

FLOOR COVER-TILE/STAIN CONC/BRICK
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6.00
NO. STORIES-1.00
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STRUCTURAL FRAME-WOOD FRAME

Areas - 1695 Total SF

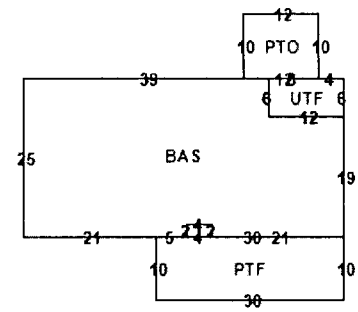
BASE AREA - 1195

OPEN PORCH FIN - 8

PATIO - 120

PATIO FINISHED - 300

UTILITY FIN - 72



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: 04/24/2014 (tc.2312)



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: 102S313100021004
Account: 093231450
Owners: COCHRAN CHRISTY SMITH
Mail: 7034 BALBOA DR
 PENSACOLA, FL 32526
Situs: 7034 BALBOA DR 32526
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: \$45,912
Land: \$11,400
Total: \$57,312
Save Our Homes: \$57,312

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/2000	4608	521	\$100	QC	View Instr
12/1996	4088	650	\$59,900	WD	View Instr
11/1990	2930	434	\$100	QC	View Instr
03/1989	2677	501	\$36,300	WD	View Instr

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

2013 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 21 BLK 4 SANTA MONICA PB 8 P 40 OR 4088 P 650...

Extra Features

FRAME BUILDING

Parcel Information

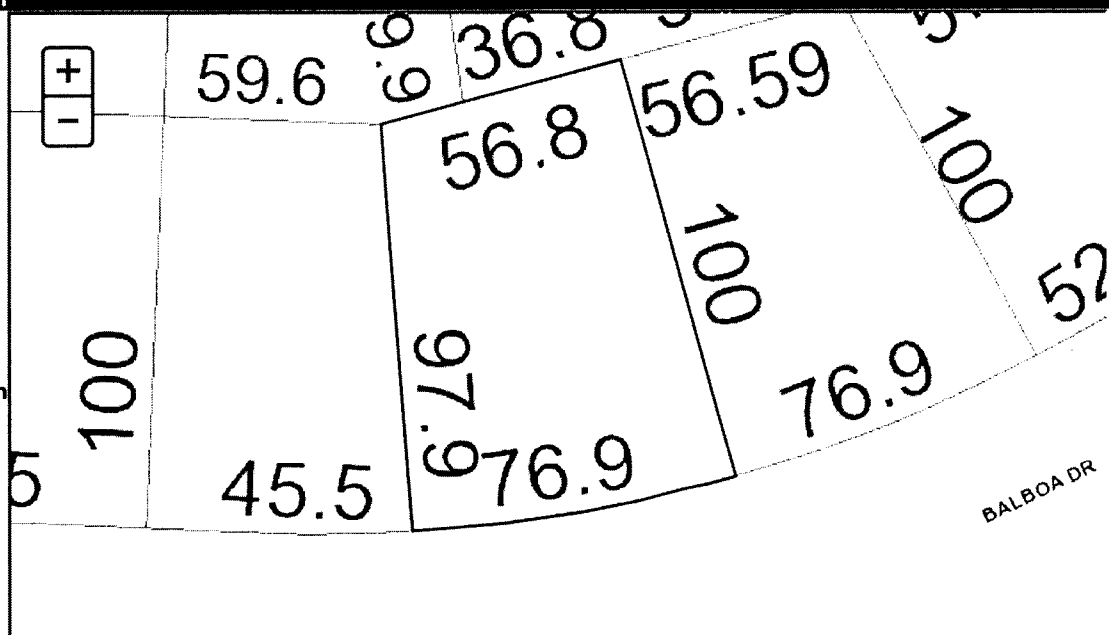
[Launch Interactive Map](#)

Section Map Id:
 10-25-31-1

Approx. Acreage:
 0.1700

Zoned:
 R-2

Evacuation & Flood Information
[Open Report](#)



Buildings

Building 1 - Address: 7034 BALBOA DR, Year Built: 1977, Effective Year: 1985

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1.00
 EXTERIOR WALL-VINYL SIDING
 EXTERIOR WALL-BRICK-FACE

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
5921.0000	09-3231-450	06/01/2012	LT 21 BLK 4 SANTA MONICA PB 8 P 40 OR 4088 P 650 OR 4608 P 521

2013 TAX ROLL

COCHRAN CHRISTY SMITH
7034 BALBOA DR
PENSACOLA , Florida 32526

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

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Apr 15, 2014 / 140051

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 5921.0000** , 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: 09-3231-450**

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

Property Owner:
COCHRAN CHRISTY SMITH
7034 BALBOA DR
PENSACOLA , FLORIDA 32526

Legal Description:
LT 21 BLK 4 SANTA MONICA PB 8 P 40 OR 4088 P 650 OR 4608 P 521

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	5921.0000	06/01/12	\$594.82	\$0.00	\$29.74	\$624.56

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	5380.0000	06/01/13	\$592.57	\$6.25	\$29.63	\$628.45

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

\$1,253.01
\$0.00
\$537.35
\$250.00
\$75.00
\$2,115.36
\$2,115.36
\$28,656.00
\$6.25

*Done this 15th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: October 6, 2014

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

**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed and delivered in the presence of:

X *Julie A. Messer*
Signature of Witness
JULIE A. MESSER
Name of Witness Typed, Printed or Stamped

X *Kathy G. Wilson*
Signature of Witness
KATHY G. WILSON
Name of Witness Typed, Printed or Stamped

X _____
Signature of Witness
Name of Witness Typed, Printed or Stamped

X _____
Signature of Witness
Name of Witness Typed, Printed or Stamped

X *Christy Smith Cochran*
Signature of Borrower (Seal)
CHRISTY SMITH COCHRAN
Name of Borrower Typed, Printed or Stamped

7034 Balboa Drive
Pensacola FL 32526
Mailing Address of Borrower, Typed, Printed or Stamped

X _____
Signature of Borrower (Seal)
Name of Borrower Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped
X _____
Signature of Borrower (Seal)
Name of Borrower Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped
X _____
Signature of Borrower (Seal)
Name of Borrower Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped

STATE OF FLORIDA, ESCAMBIA County ss:

The foregoing instrument was acknowledged before me this 02/02/07 (date)
by CHRISTY S COCHRAN a/k/a CHRISTY SMITH COCHRAN

who is personally known to me or who has produced DRIVER LICENSE as identification and
who DID NOT take an oath.

X *Julie A. Messer*
Signature of Person Taking Acknowledgment
JULIE A. MESSER
Name of Acknowledger Typed, Printed or Stamped
Title or Name

Serial Number, if Any

**JULIE A. MESSER
NOTARY PUBLIC - STATE OF FLORIDA
COMM. EXP 03/21/08
COMM. NO. DD 301907**

RETURN TO:

TITLE OFFICES, LLC
99 S. Alcaniz St. Ste B
Pensacola, Florida 32502
07P-01008

PREPARED BY

AMITY SHOCKLEY
6200 N. "W" ST.
Pensacola, FL 32505

WHEN RECORDED, MAIL TO

Central Credit Union of Florida
PO BOX 17048
Pensacola, FL 32522

MORTGAGE

SPACE ABOVE IS FOR RECORDER'S USE

THIS MORTGAGE is made on 02/02/07, between the Mortgagor,
CHRISTY SMITH COCHRAN, A SINGLE WOMAN a/k/a CHRISTY S. COCHRAN, a single woman

(herein "Borrower"), and the Mortgagee, Central Credit Union of Florida, a
corporation organized and existing under the laws of State of Florida,
whose address is 6200 N. "W" ST. Pensacola, FL 32522
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 77,000.00, which indebtedness
is evidenced by Borrower's note dated 02/02/07 and extensions and renewals thereof (herein "Note"),
providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid,
due and payable on 02/19/22;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does
hereby mortgage, grant and convey to Lender the following described property located in the County of
ESCAMBIA, State of Florida:

LOT 21, BLOCK 4, SANTA MONICA SUBDIVISION, ESCAMBIA COUNTY, FLORIDA, ACCORDING
TO PLAT FILED IN PLAT BOOK 8 AT PAGE 40 OF THE PUBLIC RECORDS OF SAID COUNTY.

which has the address of 7034 Balboa Drive
(Street)
Pensacola, Florida 32526 (herein "Property Address");
(City) (Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this
Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a
leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of
record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all
claims and demands, subject to encumbrances of record.

FILE NO. 96-15596
DOC. 419.30
REC: 10.50
TOTAL 429.80
STATE OF FLORIDA
COUNTY OF Escambia

WARRANTY DEED

10-2S-31-3100-021-004
Tax ID #

KNOW ALL MEN BY THESE PRESENTS: That
Western Houses, Ltd., an Illinois Limited Partnership

7200 Lillian Hwy. Apt. 403 Pensacola, Florida 32506, Grantor*
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has
bargained, sold, conveyed and granted unto

David W. Witherill and Christy C. Witherill, husband and wife

_____, Grantee*
Address: 7034 Balboa Drive Pensacola, Florida 32526

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of
Escambia, State of Florida, to wit:

Lot 21, Block 4, Santa Monica Subdivision, Escambia County, Florida,
according to Plat filed in Plat Book 8 at Page 40 of the public
records of said county.

This instrument prepared by:
Carol D. Eubanks
Southland Title of Pensacola, Inc.
1120 N. 12th Ave.
Pensacola, Florida 32501

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are
not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,
successors and/or assigns of the respective parties hereto, the use of singular member shall include
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on December 27th, 1996

Western Houses, Ltd.

By: Darrell P. Crouch (Seal)

Darrell P. Crouch Managing General Partner
(Seal)

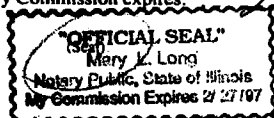
Witness: Dorothy Kemp

STATE OF Illinois
COUNTY OF Boone

The foregoing instrument was acknowledged before me this 27th day of December, 1996
by Darrell P. Crouch, Managing General Partner of Western Houses, Ltd., an
Illinois Limited Partnership
who is/are personally known to me or who has/have produced Drivers License

as identification and who did take an oath.

My Commission expires: 2-27-97



Mary L. Long
Name of Notary Public; Mary L. Long
Notary Public
Serial Number:

OR BK 4608 P80521
Escambia County, Florida
INSTRUMENT 2000-773336

DEED DOC STAMPS PD & ESC CO \$ 0.70
09/25/00 ERNIE LEE MAGAHA, CLERK
By: Ernie Lee Magaha

RCD Sep 25, 2000 02:49 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-773336

QUIT CLAIM DEED

STATE OF FLORIDA

COUNTY OF ~~ESCAMBIA~~ CHARLOTTE

KNOW ALL MEN BY THESE PRESENTS, That

David W. Witherill

for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto

Christy Smith Cochran

heirs, executors, administrators and assigns forever, the following described property, situated in ESCAMBIA County, State of Florida to wit:

Lot 21, Block 4, Santa Monica Subdivision, Escambia County, Florida, according to plat filed in Plat Book 8 at Page 40 of the public records of said county.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7 day of SEPTEMBER 2000.

Signed, sealed and delivered
in our presence

Rose M. Caprio
ROSE M. CAPRIO
Edmund C. Bunkley
EDMUND C. BUNKLEY

STATE OF
COUNTY OF

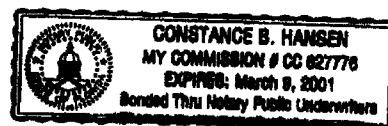
David W. Witherill
DAVID W. WITHERILL

The foregoing instrument was acknowledged before me this 7 day of SEPTEMBER, by DAVID W. WITHERILL who produced identification of FDL W364179573740 and did not take an oath.

Constance Hansen
Notary Public

Prepared By: CONSTANCE
HANSEN

Prepared + Return To:
by Christy Smith Cochran
7034 Balboa Drive
Pensacola, FL 32526



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: 10-6-2014

TAX ACCOUNT NO.: 09-3231-450

CERTIFICATE NO.: 2012-5921

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 2013 tax year.

Christy Smith Cochran
7034 Balboa Dr.
Pensacola, FL 32526

Central Credit Union of Florida
6200 North W St.
Pensacola, FL 32522

Certified and delivered to Escambia County Tax Collector,
this 14th day of July, 2014.

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.: 11325

July 11, 2014

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

1. That certain mortgage executed by Christy Smith Cochran in favor of Central Credit Union of Florida dated 02/02/2007 and recorded 02/09/2007 in Official Records Book 6085, page 135 of the public records of Escambia County, Florida, in the original amount of \$77,000.00.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$57,312.00. Tax ID 09-3231-450.

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.: 11325

July 11, 2014

**Lot 21, Block 4, Santa Monica Subdivision, as per plat thereof, recorded in Plat Book 8,
Page 40, of the 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

14-691

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11325

July 11, 2014

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 07-11-1994, through 07-11-2014, and said search reveals the following:

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

Christy Smith Cochran

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: 

July 11, 2014