
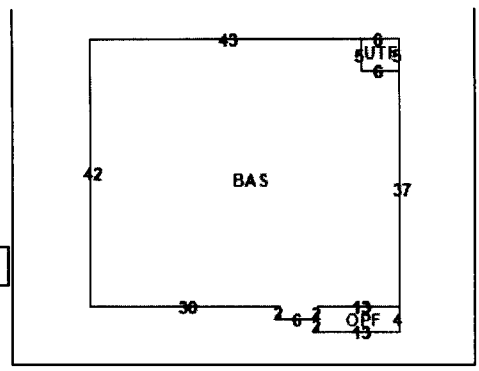


FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-HEAT W/DUCTS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3.00
NO. STORIES-1.00
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-FLAT/SHED
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2122 Total SF
BASE AREA - 2040
OPEN PORCH FIN - 52
UTILITY FIN - 30



Images



7/26/11



7/27/11

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: 04/24/2014 (tr.1257)



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: 342S300191002002
Account: 070324000
Owners: LUTFI MOHAMMAD Y
Mail: 425 PEACHTREE RD
ORLANDO, FL 32804
Situs: 724 N 46TH AVE 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

2013 Certified Roll Assessment

Improvements: \$43,415
Land: \$6,950
Total: \$50,365
Save Our Homes: \$0

[Disclaimer](#)[Amendment 1/Portability Calculations](#)**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2003	5212	1676	\$4,100	QC	View Instr
01/1976	1046	129	\$27,300	WD	View Instr
01/1966	297	496	\$100	WD	View Instr
01/1966	293	217	\$11,400	WD	View Instr

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

2013 Certified Roll Exemptions

None

Legal Description

BEG AT NW COR OF LT 19 S 0 DEG E ALG W LI OF
LT 62 15/100 FT N 90 DEG E 24 25/100 FT FOR POB
CONTINUE...

Extra Features

CARPORT

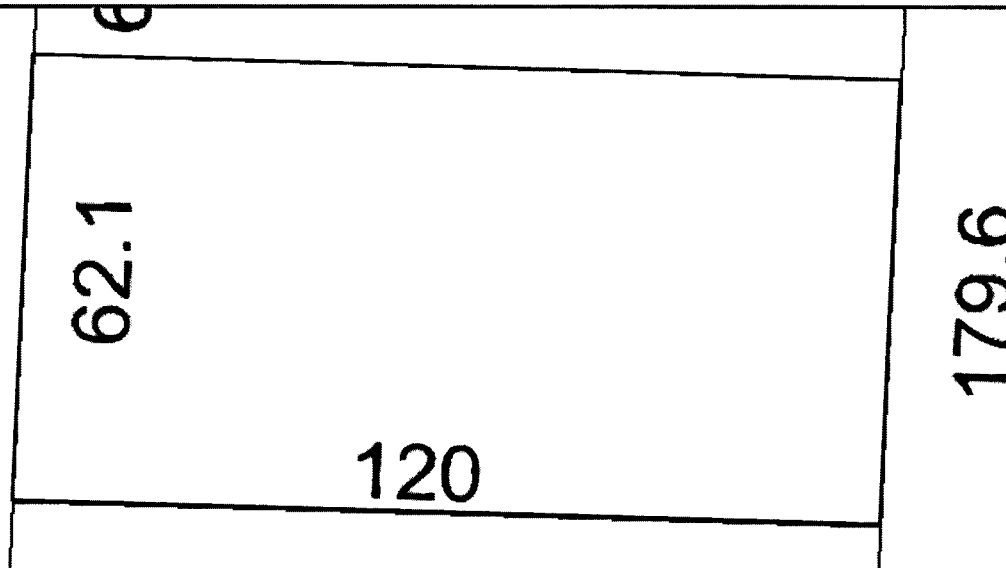
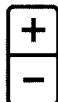
Parcel Information[Launch Interactive Map](#)

Section Map Id:
CA175

Approx. Acreage:
0.1700

Zoned:
R-2

Evacuation & Flood Information
[Open Report](#)

