

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800411

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
10-3256-200	2016/9147	06-01-2016	LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

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

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800411

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 / 9147**, 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: **10-3256-200**

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

Property Owner:
NICHOLSON JAMES W JR
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

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
2016/9147	10-3256-200	06/01/2016	616.30	212.62	828.92
2017/5820	10-3256-200	06/01/2017	552.11	70.39	622.50

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
2016/5854	10-3256-200	06/01/2016	522.66	6.25	188.16	717.07

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	2,168.49
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	515.38
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)	3,058.87

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	12.50
19. Total Amount to Redeem	

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

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

By

Shirley Rich CFCIA
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.
 10-3256-200 2016

MH MILLWORK-TYPICAL
MH ROOF COVER-COMP
SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

 Areas - 1216 Total SF
BASE AREA - 1216

16

16

BAS

18

76

Images



5/2/11

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.1411)



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: 123S32200022003
Account: 103256200
Owners: NICHOLSON JAMES W JR
Mail: 994 S FARIFIELD DR LT 4
Situs: 5504 AVON RD 32507
Use Code: MOBILE HOME

Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): HELLEN CARO/BAILEY/ESCAMBIA
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	\$22,500	\$1,644	\$24,144	\$24,144
2016	\$22,500	\$1,552	\$24,052	\$24,052
2015	\$22,500	\$1,370	\$23,870	\$23,870

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

Sale Date Book **Page** **Value** **Type** **Official Records (New Window)**
 05/2003 5137 393 \$21,000 WD [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

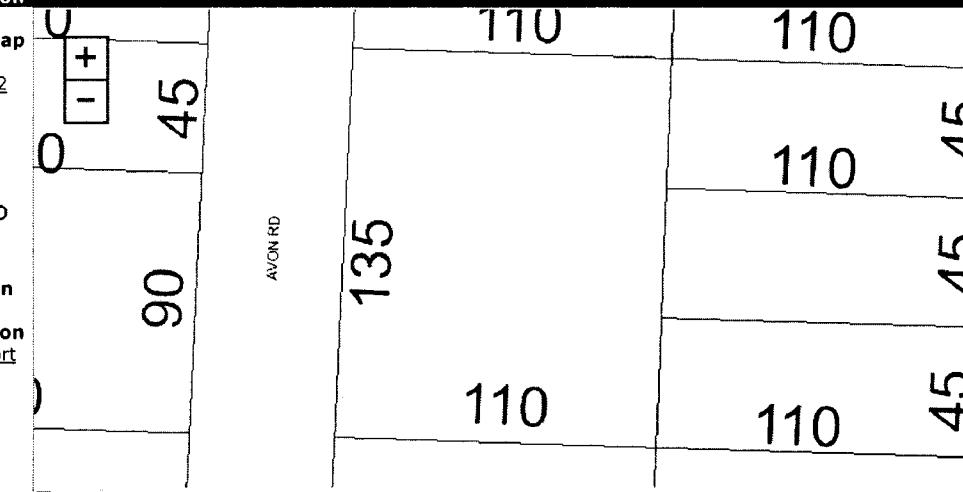
LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102
 P 286

Extra Features

UTILITY BLDG

Parcel Information[Launch Interactive Map](#)

Section Map
Id:
 12-3S-32-2



Approx. Acreage:
 0.3430

Zoned: HDMU

Evacuation & Flood Information
[Open Report](#)

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

Address: 5504 AVON RD, Year Built: 1985, Effective Year: 1985

Structural Elements

DWELLING UNITS: 1
MH EXTERIOR WALL: VINYL/METAL
MH FLOOR FINISH: CARPET
MH FLOOR SYSTEM: TYPICAL
MH HEAT/AIR: NONE
MH INTERIOR FINISH: DRYWALL/PLASTER

Form 668 (Y)(c) (Rev. February 2004)	3479 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien				\$10.00 DUE
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 558450709		For Optional Use by Recording Office		
<p>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</p>					
Name of Taxpayer JAMES W NICHOLSON					
Residence 994 S FAIRFIELD DR PENSACOLA, FL 32506-6500					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refileing (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	██████████	05/12/2008	06/11/2018	619.21
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 619.21

This notice was prepared and signed at BALTIMORE, MD, on this,

the 18th day of June, 2009.

