

18-421

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800204

Date of Tax Deed Application

Apr 25, 2018

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2016 / 4668**, 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: **09-1622-000**

Cert Holder:

ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

Property Owner:

COON KASSANDRA DASTAIR
5130 HUNTSVILLE AVE
PENSACOLA, FL 32526
LT 42 BEAL S/D PB 5 P 29 OR 7269 P 1193

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
2016/4668	09-1622-000	06/01/2016	512.62	25.63	538.25

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
2017/4582	09-1622-000	06/01/2017	587.09	6.25	29.35	622.69

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

1,160.94

2. Total of Delinquent Taxes Paid by Tax Deed Applicant

0.00

3. Total of Current Taxes Paid by Tax Deed Applicant

521.53

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)

2,057.47

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.

26722.00

16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes

17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)

18. Redemption Fee

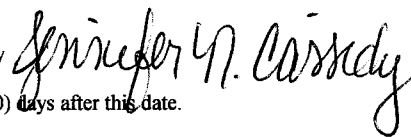
6.25

19. Total Amount to Redeem

Done this the 1st day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

By



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

09-1622-000

2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800204

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154,

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
09-1622-000	2016/4668	06-01-2016	LT 42 BEAL S/D PB 5 P 29 OR 7269 P 1193

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
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-25-2018
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: 2615312000000042
Account: 091622000
Owners: COON KASSANDRA DASTAIR
Mail: 5130 HUNTSVILLE AVE
 PENSACOLA, FL 32526
Situs: 5130 HUNTSVILLE AVE 32526
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): BEULAH/BELLVIEW/PINE FOREST
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	\$14,250	\$39,194	\$53,444	\$53,444
2016	\$14,250	\$38,443	\$52,693	\$52,624
2015	\$14,250	\$34,002	\$48,252	\$48,252

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/07/2013	7269	1193	\$100	WD	View Instr
10/13/2011	6777	788	\$15,500	WD	View Instr
05/07/2010	6590	1409	\$100	CT	View Instr
07/2003	5212	1432	\$100	QC	View Instr
07/2003	5212	1431	\$100	QC	View Instr
01/1989	2663	260	\$23,000	WD	View Instr
01/1989	2655	494	\$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 42 BEAL S/D PB 5 P 29 OR 7269 P 1193

Extra Features

UTILITY SHED

Parcel Information

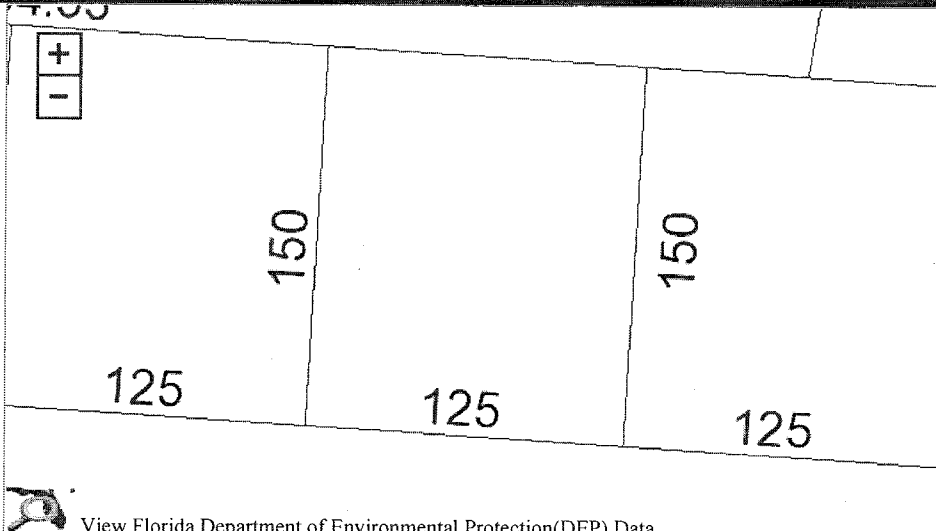
[Launch Interactive Map](#)

Section Map Id:
 26-1S-31-1

Approx. Acreage:
 0.4304

Zoned:
 LDR

Evacuation & Flood Information
[Open Report](#)



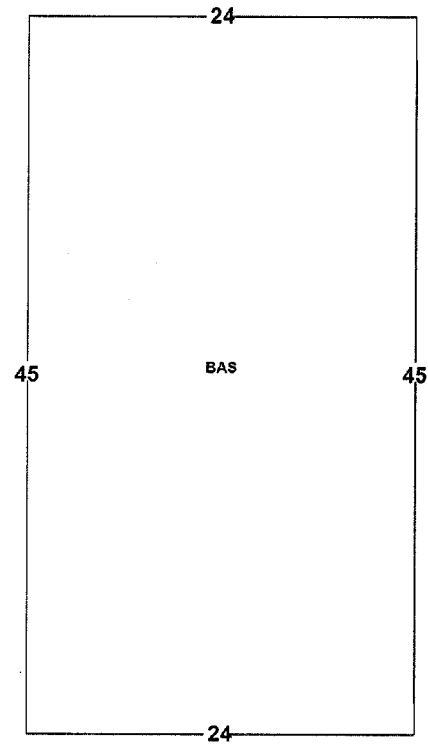
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 5130 HUNTSVILLE AVE, Year Built: 1985, Effective Year: 1995

