



Chris Jones

Escambia County Property Appraiser

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General Information

Reference: 233S311150006002
Account: 102100524
Owners: NICHOLS DEBORAH
Mail: 6141 ARBUTUS DR
 PENSACOLA, FL 32504
Situs: 14 MIRROR LAKE CT 32507
Use Code: VACANT RESIDENTIAL ☒
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

Sales Data

[MLS Listing #491037](#)

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/15/2010	7146	689	\$100	QC	View Instr
09/2000	4607	1768	\$36,900	WD	View Instr

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

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$25,000	\$0	\$25,000	\$25,000
2014	\$35,000	\$0	\$35,000	\$35,000
2013	\$35,000	\$0	\$35,000	\$35,000

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

2015 Certified Roll Exemptions

Legal Description

LOT 6 BLK B HARBOUR LAKE PB 16 P 9 OR 4607 P 1768
 OR 7146 P 689

Extra Features

None

Parcel Information

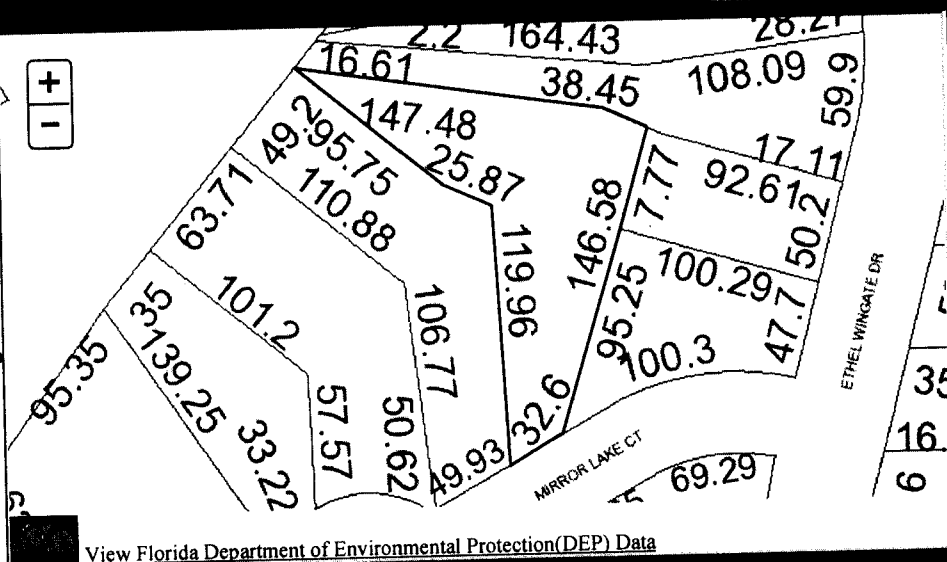
[Launch Interactive Map](#)

Section Map Id:
 23-35-31

Approx. Acreage:
 0.2680

Zoned: ☒
 Com

Evacuation & Flood Information
[Open Report](#)


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

Buildings

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: 05/02/2016 at 1:52 PM

16-144

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600062

Date of Tax Deed Application
Apr 15, 2016

This is to certify that **U.S. BANK AS CUST FOR MAGNOLIA**, holder of **Tax Sale Certificate Number 2014 / 5940**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **10-2100-524**

Cert Holder:
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

Property Owner:
NICHOLS DEBORAH
6141 ARBUTUS DR
PENSACOLA, FL 32504
LOT 6 BLK B HARBOUR LAKE PB 16 P 9 OR 4607 P 1768

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
2014/5940	10-2100-524	06-01-2014	611.04	30.55	641.59

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
2015/6241	10-2100-524	06-01-2015	601.99	6.25	30.10	638.34

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	1,279.93
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	393.87
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)	2,048.80

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	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:

August 1, 2016

By



Jonathan Johnson

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

10-2100-524 2014

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application
Number
1600062

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

, 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/ 5940	06-01-2014	LOT 6 BLK B HARBOUR LAKE PB 16 P 9 OR 4607 P 1768

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

04-15-2016

Date

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**

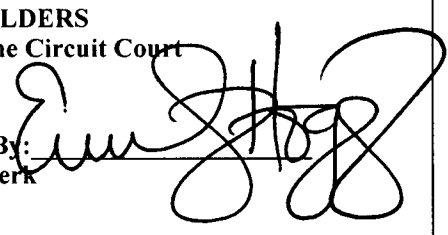
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 102100524 Certificate Number: 005940 of 2014**

Payor: DEBORAH NICHOLS 6141 ARBUIUS DR PENSACOLA FL 32504 Date 05/25/2016

Clerk's Check #	6643202802	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$2,177.98
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,754.98 \$2222.53

