

19-202

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800668

Date of Tax Deed Application
Aug 28, 2018

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2016 / 5048**, 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: **09-4296-000**

Cert Holder:
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

Property Owner:
HALL STEVEN L 1/2 INT &
HALL THOMAS E 1/2 INT
4109 SNAPPER AVE
MILTON, FL 32583
LT 5 BLK 2 QUERIDO HEIGHTS PB 4 P 75 OR 6592 P 198 5/1987

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
2016/5048	09-4296-000	06/01/2016	1,420.95	71.05	1,492.00

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
2018/5021	09-4296-000	06/01/2018	1,488.36	6.25	74.42	1,569.03
2017/4993	09-4296-000	06/01/2017	1,492.11	6.25	74.61	1,572.97

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)

4,634.00

0.00

0.00

200.00

175.00

5,009.00

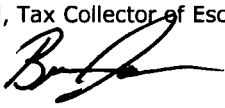
Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

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

6.25

Done this the 4th day of September, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: March 4, 2019

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-4296-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800668

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
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
09-4296-000	2016/5048	06-01-2016	LT 5 BLK 2 QUERIDO HEIGHTS PB 4 P 75 OR 6592 P 198 5/1987

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-28-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)

 Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information

Reference: 202S311399005002
Account: 094296000
Owners: HALL STEVEN L 1/2 INT & HALL THOMAS E 1/2 INT
Mail: 4109 SNAPPER AVE MILTON, FL 32583
Situs: 43 N 70TH AVE 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$14,725	\$75,844	\$90,569	\$90,569
2017	\$14,725	\$69,297	\$84,022	\$84,022
2016	\$14,725	\$68,113	\$82,838	\$82,838

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/21/2010	6592	1987	\$100	CJ	View Instr
02/02/2010	6592	1985	\$100	CJ	View Instr
08/13/2008	6366	573	\$100	OT	View Instr
04/07/2008	6361	251	\$100	OT	View Instr
11/1988	2623	268	\$56,000	WD	View Instr
01/1974	847	564	\$31,900	WD	View Instr
01/1972	627	379	\$22,500	WD	View Instr
01/1968	409	845	\$19,000	WD	View Instr

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

2018 Certified Roll Exemptions

None

Legal Description

LT 5 BLK 2 QUERIDO HEIGHTS PB 4 P 75 OR 6592 P 1985/1987

Extra Features

UTILITY BLDG

Parcel Information

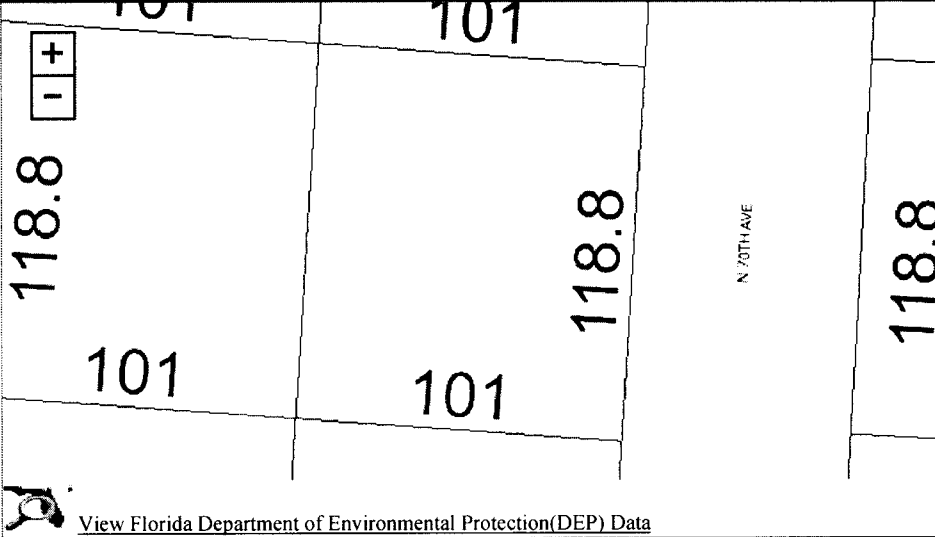
[Launch Interactive Map](#)

