

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-39

513
R. 07/19

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	MAYOR NICHOLAS D R & BRIDE JESSICA ERIN 1741 COLISEUM ST NEW ORLEANS, LA 70130 1001 ARIOLA DR LTS 1 & 2 BLK 8 VILLA SEGUNDA PB 3 P 80 OR 6746 P 232 SHEET 12	Certificate #	2018 / 9015
		Date certificate issued	06/01/2018
		Deed application number	2000511
		Account number	17-0806-500

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)
# 2018/9015	06/01/2018	5,460.33	273.02	5,733.35
→Part 2: Total*				5,733.35

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)
# /					
Part 3: Total*					0.00

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)	5,733.35
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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. Total Paid (Lines 1-6)	6,108.35

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 May 12th, 2020
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
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. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, 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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000511

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
17-0806-500	2018/9015	06-01-2018	LTS 1 & 2 BLK 8 VILLA SEGUNDA PB 3 P 80 OR 6746 P 232 SHEET 12

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: 282S262150001008
Account: 170806500
Owners: MAYOR NICHOLAS D R &
 BRIDE JESSICA ERIN
Mail: 1741 COLISEUM ST
 NEW ORLEANS, LA 70130
Situs: 1001 ARIOLA DR 32561
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA BEACH
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	\$450,000	\$115,561	\$565,561	\$370,481
2018	\$350,000	\$108,707	\$458,707	\$336,801
2017	\$275,000	\$85,269	\$360,269	\$306,183

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/25/2011	6746	232	\$358,000	LI	View Instr
12/2002	5031	1506	\$100	LI	View Instr
12/2001	4824	1353	\$258,000	LI	View Instr
01/1978	1192	317	\$49,400	LI	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

LTS 1 & 2 BLK 8 VILLA SEGUNDA PB 3 P 80 OR 6746 P 232
 SHEET 12

Extra Features

WOOD DECK

Parcel Information

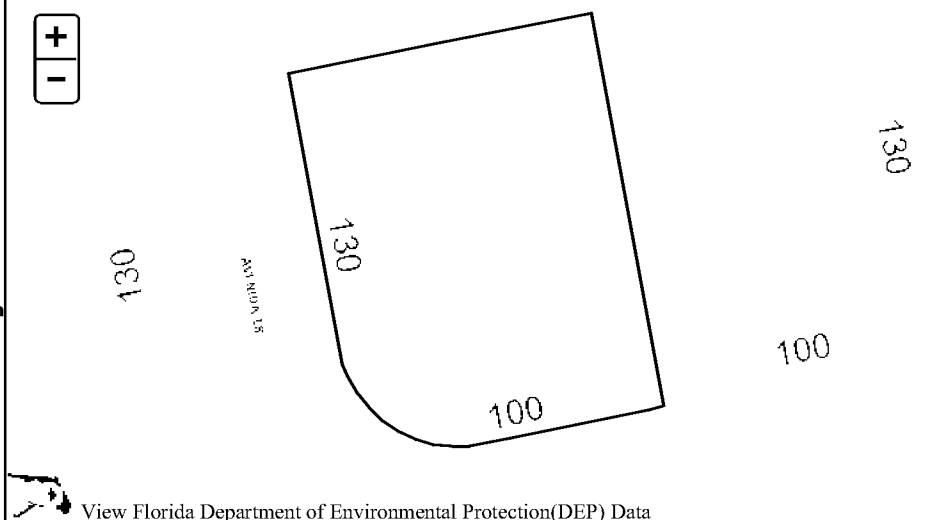
[Launch Interactive Map](#)

Section
Map Id:
 PB012

Approx. Acreage:
 0.2907

Zoned:
 LDR-PB

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address:1001 ARIOLA DR, Year Built: 1965, Effective Year: 1990