Signature <u>R. A. Mitchell</u> for THERESA HARLEY	Title ACS (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Form 668 (Y)(c) (Rev. February 2004)		4811 Department of the Treasury - Internal Revenue Service \$ 10.00 DUE Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number 450386108		For Optional Use by Recording Office	
<p>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</p>					
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Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2003	[REDACTED]	06/04/2007	07/04/2017	2571.10
1040	12/31/2004	[REDACTED]	05/28/2007	06/27/2017	2186.22
1040	12/31/2005	[REDACTED]	05/28/2007	06/27/2017	2032.82
1040	12/31/2006	[REDACTED]	05/12/2008	06/11/2018	10089.05
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					
					Total \$ 16879.19

This notice was prepared and signed at BALTIMORE, MD, on this,

the 12th day of June, 2008.

Signature <u>R. A. Mitchell</u> for THERESA HARLEY	Title <u>ACS</u> (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

OR BK 5137 PGO 395
Escambia County, Florida
INSTRUMENT 2003-095251

RCD May 13, 2003 10:01 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-095251

**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. 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: XXX Avon Road

Legal Address of Property: XXX Avon Road

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

This form completed by: Billie Jean Falzone, Trustee

1101 Willowood Circle
Gulf Breeze, FL 32561

May 8, 2003

WITNESSES AS TO SELLER(S):

Print name: Glenn K Phillips
Glenn K Phillips

Billie Jean Falzone
Billie Jean Falzone, Trustee

Print name: Ruby L. Suggs
Ruby L. Suggs

WITNESSES AS TO BUYER(S):

Print name: James W. Nicholson, Jr.
James W. Nicholson, Jr.

Print name: Ruby L. Suggs

This form approved by the

Escambia County Board of
County Commissioners

Effective: 4/15/95

Schedule "A"

Lots 22, 23 and 24, Block 3, Treasure Hill Park, Plat in Deed Book 102, Page 286, Section 12, Township 3 South, Range 32 West, Public Records of Escambia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

PNS-03-01415

15.00
147.00

OR BK 5137 PG 393
Escambia County, Florida
INSTRUMENT 2003-095251

PREPARED BY:

RECORD & RETURN TO:

Prepared by:

Lawyers Title Agency of North Florida, Inc.
721 East Gregory Street
Pensacola, FL 32501

DEED DOC STAMPS PD @ ESC CO \$ 147.00
05/13/03 ERIN LEE MARINA, CLERK
By: *[Signature]*

File No: PNS-03-01415

This Warranty Deed

Made this 8 day of May A.D. 2003

by Billie Jean Falzone, as Trustee under the provisions of a trust agreement dated the 7th day of September, 2000, known as The Revocable Trust Agreement of Billie Jean Falzone, dated the 7th day of September, 2000, hereinafter called the grantor, to

James W. Nicholson, Jr.,

whose post office address is: 994 South Fairfield Drive, Lot 4, Pensacola, FL 32506

hereinafter called the grantees:

(Whenever 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 grantees, all that certain land situate in Escambia County, Florida, viz:

- see attached Schedule "A" for legal description -

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

Parcel Identification Number: 12-3S-32-2000-007-003

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, 2002.

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:

1st Witness Sign:

Glenn K Phillips
Print Name: Glenn K Phillips

The Revocable Trust Agreement of
Billie Jean Falzone, dated the 7th
day of September, 2000

By: Billie Jean Falzone
Billie Jean Falzone, Trustee

2nd Witness Sign:

Ruby L. Sugg
Print Name: Ruby L. Sugg

1101 Willowood Circle

Gulf Breeze, FL 32563

State of Florida

County of Escambia

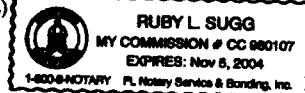
The foregoing instrument was acknowledged before me this 8 day of May, 2003, by Billie Jean Falzone, as Trustee under the provisions of a trust agreement dated the 7th day of September, 2000, known as The Revocable Trust Agreement of Billie Jean Falzone, dated the 7th day of September, 2000, who is personally known to me.

Notary Signature: Ruby L. Sugg

Print Name: Ruby L. Sugg

My Commission Expires: _____

(SEAL)



SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsqt@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.: 10-3256-200

CERTIFICATE NO.: 2016-9147

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.

James W. Nicholson, Jr.
994 S. Fairfield Dr. Lot 4
Pensacola, FL 32506
and
5504 Avon Rd.
Pensacola, FL 32507

Internal Revenue Service
400 W. Bay St., Ste 35045
Jacksonville, FL 32202-4437

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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14674

September 12, 2018

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

1. Tax Lien filed by IRS recorded in O.R. Book 6345, page 1746, and O.R. Book 6477, page 1562.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$24,326.00. Tax ID 10-3256-200.

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.: 14674

September 12, 2018

Lots 22, 23 and 24, Block 3, Treasure Hill Park, as per plat thereof, recorded in Plat Deed Book 102, Page 286, of the Public Records of Escambia County, Florida

18-617

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.: 14674

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 W. Nicholson, Jr.

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

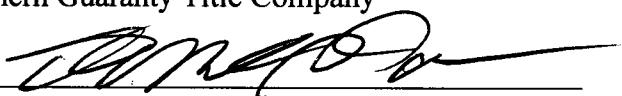
4. Taxes:

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

W A R N I N G

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 3, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST** holder of Tax Certificate No. **09147**, issued the **1st day of June, A.D., 2016** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103256200 (18-617)

The assessment of the said property under the said certificate issued was in the name of

JAMES W NICHOLSON JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday in the month of December, which is the 3rd day of December 2018.**

Dated this 18th day of October 2018.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

JAMES W NICHOLSON JR
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

5504 AVON RD 32507



PAM CHILDERS

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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



By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 09147 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 18, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES W NICHOLSON JR 994 S FARIFIELD DR LT 4 PENSACOLA, FL 32506	JAMES W NICHOLSON JR 5504 AVON RD PENSACOLA FL 32507
IRS COLLECTION ADVISORY GROUP 400 W BAY STREET STE 35045 JACKSONVILLE FL 32202	

WITNESS my official seal this 18th day of October 2018.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk





Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

f facebook.com/ECTaxCollector

t twitter.com/escambiac

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

18-617



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-3256-200	06		123S322000022003

NICHOLSON JAMES W JR
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

PROPERTY ADDRESS:

5504 AVON RD

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

16/9147

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	24,326	0	24,326	160.95
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	24,326	0	24,326	51.69
BY STATE LAW	4.2000	24,326	0	24,326	102.17
WATER MANAGEMENT	0.0338	24,326	0	24,326	0.82
SHERIFF	0.6850	24,326	0	24,326	16.66
M.S.T.U. LIBRARY	0.3590	24,326	0	24,326	8.73

TOTAL MILLAGE 14.0193

AD VALOREM TAXES \$341.02

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB
102 P 286

FP FIRE PROTECTION

125.33

NON-AD VALOREM ASSESSMENTS \$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$466.35

If Paid By Please Pay	Nov 30, 2018 \$447.70	Dec 31, 2018 \$452.36	Jan 31, 2019 \$457.02	Feb 28, 2019 \$461.69	Mar 31, 2019 \$466.35

RETAIN FOR YOUR RECORDS

2018 Real Estate
Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY Nov 30, 2018	447.70
AMOUNT IF PAID BY Dec 31, 2018	452.36
AMOUNT IF PAID BY Jan 31, 2019	457.02
AMOUNT IF PAID BY Feb 28, 2019	461.69
AMOUNT IF PAID BY Mar 31, 2019	466.35

DO NOT FOLD, STAPLE, OR MUTILATE

NICHOLSON JAMES W JR
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

PRIOR YEAR(S) TAXES
OUTSTANDING

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 3, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST** holder of Tax Certificate No. 09147, issued the 1st day of June, A.D., 2016 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103256200 (18-617)

The assessment of the said property under the said certificate issued was in the name of

JAMES W NICHOLSON JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday in the month of December, which is the 3rd day of December 2018.**

Dated this 18th day of October 2018.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

5504 AVON RD 32507



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

By:
Emily Hogg
Deputy Clerk

2018 OCT 19 PM 2:59

RECEIVED
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

18-67

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV051951NON

Agency Number: 19-000703

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 09147 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES W NICHOLSON JR

Defendant:

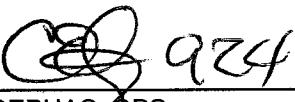
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/18/2018 at 2:59 PM and served same at 1:20 PM on 10/24/2018 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. CEPHAS CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDSCHERER

W A R N I N G

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 3, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST** holder of Tax Certificate No. 09147, issued the 1st day of June, A.D., 2016 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103256200 (18-617)

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JAMES W NICHOLSON JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of December, which is the **3rd day of December 2018**.

