

16-086

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600021

Date of Tax Deed Application

Apr 05, 2016

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2014 / 8973**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **15-0813-000**

Cert Holder:

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

Property Owner:

FIRST WEST FLORIDA BAPTIST
DISTRICT ASSOCIATION INC
2400 W STRONG ST
PENSACOLA, FL 32505

ALL BLK 71 WEST KING TRACT OR 5943 P 1618 CA 114

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
2014/8973	15-0813-000	06-01-2014	15,775.00	4,762.08	20,537.08

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
2015/9408	15-0813-000	06-01-2015	6,907.47	6.25	743.99	7,657.71

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	28,194.79
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	742.58
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)	29,312.37

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	

Done this the 11th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale:

July 11, 2016

By



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

15-0813-000 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

, 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/ 8973	06-01-2014	ALL BLK 71 WEST KING TRACT OR 5943 P 1618 CA 114

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

04-05-2016

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: 000S009060001071
Account: 150813000
Owners: FIRST WEST FLORIDA BAPTIST
DISTRICT ASSOCIATION INC
Mail: 2400 W STRONG ST
PENSACOLA, FL 32505
Situs: 1201 N H ST 32501
Use Code: PUBLIC SCHOOL
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	\$33,600	\$292,083	\$325,683	\$325,683
2014	\$33,600	\$303,746	\$337,346	\$337,346
2013	\$63,840	\$674,904	\$738,744	\$716,442

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/2006	5943	1618	\$100	QC	View Instr
01/1974	840	231	\$7,500	WD	View Instr

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

2015 Certified Roll Exemptions

RELIGIOUS

Legal Description

ALL BLK 71 WEST KING TRACT OR 5943 P 1618 CA
 114

Extra Features

ASPHALT PAVEMENT
 CHAINLINK FENCE
 FRAME SHED
 MISC

Parcel Information

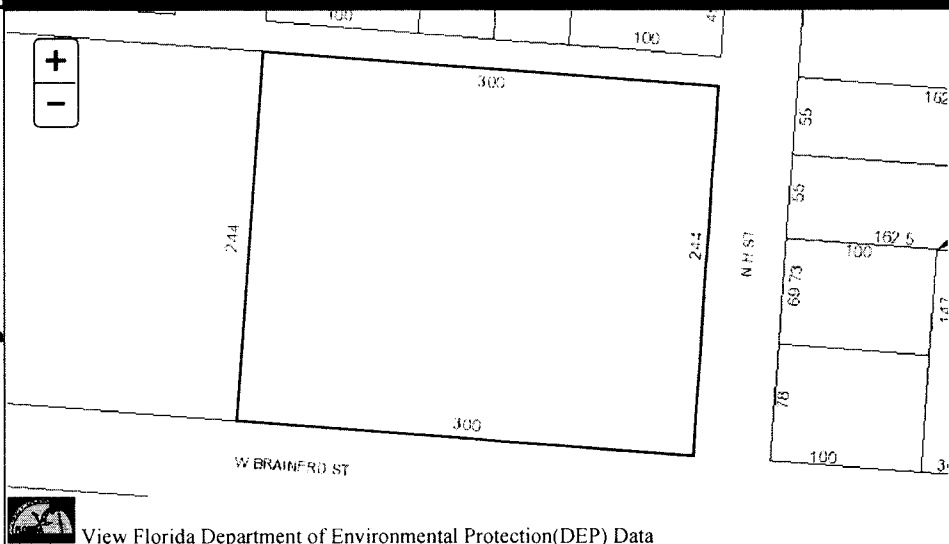
[Launch Interactive Map](#)

Section Map Id:
 CA114

Approx. Acreage:
 1.6800

Zoned:
 R-2A

Evacuation & Flood Information
[Open Report](#)



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

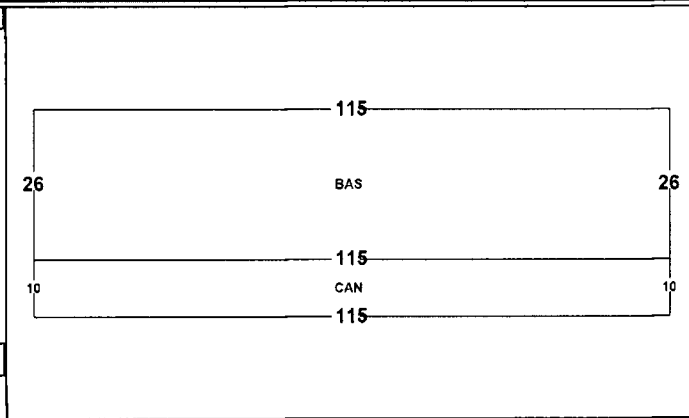
Buildings

Address:1201 N H ST, Year Built: 1962, Effective Year: 1962

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-BRICK-BLK.BKUP.
 FLOOR COVER-TERRAZZO
 FOUNDATION-SPLIT LVL PLTFM

CANOPY - 1150



9/4/15

Last Updated: 04/12/2016 (tc.5331)

16-086

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.: 12537

April 13, 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 04-13-1996, through 04-13-2016, and said search reveals the following:

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

The First West Florida Baptist District Association, 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: 

April 13, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12537

April 13, 2016

All of Lot 71, West King Tract, City of Pensacola, Escambia County, Florida, as per Watson's Map copyrighted in 1884.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12537

April 13, 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 \$32,568.00. Tax ID 15-0813-000.

