19-537

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900272

Date of Tax Deed Application
Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 4113**, 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:
08-2083-000

Cert Holder:
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

Property Owner:
MONTAINA LEE ANN
214 BRYANT RD
PENSACOLA, FL 32507
LT 233 BLK 12 NAVY POINT PB 1 P 100 OR 7487 P 677 CA 222

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
2017/4113	08-2083-000	06/01/2017	1,021.24	51.06	1,072.30

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
2018/4176	08-2083-000	06/01/2018	1,026.52	6.25	51.33	1,084.10

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	2,156.40
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,035.81
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)	3,567.21

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 26th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 4, 2019

By Candice Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
08-2083-000 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900272

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
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
08-2083-000	2017/4113	06-01-2017	LT 233 BLK 12 NAVY POINT PB 1 P 100 OR 7487 P 677 CA 222

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
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

Applicant's signature

04-19-2019
Application Date

ECPA Home

Chris Jones
Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

Back

Navigate Mode ◉ Account ○ Reference

Printer Friendly Version

General Information

Reference:	502S306090238012
Account:	082083000
Owners:	MONTAINA LEE ANN
Mail:	214 BRYANT RD PENSACOLA, FL 32507
Situs:	214 BRYANT RD 32507
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	$15,000	$51,059	$66,059	$60,107
2017	$15,000	$39,643	$54,643	$54,643
2016	$15,000	$38,391	$53,391	$53,391

Disclaimer

Tax Estimator

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/02/2016	7487	677	$20,000	WD	View Instr
05/1992	3301	176	$25,000	QC	View Instr
05/1992	3179	120	$25,000	CJ	View Instr
01/1970	486	544	$7,500	WD	View Instr
01/1970	486	542	$100	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
LT 233 BLK 12 NAVY POINT PB 1 P 100 OR 7487 P 677 CA 222

Extra Features
None

Parcel Information

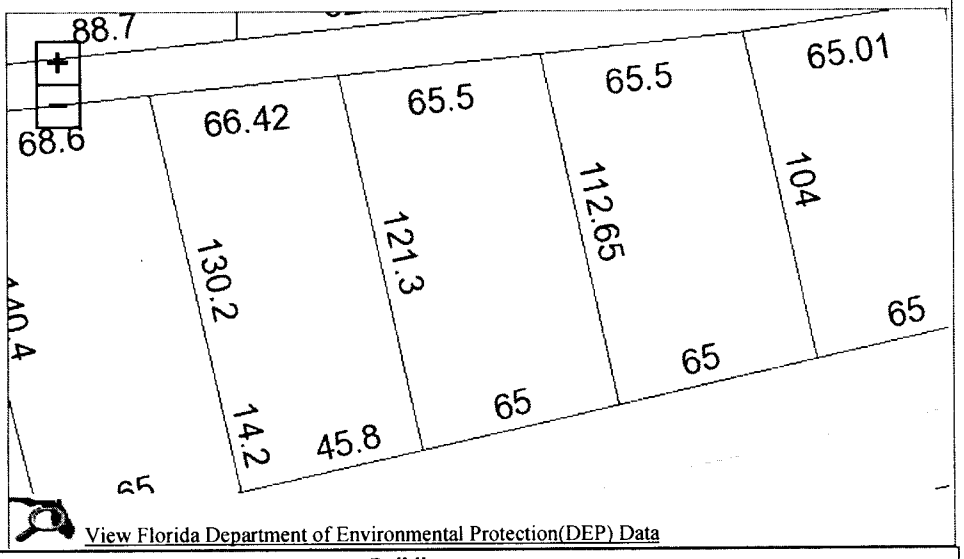
Section Map Id:
CA222

Approx. Acreage:
0.1789

Zoned:
MDR

Evacuation & Flood Information
Open Report

Launch Interactive Map



View Florida Department of Environmental Protection(DEP) Data

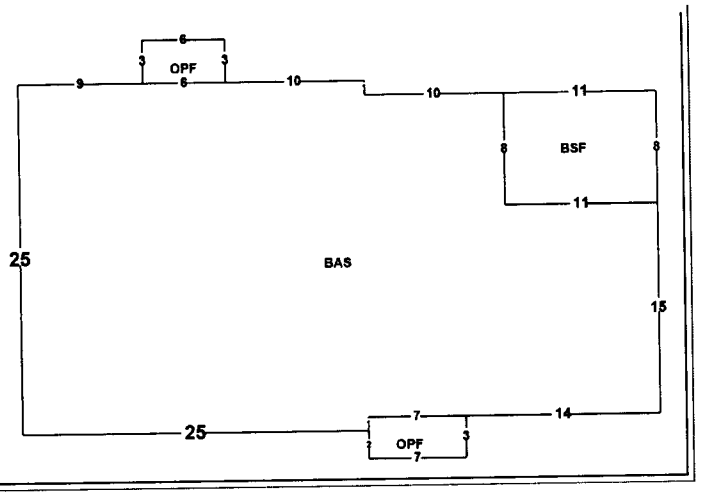
Buildings

Address:214 BRYANT RD, Year Built: 1944, Effective Year: 1990

Structural Elements
DECOR/MILLWORK-*BELOW AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*CLAY TILE*
FLOOR COVER-*CARPET*
FOUNDATION-*WOOD/SUB FLOOR*

HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*HIP*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 1147 Total SF
BASE AREA - *1020*
BASE SEMI FIN - *88*
OPEN PORCH FIN - *39*



Images



4/26/16

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:05/02/2019 (tc.4733)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019041219 5/10/2019 3:23 PM
OFF REC BK: 8093 PG: 731 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 04113**, 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:

LT 233 BLK 12 NAVY POINT PB 1 P 100 OR 7487 P 677 CA 222

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 082083000 (19-537)

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

LEE ANN MONTAINA

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 November, which is the **4th day of November 2019.**

Dated this 9th 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: 082083000 Certificate Number: 004113 of 2017

Payor: LEE A MONTAINA 214 BRYANT RD PENSACOLA FL 32507 **Date** 07/23/2019

Clerk's Check #	1162093	Clerk's Total	$516.04 3902.00
Tax Collector Check #	1	Tax Collector's Total	$3,948.02
		Postage	$60.00
		Researcher Copies	$40.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	~~$4,581.06~~

$3919.00

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 004113
Redeemed Date 07/23/2019
Name LEE A MONTAINA 214 BRYANT RD PENSACOLA FL 32507

Clerk's Total = TAXDEED	$516.04
Due Tax Collector = TAXDEED	$3,948.02 $3902.00
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: 082083000 Certificate Number: 004113 of 2017

Redemption: Yes | Application Date: 04/19/2019 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/04/2019	Redemption Date 07/23/2019
Months	7	3
Tax Collector	$3,567.21	$3,567.21
Tax Collector Interest	$374.56	$160.52
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$3,948.02	$3,733.98 TC
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	$49.04	$21.02
Total Clerk	$516.04	$488.02 CH
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	$4,581.06	$4,239.00
	Repayment Overpayment Refund Amount	$342.06
Book/Page	8093	731

Notes

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019063947 7/23/2019 2:45 PM
OFF REC BK: 8134 PG: 665 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 8093, Page 731, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04113, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **082083000 (19-537)**

DESCRIPTION OF PROPERTY:

LT 233 BLK 12 NAVY POINT PB 1 P 100 OR 7487 P 677 CA 222

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: LEE ANN MONTAINA

Dated this 23rd day of July 2019.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

19-537
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.: 15297

August 8, 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 08-08-1999, through 08-08-2019, and said search reveals the following:

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

   Lee Ann Montaina

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: _____

August 8, 2019

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 15297

August 8, 2019

Lot 233, Block 12, Navy Point, as per plat thereof, recorded in Plat Book 1, Page 100, of the Public Records of Escambia County, Florida

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 15297 August 8, 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 $66,059.00. Tax ID 08-2083-000.

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: 11-4-2019

TAX ACCOUNT NO.: 08-2083-000

CERTIFICATE NO.: 2017-4113

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.

Lee Ann Montaina
214 Bryant Rd.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 8th day of August, 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.

Recorded in Public Records 03/04/2016 at 11:14 AM OR Book 7487 Page 677, Instrument #2016015994, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $140.00

Recording requested by: _____

When recorded, mail to:

Name: Lee Ann Montaina

Address: 214 Bryant Rd

City/State/Zip: Pensacola FL 32506

Property Tax Parcel/Account Number:

Space above reserved for use by Recorder's Office

Document prepared by:

Name James A. Huffmaste

Address 2371 Connell Dr

City/State/Zip Pensacola FL 32503

Warranty Deed

This Warranty Deed is made on March 1, 2016, between James A. Huffmaster, Grantor, of 2371 Connell Dr., City of Pensacola, State of Florida, and Lee Ann Montaina, Grantee, of 214 Bryant Rd., City of Pensacola, State of Florida.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at 214 Bryant Rd, City of New Warrington, State of Florida:

Lot Two Hundred Thirty Three (233) IN Block Twelve (12) of Navy Point Subdivision, New Warrington, Florida, A Subdivision of a Portion of Section Fifty (50), Township Two (2) South, Range Thirty (30) West, Escambia County Florida as per Plat Book 1 at Page 100A, 100B, and 100C of the Public Records of said County

Parcel ID Number 50-2S-30-6090-233-012

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. ~~Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.~~ jah

Dated: 3/2/2016

James A. Huffmaster
Signature of Grantor

James A. Huffmaster
Name of Grantor

Signature of Witness #1 — Johnnie Snell
Printed Name of Witness #1

Signature of Witness #2 — Shirley L. Colmore
Printed Name of Witness #2

State of Florida County of Escambia

On 3/2/2016, the Grantor, James A. Huffmaster, personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Donna F. Cooper
Notary Signature

Notary Public,
In and for the County of Escambia State of Florida
My commission expires: 7/23/2019 Seal

Send all tax statements to Grantee.

DONNA F. COOPER
Notary Public - State of Florida
Commission # FF 903347
My Comm. Expires Jul 23, 2019