

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800397

Date of Tax Deed Application
May 09, 2018

This is to certify that **BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST**, holder of **Tax Sale Certificate Number 2016 / 5407**, 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: **10-0856-000**

Cert Holder:
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

Property Owner:
BOOZER JAMES L
698 BARTOW AVE
PENSACOLA, FL 32507
LT 1 2 3 23 & 24 BLK 115 BEACH HAVEN PLAT DB 46 P 51 OR
7289 P 1495 SEC 54/25 T 2S R 30/31

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
2016/5407	10-0856-000	06/01/2016	481.97	132.54	614.51

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
2017/5386	10-0856-000	06/01/2017	167.52	6.25	30.15	203.92

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	818.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	483.13
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)	1,676.56

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, 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 15th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **3rd December 2018**

By

Shirley Rich, CFCA
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-0856-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800397

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547,

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
10-0856-000	2016/5407	06-01-2016	LT 1 2 3 23 & 24 BLK 115 BEACH HAVEN PLAT DB 46 P 51 OR 7289 P 1495 SEC 54/25 T 2S R 30/31

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
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

05-09-2018
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:	352S311000010115	Year	Land	Imprv	Total	Cap Val
Account:	100856000	2017	\$17,825	\$4,134	\$21,959	\$21,959
Owners:	BOOZER JAMES L	2016	\$17,825	\$3,936	\$21,761	\$21,761
Mail:	698 BARTOW AVE PENSACOLA, FL 32507	2015	\$17,825	\$3,541	\$21,366	\$21,366
Situs:	698 BARTOW AVE 32507	Disclaimer				
Use Code:	MOBILE HOME	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Schools (Elem/Int/High):	NAVY POINT/BAILEY/ESCAMBIA					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2017 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
10/15/2015	7429	1649	\$25,500	WD	View Instr		
01/21/2015	7289	1495	\$1,100	CT	View Instr		
06/1989	2718	717	\$10,000	WD	View Instr		
09/1985	2117	278	\$13,000	WD	View Instr		
12/1980	1501	314	\$1,500	WD	View Instr		
04/1979	1317	999	\$2,400	SC	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description	
						LT 1 2 3 23 & 24 BLK 115 BEACH HAVEN PLAT DB 46 P 51 OR 7429 P 1649 SEC 54/25 T 2S R 30/31	
						Extra Features	
						METAL BUILDING	

Parcel Information

Section Map Id:
35-2S-31-4

Approx. Acreage:
0.7819

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

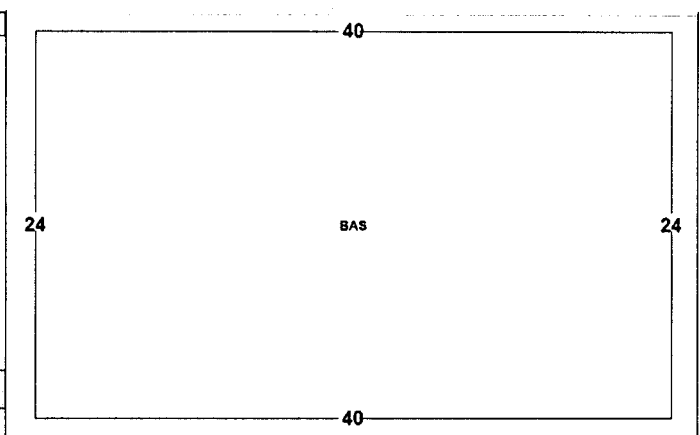
Launch Interactive Map

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

Buildings

Address: 698 BARTOW AVE, Year Built: 1980, Effective Year: 1980

Structural Elements
DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH- DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-3
NO. STORIES-1
STORY HEIGHT-0
 Areas - 960 Total SF
BASE AREA - 960



