

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Aug 10, 2015 / 150367**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4243.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-4359-000**

Certificate Holder:
ARQUE TAX RECEIVABLE FUND FLOR
PO BOX 37695
BALTIMORE, MARYLAND 21297

Property Owner:
JANSSEN ALLEN I & BRENDA
7895 HESTIA PL
PENSACOLA , FLORIDA 32506

Legal Description:

BEG AT INTER OF N LI OF JACKSON ST AND E LI OF LT 3 W 104 FT 5 1/2 IN N 95 DEG W 209 7/10 FT E 114 9/10 FT TO E LI OF LT 3 S ALG E LI TO POB OR 5428 P ...

See attachment for full legal description.

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
2012	4243.0000	06/01/12	\$1,796.97	\$0.00	\$219.00	\$2,015.97

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
2015	3756.0000	06/01/15	\$1,580.07	\$6.25	\$79.00	\$1,665.32
2014	3543.0000	06/01/14	\$1,532.73	\$6.25	\$76.64	\$1,615.62
2013	3857.0000	06/01/13	\$1,642.42	\$6.25	\$82.12	\$1,730.79

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
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

\$7,027.70
\$0.00
\$200.00
\$125.00
\$7,352.70
\$7,352.70
\$6.25

*Done this 10th day of August, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: December 7, 2015

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

8/10/2015

FULL LEGAL DESCRIPTION
Parcel ID Number: 06-4359-000

August 18, 2015
Tax Year: 2011
Certificate Number: 4243.0000

BEG AT INTER OF N LI OF JACKSON ST AND E LI OF LT 3 W 104 FT 5 1/2 IN N 95 DEG W 209 7/10 FT E 114 9/10 FT TO E LI OF LT 3 S ALG E LI TO POB OR 5428 P 261 CA 146

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**ARQUE TAX RECEIVABLE FUND FLOR
PO BOX 37695
BALTIMORE, Maryland, 21297**

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

Certificate No.	Parcel ID Number	Date	Legal Description
4243.0000	06-4359-000	06/01/2012	BEG AT INTER OF N LI OF JACKSON ST AND E LI OF LT 3 W 104 FT 5 1/2 IN N 95 DEG W 209 7/10 FT E 114 9/10 FT TO E LI OF LT 3 S ALG E LI TO POB OR 5428 P 261 CA 146

2014 TAX ROLL

JANSSEN ALLEN I & BRENDA
7895 HESTIA PL
PENSACOLA , Florida 32506

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.

JHanratty (John Hanratty)

08/10/2015

Applicant's Signature

Date



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

Navigate Mode
 Account
 Reference

[Printer Friendly Version](#)

General Information	
Reference:	3325304105000000
Account:	064359000
Owners:	JANSSEN ALLEN I & BRENDA
Mail:	7895 HESTIA PL PENSACOLA, FL 32506
Situs:	3516 W JACKSON ST APTS 1 2 3 32505
Use Code:	MULTI-FAMILY <=9
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2015	\$14,113	\$59,826	\$73,939	\$73,939
2014	\$14,113	\$58,328	\$72,441	\$72,441
2013	\$14,113	\$54,380	\$68,493	\$68,493

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data						
Sale Date	Book	Page	Value	Type	Official Records	
06/2004	5428	261	\$60,000	WD	View Instr	
02/1994	3514	511	\$53,000	CT	View Instr	
10/1990	2927	20	\$73,500	WD	View Instr	
03/1984	1886	165	\$58,000	WD	View Instr	

