

### Tax Collector's Certification

**CTY-513**

**Tax Deed Application Number**  
1600308

**Date of Tax Deed Application**  
Apr 26, 2016

This is to certify that **CAZENOVIA CREEK FUNDING I, LLC**, holder of **Tax Sale Certificate Number 2014 / 2669**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **05-4024-000**

**Cert Holder:**  
**CAZENOVIA CREEK FUNDING I, LLC**  
**PO BOX 54897**  
**NEW ORLEANS, LA 70154**

Property Owner:  
**MARTIN WYLMA J & MANN LORI**  
**5421 TOMLINSON RD**  
**PENSACOLA, FL 32526**  
 LT 3 BLK A 1ST ADDN CHARBAR LAKE S/D PB 6 P 49 OR 1140 P  
 459 OR 4063 P 1109

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
2014/2669	05-4024-000	06-01-2014	625.51	31.28	656.79

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
2015/2841	05-4024-000	06-01-2015	624.99	6.25	31.25	662.49

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

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	1,319.28
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	585.99
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)	2,280.27

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

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.	30,257.00
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	6.25
19. Total Amount to Redeem	

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: October 3, 2016 By Jenna Stewart

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
05-4024-000 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

CAZENOVIA CREEK FUNDING I, LLC  
PO BOX 54897  
NEW ORLEANS, LA 70154

, 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/ 2669	06-01-2014	LT 3 BLK A 1ST ADDN CHARBAR LAKE S/D PB 6 P 49 OR 1140 P 459 OR 4063 P 1109

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

04-26-2016

Date



# 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:** 132S304101003001  
**Account:** 054024000  
**Owners:** MARTIN WYLMA J &  
MANN LORI  
**Mail:** 5421 TOMLINSON RD  
PENSACOLA, FL 32526  
**Situs:** 5421 TOMLINSON RD 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

## Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$16,150	\$53,380	\$69,530	\$60,514
2014	\$16,150	\$50,252	\$66,402	\$60,034
2013	\$16,150	\$46,075	\$62,225	\$59,147

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/1996	4063	1109	\$100	QC	<a href="#">View Instr</a>
01/1975	919	21	\$21,300	WD	<a href="#">View Instr</a>
01/1970	501	750	\$15,200	WD	<a href="#">View Instr</a>
01/1909	1140	459	\$27,200	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

HOMESTEAD EXEMPTION, WIDOW

## Legal Description

LT 3 BLK A 1ST ADDN CHARBAR LAKE S/D PB 6 P 49 OR  
1140 P 459 OR 4063 P 1109

## Extra Features

FRAME BUILDING

## Parcel Information

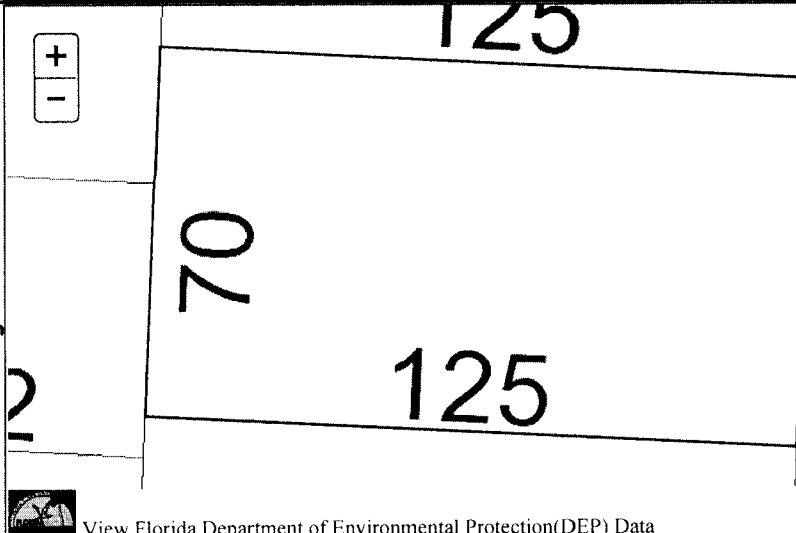
[Launch Interactive Map](#)

**Section Map Id:**  
13-2S-30-1

**Approx. Acreage:**  
0.2044

**Zoned:**   
MDR

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



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


## Buildings

Address: 5421 TOMLINSON RD, Year Built: 1965, Effective Year: 1965

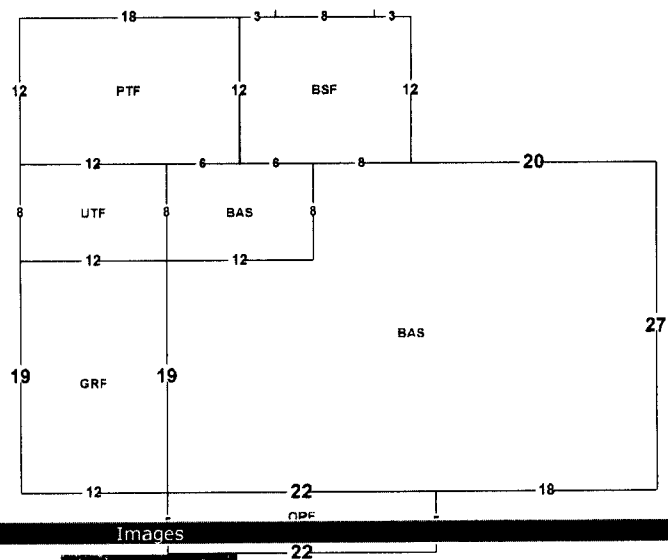
## Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
FLOOR COVER-HARDWOOD/PARQUET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC

**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1930 Total SF

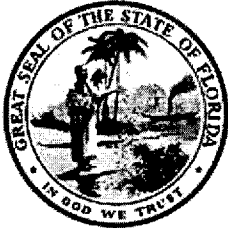
**BASE AREA - 1080**  
**BASE SEMI FIN - 168**  
**GARAGE FIN - 228**  
**OPEN PORCH FIN - 110**  
**OPEN PORCH UNF - 32**  
**PATIO FINISHED - 216**  
**UTILITY FIN - 96**



1/13/03

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:05/17/2016 (tc.2665)




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

**Tax Deed - Redemption Calculator**

**Account: 054024000 Certificate Number: 002669 of 2014**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/03/2016"/>	Redemption Date <input type="text" value="06/30/2016"/> 
Months	6	2
Tax Collector	<input type="text" value="\$2,280.27"/>	<input type="text" value="\$2,280.27"/>
Tax Collector Interest	\$205.22	\$68.41
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,491.74	\$2,354.93
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	\$13.50
Total Clerk	\$490.50	\$463.50
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	\$3,082.24	\$2,818.43
	Repayment Overpayment Refund Amount	\$263.81

\$ 2498.43

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 002669**

**Redeemed Date 06/30/2016**

**Name LORI MARTIN 5421 TOMLINSON RD PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,491.74
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

**\$ 2,498.43**

• 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: 054024000 Certificate Number: 002669 of 2014**

**Payor: LORI MARTIN 5421 TOMLINSON RD PENSACOLA, FL 32526 Date 06/30/2016**

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,491.74
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	<del>\$3,082.24</del> <b>\$2,498.43</b>

**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 •

July 12, 2016

CAZENOVIA CREEK FUNDING I LLC  
PO BOX 54897  
NEW ORLEANS LA 70154

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 002669	\$450.00	\$13.50	\$463.50

**TOTAL \$463.50**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



OR BK 4063 PG 1109  
Escambia County, Florida  
INSTRUMENT 96-334312

PREPARED BY:  
Karl W. Boyles, Jr., Esq.  
127 S. Palafox Place  
Pensacola, FL 32501

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
10/21/96 ERNIE LEE MAGAHA, CLERK  
By: B. Babin

Property Appraisers Parcel  
ID # 13-25-30-4101-003-001

Grantee(s) S.S. #(s):                      Wilma Martin  
Lori Mann

RCD Oct 21, 1996 09:46 am  
Escambia County, Florida

**QUITCLAIM DEED**

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 96-334312

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Grantor\*, WYLMA J. MARTIN, a single woman, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged, do remise, release, and quit claim unto WYLMA J. MARTIN and LORI MANN, 5421 Tomlinson Road, Pensacola, Florida 32506, in joint tenancy with right of survivorship, Grantee\*, 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 3, Block A in the First Addition to Charbar. Lake Subdivision, a subdivision of a portion of Section 13, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 6 Page 49 of the public records of Escambia County, Florida.

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

\*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 number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on October 15, 1996.

Signed, sealed and delivered  
in the presence of:

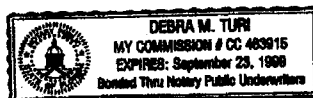
Shirley F. Linne  
Printed Name: Shirley F. Linne  
Debra M. Turi  
Printed Name: Debra M. Turi

Wilma J. Martin (SEAL)  
WYLMA J. MARTIN  
\_\_\_\_\_(SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of October, 1996 by WILMA J. MARTIN, who is personally known to me and who did not take an oath.

Debra M. Turi  
NOTARY PUBLIC



# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-3-2016

TAX ACCOUNT NO.: 05-4024-000

CERTIFICATE NO.: 2014-2669

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

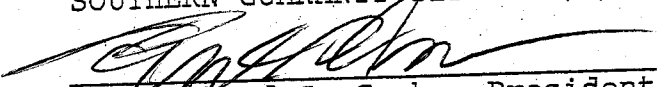
      X   Notify Escambia County, 190 Governmental Center, 32502

  X       Homestead for 2015 tax year.

Wylma J. Martin  
Lori Mann  
5421 Tomlinson Rd.  
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,  
this 13th day of July, 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.: 12905

July 12, 2016

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

1. Taxes for the year 2013-2015 delinquent. The assessed value is \$69,530.00. Tax ID 05-4024-000.

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.

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed  
16-360

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12905

July 12, 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 07-12-1996, through 07-12-2016, and said search reveals the following:

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

Wylma J. Martin and Lori Mann

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 12, 2016