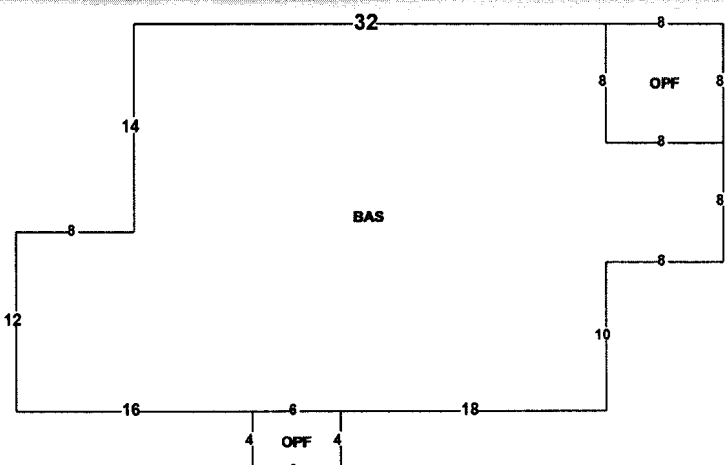
STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

Areas - 1080 Total SF

BASE AREA - 992

OPEN PORCH FIN - 88



Images

3/22/2023 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT B LLC** holder of **Tax Certificate No. 07372**, 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:

**W 61 FT OF LT 13 AND W 61 FT OF N 30 FT OF LT 14 BLK 3 WEST KING TRACT OR 7654 P 1286  
OR 8138 P 352 CA 105**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 150047000 (0925-44)**

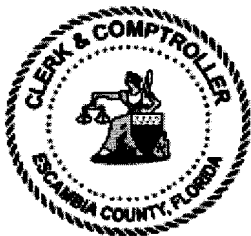
The assessment of the said property under the said certificate issued was in the name of

**JANELL DIXON**

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: 150047000 Certificate Number: 007372 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** ☒

## 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 9317, Page 228, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07372, issued the 1st day of June, A.D., 2023

TAX ACCOUNT NUMBER: 150047000 (0925-44)

DESCRIPTION OF PROPERTY:

W 61 FT OF LT 13 AND W 61 FT OF N 30 FT OF LT 14 BLK 3 WEST KING TRACT OR 7654 P 1286  
OR 8138 P 352 CA 105

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: JANELL DIXON

Dated this 16th day of May 2025.



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 #: 15-0047-000 CERTIFICATE #: 2023-7372

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: Pam Alvarez

BY



Michael A. Campbell,  
As President  
Dated: June 20, 2025

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

June 20, 2025

Tax Account #: **15-0047-000**

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

**By Virtue of Quit Claim Deed recorded 9/23/2024 in OR 9207/1871**

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 #: 15-0047-000**

**Assessed Value: \$23,112.00**

**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 #:** 15-0047-000

**CERTIFICATE #:** 2023-7372

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.

**JANELL DIXON**  
**707 W JACKSON ST**  
**PENSACOLA, FL 32501**

**JANELL DIXON**  
**4900 A WEST JACKSON ST**  
**PENSACOLA, FL 32506**

Certified and delivered to Escambia County Tax Collector, this 20<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 20, 2025**

**Tax Account #:15-0047-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**W 61 FT OF LT 13 AND W 61 FT OF N 30 FT OF LT 14 BLK 3 WEST KING TRACT OR 7654 P 1286  
OR 8138 P 352 CA 105**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 15-0047-000(0925-44)**

Recorded in Public Records 9/23/2024 3:51 PM OR Book 9207 Page 1871,  
Instrument #2024072796, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by and return to:  
Jeremy L. Dubyak, Esq  
Dubyak Law Firm, PA  
600 University Office Blvd, Unit 1B  
Pensacola, Florida 32504  
850-262-8528

\*\*\*\*\*[space above this line for recording information]\*\*\*\*\*

### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** is made and executed the 23<sup>rd</sup> day of September 2024, by **Rhonda R Goggans, a married woman as to her separate non-homestead property**, whose address 4089 E Johnson Ave., Pensacola, FL 32514, hereinafter called the **GRANTOR**, to **Janell Dixon a single woman** whose address is 4900A West Jackson St., Pensacola, FL 32506 hereinafter called **GRANTEE**:

(Whenever used herein the terms GRANTOR and GRANTEE, includes all parties to this instrument and the heirs, legal representatives and assigns of individuals, and all successors and assigns of corporations.)

**WITNESSETH:** that the Grantor, for the sum of \$10.00 (TEN DOLLARS) by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain property situated in Escambia County, Florida, to-wit;

**The West 61.00 feet of Lot 13 and the West 61.00 feet of the North 30 feet of Lot 14, Block 3, West King Tract, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C Watson in 1906.**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for the year 2024; and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

**NO TITLE INSURANCE OR OPINION OF TITLE IS PROVIDED BY THE SCRIVENER IN CONNECTION WITH THE PREPARATION OF THIS QUIT-CLAIM DEED. LEGAL DESCRIPTION TO THE SUBJECT PROPERTY HAS BEEN TRANSPOSED FROM THAT CERTAIN QUIT CLAIM DEED DATED July 29, 2019 AND RECORDED ON July 30, 2019 IN OFFICIAL RECORDS BOOK 8138, PAGE 352, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

**TOGETHER WITH ALL** the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

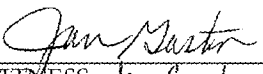
**TO HAVE AND TO HOLD**, the same in fee simple forever.

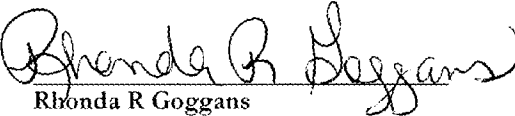
**AND** the Grantor hereby covenants with said Grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land; that he hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.


**IN WITNESS WHEREOF**, the Grantor has signed and sealed these presents the day and year first above written.

BK: 9207 PG: 1872 Last Page

Signed in the presence of:

  
WITNESS Jan Gaston  
PO Address: 600 University Office Blvd.  
Suite 1B, Pensacola, Florida 32504

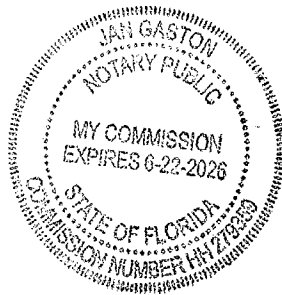
  
Rhonda R Goggans

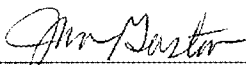
  
WITNESS Jeremy Aubryak  
PO Address: 600 University Office Blvd.  
Suite 1B, Pensacola, Florida 32504

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of September 2024, by  
Rhonda R Goggans who produced driver's license as identification and who did take an oath.

{Notary Seal}



  
NOTARY PUBLIC: Jan Gaston  
My commission expires: