

18-364

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800070

Date of Tax Deed Application
Apr 20, 2018

This is to certify that **BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616**, holder of **Tax Sale Certificate Number 2016 / 5139**, 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: **09-4625-815**

Cert Holder:
BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616
P.O. BOX 645040
CINCINNATI, OH 45264

Property Owner:
KEE GEORGE R JR &
BONNIE RAE
1308 BRIDGE CREEK TER
PENSACOLA, FL 32506
LT 10 BLK D WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 2 522 P
116 LESS MINERAL RIGHTS

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
2016/5139	09-4625-815	06/01/2016	799.09	39.95	839.04

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
2017/5123	09-4625-815	06/01/2017	826.66	6.25	41.33	874.24

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	1,713.28
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	758.65
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)	2,846.93

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.	40,546.00
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 23rd day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 4, 2018

By B. Lunsford

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-4625-815 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800070

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616
P.O. BOX 645040
CINCINNATI, OH 45264,

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
09-4625-815	2016/5139	06-01-2016	LT 10 BLK D WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 2 522 P 116 LESS MINERAL RIGHTS

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
BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC -
616
P.O. BOX 645040
CINCINNATI, OH 45264

04-20-2018
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		Assessments				
Reference:	252S313100010004	Year	Land	Imprv	Total	Cap Val
Account:	094625815	2017	\$17,000	\$84,347	\$101,347	\$81,092
Owners:	KEE GEORGE R JR & BONNIE RAE	2016	\$17,000	\$82,371	\$99,371	\$79,425
Mail:	1308 BRIDGE CREEK TER PENSACOLA, FL 32506	2015	\$17,000	\$77,914	\$94,914	\$78,873
Situs:	1308 BRIDGE CREEK TER 32506	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU	➤ File for New Homestead Exemption Online				
Schools (Elem/Int/High):	BLUE ANGELS/BAILEY/ESCAMBIA					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/1988	2522	116	\$66,700	WD	View Instr
03/1988	2522	115	\$9,200	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 10 BLK D WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 2522 P 116 LESS MINERAL RIGHTS	
Extra Features	
CARPORT METAL BUILDING	

Parcel Information

Section Map Id:
25-2S-31-2

Approx. Acreage:
0.2656

Zoned: MDR

Evacuation & Flood Information
[Open Report](#)

View Florida Department of Environmental Protection(DEP) Data


[Launch Interactive Map](#)

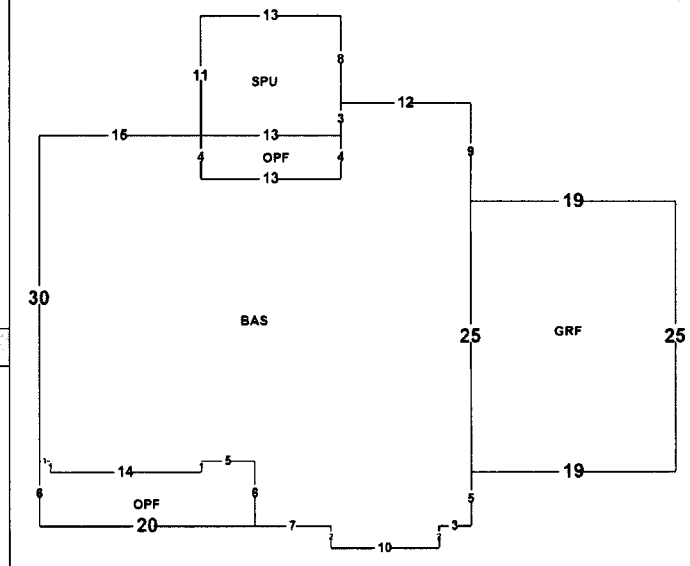
Buildings

Address:1308 BRIDGE CREEK TER, Year Built: 1988, Effective Year: 1988

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS

EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2114 Total SF
BASE AREA - 1338
GARAGE FIN - 475
OPEN PORCH FIN - 158
SCRN PORCH UNF - 143