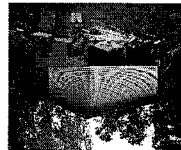
Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS 1

EXTERIOR WALL-VINYL SIDING
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-VINYL/CORK
FOUNDATION-PILINGS
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 1080 Total SF
BASE AREA - 1080

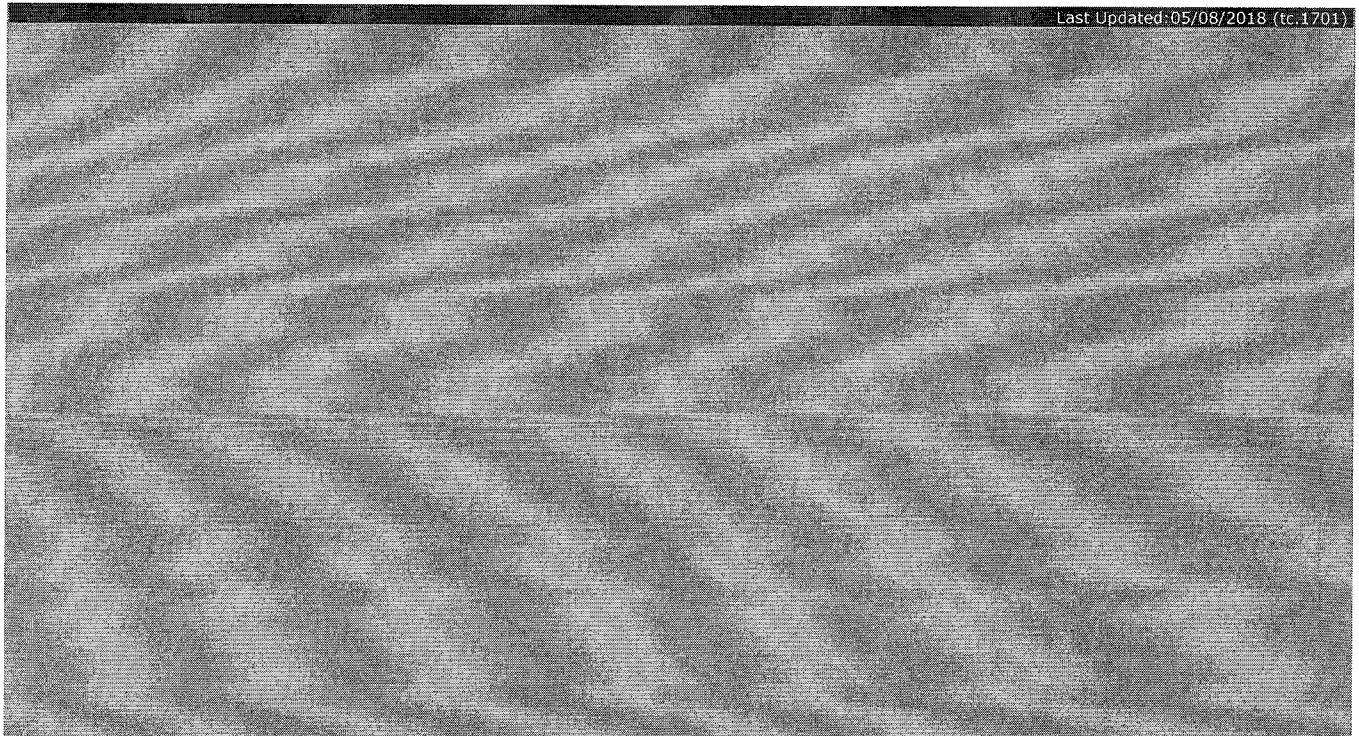
Images



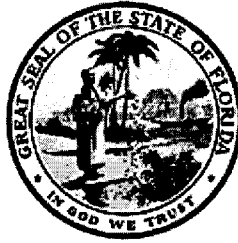
4/23/13

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:05/08/2018 (tc.1701)



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

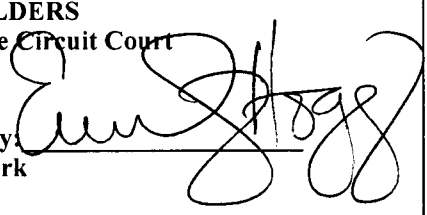
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 091622000 Certificate Number: 004668 of 2016**

**Payor: KASSANDRA DASTAIR COON 5130 HUNTSVILLE AVE PENSACOLA, FL 32526 Date
 05/29/2018**

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,248.89
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,839.39

\$2231.33

**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
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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 004668

Redeemed Date 05/29/2018

Name KASSANDRA DASTAIR COON 5130 HUNTSVILLE AVE PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,248.89
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

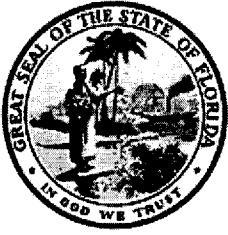
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

\$ 2231.3



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 091622000 Certificate Number: 004668 of 2016

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/01/2018	Redemption Date 05/29/2018 
Months	6	1
Tax Collector	\$2,057.47	\$2,057.47
Tax Collector Interest	\$185.17	\$30.86
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,248.89	\$2,094.58 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$40.50	\$6.75
Total Clerk	\$490.50	\$456.75 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,839.39	\$2,551.33
	Repayment Overpayment Refund Amount	\$288.06

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 5, 2018

ATCF II FLORIDA-A LLC
PO BOX 54972
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.

