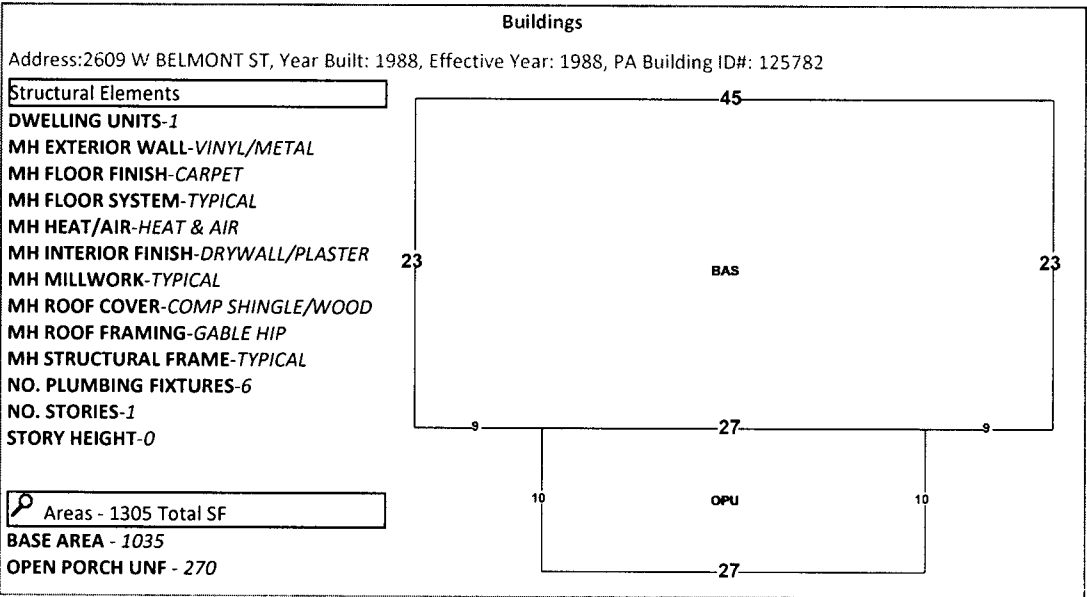




Images



7/27/17

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.



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[Nav. Mode](#)
☒ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	000S009060010210	Year	Land	Imprv	Total	Cap Val
Account:	151739000	2020	\$8,058	\$5,418	\$13,476	\$13,476
Owners:	AVIRETT BRIAN & AVIRETT CHRISTINA	2019	\$8,058	\$4,947	\$13,005	\$13,005
Mail:	404 PACE PKWY CANTONMENT, FL 32533	2018	\$7,500	\$4,711	\$12,211	\$12,211
Situs:	2609 W BELMONT ST 32505	Disclaimer				
Use Code:	MOBILE HOME	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
06/03/2011	6728	567	\$20,000	WD		Legal Description BEG AT SE COR OF SEC N ALG W R/W OF T ST 276 8/10 FT TO S R/W OF BELMONT ST W ALG S R/W OF BELMONT ST 120 FT TO POB...	
01/2002	4837	709	\$36,500	WD			
02/1998	4229	209	\$9,000	WD			
02/1998	4229	206	\$100	WD			
01/1997	4114	494	\$8,000	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						METAL BUILDING	

Parcel Information

Section Map Id: CA125

Approx. Acreage: 0.1853

Zoned: MDR

Evacuation & Flood Information [Open Report](#)

[Launch Interactive Map](#)

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A, LLC** holder of **Tax Certificate No. 08254**, issued the **1st** day of **June, A.D., 2019** 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:

BEG AT SE COR OF SEC N ALG W R/W OF T ST 276 8/10 FT TO S R/W OF BELMONT ST W ALG S R/W OF BELMONT ST 120 FT TO POB CONTINUE ALG SAME LI 60 FT 90 DEG LEFT 140 FT 90 DEG LEFT 60 FT 90 DEG LEFT 140 FT TO POB BLK 210 WEST KING TRACT OR 6728 P 567 CA 125

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151739000 (0122-30)

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

BRIAN AVIRETT and CHRISTINA AVIRETT

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 January, which is the **3rd** day of **January 2022**.