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET

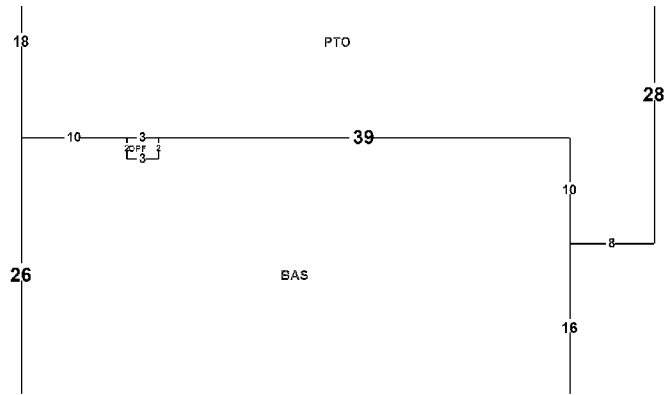
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2533 Total SF

BASE AREA - 1346

OPEN PORCH FIN - 27

PATIO - 1160



Images

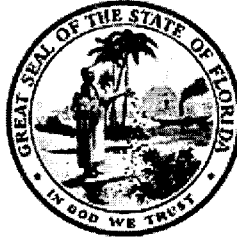


5/14/18

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:05/15/2020 (tc.3641)

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

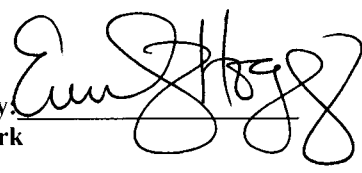
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 170806500 Certificate Number: 009015 of 2018**

Payor: NICHOLAS MAYOR 1741 COLISEUM ST NEW ORLEANS LA 70130 Date 06/11/2020

Clerk's Check #	1	Clerk's Total	\$565.07
Tax Collector Check #	1	Tax Collector's Total	\$7,397.35
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,079.42

\$6475.86

**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



**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 009015
 Redeemed Date 06/11/2020**

Name NICHOLAS MAYOR 1741 COLISEUM ST NEW ORLEANS LA 70130

Clerk's Total = TAXDEED	\$565.07
Due Tax Collector = TAXDEED	\$7,897.35 #6458.86
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
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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: 170806500 Certificate Number: 009015 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 06/07/2021	Redemption Date 06/11/2020
Months	14	2
Tax Collector	\$6,108.35	\$6,108.35
Tax Collector Interest	\$1,282.75	\$183.25
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$7,397.35	\$6,297.85 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	\$98.07	\$14.01
Total Clerk	\$565.07	\$481.01 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	\$8,079.42	\$6,795.86
	Repayment Overpayment Refund Amount	\$1,283.56
Book/Page		

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 09015**, 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 1 & 2 BLK 8 VILLA SEGUNDA PB 3 P 80 OR 6746 P 232 SHEET 12

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170806500 (0621-39)

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

NICHOLAS D R MAYOR and JESSICA ERIN BRIDE

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 12th 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

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 8311, Page 1507, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 09015, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 170806500 (0621-39)

DESCRIPTION OF PROPERTY:

LTS 1 & 2 BLK 8 VILLA SEGUNDA PB 3 P 80 OR 6746 P 232 SHEET 12

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

NAME IN WHICH ASSESSED: NICHOLAS D R MAYOR and JESSICA ERIN BRIDE

Dated this 12th day of June 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	MAYOR NICHOLAS D R & BRIDE JESSICA ERIN 1741 COLISEUM ST NEW ORLEANS, LA 70130 1001 ARIOLA DR 17-0806-500 LTS 1 & 2 BLK 8 VILLA SEGUNDA PB 3 P 80 OR 6746 P 232 SHEET 12		Certificate #	2018 / 9015	
			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)	
# 2018/9015	06/01/2018	5,460.33	273.02	5,733.35	
→Part 2: Total*				5,733.35	
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)
# /					
Part 3: Total*					0.00
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)					5,733.35
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
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)					6,108.35
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		
Signature, Tax Collector or Designee			Date August 26th, 2020		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
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. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
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.

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.



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 #: 17-0806-500 CERTIFICATE #: 2018-9015

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 29, 2001 to and including March 29, 2021 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written in a cursive style.

