

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/ 9282	06-01-2014	LTS 16 17 BLK 106 MAXENT TRACT OR 2870 P 818 CA 118

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

1600300

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 / 9282**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **15-3274-000**

Cert Holder:

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

Property Owner:

**JANSSEN ALLEN L & BRENDA  
7895 HESTIA PL  
PENSACOLA, FL 32506**

LTS 16 17 BLK 106 MAXENT TRACT OR 2870 P 818 CA 118

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
2014/9282	15-3274-000	06-01-2014	689.53	49.56	739.09

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
2015/9700	15-3274-000	06-01-2015	706.41	6.25	35.32	747.98

## 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
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)

1,487.07

0.00

667.72

200.00

175.00

2,529.79

## 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
19. Total Amount to Redeem

6.25

2,536.04

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.

15-3274-000 2014





Chris Jones  
Escambia County Property Appraiser

ECPA Home

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

◀ [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) ▶

[Printer Friendly Version](#)

#### General Information

**Reference:** 000S009080016106  
**Account:** 153274000  
**Owners:** JANSSEN ALLEN L & BRENDA  
**Mail:** 7895 HESTIA PL  
PENSACOLA, FL 32506  
**Situs:** 1816 W GOVERNMENT ST -A,B&C 32502  
**Use Code:** MULTI-FAMILY <=9   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**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	\$11,400	\$20,311	\$31,711	\$31,711
2014	\$11,400	\$19,258	\$30,658	\$30,658
2013	\$11,400	\$18,059	\$29,459	\$29,459

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

#### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1990	2870	818	\$29,000	SC	<a href="#">View Instr</a>
09/1979	1371	148	\$22,400	WD	<a href="#">View Instr</a>
01/1978	1249	514	\$16,500	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

#### Legal Description

LTS 16 17 BLK 106 MAXENT TRACT OR 2870 P 818 CA 118

#### Extra Features

None

#### Parcel Information

[Launch Interactive Map](#)

**Section  
Map Id:**  
CA118

**Approx.  
Acreage:**  
0.1722

**Zoned:**   
R-1A

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



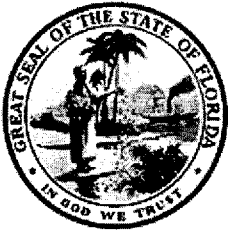
[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

Address:1816 W GOVERNMENT ST -A,B&C, Year Built: 1933, Effective Year: 1933

#### Structural Elements

DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-2  
EXTERIOR WALL-ASBESTOS SIDING  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3



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

**Tax Deed - Redemption Calculator**

Account: 153274000 Certificate Number: 009282 of 2014

Redemption ☐ Yes ☒ No
 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="06/29/2016"/>
Months	6	2
Tax Collector	<input type="text" value="\$2,529.79"/>	<input type="text" value="\$2,529.79"/>
Tax Collector Interest	\$227.68	\$75.89
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,763.72	<input type="text" value="\$2,611.93"/> 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	\$40.50	<input type="text" value="\$13.50"/>
Total Clerk	\$490.50	<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	\$3,354.22	\$3,075.43
	Repayment Overpayment Refund Amount	<input type="text" value="\$278.79 + 120 + 200 = \$598.79"/>

Redeemer

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 009282**

**Redeemed Date 06/29/2016**

**Name BRENDA JANSSEN 7895 HESTIA PLACE PENSACOLA, FL 32506-3718**

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,763.72
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

**• 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: 153274000 Certificate Number: 009282 of 2014**

**Payor: BRENDA JANSSEN 7895 HESTIA PLACE PENSACOLA, FL 32506-3718      Date  
06/29/2016**

Clerk's Check #	6650601673	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,763.72
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,354.22

**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

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 000954	\$490.00	\$22.05	\$512.05
2014 TD 009282	\$450.00	\$13.50	\$463.50
2014 TD 009078	\$450.00	\$13.50	\$463.50
2014 TD 005646	\$450.00	\$13.50	\$463.50
2014 TD 002417	\$450.00	\$13.50	\$463.50
2014 TD 006625	\$450.00	\$20.25	\$470.25
2014 TD 003083	\$450.00	\$20.25	\$470.25

