

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600518

Date of Tax Deed Application

Jun 29, 2016

This is to certify that **5T WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2014 / 2325**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **05-2200-150**

Cert Holder:

5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:

JANSSEN ALLEN L & BRENDA
JANSSEN BRUCE E
7895 HESTIA PL
PENSACOLA, FL 32506

LT 25 VALENCIA ARMS PB 7 P 99 OR 4141 P 1138

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/2325	05-2200-150	06-01-2014	279.71	14.57	294.28
2016/2193	05-2200-150	06-01-2016	289.53	14.48	304.01

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/2481	05-2200-150	06-01-2015	314.15	6.25	42.41	362.81
2013/2714	05-2200-150	06-01-2013	247.90	6.25	32.49	286.64

Amounts Certified by Tax Collector (Lines 1-7):

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,247.74
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,622.74

Amounts Certified by Clerk of Court (Lines 8-15):

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	12.50
19. Total Amount to Redeem	

Done this the 7th day of July, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: January 3, 2017

By Br. J. Holley

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-2200-150 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

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

Certificate No. Date Legal Description

2014/ 2325 06-01-2014 LT 25 VALENCIA ARMS PB 7 P 99 OR 4141 P 1138

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

06-29-2016

Date

**INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-IRR. ROOF DESGN
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1452 Total SF

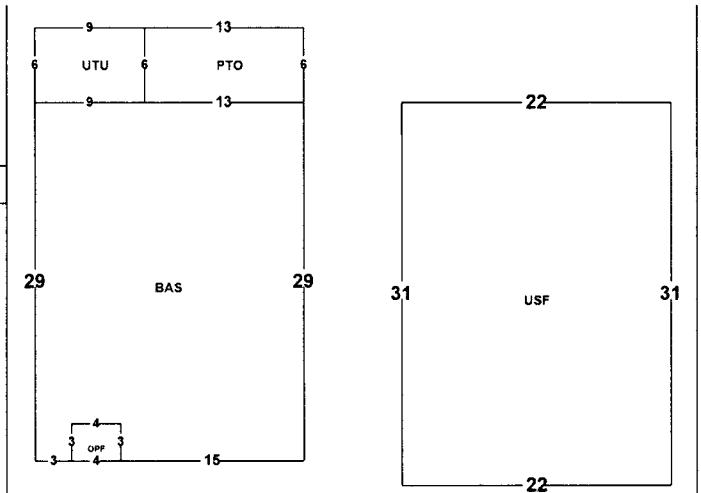
BASE AREA - 626

OPEN PORCH FIN - 12

PATIO - 78

UPPER STORY FIN - 682

UTILITY UNF - 54



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:07/20/2016 (tc.3751)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
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[◀ Navigate Mode](#)
[○ Account](#)
[○ Reference](#)
[Printer Friendly Version](#)

General Information	
Reference:	092S300550000025
Account:	052200150
Owners:	JANSSEN ALLEN L & BRENDA JANSSEN BRUCE E
Mail:	7895 HESTIA PL PENSACOLA, FL 32506
Situs:	124 DIEGO CIR 32505
Use Code:	SINGLE FAMILY - TOWNHOME
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	\$2,000	\$7,525	\$9,525	\$9,525
2014	\$4,275	\$7,525	\$11,800	\$10,103
2013	\$4,275	\$7,282	\$11,557	\$9,185

