18-368

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800074

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 / 6448**, 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: **11-0997-735**

Cert Holder:
BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616

P.O. BOX 645040
CINCINNATI, OH 45264

Property Owner:
MURPHY TERI DARLENE
796 VALLEY RIDGE WAY
PENSACOLA, FL 32514

LT 28 BLK B VALLEY RIDGE S/D PB 12 P 13 OR 3325 P 151 OR 6638 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
2016/6448	11-0997-735	06/01/2016	849.91	42.50	892.41

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
2017/6232	11-0997-735	06/01/2017	877.08	6.25	43.85	927.18

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	1,819.59
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	204.36
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)	2,398.95
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.	42,411.00
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

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
11-0997-735 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800074

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
11-0997-735	2016/6448	06-01-2016	LT 28 BLK B VALLEY RIDGE S/D PB 12 P 13 OR 3325 P 151 OR 6638 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
BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616
P.O. BOX 645040
CINCINNATI, OH 45264

Applicant's signature

04-20-2018
Application Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	231N303100028002
Account:	110997735
Owners:	MURPHY TERI DARLENE
Mail:	796 VALLEY RIDGE WAY PENSACOLA, FL 32514
Situs:	796 VALLEY RIDGE WAY 32514
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	RC LIPSCOMB/FERRY PASS/TATE
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	$19,000	$77,967	$96,967	$84,822
2016	$19,000	$76,486	$95,486	$83,078
2015	$19,000	$72,329	$91,329	$82,501

Disclaimer

Amendment 1/Portability Calculations

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/14/2010	6638	1193	$100	QC	View Instr
02/1993	3325	151	$71,500	WD	View Instr
10/1988	2694	922	$66,900	WD	View Instr
10/1984	1975	219	$65,000	WD	View Instr
02/1984	1881	530	$8,500	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,TOTAL & PERMANENT

Legal Description

LT 28 BLK B VALLEY RIDGE S/D PB 12 P 13 OR 3325 P 151 OR 6638 P 1193

Extra Features

None

Parcel Information

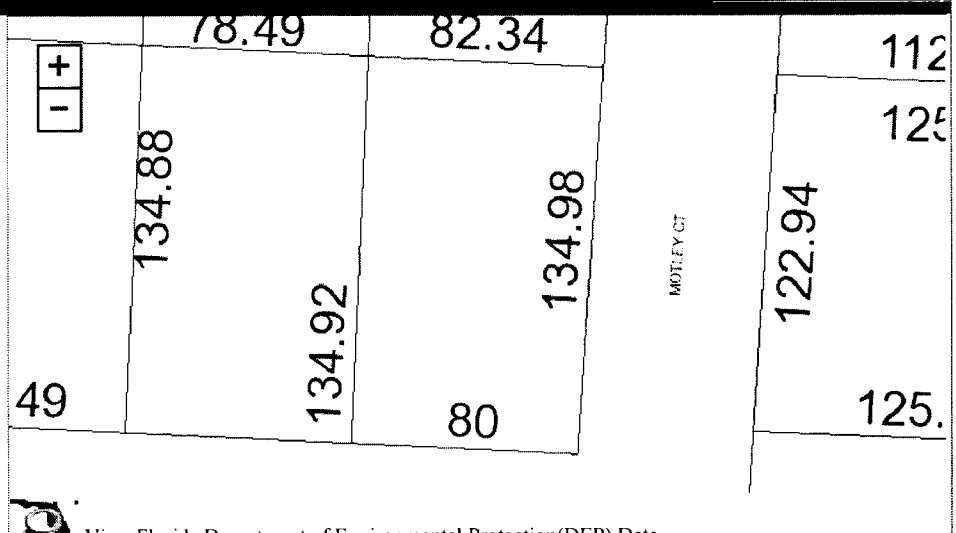
Launch Interactive Map

Section Map Id:
23-1N-30-2

Approx. Acreage:
0.2487

Zoned:
MDR

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

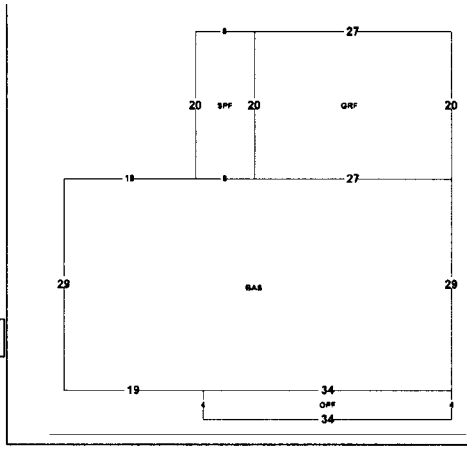
Buildings

Address:796 VALLEY RIDGE WAY, Year Built: 1984, Effective Year: 1984

Structural Elements

DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*BRICK-FACE/VENEER*
EXTERIOR WALL-*SIDING-LAP.AAVG*
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 - 2373 Total SF
BASE AREA - *1537*
GARAGE FIN - *540*
OPEN PORCH FIN - *136*
SCRN PORCH FIN - *160*

