

16-087

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1600040

**Date of Tax Deed Application**  
Apr 07, 2016

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2014 / 8996**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **15-0951-000**

Cert Holder:  
**DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**  
**2912 PARK ARBOR COURT**  
**FORT WORTH, TX 76116**

Property Owner:  
**FIRST WEST FLORIDA BAPTIST**  
**DISTRICT ASSOCIATION INC THE**  
**2400 W STRONG ST**  
**PENSACOLA, FL 32505**  
ALL BLK 90 WEST KING TRACT ALSO ALL OF I ST ADJ PROP ORD  
54-50 OR 6533 P 263 CA 114

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
2014/8996	15-0951-000	06-01-2014	2,381.76	171.19	2,552.95

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
2015/9430	15-0951-000	06-01-2015	1,419.10	6.25	126.83	1,552.18

**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	4,105.13
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	75.15
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)	4,555.28

**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 11th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: July 11, 2016

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
15-0951-000 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC  
2912 PARK ARBOR COURT  
FORT WORTH, TX 76116

, 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/ 8996	06-01-2014	ALL BLK 90 WEST KING TRACT ALSO ALL OF I ST ADJ PROP ORD 54-50 OR 6533 P 263 CA 114

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

04-07-2016

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	
<b>Reference:</b>	000S009060001090
<b>Account:</b>	150951000
<b>Owners:</b>	FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION INC THE
<b>Mail:</b>	2400 W STRONG ST PENSACOLA, FL 32505
<b>Situs:</b>	1200 BLK N J ST 32501
<b>Use Code:</b>	PRIVATE SCHOOL-DAYCARE
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2015	\$40,400	\$54,600	\$95,000	\$75,680
2014	\$40,400	\$28,400	\$68,800	\$68,800
2013	\$76,760	\$34,029	\$110,789	\$110,789

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/17/2009	6533	263	\$100	QC	<a href="#">View Instr</a>
01/1974	840	231	\$7,500	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
RELIGIOUS

Legal Description
ALL BLK 90 WEST KING TRACT ALSO ALL OF I ST ADJ PROP ORD 54-50 OR 6533 P 263 CA 114

Extra Features
ASPHALT PAVEMENT
CANOPY
CHAINLINK FENCE
METAL BUILDING

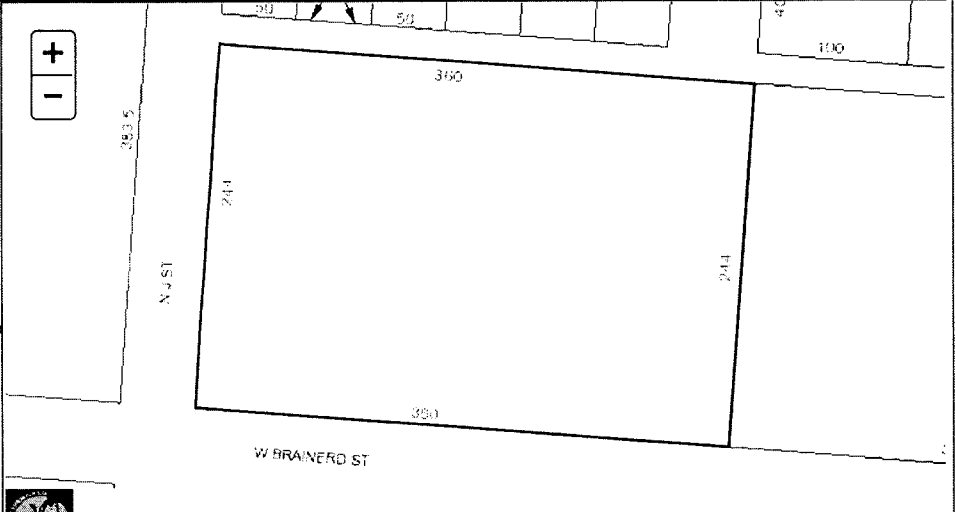
**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
CA114

**Approx. Acreage:**  
2.0200

**Zoned:**   
R-2A

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



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

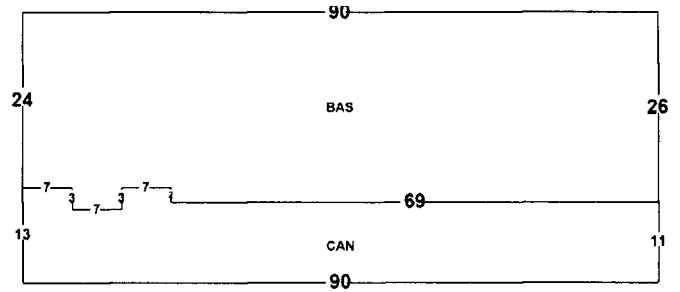
**Buildings**

Address: 1200 BLK N J ST, Year Built: 1970, Effective Year: 1970

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-BRICK-BLK.BKUP.
FLOOR COVER-TERRAZZO
FOUNDATION-SLAB ON GRADE

**HEAT/AIR-CENTRAL NON-DCT**  
**INTERIOR WALL-EXPOSED BLK/BRK**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-BLT UP MTL/GYP**  
**ROOF FRAMING-CONCRETE**  
**STORY HEIGHT-12**  
**STRUCTURAL FRAME-MASONRY**  
*PIL/STL*

Areas - 3330 Total SF  
**BASE AREA - 2319**  
**CANOPY - 1011**



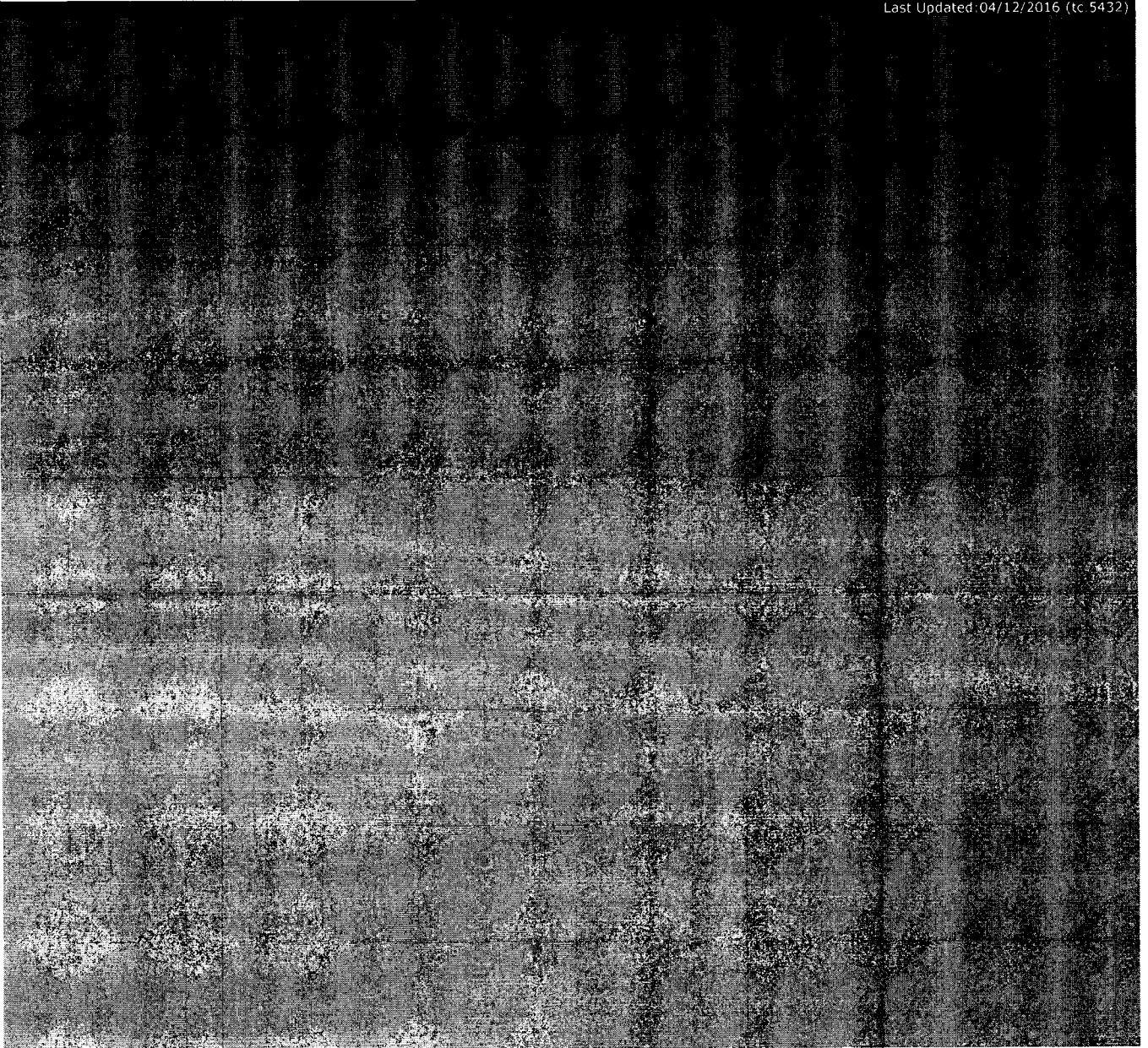
Images



8/17/15

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: 04/12/2016 (tc 5432)



