

## Tax Collector's Certification

Tax Deed Application Number  
1800235

Date of Tax Deed Application  
Apr 25, 2018

This is to certify that ATCF II FLORIDA-A, LLC, holder of Tax Sale Certificate Number 2016 / 9051, 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: 17-0289-995

Cert Holder:  
ATCF II FLORIDA-A, LLC  
PO BOX 54972  
NEW ORLEANS, LA 70154

Property Owner:  
BOSTON ENTERPRISES INC  
3233 FLORIDA AVE, STE 102  
KENNER, LA 70065  
LT 1 BLK 1 RE S/D OF LTS 1 2 & 3 BLK 1 SANTA ROSA VILLAS PB 8 P 22  
OR 6791 P 995 SHEET 14

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
2016/9051	17-0289-995	06/01/2016	3,295.40	164.77	3,460.17

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
2017/8824	17-0289-995	06/01/2017	3,329.09	6.25	166.45	3,501.79

## 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	6,961.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	3,343.36
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)	10,680.32

## 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, 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 1st day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
17-0289-995 2016

By *Jennifer N. Cassidy*

**APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800235

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC

PO BOX 54972

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
17-0289-995	2016/9051	06-01-2016	LT 1 BLK 1 RE S/D OF LTS 1 2 & 3 BLK 1 SANTA ROSA VILLAS PB 8 P 22 OR 6791 P 995 SHEET 14

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

ATCF II FLORIDA-A, LLC

PO BOX 54972

NEW ORLEANS, LA 70154

04-25-2018  
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:	282S261400001001
Account:	170289995
Owners:	BOSTON ENTERPRISES INC
Mail:	3233 FLORIDA AVE, STE 102 KENNER, LA 70065
Situs:	1682 CALLE BONITA 32561
Use Code:	SINGLE FAMILY - TOWNHOME 
Taxing Authority:	PENSACOLA BEACH
Schools (Elem/Int/High):	SUTER/WORKMAN/PENSACOLA
Tax Inquiry:	<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	\$85,000	\$125,000	\$210,000	\$205,393
2016	\$70,000	\$116,721	\$186,721	\$186,721
2015	\$65,000	\$116,721	\$181,721	\$181,721

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/28/2011	6791	995	\$187,900	LI	<a href="#">View Instr</a>
12/23/2008	6467	133	\$100	WD	<a href="#">View Instr</a>
12/23/2008	6424	1274	\$100,000	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	
None	
Legal Description	
LT 1 BLK 1 RE S/D OF LTS 1 2 & 3 BLK 1 SANTA ROSA VILLAS PB 8 P 22 OR 6791 P 995 SHEET 14	

Extra Features	
None	

### Parcel Information

[Launch Interactive Map](#)

Section Map  
Id:  
PB014



Approx. Acreage:  
0.0958

Zoned:  
MDR-PB

Evacuation & Flood Information  
[Open Report](#)


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

### Buildings

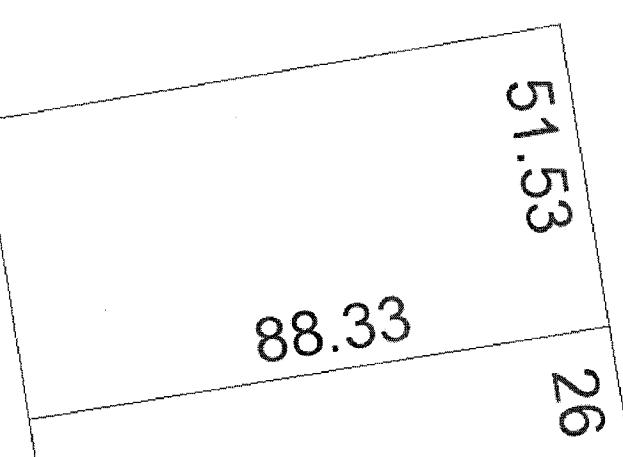
Address: 1682 CALLE BONITA, Year Built: 1971, Effective Year: 1990

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

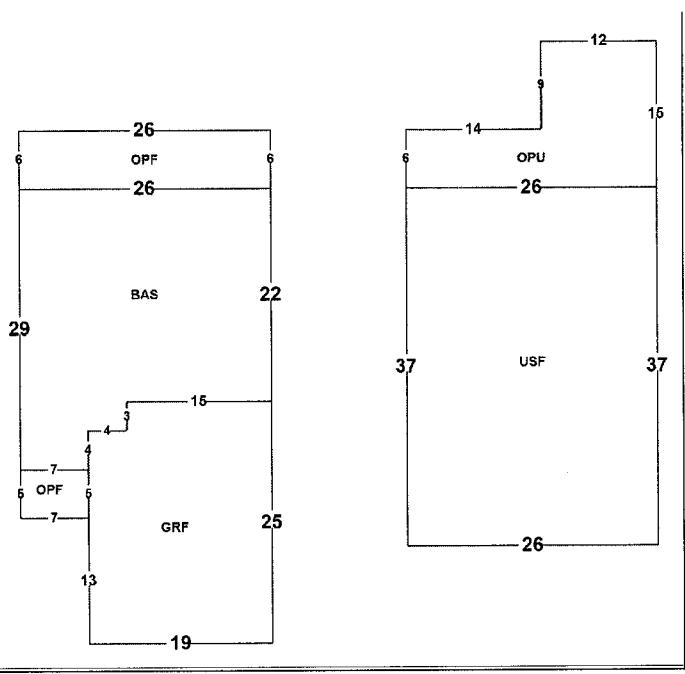
EXTERIOR WALL-SIDING-LAP AAVG



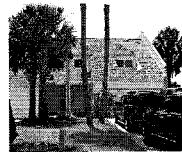
**EXTERIOR WALL-CONCRETE BLOCK**  
**FLOOR COVER-TILE/STAIN**  
**CONC/BRICK**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-8**  
**NO. STORIES-2**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-GABLE-HI PITCH**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 2513 Total SF

**BASE AREA - 633**  
**GARAGE FIN - 463**  
**OPEN PORCH FIN - 191**  
**OPEN PORCH UNF - 264**  
**UPPER STORY FIN - 962**



Images



9/21/15

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: 05/07/2018 (tc.4383)

[Search Property](#)[Property Sheet](#)[Lien Holder's](#)[Sold To](#)[Redeem](#)[Forms](#)[Courtview](#)[Benchmark](#)

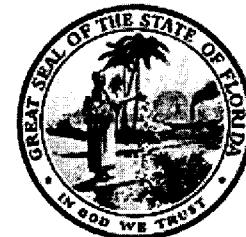
**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

Account: 170289995 Certificate Number: 009051 of 2016

Redemption	No <input checked="" type="checkbox"/>	Application Date	04/25/2018	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date 10/01/2018		Redemption Date 07/31/2018 	
Months	6			3	
Tax Collector	\$10,680.32			\$10,680.32	
Tax Collector Interest	\$961.23			\$480.61	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$11,647.80			\$11,167.18 <i>TC</i>	
Clerk Fee	\$130.00			\$130.00	
Sheriff Fee	\$120.00			\$120.00	
Legal Advertisement	\$200.00			\$200.00	
App. Fee Interest	\$40.50			\$20.25	
Total Clerk	\$490.50			\$470.25 <i>CH</i>	
Postage	\$21.68			\$0.00	
Researcher Copies	\$2.00			\$2.00	
Total Redemption Amount	\$12,161.98			\$11,639.43	
				\$522.55 + 120 + 200 =	
				<i>\$ 842.55</i>	
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



**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 009051**

**Redeemed Date 07/31/2018**

**Name MICHAEL GAFFNEY 3015 19TH STREET METAIRIE LA 70002**

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$11,647.80
Postage = TD2	\$21.68
ResearcherCopies = TD6	\$2.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
<b>FINANCIAL SUMMARY</b>					
No Information Available - See Dockets					

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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**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: 170289995 Certificate Number: 009051 of 2016**

**Payor: MICHAEL GAFFNEY 3015 19TH STREET METAIRIE LA 70002 Date 07/31/2018**

Clerk's Check #	639153	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$11,647.80
		Postage	\$21.68
		Researcher Copies	\$2.00
		Total Received	\$12,161.98

**PAM CHILDERS  
 Clerk of the Circuit Court**

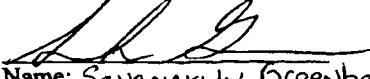
Received By:  
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

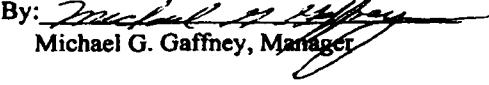
**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

IN WITNESS WHEREOF, the undersigned Assignor has executed this instrument this 28 day of November, 2011.

Signed, sealed and delivered  
in the presence of:

  
Name: Savannah Greenbaum  
  
Name: MARLIN GUSHIN JR.

Boston Properties, L.L.C., a Louisiana limited  
liability company

By:   
Michael G. Gaffney, Manager

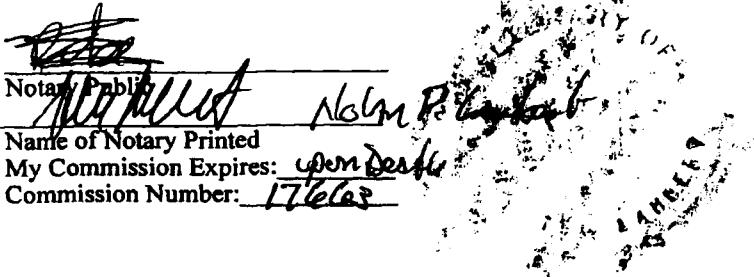
Seller's Address: P. O. Box 8284  
Metairie, LA 70011

STATE OF LOUISIANA  
PARISH OF ORLEANS

The foregoing instrument was acknowledged before me this 28 day of November, 2011 by Michael G. Gaffney, as the Manager of Boston Properties, L.L.C., a Louisiana limited liability company, who did not take an oath and who:

is/are personally known to me.  
 produced current Louisiana driver's license as identification.  
 produced \_\_\_\_\_ as identification.

