

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:05/04/2020 (tc.44302)



Real Estate Search Tangible Property Search Sale List

Printer Friendly Version

#### General Information

Reference: 362S301500030005

073369000 Account:

Owners: WINKLER RHONDA J 5505 ESSEX RD Mail: PENSACOLA, FL 32506

Situs: 5505 ESSEX RD 32506 Use Code: SINGLE FAMILY RESID 🔑

Taxing COUNTY MSTU Authority:

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

Sale Date Book Page Value Type

Escambia County Tax Collector

Assessments						
Year	Land	Imprv	Total	Cap Val		
2019	\$7,000	\$37,820	\$44,820	\$40,434		
2018	\$7,000	\$35,118	\$42,118	\$39,681		
2017	\$7,000	\$32,078	\$39.078	\$38,865		

## **Disclaimer**

#### **Tax Estimator**

# > File for New Homestead **Exemption Online**

#### Sales Data

Parcel

Official Records (New Window)

08/02/2012 6917 1635 \$100 WD View Instr 08/2002 4990 578 \$46,000 SC View Instr 08/2002 4990 575 \$100 WD View Instr 11/2000 4634 1582 \$100 WD View Instr 02/1997 4101 193 \$13,000 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**

LT 3 BLK E 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 4990 P 578 OR 6917 P 1635

#### **Extra Features**

# **Launch Interactive Map** Information Section Map Id: 65 65 36-2S-30 65 Approx. Acreage: 0.1940Zoned: 🔑 MDR Evacuation & Flood Information Open Report 10 View Florida Department of Environmental Protection(DEP) Data

Address: 5505 ESSEX RD, Year Built: 1954, Effective Year: 1954

Structural Elements DECOR/MILLWORK-AVERAGE **DWELLING UNITS-1 EXTERIOR WALL-CONCRETE BLOCK** FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE

# **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2000373

To: Tax Collector of ESCA	MBIA COUNTY	, Florida		
I, JUAN C CAPOTE MIKON FINANCIAL SERVICES, 780 NW 42 AVE #300 MIAMI, FL 33126,	INC. AND OCEAN BAN	IK	·	
hold the listed tax certificate an	d hereby surrender the	e same to the Tax (	Collector and make tax deed applicat	ion thereon
Account Number	Certificate No.	Date	Legal Description	
07-3369-000	2018/3841	06-01-2018	LT 3 BLK E 1ST ADDN TO FORES PB 3 P 10/43/92 OR 4990 P 578 O 1635	
<ul> <li>pay all delinquent and</li> <li>pay all Tax Collector's Sheriff's costs, if appli</li> </ul>	g tax certificates plus in display of tax certificates plus in a fees, property informaticable.	nterest covering the tion report costs, C		
Electronic signature on file JUAN C CAPOTE MIKON FINANCIAL SERVICE 780 NW 42 AVE #300 MIAMI, FL 33126	ES, INC. AND OCEAN	BANK		
Annlicant	s signature	<del></del>	<u>04-17-2020</u> 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.		20,217.00
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		·
Sign	here: Date of sale $\frac{4/5}{5}$	/2021	
	Signature, Clerk of Court or Designee		

#### **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

i ait ii iax Deeu	Application Info	mauUII			- 804 40.			
Applicant Name Applicant Address  Applicant Address  JUAN C CAPOTE  MIKON FINANCIAL SERVICES, INC. AND OCEAN  BANK  780 NW 42 AVE #300  MIAMI, FL 33126  Application date					ation date	Apr 17, 2020	)	
Property	WINKLER RHONDA J				Certificate #		2018 / 3841	
description	5505 ESSEX RD   PENSACOLA, FL	5505 ESSEX RD PENSACOLA, FL 32506					06/01/2018	
	5505 ESSEX RD LT 3 BLK E 1ST AI	DDN TO FO			Deed numb	application er	2000373	
	10/43/92 OR 4990	P 578 OR 6	6917 P 163	35	Accou	int number	07-3369-000	)
Part 2: Certificat	es Owned by Apr	licant an	d Filed w	ith Tax Deed	Applic	ation		
Column 1 Certificate Numbe	Colum	n 2	С	olumn 3 ount of Certificate	district	Column 4 Interest	Column (Column 3	5: Total - Column 4)
# 2018/3841	06/01/2	018		385.49		19.27		404.76
						→Part 2: Total*		404.76
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	Other than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's	Fee	Column 5 Interest	To (Column 3 + Column 3 + Column 4 + Column	+ Column 4
#/								
				·		Part 3: Total*		0.00
Part 4: Tax Coll	ector Certified An	nounts (L	ines 1-7)					
1. Cost of all cert	tificates in applicant's	possessio	n and othe	er certificates red (*	deemed Total of	by applicant Parts 2 + 3 above	)	404.76
2. Delinquent tax	es paid by the applic	ant			-			0.00
3. Current taxes	paid by the applican							0.00
Property inforr	nation report fee and	Deed App	lication Re	cording and Rel	lease F	ees		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)						779.76		
I certify the above i	nformation is true and that the property in				y inforn	nation report fee, a	nd tax collecto	or's fees
Q ,	//,				<u>E</u>	scambia County , F	lorida	
Sign here:	lature, Tax Collector or De	signee		-	Da	ate <u>April 23rd, </u>	2020_	
9 <sup>191</sup>	action fax consciol of De							

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

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2020038224 5/12/2020 9:46 AM OFF REC BK: 8294 PG: 746 Doc Type: TDN

# NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 03841, 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:

LT 3 BLK E 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 4990 P 578 OR 6917 P 1635

**SECTION 36, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 073369000 (0421-01)

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

#### RHONDA J WINKLER

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 5th day of April 2021.

Dated this 12th 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: Emil

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



# 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 003841

**Redeemed Date 07/10/2020** 

Name RHONDA J WINKLER 5505 ESSEX RD PENSACOLA, FL 32506

Clerk's Total = TAXDEED

Due Tax Collector = TAXDEED

Postage = TD2

ResearcherCopies = TD6

Release TDA Notice (Recording) = RECORD2

Release TDA Notice (Prep Fee) = TD4

\$51,06 **\$**920.17

92**X**.37

\$60.00

\$10.00

\$7.00

• 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 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: 073369000 Certificate Number: 003841 of 2018

Payor: RHONDA J WINKLER 5505 ESSEX RD PENSACOLA, FL 32506

Date 07/10/2020

Clerk's Check #

1 1

Tax Collector Check #

Clerk's Total

Tax Collector's Total

Postage

Researcher Copies

Recording

Prep Fee

Total Received

3331,00

\$60.00

\$0.00

\$10.00

\$7.00

\$1,554.43

PAM CHILDERS
Clerk of the Circuit Court

Received By: 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

Tax Deed - Redemption Calculator
Account: 073369000 Certificate Number: 003841 of 2018

Redemption No V	Application Date 04/17/2020	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/05/2021	Redemption Date 07/10/2020
Months	12	3
Tax Collector	\$779.76	\$779.76
Tax Collector Interest	\$140.36	\$35.09
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$926.37	\$821.10 T.C.
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	\$84.06	\$21.02
Total Clerk	\$551.06	\$488.02 C.H.
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	\$1,594.43	\$1,326.12-120-200
	Repayment Overpayment Refund Amount	\$268.31 \$ 100Ge.12
Book/Page	8294	746

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020056209 7/10/2020 2:37 PM
OFF REC BK: 8329 PG: 1119 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 746, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03841, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 073369000 (0421-01)

**DESCRIPTION OF PROPERTY:** 

LT 3 BLK E 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 4990 P 578 OR 6917 P 1635

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: RHONDA J WINKLER

Dated this 10th day of July 2020.

COMPT

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	App	lication Infor	mation					
Applicant Name Applicant Address Applicant Address Applicant Address  MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126				Application date		Apr 17, 2020		
Property description	WINKLER RHONDA J 5505 ESSEX RD PENSACOLA, FL 32506				Certificate #		2018 / 3841	
	07-3 LT 3	5 ESSEX RD 369-000 BLK E 1ST AD 3/92 OR 4990 F			· · · · · · · · · · · · · · · · · · ·	Date	e certificate issued	06/01/2018
Part 2: Certificat	es O	wned by App	licant and	d Filed w	ith Tax Deed	Appl	ication	·
Column 1 Certificate Number	er	Column Date of Certific		1 -	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/3841		06/01/20	018		385.49		19.27	404.76
					·		→Part 2: Total*	404.76
Part 3: Other Cer	rtifica	ates Redeeme	ed by Ap	plicant (C	other than Co	unty	)	
Column 1 Certificate Number		Column 2 Date of Other ertificate Sale	Face A	imn 3 mount of certificate	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
#/								
							Part 3: Total*	0.00
Part 4: Tax Colle	ector	Certified Am	ounts (Li	nes 1-7)				
Cost of all cert	ificate	s in applicant's	possessio	n and othe			ed by applicant of Parts 2 + 3 above)	404.76
2. Delinquent tax	es pa	id by the applica	ant					0.00
3. Current taxes	paid b	y the applicant						0.00
4. Property inform	nation	report fee						200.00
5. Tax deed appli	cation	n fee						175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00			
7. <b>Total Paid</b> (Lines 1-6) 779.76								
I certify the above in have been paid, and	nforma d that	ation is true and the property inf	the tax ce	rtificates, i tatement is	nterest, property s attached.	y infoi	rmation report fee, an	d tax collector's fees
A	X						Escambia, Florid	а
Sign here:	Sign here: Date July 31st, 2020							
Sound this conditionation to the Clark of Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the Court by 40 days affect the data is not force to the court by 40 days affect the data is not force to the days affect the data is not force to the days affect the data is not force to the days affect the day								

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

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 F.S.	e under s. 197.502(6)(c),	20,217.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)		
Sign I	nere: Signature, Clerk of Court or Designee	Date of sale04/05/2	021

INSTRUCTIONS 46.25

#### 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.

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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.

Recorded in Public Records 10/09/2012 at 10:13 AM OR Book 6917 Page 1635, Instrument #2012076880, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

# **WARRANTY DEED**

WARRANTI DEED
STATE OF FLORIDA
COUNTY OF
THIS WARRANTY DEED made the 1st day of august 192012 by
and between Faye B. Baker , hereinafter called the
Grantor, to Rhonda winkler, hereinafter
called the Grantee,
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 grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in
County, Florida, to wit: 5505 Essex Dr. Escambia County FL lot 3, block e, first edition to forrest park, a subdivision of a portion of section 36, township 2 south, range, 30 west escambia county FL, according to plat book 3 at page 43 of the public records of escambia coounty FL
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; that the Grantor fully warrants the title to said land and will defend the same
against the lawful claim of all persons whomsoever; and that said land is free of all encumbrances.
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day
and year first above written.
Signed, sealed and delivered
in our presence
Karen ton detor
7 DV GT TO
Karen Pendleton Daniel tendleton
STATE OF FLORIda COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 20 day of August 192012 by Faye B. Baker Tayer 5 30 far
by Faye B. Baker faye Boston
who produced identification of Dersonally Know and did not take an oath.
(uster 1). Logen
Notary Public with STAL 6
Prepared by: Faye B. Baker  Return to: 615 N. 46 H Ave
Return to: 615 N. 46 H. Ave
Pensacola, FL 32506
I CH 3 OLD CITY THE MENT IN THE MENT OF TH
Marie
RECORDED AS RECEIVED

# PROPERTY INFORMATION REPORT

January 25, 2021

Tax Account #: 07-3740-000

# LEGAL DESCRIPTION EXHIBIT "A"

LT 3 BLK E 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 4990 P 578 OR 6917 P 1635

**SECTION 36, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 07-3369-000 (0421-01)

# 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 SEA	ARCH FOR TDA
TAX DEED SALE DATE:	APR 5, 2021
TAX ACCOUNT #:	07-3369-000
CERTIFICATE #:	2018-3841
those persons, firms, and/or agen	522, Florida Statutes, the following is a list of names and addresses of noies having legal interest in or claim against the above-described tax sale certificate is being submitted as proper notification of tax deed
YES NO	
X Notify City of Pens X Notify Escambia C Homestead for 202	sacola, P.O. Box 12910, 32521 County, 190 Governmental Center, 32502 20 tax year.
RHONDA J. WINKLER 5505 ESSEX ROAD PENSACOLA, FL 32506	
Certified and delivered to Escam	abia County Tax Collector, this 25th day of January 2021.
PERDIDO TITLE & ABSTRAC	CT, INC.
BY: Michael A. Campbell, As It's	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**

January 25, 2021

Tax Account #: 07-3369-000

- 1. The Grantee(s) of the last deed(s) of record is/are: RHONDA J. WINKLER
  - By Virtue of Warranty Deed recorded October 9, 2012 Official Records Book 6917 Page 1635.
- 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. NONE
- 4. Taxes:

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

Tax Account #: 07-3369-000 Assessed Value: \$41,363 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 #:	07-3369-000	_ CERTIFICATE #:	2018-3841		
	-				

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: January 15, 2001 to and including January 15, 2021 Abstractor: Stacie Wright

BY

Michael A. Campbell,

As President

Dated: January 25, 2021