

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-16

513  
R. 07/19

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020		
Property description	WOODCOCK WALTER E WOODCOCK DONNA 3106 E GONZALEZ ST PENSACOLA, FL 32503 3104 E GONZALEZ ST LTS 6 7 8 9 10 BLK 270 EAST PENSACOLA PLAT DB 77 P 520 OR 5568 P 1809 OR 6872 P 1533/1534/1535 OR 68 (Full legal attached.)	Certificate #	2018 / 276		
		Date certificate issued	06/01/2018		
		Deed application number	2000475		
		Account number	01-3601-000		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2018/276	06/01/2018	2,459.86	122.99	2,582.85	
<b>→Part 2: Total*</b>				<b>2,582.85</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/311	06/01/2019	2,479.39	6.25	123.97	2,609.61
<b>Part 3: Total*</b>					<b>2,609.61</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				5,192.46	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				2,314.44	
4. Property information report fee and Deed Application Recording and Release Fees				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. <b>Total Paid (Lines 1-6)</b>				<b>7,881.90</b>	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: _____ Signature, Tax Collector or Designee			Escambia County, Florida Date <u>May 7th, 2020</u>		

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	82498
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, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>06/07/2021</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

##### Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

##### Part 3: Other Certificates Redeemed by Applicant (Other than County)

**Total.** Add the amounts in Columns 3, 4 and 5

##### Part 4: Tax Collector Certified Amounts (Lines 1-7)

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

#### Clerk of Court (complete Part 5)

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

LTS 6 7 8 9 10 BLK 270 EAST PENSACOLA PLAT DB 77 P 520 OR 5568 P 1809 OR 6872 P 1533/1534/1535 OR 6874 P 1614 OR 6988 P 961

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000475

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

PLEASANT VALLEY CAPITAL LLC - 18  
US BANK % PLEASANT VALLEY CAPITAL LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
01-3601-000	2018/276	06-01-2018	LTS 6 7 8 9 10 BLK 270 EAST PENSACOLA PLAT DB 77 P 520 OR 5568 P 1809 OR 6872 P 1533/1534/1535 OR 6874 P 1614 OR 6988 P 961

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  
PLEASANT VALLEY CAPITAL LLC - 18  
US BANK % PLEASANT VALLEY CAPITAL LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-21-2020  
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:** 052S295905006270  
**Account:** 013601000  
**Owners:** WOODCOCK WALTER E  
 WOODCOCK DONNA  
**Mail:** 3106 E GONZALEZ ST  
 PENSACOLA, FL 32503  
**Situs:** 3104 E GONZALEZ ST 32503  
**Use Code:** SINGLE FAMILY RESID   
**Units:** 2  
**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
2019	\$141,912	\$95,447	\$237,359	\$164,996
2018	\$116,508	\$93,107	\$209,615	\$161,920
2017	\$91,542	\$85,159	\$176,701	\$158,590

## Disclaimer

## Tax Estimator

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

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/05/2013	6988	961	\$100	WD	<a href="#">View Instr</a>
06/26/2012	6874	1614	\$100	OT	<a href="#">View Instr</a>
06/20/2012	6872	1533	\$100	OT	<a href="#">View Instr</a>
06/08/2012	6872	1535	\$46,300	WD	<a href="#">View Instr</a>
06/08/2012	6872	1534	\$63,900	WD	<a href="#">View Instr</a>
02/20/2005	5568	1809	\$100	QC	<a href="#">View Instr</a>

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

## 2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION, TOTAL & PERMANENT

## Legal Description

LTS 6 7 8 9 10 BLK 270 EAST PENSACOLA PLAT DB 77  
 P 520 OR 5568 P 1809 OR 6872 P 1533/1534/1535 OR  
 6874 P 1614...

