

18-455

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800240

Date of Tax Deed Application
Apr 26, 2018

This is to certify that **MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC**, holder of **Tax Sale Certificate Number 2016 / 1106**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **03-0684-000**

Cert Holder:
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC
PO BOX 54900
NEW ORLEANS, LA 70154

Property Owner:
STEVENS BARBARA RANKINS
4000 ST GEORGES RD # 101A
ORMOND BEACH, FL 32174
LT 17 BLK D LINCOLN PARK PB 6 P 33 OR 560 P 801

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
2016/1106	03-0684-000	06/01/2016	915.48	45.77	961.25

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
2017/1085	03-0684-000	06/01/2017	970.94	6.25	48.55	1,025.74

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	1,986.99
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	2,361.99

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, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 2nd day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

By *Jennifer M. Cassidy*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
03-0684-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800240

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC
PO BOX 54900
NEW ORLEANS, LA 70154,

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
03-0684-000	2016/1106	06-01-2016	LT 17 BLK D LINCOLN PARK PB 6 P 33 OR 560 P 801

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
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II,
LLC
PO BOX 54900
NEW ORLEANS, LA 70154

04-26-2018
Application Date

Applicant's signature



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

Reference: 231S302500017004
Account: 030684000
Owners: STEVENS BARBARA RANKINS
Mail: 4000 ST GEORGES RD # 101A
 ORMOND BEACH, FL 32174
Situs: 7711 AMBERIDGE RD 32534
Use Code: SINGLE FAMILY RESID

Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): LINCOLN PARK/WOODHAM/PINE FOREST
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	\$8,075	\$40,546	\$48,621	\$48,621
2016	\$8,075	\$39,843	\$47,918	\$47,918
2015	\$8,075	\$37,678	\$45,753	\$45,753

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/10/2016	7621	1711	\$100	CJ	View Instr
11/10/2016	7621	1695	\$100	CJ	View Instr
01/1971	560	801	\$100	SC	View Instr
01/1971	507	553	\$100	SC	View Instr
01/1970	27	95	\$100	WD	View Instr
01/1966	299	785	\$11,300	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2017 Certified Roll Exemptions

None

Legal Description

LT 17 BLK D LINCOLN PARK PB 6 P 33 OR 7621 P 1695/1711

Extra Features

METAL BUILDING

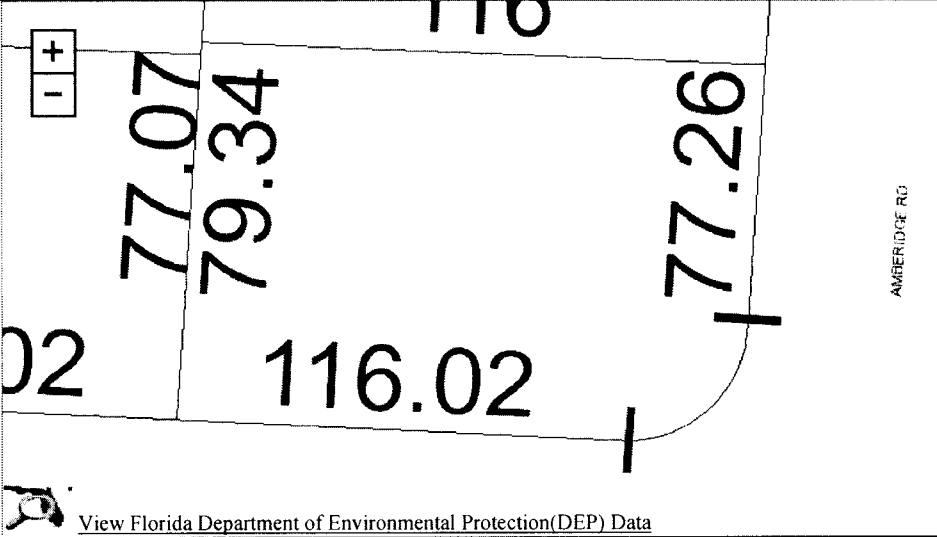
Parcel Information [Launch Interactive Map](#)

Section Map Id: 23-1S-30-2

Approx. Acreage: 0.2062

Zoned: MDR

Evacuation & Flood Information
[Open Report](#)




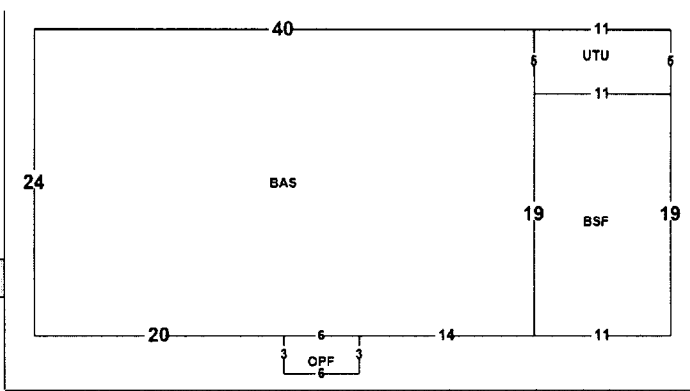
Buildings

Address: 7711 AMBERIDGE RD, Year Built: 1966, Effective Year: 1966

Structural Elements
 DECOR/MILLWORK-AVERAGE
 DWELLING UNITS
 EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

 Areas - 1242 Total SF
BASE AREA - 960
BASE SEMI FIN - 209
OPEN PORCH FIN - 18
UTILITY UNF - 55



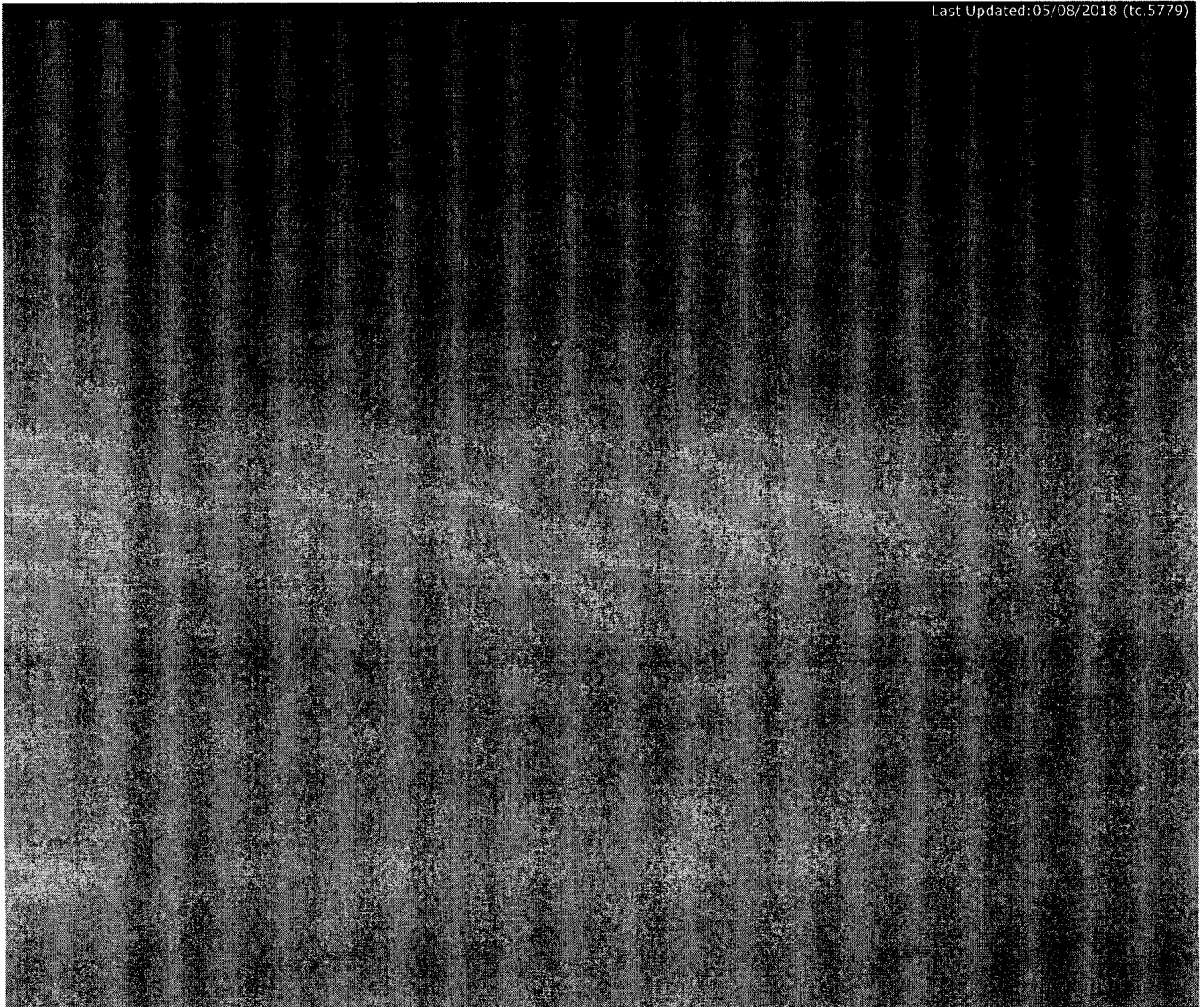
Images



6/3/02

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:05/08/2018 (tc.5779)



