

18-510

## Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1800295

**Date of Tax Deed Application**  
Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 1480**, 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: **03-4280-000**

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

**Property Owner:**  
**BONIFAY ROXANNE S**  
**1843 COPLEY DR**  
**PENSACOLA, FL 32503**  
LT 13 BLK 101 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 4899 P  
988 SEC 33/17 T 1S R 30/29 SHEET E

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    |
|-------------------------|----------------|------------|----------------------------|----------|----------|
| 2016/1480               | 03-4280-000    | 06/01/2016 | 2,086.41                   | 104.32   | 2,190.73 |

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    |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|----------|
| 2017/1469               | 03-4280-000    | 06/01/2017 | 2,081.47                   | 6.25                | 104.07   | 2,191.79 |

**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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

|          |
|----------|
| 4,382.52 |
| 0.00     |
| 1,950.72 |
| 200.00   |
| 175.00   |
|          |
| 6,708.24 |

**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
19. Total Amount to Redeem

|           |
|-----------|
|           |
|           |
|           |
|           |
|           |
|           |
|           |
| 70,355.50 |
|           |
|           |
| 6.25      |
|           |

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.  
03-4280-000 2016

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800295

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                                                                                  |
|----------------|-----------------|------------|----------------------------------------------------------------------------------------------------|
| 03-4280-000    | 2016/1480       | 06-01-2016 | LT 13 BLK 101 CORDOVA PARK UNIT NO 4<br>PB 3 P 100 OR 4899 P 988 SEC 33/17 T 1S<br>R 30/29 SHEET E |

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

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

### General Information

**Reference:** 331S308300013101  
**Account:** 034280000  
**Owners:** BONIFAY ROXANNE S  
**Mail:** 1843 COPLEY DR  
 PENSACOLA, FL 32503  
**Situs:** 1843 COPLEY DR 32503  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Schools (Elem/Int/High):** CORDOVA  
 PARK/WORKMAN/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 | \$50,000 | \$108,045 | \$158,045 | \$140,711 |
| 2016 | \$50,000 | \$104,634 | \$154,634 | \$137,817 |
| 2015 | \$50,000 | \$98,946  | \$148,946 | \$136,859 |

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

➤ [File for New Homestead Exemption Online](#)

### Sales Data

| Sale Date | Book | Page | Value     | Type | Official Records (New Window) |
|-----------|------|------|-----------|------|-------------------------------|
| 04/2002   | 4899 | 988  | \$147,900 | WD   | <a href="#">View Instr</a>    |
| 06/1999   | 4429 | 881  | \$65,000  | WD   | <a href="#">View Instr</a>    |
| 06/1999   | 4429 | 879  | \$65,000  | WD   | <a href="#">View Instr</a>    |
| 01/1973   | 706  | 996  | \$25,900  | WD   | <a href="#">View Instr</a>    |

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

### 2017 Certified Roll Exemptions

HOMESTEAD EXEMPTION, WIDOW

### Legal Description

LT 13 BLK 101 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR  
 4899 P 988 SEC 33/17 T 1S R 30/29 SHEET E

### Extra Features

None

### Parcel Information

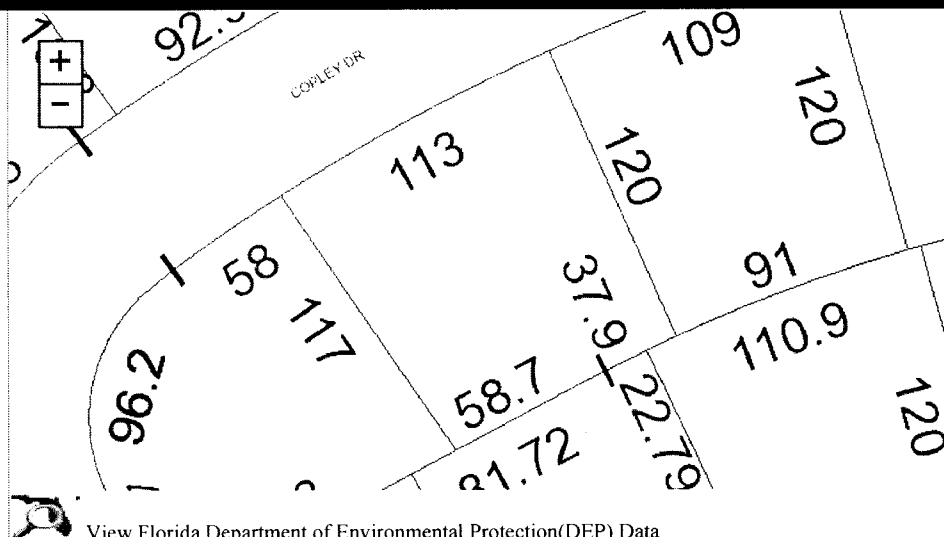
[Launch Interactive Map](#)