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

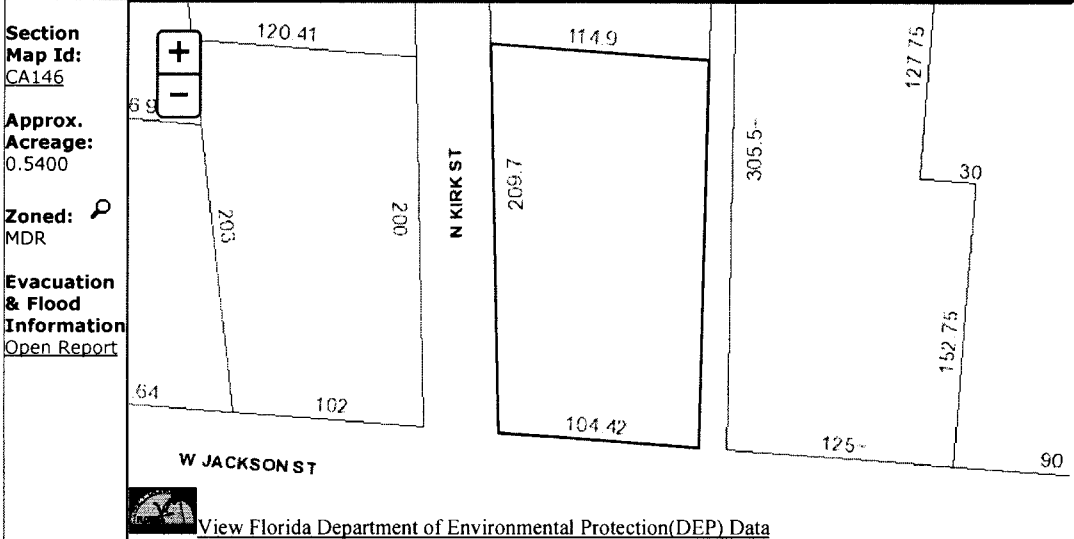
2015 Certified Roll Exemptions
None

Legal Description
BEG AT INTER OF N LI OF JACKSON ST AND E LI OF LT 3 W 104 FT 5 1/2 IN N 95 DEG W 209 7/10 FT E 114 9/10 FT TO E LI OF LT...

Extra Features
UTILITY BLDG

Parcel Information


[Launch Interactive Map](#)



Buildings

Address: 3516 W JACKSON ST APTS 1 2 3, Year Built: 1930, Effective Year: 1955	
Structural Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-3	
EXTERIOR WALL-VINYL SIDING	
FLOOR COVER-HARDWOOD/PARQUET	
FOUNDATION-WOOD/SUB FLOOR	
HEAT/AIR-WALL/FLOOR FURN	
INTERIOR WALL-DRYWALL-PLASTER	

