Tax Collector's Certification

Tax Deed Application Number
1600524

CTY-513

Date of Tax Deed Application
Jun 29, 2016

This is to certify that **5T WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2014 / 2333**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **05-2200-176**

Cert Holder:
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:
JANSSEN ALLEN L & BRENDA
JANSSEN BRUCE E
7895 HESTIA PL
PENSACOLA, FL 32506
LT 38 VALENCIA ARMS PB 7 P 99 OR 4141 P 1138

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
2014/2333	05-2200-176	06-01-2014	283.27	14.75	298.02
2016/2203	05-2200-176	06-01-2016	293.03	14.65	307.68

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
2015/2489	05-2200-176	06-01-2015	301.93	6.25	58.88	367.06
2013/2722	05-2200-176	06-01-2013	251.21	6.25	32.92	290.38

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	1,263.14
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	1,638.14

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	12.50
19. Total Amount to Redeem	

Done this the 7th day of July, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: January 3, 2017 By

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

FORM 512

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application Number
1600524

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

, 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
2014/ 2333	06-01-2014	LT 38 VALENCIA ARMS PB 7 P 99 OR 4141 P 1138

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

06-29-2016
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:	092S300550000038
Account:	052200176
Owners:	JANSSEN ALLEN L & BRENDA JANSSEN BRUCE E
Mail:	7895 HESTIA PL PENSACOLA, FL 32506
Situs:	159 DIEGO CIR 32505
Use Code:	SINGLE FAMILY - TOWNHOME
Taxing Authority:	COUNTY MSTU
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	$2,000	$7,741	$9,741	$9,741
2014	$4,275	$7,887	$12,162	$10,340
2013	$4,275	$7,493	$11,768	$9,400

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1997	4141	1138	$75,000	WD	View Instr
08/1993	3417	408	$8,500	WD	View Instr
05/1993	3357	773	$10,800	CT	View Instr
06/1979	1341	396	$23,000	WD	View Instr

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

2015 Certified Roll Exemptions

Legal Description

LT 38 VALENCIA ARMS PB 7 P 99 OR 4141 P 1138

Extra Features

None

Parcel Information

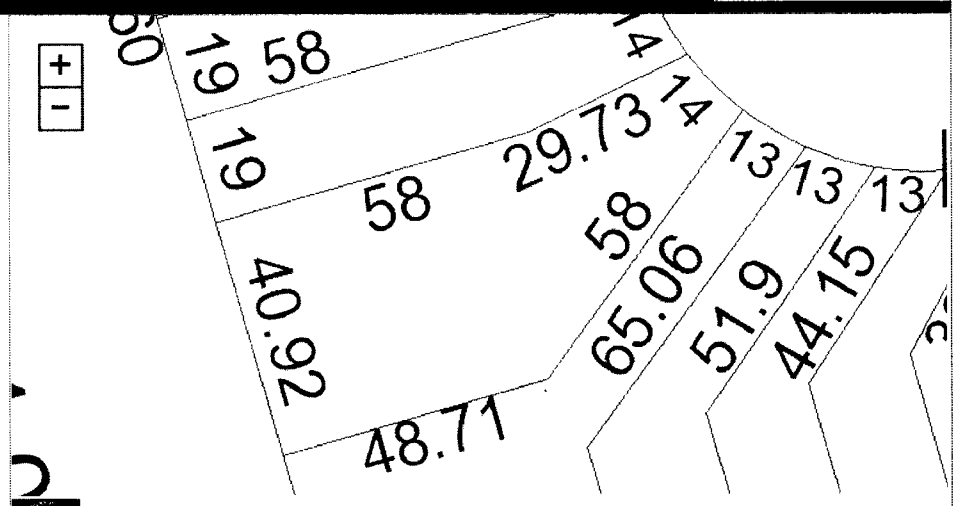
Launch Interactive Map

Section Map Id:
09-2S-30-2

Approx. Acreage:
0.0777

Zoned:
HDMU

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

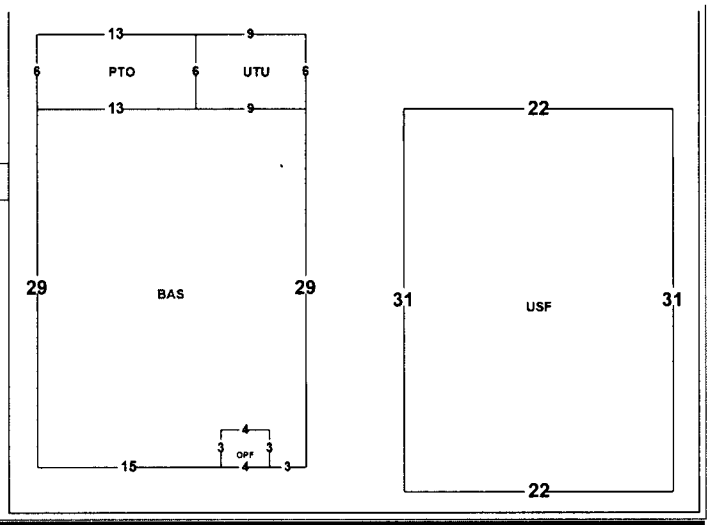
Address:159 DIEGO CIR, Year Built: 1972, Effective Year: 1972

Structural Elements

DECOR/MILLWORK-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-*5*
NO. STORIES-*2*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*IRR. ROOF DESGN*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 1452 Total SF
BASE AREA - *626*
OPEN PORCH FIN - *12*
PATIO - *78*
UPPER STORY FIN - *682*
UTILITY UNF - *54*



