



Chris Jones
Escambia County Property Appraiser

- Real Estate Search | Tangible Property Search | Sale List

← Navigate Mode Account Reference →

Printer Friendly Version

<p>General Information</p> <p>Reference: 311S301901056001 Account: 032659100 Owners: WOODSON SUSAN P Mail: 7130 BAHAMA RD PENSACOLA, FL 32504 Situs: 7130 BAHAMA RD 32504 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$28,500</td> <td>\$77,187</td> <td>\$105,687</td> <td>\$64,001</td> </tr> <tr> <td>2018</td> <td>\$28,500</td> <td>\$72,745</td> <td>\$101,245</td> <td>\$62,808</td> </tr> <tr> <td>2017</td> <td>\$28,500</td> <td>\$66,540</td> <td>\$95,040</td> <td>\$61,517</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2019	\$28,500	\$77,187	\$105,687	\$64,001	2018	\$28,500	\$72,745	\$101,245	\$62,808	2017	\$28,500	\$66,540	\$95,040	\$61,517
Year	Land	Imprv	Total	Cap Val																	
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/18/2009</td> <td>6554</td> <td>1631</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>04/1989</td> <td>2689</td> <td>776</td> <td>\$55,900</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1971</td> <td>557</td> <td>613</td> <td>\$2,100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1971</td> <td>557</td> <td>611</td> <td>\$1,700</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/18/2009	6554	1631	\$100	QC	View Instr	04/1989	2689	776	\$55,900	WD	View Instr	01/1971	557	613	\$2,100	WD	View Instr	01/1971	557	611	\$1,700	WD	View Instr	<p>2019 Certified Roll Exemptions</p> <p>HOMESTEAD EXEMPTION</p> <hr/> <p>Legal Description</p> <p>S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR 6554 P 1631</p> <hr/> <p>Extra Features</p> <p>CARPORT FRAME BUILDING PATIO</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
12/18/2009	6554	1631	\$100	QC	View Instr																										
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<p>Parcel Information</p> <p>Section</p> <p>Map Id: 31-1S-30-1</p> <p>Approx. Acreage: 0.2474</p> <p>Zoned: R-1AAA</p> <p>Evacuation & Flood Information Open Report</p>	 View Florida Department of Environmental Protection(DEP) Data	<p>Launch Interactive Map</p>
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Buildings

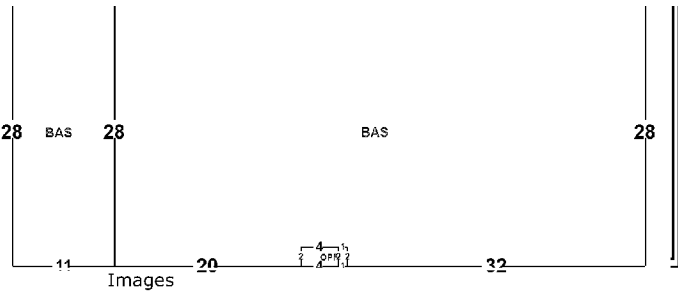
Address:7130 BAHAMA RD, Year Built: 1974, Effective Year: 1974

<p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-VINYL SIDING FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC</p>	
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INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1906 Total SF

BASE AREA - 1896
OPEN PORCH FIN - 10



11/27/02

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:05/14/2020 (tc.10505)



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 032659100 Certificate Number: 001402 of 2018

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/21/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment	ESTIMATED	Redemption Overpayment	ACTUAL
		Auction Date	<input type="text" value="05/03/2021"/>	Redemption Date	<input type="text" value="05/27/2020"/>
Months		13		1	
Tax Collector		<input type="text" value="\$2,424.20"/>		<input type="text" value="\$2,424.20"/>	
Tax Collector Interest		\$472.72		\$36.36	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$2,903.17		\$2,466.81	T.C
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		\$91.07		\$7.01	
Total Clerk		\$558.07		\$474.01	C.H
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		\$3,578.24		\$2,957.82	-120-200
					<u>\$2,637.82</u>
		Repayment Overpayment Refund Amount		\$620.42	
Book/Page		<input type="text"/>		<input type="text"/>	

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



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 032659100 Certificate Number: 001402 of 2018**

Payor: SUSAN WOODSON 7130 BAHAMA RD PENSACOLA, FL 32504 Date 05/27/2020

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total	\$558.07	\$2,620.82
Tax Collector's Total	\$2,903.17	
Postage	\$0.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$3,538.24	\$2,637.82

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Whitney Copping
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**Case # 2018 TD 001402
 Redeemed Date 05/27/2020**

Name SUSAN WOODSON 7130 BAHAMA RD PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$558.07	\$2,620.82
Due Tax Collector = TAXDEED	\$2,062.85	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
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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FINANCIAL SUMMARY

No Information Available - See Dockets

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 01402**, issued the **1st day of June, A.D., 2018** 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:

S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR 6554 P 1631

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032659100 (0521-28)

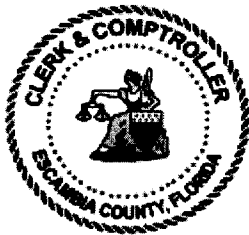
The assessment of the said property under the said certificate issued was in the name of

SUSAN P WOODSON

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 **May**, which is the **3rd day of May 2021**.

Dated this 27th day of May 2020.

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

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 8301, Page 1575, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01402, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 032659100 (0521-28)

DESCRIPTION OF PROPERTY:

S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR
6554 P 1631

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: SUSAN P WOODSON

Dated this 27th day of May 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	WOODSON SUSAN P 7130 BAHAMA RD PENSACOLA, FL 32504 7130 BAHAMA RD 03-2659-100 S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR 6554 P 1631	Certificate #	2018 / 1402
		Date certificate issued	06/01/2018

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application				
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/1402	06/01/2018	684.94	34.25	719.19
→Part 2: Total*				719.19

Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/1380	06/01/2019	681.60	6.25	34.08	721.93
Part 3: Total*					721.93

Part 4: Tax Collector Certified Amounts (Lines 1-7)	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,441.12
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	608.08
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,424.20

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: _____
Signature, Tax Collector or Designee
Escambia, Florida
Date August 25th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	32,000.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/03/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-2659-100 CERTIFICATE #: 2018-1402

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: February 12, 2001 to and including February 12, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President

Dated: February 13, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 13, 2021

Tax Account #: 03-2659-100

1. The Grantee(s) of the last deed(s) of record is/are: **SUSAN P. WOODSON**

By Virtue of Warranty Deed recorded 4/18/1989 – OR 2689/776 and Quit Claim Deed recorded 1/28/2010 – OR 6554/1631

2. The land covered by this Report is: **See Attached Exhibit “A”**

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

a. **NONE**

4. Taxes:

Taxes for the year(s) 2017 - 2019 are delinquent.

Tax Account #: 03-2659-100

Assessed Value: \$65,473

Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: MAY 3, 2021

TAX ACCOUNT #: 03-2659-100

CERTIFICATE #: 2018-1402

In compliance with Section 197.522, 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 2020 tax year.

SUSAN P. WOODSON
7130 BAHAMA RD
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 13th day of February, 2021.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

February 13, 2021

Tax Account #: 03-2659-100

**LEGAL DESCRIPTION
EXHIBIT "A"**

**S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR 6554
P 1631**

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER: 03-2659-100 (0521-28)