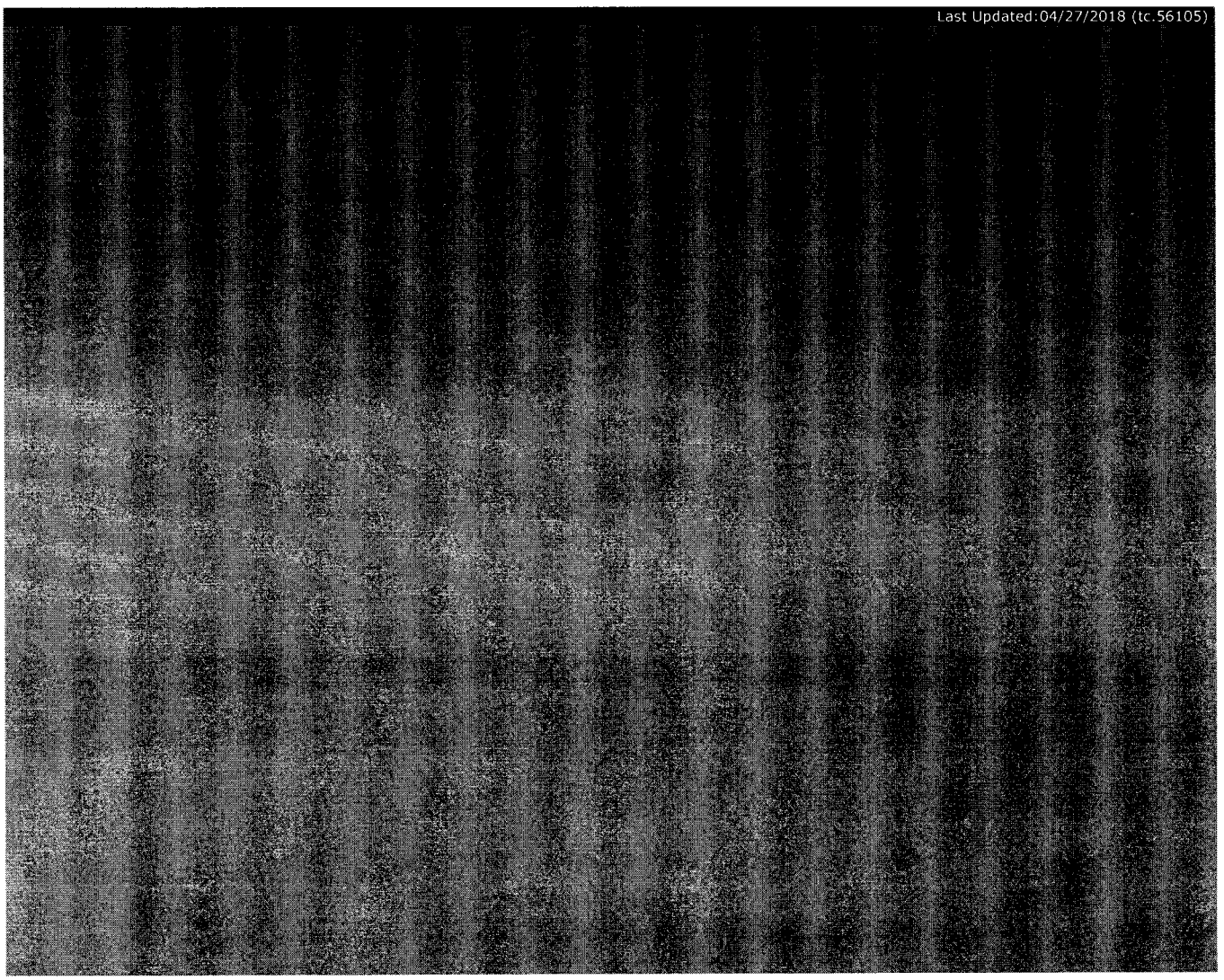


Images



3/26/15

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.



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: 110997735 Certificate Number: 006448 of 2016

Payor: TERI H MURPHY 796 VALLEY RIDGE WAY PENSACOLA, FL 32514 **Date** 05/08/2018

Clerk's Check #	2780399	Clerk's Total	$483.75
Tax Collector Check #	1	Tax Collector's Total	$2,585.12
		Postage	$60.00
		Researcher Copies	$0.00
		Total Received	~~$3,128.87~~

REDUCED TO $2,577.93

PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

18-368

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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JUVENILE DIVISION
CENTURY

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

Case # 2016 TD 006448
Redeemed Date 05/08/2018
Name TERI H MURPHY 796 VALLEY RIDGE WAY PENSACOLA, FL 32514

Clerk's Total = TAXDEED	$483.75
Due Tax Collector = TAXDEED	$2,585.12
Postage = TD2	$60.00
ResearcherCopies = TD6	$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 and Comptroller, Escambia County

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

May 15, 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 003987	$450.00	$0.00	$450.00
2016 TD 006448	$450.00	$6.75	$456.75
2016 TD 001021	$450.00	$6.75	$456.75

TOTAL $1,363.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:
Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • ehogg@EscambiaClerk.com

18-368
Redeemed

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.: 14376

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:

   Teri Darlene Murphy

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.: 14376

Lot 28, Block B, Valley Ridge, as per plat thereof, recorded in Plat Book 12, Page 13, of the Public Records of Escambia County, Florida

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 14376

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 $96,967.00. Tax ID 11-0997-735.

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.: 11-0997-735

CERTIFICATE NO.: 2016-6448

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.

Teri Darlene Murphy
796 Valley Ridge Way
Pensacola, FL 32514

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.

Recorded in Public Records 09/23/2010 at 08:25 AM OR Book 6638 Page 1193, Instrument #2010062245, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $0.70

Prepared by: John L. Myrick
JOHN L. MYRICK, P.A.
1457 North Ninth Avenue
Pensacola, FL 32503
(850) 433-0084

STATE OF FLORIDA

QUIT CLAIM DEED

COUNTY OF ESCAMBIA

KNOW ALL PERSONS BY THESE PRESENTS, that **MICHAEL WAYNE MURPHY**, a divorced and unremarried man, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does remise, release and quit claim unto **TERI DARLENE MURPHY**, a divorced and unremarried woman, her heirs, personal representatives, administrators and assigns, forever, the following described property, situated in the County of Escambia, commonly referred to as 796 Valley Ridge Way, Pensacola, Florida, and more particularly described as follows:

Lot 28, Block B, VALLEY RIDGE, according to plat thereof recorded in Plat Book 12 at Page 13 of the Public Records of Escambia County, Florida.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, free from all exceptions and right of homestead.

NOTE: This conveyance is made pursuant to the terms, provisions and conditions of a Final Judgment of Dissolution of Marriage entered in the Circuit Court in and for Escambia County, Florida in case number 2006-DR-13399 on December 23, 2008 by the Honorable Kim A. Skievaski..

WITNESSES:

Witness Signature

Print or type witness name

Witness Signature

Print or type witness name

MICHAEL WAYNE MURPHY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of September, 2010, by **MICHAEL WAYNE MURPHY**, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
My Commission Expires:

JOSEPH H. HUFF NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires May 22, 2014 No. DD 972001

Parcel ID No: 11-0997-735

RECORDED AS RECEIVED