



CERTIFICATION OF TAX DEED APPLICATION

Section 197 502 and 197 542, Florida Statutes

RA-513
rev 07/19
Page 1 of 2

Part 1 Tax Deed Application Information

Applicant	MIKON FINANCIAL SERVICES INC 6405 NW 36 STREETSUITE 125 MIAMI FLORIDA 33166	Apply Date	04/07/2026
		TDA Number	202600106
Owner	COFFIE & COFFIE LLC 34 NE AVENUE H BELLE GLADE FLORIDA 33430-2083	Certificate *	9499
		Issue Date	05/31/2024
Property Description	RADERS SUB NO 3 LT 20 BLK 7	Parcel ID	04-37-43-42-07-007-0200
		Alternate Parcel ID	101949295

Column 1

Column 2

Column 3

Column 4

Column 5

Column 6

Part 2 Certificates Owned by Applicant and Filed with Tax Deed Application

Certificate Number	Date of Certificate Sale	Face Amount of Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4)
9499 *	05/31/2024	\$2,089 92	\$280 40		\$2,370 32
				Part 2 Total	\$2,370 32

* Applying Certificate

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

Certificate Number	Date of Other Certificate Sale	Face Amount of Other Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4+5)
9897	05/31/2025	\$2,255 62	\$124 06	\$6 25	\$2,385 93
				Part 3 Total	\$2,385 93

Part 4 Tax Collector Certified Amounts (lines 1-8)

1 Cost of all certificates in applicant's possession and other certificates redeemed by applicant (Total of Parts 2 and 3 above)	\$4,756 25
2 Delinquent taxes paid by the applicant	\$0 00
3 Current taxes paid by the applicant	\$2,338 21
4 Property information report fee(s)	\$300 00
5 Tax Collector application fee(s)	\$150 00
6 Clerk of Court application fee(s)	\$10 60
7 Interest accrued by tax collector under s 197 542, F S (see Tax Collector Instructions, page 2)	\$339 98
8 Total of lines 1 through 7	Part 4 Total \$7,895 04

RECORDED
JUL 01 2026

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

Lori Doolin

Signature, Tax Collector or Designee

Palm Beach County, Florida

07/01/2026

Date

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



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Part 1: Tax Deed Application Information

Applicant	MIKON FINANCIAL SERVICES INC 6405 NW 36 STREETSUITE 125 MIAMI FLORIDA 33166	Apply Date	04/07/2026
		TDA Number	202600106
Owner	COFFIE & COFFIE LLC 34 NE AVENUE H BELLE GLADE FLORIDA 33430-2083	Certificate *	9499
		Issue Date	05/31/2024
Property Description	RADERS SUB NO 3 LT 20 BLK 7	Parcel ID	04-37-43-42-07-007-0200
		Alternate Parcel ID	101949295

Column 1 Column 2 Column 3 Column 4 Column 5 Column 6

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Certificate Number	Date of Certificate Sale	Face Amount of Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4)
9499 *	05/31/2024	\$2,089.92	\$280.40		\$2,370.32
Part 2: Total					\$2,370.32

* Applying Certificate

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

Certificate Number	Date of Other Certificate Sale	Face Amount of Other Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4+5)
9897	05/31/2025	\$2,255.62	\$124.06	\$6.25	\$2,385.93
Part 3: Total					\$2,385.93

Part 4: Tax Collector Certified Amounts (lines 1-8)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (Total of Parts 2 and 3 above)	\$4,756.25
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$2,338.21
4. Property information report fee(s)	\$300.00
5. Tax Collector application fee(s)	\$150.00
6. Clerk of Court application fee(s)	\$10.60
7. Interest accrued by tax collector under s. 197.542, F.S. (see Tax Collector Instructions, page 2)	\$339.98
8. Total of lines 1 through 7	\$7,895.04
Part 4: Total	

RECEIVED
JUL 01 2026

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.

