

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800343

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
11-0158-100	2016/6327	06-01-2016	BEG AT SE COR SEC W 50 FT N 419 FT TO POB CONT N 1 75 FT W 500 FT S 175 FT E 500 FT TO POB OR 3464 P 364

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

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1800343

**Date of Tax Deed Application**

Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 6327**, 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: **11-0158-100**

**Cert Holder:**

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

**Property Owner:**

**TATUM KAREN S**  
**1651 CHEMSTRAND RD**  
**CANTONMENT, FL 32533**  
 BEG AT SE COR SEC W 50 FT N 419 FT TO POB CONT N 1 75 FT  
 W 500 FT S 175 FT E 500 FT TO POB OR 3464 P (Full legal  
 attached.)

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
2016/6327	11-0158-100	06/01/2016	988.28	49.41	1,037.69

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
2017/6133	11-0158-100	06/01/2017	1,042.96	6.25	52.15	1,101.36

**Amounts Certified by Tax Collector (Lines 1-7):**

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)

**Total Amount Paid**

2,139.05  
 0.00  
 0.00  
 200.00  
 175.00  
  
 2,514.05

**Amounts Certified by Clerk of Court (Lines 8-15):**

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

**Total Amount Paid**

43,316.50  
  
  
 6.25

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By *Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
 11-0158-100 2016

BEG AT SE COR SEC W 50 FT N 419 FT TO POB CONT N 1 75 FT W 500 FT S 175 FT E 500 FT TO POB OR 3464 P 364



# 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:** 141N307000000001  
**Account:** 110158100  
**Owners:** TATUM KAREN S  
**Mail:** 1651 CHEMSTRAND RD  
CANTONMENT, FL 32533  
**Situs:** 1651 CHEMSTRAND RD  
32533  
**Use Code:** SINGLE FAMILY RESID   
**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	\$32,462	\$69,959	\$102,421	\$86,633
2016	\$32,462	\$68,628	\$101,090	\$84,852
2015	\$32,462	\$64,841	\$97,303	\$84,263

[Disclaimer](#)[Amendment 1/Portability Calculations](#)[➤ File for New Homestead Exemption Online](#)**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/1993	3464	364	\$70,000	WD	<a href="#">View Instr</a>
01/1976	976	6	\$4,000	WD	<a href="#">View Instr</a>

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

**2017 Certified Roll Exemptions**

HOMESTEAD EXEMPTION, WIDOW

**Legal Description**

BEG AT SE COR SEC W 50 FT N 419 FT TO POB CONT N 175 FT  
W 500 FT S 175 FT E 500 FT TO POB OR 3464 P 364

**Extra Features**

METAL SHED

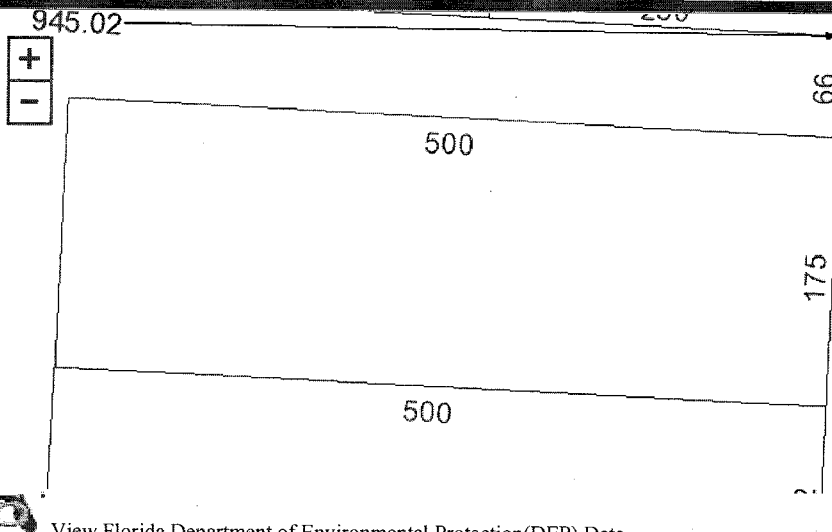
**Parcel  
Information**

**Section Map Id:**  
14-1N-30

**Approx. Acreage:**  
2.0100

**Zoned:**   
LDR

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

[Launch Interactive Map](#)[View Florida Department of Environmental Protection \(DEP\) Data](#)**Buildings**

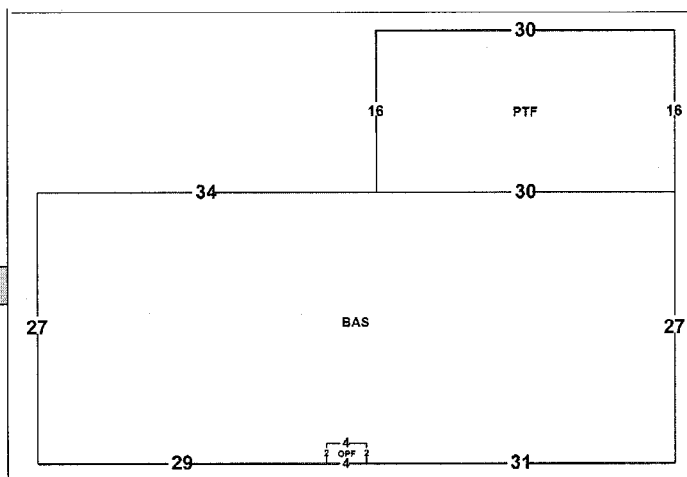
Address: 1651 CHEMSTRAND RD, Year Built: 1976, Effective Year: 1976

Structural Elements  
**DECOR/MILLWORK AVERAGE**  
**DWELLING UNITS 1**  
**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-DIMEN/ARCH SHNG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 2208 Total SF

**BASE AREA - 1720**  
**OPEN PORCH FIN - 8**  
**PATIO FINISHED - 480**



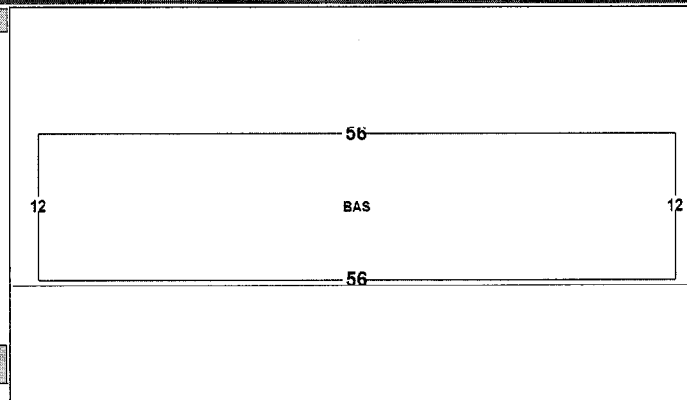
Address:1651 CHEMSTRAND RD B, Year Built: 1980, Effective Year: 1980

**Structural Elements**

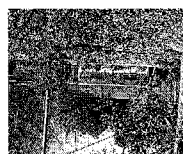
**DWELLING UNITS-1**  
**MH EXTERIOR WALL-VINYL/METAL**  
**MH FLOOR FINISH-CARPET**  
**MH FLOOR SYSTEM-TYPICAL**  
**MH HEAT/AIR-HEAT & AIR**  
**MH INTERIOR FINISH-PANEL**  
**PLYWOOD**  
**MH MILLWORK-TYPICAL**  
**MH ROOF COVER-METAL**  
**MH ROOF FRAMING-FLAT/SHED**  
**MH STRUCTURAL FRAME-TYPICAL**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**STORY HEIGHT-0**