(Notary Seal Must Be Affixed)

  
Notary Public  
Name of Notary Printed Notary Public  
My Commission Expires: Open Date  
Commission Number: 17668

This Instrument Prepared By:  
William H. Mitchem  
Beggs & Lane, RLLP  
501 Commendencia Street  
Pensacola, FL 32502  
(850) 432-2451  
File # 16329-64262  
Property ID # 28-2S-26-1400-001-001

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**ASSIGNMENT OF LEASE**

**Boston Properties, L.L.C., a Louisiana limited liability company**, hereinafter collectively called "Assignor" (which word shall be construed in the plural where the context requires), the present owner and holder of the leasehold interest of lessee in the following described real property pursuant and subject to that certain lease granted by Santa Rosa Island Authority, as Lessor and James M. Keltner, Builder, Inc., as Lessee, recorded in Official Records Book 592, Page 106, as further conveyed to Boston Properties, L.L.C. in Official Records Book 6467, Page 133, of the public records of Escambia, County, Florida, the same being hereinafter referred to as the "Lease":

Lot 1, Block 1, Re-subdivision of Lots 1, 2 and 3, Block 1 Santa Rosa Villas, according to the map or plat thereof, as recorded in Plat Book 8, Page 22, of the Public Records of Escambia County, Florida.

for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby sell, assign and transfer all of the right, title, and interest of Assignor in said lease and demised premises, and all the improvements thereon, and all interest hereafter acquired in said leasehold estate to **Boston Enterprises, Inc., a Louisiana corporation** hereinafter called "Assignee" (but which word shall be construed in the plural when the context requires), and its heirs, agents, and assigns, forever, of Assignee, whose mailing address is 3233 Florida Avenue, Suite 102, Kenner, Louisiana 70065, subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property; the terms of the lease agreement with the Santa Rosa Island Authority; mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any other matters arising subsequent to the date hereof.

By acceptance of this assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid lease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part thereof; and that Assignor will defend the same against the lawful claims of all persons whomsoever.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503  
TEL. (850) 478-8121 FAX (850) 476-1437  
Email: rsgt@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.: 17-0289-995

CERTIFICATE NO.: 2016-9051

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.

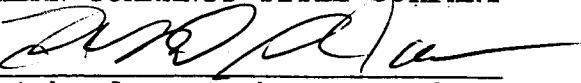
Boston Enterprises, Inc.  
3233 Florida Ave., Ste 102  
Kenner, LA 70065  
and  
1682 Calle Bonita  
Pensacola Beach, FL 32561

Santa Rosa Island Authority  
P.O. Box 1208  
Pensacola Beach, FL 32562

Santa Rosa Villas Townhouse Assoc.  
908 Gardengate Circle  
Pensacola, FL 32504

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.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14512

July 7, 2018

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

1. Subject to terms and conditions of any controlling Santa Rosa Island Leases, Subleases, Lease Assignments or condominium documents applicable to this parcel.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$210,000.00. Tax ID 17-0289-995.
3. Subject to interest of Santa Rosa Villas Townhouse Assoc.

**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.: 14512

July 7, 2018

**Lot 1, Block 1, Re-Subdivision of Lots 1, 2 and 3, Block 1 Santa Rosa Villas, as per plat thereof, recorded in Plat Book 8, Page 22, 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

**PROPERTY INFORMATION REPORT**

File No.: 14512

July 7, 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 07-07-1998, through 07-07-2018, and said search reveals the following:

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

Boston Enterprises, Inc., a Louisiana corporation

**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 7, 2018



# 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

ATCF II FLORIDA-A LLC  
PO BOX 54972  
NEW ORLEANS LA 70154

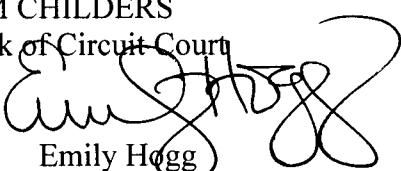
Dear Certificate Holder:

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 008221	\$450.00	\$20.25	\$470.25
2016 TD 007699	\$450.00	\$20.25	\$470.25
2016 TD 000125	\$490.00	\$22.05	\$512.05
2016 TD 009051	\$450.00	\$20.25	\$470.25
			<b>TOTAL \$1,922.80</b>

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division



# 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

MICHAEL GAFFNEY  
3015 19<sup>TH</sup> STREET  
METAIRIE LA 70002

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER	REFUND
--------------------	--------

2016 TD 009051	\$842.55
----------------	----------

**TOTAL \$842.55**

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

A handwritten signature in black ink, appearing to read "Emily Hogg".

Emily Hogg

Tax Deed Division