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: 111085500 Certificate Number: 006680 of 2014

Payor: RUTH L NICHOLS 1457 MCKENZIE RD CANTONMENT, FL 32533 **Date** 05/09/2016

Clerk's Check #	1	Clerk's Total	$483.75
Tax Collector Check #	1	Tax Collector's Total	$1,580.45
		Postage	$60.00
		Researcher Copies	$40.00
		Total Received	~~$2,164.20~~ $1,629.34

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

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AUDITOR

Case # 2014 TD 006680
Redeemed Date 05/09/2016
Name RUTH L NICHOLS 1457 MCKENZIE RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	$483.75
Due Tax Collector = TAXDEED	$1,580.45
Postage = TD2	$60.00
ResearcherCopies = TD6	$40.00

$1,629.34

• 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: 111085500 Certificate Number: 006680 of 2014

Redemption: Yes | Application Date: 04/25/2016 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/06/2016	Redemption Date 05/09/2016
Months	5	1
Tax Collector	$1,464.37	$1,464.37
Tax Collector Interest	$109.83	$21.97
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$1,580.45	$1,492.59 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$33.75	$6.75
Total Clerk	$483.75	$456.75 CH
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$2,164.20	$1,949.34 −120−200=$1629.34
	Repayment Overpayment Refund Amount	$214.86

Notes: ACTUAL SHERIFF 80.00
5/9/16 RUTH L NICHOLS CALLED FOR A QUOTE, TOLD HER IT WOULD BE $1629.34 IF PAID FOR IN THE MONTH OF MAY. EBH

Submit | Reset | Print Preview

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600234

Date of Tax Deed Application
Apr 25, 2016

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2014 / 6680**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **11-1085-500**

Cert Holder:
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

Property Owner:
NICHOLS RUTH L
1457 MCKENZIE RD
CANTONMENT, FL 32533
S 1/2 OF N 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 LESS RD R/W OR 1876 P 487 LESS OR 1934 P 849-HOLT

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
2014/6680	11-1085-500	06-01-2014	408.70	29.38	438.08

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
2015/7074	11-1085-500	06-01-2015	313.72	6.25	15.69	335.66

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	773.74
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	315.63
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)	1,464.37
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	1,470.62

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

Date of Sale: September 6, 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.
11-1085-500 2014

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED Application Number 1600234

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

, 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/ 6680	06-01-2014	S 1/2 OF N 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 LESS RD R/W OR 1876 P 487 LESS OR 1934 P 849-HOLT

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 — *04-25-2016*

Applicant's Signature — Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	312N303116000000
Account:	111085500
Owners:	NICHOLS RUTH L
Mail:	1457 MCKENZIE RD CANTONMENT, FL 32533
Situs:	1437 MCKENZIE RD 32533
Use Code:	MOBILE HOME
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	$12,586	$1,454	$14,040	$13,844
2014	$12,586	$1	$12,587	$12,587
2013	$12,586	$5,479	$18,065	$18,065

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/11/2008	7298	179	$100	QC	View Instr
02/1984	1876	487	$12,500	WD	View Instr
01/1968	420	187	$100	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

S 1/2 OF N 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 OR 7298 P 179 LESS RD R/W OR 1876 P 487 LESS OR 1934 P 849-HOLT

Extra Features

METAL SHED

Parcel Information

Launch Interactive Map

Section Map Id:
31-2N-30

Approx. Acreage:
1.4400

Zoned:
LDR

Evacuation & Flood Information
Open Report


View Florida Department of Environmental Protection(DEP) Data

Buildings

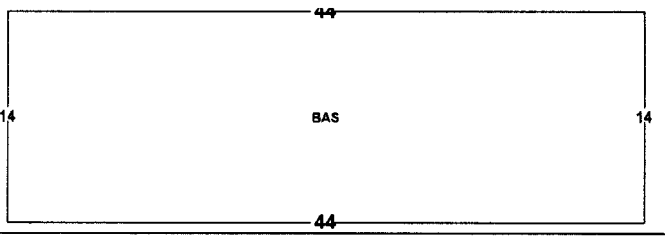
Address:1437 MCKENZIE RD, Year Built: 1986, Effective Year: 1986

Structural Elements
DWELLING UNITS-*1*
MH EXTERIOR WALL-*VINYL/METAL*
MH FLOOR FINISH-*CARPET*
MH FLOOR SYSTEM-*TYPICAL*
MH HEAT/AIR-*HEAT & AIR*
MH INTERIOR FINISH-*DRYWALL/PLASTER*

MH MILLWORK-*TYPICAL*
MH ROOF COVER-*METAL*
MH ROOF FRAMING-*GABLE HIP*
MH STRUCTURAL FRAME-*TYPICAL*
NO. PLUMBING FIXTURES-*6*
NO. STORIES-*1*
STORY HEIGHT-*0*

Areas - 616 Total SF

BASE AREA - *616*



Images



1/20/15

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:05/06/2016 (tc.1184)

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 20, 2016

CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS LA 70154

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 005403	$450.00	$6.75	$456.75
2014 TD 003146	$450.00	$6.75	$456.75
2014 TD 007940	$450.00	$6.75	$456.75
2014 TD 006680	$450.00	$6.75	$456.75
		TOTAL	**$1,827.00**

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

16-300
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.: 121807 June 7, 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 06-07-1996, through 06-07-2016, and said search reveals the following:

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

   Ruth L. 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: _____ June 7, 2016

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 121807

June 7, 2016

South 1/2 of North 1/2 of Northeast 1/4 of Northwest 1/4 of Southwest 1/4, O.R. Book 7298, page 179, LESS road right of way, O.R. Book 1876, page 487, LESS O.R. Book 1934, page 849-Holt, Section 31, Towbnship 2 North, Range 30 West, public records of Escambia County, Florida.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 121807 June 7, 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 $14,040.00. Tax ID 11-1085-500.

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: 9-12-2016

TAX ACCOUNT NO.: 11-1085-500

CERTIFICATE NO.: 2014-6680

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.

Ruth L. Nichols
1457 McKenzie Rd.
Cantonment, FL 32533
and
1437 McKenzie Rd.
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 8th day of June, 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.

Recorded in Public Records 02/11/2015 at 09:47 AM OR Book 7298 Page 179, Instrument #2015010410, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $0.70

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That IRIS I. HOLLIMAN, for and in consideration of the sum of TEN DOLLARS($10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto RUTH L. NICHOLS, her heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit:

The South half of the North half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 31, Township 2 North, Range 30 West, Escambia County. less rights of way and easements of record.

Parcel ID#

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of November, 2008.

Signed, sealed and delivered
in our presence

Eleanor R. Miles
ELEANOR R. MILES

Iris I. Holliman
IRIS I. HOLLIMAN

Ida C. Mitchem
IDA C. MITCHEM

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of November 2008, by Iris I. Holliman, who produced identification of FLDL and did not take an oath.

Notary Public

IDA C. MITCHEM
Commission DD 757852
Expires March 6, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

Prepared By:
Ruth L. Nichols
1457 McKenzie Road
Cantonment, FL 32533
Return To:
Same Name and Address as Above