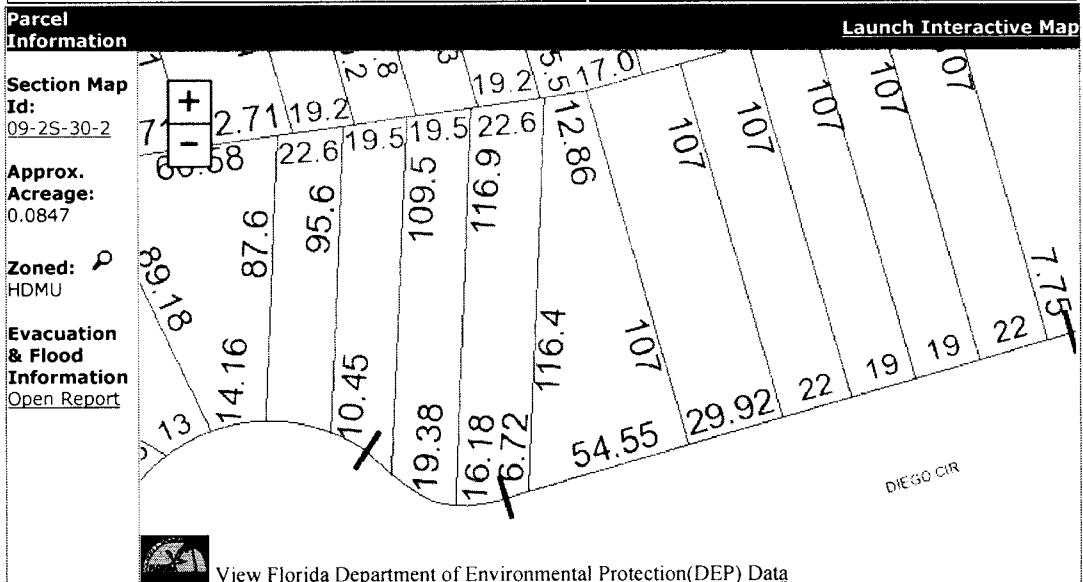
[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1997	4141	1138	\$75,000	WD	View Instr
09/1994	3652	646	\$9,400	WD	View Instr
07/1994	3620	170	\$100	WD	View Instr
05/1994	3587	863	\$14,800	CT	View Instr

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

2015 Certified Roll Exemptions					
Legal Description					
LT 25 VALENCIA ARMS PB 7 P 99 OR 4141 P 1138					

Extra Features					
None					



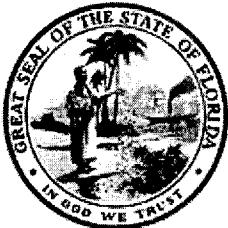
Buildings

Address: 124 DIEGO CIR, Year Built: 1971, Effective Year: 1971

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL- BRICK-FACE/VENEER
EXTERIOR WALL- SIDING-SHT AVG.
FLOOR COVER- CARPET
FOUNDATION- SLAB ON GRADE
HEAT/AIR-CENTRAL H/A/C

 Search Property	 Property Sheet	 Lien Holder's	 Redeem	 Forms	 Courtview	 Benchmark
Redeemed From Sale						



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 052200150 Certificate Number: 002325 of 2014

Redemption	Yes <input checked="" type="checkbox"/>	Application Date	06/29/2016	Interest Rate	18%
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	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/03/2017"/>	Redemption Date <input type="text" value="08/03/2016"/> 
Months	7	2
Tax Collector	<input type="text" value="\$1,622.74"/>	<input type="text" value="\$1,622.74"/>
Tax Collector Interest	<input type="text" value="\$170.39"/>	<input type="text" value="\$48.68"/>
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	<input type="text" value="\$1,805.63"/>	<input type="text" value="\$1,683.92"/> <i>JTC</i>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$160.00"/>	<input type="text" value="\$160.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$51.45"/>	<input type="text" value="\$14.70"/>
Total Clerk	<input type="text" value="\$541.45"/>	<input type="text" value="\$504.70"/> <i>CH</i>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$2,447.08"/>	<input type="text" value="\$2,188.62"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$258.46"/> <i>+ 160 + 200 = \$618.46</i>

Redeemer

Notes

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



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 # 2014 TD 002325

Redeemed Date 08/30/2016

Name BRENDA JANSEN 7895 HESTIA PL PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$541.45
Due Tax Collector = TAXDEED	\$1,805.63
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

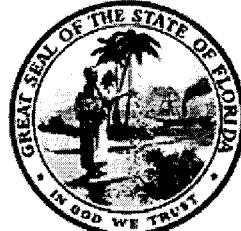
• For Office Use Only

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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale**

Account: 052200150 Certificate Number: 002325 of 2014

Payor: BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506 Date 08/30/2016

Clerk's Check #	6650601209	Clerk's Total	\$541.45
Tax Collector Check #	1	Tax Collector's Total	\$1,805.63
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,447.08

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

**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 and Comptroller, Escambia County

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

September 2, 2016

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.

