

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

ST 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/ 2333	06-01-2014	LT 38 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

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1600524

**Date of Tax Deed Application**  
Jun 29, 2016

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2014 / 2333**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **05-2200-176**

Cert Holder:

**ST 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 38 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
2014/2333	05-2200-176	06-01-2014	283.27	14.75	298.02
2016/2203	05-2200-176	06-01-2016	293.03	14.65	307.68

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
2015/2489	05-2200-176	06-01-2015	301.93	6.25	58.88	367.06
2013/2722	05-2200-176	06-01-2013	251.21	6.25	32.92	290.38

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

**Total Amount Paid**

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

1,263.14  
0.00  
0.00  
200.00  
175.00  
  
1,638.14

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

**Total Amount Paid**

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
19. Total Amount to Redeem

12.50

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

Date of Sale: January 3, 2017

By Br Jaden

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

**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

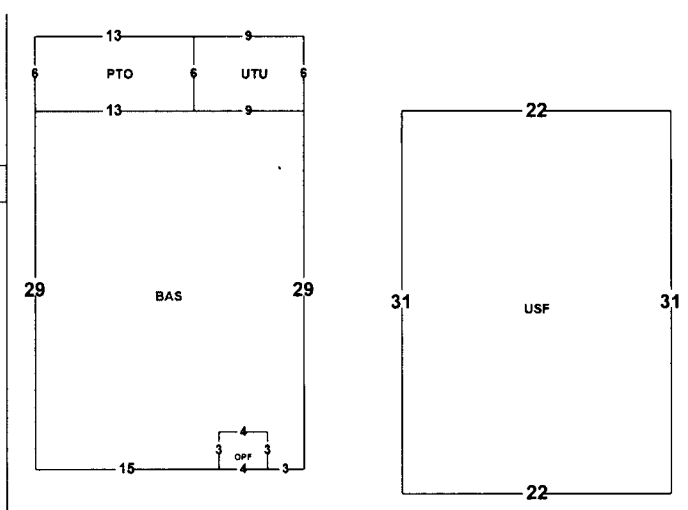
**BASE AREA - 626**

**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.4486)



# Chris Jones

## Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

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[Printer Friendly Version](#)

### General Information

**Reference:** 0925300550000038  
**Account:** 052200176  
**Owners:** JANSSEN ALLEN L & BRENDA  
 JANSSEN BRUCE E  
**Mail:** 7895 HESTIA PL  
 PENSACOLA, FL 32506  
**Situs:** 159 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	\$7,741	\$9,741	\$9,741
2014	\$4,275	\$7,887	\$12,162	\$10,340
2013	\$4,275	\$7,493	\$11,768	\$9,400

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1997	4141	1138	\$75,000	WD	<a href="#">View Instr</a>
08/1993	3417	408	\$8,500	WD	<a href="#">View Instr</a>
05/1993	3357	773	\$10,800	CT	<a href="#">View Instr</a>
06/1979	1341	396	\$23,000	WD	<a href="#">View Instr</a>

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

### 2015 Certified Roll Exemptions

### Legal Description

LT 38 VALENCIA ARMS PB 7 P 99 OR 4141 P 1138

### Extra Features

None

### Parcel Information

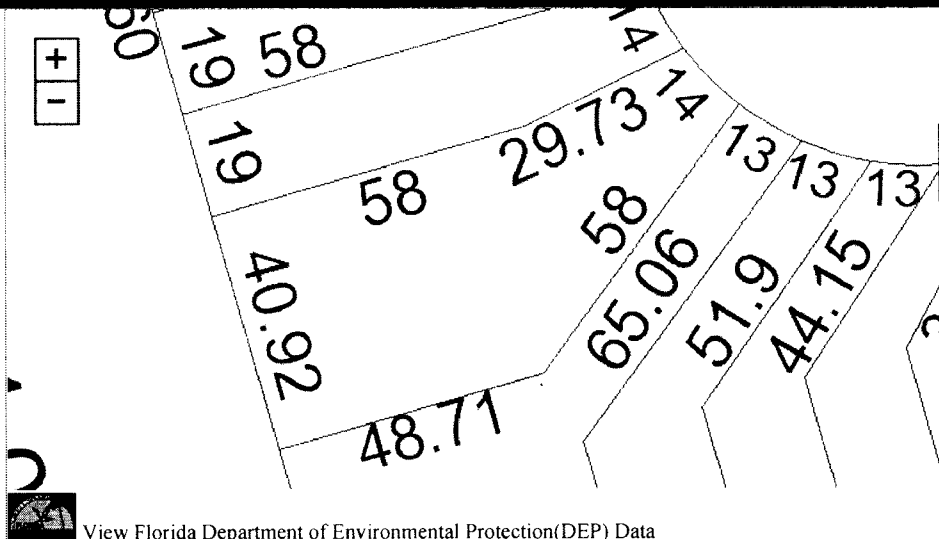
[Launch Interactive Map](#)

