

19-568

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900275

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 / 7647**, 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: **12-3223-000**

Cert Holder:

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

Property Owner:

ISAACKS ELOUISE
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568
 BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB
 CONTINUE S 100 FT W 150 FT N 100 FT E 150 F (Full legal
 attached.)

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
2017/7647	12-3223-000	06/01/2017	731.95	36.60	768.55

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
2018/7789	12-3223-000	06/01/2018	739.51	6.25	36.98	782.74

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. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,551.29
 0.00
 0.00
 200.00
 175.00

 1,926.29

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
19. Total Amount to Redeem

6.25

Done this the 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: December 2, 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.

12-3223-000 2017

BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900275

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
12-3223-000	2017/7647	06-01-2017	BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

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

04-19-2019
Application Date

Applicant's signature



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: 305N321332000000
Account: 123223000
Owners: ISAACKS ELOUISE
Mail: 2451 GREEN VILLAGE RD
 WALNUT HILL, FL 32568
Situs: 2451 GREEN VILLAGE RD 32568
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	\$1,938	\$37,148	\$39,086	\$39,086
2017	\$1,938	\$34,448	\$36,386	\$36,386
2016	\$1,938	\$33,360	\$35,298	\$35,298

[Disclaimer](#)

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2007	6118	1386	\$50,000	WD	View Instr
06/1997	4144	1907	\$4,500	WD	View Instr
07/1994	3619	864	\$3,000	WD	View Instr
04/1987	2379	628	\$5,500	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

BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR
POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO
POB...

Extra Features

None

Parcel Information

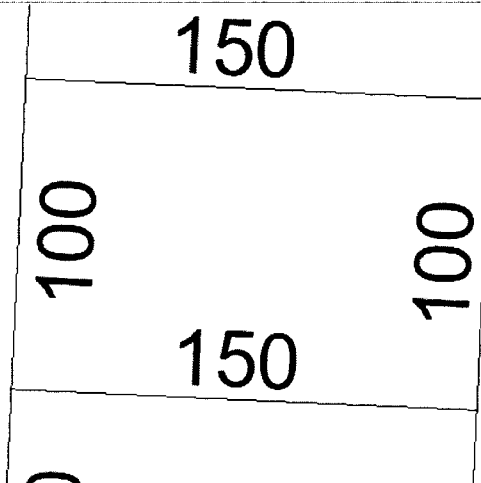
[Launch Interactive Map](#)

Section Map Id:
30-5N-32

Approx. Acreage:
0.3400

Zoned:
RMU

Evacuation & Flood Information
[Open Report](#)



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

Buildings

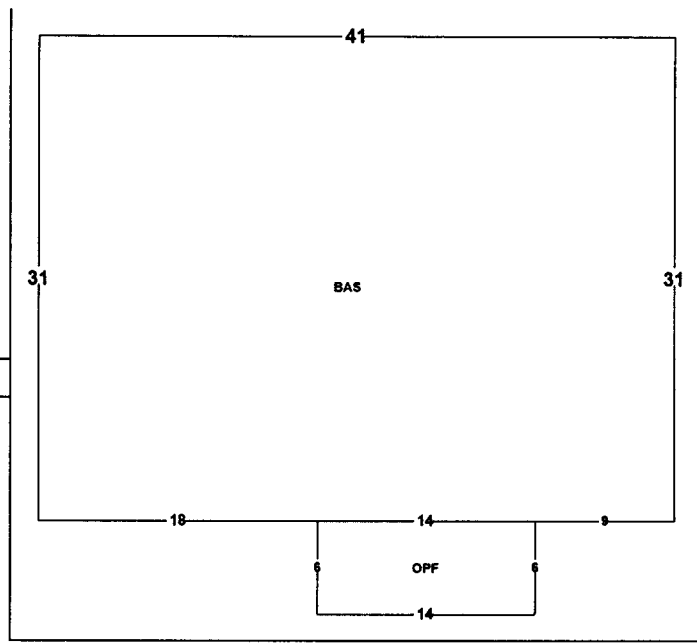
Address: 2451 GREEN VILLAGE RD, Year Built: 1960, Effective Year: 1975

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-CENTRAL H/AC
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 - 1355 Total SF
BASE AREA - 1271
OPEN PORCH FIN - 84



Images



8/10/15

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.