Michael A. Campbell,
As President
Dated: March 31, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 31, 2021

Tax Account #: 17-0806-500

1. The Grantee(s) of the last deed(s) of record is/are: **NICHOLAS D.R. MAYOR AND JESSICA ERIN BRIDE**

By Virtue of Assignment of Lease recorded 7/28/2011 – OR 6746/232

2. The land covered by this Report is: **See Attached Exhibit “A” (LEASEHOLD PROPERTY)**

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 Elmer Cook Construction recorded 9/30/2020 – OR 8374/950**

4. Taxes:

Taxes for the year(s) 2017 are delinquent.

Tax Account #: 17-0806-500

Assessed Value: \$407,529

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **SANTA ROSA ISLAND AUTHORITY**

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: JUN 7, 2021

TAX ACCOUNT #: 17-0806-500

CERTIFICATE #: 2018-9015

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.

**NICHOLAS D.R. MAYOR AND
JESSICA ERIN BRIDE
1741 COLISEUM STREET
NEW ORLEANS, LA 70130**

**ELMER COOK CONSTRUCTION
106 AUBURN RD.
FORT WALTON BEACH, FL 32547**

**NICHOLAS D.R. MAYOR AND
JESSICA ERIN BRIDE
1001 ARIOLA DRIVE
PENSACOLA BEACH, FL 32561**

**SANTA ROSA ISLAND AUTHORITY
1 VIA DE LUNA DR.
PENSACOLA, FL 32561**

Certified and delivered to Escambia County Tax Collector, this 31st day of 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 31, 2021

Tax Account #: 17-0806-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 1 & 2 BLK 8 VILLA SEGUNDA PB 3 P 80 OR 6746 P 232 SHEET 12

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-0806-500 (0621-39)

Recorded in Public Records 07/28/2011 at 09:07 AM OR Book 6746 Page 232,
Instrument #2011051128, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$2506.00

Prepared by & Return to:
Linda Salter
Surety Land Title
2600 N. 12th Avenue
Pensacola, FL 32503 File #1105-255
Parcel # 282S26-2150-001-008

1105-255

ASSIGNMENT OF LEASEHOLD INTEREST

State of Florida

County of Escambia

Allan L. Toepfer and Diane Toepfer, husband and wife
3501 Silvertree Lane, Pensacola, Florida 32504

HEREINAFTER CALLED Assignor (which word shall be construed in the plural where the context requires), the present owner and holder of the leasehold interest of lessee in that lease granted by Santa Rosa Island Authority, as leasing agent for Escambia County, Florida, to

James A. Harper and Harriett A. Harper, husband and wife

Dated April 17, 1967, and recorded in Official Records Book 341 at Page 459 of the Public Records of Escambia County, Florida, covering the following described real property on Santa Rosa Island in Escambia County, Florida:

Lot 1 and 2, Block 8, Villa Segunda Subdivision, being a portion of Santa Rosa Island, Escambia County, Florida, according to Plat recorded in Plat book 3, at Page 80 of the Public Records of said County.

For and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby sell, assign and transfer all of the right, title and interest of Assignor in said lease and demised premises, and all the improvements thereon, and all interest hereafter acquired in said leasehold estate, to

Nicholas D. R. Mayor and Jessica Erin Bride, husband and wife

Hereinafter called Assignee (which word shall be construed in the plural where the context requires), and the heirs, agents and assigns, forever, of Assignee, whose mailing address is: 1741 Coliseum Street, New Orleans, LA 70130

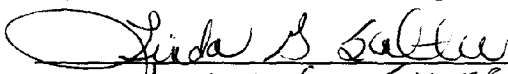
BK: 6746 PG: 233

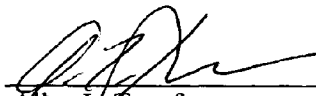
By acceptance of the assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid lease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignee may at all times peaceable and quietly enter upon, hold, occupy, and enjoy said leasehold estate; that the Assignor shall make

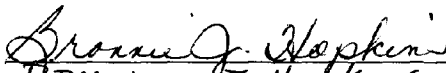
such further assurances to perfect the leasehold estate in said property and every part thereof; and that Assignor will defend the same against the lawful claims of all persons whomsoever.