**Section Map Id:**  
[33-1S-30-5](#)

**Approx. Acreage:**  
 0.2830

**Zoned:**   
 R-1AAAA

**Evacuation & Flood Information**  
[Open Report](#)



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

### Buildings

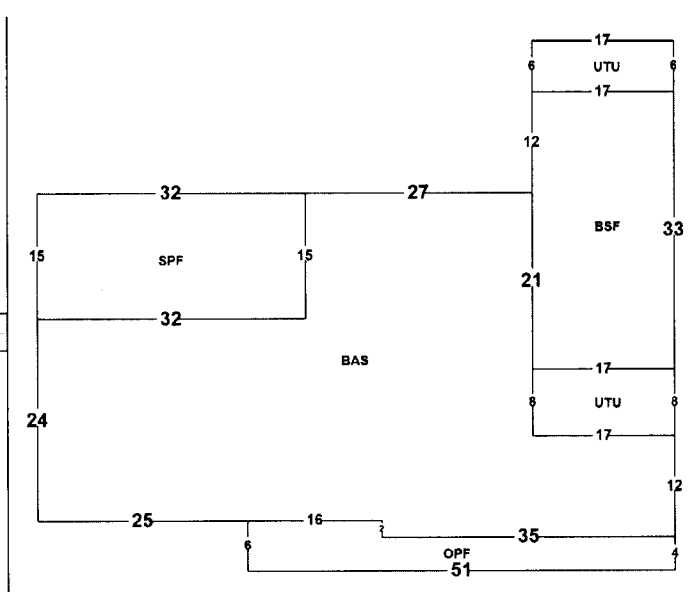
Address: 1843 COPLEY DR, Year Built: 1957, Effective Year: 1957

### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-COMMON

**FLOOR COVER-CARPET**  
**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-8**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE-HI PITCH**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 3576 Total SF  
**BASE AREA - 2061**  
**BASE SEMI FIN - 561**  
**OPEN PORCH FIN - 236**  
**SCRN PORCH FIN - 480**  
**UTILITY UNF - 238**



