

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800403

Date of Tax Deed Application

May 09, 2018

This is to certify that **BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST**, holder of **Tax Sale Certificate Number 2016 / 6289**, 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: **11-0043-000**

Cert Holder:

BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

Property Owner:

BROWN JAMES E JR &
BROWN KRISTINA J
1504 5TH AVE
CANTONMENT, FL 32533

LTS 4 & 5 BLK 5 DAVISON HOMES S/D PB 3 P 27 OR 662 6 P 662

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 |
|--------------------------------|-----------------------|------------------|-----------------------------------|-----------------|--------------|
| 2016/6289 | 11-0043-000 | 06/01/2016 | 237.44 | 85.48 | 322.92 |

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 |
|--------------------------------|-----------------------|------------------|-----------------------------------|----------------------------|-----------------|--------------|
| 2017/6096 | 11-0043-000 | 06/01/2017 | 242.45 | 6.25 | 18.79 | 267.49 |
| 2015/6893 | 11-0043-000 | 06/01/2015 | 227.06 | 6.25 | 120.91 | 354.22 |

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)

944.63

0.00

226.32

200.00

175.00

1,545.95

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
19. Total Amount to Redeem

6.25

Done this the 15th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **3rd December 2018**

By

Shirley Rich, CFCF
Senior Deputy Tax Collector

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

11-0043-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800403

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547,

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 |
|----------------|-----------------|------------|---|
| 11-0043-000 | 2016/6289 | 06-01-2016 | LTS 4 & 5 BLK 5 DAVISON HOMES S/D PB 3 P 27 OR 662 6 P 662 |

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
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

05-09-2018
Application Date

Applicant's signature



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: 131N303000004005
Account: 110043000
Owners: BROWN JAMES E JR &
BROWN KRISTINA J
Mail: 1504 5TH AVE
CANTONMENT, FL 32533
Situs: 5TH AVE 32533
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): RC
LIPSCOMB/RANSOM/TATE
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 | \$12,255 | \$0 | \$12,255 | \$12,255 |
| 2016 | \$12,255 | \$0 | \$12,255 | \$12,255 |
| 2015 | \$12,255 | \$0 | \$12,255 | \$12,255 |

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|------------|------|------|----------|------|-------------------------------|
| 08/16/2010 | 6626 | 662 | \$5,000 | WD | View Instr |
| 04/2007 | 6123 | 1162 | \$100 | CT | View Instr |
| 09/2001 | 4775 | 1270 | \$15,000 | WD | View Instr |
| 05/2000 | 4558 | 725 | \$100 | WD | View Instr |
| 03/1996 | 3946 | 564 | \$100 | QC | 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

LTS 4 & 5 BLK 5 DAVISON HOMES S/D PB 3 P 27 OR
6626 P 662

Extra Features

None

Parcel Information

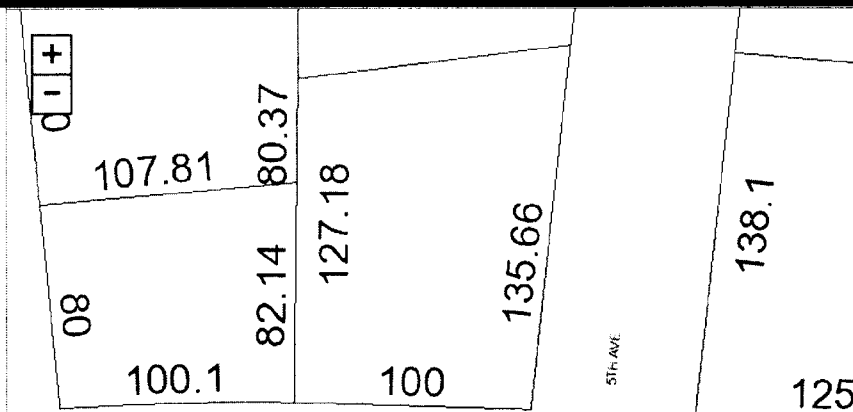
[Launch Interactive Map](#)

Section Map Id:
13-1N-30-2

Approx. Acreage:
0.3256

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

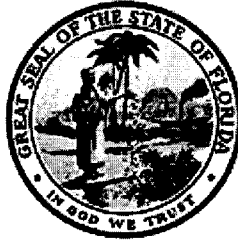
Images

None

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: 05/23/2018 (tc.1270)

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

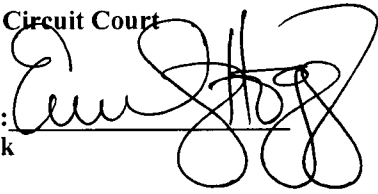
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 110043000 Certificate Number: 006289 of 2016**

Payor: KRISTINA J BROWN 1504 5TH AVE CANTONMENT, FL 32533 Date 06/29/2018

| | | | |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check # | 1 | Clerk's Total | \$497.25 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$1,714.52 |
| | | Postage | \$60.00 |
| | | Researcher Copies | \$40.00 |
| | | Total Received | \$2,311.77 |