Images

None

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:07/20/2016 (tc.4486)

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: 052200176 Certificate Number: 002333 of 2014

Payor: BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506 **Date** 09/30/2016

Clerk's Check #	6650601768	Clerk's Total	$541.45
Tax Collector Check #	1	Tax Collector's Total	$1,822.64
		Postage	$60.00
		Researcher Copies	$40.00
		Total Received	$2,464.09

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
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 # 2014 TD 002333
Redeemed Date 09/30/2016
Name BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506

Clerk's Total = TAXDEED	$541.45
Due Tax Collector = TAXDEED	$1,822.64
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

Search Property | Property Sheet | Lien Holder's | Redeem | Forms | Courtview | Benchmark
Redeemed From Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 052200176 Certificate Number: 002333 of 2014

Redemption: Yes | Application Date: 06/29/2016 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/03/2017	Redemption Date 09/30/2016
Months	7	3
Tax Collector	$1,638.14	$1,638.14
Tax Collector Interest	$172.00	$73.72
Tax Collector Fee	$12.50	$12.50
Total Tax Collector	$1,822.64	$1,724.36 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$160.00	$160.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$51.45	$22.05
Total Clerk	$541.45	$512.05 CH
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$2,464.09	$2,236.41
	Repayment Overpayment Refund Amount	$227.68 +160 + 200 = $ 587.68

Redeemer

Notes

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 6, 2016

BRENDA JANSSEN
7895 HESTIA PL
PENSACOLA FL 32506

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
2014 TD 002335	$584.35
2014 TD 002333	$587.68
2014 TD 002336	$584.39

TOTAL $1756.42

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • OR@EscambiaClerk.com

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 6, 2016

5T WEALTH PARTNERS LP
DEPARTMENT #6200
PO BOX 830539
BIRMINGHAM AL 35283

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 002335	$490.00	$22.05	$512.05
2014 TD 002333	$490.00	$22.05	$512.05
2014 TD 002336	$490.00	$22.05	$512.05

TOTAL $1,536.15

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • OR@EscambiaClerk.com

17-016

Redeemed

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13147

October 6, 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 10-06-1996, through 10-06-2016, and said search reveals the following:

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

   Allen L. Janssen and Brenda Janssen, husband and wife, and Bruce E. Janssen

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: _____

October 6, 2016

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13147

October 6, 2016

Lot 38, Valencia Arms, as per plat thereof, recorded in Plat Book 7, Page 99, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13147

October 6, 2016

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4445, page 1062, and O.R. Book 4315, page 433.

2. Taxes for the year 2013-2015 delinquent. The assessed value is $9,741.00. Tax ID 05-2200-176.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-3-2017

TAX ACCOUNT NO.: 05-2200-176

CERTIFICATE NO.: 2014-2333

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, 221 Palafox Place, 4th Floor/ 190 Governmental Center, 32502
___	X	Homestead for _____ tax year.

Allen L. Janssen
Brenda Janssen
Bruce E. Janssen
7895 Hestia Place
Pensacola, FL 32506

Unknown Tenants
159 Diego Circle
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector, this 10th day of October, 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.

Return to: (enclose self-addressed stamped envelope)

Name:

Address: 54 525.00

This Instrument Prepared by: Southern Guaranty Title Company P.O. Box 10744 Pensacola, FL 32504

Address:

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

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

WARRANTY DEED
INDIVID. TO INDIVID.

©Pensacola Paper & Printing Co., Inc. 1987

OR BK 4141 PG 1138
Escambia County, Florida
INSTRUMENT 97-394349

DEED DOC STAMPS PD @ ESC CO $ 525.00
06/18/97 ERNIE LEE MAGAHA CLERK
By: Sabra Arnold

RCD Jun 18, 1997 03:51 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-394349

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made the* 18th *day of* June *A.D. 19*97 *by*
Manuel Porter
hereinafter called the grantor, to
Allen L. Janssen & Brenda Janssen, husband & wife, and Bruce E. Janssen, unmarried man
whose post office address is 7895 Hestia Place, Pensacola, FL 32506

hereinafter called the grantee:
(Wherever 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)

Witnesseth: *That the grantor, for and in consideration of the sum of $* 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in* Escambia *County, State of* Florida *, viz:*

Lots 25, 26, 38, 42, 46, and 55, Valencia Arms, a subdivision of a portion of Section 9, Township 2 South, Range 30 West, Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 7, at page 99 of the public records of said County.

The property described herein is not the legal homestead of the grantor.

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 *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19*96 .

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Signature: Robert Combs
Printed Signature
Signature: Richard Combs
Printed Signature: Richard Combs

Signature: Manuel Porter
Printed Signature
Post Office Address

Signature
Printed Signature
Signature
Printed Signature

Signature
Printed Signature
Signature
Printed Signature
Post Office Address

STATE OF Florida)
COUNTY OF Escambia)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Manuel Porter known to me to be the person ___ described in and who executed the foregoing instrument, who acknowledged before me that ___ executed the same, that I relied upon the following form ___ of identification of the above-named person ___: FL D.L. and that an oath (was)(was not) taken.

NOTARY RUBBER STAMP SEAL

ROBERT K. COMBS
MY COMMISSION # CC 512216
EXPIRES: February 10, 2000
Bonded Thru Notary Public Underwriters

Witness my hand and official seal in the County and State last aforesaid this 18th day of June, A.D. 19 97.

Notary Signature
Robert K. Combs
Printed Notary Signature

10 03 91