

20-192

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1900338

**Date of Tax Deed Application**  
Apr 22, 2019

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2017 / 7770**, 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: **13-0837-217**

Cert Holder:  
**ST WEALTH PARTNERS LP**  
**DEPARTMENT #6200, P.O. BOX 830539**  
**BIRMINGHAM, AL 35283**

Property Owner:  
**JINRIGHT STEVE L &**  
**JINRIGHT DANIELLE E**  
**5739 JACKSON RD**  
**WETUMPKA, AL 36093**  
UNIT 117 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT  
IN COMMON ELEMENTS OR 7221 P 767 CA 69

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
2017/7770	13-0837-217	06/01/2017	580.41	141.84	722.25

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
2018/7923	13-0837-217	06/01/2018	647.64	6.25	32.38	686.27

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

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Property Information Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

**Total Amount Paid**

1,408.52
0.00
648.26
200.00
175.00
2,431.78

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

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
- Redemption Fee
- Total Amount to Redeem

**Total Amount Paid**

6.25

Done this the 22nd day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: April 6, 2020

By *Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
13-0837-217 2017

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

512  
R. 12/16

Application Number: 1900338

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
5T WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283,

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
13-0837-217	2017/7770	06-01-2017	UNIT 117 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT IN COMMON ELEMENTS OR 7221 P 767 CA 69

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  
5T WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283

04-22-2019  
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:** 0005008006117001  
**Account:** 130837217  
**Owners:** JINRIGHT STEVE L & JINRIGHT DANIELLE E  
**Mail:** 5739 JACKSON RD WETUMPKA, AL 36093  
**Situs:** 224 E GARDEN ST 117 32502  
**Use Code:** CONDO-RES UNIT  
**Taxing Authority:** DOWNTOWN, PENSACOLA CITY LIMITS  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

**Assessments**

Year	Land	Imprv	Total	Cap Val
2018	\$0	\$35,381	\$35,381	\$28,435
2017	\$0	\$28,900	\$28,900	\$25,850
2016	\$0	\$23,500	\$23,500	\$23,500

[Disclaimer](#)

**Tax Estimator**

[File for New Homestead Exemption Online](#)

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/27/2014	7221	767	\$28,000	WD	<a href="#">View Instr</a>
03/04/2013	6983	1316	\$20,000	WD	<a href="#">View Instr</a>
10/2005	5762	534	\$48,000	WD	<a href="#">View Instr</a>
11/1998	4338	1861	\$30,000	WD	<a href="#">View Instr</a>
10/1995	3849	795	\$27,600	WD	<a href="#">View Instr</a>

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

**2018 Certified Roll Exemptions**  
None

**Legal Description**  
UNIT 117 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT IN COMMON ELEMENTS OR 7221 P 767 CA 69

**Extra Features**  
None

**Parcel Information**

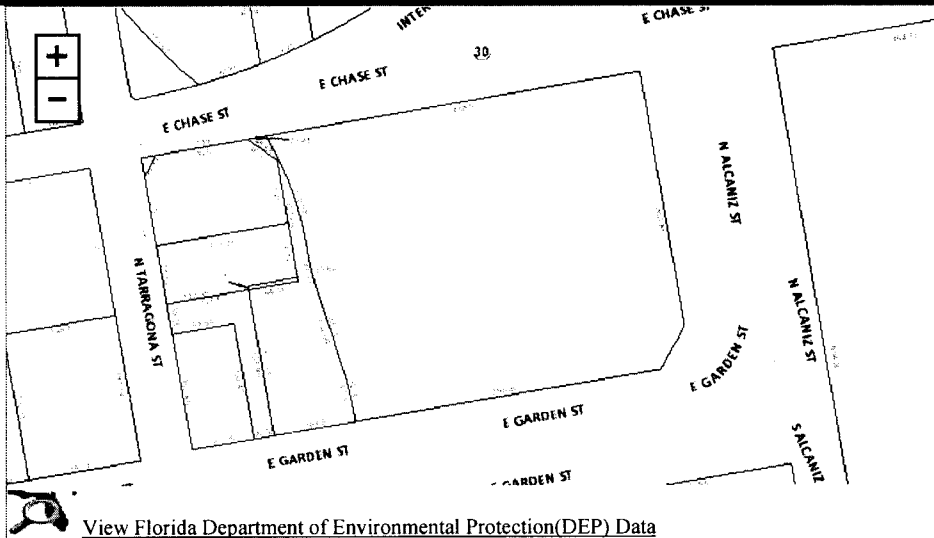
[Launch Interactive Map](#)

**Section Map Id:** CA069

**Approx. Acreage:** 4.0118

**Zoned:** C-2A

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



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

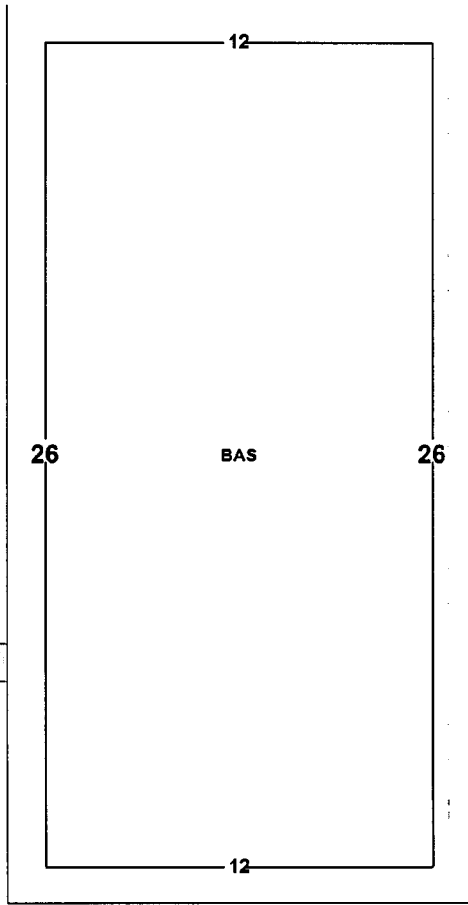
**Buildings**


Address: 224 E GARDEN ST 117, Year Built: 1973, Effective Year: 1984

**Structural Elements**

01 - 10' x 10' x 10' BRICK VENTILATED  
 02 - 10' x 10' x 10' BRICK VENTILATED  
 03 - 10' x 10' x 10' BRICK VENTILATED  
 04 - 10' x 10' x 10' BRICK VENTILATED

**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-UNIT HEATERS**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-BLT UP MTL/GYP**  
**ROOF FRAMING-STEEL TRUSS/FRM**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY PIL/STL**



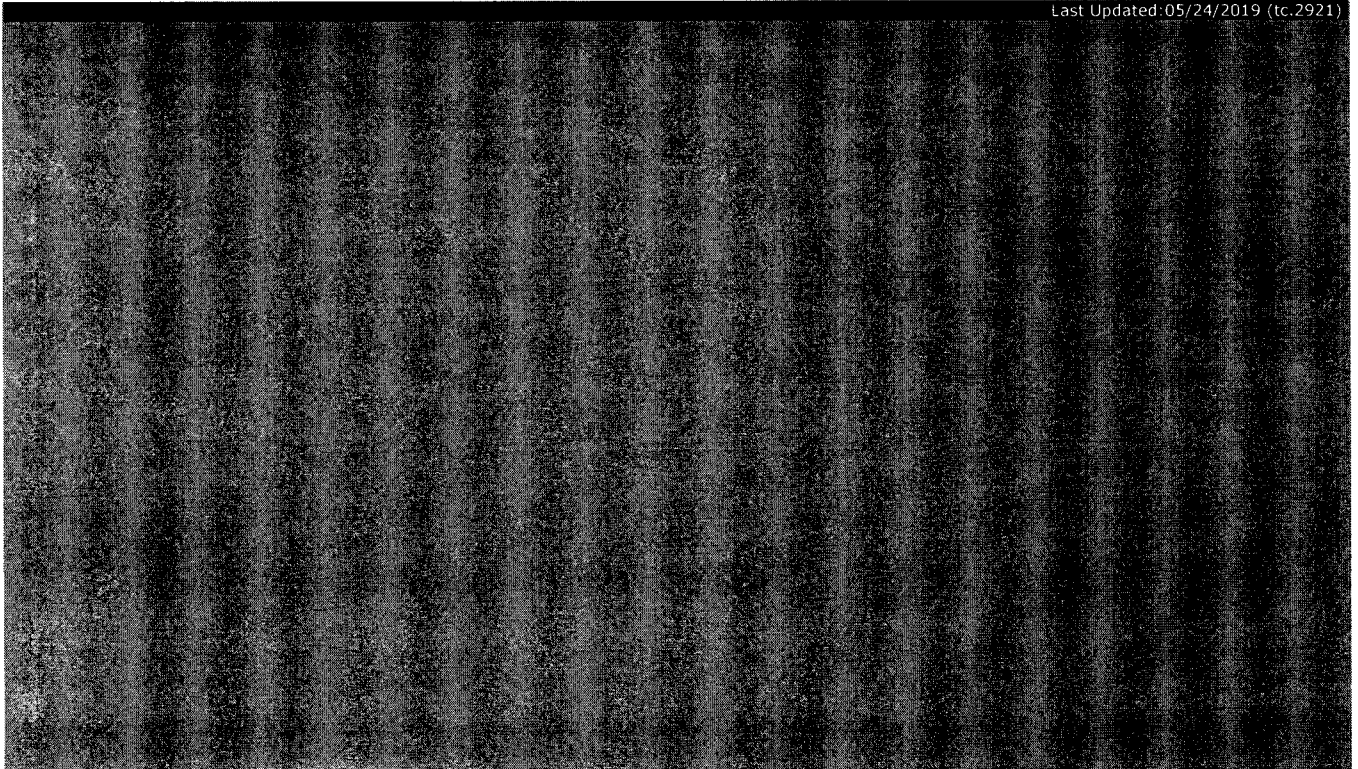
 Areas - 312 Total SF
<b>BASE AREA - 312</b>

Images

None

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:05/24/2019 (tc.2921)



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 07770**, 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:

**UNIT 117 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT IN COMMON ELEMENTS  
OR 7221 P 767 CA 69**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 130837217 (20-192)**

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

**STEVE L JINRIGHT and DANIELLE E JINRIGHT**

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

Dated this 20th day of June 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  
 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: 130837217 Certificate Number: 007770 of 2017**

**Payor: STEVE L JINRIGHT 5739 JACKSON RD WETUMPKA, AL 36093 Date 08/30/2019**

Clerk's Check #	1	Clerk's Total	<del>\$51.06</del>	2758.96
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,875.75</del>	
		Postage	<del>\$60.00</del>	
		Researcher Copies	<del>\$40.00</del>	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	<del>\$3,543.81</del>	

**\$ 2775.96**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By: \_\_\_\_\_  
 Deputy Clerk

**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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 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 # 2017 TD 007770**

**Redeemed Date 08/30/2019**

**Name STEVE L JINRIGHT 5739 JACKSON RD WETUMPKA, AL 36093**

Clerk's Total = TAXDEED	\$551.06	2758.96
Due Tax Collector = TAXDEED	\$2,875.75	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**  
Account: 130837217 Certificate Number: 007770 of 2017

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/06/2020"/>	Redemption Date <input type="text" value="08/30/2019"/>
Months	12	4
Tax Collector	<input type="text" value="\$2,431.78"/>	<input type="text" value="\$2,431.78"/>
Tax Collector Interest	\$437.72	\$145.91
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,875.75	<input type="text" value="\$2,583.94"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$84.06	\$28.02
Total Clerk	\$551.06	<input type="text" value="\$495.02"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,543.81	\$3,095.96
	Repayment Overpayment Refund Amount	\$447.85
Book/Page	<input type="text" value="8116"/>	<input type="text" value="327"/>

Notes



## 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 8116, Page 327, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07770, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 130837217 (20-192)

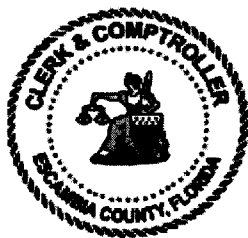
DESCRIPTION OF PROPERTY:

UNIT 117 CARLTON PALMS CONDOMINIUM ALSO .0051957% INT IN COMMON ELEMENTS  
OR 7221 P 767 CA 69

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: STEVE L JINRIGHT and DANIELLE E JINRIGHT

Dated this 30th day of August 2019.



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

20-192

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15653

January 7, 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 01-07-2000, through 01-07-2020, and said search reveals the following:

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

Steve L. Jinright and Danielle E. Jinright, 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

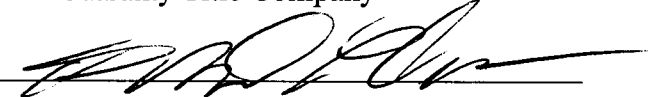
4. Taxes:

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: 

January 7, 2020

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15653

January 7, 2020

**Unit 117, Carlton Palms, a Condominium, according to the Declaration of Condominium thereof, recorded in O.R. Book 3714, page 822, and as amended in O.R. Book 3769, page 212, and O.R. Book 40-60, page 194, and all amendments thereto, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15653

January 7, 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 \$56,160.00. Tax ID 13-0837-217.

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: April 6, 2020

TAX ACCOUNT NO.: 13-0837-217

CERTIFICATE NO.: 2017-7770

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

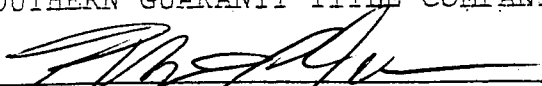
       X   Notify Escambia County, 190 Governmental Center, 32502

       X   Homestead for      tax year.

Steve L. Jinright  
Danielle E. Jinright  
5739 Jackson Rd.  
Wetumpka, AL 36093  
and  
224 E. Garden St. #117  
Pensacola, FL 32502

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

Prepared by:  
William E. Farrington II  
Wilson, Harrell, Farrington, Ford, et.al., P.A.  
307 South Palafox Street  
Pensacola, Florida 32502

File Number: 1-49019

### General Warranty Deed

Made this August 29, 2014 A.D. By **Linda Krupski, as Trustee of the Condo 117 Realty Trust dated February 25, 2013** hereinafter called the grantor, to **Steve L. Jinright and Danielle E. Jinright, husband and wife**, whose post office address is: 5739 Jackson Rd., Wetumpka, AL 36093, hereinafter called the grantee:

(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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

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.

Parcel ID Number: 00-0S-00-8006-117-001

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

**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:

X Ellen R. Mainzer  
Witness Printed Name: Ellen R. Mainzer

Linda Krupski, as Trustee of the Condo 117 Realty Trust  
Linda Krupski, as Trustee of the Condo 117 Realty Trust  
dated February 25, 2013

X Carolyn Frechette  
Witness Printed Name: Carolyn Frechette

State of Massachusetts  
County of Middlesex

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of August, 2014, by Linda Krupski, as Trustee of the Condo 117 Realty Trust, who is/are personally known to me or who has produced MA DRIVERS LICENSE as identification.

Ellen R. Mainzer  
Notary Public  
Print Name: Ellen R. Mainzer

My Commission Expires: October 31, 2014

Ellen R. Mainzer  
My Commission Expires:  
October 31, 2014



**Exhibit "A"**

Unit 117, Carlton Palms, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3714, Page 822, and as amended in Official Records Book 3769, Page 212, and Official Records Book 4060, Page 194, and all amendments thereto, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements appurtenant thereto.