

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1600364

**Date of Tax Deed Application**

Apr 28, 2016

This is to certify that **IDE****IDE TECHNOLOGIES INC**, holder of **Tax Sale Certificate Number 2013 / 9652**, Issued the 1st Day of June, 2013 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **14-4177-000**

Cert Holder:

**IDE  
IDE TECHNOLOGIES INC  
3100 N29 COURT  
HOLLYWOOD, FL 33020**

Property Owner:

**BRADLEY OLLIE M EST OF  
1100 W LLOYD ST  
PENSACOLA, FL 32501****LT 19 AND E 20 FT OF LT 20 BLK 73 1ST ADDN TO NORTH HILL  
HIGHLANDS PLAT DB 64 P 572 OR 56 P 105 CA 1Full legal  
attached.**

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2013/9652	14-4177-000	06-01-2013	75.76	3.79	79.55

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/9241	14-4177-000	06-01-2015	686.24	6.25	80.20	772.69
2014/8802	14-4177-000	06-01-2014	648.37	6.25	118.06	772.68
2014/3	14-4177-000	06-01-2014	726.60	6.25	236.75	969.60

**Amounts Certified by Tax Collector (Lines 1-7):****Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

2,594.52

0.00

653.77

200.00

175.00

3,623.29

**Amounts Certified by Clerk of Court (Lines 8-15):****Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 10th day of May, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: November 7, 2016

By Candice Lewis

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
14-4177-000 2013

LT 19 AND E 20 FT OF LT 20 BLK 73 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 56 P 105 CA 107

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

IDE  
IDE TECHNOLOGIES INC  
3100 N29 COURT  
HOLLYWOOD, FL 33020

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2013/ 9652	06-01-2013	LT 19 AND E 20 FT OF LT 20 BLK 73 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 56 P 105 CA 107

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also 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 above- mentioned 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*

Applicant's Signature

04-28-2016

Date



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[← Navigate Mode](#)
☒ Account
 ☐ Reference
 [→](#)
[Printer Friendly Version](#)

## General Information

**Reference:** 000S009050019073  
**Account:** 144177000  
**Owners:** BRADLEY OLLIE M EST OF  
**Mail:** 1100 W LLOYD ST  
 PENSACOLA, FL 32501  
**Situs:** 1100 W LLOYD ST 32501  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$8,260	\$24,481	\$32,741	\$32,741
2014	\$8,260	\$23,065	\$31,325	\$31,325
2013	\$8,260	\$20,843	\$29,103	\$29,103

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

## Sales Data

[MLS Listing #454454](#)

**Sale Date Book Page Value Type** [Official Records \(New Window\)](#)

None

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

## 2015 Certified Roll Exemptions

### Legal Description

LT 19 AND E 20 FT OF LT 20 BLK 73 1ST ADDN TO  
NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 56 P  
105 CA 107

### Extra Features

METAL BUILDING

## Parcel Information

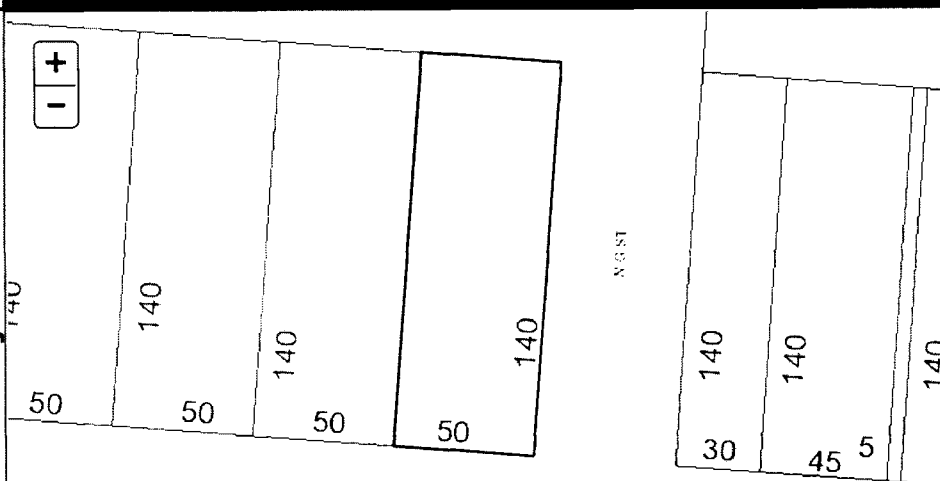
[Launch Interactive Map](#)

