APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2000132

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
l,			
FCAP AS CUSTODIAN FL TAX CERT FUND N PO BOX 775311 CHICAGO, IL 60677,	IUNI TAX, LLC	same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
07-1065-000	2018/3603	06-01-2018	ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158
redeem all oupay all delingpay all Tax Co	ent taxes, if due and tstanding tax certificates plus in uent and omitted taxes, plus in ollector's fees, property informa	terest covering the	
One miles costs	e certificate on which this applic		all other certificates of the same legal description
Electronic signature o FCAP AS CUSTODIA FL TAX CERT FUND PO BOX 775311 CHICAGO, IL 60677	N FOR FTCFIMT, LLC I MUNI TAX, LLC		
A	pplicant's signature		04-01-2020 Application Date

Par	t 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.	20,795.50
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, and 16 if applicable)	
18.	Redemption fee	6.25
19.	Total amount to redeem	0.23
Sign h	ere: Data of calls 42/07/2000	
	Signature, Clerk of Court or Designee Date of sale 12/07/2020	<u>.</u>

INSTRUCTIONS

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.

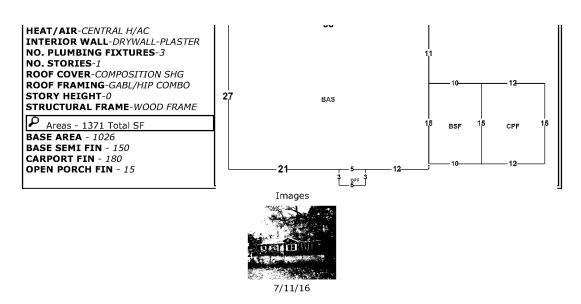
CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513 R. 07/19

Part 1: Tax Deed	Application Info	rmation					
Applicant Name Applicant Address						lication date	Apr 01, 2020
Property description	COKER SANDRA FAYE H 3914 W GADSDEN ST					tificate #	2018 / 3603
- Coonpaon	PENSACOLA, FL	32505			Date	e certificate issued	06/01/2018
	3914 W GADSDE ALL LT 3 AND W 1 P 56 OR 3536 F	25 FT OF L	Τ 4 BLK 4 (OAKDALE PB	Dee num	d application ber	2000132
D-10-0-45				····		ount number	07-1065-000
Part 2: Certificate					Appl	ication	
Column 1 Certificate Numbe	Colu Date of Cer			olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/3603	06/01	2018		402.97		20.15	423.12
		···				→Part 2: Total*	423.12
Part 3: Other Cei	rtificates Redeer	ned by Ap	plicant (C	Other than Co	unty		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colu Face A	umn 3 mount of Certificate	Column 4 Tax Collector's F		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/3411	06/01/2019		410.81	6.25		20.54	437.60
					*****	Part 3: Total*	437.60
Part 4: Tax Colle	0.4 - 2 - 240-51						TANKEN OF THE STATE OF THE STAT
Cost of all certi	ificates in applicant	s possessio	n and othe	r certificates red (*1	eeme	ed by applicant of Parts 2 + 3 above)	860.72
2. Delinquent taxe	es paid by the appl	cant					0.00
3. Current taxes p	paid by the applicar	t					353.21
4. Property inform	nation report fee an	d Deed Appl	ication Red	cording and Rele	ease	Fees	200.00
5. Tax deed appli	cation fee						175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)							
7.	1,588.93						
I certify the above in have been paid, and	iformation is true ar I that the property i	d the tax ce	rtificates, in tatement is	nterest, property s attached.	infor	mation report fee, an	d tax collector's fees
Escambia County, Florida						orida	
	iture, Tax Collector or De	ノ signee			[Date <u>April 24th, 2</u>	020_

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



The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/07/2020 (tc.4007)

Real Estate Search Tangible Property Search Sale List

<u>Back</u>

General Information

Reference: 342S300870030004

Account: 071065000

Owners: COKER SANDRA FAYE H
Mail: 3914 W GADSDEN ST

PENSACOLA, FL 32505

Situs: 3914 W GADSDEN ST 32505

Use Code: SINGLE FAMILY RESID •

Taxing COUNTY MSTU
Authority:

Tax Inquiry: Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

Sales Data

Assessments								
Year	Land	Imprv	Total	<u>Cap Val</u>				
2019	\$6,056	\$45,382	\$51,438	\$41,591				
2018	\$6,056	\$42,230	\$48,286	\$40,816				
2017	\$6,056	\$38,683	\$44,739	\$39,977				

Printer Friendly Version

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sale Date Book Page Value Type Official Records (New

 Vindow)

 12/1993
 3536
 483
 \$35,000
 WD
 View Instr

 12/1993
 3489
 105
 \$35,000
 WD
 View Instr

 06/1987
 2419
 910
 \$100
 QC
 View Instr

 07/1985
 2092
 693
 \$27,500
 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

ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158

Extra Features

FRAME GARAGE

Parcel **Launch Interactive Map** Information 75 Section 75 Map Id: CA 158 Approx. Acreage: 0.2521Zoned: 🔑 MDR Evacuation & Flood Information Open Report 75 75 100 View Florida Department of Environmental Protection(DEP) Data

Buildinas

Address:3914 W GADSDEN ST, Year Built: 1950, Effective Year: 1950

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020037997 5/11/2020 4:33 PM
OFF REC BK: 8294 PG: 344 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC holder of Tax Certificate No. 03603, 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:

ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071065000 (1220-07)

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

SANDRA FAYE H COKER

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 7th day of December 2020.

Dated this 11th 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.

COUNTY

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

Tax Deed - Redemption Calculator
Account: 071065000 Certificate Number: 003603 of 2018

Redemption No V	Application Date 04/01/2020	Interest Rate 18%		
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL		
	Auction Date 12/07/2020	Redemption Date 05/18/2020		
Months	8	1		
Tax Collector	\$1,588.93	\$1,588.93		
Tax Collector Interest	\$190.67	\$23.83		
Tax Collector Fee	\$6.25	\$6.25		
Total Tax Collector	\$1,785.85	\$1,619.01		
Record TDA Notice	\$17.00	\$17.00		
Clerk Fee	\$130.00	\$130.00		
Sheriff Fee	\$120.00	\$120.00		
Legal Advertisement	\$200.00	\$200.00		
App. Fee Interest	\$56.04	\$7.01		
Total Clerk	\$523.04	\$474.01 CH		
Release TDA Notice (Recording)	\$10.00	\$10.00		
Release TDA Notice (Prep Fee)	\$7.00	\$7.00		
Postage	\$60.00	\$0.00		
Researcher Copies	\$40.00	\$0.00		
Total Redemption Amount	\$2,425.89	\$2,110.02		
	Repayment Overpayment Refund Amount	\$315.87		
Book/Page	8294	344		

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

Case # 2018 TD 003603 Redeemed Date 05/18/2020

Name SANDRA FAYE H COKER 3914 W GADSDEN ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$523.04 1773.02
Due Tax Collector = TAXDEED	\$1,785.85
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			
			FINANCIAL SUM	MARY				
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 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: 071065000 Certificate Number: 003603 of 2018

Payor: SANDRA FAYE H COKER 3914 W GADSDEN ST PENSACOLA, FL 32505 Date 05/18/2020

Clerk's Total	\$523.04	1773
Tax Collector's Total	\$1,785.85	
Postage	\$60.00	
Researcher Copies	\$40.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	-\$2.425.89	
	Tax Collector's Total Postage Researcher Copies Recording Prep Fee	Tax Collector's Total \$1,785.85 Postage \$60.00 Researcher Copies \$40.00 Recording \$10.00 Prep Fee \$7.00

\$ 1790.02

PAM CHILDERS
Clerk of the Circuit Court

Received By L Deputy Clerk

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
ESCAMBIA COUNTY FLORIDA
INST# 2020040007 5/18/2020 3:13 PM
OFF REC BK: 8297 PG: 1170 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 8294, Page 344, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03603, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 071065000 (1220-07)

DESCRIPTION OF PROPERTY:

ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: SANDRA FAYE H COKER

Dated this 18th day of May 2020.

COMPTAGE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

Pai	t 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.	20,795.50
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign I	nere: Date of sale 12/07/2 Signature, Clerk of Court or Designee	2020

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.



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	Appl	ication Infor	mation					
Applicant Name Applicant Address	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677				Application date		Apr 01, 2020	
Property description	COKER SANDRA FAYE H 3914 W GADSDEN ST PENSACOLA, FL 32505					Certifica	ate#	2018 / 3603
	3914 W GADSDEN ST 07-1065-000 ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158				Date certificate issued		06/01/2018	
Part 2: Certificat	es Ov	vned by App	icant and	d Filed w	ith Tax Deed	Applica	tion	
Column 1 Certificate Numbe	er	Column Date of Certific			olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/3603		06/01/20)18		402.97		20.15	423.12
							→Part 2: Total*	423.12
Part 3: Other Ce	rtifica	tes Redeeme	ed by Ap	plicant (C	Other than Co	unty)		
Column 1 Certificate Number	Column 2 Column 3 Column 4		-ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)			
# 2019/3411	0	6/01/2019		410.81	1	6.25	20.54	437.60
							Part 3: Total*	437.60
Part 4: Tax Colle	ector	Certified Am	ounts (Li	nes 1-7)				
Cost of all cert	ificates	s in applicant's	possessio	n and othe			y applicant arts 2 + 3 above)	860.72
2. Delinquent tax	es pai	d by the applica	int					0.00
3. Current taxes	paid by	the applicant						353.21
4. Property inform	nation	report fee						200.00
5. Tax deed application fee 17							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) 1,588.93								
I certify the above in have been paid, and						/ informa	tion report fee, ar	nd tax collector's fees
R.							Escambia, Florid	а
Sign here:	ture. Ta	ax Collector or Desi	nee			Date	July 28th, 2	020_

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

This Instrument Was Prepared By And Is To Be Returned To: <u>CATHERINE MATTHEWS</u>, Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Customer: SANDRA F COKER

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer: ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483...

Account Number: 129778-10290 __, together with additional unpaid utility service Amount of Lien: \$ 1201.55 charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law. This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended. Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect. Dated: 3-3-/0 **EMERALD COAST UTILITIES AUTHORITY** STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before, me this , 20 10, by Catherine the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath. Seal] SUZANNE COFFEY MY COMMISSION # DD 917448 EXPIRES: December 17, 2013 londed Thru Notary Public Underwriter Notary Public - Stat

RWK:ls Revised 04/24/08



STATE OF FLORIDA COUNTY OF ESCAMBIA

Beverly Williamson, being duly sworn says on oath that:

- She is the Business Office Manager of the West Florida Hospital and her address and the address of said hospital is 8383 North Davis Highway in Pensacola, Florida.
- That said hospital claims a lien as a result of care, treatment, and maintenance rendered to COKER, SANDRA F. from his/her date of admission, 03-01-01 to his/her date of discharge, 03-01-01 in the amount of \$592.75 for A/R# 102826938.
- 3. That to the best knowledge of affiant, the names and addresses of all persons, firms or corporation claimed by said COKER, SANDRA F. to be liable for the account of injuries for which treated is/are
 - a) SUPERIOR INSURANCE P.O. BOX 30536 TAMPA, FL 33630
 - SANDRA F. COKER b) 3914 W. GADSDEN STREET PENSACOLA, FL 32505

Copies of this document have been sent by certified mail to all of the above named parties

BEVERLY WILLIAMSON BUSINESS OFFICE MANAGER

ulling all

The foregoing instrument was acknowledged before me this (date) 04-13-01 by BEVERLY WILLIAMSON who is personally known to me or who has produced a Florida Driver License as identification and who did not take an oath.

This Instrument was prepared by: JANICE F. FUTRAL West Florida Hospital 8383 North Davis Hwy. Pensacola, Florida 32514

> Janice Futral
> Notary Public, State of Florida
> Commission # CC984675
> My Commission Expires 11/29/04 Registered in Escambia County

Notary Public State of Florida at Large

RCD Jun 04, 2001 09:04 am Escambia County, Florida

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 2001-848127

P.O. Box 15146
Pensacola, F1 32514 ORBOOK 34891 105 OR BOOK 3536PG 483 STATE OF FLORIDA ESCAMBLIA COUNTY WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS: That <u>Dorothy L. Reynolds (a single women)</u> for and consideration of Ten and no/100 (\$ 10.00) DOLLARS and all other Good and Valuable considerations. The receipt whereof is hereby acknowledged, do bargain, convey and grant unto Sandra Faye H. coker executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit: BLK 445 F JC BLK 445 Lot 3 & the West 1/2 of Lot 4, Noakdale Subdivision according to the plat of said Oakdale Subdivision on file in the official records of Escambia County Florida, plat book 1, page 56. IN WITNESS WHEREOF, _ I _ have hereunto set MY hands and seals this <u>21</u> day of <u>DEC</u> ,A.D. 19<u>93</u> Signed, sealed and delivered in the presence of 24 DOROTHY L REYNOLDS personally appeared_ known to me to be the and ______, known to me to be the individuals described by said names in and who executed the foregoing instrument, and acknowledged that SHE _executed the same for the uses and purposes therein set forth. WHO PRODUCED A FLORIDA DRIVERS LICENSE STATE OF FLORIDA ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me by DOROTHY L REYNOLDS this 21 day of DEC , 19 93 produced FLORDIA DRIVERS LICENSE as identification and

under my hand and R 1993 official

This instrument was prepared by: Tammie M. Vega

2978 Meredith Dr. Pensacola FL 32504

60 C . E CO

who did not take an oath.

D.S. PD. \$ DATE. JOE A. FLOWERS, COMPTROLLER CERT REG. #59-2043328-27-01

PROPERTY INFORMATION REPORT

September 14, 2020

Tax Account #: 07-1065-000

LEGAL DESCRIPTION EXHIBIT "A"

ALL LT 3 AND W 25 FT OF LT 4 BLK 4 OAKDALE PB 1 P 56 OR 3536 P 483 CA 158 $\,$

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1065-000 (1220-07)

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: DEC 7, 2020 TAX ACCOUNT #: 07-1065-000 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 X Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2019 tax year. SANDRA FAYE H. COKER WEST FLORIDA HOSPITAL 3914 W. GADSDEN STREET 8383 NORTH DAVID HIGHWAY PENSACOLA, FL 32505 PENSACOLA, FL EMERALD COAST UTILITIES AUTHORITY SUPERIOR INSURANCE P O BOX 30536 9255 STURDEVANT STREET **TAMPA, FL 33630** PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 14th day of September, 2020.

PERDIDO TITLE & ABSTRACT, INC.

Met a Gold

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

CONTINUATION PAGE

September 14, 2020

Tax Account #:

- 1. The Grantee(s) of the last deed(s) of record is/are: SANDRA FAYE H. COKER
 - By Virtue of Warranty Deed recorded October 10, 1994 Official Records Book 3536 Page 483.
- 2. The land covered by this Report is: See Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. Hospital Lien in favor of West Florida Hospital recorded 06/04/2001 OR 4715/221.
 - b. Notice of Lien in favor of Emerald Coast Utilities Authority recorded 03/09/2010 OR 6567/1685.
- 4. Taxes:

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

Tax Account #: 07-1065-000 Assessed Value: \$51,438 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.



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 #:	07-1065-000	CERTIFICATE #: _	2018-3603					

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: October 10, 1994 to and including September 11, 2020 Abstractor: Stacie Wright

BY

Michael A. Campbell,

As President

Dated: September 20, 2020