

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800070

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616  
P.O. BOX 645040  
CINCINNATI, OH 45264,

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                                                                      |
|----------------|-----------------|------------|----------------------------------------------------------------------------------------|
| 09-4625-815    | 2016/5139       | 06-01-2016 | LT 10 BLK D WOODRIDGE MANOR UNIT 3<br>PB 13 P 76 OR 2 522 P 116 LESS MINERAL<br>RIGHTS |

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  
BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC -  
616  
P.O. BOX 645040  
CINCINNATI, OH 45264

04-20-2018  
Application Date

\_\_\_\_\_  
Applicant's signature

18-364

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800070

**Date of Tax Deed Application**  
Apr 20, 2018

This is to certify that **BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616**, holder of **Tax Sale Certificate Number 2016 / 5139**, 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: **09-4625-815**

**Cert Holder:**  
**BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616**  
**P.O. BOX 645040**  
**CINCINNATI, OH 45264**

**Property Owner:**  
**KEE GEORGE R JR &**  
**BONNIE RAE**  
**1308 BRIDGE CREEK TER**  
**PENSACOLA, FL 32506**  
LT 10 BLK D WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 2 522 P  
116 LESS MINERAL RIGHTS

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  |
|-------------------------|----------------|------------|----------------------------|----------|--------|
| 2016/5139               | 09-4625-815    | 06/01/2016 | 799.09                     | 39.95    | 839.04 |

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  |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|--------|
| 2017/5123               | 09-4625-815    | 06/01/2017 | 826.66                     | 6.25                | 41.33    | 874.24 |

**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 | 1,713.28 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant                                                   | 0.00     |
| 3. Total of Current Taxes Paid by Tax Deed Applicant                                                      | 758.65   |
| 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)                                                                                    | 2,846.93 |

**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.                 | 40,546.00 |
| 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 23rd day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 4, 2018 By B. Lunsford

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
09-4625-815 2016



# 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                                                          |                                              | Assessments                                             |             |              |              |                |
|------------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------|-------------|--------------|--------------|----------------|
| <b>Reference:</b>                                                            | 252S313100010004                             | <b>Year</b>                                             | <b>Land</b> | <b>Imprv</b> | <b>Total</b> | <b>Cap Val</b> |
| <b>Account:</b>                                                              | 094625815                                    | 2017                                                    | \$17,000    | \$84,347     | \$101,347    | \$81,092       |
| <b>Owners:</b>                                                               | KEE GEORGE R JR &<br>BONNIE RAE              | 2016                                                    | \$17,000    | \$82,371     | \$99,371     | \$79,425       |
| <b>Mail:</b>                                                                 | 1308 BRIDGE CREEK TER<br>PENSACOLA, FL 32506 | 2015                                                    | \$17,000    | \$77,914     | \$94,914     | \$78,873       |
| <b>Situs:</b>                                                                | 1308 BRIDGE CREEK TER<br>32506               | <a href="#">Disclaimer</a>                              |             |              |              |                |
| <b>Use Code:</b>                                                             | SINGLE FAMILY RESID                          | <a href="#">Amendment 1/Portability Calculations</a>    |             |              |              |                |
| <b>Taxing Authority:</b>                                                     | COUNTY MSTU                                  | <a href="#">File for New Homestead Exemption Online</a> |             |              |              |                |
| <b>Schools (Elem/Int/High):</b>                                              | BLUE<br>ANGELS/BAILEY/ESCAMBIA               |                                                         |             |              |              |                |
| <b>Tax Inquiry:</b>                                                          | <a href="#">Open Tax Inquiry Window</a>      |                                                         |             |              |              |                |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |                                              |                                                         |             |              |              |                |

| Sales Data                                                                                                         |      |      |          |      |                               |
|--------------------------------------------------------------------------------------------------------------------|------|------|----------|------|-------------------------------|
| Sale Date                                                                                                          | Book | Page | Value    | Type | Official Records (New Window) |
| 03/1988                                                                                                            | 2522 | 116  | \$66,700 | WD   | <a href="#">View Instr</a>    |
| 03/1988                                                                                                            | 2522 | 115  | \$9,200  | WD   | <a href="#">View Instr</a>    |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller |      |      |          |      |                               |

| 2017 Certified Roll Exemptions                                                     |  |
|------------------------------------------------------------------------------------|--|
| HOMESTEAD EXEMPTION                                                                |  |
| Legal Description                                                                  |  |
| LT 10 BLK D WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR<br>2522 P 116 LESS MINERAL RIGHTS |  |
| Extra Features                                                                     |  |
| CARPORT<br>METAL BUILDING                                                          |  |