16-087

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12538

April 13, 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 04-13-1996, through 04-13-2016, and said search reveals the following:

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

The First West Florida Baptist District Association, Inc.

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

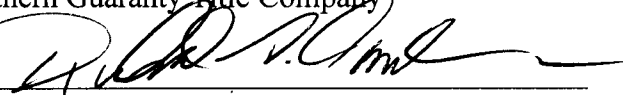
4. Taxes:

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: 

April 13, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12538

April 13, 2016

**All of Block 90 of the West King Tract in the City of Pensacola, Escambia County, Florida, according to Watson's Map copyrighted in 1884, together with that portion of "I" Street adjacent to the subject property and lying between Block 90 and Block 71 which was vacated by Escambia County Ordinance No. 54-50.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12538

April 13, 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 \$95,000.00. Tax ID 15-0951-000.

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 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: 7-11-2016

TAX ACCOUNT NO.: 15-0951-000

CERTIFICATE NO.: 2014-8996

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

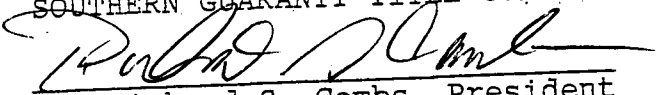
      X   Notify Escambia County, 190 Governmental Center, 32502

      X   Homestead for        tax year.

The First West Florida Baptist  
District Association, Inc.  
2400 W. Strong St.  
Pensacola, FL 32505  
and  
P.O. Box 6601  
Pensacola, FL 32513  
and  
1200 North J St.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 13th day of April, 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.



PREPARED BY:  
Stephen B. Shell, of  
SHELL, FLEMING, DAVIS & MENGE, P.A.  
Post Office Box 1831  
Pensacola, Florida 32591-1831  
SFD&M File No.: B2287.00008

18.50 Recording Fee  
.70 Stamps  
19.20 TOTAL

STATE OF FLORIDA

COUNTY OF ESCAMBIA

**DEED OF REALTY**

**KNOW ALL BY THESE PRESENTS:** That **THE SCHOOL BOARD OF ESCAMBIA COUNTY, FLORIDA**, formerly known as The Board of Public Instruction for Escambia County, Florida ("Grantor"), whose address is 215 West Garden Street, Pensacola, Florida 32501, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby bargain, sell, convey and grant to **THE FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION, INC.**, a Florida corporation not for profit ("Grantee"), whose address is 2400 West Strong Street, Pensacola, Florida 32505, and the successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

All of Block Ninety (90) of the West King Tract in the City of Pensacola, Escambia County, Florida, as per Watson's Map copyrighted in 1884, together with that portion of 'I' Street adjacent to the subject property and lying between Block Ninety (90) and Block Seventy-One (71) which was vacated by Escambia County Ordinance No. 54-50.

Property Appraiser's I.D. Numbers: 000S00906001090

To have and to hold unto Grantee, and the successors and assigns of Grantee, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This conveyance is expressly subject to and conditioned upon the use of the subject property for religious purposes, ministry purposes, or community outreach, consistent with the purpose and mission of Grantee. Should the subject property cease to be used for any of these purposes for a period of longer than twelve (12) consecutive months, then, upon the election and at the option of Grantor (or Grantor's successors and/or assigns), the ownership of the subject property shall revert to Grantor.

In accordance with Section 271.11, Florida Statutes, Grantor reserves for itself, its successors and assigns, an undivided 3/4ths interest in and title in and to an undivided 3/4ths interest in all the phosphate, minerals and metals that are or may be in, on or under the property conveyed hereby, and an undivided 1/2 interest in all the petroleum that is or may be in, on or under the property conveyed hereby, together with the privilege to mine and develop the same.