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 005940
 Redeemed Date 05/25/2016**

Name DEBORAH NICHOLS 6141 ARBUIUS DR PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$477.00	\$2722.53
Due Tax Collector = TAXDEED	\$2,777.98	
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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 102100524 Certificate Number: 005940 of 2014

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/01/2016	Redemption Date 05/25/2016
Months	4	1
Tax Collector	\$2,048.80	\$2,048.80
Tax Collector Interest	\$122.93	\$30.73
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,177.98	\$2,085.78 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$27.00	\$6.75
Total Clerk	\$477.00	\$456.75 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,754.98	\$2,542.53
	Repayment Overpayment Refund Amount	\$212.45

Notes

Submit

Reset

Print Preview



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

US BANK AS CUST FOR MAGNOLIA
PO BOX 645290
CINCINNATI OH 45264

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 005609	\$450.00	\$6.75	\$456.75
2014 TD 006222	\$450.00	\$6.75	\$456.75
2014 TD 000307	\$450.00	\$6.75	\$456.75
2014 TD 005940	\$450.00	\$6.75	\$456.75
2014 TD 005313	\$450.00	\$6.75	\$456.75

TOTAL 2283.75

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

16144
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12680

May 10, 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 05-09-1996, through 05-09-2016, and said search reveals the following:

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

Deborah Nichols

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

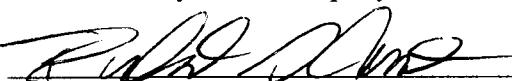
4. Taxes:

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: 

May 10, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12680

May 10, 2016

Lot 6, Block B, Harbour Lakes, as per plat thereof, recorded in Plat Book 16, Page 9, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12680

May 10, 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 \$25,000.00. Tax ID 10-2100-524.

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: 8-1-2016

TAX ACCOUNT NO.: 10-2100-524

CERTIFICATE NO.: 2014-5940

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

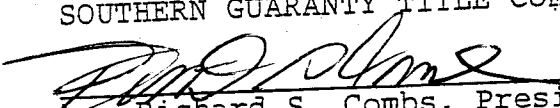
- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
☒ X Notify Escambia County, 190 Governmental Center, 32502
☒ X Homestead for tax year.

Deborah Nichols
6141 Arbutus Dr.
Pensacola, FL 32504

Property address:
14 Mirrow Lake Ct.
Pensacola, FL 32507

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

QUITCLAIM DEED

This Quitclaim Deed made this 15th day of October, 2010, by Alvin Jake Nichols,
as Grantor, to Deborah Nichols, of 3165 Raines Court, Pensacola, Florida, 32514 as Grantee.

NOW THEREFORE, Grantor, in consideration of Ten Dollars (\$10.00) and other good and
valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does
hereby remise, release and quitclaim to Grantee forever, all the right, title, interest, claim and
demand which he has in and to that real property located at 14 Mirror Lake CT, Lot 6 BLK B,
Pensacola, Florida 32507 in Escambia County, Florida, and more particularly described as follows:

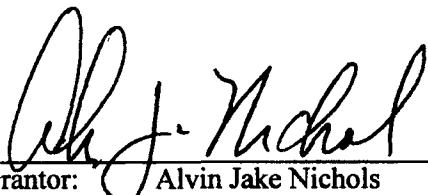
See attached Exhibit "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances
thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and
claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee
forever.

**THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD PROPERTY OF THE
GRANTOR.**

This is not a sale of land. This deed is granted pursuant to the Final Judgment of the parties
and dissolution of marriage proceedings. No title search has been conducted.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year
first written above.



Grantor: Alvin Jake Nichols
Address: 3165 Raines Court
Pensacola, Florida 32514

WITNESSES:

Ann M. Brown

Witness Signature

Print Name: Ann M. Brown

Brad Fisher

Witness Signature

Print Name: Brad Fisher

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me, this 15th day of October, 2010, by Alvin Jake Nichols, who is personally known to me or who has produced a FL DL as identification.

Brad Fisher
NOTARY PUBLIC

NOTARY SEAL:



Prepared by:

Brad G. Fisher, Esq.
210 Church Street
Pensacola, FL 32502

Return to:

Deborah Nichols
3165 Raines Court
Pensacola, Florida 32514

ALN [Signature]

Exhibit "A"

Lot 6, Block B, Harbour Lakes, a subdivision of a portion of Section 23, Township 3 South, Range 31 West, Escambia County, Florida according to plat recorded in Plat Book 16, Page 9 of the public records of said county.