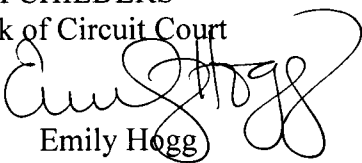
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 003437	\$450.00	\$6.75	\$456.75
2016 TD 000009	\$450.00	\$6.75	\$456.75
2016 TD 004668	\$450.00	\$6.75	\$456.75
2016 TD 000288	\$450.00	\$6.75	\$456.75
2016 TD 000289	\$450.00	\$6.75	\$456.75
2016 TD 004323	\$450.00	\$6.75	\$456.75
2016 TD 000408	\$450.00	\$6.75	\$456.75
2016 TD 004197	\$450.00	\$6.75	\$456.75

TOTAL \$3,654.00

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

18-421

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14455

July 5, 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 07-05-1998, through 07-05-2018, and said search reveals the following:

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

Kassandra Dastair Coon

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

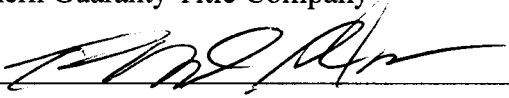
4. Taxes:

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: 

July 5, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14455

July 5, 2018

Lot 42, Beal Subdivision, as per plat thereof, recorded in Plat Book 5, Page 29, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14455

July 5, 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 \$53,444.00. Tax ID 09-1622-000.

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: 10-1-2018

TAX ACCOUNT NO.: 09-1622-003

CERTIFICATE NO.: 2016-4668

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

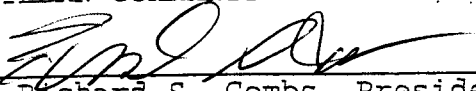
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2017 tax year.

Kassandra Dastair Coon
5130 Huntsville Ave.
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 9th day of July, 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.

Warranty Deed

RETURN TO: Kassandra Dastair Coon

ADDRESS: 5130 Huntsville Avenue, Pensacola, Florida 32526

INSTRUMENT PREPARED BY: Vicki Jo Alderuccio of 6205 Wyndotte Road, Pensacola,
Florida 32526

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A TITLE
INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 261S312000000042

WARRANTY DEED

This Warranty Deed Made this 7th day of February, 2013, by Vicki Jo
Alderuccio, married of 6205 Wyndotte road, Pensacola, Florida 32526, (the
"Grantor"), to Kassandra Dastair Coon, married of 5130 Huntsville Avenue,
Pensacola, Florida 32526, (the "Grantee"), in the state of Florida.

WITNESSETH: That said Grantor, for and in consideration of the sum of 10.00
Dollars, and other valuable considerations, receipt of which is hereby
acknowledged, hereby grants, bargains, sells, aliens, remises, releases,
conveys and confirms unto the Grantee, all that certain land situate in
Escambia County, Florida, viz:

LOT FORTY-TWO (42) IN BEAL SUBDIVISION, BEING A PORTION OF LOT 3, SECTION 26,
TOWNSHIP 1 SOUTH, RANGE 31 WEST, ACCORDING TO PLAT OF A. JACKSON MADE AND
RECORDED IN PLAT BOOK 5, AT PAGE 29 IN THE PUBLIC RECORDS OF ESCAMBIA
COUNTY, FLORIDA.

Previously referenced as follows: Book/Volume OR BOOK 6777, Page PAGE 788 of the Recorder of ESCAMBIA County.

This property is not the homestead of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered
In the Presence of:

Vicki Jo Alderuccio
Vicki Jo Alderuccio

Sign: Kitty Smock
Name: Kitty Smock

Sign: Sandra Kins
Name: Sandra Kins

Spousal Rights

I, _____ of N/A, spouse of Vicki Jo Alderuccio, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: N/A

Acknowledgment Of Grantor's Spouse

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ by _____ who is personally known to me or who has produced _____ as identification.

Notary Public Signature: _____

Notary Public Name: _____

Serial Number: _____

My commission expires: _____

Grantor Acknowledgment

STATE OF FLORIDA

COUNTY OF Ed Columbia

The foregoing instrument was acknowledged before me this 14th Day of February 2013 by Vicki Jo Alderuccio who is personally known to me or who has produced FLDLA 436-870-60901-0 as identification.

Notary Public Signature: Sandra K. King

Notary Public Name: Sandra K. King

Serial Number: SANDRA K. KING

Notary Public-State of FL

My commission expires Comm. Exp. February 3, 2015

Comm. No. EE61423