**Parcel Information**

**Section Map Id:**  
25-2S-31-2

**Approx. Acreage:**  
0.2656

**Zoned:** MDR

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

View Florida Department of Environmental Protection(DEP) Data

[Launch Interactive Map](#)

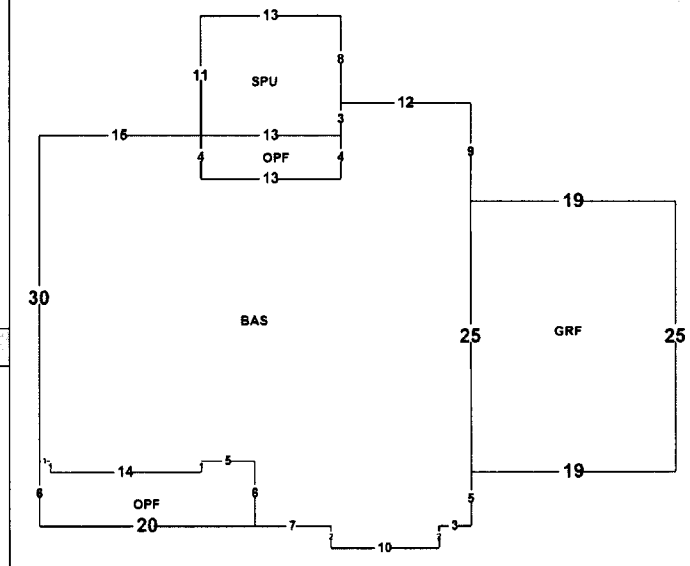
### Buildings

Address: 1308 BRIDGE CREEK TER, Year Built: 1988, Effective Year: 1988

**Structural Elements**  
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS

**EXTERIOR WALL-BRICK-FACE/VENEER**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 2114 Total SF  
**BASE AREA - 1338**  
**GARAGE FIN - 475**  
**OPEN PORCH FIN - 158**  
**SCRN PORCH UNF - 143**



