

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/ 2340 06-01-2014 LT 48 VALENCIA ARMS PB 7 P 99 OR 4141 PG 1137

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

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-2200-196 2014

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600528

Date of Tax Deed Application

Jun 29, 2016

This is to certify that **5T WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2014 / 2340**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **05-2200-196**

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 48 VALENCIA ARMS PB 7 P 99 OR 4141 PG 1137

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
2014/2340	05-2200-196	06-01-2014	270.46	14.09	284.55
2016/2210	05-2200-196	06-01-2016	277.25	13.86	291.11

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
2015/2496	05-2200-196	06-01-2015	277.87	6.25	54.18	338.30
2013/2728	05-2200-196	06-01-2013	242.12	6.25	31.73	280.10
2012/2957	05-2200-196	06-01-2012	241.77	6.25	177.70	425.72

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
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)

Total Amount Paid

1,619.78

0.00

0.00

200.00

175.00

1,994.78

Total Amount Paid

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
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 

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

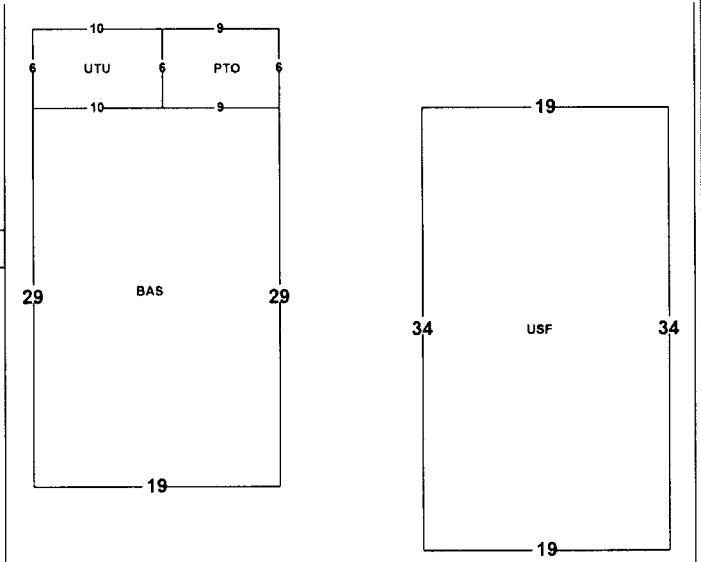
 Areas - 1311 Total SF

BASE AREA - 551

PATIO - 54

UPPER STORY FIN - 646

UTILITY UNF - 60



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:07/21/2016 (tc.650)



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:	092S300550000048
Account:	052200196
Owners:	JANSSEN ALLEN L & BRENDA JANSSEN BRUCE E
Mail:	7895 HESTIA PL PENSACOLA, FL 32506
Situs:	125 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	\$6,769	\$8,769	\$8,769
2014	\$4,275	\$6,896	\$11,171	\$9,689
2013	\$4,275	\$6,551	\$10,826	\$8,809

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

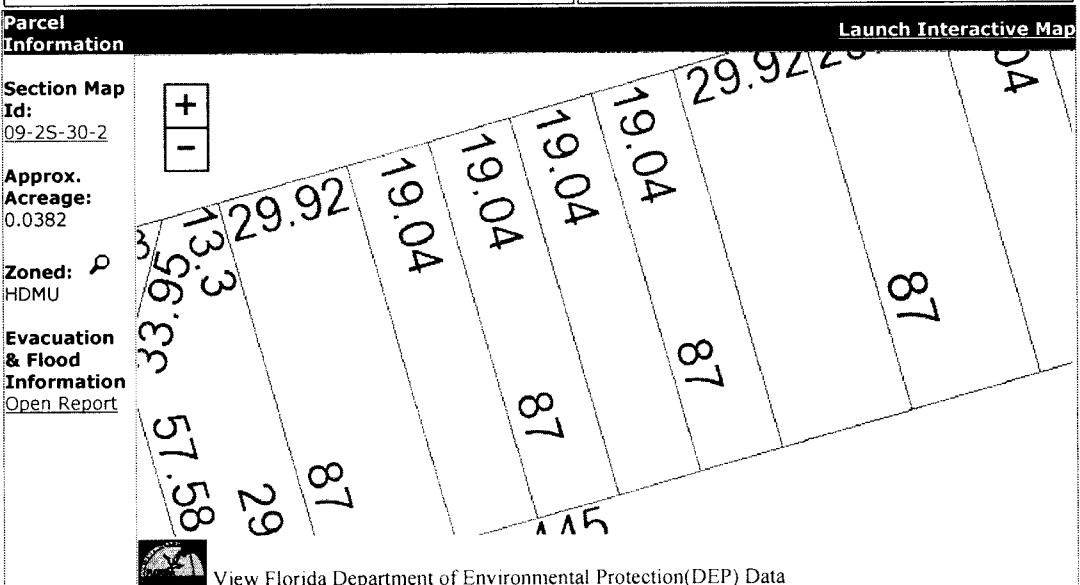
Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1997	4141	1137	\$75,000	WD	View Instr
04/1994	3533	589	\$19,500	WD	View Instr
08/1979	1359	111	\$23,000	WD	View Instr
01/1976	1055	185	\$18,300	WD	View Instr

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

2015 Certified Roll Exemptions	
Legal Description	
LT 48 VALENCIA ARMS PB 7 P 99 OR 4141 PG 1137	

Extra Features

None



Buildings

Address: 125 DIEGO CIR, Year Built: 1972, Effective Year: 1972

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VEENEER
EXTERIOR WALL-SIDING-SHEATHING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL HVAC

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

17-020

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13151

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13151

October 6, 2016

**Lot 48, Valencia Arms, as per plat thereof, recorded in Plat Book 7, Page 99, of the Public Records of
Escambia County, Florida**

