

Tax Collector's Certification

19-095

CTY-513

Tax Deed Application Number
1800541

Date of Tax Deed Application
Jul 30, 2018

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2016 / 8847**, 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: **15-2555-000**

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

Property Owner:
JANSSEN ALLEN L
JANSSEN BRENDA
7895 HESTIA PL
PENSACOLA, FL 32506

LTS 16 17 BLK 24 MAXENT TRACT OR 2995 P 62 CA 104

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
2016/8847	15-2555-000	06/01/2016	1,141.70	57.09	1,198.79

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
2018/8852	15-2555-000	06/01/2018	1,317.52	6.25	65.88	1,389.65
2017/8672	15-2555-000	06/01/2017	1,163.11	6.25	58.16	1,227.52

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	3,815.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	4,190.96

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	6.25
19. Total Amount to Redeem	

Done this the 10th day of August, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 4, 2019

By *Condice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
15-2555-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800541

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
15-2555-000	2016/8847	06-01-2016	LTS 16 17 BLK 24 MAXENT TRACT OR 2995 P 62 CA 104

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

07-30-2018
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: 000S009080016024
Account: 152555000
Owners: JANSSEN ALLEN L
 JANSSEN BRENDA
Mail: 7895 HESTIA PL
 PENSACOLA, FL 32506
Situs: 202 N G ST 32502
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
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	\$28,420	\$42,774	\$71,194	\$65,469
2017	\$28,420	\$39,702	\$68,122	\$59,518
2016	\$15,660	\$38,448	\$54,108	\$54,108

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/1991	2995	62	\$29,500	WD	View Instr
02/1991	2972	772	\$25,400	WD	View Instr
05/1985	2062	438	\$32,000	WD	View Instr
06/1980	1446	685	\$30,000	SC	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

LTS 16 17 BLK 24 MAXENT TRACT OR 2995 P 62 CA 104

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
CA104

Approx. Acreage:
0.1717

Zoned:
R-2

Evacuation & Flood Information
[Open Report](#)



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

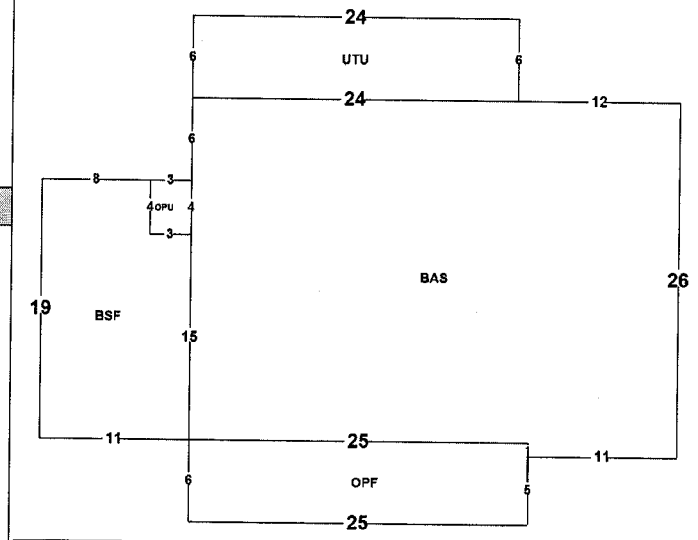
Buildings

Address: 202 N G ST, Year Built: 1930, Effective Year: 1975

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/VAC

INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1414 Total SF
BASE AREA - 911
BASE SEMI FIN - 197
OPEN PORCH FIN - 150
OPEN PORCH UNF - 12
UTILITY UNF - 144