Dated this 18th day of October 2018.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

JAMES W NICHOLSON JR
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
 Emily Hogg
 Deputy Clerk

RECEIVED

2018 OCT 19 PM 1:02

18- 617

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV052303NON

Agency Number: 19-000784

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 09147 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES W NICHOLSON JR

Defendant:

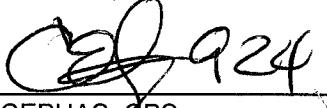
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 10/19/2018 at 1:02 PM and served same on JAMES W NICHOLSON JR , in ESCAMBIA COUNTY, FLORIDA, at 10:44 AM on 10/30/2018 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: CINDY BAILEY, SISTER, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. CEPHAS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: MLDENISCO

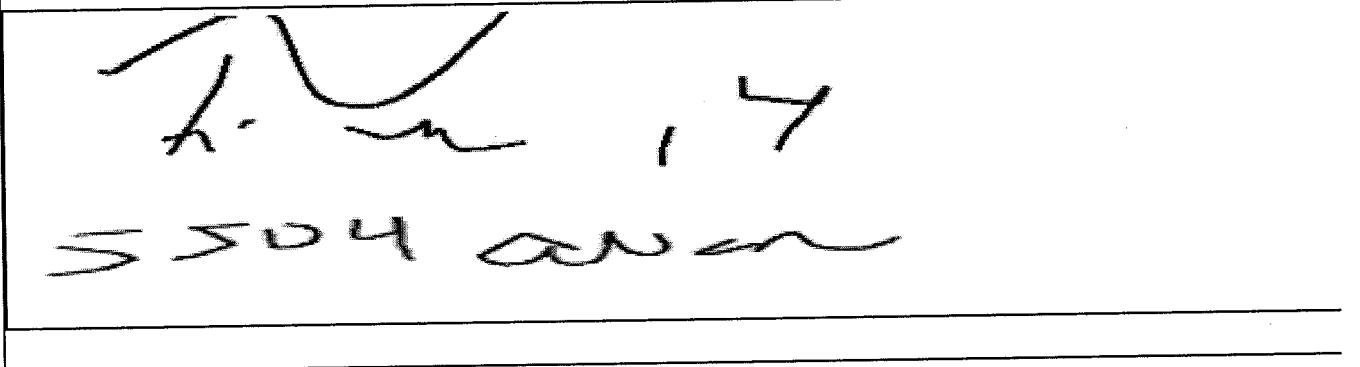


[Home](#) > [Tracking](#) > Status History

Status History 

Tracking Number Information			
Meter:	11272965	Mailing Date:	10/18/18 09:38 AM
Tracking Number:	9171969009350128021106	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32507
Service:	ERR	City:	PENSACOLA
Value	\$0.470	State:	FL

Proof of Delivery



Status Details		Status
▼ Status Date		
Sat, 10/20/18, 04:22:00 PM		OK : Delivered
Sat, 10/20/18, 08:09:00 AM		Out for Delivery
Sat, 10/20/18, 07:59:00 AM		Sorting / Processing Complete

My Services

[Profile](#) [Print](#) [Guide](#) [Export](#)

[Equipment](#)

[Reports](#)

[Tracking](#)

[Supplies](#)

[Home](#) > [Tracking](#) > [Status History](#)

[Status History](#) ?

Tracking Number Information

Meter:	11272965	Mailing Date:	10/18/18 09:33 AM
Tracking Number:	9171969009350128021205	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32506
Service:	ERR	City:	PENSACOLA
Value	\$0.470	State:	FL

[Proof of Delivery](#)



A handwritten signature consisting of the letters 'C', 'R', 'T', and 'G' followed by a signature that appears to read 'S. Reid'.