**Section Map Id:**  
 09-2S-30-2

**Approx. Acreage:**  
 0.0777

**Zoned:**   
 HDMU

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



[View Florida Department of Environmental Protection\(DEP\) Data](#)

### Buildings

Address: 159 DIEGO CIR, Year Built: 1972, Effective Year: 1972

### Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-FACE/VENER  
 FLOOR COVER-CARPET  
 FOUNDATION-SLAB ON GRADE  
 HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-PLASTER



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

Account: 052200176 Certificate Number: 002333 of 2014

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/03/2017"/>	Redemption Date <input type="text" value="09/30/2016"/>
Months	7	3
Tax Collector	<input type="text" value="\$1,638.14"/>	<input type="text" value="\$1,638.14"/>
Tax Collector Interest	\$172.00	\$73.72
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,822.64	<input type="text" value="\$1,724.36"/> TC
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	\$51.45	\$22.05
Total Clerk	\$541.45	<input type="text" value="\$512.05"/> CH
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	\$2,464.09	\$2,236.41
	Repayment Overpayment Refund Amount	\$227.68 + 160 + 200 = \$587.68

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



**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

**Case # 2014 TD 002333**

**Redeemed Date 09/30/2016**

**Name BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	\$541.45
Due Tax Collector = TAXDEED	\$1,822.64
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  
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**

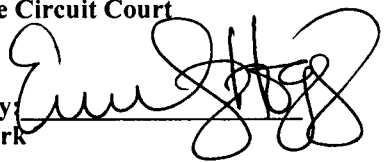
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 052200176 Certificate Number: 002333 of 2014**

**Payor: BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506      Date 09/30/2016**

Clerk's Check #	6650601768	Clerk's Total	\$541.45
Tax Collector Check #	1	Tax Collector's Total	\$1,822.64
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,464.09

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:   
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 and Comptroller, Escambia County

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

October 6, 2016

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

Dear Certificate Holder:

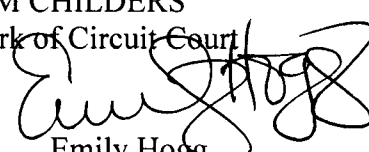
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 002335	\$490.00	\$22.05	\$512.05
2014 TD 002333	\$490.00	\$22.05	\$512.05
2014 TD 002336	\$490.00	\$22.05	\$512.05

**TOTAL \$1,536.15**

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 •

October 6, 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 002335  
2014 TD 002333  
2014 TD 002336

\$584.35  
\$587.68  
\$584.39

**TOTAL \$1756.42**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

Name:

Address:

This instrument Prepared by:

Address:

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 PG1138  
Escambia County, Florida  
INSTRUMENT 97-394349DEED DOC STAMPS PD @ ESC CO \$ 525.00  
06/18/97 ERNIE LEE MAGAHA, CLERKBy: Ernie Lee MagahaRCD Jun 18, 1997 03:51 pm  
Escambia County, FloridaErnie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-394349

Escambia Paper &amp; Printing Co., Inc. 1987

**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, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Escambia 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

Signature

Richard Combs

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

STATE OF Florida

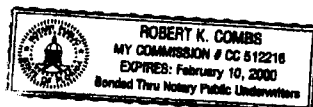
COUNTY OF Escambia

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: ET, 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

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

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.: 05-2200-176

CERTIFICATE NO.: 2014-2333

CERTIFICATE NO.: 2014-255

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

YES NO

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

X Homestead for \_\_\_\_\_ tax year.

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

Unknown Tenants  
159 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.: 13147

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 1062, and O.R. Book 4315, page 433.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$9,741.00. Tax ID 05-2200-176.

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.: 13147

October 6, 2016

**Lot 38, 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

17-016

Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 13147

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