19-599

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900130

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2017 / 3298**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit:
06-3841-000

Cert Holder:
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

Property Owner:
REINECKE HANJO
REINECKE REBECCA
1600 NORTH Z ST
PENSACOLA, FL 32505
S1/2 OF LTS 1 2 BLK 7 WELLES S/D PB 1 P 71 OR 7313 P 690 CA 137

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
2017/3298	06-3841-000	06/01/2017	609.09	30.45	639.54

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
2018/3376	06-3841-000	06/01/2018	274.89	6.25	13.74	294.88

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	934.42
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. Property Information 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)	1,309.42
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 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **2ND December 2019**

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.
06-3841-000 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900130

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
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
06-3841-000	2017/3298	06-01-2017	S1/2 OF LTS 1 2 BLK 7 WELLES S/D PB 1 P 71 OR 7313 P 690 CA 137

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, property information 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
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

04-17-2019
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	332S301600011007
Account:	063841000
Owners:	REINECKE HANJO REINECKE REBECCA
Mail:	1600 NORTH Z ST PENSACOLA, FL 32505
Situs:	1600 N Z ST 32505
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	$7,443	$21,488	$28,931	$28,931
2017	$7,443	$19,629	$27,072	$27,072
2016	$7,443	$20,172	$27,615	$27,615

Disclaimer

Tax Estimator

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/09/2015	7313	690	$12,500	WD	View Instr
07/14/2014	7197	1412	$2,100	CT	View Instr
06/30/2014	7207	596	$100	WD	View Instr
05/30/2013	7023	1762	$100	OT	View Instr
09/1993	3440	276	$24,900	WD	View Instr
08/1990	2900	699	$100	WD	View Instr
03/1987	2371	230	$4,500	WD	View Instr
03/1987	2371	229	$4,500	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

