



# Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

[Printer Friendly Version](#)

← Navigate Mode  Account  Reference →

General Information	
<b>Reference:</b>	233S311150006002
<b>Account:</b>	102100524
<b>Owners:</b>	NICHOLS DEBORAH
<b>Mail:</b>	6141 ARBUTUS DR PENSACOLA, FL 32504
<b>Situs:</b>	14 MIRROR LAKE CT 32507
<b>Use Code:</b>	VACANT RESIDENTIAL
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>

Assessments				
Year	Land	Imprv	Total	Cap Val
2015	\$25,000	\$0	\$25,000	\$25,000
2014	\$35,000	\$0	\$35,000	\$35,000
2013	\$35,000	\$0	\$35,000	\$35,000

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

**Sales Data** [MLS Listing #491037](#)

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/15/2010	7146	689	\$100	QC	<a href="#">View Instr</a>
09/2000	4607	1768	\$36,900	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**  
LOT 6 BLK B HARBOUR LAKE PB 16 P 9 OR 4607 P 1768  
OR 7146 P 689

**Extra Features**  
None

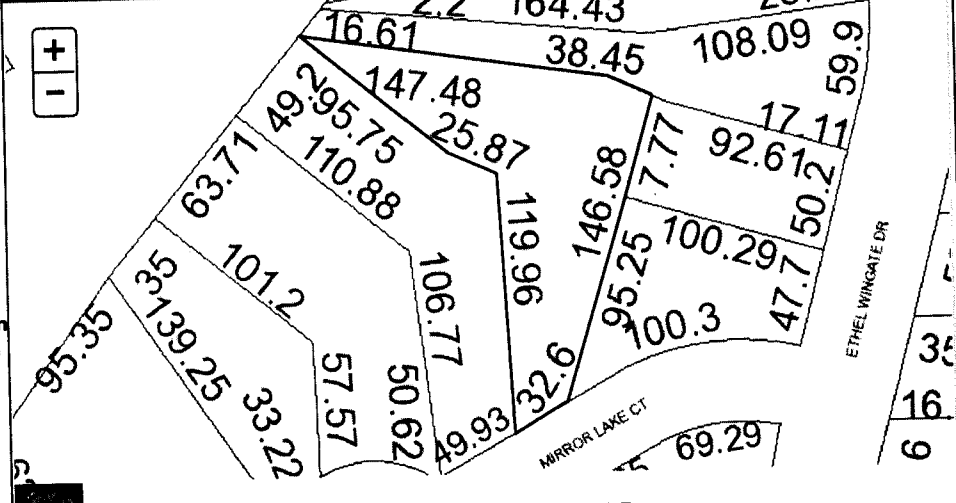
**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
23-35-31

**Approx. Acreage:**  
0.2680

**Zoned:**   
Com

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



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

**Buildings**

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.

16-144

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
160062

**Date of Tax Deed Application**  
Apr 15, 2016

This is to certify that **U.S. BANK AS CUST FOR MAGNOLIA**, holder of **Tax Sale Certificate Number 2014 / 5940**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **10-2100-524**

**Cert Holder:**  
**U.S. BANK AS CUST FOR MAGNOLIA**  
**P.O. BOX 645290**  
**CINCINNATI, OH 45264**

**Property Owner:**  
**NICHOLS DEBORAH**  
**6141 ARBUTUS DR**  
**PENSACOLA, FL 32504**  
LOT 6 BLK B HARBOUR LAKE PB 16 P 9 OR 4607 P 1768

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
2014/5940	10-2100-524	06-01-2014	611.04	30.55	641.59

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
2015/6241	10-2100-524	06-01-2015	601.99	6.25	30.10	638.34

**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	1,279.93
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	393.87
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)	2,048.80

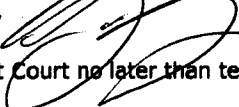
**Amounts Certified by Clerk of Court (Lines 8-15):**

**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	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  Jonathan Johnson

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

10-2100-524 2014

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application  
Number  
1600062

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,  
U.S. BANK AS CUST FOR MAGNOLIA  
P.O. BOX 645290  
CINCINNATI, OH 45264

, 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/ 5940	06-01-2014	LOT 6 BLK B HARBOUR LAKE PB 16 P 9 OR 4607 P 1768

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

*04-15-2016*

Date



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

**Tax Deed - Redemption Calculator**

**Account: 102100524 Certificate Number: 005940 of 2014**

Redemption  No  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="05/25/2016"/>
Months	4	1
Tax Collector	<input type="text" value="\$2,048.80"/>	<input type="text" value="\$2,048.80"/>
Tax Collector Interest	\$122.93	\$30.73
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,177.98	<input type="text" value="\$2,085.78"/> 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	\$6.75
Total Clerk	\$477.00	<input type="text" value="\$456.75"/> 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	\$2,754.98	\$2,542.53
	Repayment Overpayment Refund Amount	\$212.45

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 005940**  
**Redeemed Date 05/25/2016**

**Name DEBORAH NICHOLS 6141 ARBUIUS DR PENSACOLA FL 32504**

Clerk's Total = TAXDEED	<del>\$477.00</del>	
Due Tax Collector = TAXDEED	<del>\$2,777.98</del>	<b>\$2722.53</b>
Postage = TD2	<del>\$60.00</del>	
ResearcherCopies = TD6	<del>\$40.00</del>	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**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: 102100524 Certificate Number: 005940 of 2014**

**Payor: DEBORAH NICHOLS 6141 ARBUIUS DR PENSACOLA FL 32504 Date 05/25/2016**

Clerk's Check #	6643202802	Clerk's Total	<del>\$477.00</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,177.98</del> \$2222.53
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	<del>\$2,754.98</del> \$2222.53

**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 •

June 3, 2016

US BANK AS CUST FOR MAGNOLIA  
PO BOX 645290  
CINCINNATI OH 45264

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 005609	\$450.00	\$6.75	\$456.75
2014 TD 006222	\$450.00	\$6.75	\$456.75
2014 TD 000307	\$450.00	\$6.75	\$456.75
2014 TD 005940	\$450.00	\$6.75	\$456.75
2014 TD 005313	\$450.00	\$6.75	\$456.75

**TOTAL 2283.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division

Exhibit "A"

Lot 6, Block B, Harbour Lakes, a subdivision of a portion of Section 23, Township 3 South, Range 31 West, Escambia County, Florida according to plat recorded in Plat Book 16, Page 9 of the public records of said county.



WITNESSES:

Ann M. Brown  
Witness Signature

Print Name: Ann M. Brown

[Signature]  
Witness Signature

Print Name: Brad Fisher

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me, this 15<sup>th</sup> day of October, 2010, by Alvin Jake Nichols, who is personally known to me or who has produced a FL DL as identification.

[Signature]  
NOTARY PUBLIC

NOTARY SEAL:



Prepared by:

Brad G. Fisher, Esq.  
210 Church Street  
Pensacola, FL 32502

Return to:

Deborah Nichols  
3165 Raines Court  
Pensacola, Florida 32514

ALN [Signature]

**QUITCLAIM DEED**

This Quitclaim Deed made this 15<sup>th</sup> day of October, 2010, by Alvin Jake Nichols,  
as Grantor, to Deborah Nichols, of 3165 Raines Court, Pensacola, Florida, 32514 as Grantee.

**NOW THEREFORE**, Grantor, in consideration of Ten Dollars (\$10.00) and other good and  
valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does  
hereby remise, release and quitclaim to Grantee forever, all the right, title, interest, claim and  
demand which he has in and to that real property located at 14 Mirror Lake CT, Lot 6 BLK B,  
Pensacola, Florida 32507 in Escambia County, Florida, and more particularly described as follows:

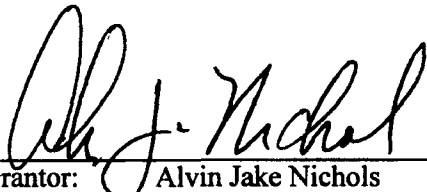
See attached Exhibit "A"

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances  
thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and  
claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee  
forever.

**THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD PROPERTY OF THE  
GRANTOR.**

This is not a sale of land. This deed is granted pursuant to the Final Judgment of the parties  
and dissolution of marriage proceedings. No title search has been conducted.

**IN WITNESS WHEREOF**, Grantor has executed this Quitclaim Deed on the day and year  
first written above.

  
\_\_\_\_\_  
Grantor: Alvin Jake Nichols  
Address: 3165 Raines Court  
Pensacola, Florida 32514

# 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: 8-1-2016

TAX ACCOUNT NO.: 10-2100-524

CERTIFICATE NO.: 2014-5940

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

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

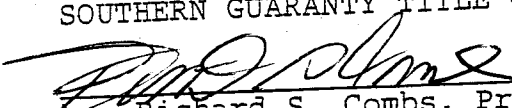
Homestead for        tax year.

Deborah Nichols  
6141 Arbutus Dr.  
Pensacola, FL 32504

Property address:  
14 Mirrow Lake Ct.  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 10th 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.: 12680

May 10, 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 \$25,000.00. Tax ID 10-2100-524.

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.: 12680

May 10, 2016

**Lot 6, Block B, Harbour Lakes, as per plat thereof, recorded in Plat Book 16, Page 9, 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

16-144  
Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12680

May 10, 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 05-09-1996, through 05-09-2016, and said search reveals the following:

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

Deborah Nichols

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

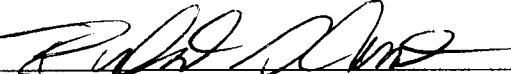
4. Taxes:

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 10, 2016