NO. PLUMBING FIXTURES-9
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME


 **Areas - 2254 Total SF**

BASE AREA - 1758
CARPORT FIN - 336
OPEN PORCH UNF - 40
UTILITY UNF - 120

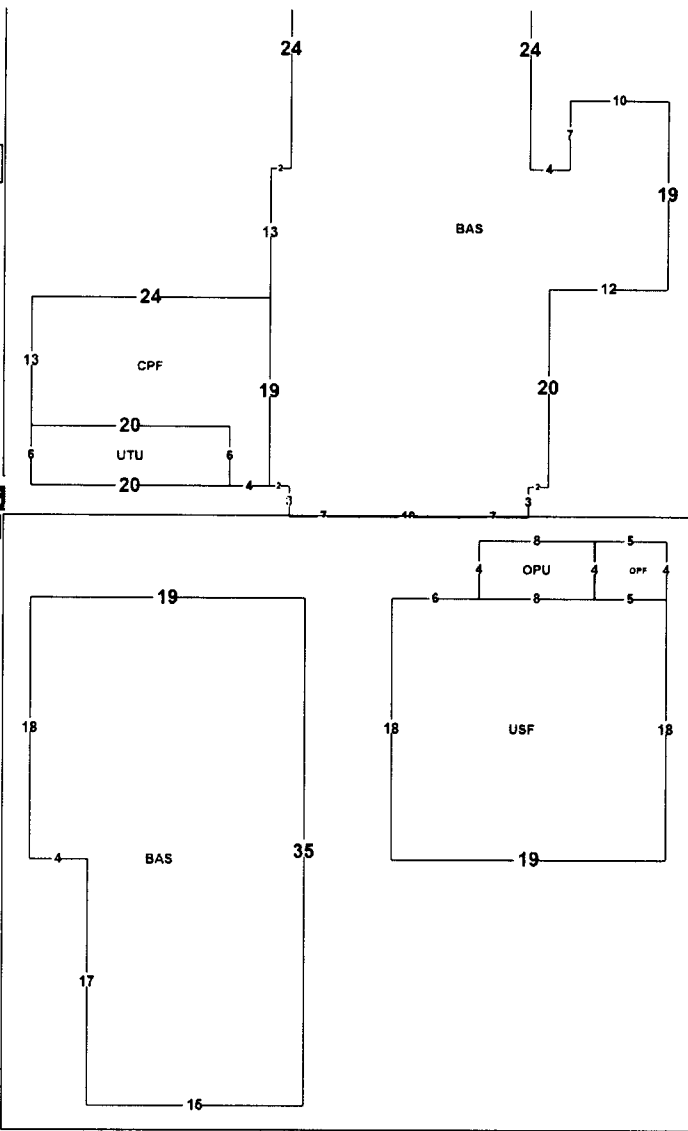
Address: 3516 W JACKSON ST APTS 4 & 5

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-6
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 991 Total SF**

BASE AREA - 597
OPEN PORCH FIN - 20
OPEN PORCH UNF - 32
UPPER STORY FIN - 342



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.

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.: 12370

September 1, 2015

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 09-01-1995, through 09-01-2015, and said search reveals the following:

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

Allen L. Janssen and Brenda Janssen, husband and wife

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: 

September 1, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12370

September 1, 2015

332S30410500000 - Full Legal Description

BEG AT INTER OF N LI OF JACKSON ST AND E LI OF LT 3 W 104 FT 5 1/2 IN N 95 DEG W 209 7/10 FT E 114 9/10 FT TO E LI OF LT 3 S ALG E LI TO POB OR 5428 P 261 CA 146

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12370

September 1, 2015

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4316, page 985, and O.R. Book 4450, page 1687.
2. Taxes for the year 2011-2014 delinquent. The assessed value is \$73,939.00. Tax ID 06-4359-000.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-7-2015

TAX ACCOUNT NO.: 06-4359-000

CERTIFICATE NO.: 2012-4243

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

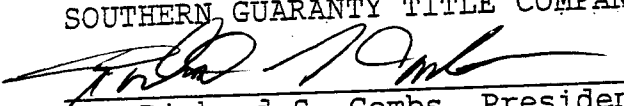
- Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for tax year.

Allen L. Janssen
Brenda Janssen
7895 Hestia Place
Pensacola, FL 32506

Unknown Tenants
3516 W. Jackson St. Apts. 1 2 3
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 1st day of September, 2015.

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.

Return to: (enclose self-addressed stamped envelope)

Name: ALLEN L. OR BRENDA JANSSEN
7895 HESTIA PLACE
Address: PENSACOLA, FLORIDA 32506-3718

This Instrument Prepared by:

Name: BRENDA JANSSEN
Address: 7895 HESTIA PLACE
PENSACOLA, FLORIDA 32506-3718

Property Appraiser's Parcel Identification Folio Number(s): 33-2S-30-4105-000-000

TAX I.D.# 06-4359-000

OR BK 5428 PGO261
Escambia County, Florida
INSTRUMENT 2004-249159

DEED DOC STAMPS PD @ ESC CO \$ 420.00
06/09/04 ERNIE LEE MAGAHA, CLERK

RCD Jun 09, 2004 08:58 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-249159

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 8th day of JUNE, 2004, by
FREDDIE L. HYATT AND LORETTA J. HYATT (HUSBAND AND WIFE)

hereinafter called the Grantor, to ALLEN L. JANSSEN AND BRENDA JANSSEN (HUSBAND AND WIFE),
whose post office address is 7895 HESTIA PLACE, PENSACOLA, FLORIDA 32506-3718

hereinafter called the Grantee.