## Extra Features

BLOCK/BRICK GARAGE

## Parcel Information

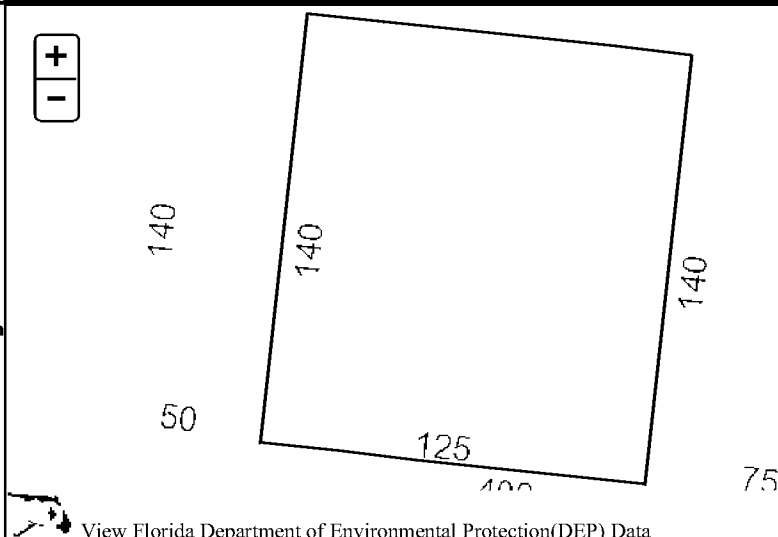
[Launch Interactive Map](#)

**Section**  
**Map Id:**  
 CA005

**Approx. Acreage:**  
 0.4022

**Zoned:**   
 R-1AA

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



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

## Buildings

Address: 3104 E GONZALEZ ST, Year Built: 1935, Effective Year: 1942

Structural Elements

DECOR/MILLWORK-AVERAGE



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 00276**, issued the **1st day of June, A.D., 2018** 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:

**LTS 6 7 8 9 10 BLK 270 EAST PENSACOLA PLAT DB 77 P 520 OR 5568 P 1809 OR 6872 P 1533/1534/1535 OR 6874 P 1614 OR 6988 P 961**

**SECTION 05, TOWNSHIP 2 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 013601000 (0621-16)**

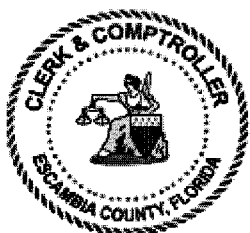
The assessment of the said property under the said certificate issued was in the name of

**WALTER E WOODCOCK and DONNA WOODCOCK**

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 June, which is the **7th day of June 2021**.

Dated this 15th day of June 2020.

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: 013601000 Certificate Number: 000276 of 2018**

**Payor: EMERALD COAST TITLE 811 NORTH SPRING STREE PENSACOLA FL 32501      Date  
 08/18/2020**

Clerk's Check #	119112869	Clerk's Total	\$565.07
Tax Collector Check #	1	Tax Collector's Total	\$9,543.35
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$10,185.42</del>

**\$8536.08**

**\$8,553.08**

**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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 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 # 2018 TD 000276  
 Redeemed Date 08/18/2020**

**Name EMERALD COAST TITLE 811 NORTH SPRING STREE PENSACOLA FL 32501**

Clerk's Total = TAXDEED	\$565.07	<del>\$565.07</del> <b>\$8536.08</b>
Due Tax Collector = TAXDEED	\$9,543.35	
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: 013601000 Certificate Number: 000276 of 2018

Redemption 

No

 Application Date 

04/21/2020

 Interest Rate 

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <div>06/07/2021</div>	Redemption Date <div>08/18/2020</div>
Months	14	4
Tax Collector	<div>\$7,881.90</div>	<div>\$7,881.90</div>
Tax Collector Interest	\$1,655.20	\$472.91
Tax Collector Fee	<div>\$6.25</div>	<div>\$6.25</div>
Total Tax Collector	\$9,543.35	<div>\$8,361.06</div>
Record TDA Notice	<div>\$17.00</div>	<div>\$17.00</div>
Clerk Fee	<div>\$130.00</div>	<div>\$130.00</div>
Sheriff Fee	<div>\$120.00</div>	<div>\$120.00</div>
Legal Advertisement	<div>\$200.00</div>	<div>\$200.00</div>
App. Fee Interest	\$98.07	\$28.02
Total Clerk	\$565.07	<div>\$495.02</div>
Release TDA Notice (Recording)	<div>\$10.00</div>	<div>\$10.00</div>
Release TDA Notice (Prep Fee)	<div>\$7.00</div>	<div>\$7.00</div>
Postage	<div>\$60.00</div>	<div>\$0.00</div>
Researcher Copies	<div>\$40.00</div>	<div>\$0.00</div>
Total Redemption Amount	\$10,225.42	\$8,873.08
	Repayment Overpayment Refund Amount	\$1,352.34
Book/Page	<div>8313</div>	<div>110</div>

## 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 8313, Page 110, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00276, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 013601000 (0621-16)

