

18-368

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1800074

**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 / 6448**, 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: **11-0997-735**

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

**Property Owner:**  
**MURPHY TERI DARLENE**  
**796 VALLEY RIDGE WAY**  
**PENSACOLA, FL 32514**

LT 28 BLK B VALLEY RIDGE S/D PB 12 P 13 OR 3325 P 151 OR 6638 P 1193

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
2016/6448	11-0997-735	06/01/2016	849.91	42.50	892.41

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
2017/6232	11-0997-735	06/01/2017	877.08	6.25	43.85	927.18

**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	1,819.59
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	204.36
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)	2,398.95

**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.	42,411.00
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 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
11-0997-735 2016

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800074

To: Tax Collector of ESCAMBIA 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
11-0997-735	2016/6448	06-01-2016	LT 28 BLK B VALLEY RIDGE S/D PB 12 P 13 OR 3325 P 151 OR 6638 P 1193

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



# Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← Navigate Mode  Account  Reference →

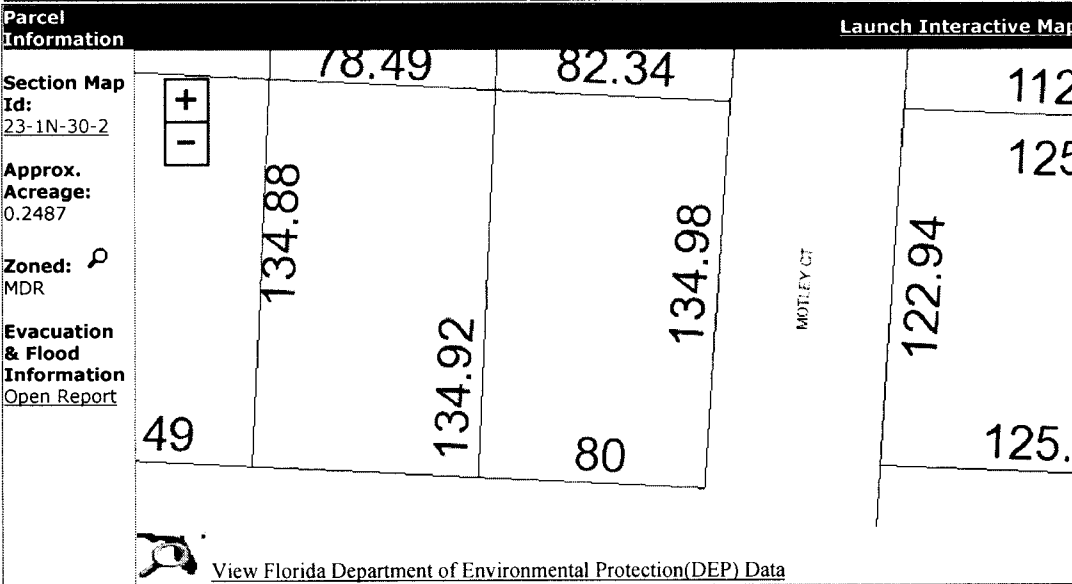
Printer Friendly Version

General Information	
<b>Reference:</b>	231N303100028002
<b>Account:</b>	110997735
<b>Owners:</b>	MURPHY TERI DARLENE
<b>Mail:</b>	796 VALLEY RIDGE WAY PENSACOLA, FL 32514
<b>Situs:</b>	796 VALLEY RIDGE WAY 32514
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Schools (Elem/Int/High):</b>	RC LIPSCOMB/FERRY PASS/TATE
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$19,000	\$77,967	\$96,967	\$84,822
2016	\$19,000	\$76,486	\$95,486	\$83,078
2015	\$19,000	\$72,329	\$91,329	\$82,501
<a href="#">Disclaimer</a>				
<a href="#">Amendment 1/Portability Calculations</a>				
> <a href="#">File for New Homestead Exemption Online</a>				


Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/14/2010	6638	1193	\$100	QC	<a href="#">View Instr</a>
02/1993	3325	151	\$71,500	WD	<a href="#">View Instr</a>
10/1988	2694	922	\$66,900	WD	<a href="#">View Instr</a>
10/1984	1975	219	\$65,000	WD	<a href="#">View Instr</a>
02/1984	1881	530	\$8,500	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