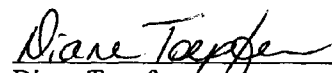
IN WITNESS WHEREOF, the undersigned Assignor has executed this instrument under seal this 25 day of July, 2011.

Signed, sealed and delivered in the presence of:


LINDA G. SALTER


Allan L. Toepfer


BRONNIE J. HOPKINS

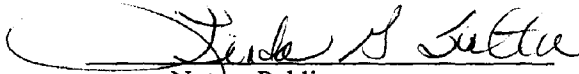

Diane Toepfer

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 25th day of July, 2011 by Allan L. Toepfer and Diane Toepfer, husband and wife who are known to me or who have produced drivers license as identification and have taken an oath.

My Commission Expires:


Notary Public

Linda G. Salter
Notary Public State of Florida
My Commission No. EEB1621
My Commission Expires June 17, 2015

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

Attention: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1 – 29.180(5) of this Ordinance, the Escambia County Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of property. An approval letter issued by the ECHD must be presented at closing of property sale or transfer of title

Legal Address of Property: 1001 Ariola Drive
Pensacola Beach, FL 32561

Approval Letter Attached Hereto ()

Approval Letter not required-property North of Well Line Road ()

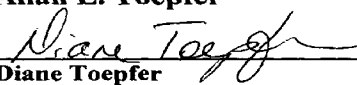
Approval Letter not required – Property is unimproved ()

Sewer (x)

As to Seller (s)



Allan L. Toepfer

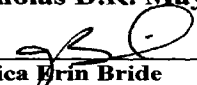


Diane Toepfer

As to Buyer (s)



Nicholas D.R. Mayor



Jessica Erin Bride

This form completed by: **Linda G Salter**
 Surety Land Title of Florida, LLC.
 2600 North 12th Avenue
 Pensacola, FL 32503

**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.

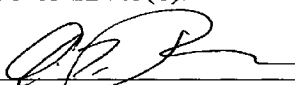
Property Address: 1001 Ariola Drive, Pensacola Beach, FL 32561

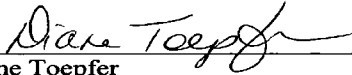
the County (☒) has accepted (☐) has not accepted the abutting roadway for maintenance.

This form completed by: Linda G Salter
Surety Land Title, Inc.
2600 North 12th Avenue
Pensacola, FL 32503

AS TO SELLER (S):

Witness to Seller(s):

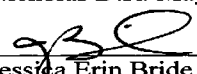

Allan L. Toepfer


Diane Toepfer

AS TO BUYER (S):

Witness to Buyer(s):


Nicholas D.R. Mayor


Jessica Erin Bride

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

**Recorded in Public Records 9/30/2020 9:20 AM OR Book 8374 Page 950,
Instrument #2020079890, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00**

THIS INSTRUMENT PREPARED BY:
Name: MICHELLE COOK
Address: 2403 PALM HARBOR DR
FORT WALTON BEACH, FL 32547
STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number 200925393BD

Parcel ID Number (PID) 28-2S-26-2150-001-008

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)
LTS 1&2 BLK 8 VILLA SEGUNDA 1001 ARIOLA DR, PENSACOLA BEACH, FL 32561
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** ROOF OVER SHINGLES WITH METAL
3. **OWNER INFORMATION:**
Name and address: JESSICA BRIDE AND NICHOLAS MAYOR, 174 COLISUEM ST, NEW ORLEANS, LA 70130
Interest in property: OWNER
Name and address of fee simple titleholder (if other than Owner): _____
4. **CONTRACTOR:** (name, address and phone number): ELMER COOK CONSTRUCTION
106 AUBURN RD, FORT WALTON BEACH, FL 32547 850-865-6707
5. **SURETY:**
Name, address and phone number: N/A
Amount of bond \$ _____
6. **LENDER:** (name, address and phone number) N/A
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

Jessica Bride
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 30th day of September, 2020 by Jessica Bride. 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 IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

William Sanders
NOTARY PUBLIC - STATE OF FLORIDA

SIGNATORY'S TITLE/OFFICE

William Sanders
PRINT OR STAMP COMMISSIONED NAME OF NOTARY

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

Form 100.15

Revised 10/8/09