Lori Doolin

Signature, Tax Collector or Designee

Palm Beach County, Florida

07/01/2026

Date

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

App Date: 04/07/2026
TDA Num: 202600106
Certificate: 9499
Issued: 05/31/2024
Parcel ID: 04-37-43-42-07-007-0200

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Section 197.502 and 197.542, Florida Statutes

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Part 5: Clerk of Court Certified Amounts (lines 9-18)

9. Tax deed processing fee(s)	
10. Certified or registered mail charge(s)	
11. Advertising charge(s) (see s.197.542, F.S.)	
12. Certificate of notice recording fee(s)	
13. Sheriff's fee(s)	
14. Interest (see Clerk of Court Instructions, page 2)	
15. Total of lines 9 through 14	Total
16. Redemption fee(s)	\$6.25
17. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502, F.S.	
18. Statutory Opening Bid (Total of lines 8, 15, 16 and 17)	Part 5: Total

Palm Beach County, Florida

Signature, Clerk of Court or Designee

Date of Sale

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 6.

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

Add Columns 3, 4, and 5 and enter the amount in Column 6.

Part 4: Tax Collector Certified Amounts (lines 1-8)

Line 1: Enter the total of Part 2 plus the total of Part 3 above.

Line 7: 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 7. 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, Florida Administrative Code.

Line 8: Enter the total of lines 1-7.

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)

Part 5: Clerk of Court Certified Amounts (lines 9-18)

Line 14: 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 8, minus line 7, plus lines 9 through 13. Enter the amount on line 14.

Line 15: Enter the total of lines 9-14. Complete lines 16-17, if applicable.

Line 18: Enter the total of lines 8, 15, 16, and 17.



APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

RA-512, R.04/18
Page 1 of 1

To: Tax Collector of **Palm Beach** County, Florida
Re: 04-37-43-42-07-007-0200

I, **MIKON FINANCIAL SERVICES INC, 6405 NW 36 STREETSUITE 125 MIAMI, FLORIDA, 33166**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
9499 *	05/31/2024	RADERS SUB NO 3 LT 20 BLK 7

* = Applying Certificate

I agree to:

- pay all delinquent taxes,
- redeem all outstanding tax certificates plus interest, and
- pay any delinquent, omitted, or current taxes and interest covering the property.

I agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the tax certificate on which this application is based, and all other certificates on the same property or of the same legal description.

Jccapote (Juan C Capote)
Applicant's Signature

04/07/2026
Date



Anne M. Gannon

Tax Collector

301 North Olive Avenue
3rd Floor
West Palm Beach, FL 33401
Phone: (561) 355- 6385
Fax: (561) 355- 6760
www.pbctax.com

**Persons To Notify of Pending Tax Deed Application
Pursuant to Florida Statute 197.522**

PARCEL ID NUMBER:04-37-43-42-07-007-0200
CERTIFICATE:9499
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$66,153.00

LAST ASSESSED PARTY ON TAX ROLL:

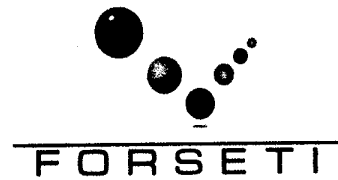
COFFIE & COFFIE LLC

34 NE AVENUE H
BELLE GLADE, FLORIDA 33430-2083 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

MIKON FINANCIAL SERVICES INC.
6405 NW 36 ST #125
MIAMI, FL 33166

Property Information Report



Toll Free: (855) 757-8572 • Local: (407) 456-1888 • searches@theforsetigroup.com

CERTIFICATE NO. 2024-9499

Property Information Report

PCN: 04-37-43-42-07-007-0200

EFFECTIVE DATE AND TIME: 06/19/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

Coffie & Coffie LLC, by virtue of Quit-Claim Deed recorded 09/03/2013 in Official Records Book 26294, Page 228.

