




Chris Jones



Escambia County Property Appraiser

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General Information		Assessments				
Reference:	143S321003005003	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	103790000	2020	\$34,000	\$0	\$34,000	\$34,000
Owners:	NILLES JEFFREY J	2019	\$34,000	\$0	\$34,000	\$34,000
Mail:	254 N LAKE AVE # 269 PASADENA, CA 91101	2018	\$34,000	\$0	\$34,000	\$34,000
Situs:	14000 BLK WATERVIEW DR 32507	Disclaimer				
Use Code:	VACANT RESIDENTIAL 	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
06/2004	5447	901	\$170,000	WD		Legal Description	
01/1968	417	641	\$1,000	WD		LT 5 BLK C HOLIDAY HARBOR PB 6 P 34 OR 5447 P 901	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information		Launch Interactive Map	
Section Map Id:	14-3S-32-3		
Approx. Acreage:	0.1940		
Zoned:	LDR-PK	View Florida Department of Environmental Protection (DEP) Data	
Evacuation & Flood Information	Open Report		
Buildings		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: 04/29/2021 {tc.28.20}

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A, LLC** holder of **Tax Certificate No. 05685**, issued the **1st** day of **June, A.D., 2019** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 5 BLK C HOLIDAY HARBOR PB 6 P 34 OR 5447 P 901

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103790000 (0122-04)

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

JEFFREY J NILLES

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 January, which is the **3rd day of January 2022**.

Dated this 13th day of May 2021.

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

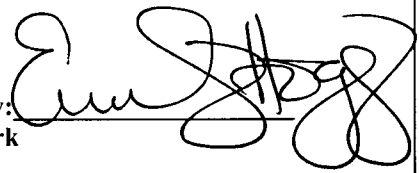
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 103790000 Certificate Number: 005685 of 2019**

Payor: JEFFREY J NILLES 254 N LAKE AVE #269 PASADENA CA 91101 Date 11/05/2021

Clerk's Check #	1	Clerk's Total	\$30.05
Tax Collector Check #	1	Tax Collector's Total	\$2,341.91
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,948.96

\$2,493.38

**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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**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 # 2019 TD 005685

Redeemed Date 11/05/2021

Name JEFFREY J NILLES 254 N LAKE AVE #269 PASADENA CA 91101

Clerk's Total = TAXDEED	\$530.05	2476.38
Due Tax Collector = TAXDEED	\$2,341.91	
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: 103790000 Certificate Number: 005685 of 2019

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/03/2022"/>	Redemption Date <input type="text" value="11/05/2021"/>
Months	9	7
Tax Collector	<input type="text" value="\$2,052.34"/>	<input type="text" value="\$2,052.34"/>
Tax Collector Interest	\$277.07	\$215.50
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,341.91	<input type="text" value="\$2,280.34"/> 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	\$63.05	\$49.04
Total Clerk	\$530.05	<input type="text" value="\$516.04"/> 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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,948.96	\$2,813.38
	Repayment Overpayment Refund Amount	\$135.58
Book/Page	<input type="text" value="8530"/>	<input type="text" value="897"/>

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 8530, Page 897, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05685, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 103790000 (0122-04)

DESCRIPTION OF PROPERTY:

LT 5 BLK C HOLIDAY HARBOR PB 6 P 34 OR 5447 P 901

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: JEFFREY J NILLES

Dated this 8th day of November 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 10-3790-000 CERTIFICATE #: 2019-5685

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: October 9, 2001 to and including October 9, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: October 11, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 11, 2021

Tax Account #: **10-3790-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JEFFREY J. NILLES**

By Virtue of Warranty Deed recorded 7/7/2004 in OR 5447/901
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. **NONE**
4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.
Tax Account #: 10-3790-000
Assessed Value: \$34,000
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): **HOLIDAY HARBOR OWNERS ASSOCIATION, INC.**

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: JAN 3, 2022

TAX ACCOUNT #: 10-3790-000

CERTIFICATE #: 2019-5685

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

JEFFREY J. NILLES
1808 VERDUGO BLVD. Suite 102
GLENDAL, CA 91208

HOLIDAY HARBOR OWNERS ASSOCIATION, INC
14100 RIVER ROAD
PENSACOLA, FL 32507

JEFFREY J. NILLES
254 N LAKE AVE #269
PASADENA, CA 91101

HOLIDAY HARBOR OWNERS ASSOCIATION, INC.
10447 SORRENTO RD., STE 100 PMB#90
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 11th day of October, 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

October 11, 2021

Tax Account #:10-3790-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 5 BLK C HOLIDAY HARBOR PB 6 P 34 OR 5447 P 901

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3790-000(0122-04)

OR BK 5447 PG0901
Escambia County, Florida
INSTRUMENT 2004-259465

DEED DOC STAMPS PD @ ESC CO \$1190.00
07/07/04 ERNIE LEE MAGANA, CLERK

RCD Jul 07, 2004 08:51 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-259465

This Document Prepared By and Return to:
Edsel F. Matthews, Jr., P.A.
308 S. Jefferson Street
Pensacola, FL 32502

Parcel ID Number: 14-3S-32-1003-005-003

Warranty Deed

This Indenture, Made this 29th day of June, 2004 A.D., Between
Michael A. Guerra and June B. Guerra, husband and wife

of the County of Escambia, State of Florida, grantors, and
Jeffrey J. Nilles

whose address is: 1808 Verdugo Blvd., Suite 102, Glendale, CA 91208

of the County of, State of California, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Escambia State of Florida to wit:

Lots 5 and 6, Block C, HOLIDAY HARBOR, a subdivision of Lots 136 and
137, Gulf Beach Subdivision, Sections 14, 26 and 27, Township 3 South,
Range 32 West, according to Plat filed in Plat Book 6, Page 34, of the
Public Records of Escambia County, Florida.

Subject to restrictions, reservations and easements of record, if any,
and taxes subsequent to 2003.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Linda E. Kirtz
Witness

Printed Name: Lisa Novatka
Witness

Printed Name: Michael A. Guerra

P.O. Address: 23 Arthur Lane, Pensacola, FL 32503

Printed Name: June B. Guerra

P.O. Address: 23 Arthur Lane, Pensacola, FL 32503

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 29th day of June, 2004 by
Michael A. Guerra and June B. Guerra, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.

Printed Name: Lisa Novatka

Notary Public

My Commission Expires:



LISA NOVATKA
MY COMMISSION # DD 274487
EXPIRES: January 4, 2008
Bonded Thru Budget Notary Services