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: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-11-2016

TAX ACCOUNT NO.: 15-0813-000

CERTIFICATE NO.: 2014-8973

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

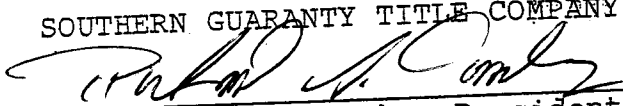
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

The First West Florida Baptist
District Association, Inc.
2400 W. Strong St.
Pensacola, FL 32505
and
P.O. Box 6601
Pensacola, FL 32513
and
1201 North H St.
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 13th day of April, 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:
Stephen B. Shell, of
SHELL, FLEMING, DAVIS & MENGE, P.A.
Post Office Box 1831
Pensacola, Florida 32591-1831
SFD&M File No.: B2287.00008

_____ Recording Fee
_____ Stamps
_____ TOTAL

STATE OF FLORIDA

COUNTY OF ESCAMBIA

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That **THE SCHOOL BOARD OF ESCAMBIA COUNTY, FLORIDA**, formerly known as The Board of Public Instruction for Escambia County, Florida ("Grantor"), whose address is 215 West Garden Street, Pensacola, Florida 32501, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, do remise, release, and quitclaim to **THE FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION, INC.**, a Florida corporation not for profit, formerly known as the West Florida District Baptist Association ("Grantee"), whose address is 2400 West Strong Street, Pensacola, Florida 32505, and the successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

All of Block Seventy-one (71) of the West King Tract in the City of Pensacola, Escambia County, Florida, as per Watson's Map copyrighted in 1884.

Property Appraiser's I.D. Numbers: 000S009050016071
000S009050017071
000S009050018071

To have and to hold unto Grantee, and the heirs and assigns of Grantee, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Grantor reserves the right of occupancy of the above-described property through and including June 30, 2006.

The purpose of this Quitclaim Deed is to release and relinquish to Grantee all right and ownership in the subject property pursuant to the reversionary clause set forth in that certain Warranty Deed dated August 30, 1950 in favor of Grantor, recorded in Deed Book 354 at page 229 of the public records of Escambia County, Florida. The subject property is no longer being used by Grantor for educational purposes.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 20th day of June, 2006.

THE SCHOOL BOARD OF ESCAMBIA
COUNTY, FLORIDA

By: [Signature]
Gary Bergosh, Chairman

ATTEST:

By: [Signature]
Jim Paul, Superintendent

STATE OF FLORIDA

COUNTY OF ESCAMBIA

APPROVED
SCHOOL BOARD ESCAMBIA COUNTY

JUN 20 2006

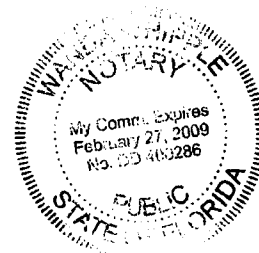
JIM PAUL, SUPERINTENDENT OF SCHOOLS
VERIFIED BY RECORDING SECRETARY

The foregoing instrument was acknowledged before me this 20 day of June, 2006 by Gary Bergosh, as Chairman of The School Board of Escambia County, Florida, and Jim Paul, as Superintendent of the School District of said County, on behalf of The School Board of Escambia County, Florida, both of whom are personally known to me.

[Signature]
Printed Name: WANDA WHIPPLE
Notary Public
My Commission Expires: 2-27-09

APPROVED AS TO FORM

[Signature]
MAY 18 2006
GENERAL COUNSEL
ESCAMBIA COUNTY SCHOOL BOARD



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**

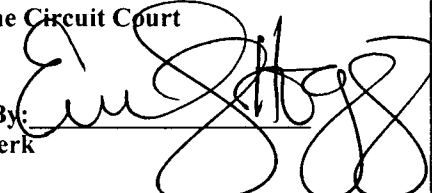
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 150813000 Certificate Number: 008973 of 2014**

**Payor: FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION INC PO BOX 6601
PENSACOLA FL 32513 Date 04/29/2016**

Clerk's Check #	6650601148	Clerk's Total	\$470.25	
Tax Collector Check #	1	Tax Collector's Total	\$38,637.68	\$29,448.62
		Postage	\$32.04	
		Researcher Copies	\$2.00	
		Total Received	\$31,141.97	\$29,450.62

**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 008973
 Redeemed Date 04/29/2016**

Name FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION INC PO BOX 6601 PENSACOLA FL
 32513

Clerk's Total = TAXDEED	\$470.25	\$29448.62
Due Tax Collector = TAXDEED	\$30,637.68	
Postage = TD2	\$32.04	
ResearcherCopies = TD6	\$2.00	

• 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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 150813000 Certificate Number: 008973 of 2014

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/11/2016	Redemption Date 04/29/2016
Months	3	0
Tax Collector	\$29,312.37	\$29,312.37
Tax Collector Interest	\$1,319.06	\$0.00
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$30,637.68	\$29,318.62 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$20.25	\$0.00
Total Clerk	\$470.25	\$450.00 CH
Postage	\$32.04	\$32.04
Researcher Copies	\$2.00	\$2.00
Total Redemption Amount	\$31,141.97	\$29,802.66
	Repayment Overpayment Refund Amount	\$1,339.31

ACTUAL SHERIFF \$80.00
 4/29/16 PASTOR CAME IN FOR QUOTE, IF PAID BY TODAY 4/29/16
 IT'S THIS MUCH \$29450.62. EBH

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 •

May 5, 2016

DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH TX 76116

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.

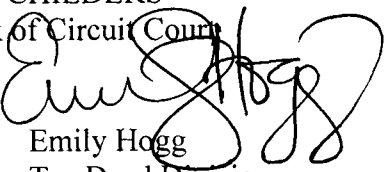
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 008996	\$450.00	\$0.00	\$450.00
2014 TD 008973	\$450.00	\$0.00	\$450.00

TOTAL \$900.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division