Last Updated:05/08/2019 (tc.6341)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 07647**, 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:

BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123223000 (19-568)

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

ELOUISE ISAACKS

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

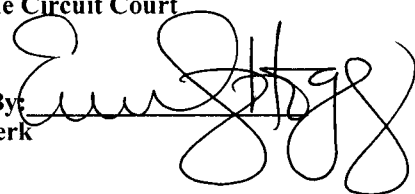
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 123223000 Certificate Number: 007647 of 2017**

**Payor: ROBERT MCCORMICK 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568 Date
 08/14/2019**

Clerk's Check #	1	Clerk's Total	\$523.04
Tax Collector Check #	1	Tax Collector's Total	\$2,163.69
		Postage	\$69.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,803.73

2,240.14

**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
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2017 TD 007647
Redeemed Date 08/14/2019

Name ROBERT MCCORMICK 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568

Clerk's Total = TAXDEED	\$523.04	\$2223.14
Due Tax Collector = TAXDEED	\$2,163.69	
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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 123223000 Certificate Number: 007647 of 2017

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/02/2019	Redemption Date 08/14/2019
Months	8	4
Tax Collector	\$1,926.29	\$1,926.29
Tax Collector Interest	\$231.15	\$115.58
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,163.69	\$2,048.12 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	\$56.04	\$28.02
Total Clerk	\$523.04	\$495.02 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	\$2,803.73	\$2,560.14
	Repayment Overpayment Refund Amount	\$243.59
Book/Page	8094	697

Notes

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 697, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07647, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 123223000 (19-568)

DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150
FT N 100 FT E 150 FT TO POB OR 6118 P 1386**

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

NAME IN WHICH ASSESSED: ELOUISE ISAACKS

Dated this 14th day of August 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

19-568
Redeemed

PROPERTY INFORMATION REPORT

File No.: 15334

September 3, 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 09-03-1999, through 09-03-2019, and said search reveals the following:

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

Elouise Isaacks

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

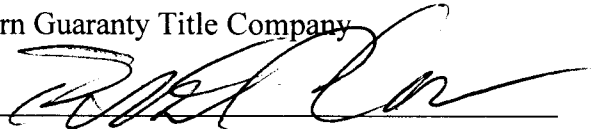
4. Taxes:

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 3, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15334

September 3, 2019

305N321332000000 - Full Legal Description

BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15334

September 3, 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 \$41,945.00. Tax ID 12-3223-000.

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: rcsgrt@aol.com

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-2-2019

TAX ACCOUNT NO.: 12-3223-000

CERTIFICATE NO.: 2017-7647

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

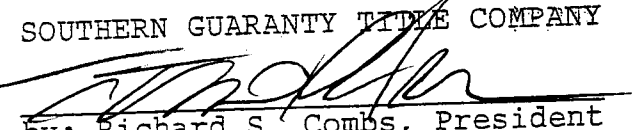
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Elouise Isaacks
2451 Green Village Rd.
Walnut Hill, FL 32568

Certified and delivered to Escambia County Tax Collector,
this 4th 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.

STATE OF FLORIDA

WARRANTY DEED

ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That we, **RAYFORD E. JETER** and **MARGARET M. JETER**, husband and wife, 7840 Rockaway Creek Road, Walnut Hill, FL 32568, hereinafter called Grantors, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt whereof is hereby acknowledged, do grant, bargain, sell, and convey unto **ELOUISE ISAACKS**, 2441 Green Village Road, Century, FL 32535, hereinafter called Grantee, her heirs, executors, administrators, and assigns forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Begin at the Northeast corner of the Southwest Quarter of Northeast Quarter of Section 30, Township 5 North, Range 32 West; thence run West 16 feet; thence South 200 feet to starting point; thence continue South 100 feet; thence West 150 feet; thence North 100 feet; thence East 150 feet back to the point of beginning, conveying 1/3 acre, more or less,

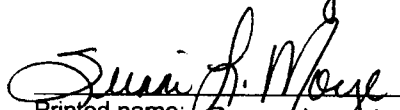
SUBJECT TO easements and reservations of record,
together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

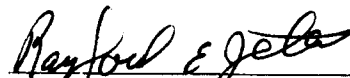
And the Grantors covenant that they are well seized of an indefeasible estate in fee simple in the said property and have a good right to convey the same; that the property is free from encumbrances and that Grantors, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF the undersigned have hereunto set their hands and seals
on this 29th day of March, 2007.

Signed, sealed and delivered
in the presence of:


Printed name: Linda Guyton


Printed name: Sunni K. Moyle


RAYFORD E. JETER (SEAL)


MARGARET M. JETER (SEAL)

STATE OF ALABAMA

ESCAMBIA COUNTY

The foregoing conveyance was acknowledged before me this 29th day of March, 2007 by Rayford E. Jeter and Margaret M. Jeter, who are personally known to me and who did not take an oath.


NOTARY PUBLIC
My commission expires: 10-12-2008.

No title examination was performed in the preparation of this document.

This instrument prepared by:

**Shirley D. Darby
Attorney at Law
P. O. Box 587
Atmore, AL 36504**