S1/2 OF LTS 1 2 BLK 7 WELLES S/D PB 1 P 71 OR 7313 P 690 CA 137

Extra Features

UTILITY BLDG

Parcel Information

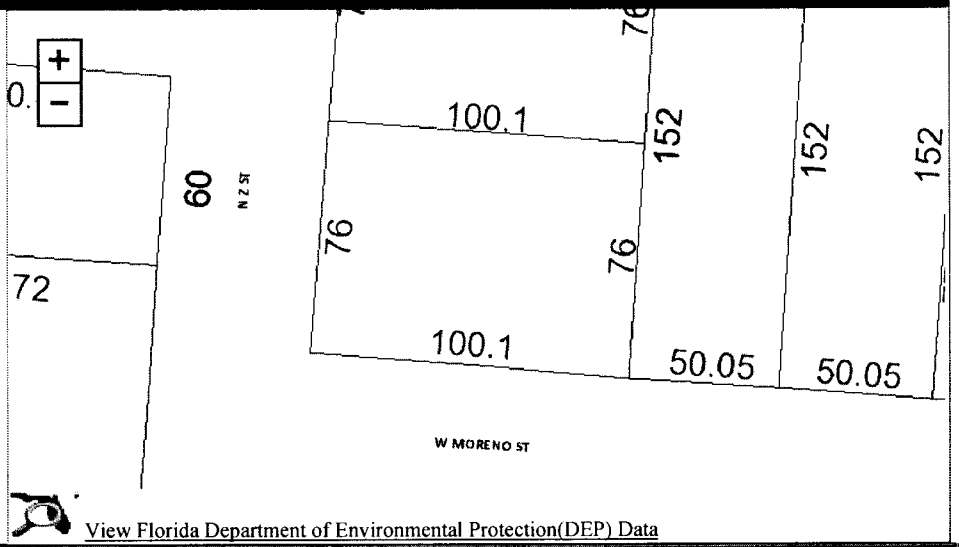
Launch Interactive Map

Section Map Id:
CA137

Approx. Acreage:
0.1781

Zoned:
MDR

Evacuation & Flood Information
Open Report



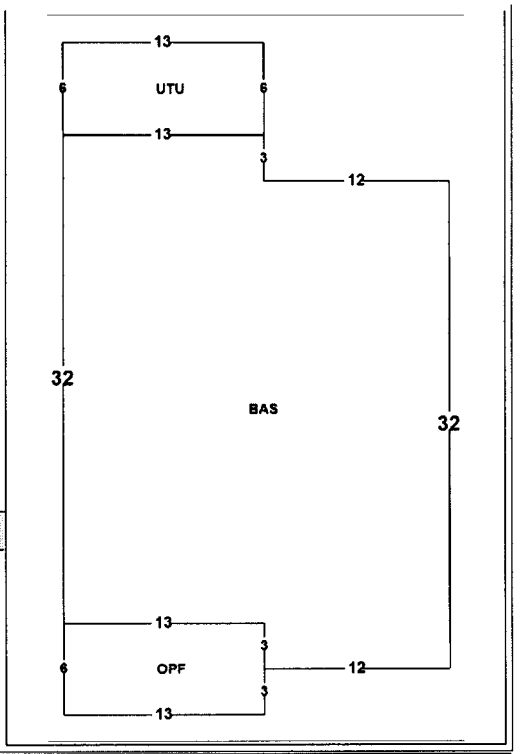
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:1600 N Z ST, Year Built: 1955, Effective Year: 1955

Structural Elements

DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*SIDING-BLW.AVG.*
FLOOR COVER-*CARPET*
FOUNDATION-*WOOD/SUB FLOOR*
HEAT/AIR-*WALL/FLOOR FURN*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



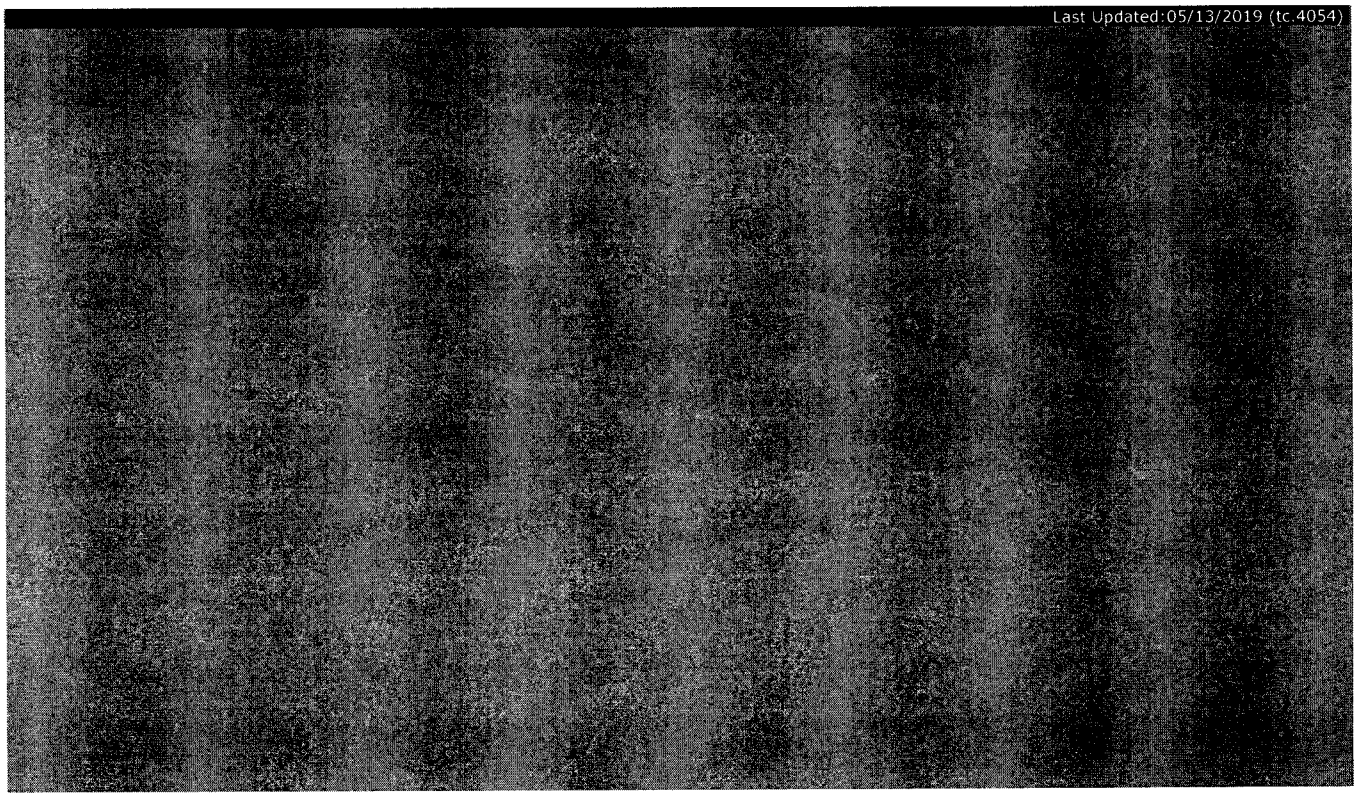
Areas - 956 Total SF
BASE AREA - *800*
OPEN PORCH FIN - *78*
UTILITY UNF - *78*