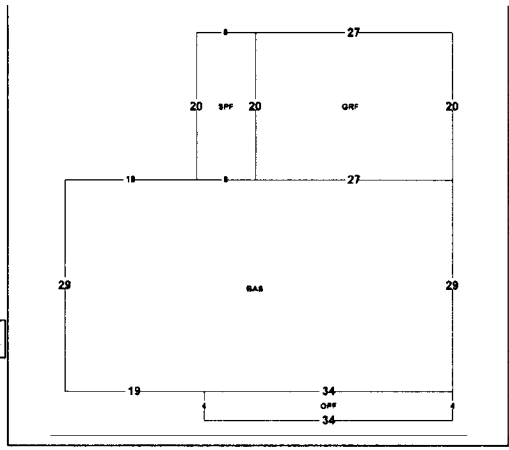
2017 Certified Roll Exemptions
HOMESTEAD EXEMPTION, TOTAL & PERMANENT
Legal Description
LT 28 BLK B VALLEY RIDGE S/D PB 12 P 13 OR 3325 P 151 OR 6638 P 1193
Extra Features
None



Buildings
Address: 796 VALLEY RIDGE WAY, Year Built: 1984, Effective Year: 1984
<b>Structural Elements</b>

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**EXTERIOR WALL-SIDING-LAP.AAVG**  
**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 - 2373 Total SF
<b>BASE AREA - 1537</b>
<b>GARAGE FIN - 540</b>
<b>OPEN PORCH FIN - 136</b>
<b>SCRN PORCH FIN - 160</b>



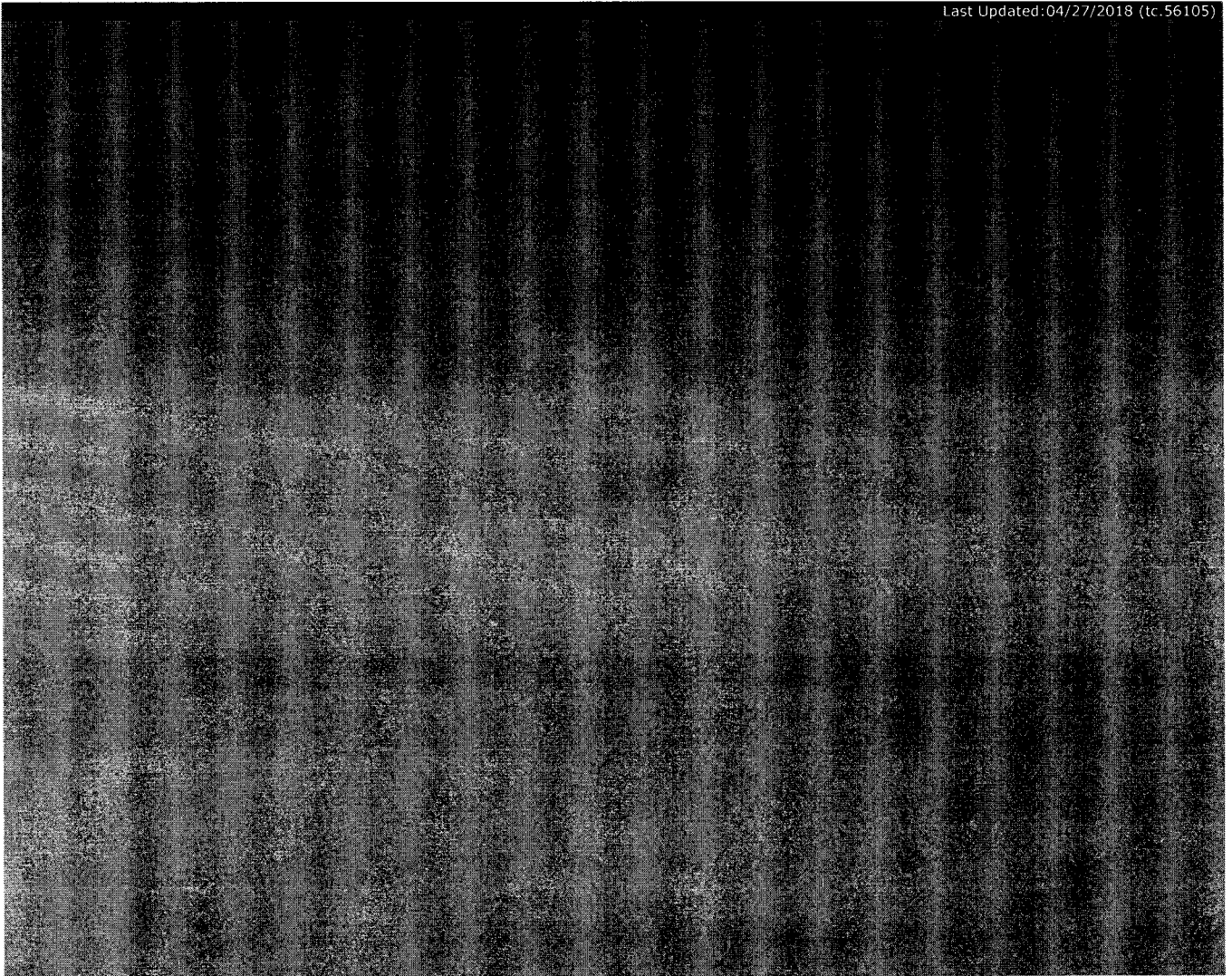
Images



3/26/15

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.56105)



