

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
NEW ORLEANS, LA 70154

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

<u>Certificate No.</u>	<u>Date</u>	<u>Legal Description</u>
2014/ 2708	06-01-2014	LT 10 BLK 1 SHERWOOD S/D PB 4 P 42 OR 6781 P 818

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

04-25-2016

Date

16-196

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1600151

**Date of Tax Deed Application**  
Apr 25, 2016

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2014 / 2708**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **05-4448-000**

**Cert Holder:**  
**CAPITAL ONE CLTRL ASSIGNEE OF**  
**PO BOX 54418**  
**NEW ORLEANS, LA 70154**

**Property Owner:**  
**HOLMES TAMMY ANN**  
**15 FOUNTAIN ABBEY**  
**PENSACOLA, FL 32506**  
**LT 10 BLK 1 SHERWOOD S/D PB 4 P 42 OR 6781 P 818**

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
2014/2708	05-4448-000	06-01-2014	776.09	38.80	814.89

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
/						

**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	<b>Total Amount Paid</b>
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	814.89
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	373.76
5. Tax Deed Application Fee	200.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	175.00
7. Total (Lines 1 - 6)	1,563.65

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

8. Clerk of Court Statutory Fee for Processing Tax Deed	<b>Total Amount Paid</b>
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.	21,624.00
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: August 1, 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.  
05-4448-000 2014



# 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:** 142S307001011001  
**Account:** 054448000  
**Owners:** HOLMES TAMMY ANN  
**Mail:** 15 FOUNTAIN ABBEY  
PENSACOLA, FL 32506  
**Situs:** 15 FOUNTAIN ABBEY DR 32506  
**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

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/01/2011	6781	818	\$100	QC	<a href="#">View Instr</a>
10/1997	4184	1977	\$35,000	WD	<a href="#">View Instr</a>
05/1997	4134	1149	\$35,000	WD	<a href="#">View Instr</a>
08/1987	2439	219	\$33,800	WD	<a href="#">View Instr</a>
01/1972	615	821	\$16,800	WD	<a href="#">View Instr</a>

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

**Assessments**

Year	Land	Imprv	Total	Cap Val
2015	\$11,400	\$31,848	\$43,248	\$43,248
2014	\$11,400	\$31,661	\$43,061	\$43,061
2013	\$11,400	\$28,610	\$40,010	\$40,010

[Disclaimer](#)[Amendment 1/Portability Calculations](#)**2015 Certified Roll Exemptions**

HOMESTEAD EXEMPTION, WIDOW

**Legal Description**

LT 10 BLK 1 SHERWOOD S/D PB 4 P 42 OR 6781 P 818

**Extra Features**

None

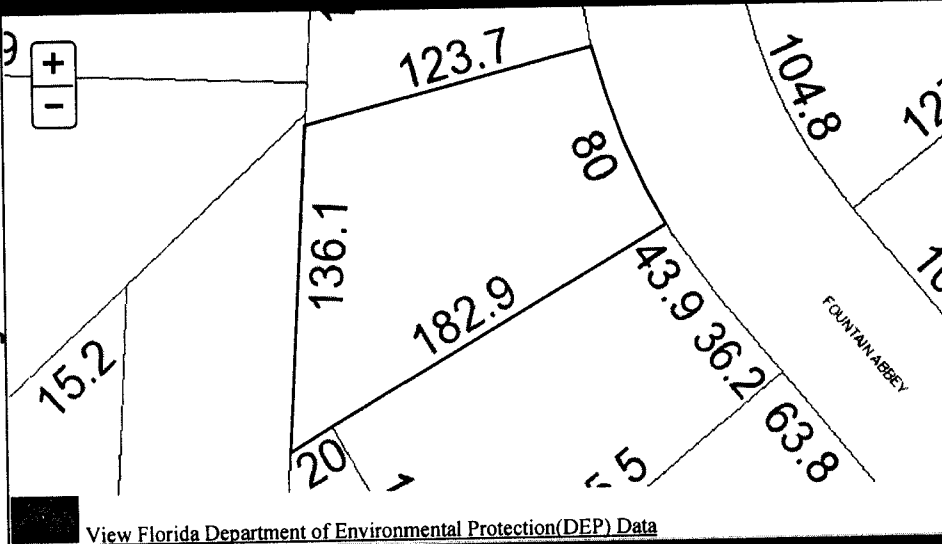
**Parcel Information**[Launch Interactive Map](#)

**Section Map Id:**  
14-2S-30-2

**Approx. Acreage:**  
0.3438

**Zoned:** ☒  
MDR

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

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

Address: 15 FOUNTAIN ABBEY DR, Year Built: 1958, Effective Year: 1958

**Structural Elements**

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-VINYL ASBESTOS  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER  
 NO. PLUMBING FIXTURES-3  
 NO. STORIES-1  
 ROOF COVER-COMPOSITION SHG  
 ROOF FRAMING-GABLE  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-MASONRY  
 PIL/STL

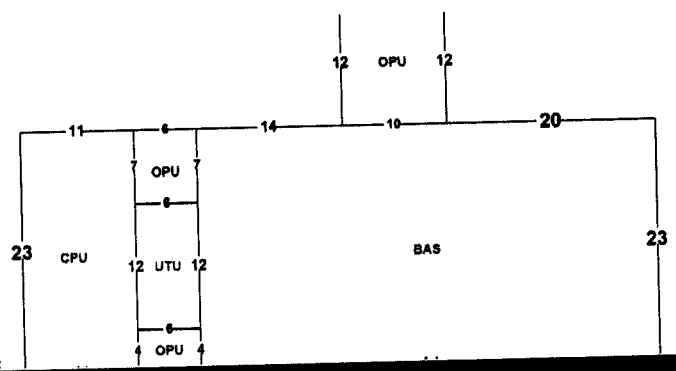
Areas - 1523 Total SF

BASE AREA - 1012

CARPORT UNF - 253

OPEN PORCH UNF - 186

UTILITY UNF - 72



1/10/03

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: 05/04/2016 (tc 96837)



