

**FLOOR COVER-CARPET**  
**NO. STORIES-1.00**  
**FLOOR COVER-TILE/STAIN CONC/BRICK**  
**DECOR/MILLWORK-ABOVE AVERAGE**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-WOOD FRAME**

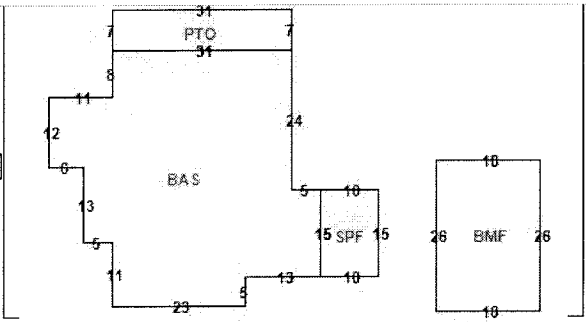
Areas - 2431 Total SF

**BASE AREA - 1596**

**BASEMENT FIN - 468**

**PATIO - 217**

**SCRN PORCH FIN - 150**



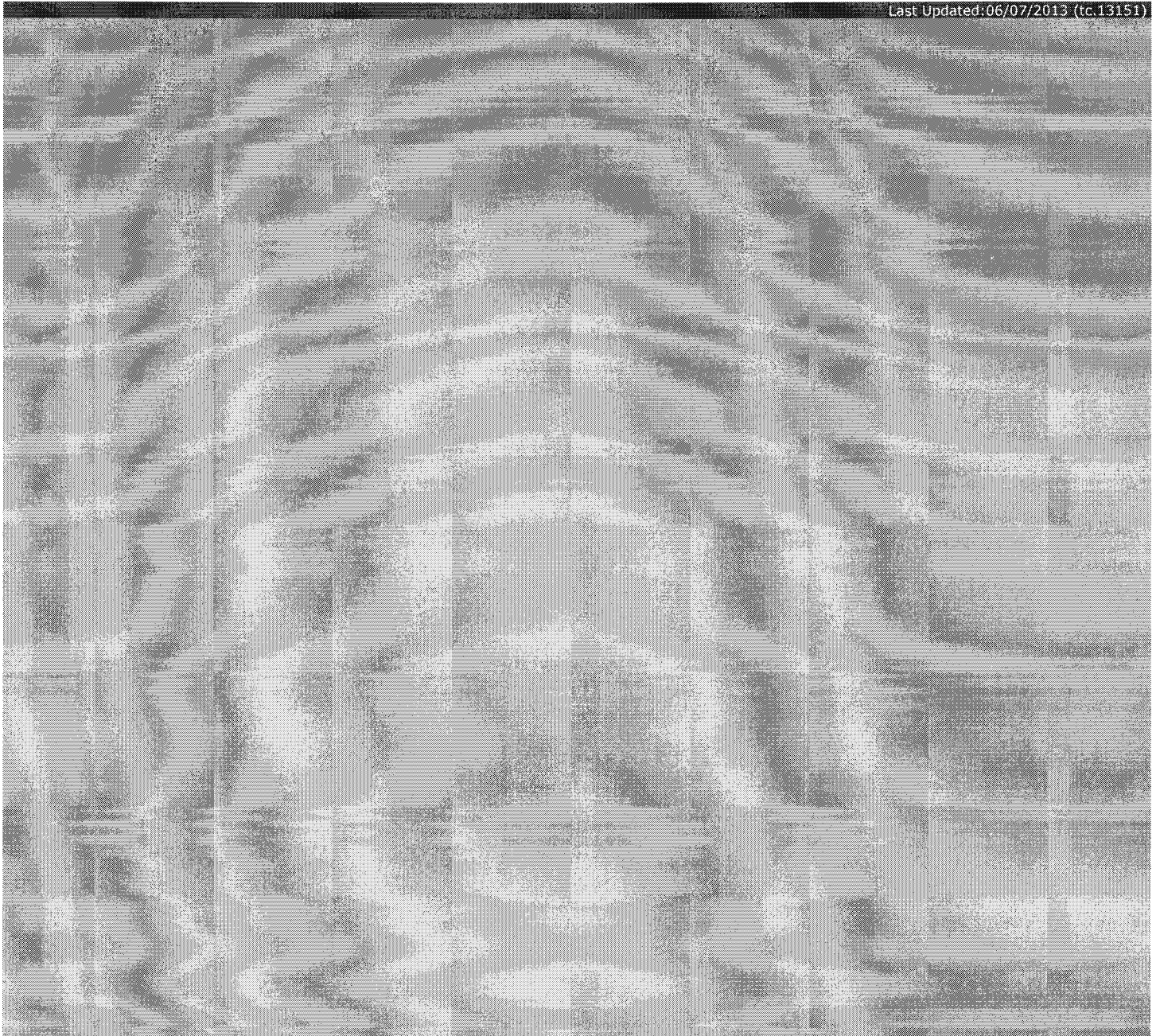
Images



1/26/12

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:06/07/2013 (tc.13151)





# Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List | Amendment 1 Calculations

[Back](#)

← Navigate Mode Account Reference →

Printer Friendly Version

General Information	
<b>Reference:</b>	000S009040030050
<b>Account:</b>	143817000
<b>Owners:</b>	BRYAN MARIAN
<b>Mail:</b>	3915 CHIPPENHAM RD DURHAM, NC 27707
<b>Situs:</b>	1823 WHALEY AVE 32503
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

2012 Certified Roll Assessment	
<b>Improvements:</b>	\$80,168
<b>Land:</b>	\$83,129
<b>Total:</b>	\$163,297
<b>Save Our Homes:</b>	\$157,139

[Disclaimer](#)

[Amendment 1 Calculations](#)

Sales Data	
Sale Date	Book Page Value Type
03/2005	5599 516 \$369,500 WD
12/1999	4507 1950 \$172,000 WD
12/1996	4082 1172 \$105,800 WD
08/1991	3051 878 \$62,900 WD
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	

2012 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	

Legal Description	
LTS 3 4 5 BLK 50 LAKEVIEW S/D PLAT DB 143 PAGE 206 OR 5599 P 516...	

Extra Features	
None	

## Parcel Information [Launch Interactive Map](#)

**Section Map Id:**  
CA030



**Approx. Acreage:**  
0.2500

**Zoned:**   
R-1AAA

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

## Buildings

Building 1 - Address: 1823 WHALEY AVE, Year Built: 1925, Effective Year: 1985

**Structural Elements**  
FOUNDATION-WOOD/SUB FLOOR  
EXTERIOR WALL-STUCCO OV WD/LA  
NO. PLUMBING FIXTURES-6.00  
DWELLING UNITS-1.00  
ROOF FRAMING-GABLE  
ROOF COVER-COMPOSITION SHG  
INTERIOR WALL-DRYWALL-PLASTER

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CATALINA TAX CO LLC US BANK % CATALINA TAX  
CO LLC  
P.O. BOX 645040  
CINCINNATI, Ohio, 45264-5040**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
11131.0000	14-3817-000	06/01/2011	00-0S0-090 LTS 3 4 5 BLK 50 LAKEVIEW S/D PLAT DB 143 PAGE 206 OR 5599 P 516 CA 29/30

### 2012 TAX ROLL

BRYAN MARIAN  
1823 N WHALEY AVE  
PENSACOLA , Florida 32503

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

towercap (Donna Ernwein)  
Applicant's Signature

04/25/2013  
Date

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 11131.0000** , issued the **1st** day of **June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 14-3817-000**

**Certificate Holder:**  
CATALINA TAX CO LLC US BANK % CATALINA TAX CO LLC  
P.O. BOX 645040  
CINCINNATI, OHIO 45264-5040

**Property Owner:**  
BRYAN MARIAN  
1823 N WHALEY AVE  
PENSACOLA , FLORIDA 32503

**Legal Description:** 00-0S0-090  
LTS 3 4 5 BLK 50 LAKEVIEW S/D PLAT DB 143 PAGE 206 OR 5599 P 516 CA 29/30

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:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	11131.0000	06/01/11	\$2,597.69	\$0.00	\$129.88	\$2,727.57

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	10543.0000	06/01/12	\$2,455.01	\$6.25	\$122.75	\$2,584.01

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2012)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(     %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

	\$5,311.58
	\$0.00
	\$2,373.92
	\$150.00
	\$75.00
	\$7,910.50
	\$7,910.50
	\$78,569.50
	\$6.25

\*Done this 25th day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Date of Sale: October 7, 2013

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

This Instrument Was Prepared  
By And Is To Be Returned To:  
Jacqueline Oaks,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



### NOTICE OF LIEN

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LTS 3 4 5 BLK 50 LAKEVIEW S/D PLAT DB 143 PAGE 206 OR 5599 P 516 CA 29/30

Customer: Marian B Bryan

Account Number: 137748-32075

Amount of Lien: \$ 132.31, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 1/30/13

EMERALD COAST UTILITIES AUTHORITY

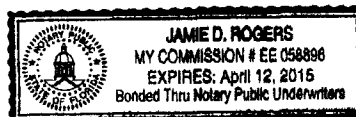
BY: Jacqueline Oaks

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30 day of January, 20 13, by Jacqueline Oaks of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]

Jamie D. Rogers  
Notary Public - State of Florida



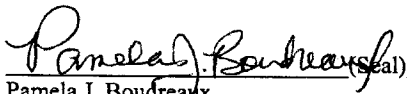
**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

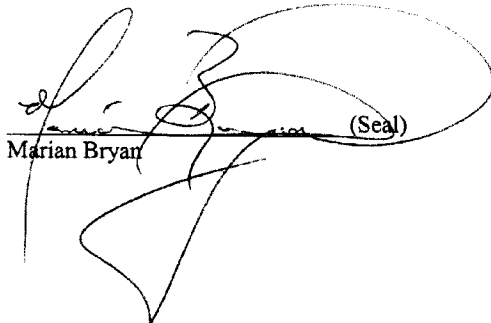
ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances 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 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: North Whaley Avenue  
Legal Address of Property: 1823 North Whaley Avenue

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

This form completed by: Charles L. Hoffman, Jr.  
Shell, Fleming, Davis & Menge  
Post Office Box 1831  
Pensacola, FL 32598-1831

  
Pamela J. Boudreaux

  
Marian Bryan (Seal)

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

State of Florida  
County of Escambia

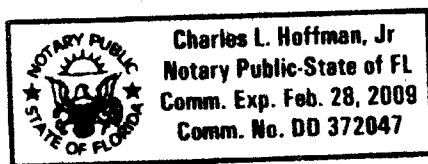
The foregoing instrument was acknowledged before me this 22nd day of March, 2005 by Pamela J. Boudreaux, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name: Charles L. Hoffman, Jr.

My Commission Expires: February 28, 2009



Prepared by and return to:  
Charles L. Hoffman, Jr.  
Attorney at Law  
Shell, Fleming, Davis & Menge, P.A.  
Post Office Box 1831  
Pensacola, FL 32591-1831  
850-434-2411  
File Number: H4483-00000

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 22nd day of March, 2005 between **Pamela J. Boudreaux, an unmarried woman** whose post office address is **3 Portofino Drive, Unit 509, Pensacola Beach, FL 32561**, grantor, and **Marian Bryan** whose post office address is **1823 Whaley Avenue, 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 3, 4 and 5, Block 50, Lakeview Subdivision, as shown upon a map entitled map of Lakeview, Pensacola, Florida, drawn by Stephen Lee in 1909 and recorded in Deed Book 143 at Page 206 of the public records of Escambia County, Florida.**

**Parcel Identification Number: 000S009040030050**

**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.

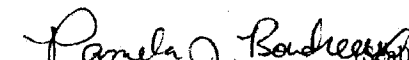
**And** subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

**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: Charles L. Hoffman, Jr.

  
Witness Name: Monica S. Cone

  
Pamela J. Boudreaux



# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-7-2013

TAX ACCOUNT NO.: 14-3817-000

CERTIFICATE NO.: 2011-~~11043~~ 11131 02

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

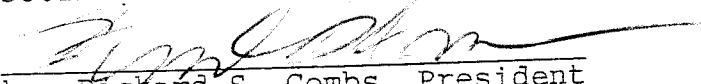
X     Homestead for 2012 tax year.

Marian Bryan  
3915 Chippenham Rd.  
Durham, NC 27707  
and  
1823 Whaley Ave.  
Pensacola, FL 32503

ECUA  
9255 Sturdevant St.  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 22nd day of May, 2013.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10342

May 22, 2013

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Utility Lien filed b y ECUA recorded in O.R. Book 6969, page 1792.
2. Taxes for the year 2010-2011 delinquent. The assessed value is \$157,139.00. Tax ID 14-3817-000.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10342

May 22, 2013

**Lots 3, 4 and 5, Block 50, Lakeview Subdivision, as shown on a map entitled "Map of Lakeview, Pensacola, Florida" drawn by Stephen Lee in 1909, recorded in Deed Book 143, page 206, public records of Public Records of Escambia County, Florida.**

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 10342

May 22, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

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 05-21-1993, through 05-21-2013, and said search reveals the following:

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

Marian Bryan

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

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

May 22, 2013