

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600303

Date of Tax Deed Application
Apr 26, 2016

This is to certify that **NEBRASKA ALLIANCE REALTY COMPA BMO HARRIS, CUSTODIAN FOR NEBR**, holder of **Tax Sale Certificate Number 2014 / 203**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **01-2601-020**

Cert Holder:
NEBRASKA ALLIANCE REALTY COMPA BMO HARRIS,
CUSTODIAN FOR NEBR
5106 CALIFORNIA ST
OMAHA, NE 68132

Property Owner:
KOBACKER KIMBERLY R
3720 HIDDEN OAK DR
PENSACOLA, FL 32504

LT 10 BLK A HIDDEN OAKS S/D PB 9 P 79 OR 6895 P 1330
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
2014/203	01-2601-020	06-01-2014	1,550.33	77.52	1,627.85

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
2015/248	01-2601-020	06-01-2015	1,561.98	6.25	78.10	1,646.33

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	3,274.18
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1458.34
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	5,107.52

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.	55,612.50
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	6.25
19. Total Amount to Redeem	

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: October 3, 2016 By Jenna Stewart

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-2601-020 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the
Florida Statutes, I,NEBRASKA ALLIANCE REALTY COMPA BMO HARRIS, CUSTODIAN FOR NEBR
5106 CALIFORNIA ST
OMAHA, NE 68132

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

<u>Certificate No.</u>	<u>Date</u>	<u>Legal Description</u>
2014/ 203	06-01-2014	LT 10 BLK A HIDDEN OAKS S/D PB 9 P 79 OR 6895 P 1330

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

04-26-2016

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: 151S291150010001
Account: 012601020
Owners: KOBACKER KIMBERLY R
Mail: 3720 HIDDEN OAK DR
 PENSACOLA, FL 32504
Situs: 3720 HIDDEN OAK DR 32504
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	\$28,500	\$94,615	\$123,115	\$111,225
2014	\$28,500	\$90,208	\$118,708	\$110,343
2013	\$28,500	\$80,213	\$108,713	\$108,713

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/26/2012	6895	1330	\$100	QC	View Instr
03/06/2009	6435	947	\$130,000	WD	View Instr
11/2000	4632	1403	\$124,000	WD	View Instr
02/1996	3928	834	\$102,600	WD	View Instr
01/1911	1165	483	\$9,500	WD	View Instr
01/1911	1164	245	\$9,000	WD	View Instr

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

2015 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 10 BLK A HIDDEN OAKS S/D PB 9 P 79 OR 6895 P 1330

Extra Features

None

Parcel Information

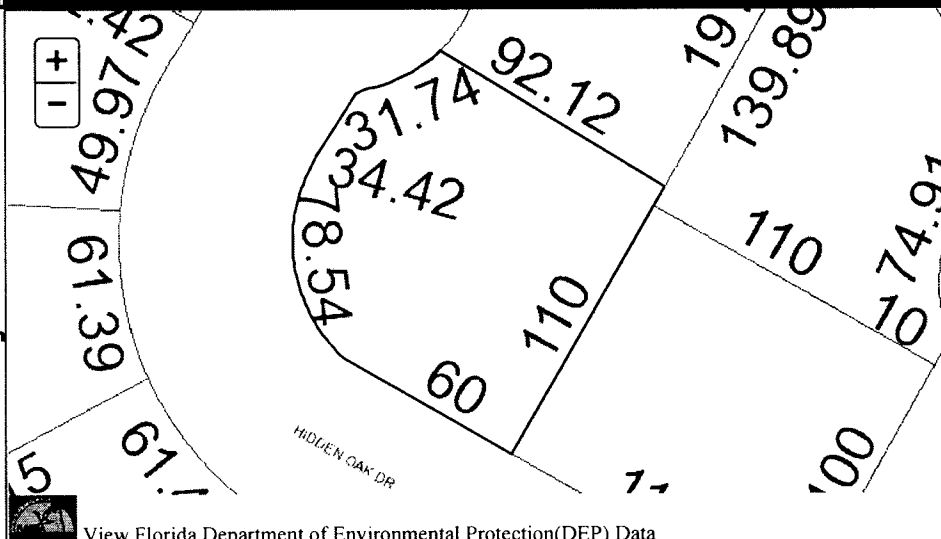
[Launch Interactive Map](#)

Section Map Id:
 15-1S-29-2

Approx. Acreage:
 0.2497

Zoned:
 R-1AAA

Evacuation & Flood Information
[Open Report](#)



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

Buildings

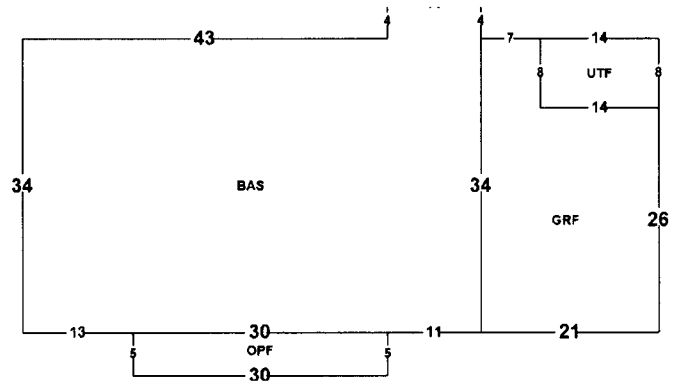
Address: 3720 HIDDEN OAK DR, Year Built: 1978, Effective Year: 1978