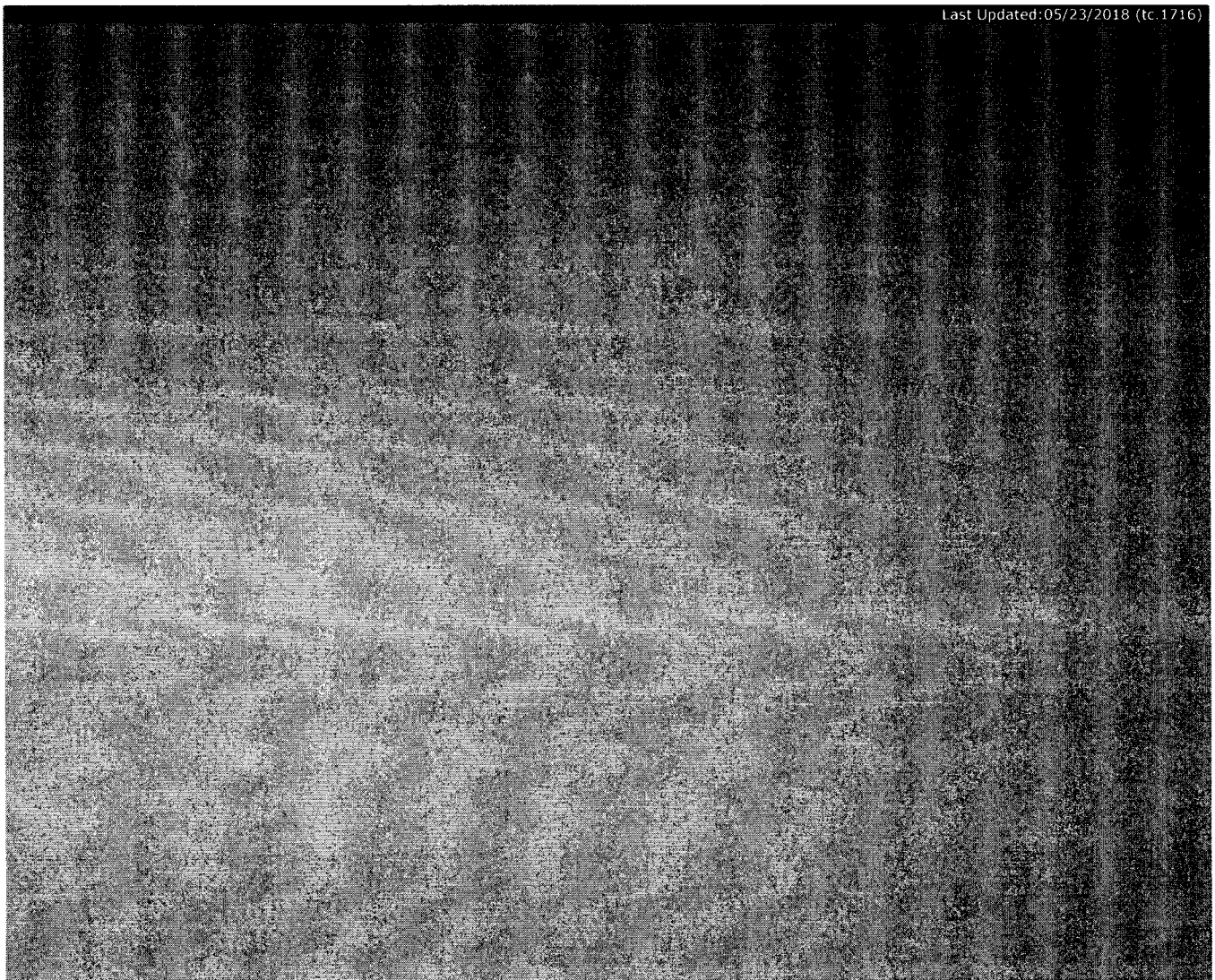
Images



11/12/02

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:05/23/2018 (tc.1716)



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

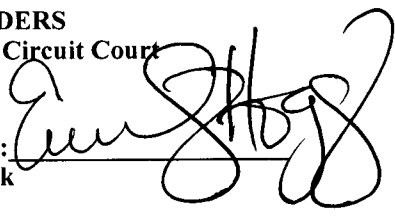
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 100856000 Certificate Number: 005407 of 2016

Payor: JAMES L BOOZER PO BOX 16441 PENSACOLA FL 32507 Date 08/17/2018

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$1,858.85
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,456.10

\$1908.51

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
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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 005407

Redeemed Date 08/17/2018

Name JAMES L BOOZER PO BOX 16441 PENSACOLA FL 32507

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$1,858.85 \$1908.51
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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 100856000 Certificate Number: 005407 of 2016

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/03/2018	Redemption Date 08/17/2018
Months	7	3
Tax Collector	\$1,676.56	\$1,676.56
Tax Collector Interest	\$176.04	\$75.45
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,858.85	\$1,758.26 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$20.25
Total Clerk	\$497.25	\$470.25 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,456.10	\$2,228.51 - 120 - 200 = \$1,908.51
	Repayment Overpayment Refund Amount	\$227.59

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 •

August 28, 2018

EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST
296 HARRISON CIR
HIAWASSEE GA 30546

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.