Status Details

▼ Status Date

Fri, 10/19/18, 02:44:00 PM
Fri, 10/19/18, 09:18:00 AM
Fri, 10/19/18, 09:34:00 AM

Status

OK : Delivered
Arrival at Unit
Processed (processing scan)

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 3, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST** holder of Tax Certificate No. **09147**, issued the 1st day of **June, A.D., 2016** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 22 23 24 BLK 3 TREASURE HILL PARK PLAT DB 102 P 286

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103256200 (18-617)

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JAMES W NICHOLSON JR

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Dated this 18th day of October 2018.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

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



By:
Emily Hogg
Deputy Clerk

JAMES W NICHOLSON JR [18-617]
994 S FARIFIELD DR LT 4
PENSACOLA, FL 32506

9171 9690 0935 0128 0212 05

10/19/18 delivered

JAMES W NICHOLSON JR [18-617]
5504 AVON RD
PENSACOLA FL 32507

9171 9690 0935 0128 0211 06

10/20/18 delivered ✓

IRS COLLECTION ADVISORY GROUP
[18-617]
400 W BAY STREET
STE 35045
JACKSONVILLE FL 32202

9171 9690 0935 0128 0211 13

Contact
C/S/Star

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST holder of Tax Certificate No. 09147, issued the 1st day of June, A.D., 2016 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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PLAT DB 102 P 286
SECTION 12, TOWNSHIP 3 S, RANGE 32 W
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
By:
Emily Hogg
Deputy Clerk

4WR10/31-11/21TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2010 TO 09147 in the Escambia Court was published in said newspaper in and was printed and released on October 31, 2018, November 7, 2018, November 14, 2018 and November 21, 2018.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 21st day of November 2018, by Malcolm G. Ballinger, who is personally known to me.

X 

BRIDGET A. ROBERTS, NOTARY PUBLIC



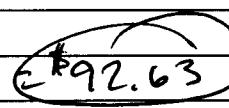
Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 103256200 Certificate Number: 009147 of 2016

Redemption	No <input type="button" value="▼"/>	Application Date	05/09/2018	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	12/03/2018	Redemption Date	11/30/2018 
Months	7			6	
Tax Collector	\$3,058.87			\$3,058.87	
Tax Collector Interest	\$321.18			\$275.30	
Tax Collector Fee	\$12.50			\$12.50	
Total Tax Collector	\$3,392.55			\$3,346.67	TC
Record TDA Notice	\$0.00			\$0.00	
Clerk Fee	\$130.00			\$130.00	
Sheriff Fee	\$120.00			\$120.00	
Legal Advertisement	\$200.00			\$200.00	
App. Fee Interest	\$47.25			\$40.50	
Total Clerk	\$497.25			\$490.50	CH
Release TDA Notice	\$0.00			\$0.00	
Postage	\$16.26			\$16.26	
Researcher Copies	\$5.00			\$5.00	
Total Redemption Amount	\$3,911.06			\$3,858.43	
		Repayment Overpayment Refund Amount		\$52.63	+40 
Book/Page					

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 009147

Redeemed Date 11/30/2018

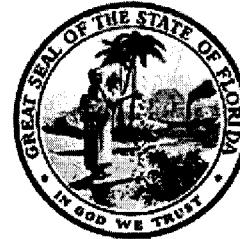
Name JAMES W NICHOLSON JR 994 S FARIFIELD DR LT 4 PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$3,392.55
Postage = TD2	\$16.26
ResearcherCopies = TD6	\$5.00

• 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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 JURY ASSEMBLY
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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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale**

Account: 103256200 Certificate Number: 009147 of 2016

**Payor: JAMES W NICHOLSON JR 994 S FARIFIELD DR LT 4 PENSACOLA, FL 32506 Date
 11/30/2018**

Clerk's Check #	4462315700	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$3,392.55
		Postage	\$16.26
		Researcher Copies	\$5.00
		Total Received	\$3,911.06

**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>**



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 11, 2018

JAMES W NICHOLSON JR
994 S FAIRFIELD DR LT 4
PENSACOLA FL 32506

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 009147	\$92.63
----------------	---------

TOTAL \$92.63

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 •

December 11, 2018

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

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 001320	\$450.00	\$40.50	\$490.50
2016 TD 005540	\$490.00	\$44.10	\$534.10
2016 TD 000467	\$450.00	\$40.50	\$490.50
2016 TD 009147	\$450.00	\$40.50	\$490.50
2016 TD 004594	\$450.00	\$40.50	\$490.50
2016 TD 005430	\$450.00	\$47.25	\$497.25
			TOTAL \$2,993.35

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division