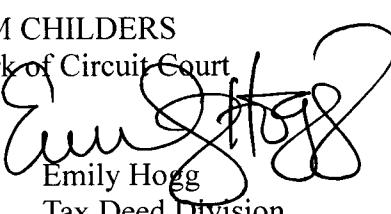
CERTIFICATE NUMBER	REFUND
2014 TD 002332	\$587.22
2014 TD 002319	\$579.42
2014 TD 002325	\$618.46
2014 TD 002326	\$618.46
2014 TD 002328	\$622.15
2014 TD 002329	\$620.01

TOTAL \$3,645.72

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 •

September 6, 2016

5T WEALTH PARTNERS LP
DEPARTMENT #6200
PO BOX 830539
BIRMINGHAM AL 35283

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
2014 TD 002329	\$490.00	\$14.70	\$504.70
2014 TD 002319	\$450.00	\$13.50	\$463.50
2014 TD 002325	\$490.00	\$14.70	\$504.70
2014 TD 002326	\$490.00	\$14.70	\$504.70
2014 TD 002328	\$490.00	\$14.70	\$504.70
2014 TD 002332	\$450.00	\$13.50	\$463.50

TOTAL \$2,945.80

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

Name:

54
525.00

Address:

This Instrument Prepared by:

✓ Southern Guaranty
Title Company
P.O. Box 10744
Pensacola, FL 32504

Property Appraisers Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

WARRANTY DEED
INDIVID. TO INDIVID.OR BK 4141 PG 1138
Escambia County, Florida
INSTRUMENT 97-394349DEED DOC STAMPS PD # ESC CO \$ 525.00
06/18/97 ERNIE LEE MAGAHA CLERK
By: Ernie Lee MagaRCD Jun 18, 1997 03:51 pm
Escambia County, FloridaErnie Lee Maga
Clerk of the Circuit Court
INSTRUMENT 97-394349

Gwinnett Paper & Printing Co., Inc. 1807

This Warranty Deed Made the 18th day of June A.D. 1997 by

Manuel Porter
hereinafter called the grantor, to
Allen L. Janssen & Brenda Janssen, husband & wife, and Bruce E. Janssen, unmarried man
whose post office address is 7895 Hestia Place, Pensacola, FL 32506

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)

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, alienes, remises,
County, State of Florida, viz:

Lots 25, 26, 38, 42, 46, and 55, Valencia Arms, a subdivision of a portion of Section
9, Township 2 South, Range 30 West, Escambia County, Florida, according to plat of
said subdivision recorded in Plat Book 7, at page 99 of the public records of said
County.

The property described herein is not the legal homestead of the grantor.

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, 1996.

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:

Signature

Robert Combs

Printed Signature

Robert Combs

Signature

Richard Combs

Printed Signature

Signature

Printed Signature

Signature

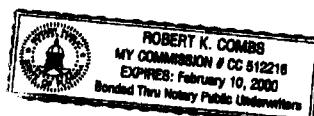
Printed Signature

STATE OF FloridaCOUNTY OF Escambia

Manuel Porter

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that
executed the same, that I relied upon the following form of identification of the above-named person: FL D.L.
and that an oath (was)(was not) taken.

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this
18th day of June A.D. 19 97.

Notary Signature
Robert K. Combs
Printed Notary Signature

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: 1-3-2017

TAX ACCOUNT NO.: 05-2200-150

CERTIFICATE NO.: 2014-2325

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

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

Unknown Tenants
124 Diego Circle
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 10th day of October 2016.

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.: 13141

October 6, 2016

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 4445, page 1057, and O.R. Book 4315, page 428.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$9,525.00. Tax ID 05-2200-150.

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.: 13141

October 6, 2016

**Lot 25, Valencia Arms, as per plat thereof, recorded in Plat Book 7, Page 99, 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

17-010

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13141

October 6, 2016

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 10-06-1996, through 10-06-2016, 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, and Bruce E. Janssen

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:  October 6, 2016