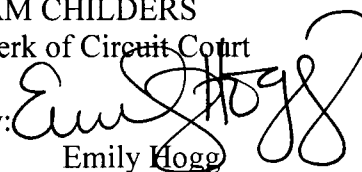
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 005407	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

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

18-612
Redeemed

PROPERTY INFORMATION REPORT

File No.: 14669

September 12, 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 09-11-1998, through 09-11-2018, and said search reveals the following:

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

James L. Boozer

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

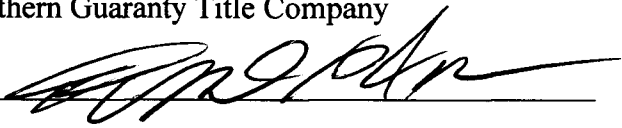
4. Taxes:

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: 

September 12, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14669

September 12, 2018

**Lots 1, 2, 3, 23 and 24, Block 115, Beach Haven, as per plat thereof, recorded in Deed Book 46, Page 51,
of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14669

September 12, 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 \$22,354.00. Tax ID 10-0856-000.

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: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-3-2018

TAX ACCOUNT NO.: 10-0856-000

CERTIFICATE NO.: 2016-5407

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 tax year.

James L. Boozer
P.O. Box 16441
Pensacola, FL 32507
and
698 Bartow Ave.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 12th day of September, 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.

This Document Prepared By:
ServiceLink, LLC
1200 Cherrington Parkway
Moon Township, PA 15108
Parcel ID #: 352S311000010115
Return To:
ServiceLink, LLC
1200 Cherrington Parkway
Moon Township, PA 15108
SL # 150031492

Loan #: 1048113

SPECIAL WARRANTY DEED

00 11 2015

This SPECIAL WARRANTY DEED, dated by CIT Bank, N.A. formerly known as OneWest Bank N.A. formerly known as OneWest Bank, FSB, whose post office address is 2900 Esperanza Crossing, Austin, TX 78758, hereinafter called the GRANTOR, to James L Boozer, whose post office address is 3009 Muldoon Rd, Pensacola, FL 32526 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of Twenty Five Thousand Five Hundred Dollars (25,500.00), and other valuable considerations, receipt whereof 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:

LOTS 1, 2, 3, 23 AND 24, BLOCK 115, BEACH HAVEN, A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK 46 PAGE 51, OF THE PUBLIC RECORDS OF SAID COUNTY.

Tax/Parcel ID: 352S311000010115

***SEE ATTACHED EXHIBIT(S)**

Being the same property conveyed to CIT Bank, N.A. formerly known as OneWest Bank N.A. formerly known as OneWest Bank, FSB, recorded 01/26/2015 in Instrument Number 2015005588 in Escambia County Official Records

Property Address: 698 Bartow Avenue, Pensacola, FL 32507

GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2014 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 said GRANTEE that except as above noted, 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 claiming by, through and under grantor, but against no others.

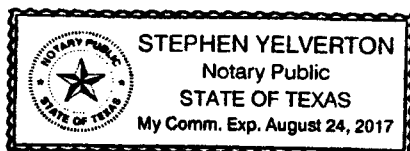
IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Ken Blaschke OneWest Bank Mortgage Servicing a division of CIT Bank, N.A. Senior Asset Manager Signature: <u>[Signature]</u> Print Name: <u>STEPHEN YELVERTON</u>	CIT Bank, N.A. formerly known as OneWest Bank N.A. formerly known as OneWest Bank, By: <u>[Signature]</u> Its: <u>Sean Costarelli</u> <u>AVP</u>
--	--

TEXAS
COUNTY OF TRAVIS

THE FOREGOING INSTRUMENT was acknowledged before me this 00115 day of 2015,
by Sean Costarelli, as AVP of CIT Bank, N.A. formerly known as
OneWest Bank N.A. formerly known as OneWest Bank, He is personally known to me or has
produced _____ as identification.



[Signature]
Notary Public STEPHEN YELVERTON
Print Name:
My Commission Expires AUG 24 2017