5x1
525.00

This Instrument Prepared by:

Address:

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

OR BK 4141 PG 1137
Escambia County, Florida
INSTRUMENT 97-394348

DEED DOC STAMPS PD & ESC CO \$ 525.00
06/18/97 ERNIE LEE MAGAHA, CLERK
Bv: *Sam Gates*

REC Jun 18, 1997 03:51 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-394348

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 18th day of June A.D. 19 97 by
Sam Gates
hereinafter called the grantor, to
Allen L. Janssen and Brenda Janssen, husband and wife, and Bruce E. Janssen, unmarried
whose post office address is 7895 Hestia Place, Pensacola, FL 32506
man
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 28, 29, 41, 48, 49, and 50, 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 _____

Printed Signature _____

Robert Combs

Signature _____

Printed Signature _____

Richard Combs

Signature _____

Printed Signature _____

Signature _____

Printed Signature _____

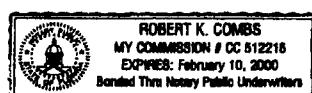
STATE OF Florida)

COUNTY OF Escambia)

Sam Gates

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

Robert K. Combs
Notary Signature _____
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: rcsgt@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.: 05-2200-196

CERTIFICATE NO.: 2014-2340

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
125 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.: 13151

October 6, 2016

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

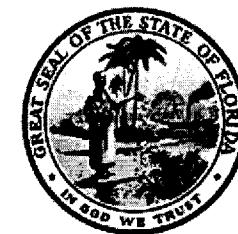
1. MSBU Lien filed by Escambia County recorded in O.R. Book 4445, page 1068, and O.R. Book 4315, page 451.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$8,769.00. Tax ID 05-2200-196.

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.

[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: 052200196 Certificate Number: 002340 of 2014

Redemption	<input checked="" type="checkbox"/> Yes	Application Date	06/29/2016	Interest Rate	18%
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
		Auction Date	01/03/2017	Redemption Date	11/16/2016 
Months	7			5	
Tax Collector	\$1,994.78			\$1,994.78	
Tax Collector Interest	\$209.45			\$149.61	
Tax Collector Fee	\$12.50			\$12.50	
Total Tax Collector	\$2,216.73			\$2,156.89	
Clerk Fee	\$130.00			\$130.00	
Sheriff Fee	\$160.00			\$160.00	
Legal Advertisement	\$200.00			\$200.00	
App. Fee Interest	\$51.45			\$36.75	
Total Clerk	\$541.45			\$526.75	
Postage	\$25.60			\$25.60	
Researcher Copies	\$1.00			\$1.00	
Total Redemption Amount	\$2,784.78			\$2,710.24	
Repayment Overpayment Refund Amount			\$74.54		

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 002340

Redeemed Date 11/15/2016

Name BRENDA JANSEN 7895 HESTIA PL PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$541.45
Due Tax Collector = TAXDEED	\$2,216.73
Postage = TD2	\$25.60
ResearcherCopies = TD6	\$1.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

11-020

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: 052200196 Certificate Number: 002340 of 2014

Payor: BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506 Date 11/15/2016

Clerk's Check #	6650601797	Clerk's Total	\$541.45
Tax Collector Check #	1	Tax Collector's Total	\$2,216.73
		Postage	\$25.60
		Researcher Copies	\$1.00
		Total Received	\$2,784.78

PAM CHILDERS
Clerk of the Circuit Court

Received By: W.M.
 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 •

November 18, 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 002340	\$490.00	\$36.75	\$526.75
2014 TD 002342	\$490.00	\$51.45	\$541.45
			TOTAL \$1,068.20

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division

2016 Real Estate Taxes

PRIOR YEAR(S) TAXES OUTSTANDING

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

125 DIEGO CIR

LT 48 VALENCIA ARMS PB 7 P 99 OR 4141
PG 1137

Redeemed

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	8,769	0	8,769	58.02
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2100	8,769	0	8,769	19.38
BY STATE LAW	4.6660	8,769	0	8,769	40.92
WATER MANAGEMENT	0.0366	8,769	0	8,769	0.32
SHERIFF	0.6850	8,769	0	8,769	6.01
M.S.T.U. LIBRARY	0.3590	8,769	0	8,769	3.15
KEEP					
TOTAL MILLAGE	14.5731			AD VALOREM TAXES	\$127.80

RETAIN THIS
PORTION
FOR
YOUR
RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION	850-595-4960	125.33
NON-AD VALOREM ASSESSMENTS		\$125.33
COMBINED TAXES AND ASSESSMENTS	\$253.13	PAY ONLY ONE AMOUNT
		See reverse side for important information
If Paid By Please Pay	Nov 30, 2016 \$243.00	Dec 31, 2016 \$245.54
		Jan 31, 2017 \$248.07
		Feb 28, 2017 \$250.60
		Mar 31, 2017 \$253.13

PLEASE
PAY ONE
AMOUNT
SHOWN IN
YELLOW
SHADED
AREA

AMOUNT
DUE
IF PAID
BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
05-2200-196		SEE ABOVE	06	092S300550000048

2016 Real Estate Taxes

PRIOR YEAR(S) TAXES OUTSTANDING

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

125 DIEGO CIR
LT 48 VALENCIA ARMS PB 7 P 99 OR 4141 PG
1137

CURRENT
YEAR
TAXES
BECOME
DELINQUENT
APRIL 1

Pay in U.S. Funds to Escambia County Tax Collector • P.O. Box 1312 • Pensacola, FL 32591-1312	(850) 438-6500 Ext. 3252
If Paid By Please Pay	Nov 30, 2016 \$243.00

RETURN WITH
PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE