

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-3702-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800288

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
01-3702-000	2016/290	06-01-2016	LT 83 RIVER GARDENS PB 6 P 44 SEC 2 T 1S R 29/30W OR 1587 P 952 OR 2118 P 82

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

04-27-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

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[Printer Friendly Version](#)

General Information	
Reference:	021S300200000083
Account:	013702000
Owners:	GAGE JOHN O
Mail:	50 BIRDWHISTELL BLVD PENSACOLA, FL 32514
Situs:	50 BIRDWHISTELL BLVD 32514
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	FERRY PASS/FERRY PASS/WASHINGTON
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$55,000	\$223,530	\$278,530	\$221,997
2016	\$50,000	\$216,473	\$266,473	\$217,431
2015	\$50,000	\$207,367	\$257,367	\$215,920

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

➤ [File for New Homestead Exemption Online](#)

Sales Data				
Sale Date	Book	Page	Value	Type
09/1985	2118	82	\$100	QC
07/1981	1587	952	\$128,000	WD
01/1977	1109	520	\$12,500	WD
01/1973	682	148	\$7,500	WD
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller				

2017 Certified Roll Exemptions
HOMESTEAD EXEMPTION

Legal Description
LT 83 RIVER GARDENS PB 6 P 44 SEC 2 T 1S R 29/30W
OR 1587 P 952 OR 2118 P 82

Extra Features
FRAME BUILDING

Parcel Information

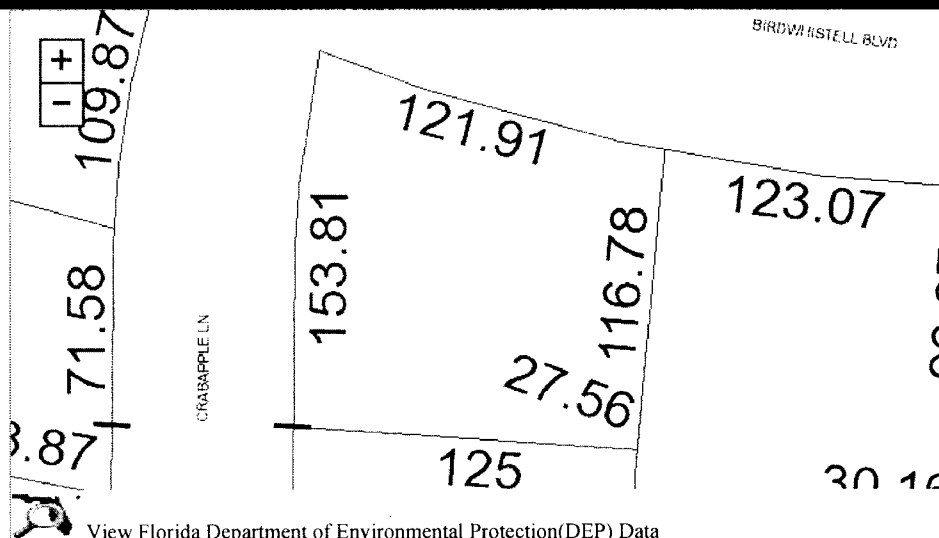
[Launch Interactive Map](#)

Section Map Id:
02-1S-29-1

Approx. Acreage:
0.3612

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 50 BIRDWHISTELL BLVD, Year Built: 1977, Effective Year: 1977

Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 013702000 Certificate Number: 000290 of 2016

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/05/2018"/>	Redemption Date <input type="text" value="05/29/2018"/>
Months	7	1
Tax Collector	<input type="text" value="\$6,503.54"/>	<input type="text" value="\$6,503.54"/>
Tax Collector Interest	\$682.87	\$97.55
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,192.66	<input type="text" value="\$6,607.34"/> 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	\$47.25	<input type="text" value="\$6.75"/> CH
Total Clerk	\$497.25	<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	\$7,789.91	\$7,064.09
	Repayment Overpayment Refund Amount	\$725.82