DESCRIPTION OF PROPERTY:

LTS 6 7 8 9 10 BLK 270 EAST PENSACOLA PLAT DB 77 P 520 OR 5568 P 1809 OR 6872 P  
1533/1534/1535 OR 6874 P 1614 OR 6988 P 961

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

NAME IN WHICH ASSESSED: WALTER E WOODCOCK and DONNA WOODCOCK

Dated this 18th day of August 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040		Application date	Apr 21, 2020	
Property description	WOODCOCK WALTER E WOODCOCK DONNA 3106 E GONZALEZ ST PENSACOLA, FL 32503 3104 E GONZALEZ ST 01-3601-000 LTS 6 7 8 9 10 BLK 270 EAST PENSACOLA PLAT DB 77 P 520 OR 5568 P 1809 OR 6872 P 1533/1534/1535 OR 68 (Full legal attached.)		Certificate #	2018 / 276	
			Date certificate issued	06/01/2018	
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2018/276	06/01/2018	2,459.86	122.99	2,582.85	
→Part 2: Total*				2,582.85	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/311	06/01/2019	2,479.39	6.25	123.97	2,609.61
Part 3: Total*					2,609.61
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				5,192.46	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				2,314.44	
4. Property information report fee				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				7,881.90	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:			Escambia, Florida Date August 26th, 2020		

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	82,498.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/07/2021</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS** + 6.25

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

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Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

LTS 6 7 8 9 10 BLK 270 EAST PENSACOLA PLAT DB 77 P 520 OR 5568 P 1809 OR 6872 P 1533/1534/1535 OR 6874 P 1614 OR 6988 P 961



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-3601-000

CERTIFICATE #: 2018-276

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments, and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: March 16, 2001 to and including March 16, 2021 Abstractor: Cody Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written over a horizontal line.

Michael A. Campbell,  
As President  
Dated: March 25, 2021

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

March 25, 2021

Tax Account #: 01-3601-000

1. The Grantee(s) of the last deed(s) of record is/are: **BOBBIE F. WOOD**

**By Virtue of Warranty Deed recorded 08/18/2020 – OR 8351/888**

2. The land covered by this Report is:

**See attached Exhibit “A”.**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **Notice of Commencement in favor of Guy Brothers Roofing Co., Inc. recorded 10/13/2020 – OR 8383/281**

4. Taxes:

**Taxes for the year(s) 2017-2019 are delinquent.**

**Tax Account #:01-3601-000**

**Assessed Value: \$168,790**

**Exemptions: HOMESTEAD EXEMPTION  
DISABILITY**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** MAR 1, 2021

**TAX ACCOUNT #:** 01-3601-000

**CERTIFICATE #:** 2018-276

In compliance with Section 197.522, 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 2020 tax year.

**BOBBIE F. WOOD**  
**3106 E. GONZALEZ ST**  
**PENSACOLA, FL 32503**


**BOBBIE F. WOOD**  
**3104 E. GONZALEZ ST**  
**PENSACOLA, FL 32503**

**BOBBIE F. WOOD**  
**3103 E. GONZALEZ ST**  
**PENSACOLA, FL 32503**

**GUY BROTHERS ROOFING CO INC**  
**218 HEWITT ST.**  
**PENSACOLA, FL 32503**

**Certified and delivered to Escambia County Tax Collector, this 25 March 2021.**

**PERDIDO TITLE & ABSTRACT, INC.**

  
BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**March 24, 2021**

**Tax Account #:01-3601-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 6 7 8 9 10 BLK 270 EAST PENSACOLA PLAT DB 77 P 520 OR 5568 P 1809 OR 6872 P  
1533/1534/1535 OR 6874 P 1614 OR 6988 P 961**

**SECTION 05, TOWNSHIP 2 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 01-3601-000 (0621-16)**



Prepared by and return to:

**Tina M. Wiles**

**Emerald Coast Title, Inc.**

**811 N. Spring Street**

**Pensacola, FL 32501**

**850-434-3223**

**File Number: 20-14490**

**Will Call No.: SF**

[Space Above This Line For Recording Data]

## **Warranty Deed**

**This Warranty Deed** made this **13th** day of **August, 2020** between **Donna Woodcock a/k/a Donna Thomson Woodcock, an unmarried widow**, grantor, and **Bobbie F. Wood, a single woman** whose post office address is **3103 E. Gonzalez St, Pensacola, FL 32503**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

**Lots 6, 7, 8, 9 and 10, Block 270, East Pensacola, according to the map of East Pensacola Drawn by J.E. Kauser in 1893.**

**Parcel Identification Number: 052S295905006270**

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

**To Have and to Hold**, the same in fee simple forever.

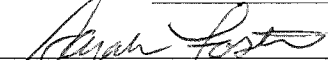
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

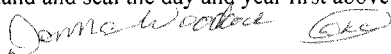
**DoubleTime®**

**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 Name: Tina M. Wiles

  
Witness Name: Sarah Foster

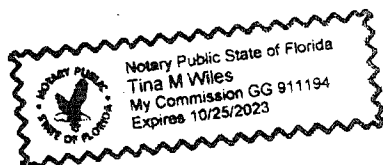
 (Seal)

 (Seal)  
Donna Woodcock a/k/a Donna Thomson Woodcock

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 13th day of August, 2020 by Donna Woodcock a/k/a Donna Thomson Woodcock, who [ ] is personally known or [X] has produced a driver's license as identification.

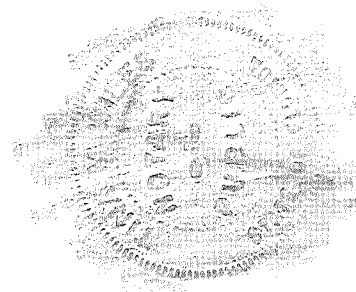
[Notary Seal]



  
Notary Public

Printed Name: Tina M. Wiles

My Commission Expires: 10-25-2023



**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: Gonzalez Street

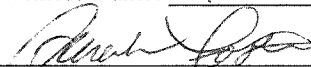
Legal Address of Property: 3104 & 3106 E. Gonzalez St., Pensacola, FL 32503

The County ( ) has accepted ( X ) has not accepted the abutting roadway for maintenance.

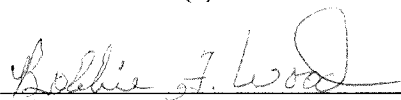
This form completed by: Emerald Coast Title  
811 North Spring Street  
Pensacola, FL 32501

**Witness to Buyer(s):**

  
Witness Name: Tina Wides

  
Witness Name: Sarah Foster

**AS TO BUYER (S):**

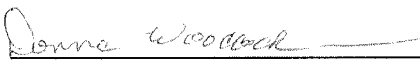
  
Bobbie F. Wood

**Witness to Seller(s):**

  
Witness Name: Tina Wides

  
Witness Name: Sarah Foster

**AS TO SELLER (S):**

  
Donna Woodcock a/k/a Donna Thomson Woodcock

THIS INSTRUMENT PREPARED BY:  
Name: Norma Southard  
Address: 218 Hewitt St.  
Pensacola, FL 32503  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number \_\_\_\_\_ Parcel ID Number (PID) 652529.5905006270

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (Legal description of the property, and street address if available. Attach a separate if necessary)  
L55 L 189 10 B1K 270
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Renovation
3. **OWNER INFORMATION:**  
Name and address: Bobbie Wood 3104 E Gonzalez St  
Pensacola FL 32503  
Interest in property: \_\_\_\_\_  
Name and address of fee simple titleholder (if other than Owner): \_\_\_\_\_
4. **CONTRACTOR:** (name, address and phone number): Guy Brothers Roofing Co Inc., 218 Hewitt St., Pensacola, FL 32503, 850-434-1785.
5. **SURETY:**  
Name, address and phone number: \_\_\_\_\_  
Amount of bond \$ \_\_\_\_\_
6. **LENDER:** (name, address and phone number) \_\_\_\_\_
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) \_\_\_\_\_
8. In addition to him/herself, Owner designates \_\_\_\_\_ of \_\_\_\_\_ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) \_\_\_\_\_

**WARNING TO OWNER:** ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

OWNER'S SIGNATURE

OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 3 day of October, 2020 by

Stephanie Puckett Bobbie. Who is personally known to me OR who has produced identification  
VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER OR OWNER'S  
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

NOTARY PUBLIC - STATE OF FLORIDA

SIGNATORY'S TITLE/OFFICE

PRINT OR STAMP COMMISSIONED



NORMA J. SOUTHARD  
Commission # GG 278448  
Expires December 8, 2022  
Bonded thru Budget Notary Services

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

Form 100.15

Revised 10/8/09