

# Tax Collector's Certification

20097

CTY-513

**Tax Deed Application Number**  
1900387

**Date of Tax Deed Application**  
Apr 22, 2019

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2017 / 6049**, 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: **10-4800-065**

**Cert Holder:**  
**ATCF II FLORIDA-A, LLC**  
**PO BOX 54972**  
**NEW ORLEANS, LA 70154**

**Property Owner:**  
**MARIONNEAUX PATSY**  
**78530 MUSSON LN**  
**MARINGOUIN, LA 70757**  
UNIT 404 OF PERDIDO TOWER CONDOMINIUM ALSO 1/67 INT IN  
COMMON ELEMENTS OR 4163 P 909

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
2017/6049	10-4800-065	06/01/2017	4,396.97	219.85	4,616.82

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
/						

## Amounts Certified by Tax Collector (Lines 1-7):

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	4,616.82
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	5,003.48
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)	9,995.30

## Total Amount Paid

## Amounts Certified by Clerk of Court (Lines 8-15):

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	

## Total Amount Paid

Done this the 6th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 3, 2020

By

Candice Lewis

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
10-4800-065 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900387

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ATCF II FLORIDA-A, LLC  
PO BOX 54972  
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
10-4800-065	2017/6049	06-01-2017	UNIT 404 OF PERDIDO TOWER CONDOMINIUM ALSO 1/67 INT IN COMMON ELEMENTS OR 4163 P 909

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  
ATCF II FLORIDA-A, LLC  
PO BOX 54972  
NEW ORLEANS, LA 70154

04-22-2019  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

## General Information

**Reference:** 014S331030404001  
**Account:** 104800065  
**Owners:** MARIONNEAUX PATSY  
**Mail:** 78530 MUSSON LN  
 MARINGOUIN, LA 70757  
**Situs:** 16785 PERDIDO KEY DR 404 32507  
**Use Code:** CONDO-RES UNIT   
**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	\$0	\$358,875	\$358,875	\$320,045
2017	\$0	\$300,000	\$300,000	\$290,950
2016	\$0	\$264,500	\$264,500	\$264,500

[Disclaimer](#)

## Tax Estimator

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

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/1997	4163	909	\$200,000	WD	<a href="#">View Instr</a>
06/1986	2245	43	\$100	WD	<a href="#">View Instr</a>
09/1982	1694	55	\$100	WD	<a href="#">View Instr</a>
05/1982	1640	990	\$112,000	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
 Escambia County Clerk of the Circuit Court and  
 Comptroller

## 2018 Certified Roll Exemptions

None

## Legal Description

UNIT 404 OF PERDIDO TOWER CONDOMINIUM ALSO 1/67 INT  
 IN COMMON ELEMENTS OR 4163 P 909

## Extra Features

None

## Parcel Information

[Launch Interactive Map](#)

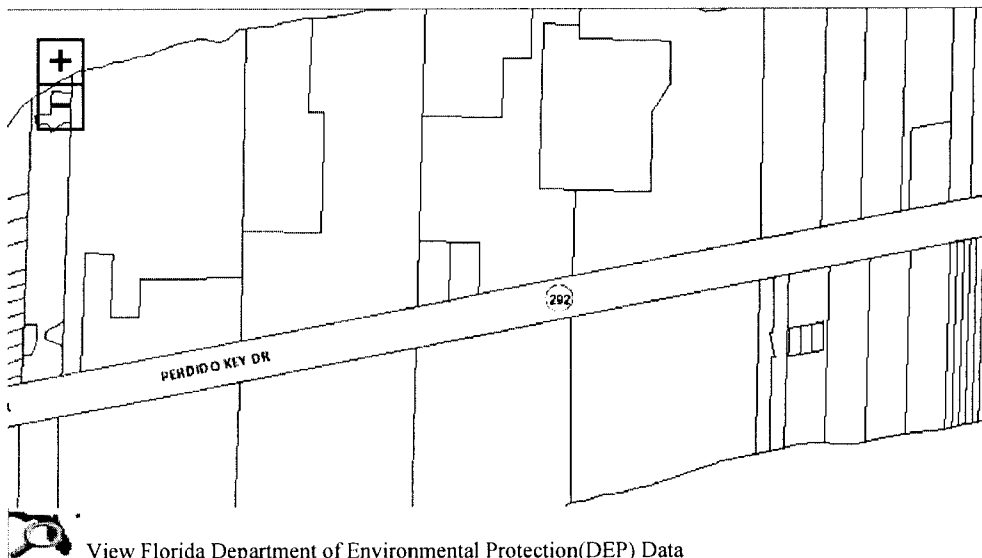
### Section Map

**Id:**  
 01-4S-33

**Approx. Acreage:**  
 7.7515

**Zoned:**   
 CONSULT  
 ZONING  
 AUTHORITY

**Evacuation & Flood Information**  
[Open Report](#)



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

## Buildings

Address:16785 PERDIDO KEY DR 404, Year Built: 1982, Effective Year: 2007

**Structural Elements**  
**DECOR/MILLWORK-ABOVE AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-STUCCO OV BLOCK**  
**FLOOR COVER-CARPET**  
**FOUNDATION-STRUCTURAL**

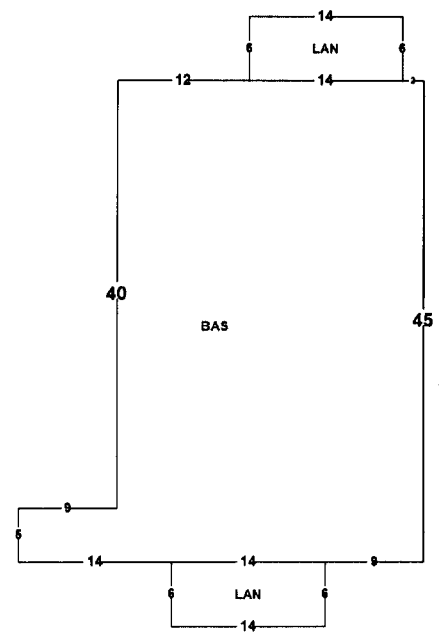
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-BLT UP MTL/GYP  
ROOF FRAMING-CONCRETE  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1473 Total SF