Images



12/24/14

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
ESCAMBIA COUNTY FLORIDA
INST# 2019041959 5/14/2019 9:30 AM
OFF REC BK: 8094 PG: 878 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 03298**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

S1/2 OF LTS 1 2 BLK 7 WELLES S/D PB 1 P 71 OR 7313 P 690 CA 137

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063841000 (19-599)

The assessment of the said property under the said certificate issued was in the name of

HANJO REINECKE and REBECCA REINECKE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of December, which is the **2nd day of December 2019.**

Dated this 13th day of May 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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: 063841000 Certificate Number: 003298 of 2017

Payor: REBECCA REINECKE 1600 NORTH Z ST PENSACOLA, FL 32505 **Date** 07/25/2019

Clerk's Check #	5505256541	Clerk's Total	$523.04
Tax Collector Check #	1	Tax Collector's Total	$1,472.80 1542.61
		Postage	$60.00
		Researcher Copies	$40.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	~~$2,112.84~~

$1559.61

PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

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 # 2017 TD 003298
Redeemed Date 07/25/2019
Name REBECCA REINECKE 1600 NORTH Z ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	$523.04
Due Tax Collector = TAXDEED	~~$1,472.80~~ 1542.61
Postage = TD2	$60.00
ResearcherCopies = TD6	$40.00
Release TDA Notice (Recording) = RECORD2	$10.00
Release TDA Notice (Prep Fee) = TD4	$7.00

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property | Property Sheet | Lien Holder's | Redeem | Forms | Courtview | Benchmark
Redeemed From Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 063841000 Certificate Number: 003298 of 2017

Redemption Yes | Application Date 04/17/2019 | Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/02/2019	Redemption Date 07/25/2019
Months	8	3
Tax Collector	$1,309.42	$1,309.42
Tax Collector Interest	$157.13	$58.92
Tax Collector Fee	$6.25	$6.25 *
Total Tax Collector	$1,472.80	$1,374.59
Record TDA Notice	$17.00	$17.00 *
Clerk Fee	$130.00	$130.00 *
Sheriff Fee	$120.00	$120.00 *
Legal Advertisement	$200.00	$200.00 *
App. Fee Interest	$56.04	$21.02
Total Clerk	$523.04	$488.02
Release TDA Notice (Recording)	$10.00	$10.00 *
Release TDA Notice (Prep Fee)	$7.00	$7.00 *
Postage	$60.00 *	$0.00
Researcher Copies	$40.00 *	$0.00
Total Redemption Amount	$2,112.84	$1,879.61 — 120 - 200 = $1559.61
	Repayment Overpayment Refund Amount	$233.23
Book/Page	8094	878

What you paid today.