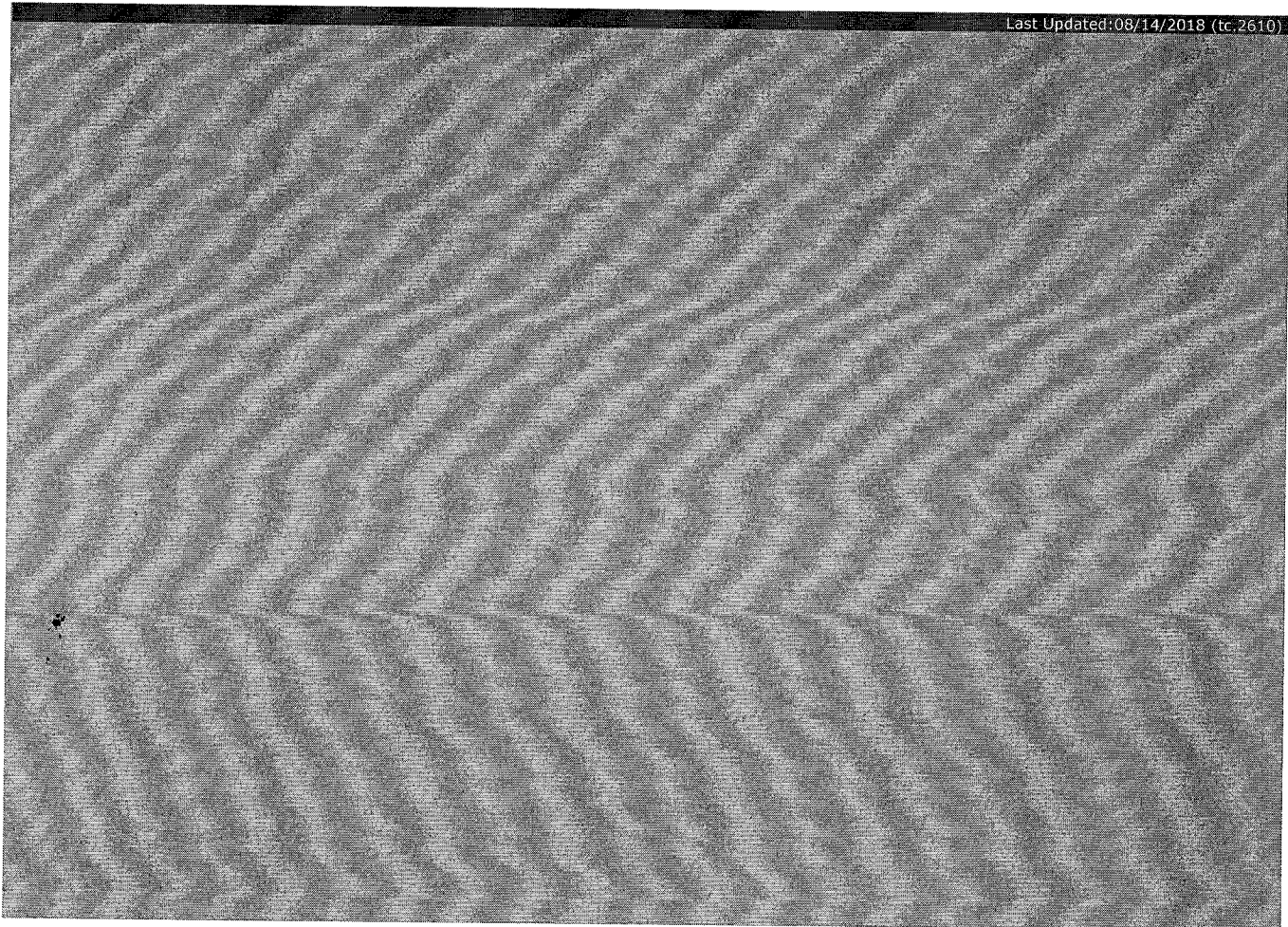
Images



1/11/18

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:08/14/2018 (tc.2610)



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

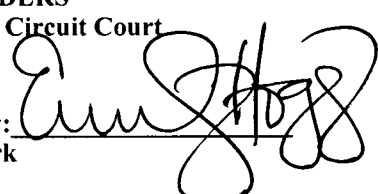
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 152555000 Certificate Number: 008847 of 2016**

Payor: BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506 Date 08/30/2018

Clerk's Check #	6650602445	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$4,637.26
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$5,234.51

\$4396.82

**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 008847
 Redeemed Date 08/30/2018**

Name BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$4,637.26 \$4396.82
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: 152555000 Certificate Number: 008847 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/04/2019	Redemption Date 08/31/2018
Months	7	1
Tax Collector	\$4,190.96	\$4,190.96
Tax Collector Interest	\$440.05	\$62.86
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,637.26	\$4,260.07 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$6.75
Total Clerk	\$497.25	\$456.75 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$5,234.51	\$4,716.82
	Repayment Overpayment Refund Amount	\$517.69

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 •

September 4, 2018

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 005491	\$450.00	\$6.75	\$456.75
2016 TD 003380	\$450.00	\$6.75	\$456.75
2016 TD 005044	\$450.00	\$6.75	\$456.75
2016 TD 008847	\$450.00	\$6.75	\$456.75
2016 TD 006293	\$450.00	\$6.75	\$456.75
TOTAL			\$2,283.75

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

19-095
Redeemed

PROPERTY INFORMATION REPORT

File No.: 14774

November 2, 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 11-02-1998, through 11-02-2018, and said search reveals the following:

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

Allen L. Janssen and Brenda Janssen, 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: 

November 2, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14774

November 2, 2018

Lots 16 and 17, Block 24, Maxent Tract, City of Pensacola Escambia County, Florida.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14774

November 2, 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 \$71,194.00. Tax ID 15-2555-000.

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: 2-4-2019

TAX ACCOUNT NO.: 15-2555-000

CERTIFICATE NO.: 2016-8847

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

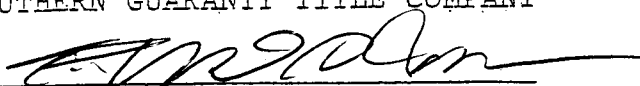
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Allen L. Janssen
Brenda Janssen
7895 Hestia Place
Pensacola, FL 32506
and
202 North G St.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 2nd day of November, 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.

870380

WARRANTY DEED

Tax No. 25-2245-000

AND JOYCE L. HENDRIX, HUSBAND AND WIFE

County

County

32508

the following described property, situate, lying and being in the County of

17, BLOCK 24 MAXENT TRACT, CITY OF PENSACOLA, ESCROW
ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS
IN 1986.

FILED AND RECORDED
THE PUBLIC RECORDS OF
PENSACOLA, FLA. ON
APR 23 2 26 PM '91
BOOK PAGE NOTE
A FLOWERS COMPANY
PENSACOLA, FLA.

870380

the terms, conditions, covenants and restrictions of record affecting the above property, if any, which

shall include the heirs, personal representatives,
and assigns of the parties hereto, the use of singular member shall include
the plural, and the plural shall include the singular.

grantee has hereunto set grantor's hand and seal on APRIL 19, 1991

[Signature]
MICHAEL M. HENDRIX

[Signature]
MICHAEL M. HENDRIX (SEAL)
[Signature]
JOYCE L. HENDRIX (SEAL)

MICHAEL M. HENDRIX AND JOYCE L. HENDRIX

to the said name in and who executed the foregoing instrument and acknowledged

91

[Signature]
My Commission Expires: 7-1-91