256 SW Avenue B
Belle Glade, FL 33430

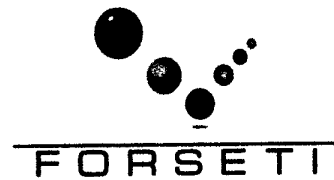
3. Legal description as described in vesting instrument:

Lot 20, Block 7, plat of Radar Subdivision No. 3, Belle Glade, Florida, according to the plat recorded in Plat Book 21, Page 10, as recorded in the Public Records of Palm Beach County, Florida; said land situate, lying and being in Palm Beach County, Florida.

Note: Subject to that Underground Easement recorded 07/25/2024 in ORB 35165, Page 1586.

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Property Information Report



Toll Free: (855) 757-8572 • Local: (407) 456-1888 • searches@theforsetigroup.com

CERTIFICATE NO. 2024-9499

NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status: (list any active mortgages with official record book and page or note "None" or "Satisfied")

None
2. Probate matters found of record: (list active probate matters or note "None")

None
3. Bankruptcy Cases of record: (List all open or closed cases that may pertain to vested party with status or write "None")

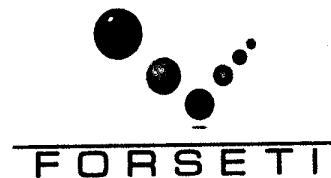
None
4. Liens/Judgments/Other matters that may affect title: (list all active liens, judgments and matters affecting this title with the official record book and page or note "None")

None
5. Also notify: (list name and addresses of other interested parties and include official record book and page number or some identifier that will identify why they are being noticed)

None

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Property Information Report



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CERTIFICATE NO. 2024-9499

NOTE: Tax Assessment Roll Information:

PCN: 04-37-43-42-07-007-0200

Legal Description:

RADERS SUB NO 3 LT 20 BLK 7

Name Last Assessed:

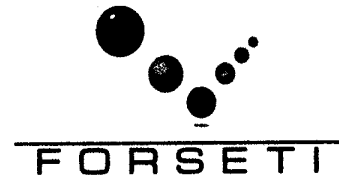
Coffie & Coffie LLC

Address:

34 NE Avenue H
Belle Glade, FL 33430-2083

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Property Information Report



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CERTIFICATE NO. 2024-9499

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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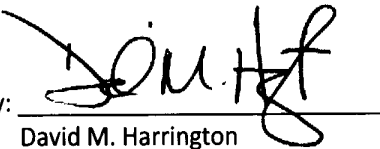
THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND AND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD BOOKS OF PALM BEACH COUNTY, FLORIDA THAT APPEAR TO ENCUMBER THE TITLE TO SAID LAND. IT IS THE RESPONSIBILITY OF THE PARTY NAMED ABOVE TO VERIFY RECEIPT OF EACH DOCUMENT LISTED. THIS SEARCH IS NOT INTENDED TO INCLUDE EASEMENTS, RESTRICTIONS, NOTICES UNRECORDED MATTERS OR OTHER DOCUMENTS NOT LISTED ABOVE. ANY MENTION OF SUCH MATTERS ON THE SEARCH HAVE BEEN ADDED FOR INFORMATIONAL PURPOSES AT THE REQUEST OF THE USER NAMED ABOVE AND WITH NO LEGAL OPINION (INTENTIONAL OR IMPLIED).

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Dated: June 24, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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9499-2024

Property Detail

Location Address : 672 SW 3RD ST
Municipality : BELLE GLADE
Parcel Control Number : 04-37-43-42-07-007-0200
Subdivision : RADERS SUB 3 B G IN
Official Records Book/Page : 26294 / 228
Sale Date : 02/28/2013
Legal Description : RADERS SUB NO 3 LT 20 BLK 7

Owner Information**Owner(s)**

COFFIE & COFFIE LLC

Mailing Address

34 NE AVENUE H
 BELLE GLADE FL 33430 2083

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/28/2013	\$10	26294 / 00228	QUIT CLAIM	COFFIE & COFFIE LLC
09/01/1999	\$27,000	11360 / 00471	WARRANTY DEED	
05/15/1998	\$100	10404 / 00648	CERT OF TITLE	MORTGAGE INCOME FD 3 LTD
03/01/1993	\$100	07638 / 01384	QUIT CLAIM	
07/01/1992	\$100	07346 / 00001	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