 Areas - 672 Total SF

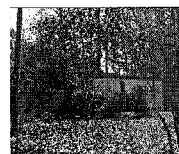
**BASE AREA - 672**



**Images**



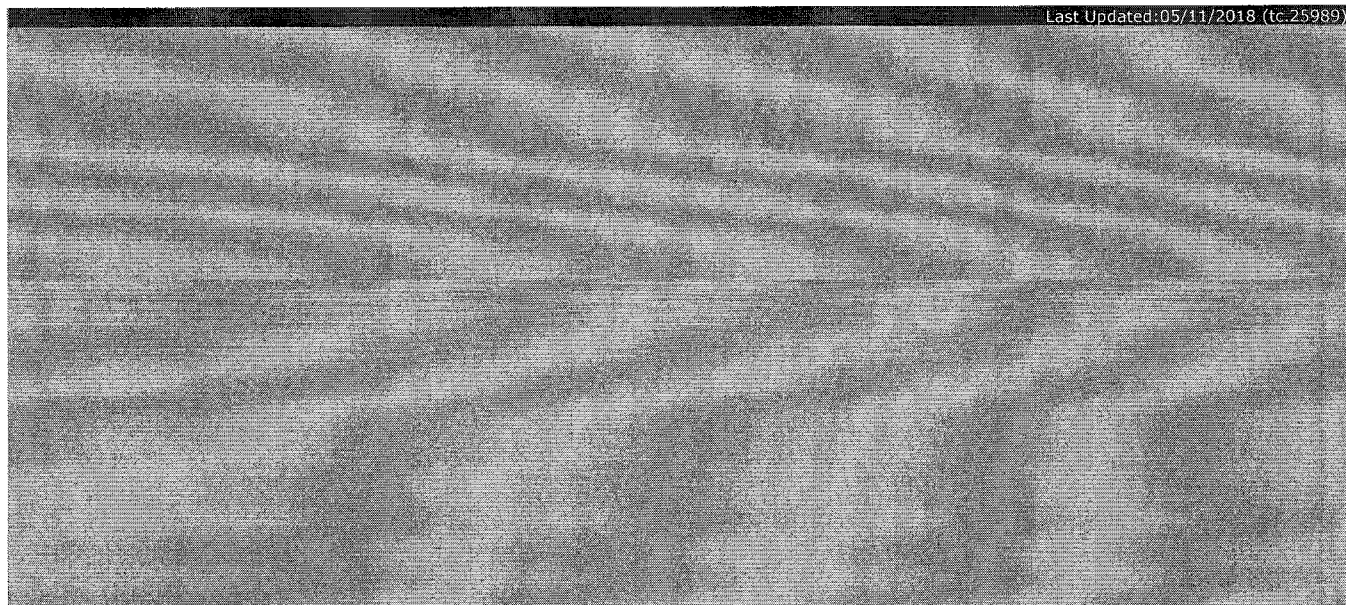
2/26/18



2/26/18

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:05/11/2018. (tc.25989)





# 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

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 006327	\$450.00	\$20.25	\$470.25

**TOTAL \$470.25**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division

3464N 365

Schedule A

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 30 WEST; THENCE WEST ALONG THE SOUTH LINE OF SAID FOR A DISTANCE OF 50 FEET; THENCE DEFLECT NORTH PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 419 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAME LINE FOR A DISTANCE OF 175 FEET AND DEFLECT WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 500 FEET; THENCE DEFLECT SOUTH PARALLEL TO EAST LINE OF SAID SECTION FOR A DISTANCE OF 175 FEET; THENCE DEFLECT EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING.

File No: 3A-44674

# This Warranty Deed

3464 364

Made this 1st day of November A.D. 19 93

By Jon  
JOHN D. OATMAN, a divorced and remarried man and  
ROBERTA OATMAN, a divorced woman

hereinafter called the grantor, to  
GLENN W. TATUM and KAREN S. TATUM, husband and  
wife

whose post office address is: 1651 Chemstrand Road  
Pensacola, Florida 32514  
Cantonment 32533

hereinafter called the grantee:

(Whoever used herein the term "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 \$ 10.00  
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, Florida, viz:

See Schedule "A" attached hereto and by this reference made a part  
hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for  
the current year.

D.S. PD. 493  
DATE 11/13/93  
JOE A. FLOREN, County Clerk  
BY: [Signature]  
CERT. REG. # 59-2043328-27-01

Parcel Identification Number: 14-1N-30-7000-000-001

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 grantee 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; that the grantor hereby fully 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, 19

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered in our presence:

<u>[Signature]</u> Sharon Hundley	<u>[Signature]</u> JOHN D. OATMAN	LS
<u>[Signature]</u> Patricia A. Burns	<u>[Signature]</u> ROBERTA OATMAN	LS
_____	_____	LS
_____	_____	LS

State of Florida  
County of Escambia

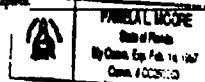
The foregoing instrument was acknowledged before me this 1st day of November, 19 93

By JOHN D. OATMAN and Roberta Oatman  
Jon

who is personally known to me or who has produced a drivers license as identification  
and who did not take an oath.

Print Name:  
Notary Public  
My Commission Expires

PREPARED BY: Pam Moore  
RECORD & RETURN TO:  
Lawyers Title Agency of North Florida, Inc.  
1149 Creighton Road, Suite 1  
Pensacola, Florida 32504  
File No: 2A-44674



WD-1  
11/93

25x11

32x11

# 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.: 11-0158-100

CERTIFICATE NO.: 2016-6327

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.

Karen S. Tatum  
Glenn W. Tatum, if alive  
1651 Chemstrand Rd.  
Cantonment, FL 32533

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.: 15584

August 10, 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 \$102,421.00. Tax ID 11-0158-100.

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.: 15584

August 10, 2018

**Beg at SE Cor SEC W 50 Ft N 419 FT to POB Cont N 175 Ft W 500 FT S 175 Ft E 500 Ft POB OR 3464,  
P 364. SEC 14 T1N R30W**

18-558

**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.: 15584

August 10, 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 08-10-1998, through 08-10-2018, and said search reveals the following:

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

Karen S. Tatum and Glenn W. Tatum, if alive

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 10, 2018