**Buildings**

Building 1 - Address: 724 N 46TH AVE, Year Built: 1959, Effective Year: 1964

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1.00
EXTERIOR WALL-CONCRETE BLOCK
EXTERIOR WALL-BRICK-COMMON

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, Ohio, 45264**

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
4279.0000	07-0324-000	06/01/2012	BEG AT NW COR OF LT 19 S 0 DEG E ALG W LI OF LT 62 15/100 FT N 90 DEG E 24 25/100 FT FOR POB CONTINUE N 90 DEG E 120 FT S 0 DEG E 62 15/100 FT N 90 DEG W 120 FT N 0 DEG E 62 15/100 FT TO POB PART OF LT 19 PLAT DB 128 P 575 OR 1046 P 129 OR 5212 P 1676 CA 175

2013 TAX ROLL
LUTFI MOHAMMAD Y
425 PEACHTREE RD
ORLANDO , Florida 32804

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.

tda2012 (Taimur Jamil)
Applicant's Signature

04/15/2014
Date

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

4/15/2014

FULL LEGAL DESCRIPTION
Parcel ID Number: 07-0324-000

April 22, 2014
Tax Year: 2011
Certificate Number: 4279.0000

BEG AT NW COR OF LT 19 S 0 DEG E ALG W LI OF LT 62 15/100 FT N 90 DEG E 24 25/100 FT FOR POB CONTINUE
N 90 DEG E 120 FT S 0 DEG E 62 15/100 FT N 90 DEG W 120 FT N 0 DEG E 62 15/100 FT TO POB PART OF LT 19
PLAT DB 128 P 575 OR 1046 P 129 OR 5212 P 1676 CA 175

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 15, 2014 / 140040

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4279.0000** , 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: 07-0324-000**

Certificate Holder:
PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, OHIO 45264

Property Owner:
LUTFI MOHAMMAD Y
425 PEACHTREE RD
ORLANDO , FLORIDA 32804

Legal Description:

BEG AT NW COR OF LT 19 S 0 DEG E ALG W LI OF LT 62 15/100 FT N 90 DEG E 24 25/100 FT FOR POB CONTINUE N 90 DEG E 120 FT S 0 DEG E 62 15/100 FT N 90 D ...

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	4279.0000	06/01/12	\$1,008.47	\$0.00	\$91.81	\$1,100.28

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
2013	3889.0000	06/01/13	\$971.24	\$6.25	\$48.56	\$1,026.05

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 (2013)
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

\$2,126.33
\$0.00
\$879.04
\$250.00
\$75.00
\$3,330.37
\$3,330.37
\$6.25

*Done this 15th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: September 2, 2014

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

OR BK 5212 PG1677
Escambia County, Florida
INSTRUMENT 2003-133467

RCD Aug 13, 2003 08:12 am
Escambia County, Florida

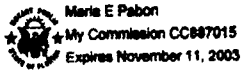
ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-133467

STATE OF FLORIDA
COUNTY OF ORANGE,

I, HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **JOSEF LUTFI , aka YOUSEF A. LUTFI, FATIMA LUTFI, and MOHAMMAD Y. LUTFI**, personally known by me or who has presented a driver's license as identification and who did not take an oath, to be known to be the persons described in and who executed the foregoing and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of July, 2003.

Maria E Pabon
Notary Public Signature



Prepared by and Return to
Lutfi Investment Company, Inc.
720 S. Orange Blossom Trail
Orlando, FL 32805

OR BK 5212 PG1676
Escambia County, Florida
INSTRUMENT 2003-133467

DEED REC STAMPS PD & ESC CO \$ 28.70
08/13/03 ERNIE LEE, CLERK
By: [Signature]

Parcel ID#: 342S300191002002

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this 25th day of July, 2003, by **JOSEF LUTFI, aka YOUSEF ABD LUTFI, FATIMA LUTFI, husband and wife, and MOHAMMAD Y. LUTFI**, a single man, hereinafter called the "Grantor", to **MOHAMMAD Y. LUTFI**, whose address is 435 Peachtree Road, Orlando, FL 32804, hereinafter called the "Grantee":