Dated this 13th day of May 2021.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 151739000 Certificate Number: 008254 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/03/2022	Redemption Date 09/29/2021
Months	9	5
Tax Collector	\$1,517.41	\$1,517.41
Tax Collector Interest	\$204.85	\$113.81
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,728.51	\$1,637.47 IC
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	\$63.05	\$35.03
Total Clerk	\$530.05	\$502.03 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	\$0.00	\$0.00
Total Redemption Amount	\$2,335.56	\$2,156.50
	Repayment Overpayment Refund Amount	\$179.06
Book/Page	8530	1320

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 # 2019 TD 008254

Redeemed Date 09/29/2021

Name KENNETH W JUNK PO BOX 524 POINT CLEAR AL 36564

Clerk's Total = TAXDEED	\$530.05	1836.50
Due Tax Collector = TAXDEED	\$1,728.51	
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
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

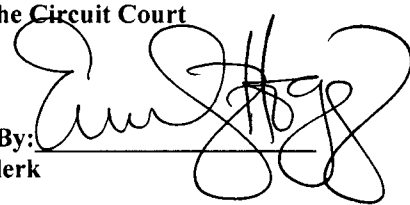
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 151739000 Certificate Number: 008254 of 2019**

Payor: KENNETH W JUNK PO BOX 524 POINT CLEAR AL 36564 Date 09/29/2021

Clerk's Check #	1	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$1,728.51
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,335.56

\$1836.50

**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 8530, Page 1320, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08254, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **151739000 (0122-30)**

DESCRIPTION OF PROPERTY:

**BEG AT SE COR OF SEC N ALG W R/W OF T ST 276 8/10 FT TO S R/W OF BELMONT ST W
ALG S R/W OF BELMONT ST 120 FT TO POB CONTINUE ALG SAME LI 60 FT 90 DEG LEFT
140 FT 90 DEG LEFT 60 FT 90 DEG LEFT 140 FT TO POB BLK 210 WEST KING TRACT OR
6728 P 567 CA 125**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: BRIAN AVIRETT and CHRISTINA AVIRETT

Dated this 29th day of September 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2016 CO 007843 A

CHRISTINA AVIRRTT
5222 FLAXMAN ST
PENSACOLA, FL 32506

DIVISION: 1
DATE OF BIRTH: 05/13/1987

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On JANUARY 11, 2017, an order assessing fines, costs, and additional charges was entered against the Defendant, CHRISTINA AVIRRTT. Defendant has failed to make payment in full in accordance with this order. Therefore,

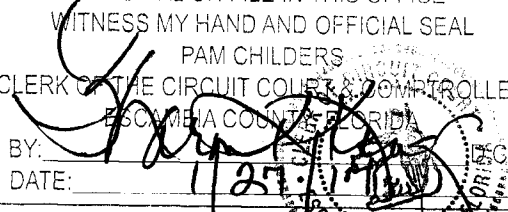
IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$225.00, which shall bear interest at the rate prescribed by law, 4.97%, until satisfied.

It is FURTHER ORDERED AND ADJUDGED that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.


Designated by COUNTY COURT JUDGE JOYCE H. WILLIAMS
on 01/23/2017 10:27:25 HVUclLdB

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: 
DATE: 1/25/17

CLERK OF THE CIRCUIT COURT

**Residential Sales
Abutting Roadway
Maintenance Disclosure**

File No. 11FL-1016

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, and, if not, what person or entity will be responsible for maintenance. The disclosure must 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 part of the public records of Escambia County, Florida.

NOTE: Acceptance for filing of 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: 2609 West Belmont Street
Legal Address of Property: 2609 West Belmont Street, Pensacola, FL 32505

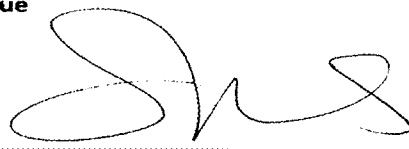
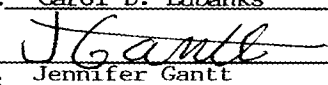
The County (☒) has accepted (☐) has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

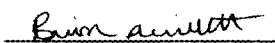
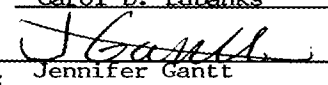
As to Seller(s):


Seller's Name: Russell A. Pemberton

Seller's Name:


Witness Name: Carol D. Eubanks
Witness Name: Jennifer Gantt

As to Buyer(s):


Buyer's Name: Brian Avirett
Buyer's Name: Christina Avirett
Witness Name: Carol D. Eubanks
Witness Name: Jennifer Gantt

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

BK: 6728 PG: 569

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
1300 WEST GREGORY STREET
PENSACOLA, FL 32502**

June 3, 2011



Russell A. Pemberton
c/o Darlene Sistrunk, Assist to Sell
2003 North 9th Avenue
Pensacola, FL 32503

RE: Three Bedroom
Single Family Residence
2609 West Belmont Street
Pensacola, FL 32505
Parcel ID No: 00-0S-00-9060-010-210

Dear Mr. Pemberton:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on June 2, 2011. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise was vacant at the time of our inspection and no overflows were observed. Because there were no occupants living in the residence, no sewage flow was being generated; therefore, our ability to fully assess the functionality of the system was limited.