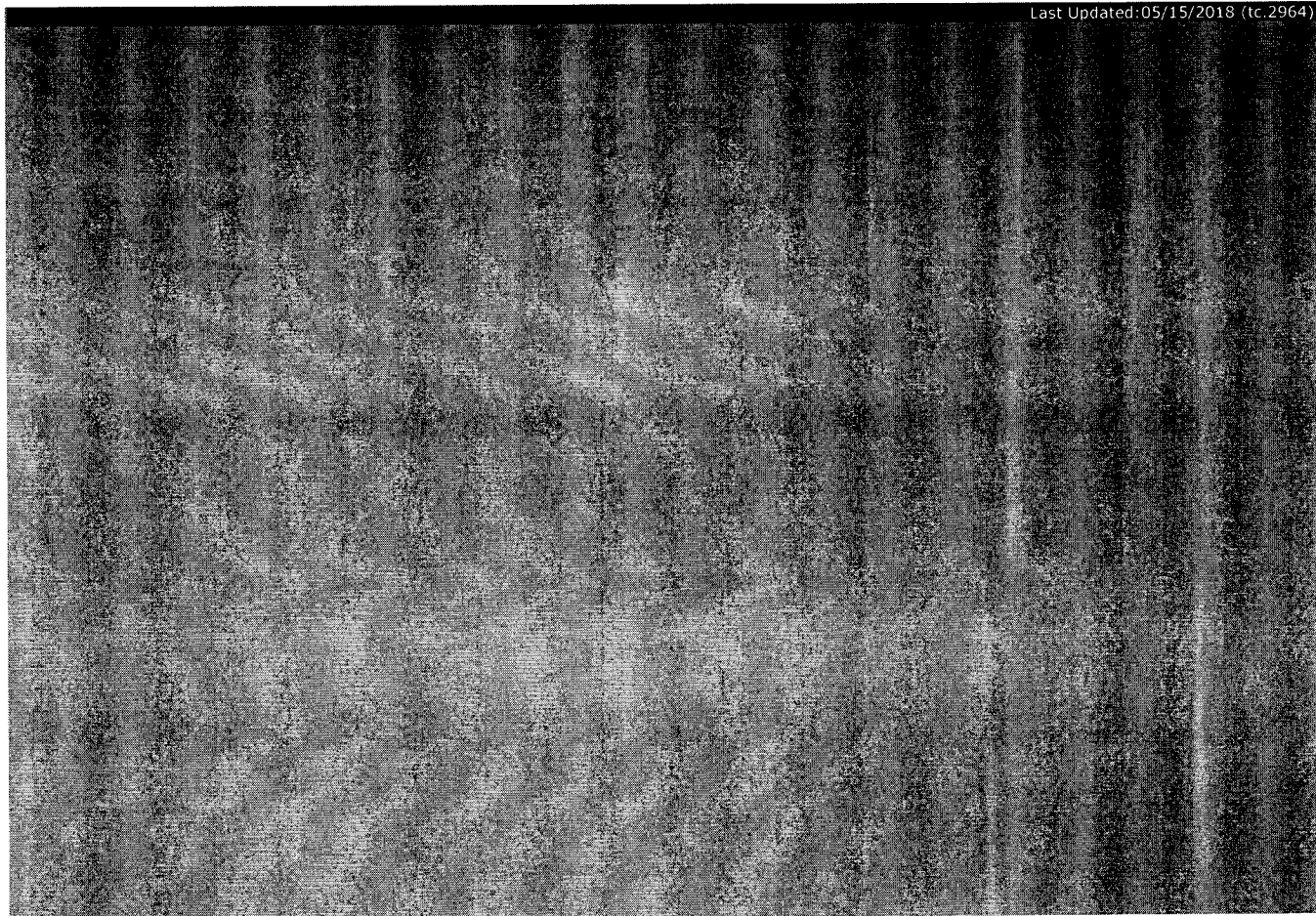
Images



8/22/02

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.

Last Updated: 05/15/2018 (tc.2964)



18-510

# **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.: 14536

August 7, 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 08-07-1998, through 08-07-2018, and said search reveals the following:

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

Roxanne S. Bonifay

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 7, 2018

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14536

August 7, 2018

**Lot 13, Block 101, Cordova Park, Unit No. 4, as per plat thereof, recorded in Plat Book 3, Page 100, of the  
Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14536

August 7, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$158,045.00. Tax ID 03-4280-000.

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: rcsgr@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.: 03-4280-000

CERTIFICATE NO.: 2016-1480

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

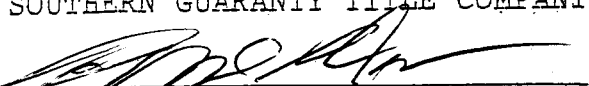
   X Notify Escambia County, 190 Governmental Center, 32502

X    Homestead for 2017 tax year.

Roxanne S. Bonifay  
1843 Copley Dr.  
Pensacola, FL 32503

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.



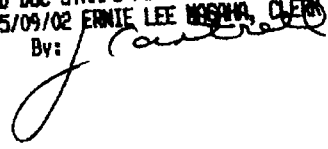
REC \$10.50  
DOC \$1,035.30

02040103  
331S308300013101

DR BK 4899 PG0988  
Escambia County, Florida  
INSTRUMENT 2002-962064

INSTRUMENT PREPARED BY:  
MARY J. MAY, PRESIDENT  
CITIZENS TITLE GROUP, INC.  
4900 BAYOU BLVD., SUITE 31  
PENSACOLA, FL 32503

WARRANTY DEED

DEED DOC STAMPS PD @ ESC CO \$1035.30  
05/09/02 ERNIE LEE HOSANA, CLERK  
By: 

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

RETURN TO:  
CITIZENS TITLE GROUP, INC.  
4300 BAYOU BLVD., SUITE 31  
PENSACOLA, FL 32503

KNOW ALL MEN BY THESE PRESENTS, That PAUL F. FLOUNLACKER, JR. AND DEIRDRA FLOUNLACKER, HUSBAND AND WIFE as Grantor.

For and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto ROXANNE S. BONIFAY, A SINGLE WOMAN as Grantee, whose address is 1843 COPLEY DRIVE, PENSACOLA, FLORIDA 32503

The following described real property, situate, lying and being in the State of FLORIDA, and County of ESCAMBIA, to wit:

LOT 13, BLOCK 101, CORDOVA PARK, UNIT NO. 4, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 29 WEST, AND SECTION 33, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 100 OF THE PUBLIC RECORDS OF SAID COUNTY.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.  
(Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns, or successors in interest.) To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining free from all exemptions and right of homestead. And the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his heirs executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents this  
27th day of April, 2002.