**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: 110997735 Certificate Number: 006448 of 2016**

**Payor: TERI H MURPHY 796 VALLEY RIDGE WAY PENSACOLA, FL 32514    Date 05/08/2018**

Clerk's Check #            2780399  
Tax Collector Check #    1

Clerk's Total                \$483.75  
Tax Collector's Total      \$2,585.12  
Postage                      \$60.00  
Researcher Copies        \$0.00  
Total Received             \$3,128.87

PAM CHILDERS  
Clerk of the Circuit Court

Received By:  
Deputy Clerk

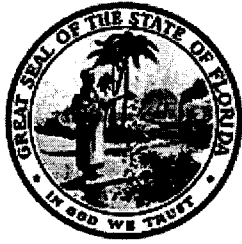
*REDUCED TO*  
*\$ 2,577.93*

A large, stylized handwritten signature in black ink, written over the printed name and title of the 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>

18-348

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
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MENTAL HEALTH  
MIS  
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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**

**Case # 2016 TD 006448**  
**Redeemed Date 05/08/2018**

**Name TERI H MURPHY 796 VALLEY RIDGE WAY PENSACOLA, FL 32514**

Clerk's Total = TAXDEED \$483.75  
Due Tax Collector = TAXDEED \$2,585.12  
Postage = TD2 \$60.00  
ResearcherCopies = TD6 \$0.00

• 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 and Comptroller, Escambia County

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

May 15, 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 003987	\$450.00	\$0.00	\$450.00
2016 TD 006448	\$450.00	\$6.75	\$456.75
2016 TD 001021	\$450.00	\$6.75	\$456.75

**TOTAL \$1,363.50**

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

18-368

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14376

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:

Teri Darlene Murphy

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: 



**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14376

**Lot 28, Block B, Valley Ridge, as per plat thereof, recorded in Plat Book 12, Page 13, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14376

**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 \$96,967.00. Tax ID 11-0997-735.

**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: 9-4-2018

TAX ACCOUNT NO.: 11-0997-735

CERTIFICATE NO.: 2016-6448

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

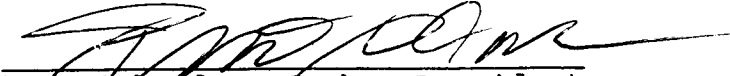
   X Notify Escambia County, 190 Governmental Center, 32502

X    Homestead for 2017 tax year.

Teri Dariene Murphy  
796 Valley Ridge Way  
Pensacola, FL 32514

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.

Prepared by: John L. Myrick  
JOHN L. MYRICK, P.A.  
1457 North Ninth Avenue  
Pensacola, FL 32503  
(850) 433-0084

STATE OF FLORIDA

**QUIT CLAIM DEED**

COUNTY OF ESCAMBIA

KNOW ALL PERSONS BY THESE PRESENTS, that MICHAEL WAYNE MURPHY, a divorced and unremarried man, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does remise, release and quit claim unto TERI DARLENE MURPHY, a divorced and unremarried woman, her heirs, personal representatives, administrators and assigns, forever, the following described property, situated in the County of Escambia, commonly referred to as 796 Valley Ridge Way, Pensacola, Florida, and more particularly described as follows:

Lot 28, Block B, VALLEY RIDGE, according to plat thereof recorded in Plat Book 12 at Page 13 of the Public Records of Escambia County, Florida.

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

NOTE: This conveyance is made pursuant to the terms, provisions and conditions of a Final Judgment of Dissolution of Marriage entered in the Circuit Court in and for Escambia County, Florida in case number 2006-DR-13399 on December 23, 2008 by the Honorable Kim A. Skievaski..

WITNESSES



Witness Signature

Anastas A. Horvath

Print or type witness name



MICHAEL WAYNE MURPHY



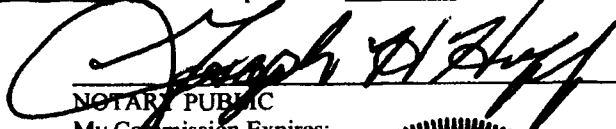
Witness Signature

J E Butler

Print or type witness name

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of September, 2010, by MICHAEL WAYNE MURPHY, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.



NOTARY PUBLIC

My Commission Expires:

Parcel ID No: 11-0997-735

RECORDED AS RECEIVED