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

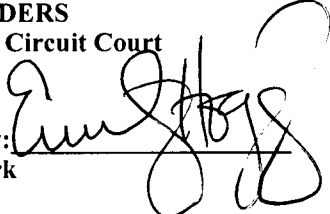
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 030684000 Certificate Number: 001106 of 2016

Payor: BARBARA R STEVENS 1300 WANDERING OAKS DR ORMOND BEACH FL 32174
Date 07/30/2018

Clerk's Check #	1	Clerk's Total	\$490.60
Tax Collector Check #	1	Tax Collector's Total	\$2,580.82
		Postage	\$10.84
		Researcher Copies	\$4.00
		Total Received	\$3,086.16

\$2628.78

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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
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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 # 2016 TD 001106
Redeemed Date 07/30/2018

Name BARBARA R STEVENS 1300 WANDERING OAKS DR ORMOND BEACH FL 32174

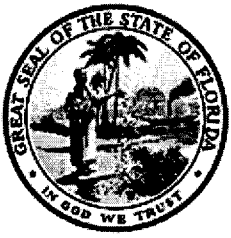
Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,580.82 <i>2624.78</i>
Postage = TD2	\$10.84
ResearcherCopies = TD6	\$4.00

• 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: 030684000 Certificate Number: 001106 of 2016

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/01/2018"/>	Redemption Date <input type="text" value="07/30/2018"/>
Months	6	3
Tax Collector	<input type="text" value="\$2,361.99"/>	<input type="text" value="\$2,361.99"/>
Tax Collector Interest	\$212.58	\$106.29
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,580.82	<input type="text" value="\$2,474.53"/> <i>TC</i>
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	\$20.25
Total Clerk	\$490.50	<input type="text" value="\$470.25"/> <i>CA</i>
Postage	<input type="text" value="\$10.84"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$4.00"/>	<input type="text" value="\$4.00"/>
Total Redemption Amount	\$3,086.16	\$2,948.78
	Repayment Overpayment Refund Amount	\$137.38

Notes

18-455

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14436

July 2, 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 07-02-1998, through 07-02-2018, and said search reveals the following:

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

Barbara Rankins Stevens

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

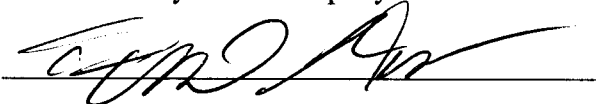
4. Taxes:

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: 

July 2, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14436

July 2, 2018

Lt 17 Blk D Lincoln Park PB 6 P 33 OR 7621 P1695/1711.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14436

July 2, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$48,621. Tax ID 03-0684-000.

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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-1-2018

TAX ACCOUNT NO.: 03-0684-000

CERTIFICATE NO.: 2016-1106

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.

Barbara Rankins Stevens
1300 Wandering Oaks Dr.
Ormond Beach, FL 32174
and
7711 Amberidge Rd.
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 9th day of July, 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.



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 8, 2018

MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II LLC
PO BOX 54900
NEW ORLEANS LA 70154

Dear Certificate Holder:

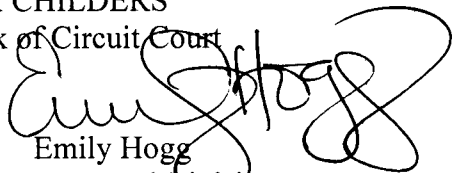
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 003653	\$450.00	\$27.00	\$477.00
2016 TD 000095	\$450.00	\$20.25	\$470.25
2016 TD 001106	\$450.00	\$20.25	\$470.25
2016 TD 005740	\$450.00	\$20.25	\$470.25
2016 TD 009104	\$530.00	\$23.85	\$553.85
2016 TD 001319	\$530.00	\$23.85	\$553.85
2016 TD 001558	\$450.00	\$20.25	\$470.25
2016 TD 004332	\$450.00	\$20.25	\$470.25
2016 TD 000263	\$450.00	\$27.00	\$477.00
2016 TD 000684	\$450.00	\$27.00	\$477.00

TOTAL \$4,889.95

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division