BASE AREA - 1305

LANAI - 168



Images

None

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:05/15/2019 (tc.3184)

**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

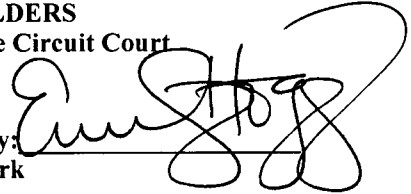
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 104800065 Certificate Number: 006049 of 2017**

**Payor: PATSY S MARIONNEAUX 78530 MUSSON LANE MARINGOUIN LA 70757      Date  
05/23/2019**

Clerk's Check #	1	Clerk's Total	<del>\$37.05</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$11,500.85</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$0.00</del>
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$12,114.90</del>

**\$ 10,322.49**

**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  
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 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 006049**  
**Redeemed Date 05/23/2019**

**Name PATSY S MARIONNEAUX 78530 MUSSON LANE MARINGOUIN LA 70757**

Clerk's Total = TAXDEED	\$537.05
Due Tax Collector = TAXDEED	\$11,500.85
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
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
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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: 104800065 Certificate Number: 006049 of 2017**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/03/2020"/>	Redemption Date <input type="text" value="05/23/2019"/> <input checked="" type="checkbox"/>
Months	10	1
Tax Collector	<input type="text" value="\$9,995.30"/>	<input type="text" value="\$9,995.30"/>
Tax Collector Interest	\$1,499.30	\$149.93
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$11,500.85	<input type="text" value="\$10,151.48"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$70.05	\$7.01
Total Clerk	\$537.05	<input type="text" value="\$474.01"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$12,154.90	\$10,642.49
	Repayment Overpayment Refund Amount	\$1,512.41
Book/Page	<input type="text"/>	<input type="text"/>

Notes

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 06049**, 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:

**UNIT 404 OF PERDIDO TOWER CONDOMINIUM ALSO 1/67 INT IN COMMON ELEMENTS  
OR 4163 P 909**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

**TAX ACCOUNT NUMBER 104800065 (20-097)**

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

**PATSY MARIONNEAUX**

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 February, which is the **3rd day of February 2020**.

Dated this 21st 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



## 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 8100, Page 170, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06049, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **104800065 (20-097)**

DESCRIPTION OF PROPERTY:

**UNIT 404 OF PERDIDO TOWER CONDOMINIUM ALSO 1/67 INT IN COMMON ELEMENTS  
OR 4163 P 909**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

NAME IN WHICH ASSESSED: PATSY MARIONNEAUX

Dated this 23rd day of May 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-097

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15549

November 12, 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 11-12-1999, through 11-12-2019, and said search reveals the following:

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

Craig Brown and Kimberly M. Brown, 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 12, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15549

November 12, 2019

**That certain condominium parcel composed of Unit 404, Perdido Towers, a Condominium, according to the Declaration of Condominium, recorded in Official Records Book 1633, Page 49, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15549

November 12, 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 \$33,930.00. Tax ID 10-4800-065.

**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: 2-3-2020

TAX ACCOUNT NO.: 10-4800-065

CERTIFICATE NO.: 2017-6049

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.

Craig Brown  
Kimberly M. Brown  
905 River Birch Cove  
Greenwood, MS 38930  
and  
16785 Perdido Key Dr., #404  
Pensacola, FL 32507

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

Prepared by and return to:

Melissa Floyd  
SETCO Services, LLC  
700 S Palafox Street  
205-B  
Pensacola, FL 32502  
(850) 650-6161  
File No PL-19-144

Documentary Stamp Taxes were collected in the  
amount of 2,835.00 based on the purchase price  
of 405,000.00.

Parcel Identification No 01-4S-33-1030-404-001

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This indenture made the 27th day of August, 2019 between Patsy Marionneaux A/K/A Patricia Patsy Smith Marionneaux, a widow, whose post office address is 78530 Musson Lane, Maringouin, LA 70757, Grantor, to Craig Brown and Kimberly M. Brown, husband and wife, whose post office address is 905 River Birch Cove, Greenwood, MS 38930, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Escambia, Florida, to-wit:

That certain condominium Parcel composed of Unit No. 404, of Perdido Towers, a Condominium, according to the Declaration of Condominium dated March 23, 1982, and recorded in Official Record Book 1633, Pages 49 through 128, of the Public Records of Escambia County, Florida.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

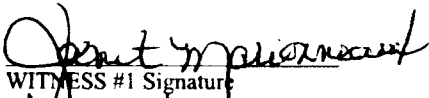
Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

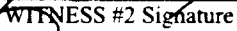
And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
WITNESS #1 Signature

Janet Marionneau  
WITNESS #1 Printed Name

  
WITNESS #2 Signature

Robert Marionneau  
WITNESS #2 Printed Name

Patsy S Marionneau

Patsy Marionneau  
A/K/A Patricia Patsy Smith Marionneau

STATE OF Louisiana

COUNTY OF Iberville

The foregoing instrument was acknowledged before me this the 27<sup>th</sup> day of August, 2019, by Patsy Marionneau A/K/A Patricia Patsy Smith Marionneau, who is known to me or who has produced drivers license ID. as photo identification.



Pamela H. George  
Notary Public

Printed Name: Pamela H. George ID # 40451  
My Commission Expires: upon my death