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

**Tax Deed - Redemption Calculator**

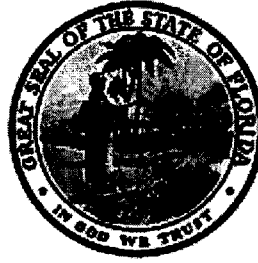
**Account: 054448000 Certificate Number: 002708 of 2014**

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/01/2016"/>	Redemption Date <input type="text" value="06/02/2016"/>
Months	4	2
Tax Collector	<input type="text" value="\$1,563.65"/>	<input type="text" value="\$1,563.65"/>
Tax Collector Interest	\$93.82	\$46.91
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,663.72	<input type="text" value="\$1,616.81"/> TC
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	\$27.00	<del>\$13.50</del>
Total Clerk	\$477.00	<input type="text" value="\$463.50"/> 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	\$2,240.72	\$2,080.31
	Repayment Overpayment Refund Amount	\$160.41 + 120 + 200 = \$480.41

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 002708**

**Redeemed Date 06/02/2016**

**Name Tammy Ann Holmes 15 FOUNTAIN ABBEY PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$1,663.72
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

**• For Office Use Only**

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
-------------	---------------	-------------	--------------------	-------------------	-------------------

**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: 054448000 Certificate Number: 002708 of 2014**

**Payor: Tammy Ann Holmes 15 FOUNTAIN ABBEY PENSACOLA, FL 32506      Date 06/02/2016**

Clerk's Check #	1	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$1,663.72
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,240.72

**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>**

Dated: 11-1-11

Robert L. Bailey  
Signature of Grantor

Robert L. Bailey  
Name of Grantor

x Steve Sullivan  
Signature of Witness #1

Steve Sullivan  
Signature of Witness #2

Dee A Upshaw  
Printed Name of Witness #1

Dee A Upshaw  
Printed Name of Witness #2

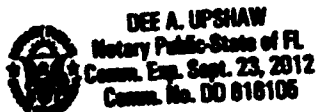
State of Florida County of Escambia  
On 11-1-11, the Grantor, Robert L. Bailey,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Dee A Upshaw  
Notary Signature

Notary Public, Escambia  
In and for the County of Florida State of Florida  
My commission expires: \_\_\_\_\_ Seal

Send all tax statements to Grantee.





Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to: _____	Document prepared by: _____
Name: <u>Tammy Ann Holmes</u>	Name: <u>Dee A. Upshaw</u>
Address: <u>15 Fountain Abbey</u>	Address: <u>1417 N. 69th Ave</u>
City/State/Zip: <u>Pensacola Fla. 32506</u>	City/State/Zip: <u>Pensacola Fla. 32506</u>
Property Tax Parcel/Account Number: _____	

## Quitclaim Deed

This Quitclaim Deed is made on Nov. 1, 2011, between  
Robert Leon Bailey, Grantor, of \_\_\_\_\_  
\_\_\_\_\_, City of Pensacola, State of FLA.  
and Tammy Ann Holmes, Grantee, of 15 Fountain Abbey  
\_\_\_\_\_, City of Pensacola, State of FLA.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 15 Fountain Abbey  
\_\_\_\_\_, City of Pensacola, State of FLA.:

Lt. 10 BLK 1  
Sherwood S/D PB 4 P 42  
OR H184 P 1977

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

# 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: 8-1-2016

TAX ACCOUNT NO.: 05-4448-000

CERTIFICATE NO.: 2014-2708

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  
221 Palafox Place, 4th Floor/  
  X      Notify Escambia County, 190 Governmental Center, 32502  
  X      Homestead for 2015 tax year.

Tammy Ann Holmes  
15 Fountain Abbey  
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,  
this 19th day of May, 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.: 12714

May 17, 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 4447, page 148.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$43,248.00. Tax ID 05-4448-000.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12714

May 17, 2016

**Lot 10, Block 1, Sherwood Subdivision, as per plat thereof, recorded in Plat Book 4, Page 42, 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

16-196  
Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12714

May 17, 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 05-17-1996, through 05-17-2016, and said search reveals the following:

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

Tammy Ann Holmes

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: 

May 17, 2016



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 17, 2016

CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
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.

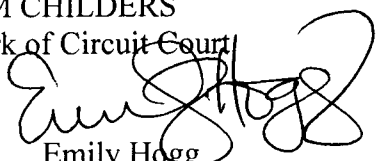
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 005418	\$450.00	\$13.50	\$463.50
2014 TD 006915	\$450.00	\$13.50	\$463.50
2014 TD 003808	\$450.00	\$13.50	\$463.50
2014 TD 003677	\$450.00	\$13.50	\$463.50
2014 TD 009620	\$450.00	\$13.50	\$463.50
2014 TD 002708	\$450.00	\$13.50	\$463.50
2014 TD 002973	\$450.00	\$13.50	\$463.50
2014 TD 008079	\$450.00	\$13.50	\$463.50
2014 TD 002732	\$450.00	\$13.50	\$463.50
2014 TD 006775	\$450.00	\$13.50	\$463.50
2014 TD 008173	\$450.00	\$13.50	\$463.50

**TOTAL \$5,098.50**

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 •

June 15, 2016

TAMMY ANN HOLMES  
15 FOUNTAIN ABBEY  
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 002708

\$480.41

**TOTAL \$480.41**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division