18-503

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800288

Date of Tax Deed Application
Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 290**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit: **01-3702-000**

Cert Holder:
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Property Owner:
GAGE JOHN O
50 BIRDWHISTELL BLVD
PENSACOLA, FL 32514
LT 83 RIVER GARDENS PB 6 P 44 SEC 2 T 1S R 29/30W OR 1587 P 952 OR 2118 P 82

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
2016/290	01-3702-000	06/01/2016	3,080.41	154.02	3,234.43

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
/						

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	3,234.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	2,894.11
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)	6,503.54
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.	110,998.50
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 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By Candice Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-3702-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800288

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,
hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
01-3702-000	2016/290	06-01-2016	LT 83 RIVER GARDENS PB 6 P 44 SEC 2 T 1S R 29/30W OR 1587 P 952 OR 2118 P 82

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

04-27-2018
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	021S300200000083
Account:	013702000
Owners:	GAGE JOHN O
Mail:	50 BIRDWHISTELL BLVD PENSACOLA, FL 32514
Situs:	50 BIRDWHISTELL BLVD 32514
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	FERRY PASS/FERRY PASS/WASHINGTON
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	*Cap Val*
2017	$55,000	$223,530	$278,530	$221,997
2016	$50,000	$216,473	$266,473	$217,431
2015	$50,000	$207,367	$257,367	$215,920

Disclaimer

Amendment 1/Portability Calculations

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/1985	2118	82	$100	QC	View Instr
07/1981	1587	952	$128,000	WD	View Instr
01/1977	1109	520	$12,500	WD	View Instr
01/1973	682	148	$7,500	WD	View Instr

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

2017 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 83 RIVER GARDENS PB 6 P 44 SEC 2 T 1S R 29/30W OR 1587 P 952 OR 2118 P 82

Extra Features

FRAME BUILDING

Parcel Information

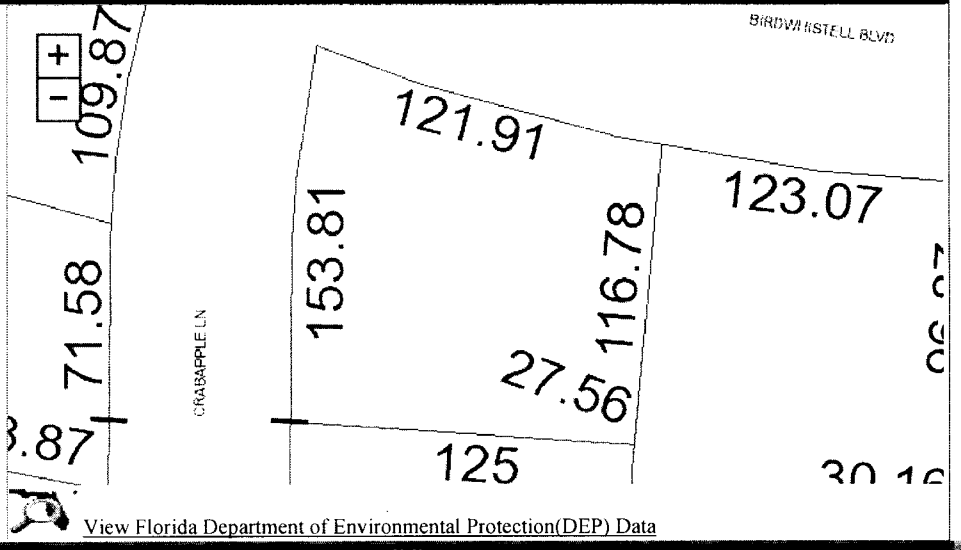
Launch Interactive Map

Section Map Id: 02-1S-29-1

Approx. Acreage: 0.3612

Zoned: MDR

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

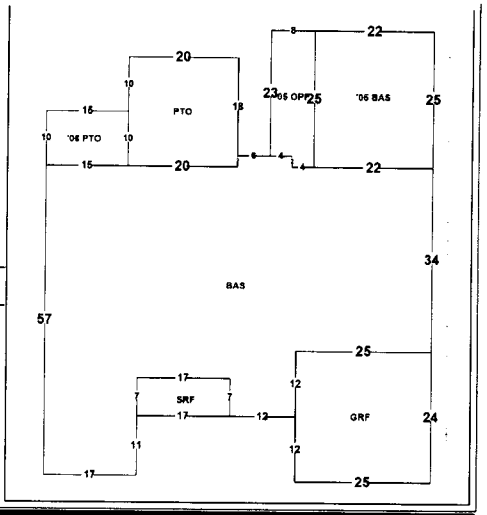
Address:50 BIRDWHISTELL BLVD, Year Built: 1977, Effective Year: 1977

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-*15*
NO. STORIES-*1*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*GABL/HIP COMBO*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 5065 Total SF
BASE AREA - *3604*
GARAGE FIN - *600*
OPEN PORCH FIN - *192*
PATIO - *550*
SUN ROOM FIN - *119*



Images

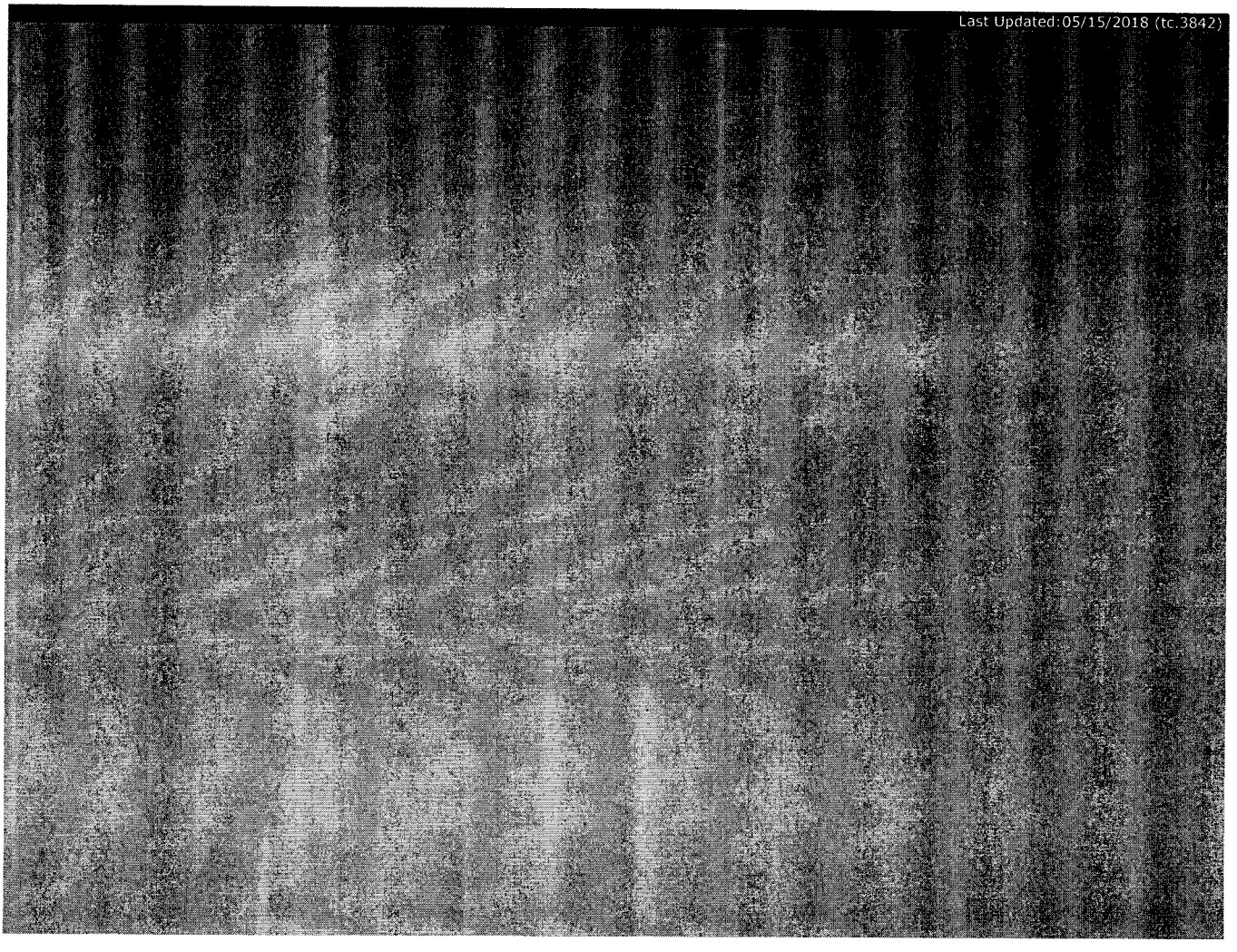


1/14/02



1/14/02

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.