Note: the preparer of this deed represents that: this deed has been prepared at the express direction and request of the above parties; that no title search or survey of the above property has been performed by the preparer; that the title to the above

described real property has not been examined by the preparer; that the preparer makes absolutely no representations, warranties or guarantees whatsoever as to the status of the title or the ownership of the real property described above; that this conveyance is subject to, and may be affected by, any and all reservations, liens, restrictions, and other encumbrances of record and by any unpaid ad valorem real property taxes, past or present.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 17<sup>th</sup> day of November, 2009.

APPROVED  
ESCAMBIA COUNTY SCHOOL BOARD  
NOV 17 2009  
MALCOLM THOMAS, SUPERINTENDENT  
VERIFIED BY RECORDING SECRETARY

THE SCHOOL BOARD OF ESCAMBIA  
COUNTY, FLORIDA

By: Gerald W. Boone  
Chairman

ATTEST:

By: Malcolm Thomas  
Malcolm Thomas, Superintendent

APPROVED AS TO FORM  
NOV 17 2009  
[Signature]  
GENERAL COUNSEL  
ESCAMBIA COUNTY SCHOOL BOARD

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17 day of November, 2009 by Gerald W. Boone, as Chairman of The School Board of Escambia County, Florida, and attested by Malcolm Thomas, as Superintendent of the School District of said County, on behalf of The School Board of Escambia County, Florida, both of whom are personally known to me.

Camille Moore  
Printed Name: Camille Moore  
Notary Public  
My Commission Expires: August 6, 2010

Camille Moore  
Notary Public - State of Florida  
Commission # DD 581692  
My Commission Expires August 6, 2010

**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

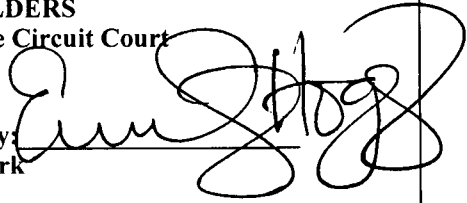
**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 150951000 Certificate Number: 008996 of 2014**

**Payor: FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION INC PO BOX 6601**  
**PENSACOLA FL 32513 Date 04/29/2016**

Clerk's Check #	6650601148	Clerk's Total	<del>\$470.25</del>	\$4691.53
Tax Collector Check #	1	Tax Collector's Total	<del>\$4,766.52</del>	
		Postage	<del>\$16.00</del>	
		Researcher Copies	\$2.00	
		Total Received	<del>\$5,254.79</del>	\$4693.53

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

**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 008996**  
**Redeemed Date 04/29/2016**

**Name** FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION INC PO BOX 6601 PENSACOLA FL  
 32513

Clerk's Total = TAXDEED	<del>\$70.25</del>	
Due Tax Collector = TAXDEED	<del>\$4,766.52</del>	\$4691.53
Postage - TD2	<del>\$16.02</del>	
ResearcherCopies = TD6	\$2.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**  
**Account: 150951000 Certificate Number: 008996 of 2014**

Redemption  Yes   
 Application Date   
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/11/2016"/>	Redemption Date <input type="text" value="04/29/2016"/>
Months	<input type="text" value="3"/>	<input type="text" value="0"/>
Tax Collector	<input type="text" value="\$4,555.28"/>	<input type="text" value="\$4,555.28"/>
Tax Collector Interest	<input type="text" value="\$204.99"/>	<input type="text" value="\$0.00"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$4,766.52"/>	<input type="text" value="\$4,561.53"/> 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	<input type="text" value="\$20.25"/>	<input type="text" value="\$0.00"/>
Total Clerk	<input type="text" value="\$470.25"/>	<input type="text" value="\$450.00"/> CH
Postage	<input type="text" value="\$16.02"/>	<input type="text" value="\$16.02"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	<input type="text" value="\$5,254.79"/>	<input type="text" value="\$5,029.55"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$225.24"/>

Notes



# 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 5, 2016

DIH TAX PARTNERS LLC  
2912 PARK ARBOR COURT  
FORT WORTH TX 76116

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.

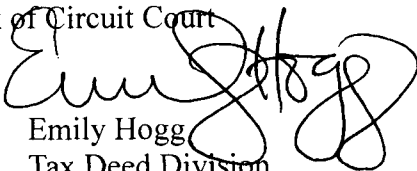
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 008996	\$450.00	\$0.00	\$450.00
2014 TD 008973	\$450.00	\$0.00	\$450.00

**TOTAL \$900.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division