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 # 2016 TD 000290

Redeemed Date 05/29/2018

Name JOHN GAGE 50 BIRDWHISTELL BLVD PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$407.25
Due Tax Collector = TAXDEED	\$7,192.66
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• 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
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
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**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: 013702000 Certificate Number: 000290 of 2016**

Payor: JOHN GAGE 50 BIRDWHISTELL BLVD PENSACOLA, FL 32514 Date 05/29/2018

Clerk's Check #	1012106232	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$7,192.66
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$7,789.91

\$6744.09

**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 6, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

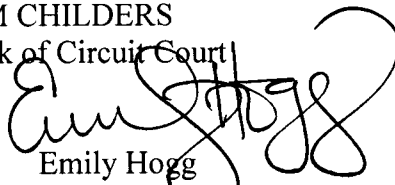
Dear Certificate Holder:

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
2016 TD 005898	\$450.00	\$13.50	\$463.50
2016 TD 002615	\$450.00	\$6.75	\$456.75
2016 TD 000290	\$450.00	\$6.75	\$456.75
2016 TD 001445	\$450.00	\$6.75	\$456.75
2016 TD 001555	\$450.00	\$6.75	\$456.75
TOTAL			\$2,290.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

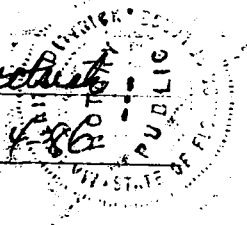
State of FLORIDA)
 County of ESCAMBIA)

This day, before the undersigned Notary Public, personally appeared CHRISTINE SEYMOUR GREEN, formerly CHRISTINE S. GAGE,
 to me well known to be the individual described in and who executed the foregoing Quit Claim Deed,
 and acknowledged that she executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this
10th day of September, 1985.

Marguerite DeLoach
 Notary

My commission expires: 3-4-86



FILED AND RECORDED IN
 THE PUBLIC RECORDS OF
 ESCAMBIA COUNTY
 SEP 18 4 29 PM '85
 J. A. TERRY, CLERK

397187

9.00
9.50

QUIT CLAIM DEED

ORC 2118 82

Mayes' Form 1.11
PRINTED AND FOR SALE BY
MAYES' PRINTING COMPANY
PENSACOLA, FLA.
16272

State of Florida,

ESCAMBIA County

KNOW ALL MEN BY THESE PRESENTS, That CHRISTINE SEYMOUR GREEN, formerly
CHRISTINE S. GAGE,

for and in consideration of Ten and No/100 Dollars (\$10.00) and other good
and valuable consideration ~~DOXXXX~~

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto JOHN O.
GAGE (8333 N. Davis Hwy., Pensacola, FL 32514)

his heirs, executors, administrators and assigns, forever, the following described property, situated
in the County of Escambia State of Florida to-wit:

Lot 83, River Gardens, according to the plat of that
subdivision recorded in Plat Book 6 at Page 44 of the
public records of Escambia County, Florida.

This property is not the homestead of the Grantor.

D.S. PD. \$ 50
DATE Sept. 18, 1985
JOE A. FLOWERS, COMPTROLLER
BY: Christine Seymour Green D.C.
CERT. REG. #59-2043328-27-01

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th
day of September A.D. 19 85

Christine Seymour Green (SEAL)
CHRISTINE SEYMOUR GREEN (SEAL)

Signed, sealed and delivered in the presence of

Sandra D. [Signature]
Michael [Signature]

This instrument was prepared by:

✓ ALAN H. ROSENBLUM
417 Canterbury Lane
Gulf Breeze, FL 32561
Address

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

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 01-3702-000

CERTIFICATE NO.: 2016-290

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 2017 tax year.

John O. Gage
50 Birdwhistell Blvd.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 2018.

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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14529

August 6, 2018

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. All Taxes Paid. The assessed value is \$278,530.00. Tax ID 01-3702-000.

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.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14529

August 6, 2018

Lot 83, River Gardens, as per plat thereof, recorded in Plat Book 6, Page 44, 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

18-503

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14529

August 6, 2018

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 08-06-1998, through 08-06-2018, and said search reveals the following:

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

John O. Gage

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

August 6, 2018