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 2744 Total SF**
BASE AREA - 1880
GARAGE FIN - 602
OPEN PORCH FIN - 150
UTILITY FIN - 112



Images



6/27/12

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:05/17/2016 (tc.1040)

16-349

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: 012601020 Certificate Number: 000203 of 2014**

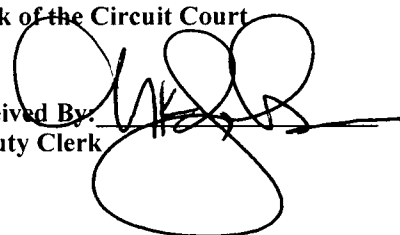
**Payor: KIMBERLY KOBACKER 3720 HIDDEN OAK DR PENSACOLA FL 32504 Date
 05/31/2016**

Clerk's Check # 8987
 Tax Collector Check # 1

Clerk's Total \$490.50
 Tax Collector's Total \$5,573.45
 Postage \$60.00
 Researcher Copies \$0.00
 Total Received \$6,123.95

\$5,327.13

**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>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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**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 # 2014 TD 000203

Redeemed Date 05/31/2016

Name KIMBERLY KOBACKER 3720 HIDDEN OAK DR PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$5,573.45
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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 •

June 3, 2016

NEBRASKA ALLIANCE REALTY COMPA BMO HARRIS CUSTODIAN FOR NEBR
5106 CALIFORNIA ST
OMAHA NE 68132

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.

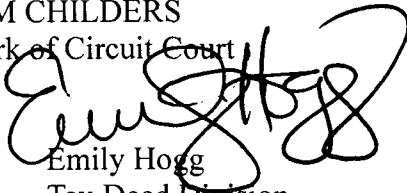
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 000203	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

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
16-349

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12899

July 12, 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 07-12-1996, through 07-12-2016, and said search reveals the following:

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

Kimberly R. Kobacker

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: 

July 12, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12899

July 12, 2016

**Lot 10, Block A, Hidden Oaks Subdivision, as per plat thereof, recorded in Plat Book 9, Page 79, of the
Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12899

July 12, 2016

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

1. Taxes for the year 2013-2015 delinquent. The assessed value is \$123,115.00. Tax ID 01-2601-020.

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: 10-3-2016

TAX ACCOUNT NO.: 01-2601-020

CERTIFICATE NO.: 2014-203

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

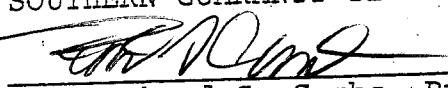
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for 2015 tax year.

Kimberly R. Kobacker
3720 Hidden Oak Dr.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 13th day of July, 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.

QUITE CLAIM DEED

STATE OF FLORIDA

COUNTY OF ESCAMBIA

KNOWN ALL MEN BY THESE PRESENTS,

That, James M. Kobacker, for and in
Consideration of Ten (\$10) Dollars,
The receipt whereof is hereby
Acknowledged, does remise, release
And quit claim unto, Kimberly R. Kobacker
Her heirs, executors, administrator
And assigns, forever, the following
Described property, situated in the
County of Escambia, State of Florida,
To-wit:

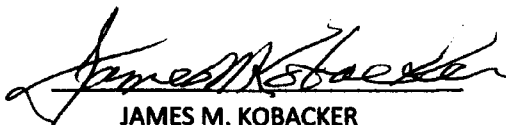
Lot 10, Block A, HIDDEN OAKS SUBDIVISION, ESCAMBIA
COUNTY FLORIDA, ACCORDING TO THE PLAT BOOK OF
THAT SUBDIVISION RECORDED IN PLAT BOOK 9 AT
PAGE 79 OR THE PLAT BOOK 6435 AT THE PAGE 947
OF THE PUBLIC RECORDS OF SAID COUNTY.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF
RECORD, IF ANY.

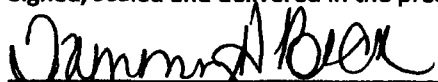
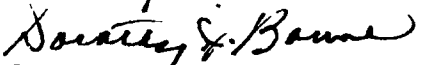
Together with all and singular the tenements, hereditaments and appurtenances
Thereto belonging or in anywise appertaining, free from all exemptions and right
Of homestead.

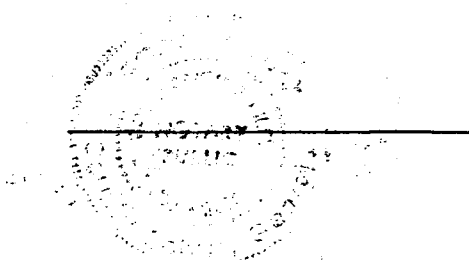
This instrument prepared without Title Search or Title Insurance at
The request of the grantor and grantee.

IN WITNESS WHEREOF, I have hereunto set my and seal this 26 day
Of July, 2012.


JAMES M. KOBACKER

Signed, sealed and delivered in the presence of:


Tammy H. Beck

Dorothy J. Bowne



STATE OF GEORGIA
COUNTY OF RABUN

This day before the undersigned Notary Public, personally appeared JAMES M. KOBACKER, who is personally know (x) or produced _____ as identification () and is the individual described in and who executed the foregoing Quit Claim Deed, and acknowledged that He executed the same for the uses and purposed therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal,

This 26th day of July 2012

James H. Bick

NOTARY PUBLIC

MY COMMISSION EXPIRES:

prepared by:
Kimberly R. Kobacker
3120 Hodden Oak Dr.
Pensacola, Fl. 32504