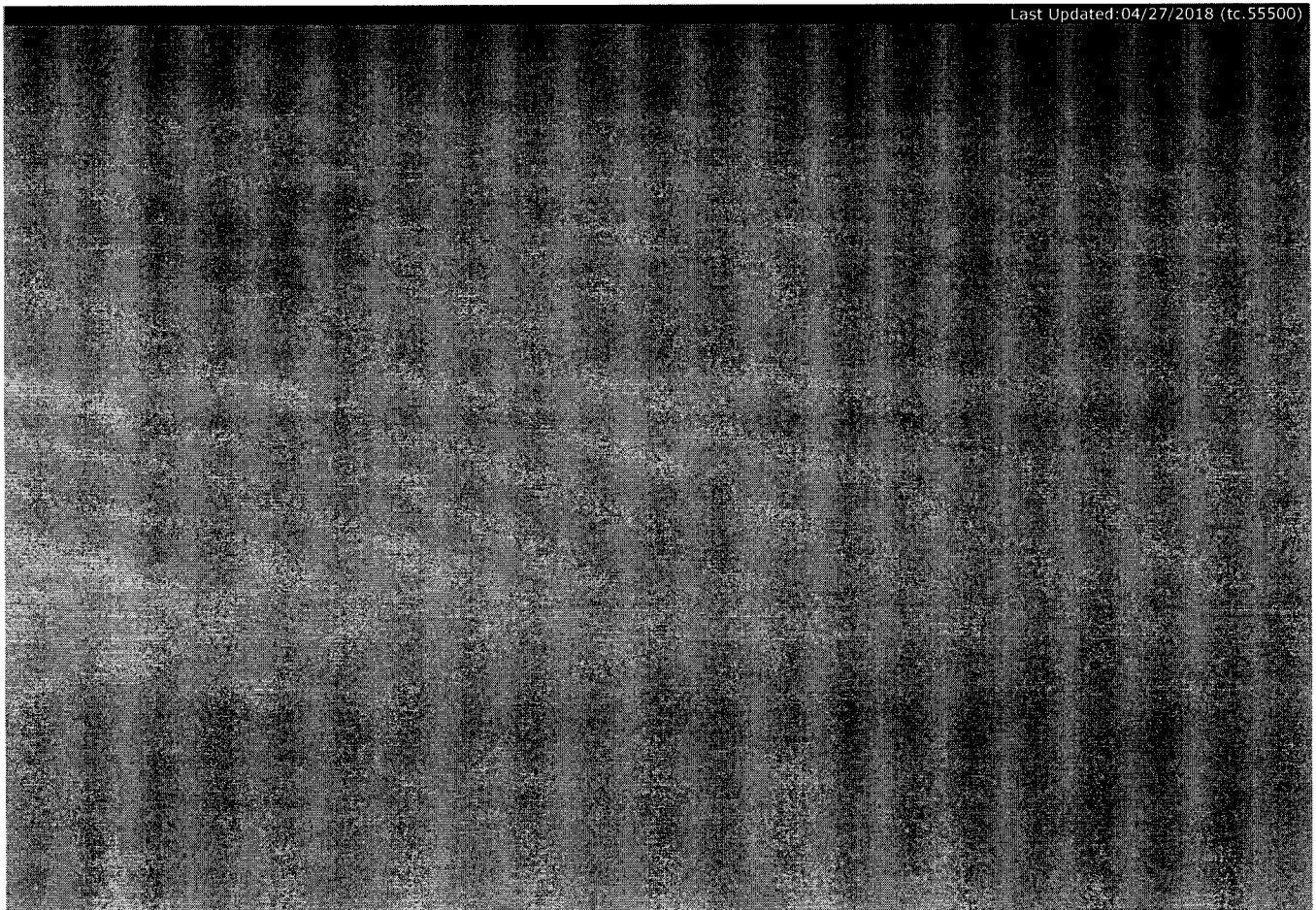
Images



6/11/02

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: 04/27/2018 (tc.55500)



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

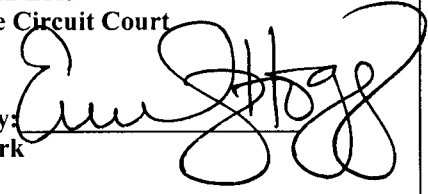
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 094625815 Certificate Number: 005139 of 2016**

Payor: GEORGE R KEE JR 1308 BRIDGE CREEK TER PENSACOLA FL 32506 Date 05/03/2018

Clerk's Check #	1	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$3,666.70
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,650.45

\$3032.63

**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
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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 005139
 Redeemed Date 05/03/2018**

Name GEORGE R KEE JR 1308 BRIDGE CREEK TER PENSACOLA FL 32506

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$3,066.70
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