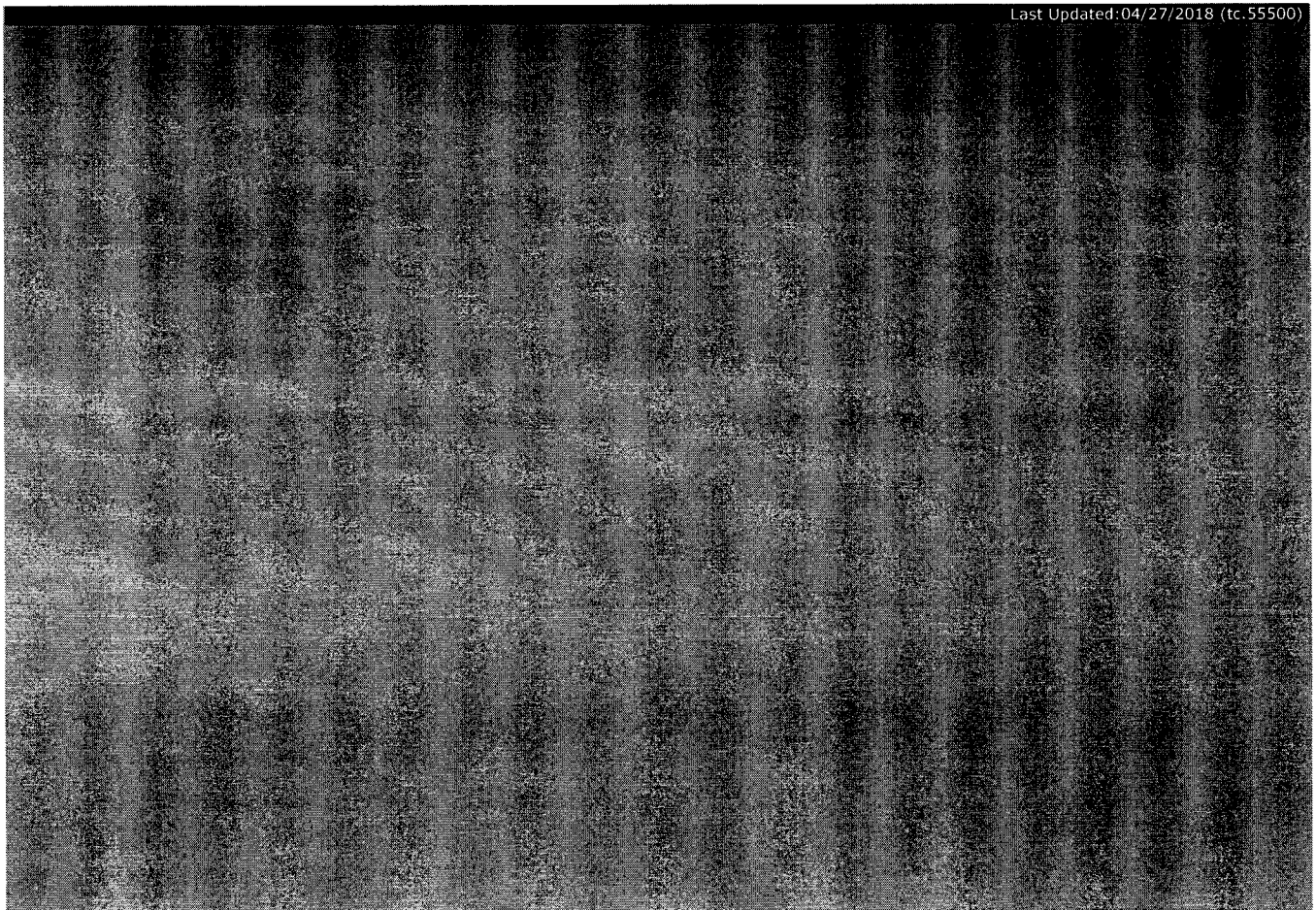
Images

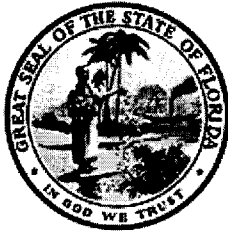


6/11/02

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: 04/27/2018 (tc.55500)





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

**Tax Deed - Redemption Calculator**

**Account: 094625815 Certificate Number: 005139 of 2016**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

|                         | Final Redemption Payment ESTIMATED                   | Redemption Overpayment ACTUAL                           |
|-------------------------|------------------------------------------------------|---------------------------------------------------------|
|                         | Auction Date <input type="text" value="09/04/2018"/> | Redemption Date <input type="text" value="05/03/2018"/> |
| Months                  | 5                                                    | 1                                                       |
| Tax Collector           | <input type="text" value="\$2,846.93"/>              | <input type="text" value="\$2,846.93"/>                 |
| Tax Collector Interest  | \$213.52                                             | \$42.70                                                 |
| Tax Collector Fee       | <input type="text" value="\$6.25"/>                  | <input type="text" value="\$6.25"/>                     |
| Total Tax Collector     | \$3,066.70                                           | <input type="text" value="\$2,895.88"/> TK              |
| 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                                              | \$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 | \$3,650.45                                           | \$3,352.63                                              |
|                         | Repayment Overpayment Refund Amount                  | \$297.82                                                |

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 005139  
 Redeemed Date 05/03/2018**

**Name** GEORGE R KEE JR 1308 BRIDGE CREEK TER PENSACOLA FL 32506

|                             |            |
|-----------------------------|------------|
| Clerk's Total = TAXDEED     | \$483.75   |
| Due Tax Collector = TAXDEED | \$3,066.70 |
| 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

**\$ 3032.63**

**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

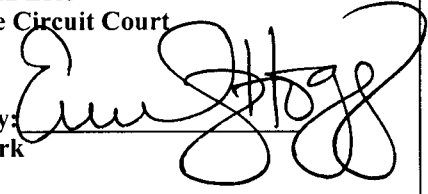
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 094625815 Certificate Number: 005139 of 2016**

**Payor: GEORGE R KEE JR 1308 BRIDGE CREEK TER PENSACOLA FL 32506      Date 05/03/2018**

|                       |   |                       |                       |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check #       | 1 | Clerk's Total         | <del>\$483.75</del>   |
| Tax Collector Check # | 1 | Tax Collector's Total | <del>\$3,666.70</del> |
|                       |   | Postage               | <del>\$60.00</del>    |
|                       |   | Researcher Copies     | <del>\$40.00</del>    |
|                       |   | Total Received        | <del>\$3,650.45</del> |

**\$3032.63**

**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 •

May 7, 2018

BRIDGE TAX LLC-616 US BANK  
PO BOX 645040  
CINCINNATI OH 45264

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.