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title interest, claim and demand which the Grantor has in and to the following described land located in Escambia County, Florida, to wit:

That portion of Lot 19, Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to Tax Assessor's Plat of said Section 34, filed for records in Deed Book 128 at Page 575 of the Public Records of said County, described as follows:

Commencing at the Northwest corner of said Lot 19; thence South 0 00' East along the West line of said Lot 19 a distance of 62.15 feet; thence North 90 00' East a distance of 24.25 feet for the Point of Beginning; thence continue North 90 00' East a distance of 120 feet; thence South 0 00' East a distance of 62.15 feet; thence North 90 00' West a distance of 120 feet; thence North 0 00' East a distance of 62.15 feet to the Point of Beginning.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity or claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

Subject to that certain FHA mortgage originally recorded to Engle Mortgage Company, Inc., Birmingham, Alabama, assigned to and presently in favor of Wells Fargo Home Mortgage. Originally recorded October 22, 1976, in the Public Records of Escambia County, Florida, with a present balance of \$6,046.28.

"Grantor" and "Grantee" are used for singular and plural, as context requires.

IN WITNESS WHEREOF, the grantor has signed and sealed this quit-claim deed the day and year first above written.

[Signature]
Witness Signature

Christian Cajas
Printed Witness Name

[Signature]
Witness Signature

Jimmy Khutib
Printed Witness Name

[Signature]
Printed Witness Signature

Husni D. Al-Samadi
Printed Witness Name

[Signature]
JOSEF LUTFI aka YOUSEF ABD LUTFI
377 Niblick Ave., Orlando, FL 32804

[Signature]
FATIMA LUTFI
377 Niblick Ave., Orlando, FL 32804

[Signature]
MOHAMMAD Y. LUTFI
435 Peachtree Road, Orlando, FL 32804

Email: rcsgr@aol.com

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11220

May 28, 2014

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

1. MSBU Lien filed in O.R. Book 4316, page 1039.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$50,365.00. Tax ID 07-0324-000.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11220

May 28, 2014

342S300191002002 - Full Legal Description

BEG AT NW COR OF LT 19 S 0 DEG E ALG W LI OF LT 62 15/100 FT N 90 DEG E 24 25/100 FT FOR POB
CONTINUE N 90 DEG E 120 FT S 0 DEG E 62 15/100 FT N 90 DEG W 120 FT N 0 DEG E 62 15/100 FT TO POB
PART OF LT 19 PLAT DB 128 P 575 OR 1046 P 129 OR 5212 P 1676 CA 175

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.: 11220

May 28, 2014

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 05-28-1994, through 05-28-2014, and said search reveals the following:

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

Mohammad Y. Lutfi

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 28, 2014

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 2, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PPF HOLDINGS III LTD** holder of Tax Certificate No. 04279, issued the 1st day of June, A.D., 2012 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:

BEG AT NW COR OF LT 19 S 0 DEG E ALG W LI OF LT 62 15/100 FT N 90 DEG E 24 25/100 FT FOR POB CONTINUE N 90 DEG E 120 FT S 0 DEG E 62 15/100 FT N 90 DEG W 120 FT N 0 DEG E 62 15/100 FT TO POB PART OF LT 19 PLAT DB 128 P 575 OR 1046 P 129 OR 5212 P 1676 CA 175

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070324000 (14-647)

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

MOHAMMAD Y LUTFI

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** Tuesday in the month of September, which is the **2nd day of September 2014**.

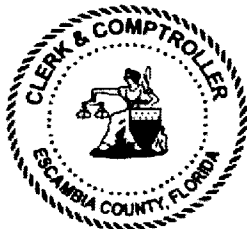
Dated this 31st day of July 2014.

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.

Personal Services:

MOHAMMAD Y LUTFI
425 PEACHTREE RD
ORLANDO, FL 32804

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk