

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000149

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677,

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
07-3859-000	2018/3894	06-01-2018	LT 28 BLK G EDGEWATER PB 2 P 97 OR 5623 P 352 SEC 37/38 T2S R 30 CA 163

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
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

04-01-2020
Application Date

Applicant's signature

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.	
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 <u>12/07/2020</u> 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

1220-12

513
R. 07/19**Part 1: Tax Deed Application Information**

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	JONES SUSAN J 309 S 61 ST AVE PENSACOLA, FL 32506 302 EDGEWATER DR LT 28 BLK G EDGEWATER PB 2 P 97 OR 5623 P 352 SEC 37/38 T2S R 30 CA 163	Certificate #	2018 / 3894
		Date certificate issued	06/01/2018
		Deed application number	2000149
		Account number	07-3859-000

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)
# 2018/3894	06/01/2018	1,019.23	50.96	1,070.19
→ Part 2: Total*				1,070.19

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)
# 2019/3677	06/01/2019	1,068.23	6.25	53.41	1,127.89
Part 3: Total*					1,127.89

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)	2,198.08
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	946.29
4. Property information report fee and Deed Application Recording and Release Fees	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)	3,519.37

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: <u>Candice Lewis</u>	<u>Escambia County, Florida</u>
Signature, Tax Collector or Designee	Date <u>April 24th, 2020</u>

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



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Navigate Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

General Information

Reference: 372S301000028007
Account: 073859000
Owners: JONES SUSAN J
Mail: 309 S 61 ST AVE
 PENSACOLA, FL 32506
Situs: 302 EDGEWATER DR 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$8,000	\$51,766	\$59,766	\$59,766
2018	\$8,000	\$50,553	\$58,553	\$58,553
2017	\$8,000	\$46,180	\$54,180	\$54,180

Disclaimer

Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/2005	5623	352	\$47,000	WD	View Instr
03/2004	5373	1638	\$100	CJ	View Instr
06/2002	4935	867	\$100	WD	View Instr
12/1999	4508	939	\$100	CJ	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

LT 28 BLK G EDGEWATER PB 2 P 97 OR 5623 P 352 SEC
 37/38 T2S R 30 CA 163

Extra Features

None

Parcel Information

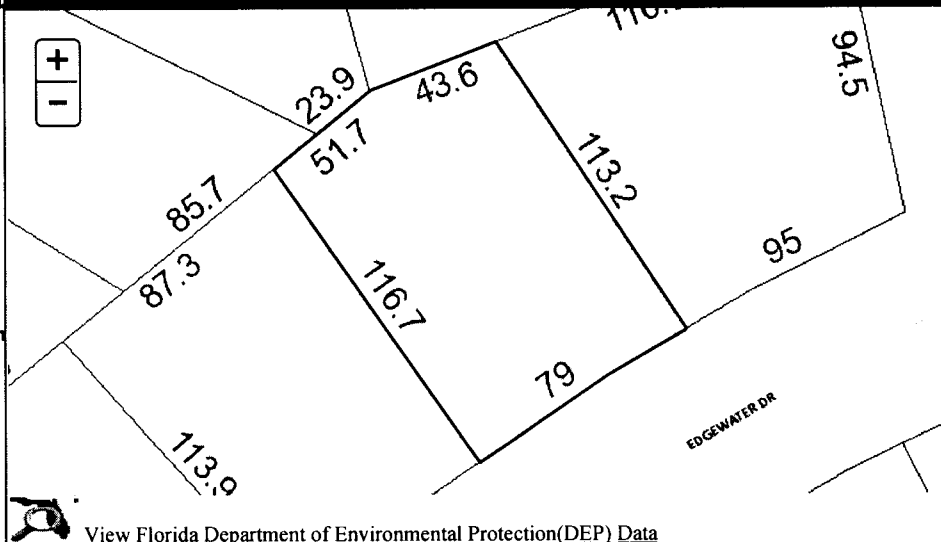
[Launch Interactive Map](#)

Section Map Id:
 CA163

Approx. Acreage:
 0.2148

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)


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

Buildings

Address: 302 EDGEWATER DR, Year Built: 1952, Effective Year: 1952

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-VINYL SIDING
 FLOOR COVER-HARDWOOD/PARQUET
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

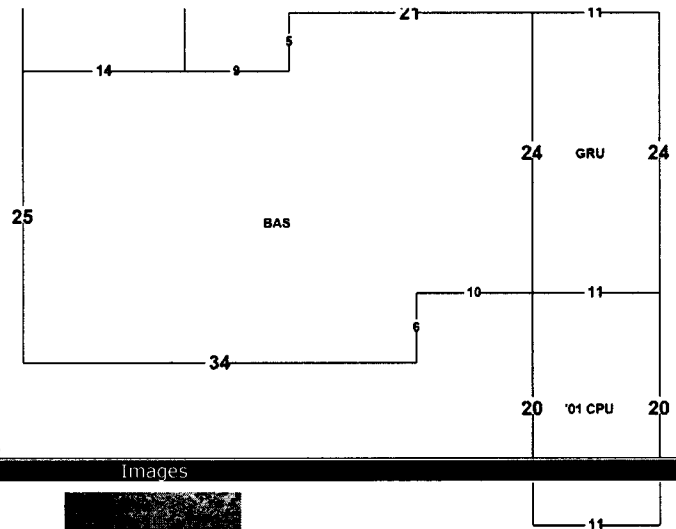
 **Areas - 1797 Total SF**

BASE AREA - 1145

CARPORT UNF - 220

GARAGE UNFIN - 264

WOOD DECK FIN - 168



Images



11/29/18

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:05/05/2020 (tc.28241)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC holder of Tax Certificate No. 03894, 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 28 BLK G EDGEWATER PB 2 P 97 OR 5623 P 352 SEC 37/38 T2S R 30 CA 163

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073859000 (1220-12)

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

SUSAN J JONES

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.



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	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	JONES SUSAN J 309 S 61 ST AVE PENSACOLA, FL 32506 302 EDGEWATER DR 07-3859-000 LT 28 BLK G EDGEWATER PB 2 P 97 OR 5623 P 352 SEC 37/38 T2S R 30 CA 163	Certificate #	2018 / 3894
		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)
# 2018/3894	06/01/2018	1,019.23	50.96	1,070.19
→Part 2: Total*				1,070.19

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)
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Part 3: Total*					1,127.89

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

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2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	946.29
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)	3,519.37

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:	Escambia, Florida
Signature, Tax Collector or Designee	Date July 28th, 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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/07/2020</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

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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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 073859000 Certificate Number: 003894 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 08/31/2020
Months	8	4
Tax Collector	\$3,519.37	\$3,519.37
Tax Collector Interest	\$422.32	\$211.16
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,947.94	\$3,736.78 TC
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	\$28.02
Total Clerk	\$523.04	\$495.02 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	\$4,587.98	\$4,248.80 -120 - 200
	Repayment Overpayment Refund Amount	\$339.18
Book/Page	8294	367

\$3928.80

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 003894

Redeemed Date 08/31/2020

Name SUSAN J JONES 309 S 61 ST AVE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$523.04	3911.80
Due Tax Collector = TAXDEED	\$3,947.94	
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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 073859000 Certificate Number: 003894 of 2018**

Payor: SUSAN J JONES 309 S 61 ST AVE PENSACOLA, FL 32506 Date 08/31/2020

Clerk's Check #	6650602273	Clerk's Total	\$523.04
Tax Collector Check #	1	Tax Collector's Total	\$3,947.94
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,547.98

\$3928.80

**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>

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 367, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03894, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 073859000 (1220-12)

DESCRIPTION OF PROPERTY:

LT 28 BLK G EDGEWATER PB 2 P 97 OR 5623 P 352 SEC 37/38 T2S R 30 CA 163

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: SUSAN J JONES

Dated this 31st day of August 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**IN AND FOR THE COUNTY CIVIL COURT, FIRST JUDICIAL CIRCUIT
ESCAMBIA COUNTY, FLORIDA**

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2012 OCT 25 P 2:19

FIRESIDE PROMENADE, LLC
C/O Gulf Coast Property Management, Co. Inc,
600 University Office Blvd., Suite 1D
Pensacola, Florida 32504,
Plaintiff(s),

COUNTY CIVIL DIVISION
FILED & RECORDED

v.

Case No.: 2012 CC 003322
Div.: V

SUSAN JONES
13261 LILLIAN HIGHWAY #3
PENSACOLA, FLORIDA 32507

DEFENDANT(S).

ORDER FOR DEFAULT AND FINAL ORDER OF POSSESSION

THIS CAUSE came before the Court on the motion of Plaintiff(s) for default and tenant removal. This Court finds that this is an eviction-only action filed pursuant to §83.625, Florida Statutes (FS), for non-payment of rent and that the amount of rent owing and unpaid is Four Hundred Twenty Five Dollars 00/100 (\$425.00); that service of process has been effected on Defendant by posting; and that such service notwithstanding:

1. Defendant filed no answer (as required by FS 51.011) to Plaintiff's complaint for possession of the subject residential premises within 5 days of being serviced with service of process;
2. Defendant "failed to defend" by not filing a legally sufficient document, asserting no legal defense (pursuant to Florida Rules of Civil Procedure 1.500);
3. Defendant did not file a legally sufficient motion to determine rent (pursuant to FS 83.60(2));
4. Defendant(s) failed to post the "disputed rent" as alleged in Plaintiff(s) complaint into the court registry within 5 days of being served with service of process (pursuant to FS 83.60(2));
5. The time for defensive pleadings and rent posting has expired (pursuant to FS 83.60(2) and FS 51.011); and
6. At this time, the clerk of court has entered a default on Count I.

The Court being so advised, **IT IS ACCORDINGLY ADJUDGED:**

That a Final Order of Possession be entered in favor of the Plaintiff(s), FIRESIDE PRMENADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, C/O GULF COAST PROPERTY MANAGMENT, that the Plaintiff(s) recover from Defendant(s), SUSAN JONES, possession of the premises located at 13261 Lillian Highway #3, Pensacola, Florida 32507, for which let writ of possession issue forthwith. The Court hereby reserves jurisdiction over any other remaining justiciable issues.

DONE AND ORDERED at Escambia County, Florida, on this 25th day of October 2012 in chambers.

Case: 2012 CC 003322



00052245626

Dkt: CC1218 Pg#: 1

/s/

Honorable Judge Pat Kinsey

APR-12-2005 12:38

ESC CO ENVIRON HEALTH

8505956777

P.02/02

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
1300 WEST GREGORY STREET
PENSACOLA, FL 32501**



ADDENDUM TO OSTDS LETTER DATED APRIL 8, 2005

April 12, 2005

Janis C. Brandenburg
c/o Lisa Gaffkey
First American Title Company
2115 West Nine Mile Road, #15
Pensacola, FL 32534

RE: Three Bedroom
Single Family Residence
302 Edgewater Drive
Pensacola, FL 32507
Parcel ID: 37-2S-30-1000-028-007

Dear Ms. Brandenburg:

As required in the previous inspection letter, the greywater discharge has been connected to the septic tank. An Environmental Health inspector revisited the site on April 11, 2005 to verify that the sanitary nuisance no longer exists. Please refer to the previous letter for additional information regarding this property.

If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

Lisa Lavoie
Environmental Specialist II

LL/fd/ms
OSTDS #05-9409
Fax to: Lisa Gaffkey, 478-6663

TOTAL P.02

APR-08-2005 16:12

ESC CO ENVIRON HEALTH

8505956777

P.02/03

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
1300 WEST GREGORY STREET
PENSACOLA, FL 32501**



April 8, 2005

Janis C. Brandenburg
c/o Lisa Gaffkey
First American Title Company
2115 West Nine Mile Road, #15
Pensacola, FL 32534

RE: Three Bedroom
Single Family Residence
302 Edgewater Drive
Pensacola, FL 32507
Parcel ID: 37-2S-30-1000-028-007

Dear Ms. Brandenburg:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on April 7, 2005. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise has been occupied and no overflows were observed at the time of the inspection.

Septic Tank Compartment:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- No structural deficiencies were noted.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- The drainfield was found to be constructed of cradle drain and gravel material, which indicates that the system may be at least 25 years old; however, no structural deficiencies were noted.

Note:

- Further inspection revealed that ECUA public sewer will soon be available to this property. The project has not been fully completed by ECUA; however, in the near future, the property owner will be required to connect to sewer. A letter from this department will be issued to the property owner once the sewer becomes available. Upon notification, the property owner will be required to make connection within 365 days. In the event that the septic system fails prior to sewer connection, a repair permit will not be issued and the residence must connect to sewer immediately.

Action Required:

- **Greywater discharge (laundry water) connection to septic tank**
An unapproved greywater discharge was located at the rear of the house. The greywater discharge must be properly connected to the OSTDS through a wastewater line installed in accordance with the Escambia County Plumbing Ordinance. This will put an additional but necessary load on the septic system, which may be adversely affected. However, the only alternative would be to install a separate laundry waste system. A new laundry waste system would require OSTDS permitting by Environmental Health. Plumbing permits must be purchased through the Department of Building Inspections when connecting the greywater discharge to the septic tank. For information please call (850) 595-3550. We will not require that this issue be corrected prior to closing; however, it must be corrected within 30 days and a re-inspection will be conducted to assure compliance.

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lisa Lavoie".

Lisa Lavoie
Environmental Specialist II

LL/fd/ms
OSTDS #05-9409
Fax to: Lisa Gaffkey, 476-6663

780179

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **Edgewater Drive**

Legal Address of Property: **302 Edgewater Drive, Pensacola, Florida 32507**

The County (✓) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: **First American Title Insurance Company
2115 West Nine Mile Road, Suite 15
Pensacola, Florida 32534**

Signed, sealed and delivered in our presence:

Lisa K. Gaffkey
Witness Signature

Print Name: LISA K. Gaffkey

Mark A. Seibert
Witness Signature

Print Name: Mark A. Seibert

Janis C. Brandenburg
Janis C. Brandenburg

Susan J. Jones
Susan J. Jones

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

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 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Janis C. Brandenburg
Janis C. Brandenburg

Signed, sealed and delivered in our presence:

Richard Fellgren
Witness Signature

Print Name: Richard Fellgren

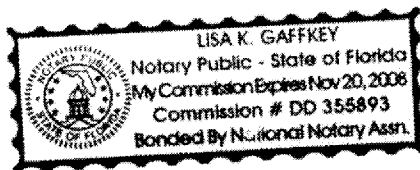
State of FL

County of Escambia

Lisa K. Gaffkey
Witness Signature

Print Name: LISA K. Gaffkey

The Foregoing Instrument Was Acknowledged before me on April 12, 2005, by Janis C. Brandenburg, a single woman who is/are personally known to me or who has/have produced a valid driver's license as identification.



Lisa K. Gaffkey
NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

Prepared by
Lisa Gaffkey, an employee of
First American Title Insurance Company
2115 West Nine Mile Road, Suite 15
Pensacola, Florida 32534
(850) 476-3990

Return to: Grantee

File No.: 2123-780179

WARRANTY DEED

This indenture made on **April 12, 2005 A.D.**, by

Janis C. Brandenburg, a single woman

whose address is: **302 Edgewater Drive, Pensacola, FL 32507**
hereinafter called the "grantor", to

Susan J. Jones

whose address is: **P.O. Box 7019, Pensacola, FL 32534**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, to-wit:

LOT 28, BLOCK "G", EDGEWATER SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 97, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: **37-2S-30-1000-028-007**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

**RECORDED BY
FIRST AMERICAN TITLE**

Page 1 of 2
2123 - 780179

PROPERTY INFORMATION REPORT

September 21, 2020

Tax Account #: 07-3859-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 28 BLK G EDGEWATER PB 2 P 97 OR 5623 P 352 SEC 37/38 T2S R 30 CA 163

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3859-000 (1220-12)

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: December 7, 2020

TAX ACCOUNT #: 07-3859-000

CERTIFICATE #: 2018-3894

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
 X Homestead for 2019 tax year.

SUSAN J. JONES
P.O. BOX 7019
PENSACOLA, FL 32534

FIRESIDE PROMENADE, LLC
C/O GULF COAST PROPERTY MANAGEMENT CO
600 UNIVERSITY OFFICE BLVD, SUITE 1D
PENSACOLA, FL 32504

SUSAN JONES
309 S 61ST AVE
PENSACOLA, FL 32506

SUSAN JONES
13261 LILLIAN HIGHWAY #3
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 21st day of September, 2020.

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
CONTINUATION PAGE

September 21, 2020

Tax Account #: 07-3859-000

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

By virtue of Warranty Deed recorded 04/21/2005 – OR 5623/352

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. **Order in favor of Fireside Promenade, LLC recorded 10/26/2012 – OR 6926/1523**

4. Taxes:

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

Tax Account #: 07-3859-000

Assessed Value: \$59,766

Exemptions: NONE

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 #: 07-3859-000 CERTIFICATE #: 2018-3894

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: December 30, 1999 to and including September 14, 2020 Abstractor: LaChelle Floyd

BY

Michael A. Campbell,
As President

Dated: September 21, 2020