\$ 3032.63



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 094625815 Certificate Number: 005139 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/04/2018"/>	Redemption Date <input type="text" value="05/03/2018"/>
Months	5	1
Tax Collector	<input type="text" value="\$2,846.93"/>	<input type="text" value="\$2,846.93"/>
Tax Collector Interest	\$213.52	\$42.70
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,066.70	<input type="text" value="\$2,895.88"/> TK
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	\$33.75	\$6.75
Total Clerk	\$483.75	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,650.45	\$3,352.63
	Repayment Overpayment Refund Amount	\$297.82

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 •

May 7, 2018

BRIDGE TAX LLC-616 US BANK
PO BOX 645040
CINCINNATI OH 45264

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 005139	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

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

18-364

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14372

May 25, 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 05-25-1998, through 05-25-2018, and said search reveals the following:

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

George Ray Kee, Jr. and Bonnie Rae Kee, husband and wife

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: 

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14372

**Lot 10, Block D, Woodridge Manor, Unit #3, as per plat thereof, recorded in Plat Book 13, Page 76, of the
Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14372

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

1. Taxes for all years paid 05/08/2018. The assessed value is \$101,347.00. Tax ID 09-4625-815.

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: 9-4-2018

TAX ACCOUNT NO.: 09-4625-815

CERTIFICATE NO.: 2016-5139

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

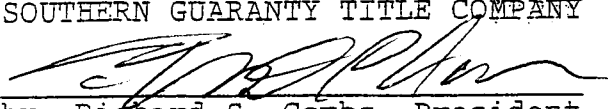
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2017 tax year.

George Ray Kee, Jr.
Bonnie Rae Kee
1308 Bridge Creek Terrace
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 25th day of May, 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.

City Rec. Fee 5.00 + 1.00
St. Dec. Stamp Tax 366.85
Total 372.85

116

This instrument was prepared by

✓ Alan C. Sheppard
of
EMMANUEL, SHEPPARD & CONDON
ATTORNEYS AT LAW
30 SOUTH SPRING STREET
POST OFFICE DRAWER 1271
PENSACOLA, FLORIDA 32596

Our File No. B135-8244

State of Florida

ESCAMBIA

County

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That the BOB PRICE HOMES, INC.
a Florida corporation, for
and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby
acknowledged, does bargain, sell, convey and grant unto GEORGE RAY KEE, JR. and BONNIE RAE KEE,
husband and wife
(whose mailing address is: 1308 Bridge Creek Terrace, Pensacola, FL 32506),
their heirs, executors, administrators, successors and assigns, forever, the following real property,
situate, lying and being in the _____, County of Escambia
State of Florida, to-wit:

Lot 10, Block "D", WOODRIDGE MANOR, UNIT #3, according to
plat thereof recorded in Plat Book 13, Page 76, of the
public records of Escambia County, Florida.

D. S. PD. 366.85
DATE March 9, 1988
JOE A. FLOWERS, COMPTROLLER
BY: Barbara Pittner D.C.
CEW. REG. #59-2043328-27-01

Subject to taxes for current year and to valid reservations, easements and restrictions of record affecting
the above property, if any, which are not hereby reimposed.

To have and to hold, unto the said Grantee s, their heirs, successors, and assigns, forever.
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 said corporation covenants
that it is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the
same; that it is free from encumbrances, and that it, its successors and assigns, shall and will forever warrant
and defend the said Grantee s, their heirs, executors, administrators, successors and assigns, in the
quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, subject
to the exceptions set forth above.

IN WITNESS WHEREOF, the said corporation, Grantor, in pursuance of due and legal action of its
stockholders and Board of Directors, has executed these presents, causing its name to be signed by its _____
President, and its corporate seal to be affixed hereto this 8th day of March
_____, A.D., 19 88.

Signed, sealed and delivered in the presence of:

Christina E. Edwards
Alan C. Sheppard

BOB PRICE HOMES, INC.

By [Signature]

President

Attest: _____

Secretary

(Corporate Seal)

STATE OF FLORIDA; COUNTY OF ESCAMBIA:

The foregoing instrument was acknowledged before me this 8th day
of March, 19 88, by Bobby B. Price
as President of Bob Price Homes, Inc.
a Florida corporation, on behalf of
the corporation.

Notary Public, State of Florida

My Commission Expires Mar. 3, 1989

Clk's File For Record No.

617302
Mar 9 10 17 AM '88
FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA