

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900682

Date of Tax Deed Application

Aug 29, 2019

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2017 / 1595**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **04-0903-606**

Cert Holder:

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

Property Owner:

TAYLOR WILLIAM ALLEN
TAYLOR ANGELA J
6130 PAM AVE
PENSACOLA, FL 32526

LOT 3 BLK A LONE PINES S/D PB 11 P 24 OR 6652 P 626

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 |
|-------------------------|----------------|------------|----------------------------|----------|--------|
| 2017/1595 | 04-0903-606 | 06/01/2017 | 732.87 | 36.64 | 769.51 |

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 |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|--------|
| 2019/1607 | 04-0903-606 | 06/01/2019 | 725.60 | 6.25 | 36.28 | 768.13 |
| 2018/1630 | 04-0903-606 | 06/01/2018 | 731.20 | 6.25 | 36.56 | 774.01 |

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

| | Total Amount Paid |
|---|-------------------|
| 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant | 2,311.65 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant | 0.00 |
| 3. Total of Current Taxes Paid by Tax Deed Applicant | 0.00 |
| 4. Property Information 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) | 2,686.65 |

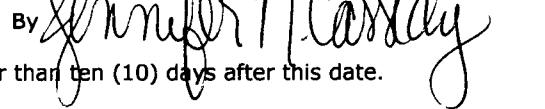
Amounts Certified by Clerk of Court (Lines 8-15):

| | 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. | 50208.50 |
| 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 20th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: July 6, 2020

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 04-0903-606 2017

By 

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900682

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
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 |
|----------------|-----------------|------------|--|
| 04-0903-606 | 2017/1595 | 06-01-2017 | LOT 3 BLK A LONE PINES S/D PB 11 P 24 OR 6652 P 626 |

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, property information 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

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-29-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Navigate Mode Account Reference ▶

[Printer Friendly Version](#)

General Information

Reference: 391S304500003001
Account: 040903606
Owners: TAYLOR WILLIAM ALLEN
 TAYLOR ANGELA J
Mail: 6130 PAM AVE
 PENSACOLA, FL 32526
Situs: 6130 PAM AVE 32526
Use Code: SINGLE FAMILY RESID

Taxing Authority: COUNTY MSTU

Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

| Year | Land | Imprv | Total | Cap Val |
|------|----------|----------|-----------|----------|
| 2019 | \$20,000 | \$80,417 | \$100,417 | \$76,423 |
| 2018 | \$14,250 | \$75,667 | \$89,917 | \$74,999 |
| 2017 | \$14,250 | \$69,120 | \$83,370 | \$73,457 |

Disclaimer

Tax Estimator

➤ File for New Homestead Exemption Online

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|------------|------|------|-----------|------|-------------------------------|
| 10/28/2010 | 6652 | 626 | \$55,000 | WD | View Instr |
| 08/19/2010 | 6634 | 1835 | \$55,000 | WD | View Instr |
| 08/02/2010 | 6634 | 1834 | \$100 | QC | View Instr |
| 12/30/2009 | 6547 | 141 | \$100 | CT | View Instr |
| 07/2007 | 6185 | 126 | \$105,000 | WD | View Instr |
| 12/1987 | 2492 | 258 | \$51,000 | WD | View Instr |
| 12/1986 | 2317 | 959 | \$100 | WD | View Instr |
| 08/1984 | 1962 | 924 | \$51,300 | WD | View Instr |

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

2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LOT 3 BLK A LONE PINES S/D PB 11 P 24 OR 6652 P 626

Extra Features

FRAME SHED
 UTILITY BLDG

Parcel Information

[Launch Interactive Map](#)

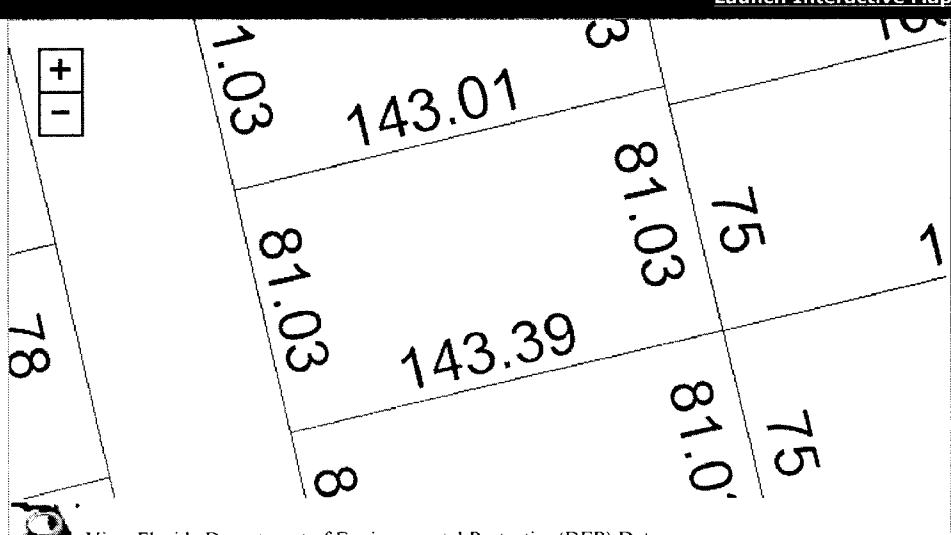
Section Map Id:
 39-1S-30-3



Approx. Acreage:
 0.2654

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

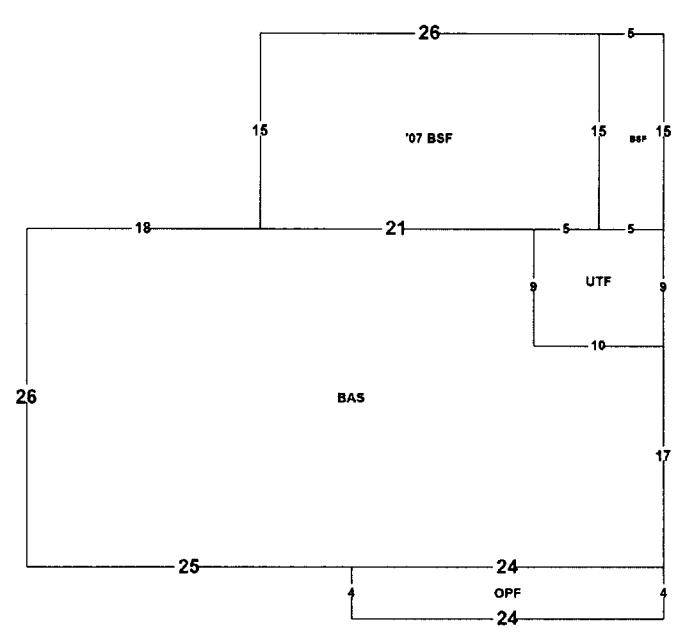
Buildings

Address: 6130 PAM AVE, Year Built: 1982, Effective Year: 1982

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-STUCCO OV WD/LA
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 - 1835 Total SF
BASE AREA - 1184
BASE SEMI FIN - 465
OPEN PORCH FIN - 96
UTILITY FIN - 90



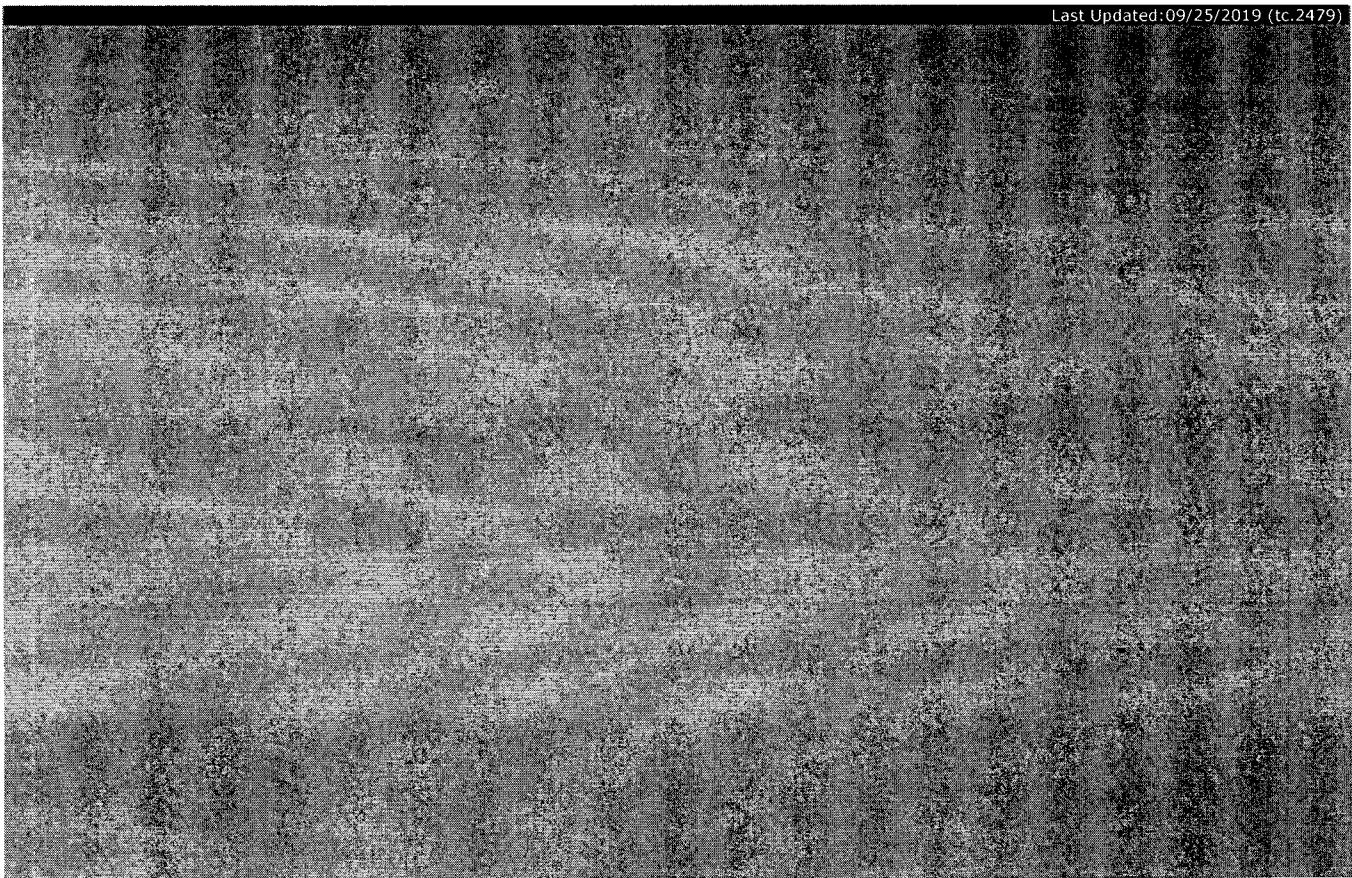
Images



9/8/17

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:09/25/2019 (tc.2479)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 01595**, issued the **1st day of June, A.D., 2017** 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:

LOT 3 BLK A LONE PINES S/D PB 11 P 24 OR 6652 P 626

SECTION 39, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040903606 (20-333)

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

WILLIAM ALLEN TAYLOR and ANGELA J TAYLOR

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 July, which is the **6th day of July 2020**.

Dated this 30th day of September 2019.

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 CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020007170 1/24/2020 1:00 PM
OFF REC BK: 8236 PG: 1193 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8174, Page 914, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01595, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 040903606 (20-333)

DESCRIPTION OF PROPERTY:

LOT 3 BLK A LONE PINES S/D PB 11 P 24 OR 6652 P 626

SECTION 39, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: WILLIAM ALLEN TAYLOR and ANGELA J TAYLOR

Dated this 24th day of January 2020.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

*Reed Hill
4/3/20*

PROPERTY INFORMATION REPORT

File No.: 15847

April 3, 2020

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 04-03-2000, through 04-03-2020, and said search reveals the following:

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

William Allen Taylor and Angela J. Taylor, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

April 3, 2020

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15847

April 3, 2020

**Lot 3, Block A, Lone Pines, as per plat thereof, recorded in Plat Book 11, Page 24, of the Public Records
of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15847

April 3, 2020

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

1. All Taxes Paid. The assessed value is \$100,417.00. Tax ID 04-0903-606.

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: 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: July 6, 2020

TAX ACCOUNT NO.: 04-0903-606

CERTIFICATE NO.: 2017-1595

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 2019 tax year.

William Allen Taylor
Angela J. Taylor
6130 Pam Ave.
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 7th day of April, 2020.

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.

This instrument prepared by:

Name: Rachael Downs an employee of
Reliable Land Title Corporation
Address: 15 West La Rua Street
Pensacola, Florida 32501

Return to: Reliable Land Title Corporation
FILE NO. 10-10-046PR
Address: 15 West La Rua Street
Pensacola, Florida 32501

Property Appraisers Parcel Identification Number(s):
391S304500003001

THIS WARRANTY DEED Made the 26th day of October, 2010 by **Dallas L. Holland, a married man** as to his separate non-homestead property whose post office address is 1734 Jacks Branch Road, Cantonment, FL 32533, hereinafter called the grantor, to **William Allen Taylor and Angela J. Taylor, husband and wife** whose post office address is 6130 Pam Avenue, Pensacola, FL 32526 hereinafter called the grantee:

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

WITNESSETH, that the grantor, for and in consideration of the sum \$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, State of Florida**, viz.:

Lot 3, Block A, Lone Pines, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 24, of the Public Records of Escambia County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31st, 2009. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

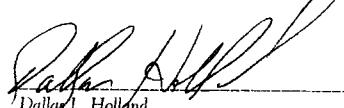
Signed, sealed and delivered in the presence of:

Ann Parsons
Signature

Ann Parsons
Printed Signature

Rachael S. Downs
Signature

Rachael S. Downs
Printed Signature


Dallas L. Holland

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26th day of October, 2010 by **Dallas L. Holland**, who is personally known to me or who produced 80 as identification and who did/did not take an oath.

Rachael S. Downs
Notary Public
My Commission Expires: 2/29/2012

[seal] Rachael S. Downs
Notary Public - State of Florida
My Commission No. DD750799
My Commission Expires February 29, 2012