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: 013702000 Certificate Number: 000290 of 2016

Payor: JOHN GAGE 50 BIRDWHISTELL BLVD PENSACOLA, FL 32514 **Date** 05/29/2018

Clerk's Check #	1012106232	Clerk's Total	$497.25
Tax Collector Check #	1	Tax Collector's Total	$7,192.66
		Postage	$60.00
		Researcher Copies	$40.00
		Total Received	~~$7,789.91~~

$6744.09

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
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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 # 2016 TD 000290
Redeemed Date 05/29/2018
Name JOHN GAGE 50 BIRDWHISTELL BLVD PENSACOLA, FL 32514

Clerk's Total = TAXDEED	$~~497.25~~
Due Tax Collector = TAXDEED	$7,~~192.66~~ 6,744.09
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: 013702000 Certificate Number: 000290 of 2016

Redemption: Yes | Application Date: 04/27/2018 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/05/2018	Redemption Date 05/29/2018
Months	7	1
Tax Collector	$6,503.54	$6,503.54
Tax Collector Interest	$682.87	$97.55
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$7,192.66	$6,607.34 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$47.25	~~$6.75~~
Total Clerk	$497.25	$456.75 CH
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$7,789.91	$7,064.09
	Repayment Overpayment Refund Amount	$725.82

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 •

June 6, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

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
2016 TD 005898	$450.00	$13.50	$463.50
2016 TD 002615	$450.00	$6.75	$456.75
2016 TD 000290	$450.00	$6.75	$456.75
2016 TD 001445	$450.00	$6.75	$456.75
2016 TD 001555	$450.00	$6.75	$456.75

TOTAL $2,290.50

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 • ehogg@EscambiaClerk.com

18-803

Redeemed

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

PROPERTY INFORMATION REPORT

File No.: 14529

August 6, 2018

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 08-06-1998, through 08-06-2018, and said search reveals the following:

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

   John O. Gage

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: _____

August 6, 2018

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 14529

August 6, 2018

Lot 83, River Gardens, as per plat thereof, recorded in Plat Book 6, Page 44, of the Public Records of Escambia County, Florida

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 14529 August 6, 2018

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

1. All Taxes Paid. The assessed value is $278,530.00. Tax ID 01-3702-000.

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: rcsgt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 01-3702-000

CERTIFICATE NO.: 2016-290

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 2017 tax year.

John O. Gage
50 Birdwhistell Blvd.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 2018.

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.

9.00
.50
9.50

QUIT CLAIM DEED

OR BK 2118 PG 82

Mayes' Form 115
PRINTED AND FOR SALE BY
MAYES PRINTING COMPANY
PENSACOLA FLA
16372

State of Florida,

ESCAMBIA **County**

KNOW ALL MEN BY THESE PRESENTS, That CHRISTINE SEYMOUR GREEN, formerly CHRISTINE S. GAGE,

for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration ~~DOLLARS~~

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto JOHN O. GAGE (8333 N. Davis Hwy., Pensacola, FL 32514)

his heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia State of Florida to-wit:

Lot 83, River Gardens, according to the plat of that subdivision recorded in Plat Book 6 at Page 44 of the public records of Escambia County, Florida.

This property is not the homestead of the Grantor.

D.S. PD. $ .50
DATE Sept. 18, 1985
JOE A. FLOWERS, COMPTROLLER
BY: Barbara Bolton D.C.
CERT. REG. #59-2043328-27-01

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of September A.D. 19 85.

Christine Seymour Green (SEAL)
CHRISTINE SEYMOUR GREEN

(SEAL)

Signed, sealed and delivered in the presence of

This instrument was prepared by:
ALAN H. ROSENBLOUM
417 Canterbury Lane
Gulf Breeze, FL 32561
Address

State of FLORIDA)

County of ESCAMBIA)

This day, before the undersigned Notary Public, personally appeared CHRISTINE SEYMOUR GREEN, formerly CHRISTINE S. GAGE,

to me well known to be the individual described in and who executed the foregoing Quit Claim Deed, and acknowledged that she executed the same for the uses and purposess therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 10th day of September, 1985.

Notary Marqueita Dechiet

My commission expires: 3-4-86

NOTARY PUBLIC STATE OF FLORIDA

FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLA.

SEP 18 4 29 PM '85

JAMES C. PEACOCK, JR. CLERK CIRCUIT COURT ESCAMBIA COUNTY, FLA.

39117