Section Map Id:
 20-2S-31-1

Approx. Acreage:
 0.2654

Zoned:
 LDR

Evacuation & Flood Information
[Open Report](#)

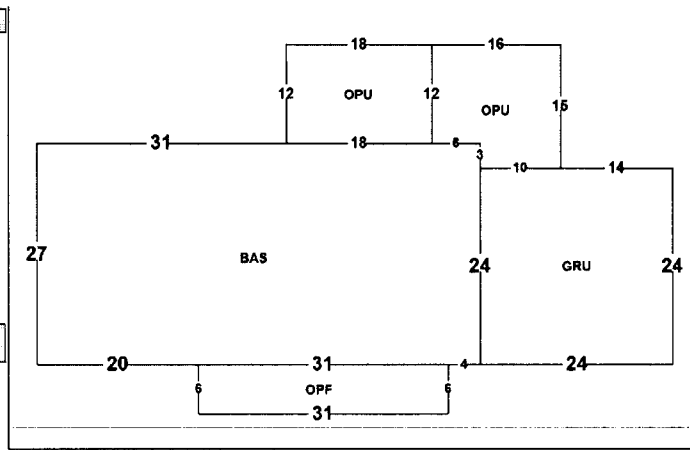


[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 43 N 70TH AVE, Year Built: 1964, Effective Year: 1964

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME
 Areas - 2685 Total SF
BASE AREA - 1485
GARAGE UNFIN - 576
OPEN PORCH FIN - 186
OPEN PORCH UNF - 438