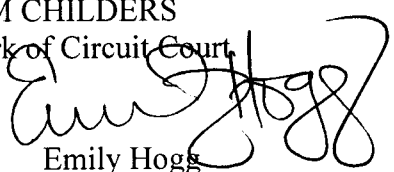
| TAX CERT       | APP FEES | INTEREST | TOTAL    |
|----------------|----------|----------|----------|
| 2016 TD 005139 | \$450.00 | \$6.75   | \$456.75 |

**TOTAL \$456.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

City Rec. Fee 5.00 + 1.00  
St. Dec. Stamp Tax 366.85  
Total 372.85

116

This instrument was prepared by

✓ Alan C. Sheppard  
of  
EMMANUEL, SHEPPARD & CONDON  
ATTORNEYS AT LAW  
30 SOUTH SPRING STREET  
POST OFFICE DRAWER 1271  
PENSACOLA, FLORIDA 32596

Our File No. B135-8244

State of Florida

ESCAMBIA

County

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That the BOB PRICE HOMES, INC.  
a Florida corporation, for  
and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby  
acknowledged, does bargain, sell, convey and grant unto GEORGE RAY KEE, JR. and BONNIE RAE KEE,  
husband and wife  
(whose mailing address is: 1308 Bridge Creek Terrace, Pensacola, FL 32506),  
their heirs, executors, administrators, successors and assigns, forever, the following real property,  
situate, lying and being in the \_\_\_\_\_, County of Escambia  
State of Florida, to-wit:

Lot 10, Block "D", WOODRIDGE MANOR, UNIT #3, according to  
plat thereof recorded in Plat Book 13, Page 76, of the  
public records of Escambia County, Florida.

D. S. PD. 366.85  
DATE March 9, 1988  
JOE A. FLOWERS, COMPTROLLER  
BY: Barbara Pittner D.C.  
CEW. REG. #59-2043328-27-01

Subject to taxes for current year and to valid reservations, easements and restrictions of record affecting  
the above property, if any, which are not hereby reimposed.

To have and to hold, unto the said Grantee s, their heirs, successors, and assigns, forever.  
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in  
anywise appertaining, free from all exemptions and right of homestead. And the said corporation covenants  
that it is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the  
same; that it is free from encumbrances, and that it, its successors and assigns, shall and will forever warrant  
and defend the said Grantee s, their heirs, executors, administrators, successors and assigns, in the  
quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, subject  
to the exceptions set forth above.

IN WITNESS WHEREOF, the said corporation, Grantor, in pursuance of due and legal action of its  
stockholders and Board of Directors, has executed these presents, causing its name to be signed by its \_\_\_\_\_  
President, and its corporate seal to be affixed hereto this 8th day of March  
\_\_\_\_\_, A.D., 19 88.

Signed, sealed and delivered in the presence of:

Christina E. Edwards  
Alan C. Sheppard

BOB PRICE HOMES, INC.

By [Signature]  
\_\_\_\_\_  
President

Attest: \_\_\_\_\_  
\_\_\_\_\_  
Secretary

(Corporate Seal)

STATE OF FLORIDA; COUNTY OF ESCAMBIA:

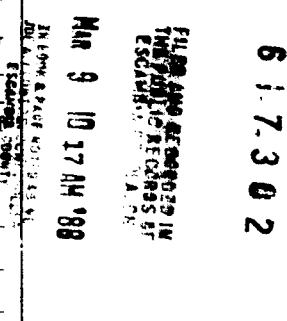
The foregoing instrument was acknowledged before me this 8th day  
of March, 19 88, by Bobby B. Price  
as President of Bob Price Homes, Inc.  
a Florida corporation, on behalf of  
the corporation.



Notary Public, State of Florida

My Commission Expires Mar. 3, 1989

Clk's File For Record No.



# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-4-2018

TAX ACCOUNT NO.: 09-4625-815

CERTIFICATE NO.: 2016-5139

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

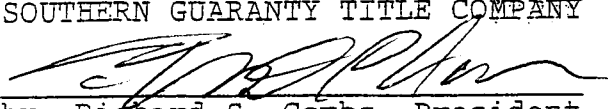
   X Notify Escambia County, 190 Governmental Center, 32502

X    Homestead for 2017 tax year.

George Ray Kee, Jr.  
Bonnie Rae Kee  
1308 Bridge Creek Terrace  
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,  
this 25th day of May, 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.: 14372

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

1. Taxes for all years paid 05/08/2018. The assessed value is \$101,347.00. Tax ID 09-4625-815.

**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.: 14372

**Lot 10, Block D, Woodridge Manor, Unit #3, as per plat thereof, recorded in Plat Book 13, Page 76, 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

18-364

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14372

May 25, 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 05-25-1998, through 05-25-2018, and said search reveals the following:

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

George Ray Kee, Jr. and Bonnie Rae Kee, 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

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: 