

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: 111085500 Certificate Number: 006680 of 2014

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/06/2016"/>	Redemption Date <input type="text" value="05/09/2016"/>
Months	5	1
Tax Collector	<input type="text" value="\$1,464.37"/>	<input type="text" value="\$1,464.37"/>
Tax Collector Interest	\$109.83	\$21.97
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,580.45	<input type="text" value="\$1,492.59"/> 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	\$33.75	<input type="text" value="\$6.75"/>
Total Clerk	\$483.75	<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	\$2,164.20	\$1,949.34 - 120 - 200 = \$1629.34
Repayment Overpayment Refund Amount		\$214.86

Notes

Submit

Reset

Print Preview

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 006680
 Redeemed Date 05/09/2016**

Name RUTH L NICHOLS 1457 MCKENZIE RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$483.75	
Due Tax Collector = TAXDEED	\$1,580.45	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

\$1,629.34

• 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
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TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

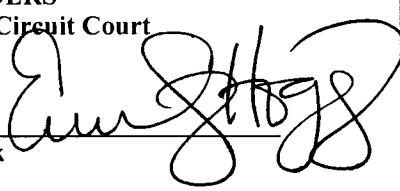
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 111085500 Certificate Number: 006680 of 2014**

Payor: RUTH L NICHOLS 1457 MCKENZIE RD CANTONMENT, FL 32533 Date 05/09/2016

Clerk's Check #	1	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$1,580.45
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,164.20 \$1,629.34

**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>

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:

Certificate No.	Date	Legal Description
2014/ 6680	06-01-2014	S 1/2 OF N 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 LESS RD R/W OR 1876 P 487 LESS OR 1934 P 849-HOLT

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

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600234

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 / 6680**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **11-1085-500**

Cert Holder:

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

Property Owner:

NICHOLS RUTH L
1457 MCKENZIE RD
CANTONMENT, FL 32533
S 1/2 OF N 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 LESS RD R/W
OR 1876 P 487 LESS OR 1934 P 849-HOLT

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
2014/6680	11-1085-500	06-01-2014	408.70	29.38	438.08

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
2015/7074	11-1085-500	06-01-2015	313.72	6.25	15.69	335.66

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

773.74
0.00
315.63
200.00
175.00

1,464.37

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

Total Amount Paid

6.25
1,470.62

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

Date of Sale:

September 2, 2014 By Jenna Stewart

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

11-1085-500 2014



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
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General Information		Assessments				
Reference:	312N303116000000	Year	Land	Imprv	Total	Cap Val
Account:	111085500	2015	\$12,586	\$1,454	\$14,040	\$13,844
Owners:	NICHOLS RUTH L	2014	\$12,586	\$1	\$12,587	\$12,587
Mail:	1457 MCKENZIE RD CANTONMENT, FL 32533	2013	\$12,586	\$5,479	\$18,065	\$18,065
Situs:	1437 MCKENZIE RD 32533	Disclaimer				
Use Code:	MOBILE HOME	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector						

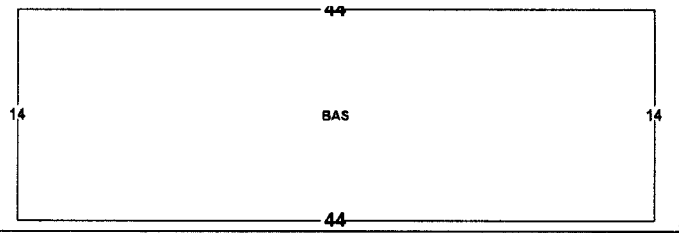
Sales Data						2015 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description	
11/11/2008	7298	179	\$100	QC	View Instr	S 1/2 OF N 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 OR 7298 P 179 LESS RD R/W OR 1876 P 487 LESS OR 1934 P 849-HOLT	
02/1984	1876	487	\$12,500	WD	View Instr		
01/1968	420	187	\$100	WD	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						METAL SHED	

Parcel Information		Launch Interactive Map	
Section			
Map Id:			
31-2N-30			
Approx. Acreage:			
1.4400			
Zoned:			
LDR			
Evacuation & Flood Information			
Open Report			
		View Florida Department of Environmental Protection(DEP) Data	

Buildings	
Address: 1437 MCKENZIE RD, Year Built: 1986, Effective Year: 1986	
Structural Elements	
DWELLING UNITS-1	
MH EXTERIOR WALL-VINYL/METAL	
MH FLOOR FINISH-CARPET	
MH FLOOR SYSTEM-TYPICAL	
MH HEAT/AIR-HEAT & AIR	
MH INTERIOR FINISH-DRYWALL/PLASTER	

MH MILLWORK-TYPICAL
MH ROOF COVER-METAL
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

 Areas - 616 Total SF
BASE AREA - 616



Images



1/20/15

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:05/06/2016 (tc.1184)



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 20, 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 005403	\$450.00	\$6.75	\$456.75
2014 TD 003146	\$450.00	\$6.75	\$456.75
2014 TD 007940	\$450.00	\$6.75	\$456.75
2014 TD 006680	\$450.00	\$6.75	\$456.75
TOTAL			\$1,827.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That IRIS I. HOLLIMAN,
for and in consideration of the sum of TEN DOLLARS(\$10.00), and
other valuable considerations, receipt whereof is hereby
acknowledged, to remise, release, and quit claim unto
RUTH L. NICHOLS, her heirs, executors, administrators and assigns
forever, the following described property, situated in Escambia
County, State of Florida to wit:

The South half of the North half of the Northeast Quarter of the
Northwest Quarter of the Southwest Quarter of Section 31,
Township 2 North, Range 30 West, Escambia County. less rights of
way and easements of record.

Parcel ID#

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 11th day of November, 2008.

Signed, sealed and delivered
in our presence

Eleanor R. Mikes
ELEANOR R. MIKES

Iris I. Holliman
IRIS I. HOLLIMAN

Ida C. Mitchem
IDA C. MITCHEM

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th
day of November 2008, by Iris I. Holliman, who produced
identification of FLDL and did not take an oath.

Ida C. Mitchem
Notary Public

Prepared By:
Ruth L. Nichols
1457 McKenzie Road
Cantonment, FL 32533
Return To:
Same Name and Address as Above



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: 9-12-2016

TAX ACCOUNT NO.: 11-1085-500

CERTIFICATE NO.: 2014-6680

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 tax year.

Ruth L. Nichols
1457 McKenzie Rd.
Cantonment, FL 32533
and
1437 McKenzie Rd.
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 8th day of June, 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.: 121807

June 7, 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 \$14,040.00. Tax ID 11-1085-500.

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.: 121807

June 7, 2016

**South 1/2 of North 1/2 of Northeast 1/4 of Northwest 1/4 of Southwest 1/4, O.R. Book 7298, page 179,
LESS road right of way, O.R. Book 1876, page 487, LESS O.R. Book 1934, page 849-Holt, Section 31,
Township 2 North, Range 30 West, 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

16-300

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 121807

June 7, 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 06-07-1996, through 06-07-2016, and said search reveals the following:

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

Ruth L. 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: 

June 7, 2016