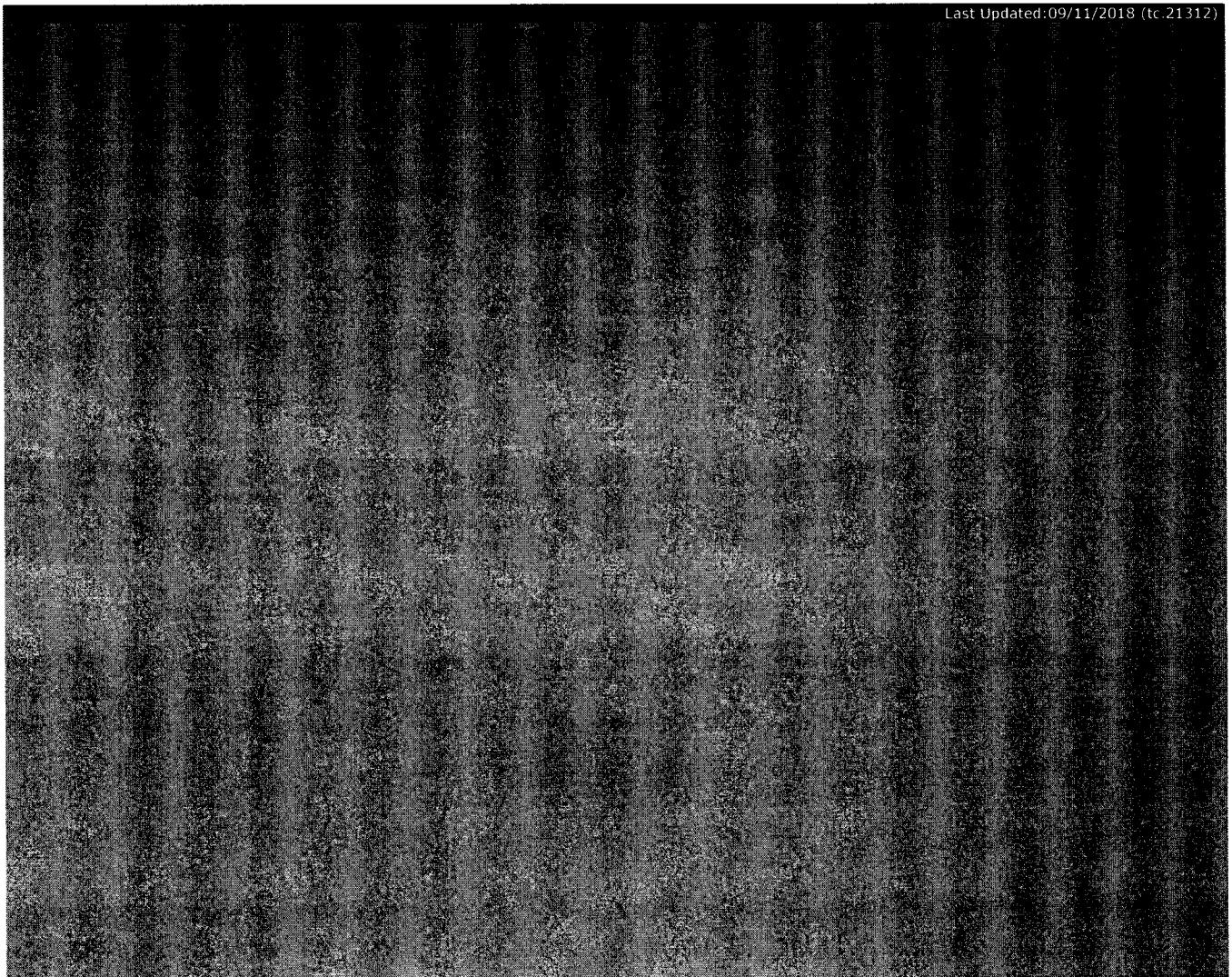
Images



9/1/15

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:09/11/2018 (tc.21312)





Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-4296-000	06		2025311399005002

PROPERTY ADDRESS:

43 N 70TH AVE

EXEMPTIONS:

19-202
14/05048

HALL STEVEN L 1/2 INT &
HALL THOMAS E 1/2 INT
4109 SNAPPER AVE
MILTON, FL 32583

PRIOR YEAR(S) TAXES OUTSTANDING

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	90,569	0	90,569	599.25
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	90,569	0	90,569	192.46
BY STATE LAW	4.2000	90,569	0	90,569	380.39
WATER MANAGEMENT	0.0338	90,569	0	90,569	3.06
SHERIFF	0.6850	90,569	0	90,569	62.04
M.S.T.U. LIBRARY	0.3590	90,569	0	90,569	32.51

TOTAL MILLAGE

14.0193

AD VALOREM TAXES

\$1,269.71

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LT 5 BLK 2 QUERIDO HEIGHTS PB 4 P 75 OR 6592 P
1985/1987

FP FIRE PROTECTION

125.33

NON-AD VALOREM ASSESSMENTS

\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$1,395.04

If Paid By Please Pay	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
	1,339.24	1,353.19	1,367.14	1,381.09	1,395.04

RETAIN FOR YOUR RECORDS

2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018
	1,339.24
AMOUNT IF PAID BY	Dec 31, 2018
	1,353.19
AMOUNT IF PAID BY	Jan 31, 2019
	1,367.14
AMOUNT IF PAID BY	Feb 28, 2019
	1,381.09
AMOUNT IF PAID BY	Mar 31, 2019
	1,395.04

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
09-4296-000
PROPERTY ADDRESS
43 N 70TH AVE

HALL STEVEN L 1/2 INT &
HALL THOMAS E 1/2 INT
4109 SNAPPER AVE
MILTON, FL 32583

1 094296000 2018 5

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

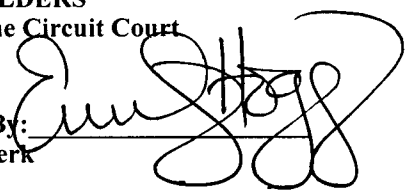
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 094296000 Certificate Number: 005048 of 2016**

Payor: STEVEN HALL 4109 SNAPPER AVE MILTON FL 32583 Date 01/03/2019

Clerk's Check #	2825589	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$5,541.20
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$0.00
		Prep Fee	\$0.00
		Total Received	\$6,138.45

\$5,554.68

**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 # 2016 TD 005048
 Redeemed Date 01/03/2019**

Name STEVEN HALL 4109 SNAPPER AVE MILTON FL 32583

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$5,541.20 5554.68
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$0.00
Release TDA Notice (Prep Fee) = TD4	\$0.00

• 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: 094296000 Certificate Number: 005048 of 2016

Redemption

No ☐

Application Date

08/28/2018

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/04/2019	Redemption Date 01/03/2019
Months	7	5
Tax Collector	\$5,009.00	\$5,009.00
Tax Collector Interest	\$525.95	\$375.68
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$5,541.20	\$5,390.93 TC
Record TDA Notice	\$0.00	\$0.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$33.75
Total Clerk	\$497.25	\$483.75 C4
Release TDA Notice (Recording)	\$0.00	\$0.00
Release TDA Notice (Prep Fee)	\$0.00	\$0.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$6,138.45	\$5,874.68
	Repayment Overpayment Refund Amount	\$263.77
Book/Page		

Notes

Southern Guaranty Title Company

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

19-202
Redeemed

PROPERTY INFORMATION REPORT

File No.: 14902

December 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 12-06-1998, through 12-06-2018, and said search reveals the following:

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

Steven L. Hall and Thomas E. Hall

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

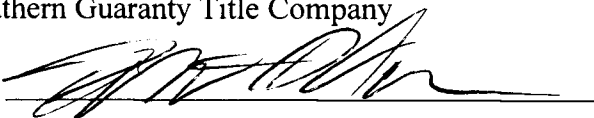
4. Taxes:

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: 

December 6, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14902

December 6, 2018

Lot 5, Block 2, Querido Heights, as per plat thereof, recorded in Plat Book 4, Page 75, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14902

December 6, 2018

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

1. Possible Judgment filed by State of Florida against Thomas Hall recorded in O.R. Book 6477, page 1322.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$90,569.00. Tax ID 09-4296-000.

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: 3-4-2019

TAX ACCOUNT NO.: 09-4296-000

CERTIFICATE NO.: 2016-5048

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.

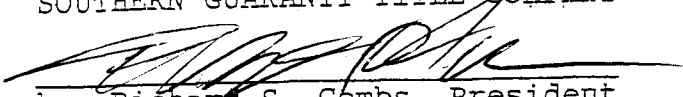
YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521
 State of Florida/
X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

Steven L. Hall
Thomas E. Hall
4109 Snapper Ave.
Milton, FL 32583
and
43 N. 70th Ave.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 7th day of December, 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.

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

CASE NO.: 2006 MM 028115 A
DIVISION: I

DEFENDANT: THOMAS HALL
UNKNOWN
PENSACOLA, FL 32505

DATE OF BIRTH: 11/26/1950

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On JUNE 16, 2009, an order assessing fines, costs, and additional charges was entered
against Defendant requiring payment of certain sums for fines, costs, and additional charges.

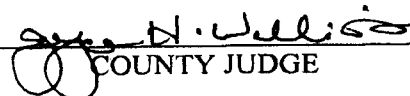
Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center,
Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and
additional charges in the sum of \$ 546.00, the amount of which shall bear interest at the rate
prescribed by law (8%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the
property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,
Florida, this 20th day of June, 2009


COUNTY JUDGE

cc: ASSISTANT STATE ATTORNEY
cc: DEFENDANT

Case: 2006 MM 028115 A

00096292432
Dkt: CLFC Pg#:

COURT ORIGINAL DIVISION
FILED & RECORDED

2009 JUN 23 P 3 14

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

6/29/09




Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 10, 2019

TLGFY LLC CAPITAL ONE NA AS COLLATER
PO BOX 54347
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 005048	\$450.00	\$33.75	\$483.75
2016 TD 000749	\$450.00	\$27.00	\$477.00
2016 TD 008305	\$450.00	\$33.75	\$483.75
2016 TD 004416	\$450.00	\$40.50	\$490.50
2016 TD 005073	\$450.00	\$40.50	\$490.50
2016 TD 003948	\$450.00	\$33.75	\$483.75
2016 TD 002888	\$450.00	\$40.50	\$490.50

TOTAL \$3,399.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division