WITNESSES:

[Signature]  
Stephanie Flounlacker

[Signature]  
Kristopher J. Weedo

[Signature]  
PAUL F. FLOUNLACKER, JR.

[Signature]  
DEIRDRA FLOUNLACKER

RCD May 09, 2002 08:08 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-962064

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the 27th day of April, 2002, by PAUL F. FLOUNLACKER, JR. AND DEIRDRA FLOUNLACKER, HUSBAND AND WIFE personally known to me or who has produced a Drivers License of PA546865940-0, as identification and who did not take an oath.  
PA54-171-6-897-0

[Signature]  
Notary Public

Commission No: 0000449

Commission expires: 4/26/05



Kristopher J. Weedo  
MY COMMISSION # 0000449 EXPIRES  
April 26, 2005  
BONDED WITH TRISTY FARM INSURANCE, INC.

**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

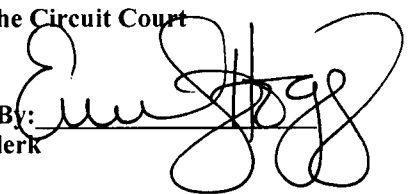
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 034280000 Certificate Number: 001480 of 2016**

**Payor: ROXANNE S BONIFAY 1843 COPLEY DR PENSACOLA, FL 32503      Date 09/05/2018**

|                       |   |                       |                       |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check #       | 1 | Clerk's Total         | \$497.25              |
| Tax Collector Check # | 1 | Tax Collector's Total | \$7,418.86            |
|                       |   | Postage               | \$6.42                |
|                       |   | Researcher Copies     | \$2.00                |
|                       |   | Total Received        | <del>\$7,923.53</del> |

**7383.36**

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2016 TD 001480**

**Redeemed Date 09/05/2018**

**Name ROXANNE S BONIFAY 1843 COPLEY DR PENSACOLA, FL 32503**

|                             |            |         |
|-----------------------------|------------|---------|
| Clerk's Total = TAXDEED     | \$497.25   | 7381.36 |
| Due Tax Collector = TAXDEED | \$7,418.86 |         |
| Postage = TD2               | \$5.42     |         |
| ResearcherCopies = TD6      | \$2.00     |         |

• 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: 034280000 Certificate Number: 001480 of 2016**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

|                         | Final Redemption Payment ESTIMATED                   | Redemption Overpayment ACTUAL                           |
|-------------------------|------------------------------------------------------|---------------------------------------------------------|
|                         | Auction Date <input type="text" value="11/05/2018"/> | Redemption Date <input type="text" value="09/05/2018"/> |
| Months                  | 7                                                    | 5                                                       |
| Tax Collector           | <input type="text" value="\$6,708.24"/>              | <input type="text" value="\$6,708.24"/>                 |
| Tax Collector Interest  | \$704.37                                             | \$503.12                                                |
| Tax Collector Fee       | <input type="text" value="\$6.25"/>                  | <input type="text" value="\$6.25"/>                     |
| Total Tax Collector     | \$7,418.86                                           | <input type="text" value="\$7,217.61"/> TC              |
| Clerk Fee               | <input type="text" value="\$130.00"/>                | <input type="text" value="\$130.00"/>                   |
| Sheriff Fee             | <input type="text" value="\$120.00"/>                | <input type="text" value="\$120.00"/>                   |
| Legal Advertisement     | <input type="text" value="\$200.00"/>                | <input type="text" value="\$200.00"/>                   |
| App. Fee Interest       | \$47.25                                              | \$33.75                                                 |
| Total Clerk             | \$497.25                                             | <input type="text" value="\$483.75"/> CH                |
| Postage                 | <input type="text" value="\$5.42"/>                  | <input type="text" value="\$0.00"/>                     |
| Researcher Copies       | <input type="text" value="\$2.00"/>                  | <input type="text" value="\$2.00"/>                     |
| Total Redemption Amount | \$7,923.53                                           | \$7,703.36                                              |
|                         |                                                      |                                                         |
|                         | Repayment Overpayment Refund Amount                  | \$220.17                                                |

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 •

September 7, 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.

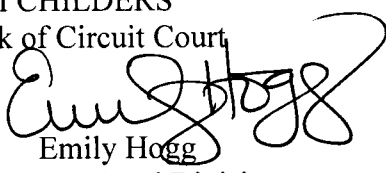
| TAX CERT       | APP FEES | INTEREST | TOTAL    |
|----------------|----------|----------|----------|
| 2016 TD 001480 | \$450.00 | \$13.75  | \$483.75 |
| 2016 TD 005519 | \$450.00 | \$27.00  | \$477.00 |

**TOTAL \$960.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division