**TOTAL \$3,306.55**

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 •

July 11, 2016

BRENDA JANSSEN  
7895 HESTIA PLACE  
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 009078  
2014 TD 009282

\$653.39  
\$598.79

**TOTAL \$1,252.18**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

Redeemed  
16-346

# **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.: 12894

July 6, 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 07-06-1996, through 07-06-2016, and said search reveals the following:

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

Allen L. Janssen and Brenda Janssen, husband and wife

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 6, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12894

July 6, 2016

**Lots 16 and 17, Block 106, Maxent Tract, O.R. Book 2870, page 818, City of Pensacola, Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12894

July 6, 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 \$31,711.00. Tax ID 15-3274-000.

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: 10-3-2016

TAX ACCOUNT NO.: 15-3274-000

CERTIFICATE NO.: 2014-9282

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

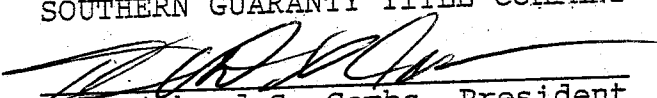
- X   Notify City of Pensacola, P.O. Box 12910, 32521  
      X   Notify Escambia County, 190 Governmental Center, 32502  
      X   Homestead for        tax year.

Allen L. Janssen  
Brenda Janssen  
7895 Hestia Place  
Pensacola, FL 32506

Unknown Tenants  
1816 W. Government St. #A,B&C  
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,  
this 6th 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.

This Indenture, Made this

4<sup>th</sup> day of June

A. D. 1990.

Between WILLIAM H. IRVINE and Norma Jeanne Irvine, husband and wife  
both residing at 2430 Santa Barbara Street, Santa Barbara Ca. 93105

of the County of

and State of

parties of the first part, and ALLEN L. JANSSEN and BRENDA JANSSEN, husband and wife  
whose mailing address is 7895 Hestia Place, Pensacola, Florida 32506

of the County of

Escambia

and State of Florida

parties of the second part. **Witnesseth**, that the said parties of the first part, for and  
in consideration of the sum of Nine Thousand Dollars, and other good  
and valuable considerations to us in hand paid, the receipt whereof is hereby acknowl-  
edged, have granted, bargained, sold and conveyed, and by these presents do grant, bar-  
gain, sell, convey and confirm unto the said parties of the second part and their heirs  
and assigns forever, all that certain parcel of land lying and being in the County of Escambia  
and State of Florida, more particularly described as follows:

Lots 16 and 17, Block 106 MAXENT TRACT, a subdivision  
in the City of Pensacola, copyrighted by Thomas C.  
Watson and published in 1906.

Subject to taxes for the year 1990 and subsequent years  
and to covenants, restrictions, easements and agreements  
of record.

Subject to a purchase money mortgage in favor of William H.  
Irvine and Norma Jeanne Irvine, Trustees, or their successors  
in trust, under the Irvine Trust, and any amendments thereto,  
dated April 13, 1990, as community property. Said mortgage  
balance shall be due and payable seven years from the date  
hereof at which time there will be an estimated balance of  
\$23,207.22

O.S. PD.

DATE

JOE A. FLOWERS, COMPTROLLER

BY:

CERT. REC. #59 20433-E-27-01

**Together** with all the tenements, hereditaments and appurtenances, with every privilege, right,  
title, interest and estate, dower and right of dower, reversion, remainder and easement thereto

belonging or in anywise appertaining: **To Have and to Hold** the same in fee simple forever.

And the said parties of the first part do covenant with the said parties of the  
second part that they are lawfully seized of the said premises, that they are free from  
all encumbrances except as above stated and that they have good right and law-  
ful authority to sell the same; and the said parties of the first part do hereby fully warrant  
the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said parties of the first part have hereunto set their

hands and seals the day and year above written

Signed, sealed and delivered in our presence

*Ed M. Romero*  
*Oliver S. Soper*

*William H. Irvine*  
*Norma Jeanne Irvine*

This Instrument prepared by: William H. Irvine

Attest: 2430 Santa Barbara St., Santa Barbara, Ca.