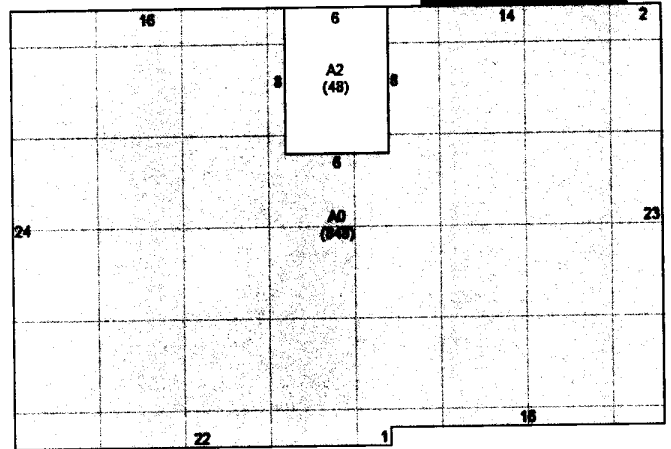
Property Information**Total Number of Units Per Parcel :** 1***Total Square Feet :** 1052**Acres :** .12**Property Use Code :** 0100—SINGLE FAMILY**Zoning :** R-1—RESIDENTIAL (UP TO 5.8 DU/AC) (04-BELLE GLADE)**Building Details****Structural Details**

Structural Element for Building 1	
Bldg Type	SFR
Exterior Wall 1	MSY: CB STUCCO
Year Built	1961
Air Condition Desc.	NO HTG/AC
Heat Type	NONE
Heat Fuel	NONE
Bed Rooms	0
Full Baths	1
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	VINYL ASBESTOS
Floor Type 2	N/A
Stories	1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	848
SFB Semi Finished Base Area	156
FST Finished Storage	48
Total Square Footage	1052
Area Under Air	1004



Property Extra Feature

Description	Year Built	Units
Patio	1961	398

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-1	0.12

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$83,562	\$85,279	\$82,024	\$52,830	\$39,934
Land Value	\$32,500	\$21,500	\$15,000	\$8,265	\$5,250
Total Market Value	\$116,062	\$106,779	\$97,024	\$61,095	\$45,184

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$66,153	\$60,139	\$54,672	\$49,702	\$45,184
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$66,153	\$60,139	\$54,672	\$49,702	\$45,184

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,824	\$1,667	\$1,529	\$1,236	\$1,080
NON AD VALOREM	\$425	\$399	\$393	\$389	\$383
TOTAL TAX	\$2,249	\$2,066	\$1,922	\$1,625	\$1,463

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcprao.gov

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ZIP Code™ by Address

You entered:

672 SW 3RD ST
BELLE GLADE FL

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. **Edit and search again. ([zip-code-lookup.htm?byaddress](#))**

672 SW 3RD ST
BELLE GLADE FL **33430-3933**

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Detail by Entity Name

Florida Limited Liability Company

COFFIE & COFFIE LLC

Filing Information

Document Number L07000056672

FEI/EIN Number 26-0254430

Date Filed 05/30/2007

Effective Date 05/29/2007

State FL

Status ACTIVE

Principal Address

34 NE Avenue H
Belle Glade, FL 33430

Changed: 03/17/2026

Mailing Address

34 NORTHEAST AVENUE H
BELLE GLADE, FL 33430

Changed: 03/17/2026

Registered Agent Name & Address

Donia Adams Roberts, P.A.
257 SE DR MLK JR BLVD
BELLE GLADE, FL 33430

Name Changed: 06/30/2026

Address Changed: 06/30/2026

Authorized Person(s) Detail

Name & Address

Title MEMBER, MANAGING MEMBER

DEBORAH B. COFFIE, AS SUCCESSOR TRUSTEE OF THE CLOVER COFFIE REVOCABLE LIVING TRUST
DATED MAY 23, 2025
34 NORTHEAST AVENUE H
BELLE GLADE, FL 33430