**Section**  
**Map Id:**  
 CA107

**Approx. Acreage:**  
 0.1607

**Zoned:**   
 R-1AAA

**Evacuation & Flood Information**  
[Open Report](#)



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

## Buildings

Address: 1100 W LLOYD ST, Year Built: 1944, Effective Year: 1944

### Structural Elements

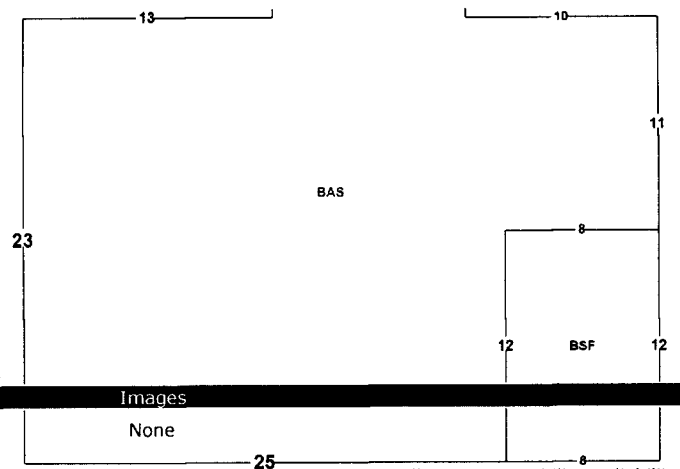
DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-ASBESTOS SIDING  
 FLOOR COVER-HARDWOOD/PARQUET  
 FOUNDATION-WOOD/SUB FLOOR  
 HEAT/AIR-UNIT HEATERS  
 INTERIOR WALL-DRYWALL-PLASTER  
 NO. PLUMBING FIXTURES-3  
 NO. STORIES-1

ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 809 Total SF

BASE AREA - 713

BASE SEMI FIN - 96



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:05/12/2016 (tc.948)

16-438

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 144177000 Certificate Number: 009652 of 2013**

**Payor: Carver Darden 801 W Romana St Suite A Pensacola, FL 32502      Date 07/14/2016**

Clerk's Check #	78413	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$4,009.99
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$4,607.24

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

Ne-438

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2013 TD 009652**

**Redeemed Date 07/14/2016**

**Name Carver Darden 801 W Romana St Suite A Pensacola, FL 32502**

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$4,009.99
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

July 22, 2016

CARVER DARDEN  
801 W ROMANA ST STE A  
PENSACOLA FL 32502

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2013 TD 009652

\$664.40

**TOTAL \$664.40**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

July 25, 2016

IDE TECHNOLOGIES INC  
3100 N29 COURT  
HOLLYWOOD, FL 33020

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 009652	\$450.00	\$20.25	\$470.25

**TOTAL \$470.25**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

16-438

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12952

August 2, 2016

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 08-02-1996, through 08-02-2016, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Fairbanks Investment Group of Northwest Florida, Inc.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

August 2, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12952

August 2, 2016

**Lot 19 and East 20 feet of Lot 20, Block 73, First Addition to North Hill Highlands, Plat Deed Book 64,  
page 572.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12952

August 2, 2016

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2012-2015 were delinquent, but have now been paid.. The assessed value is \$32,741.00. Tax ID 14-4177-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-7-2016

TAX ACCOUNT NO.: 14-4177-000

CERTIFICATE NO.: 2013-9652

In compliance with Section 197.256, 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

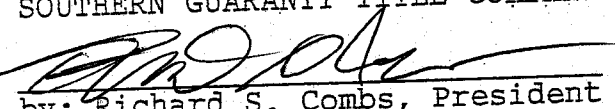
- X   Notify City of Pensacola, P.O. Box 12910, 32521  
      X   Notify Escambia County, 190 Governmental Center, 32502  
      X   Homestead for        tax year.

Fairbanks Investment Group of  
Northwest Florida, Inc.  
4909 Soundside Drive  
Gulf Breeze, FL 32563

Unknown Tenants  
1100 W. Lloyd St.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 2nd day of August, 2016.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

Prepared by and return to:  
Brian W. Hoffman, Esquire  
Carver, Darden, Koretzky, Tessier,  
Finn, Blossman & Areaux, LLC  
801 W. Romana St., Ste. A  
Pensacola, Florida 32502  
File No.: 4299.41468

[Space Above This Line For Recording Data]

---

## Personal Representative's Deed

**This Personal Representative's Deed** made this 8<sup>th</sup> day of July, 2016 between **Albertine O. Hughes, as Personal Representative of the Estate of Ollie Mae Bradley, Deceased, ("Grantor")**, whose address is 6719 Dorothy Giles Court, Alexandria, VA 22315, and **Fairbanks Investment Group of Northwest Florida, Inc., a Florida corporation, ("Grantee")**, whose address is 4909 Soundside Drive, Gulf Breeze, FL 32563.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

### WITNESSETH:

**Witnesseth**, that Grantor, pursuant to the terms of the Last Will and Testament of the decedent Ollie Mae Bradley, dated 10<sup>th</sup> day of December, 2010, said Will being filed with Clerk of Court in Escambia County, Florida, in Case Number 2012 CP 000096 and recorded in Official Record Book 7526 at Page 238 of the public records in and for Escambia County, Florida, and pursuant to that Order Authorizing Sale of Property Recorded in Official Record Book 7519 at Page 265 of the public records in and for Escambia County, Florida for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida to-wit:**

**Lot 19 and the East 20 feet of Lot 20, Block 73, First Addition to North Hill Highlands, a re-subdivision of a part of the Dallas Tract, according to the plat thereof, recorded in Deed Book 64, Page 572, of the Public Records of Escambia County, Florida.**

Parcel Identification Number: 000S009050019073

**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** subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Laura Al Housi

Albertine O. Hughes (seal)  
Albertine O. Hughes, as Personal Representative of  
the Estate of Ollie Mae Bradley, Deceased

[Signature]  
Witness Name: Jonathan M Sklar

State of VA

County of Fairfax

The foregoing Personal Representative's Deed was sworn to, subscribed, and acknowledged before me this 7 day of July, 2016 by Albertine O. Hughes, as Personal Representative of the Estate of Ollie Mae Bradley, Deceased, on behalf of said estate, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Dinora Sorto

My Commission Expires: March 31, 2019