\$1,712.14

**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
 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 006289

Redeemed Date 06/29/2018

Name KRISTINA J BROWN 1504 5TH AVE CANTONMENT, FL 32533

| | |
|-----------------------------|--------------------|
| Clerk's Total = TAXDEED | \$497.25 |
| Due Tax Collector = TAXDEED | \$1,714.52 1712.14 |
| 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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 110043000 Certificate Number: 006289 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

| | | |
|-------------------------|--|---|
| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
| | Auction Date <input type="text" value="12/03/2018"/> | Redemption Date <input type="text" value="06/30/2018"/> |
| Months | 7 | 1 |
| Tax Collector | <input type="text" value="\$1,545.95"/> | <input type="text" value="\$1,545.95"/> |
| Tax Collector Interest | \$162.32 | \$23.19 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$1,714.52 | <input type="text" value="\$1,575.39"/> 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"/> |
| 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 | \$2,311.77 | \$2,032.14 |
| | Repayment Overpayment Refund Amount | \$279.63 |

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 •

July 9, 2018

EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST
296 HARRISON CIR
HIAWASSEE GA 30546

Dear Certificate Holder:

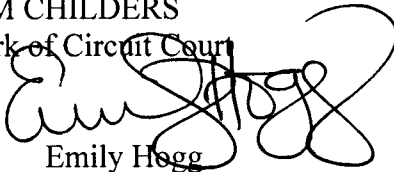
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

| TAX CERT | APP FEES | INTEREST | TOTAL |
|----------------|----------|----------|----------|
| 2016 TD 003107 | \$450.00 | \$13.50 | \$463.50 |
| 2016 TD 006289 | \$450.00 | \$6.75 | \$456.75 |
| 2016 TD 000623 | \$450.00 | \$6.75 | \$456.75 |

TOTAL \$1,377.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

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

18-619

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14676

September 12, 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 09-12-1998, through 09-12-2018, and said search reveals the following:

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

James E. Brown, Jr. and Kristina J. Brown, 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: 

September 12, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14676

September 12, 2018

**Lots 4 and 5, Block 5, Davison Homes Subdivision, as per plat thereof, recorded in Plat Book 3, Page 27,
of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14676

September 12, 2018

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

1. Possible Code Enforcement Lien filed by Escambia County recorded in O.R. Book 7843, page 341, as amended in O.R. Book 7948, page 1913.
2. All Taxes Paid. The assessed value is \$12,255.00. Tax ID 11-0043-000.

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: 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: 12-3-2018

TAX ACCOUNT NO.: 11-0043-000

CERTIFICATE NO.: 2016-6289

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

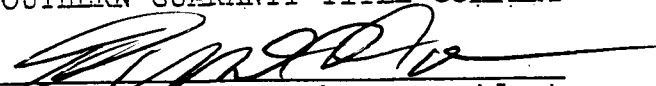
 X Notify City of Pensacola, P.O. Box 12910, 32521
X Notify Escambia County, 221 Palafox Place, 4th Floor/
190 Governmental Center, 32502
 X Homestead for tax year.

James E. Brown, Jr.
Kristina J. Brown
1504 5th Ave.
Cantonment, FL 32533

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 12th day of September, 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.

Documentary stamp tax of \$35 has been paid on
a transfer price of \$5,000.00.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Charles Curry
Stonewall Title Group
100 North Spring Street, Suite 1
Pensacola, Florida 32502

Property Appraisers Parcel Identification (Folio) Number: 13-1N-30-3000-004-005

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 16th day of August, 2010 by Harvesters Federal Credit Union, whose post office address is 480 South Highway 29, Cantonment, FL 32533 herein called the Grantor, to James E. Brown, Jr. and Kristina J. Brown, husband and wife whose post office address is 1504 5th Avenue, Cantonment, FL 32533, hereinafter called the Grantees:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lot 4 and 5, Block 5, Davison Homes Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Page 27, of the Public Records of Escambia County, Florida.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities, and easements, restrictions and reservations of record and to taxes for the current year and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

R. Douglas Harrison

Witness #1 Printed Name

Kathleen A. Curry

Witness #2 Signature

Kathleen A. Curry

Witness #2 Printed Name

Harvesters Federal Credit Union

Jim Franklin

Jim Franklin, Vice President For Lending

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of August, 2010 by Jim Franklin, Vice President for Lending of Harvesters Federal Credit Union, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

SEAL

KATHLEEN A. CURRY
Notary Public, State of Florida
My comm. exp. April 26, 2012
Comm. No. DD 780647

Kathleen A. Curry

Notary Public

Printed Notary Name

My Commission Expires:

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statements.

Name of Roadway: **5th Avenue Vacant Lot**


Legal Address of Property: **5th Avenue Vacant Lot, Cantonment, FL 32533**

The County ☒ has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

**Stonewall Title Group
100 North Spring Street, Suite 1
Pensacola, Florida 32502**

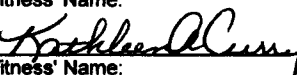
AS TO SELLER(S):



Witness' Name:

R. Douglas Harrison

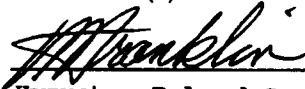
Witness' Name:



Witness' Name:


Kathleen A. Curry

Witness' Name:

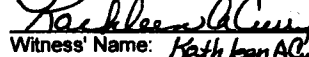


Harvesters Federal Credit Union
Jim Franklin, Vice President for Lending

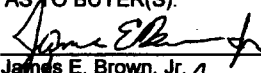
AS TO BUYER(S):

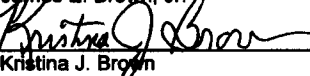


Witness' Name: James E. Brown, Jr.



Witness' Name: Kathleen A. Curry



James E. Brown, Jr.


Kristina J. Brown

Witness' Name:

Witness' Name:

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS Effective 4/15/95