(Wherever 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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the Grantee all that certain land, situate in ESCAMBIA
County, State of FLORIDA, viz:

THAT PARCEL OF LAND IN LOT 3, SECTION 33, TOWNSHIP 2 SOUTH, RANGE 30 WEST, IN ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF THE EAST LINE OF SAID LOT 3 WHERE IT INTERSECTS THE WESTERLY EXTENSION OF THE NORTH LINE OF JACKSON STREET OF THE CITY OF PENSACOLA; THENCE RUN WESTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF JACKSON STREET 104 FEET 5 3/4 INCHES; THENCE NORTHWARDLY AT AN ANGLE OF 95 DEGREES 40 MINUTES, WITH THE LINE LAST TRAVERSED 209 FEET 7 INCHES; THENCE EASTERLY A DISTANCE OF 114 FEET 9 INCHES TO THE EAST LINE OF SAID LOT 3 AT A POINT 145 FEET 10 1/2 INCHES SOUTH OF AN EXTENSION OF THE NORTH LINE OF GADSDEN STREET; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

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, and hereby 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,

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)
Wyvetta McCoverey

Printed Name
Lashawndra Lovette

Witness Signature (as to Co-Grantor, if any)
Wyvetta McCoverey

Printed Name
Lashawndra Lovette

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)
FREDDIE L. HYATT AND LORETTA J. HYATT

Grantor Signature
Freddie L. Hyatt

Printed Name
8159 IMPERIAL DR. PENSACOLA, FL. 32506
Post Office Address

Co-Grantor Signature (if any)
Loretta J. Hyatt

Printed Name
8159 IMPERIAL DR., PENSACOLA, FL. 32506
Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

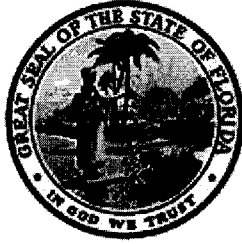
known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one.) Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: FL DL

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 8th day of June, A.D. 2004
Amanda M. White
Notary Signature
Amanda M. White
Printed Name

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: 064359000 Certificate Number: 004243 of 2012**

Payor: Brenda Janssen 7895 Hestia Pl Pensacola, FL 32506 Date 10/22/2015

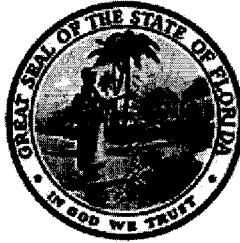
Clerk's Check #	6650601423	Clerk's Total	\$499.26
Tax Collector Check #	1	Tax Collector's Total	\$7,800.11
		Postage	\$26.92
		Researcher Copies	\$1.00
		Total Received	\$8,327.29

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *[Signature]*
 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
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 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2012 TD 004243

Redeemed Date 10/22/2015

Name Brenda Janssen 7895 Hestia Pl Pensacola, FL 32506

Clerk's Total = TAXDEED	\$499.26
Due Tax Collector = TAXDEED	\$7,800.11
Postage = TD2	\$26.92
ResearcherCopies = TD6	\$1.00

Tax Deed

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 064359000 Certificate Number: 004243 of 2012

Redemption Yes ▾ Application Date 08/10/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/07/2015	Redemption Date 10/22/2015
Months	4	2
Tax Collector	\$7,352.70	\$7,352.70
Tax Collector Interest	\$441.16	\$220.58
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$7,800.11	\$7,579.53 CH
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$28.26	\$14.13
Total Clerk	\$499.26	\$485.13 CH
Postage	\$26.92	\$26.92
Researcher Copies	\$1.00	\$1.00
Total Redemption Amount	\$8,327.29	\$8,092.58
	Repayment Overpayment Refund Amount	\$234.71 + 120 + 221 + 26.92 = \$602.63

ACTUAL SHERIFF \$120.00
 8/25/15 Owner called for quote.-SB
 Notes 9/23/15 Brenda Jansen called for quote-SB





Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

November 3, 2015

BRENDA JANSSEN
7895 HESTIA PL
PENSACOLA FL 32506

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2012 TD 004243

\$602.63

TOTAL \$602.63

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg

Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

November 2, 2015

ARQUE TAX RECEIVABLE FUND FLOR
PO BOX 37695
BALTIMORE MD 21297

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

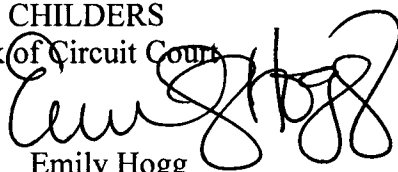
TAX CERT	APP FEES	INTEREST	TOTAL
2012 TD 004243	\$471.00	\$14.13	\$485.13

TOTAL \$485.13

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division