Notes: you now owe for 2019 taxes get Homestead on this property.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019064637 7/25/2019 11:45 AM
OFF REC BK: 8135 PG: 763 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8094, Page 878, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03298, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **063841000 (19-599)**

DESCRIPTION OF PROPERTY:

S1/2 OF LTS 1 2 BLK 7 WELLES S/D PB 1 P 71 OR 7313 P 690 CA 137

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: HANJO REINECKE and REBECCA REINECKE

Dated this 25th day of July 2019.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Redeemed
19-599

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.: 15369

September 19, 2019

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 09-19-1999, through 09-19-2019, and said search reveals the following:

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

   Hanjo and Rebecca Reinecke, 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: _____

September 19, 2019

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 15369

September 19, 2019

South 1/2 of Lots 1 and 2, Block 7, Welles Subdivision, Plat Book 1, page 71, OR 7313, page 690, CA 137, Escambia County, Florida.

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 15369 September 19, 2019

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

1. All Taxes Paid. The assessed value is $30,584.00. Tax ID 06-3841-000.

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: 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: 12-2-2019

TAX ACCOUNT NO.: 06-3841-000

CERTIFICATE NO.: 2017-3298

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 2019 tax year.

Hanjo Reinecke
Rebecca Reinecke
1600 North Z St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 19th day of September, 2019.

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.

2

Recorded in Public Records 03/12/2015 at 11:51 AM OR Book 7313 Page 690, Instrument #2015019195, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $87.50

15-022503
Rec.
Docs. 87.50. $12,500.00

INSTRUMENT PREPARED BY:

Jeramie J. Fortenberry, Esq.
Fla. Bar No. 14322
1605 23rd Ave.
Gulfport, Mississippi 39501

Above This Line Reserved for Official Use Only

SPECIAL WARRANTY DEED

This Indenture, made on the 9 day of March 2015 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as Grantor, and Hanjo Reinecke, whose address is 1600 North Z Street, Pensacola, Florida 32505 and Rebecca Reinecke, whose address is 1600 North Z Street, Pensacola, Florida 32505, husband and wife, hereinafter referred to as Grantees.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, and sells unto the Grantees that certain property situated, lying, and being in Escambia County, Florida, to-wit:

South half of Lots 1 and 2, Block 7, in the Welles Subdivision, being a portion of Lot 6, Brainard and Mcintre Survey and Lot 1 of Government Survey of Section 33, Township 2 South, Range 30 West, Escambia County, Florida, according to map filed for record April 8, 1941, and recorded in Public Records of said county in Plat Book 1, Page 71.

Parcel Identification Number: 06-3841-000

Property Address: 1600 North Z Street, Pensacola, Florida 32505

Said property is not the homestead property of the Grantor as defined by the Constitution of the State of Florida and the Grantor does not reside on the property.

This conveyance is subject to the following:

1. Taxes and assessments for 2015 and subsequent years.
2. Zoning and other governmental regulations.

3. Any and all restrictive covenants and conditions, easements, rights-of-way, and prior reservations of oil, gas and other minerals of record, if any.

The Grantor hereby covenants with said Grantees that, except as otherwise noted, at the time of the delivery of this deed the property described herein was free from all encumbrances made by the Grantor and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Print Witness Name: [illegible]

Print Witness Name: [illegible]

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America
By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

Printed Name and Title [illegible]

STATE OF Texas
Denton **COUNTY**

On this date, before me personally appeared [illegible], pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 9 day of March, 2015

Notary Public
My Term Expires:

SHANE E. HURLEY
Notary Public, State of Texas
My Commission Expires
April 15, 2017

This deed was prepared by Jeramie J. Fortenberry, Fla. Bar No. 14322, who certifies that it is in a form that is in accordance with applicable local, state and Federal law.