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.

- A moderate amount of roots were noted in the tank and drainfield areas. Roots could alter system functionality; however, no structural deficiencies were apparent during the inspection.
- A sewage flow has not been generated for some time; therefore, the functionality of the system could not be determined.

Conclusion:

- No action is required at this time. This letter does not imply that the system will perform optimally for a specific period of time.

Page 2 of 2
June 3, 2011
2609 West Belmont Street

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 black ink, appearing to read "Phillip L. Davies".

Phillip L. Davies
Environmental Supervisor I

EXHIBIT "A"**LEGAL DESCRIPTION**

Commencing at the Southeast corner of Section 32, Township 2 South, Range 30 West, Escambia County, Florida, thence North along the West right-of-way of "T" Street for 276.8 feet to the South right-of-way line of Belmont Street, thence West along said South right-of-way line for 120.0 feet to the Point of Beginning, thence continue along the same line for 60.0 feet, thence 90 deg. left for 140.0 feet, thence 90 deg. left for 60.0 feet, thence 90 deg. left for 140.0 feet to the Point of Beginning. All lying and being in Sections 28 and 32, Township 2 South, Range 30 West, Escambia County, Florida.

Recorded in Public Records 06/07/2011 at 09:35 AM OR Book 6728 Page 567,
Instrument #2011038113, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$140.00

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

FILE NO 11FL-1016
DOC 140.00
REC 35.50
TOTAL 175.50

WARRANTY DEED
TAX ID #00-0S-00-9060-010-210

STATE OF Florida
COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS: That Russell A. Pemberton, Grantor*, Address: 3245 Desert Street, Pensacola, FL 32514, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto: Brian Avirett and Christina Avirett, husband and wife, Grantee*, Address: 2609 West Belmont Street, Pensacola, FL 32505, grantee's heirs, executors, administrators and assigns forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
The above-described property is not the homestead of Grantor herein.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural and the plural the singular, and the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 3rd day of June, 2011.


Russell A. Pemberton

Signed, sealed and delivered
in the presence of:

Witness Sign: 
Witness Print Name: Jennifer Gantt

Witness Sign: 
Witness Print Name: Carol D. Eubanks

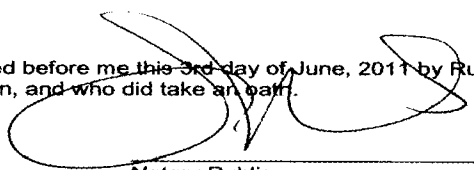
STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of June, 2011 by Russell A. Pemberton, who has produced his driver's license as identification, and who did take an oath.

My Commission expires:

(Notary Seal)

CAROL D. EUBANKS
Notary Public-State of FL
Comm. Exp. Mar. 3, 2012
Comm. No. DD 755487


Notary Public
Serial Number

PROPERTY INFORMATION REPORT

October 28, 2021

Tax Account #:15-1739-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SE COR OF SEC N ALG W R/W OF T ST 276 8/10 FT TO S R/W OF BELMONT ST W ALG
S R/W OF BELMONT ST 120 FT TO POB CONTINUE ALG SAME LI 60 FT 90 DEG LEFT 140 FT 90
DEG LEFT 60 FT 90 DEG LEFT 140 FT TO POB BLK 210 WEST KING TRACT OR 6728 P 567 CA
125**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-1739-000(0122-30)

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: JAN 3, 2022
TAX ACCOUNT #: 15-1739-000
CERTIFICATE #: 2019-8254

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 <u>2020</u> tax year.

BRIAN AVIRETT
CHRISTINA AVIRETT
404 PACE PKWY
CANTONMENT, FL 32533

BRIAN AVIRETT
CHRISTINA AVIRETT
2609 W BELMONT ST
PENSACOLA, FL 32505

CHRISTINA AVIRRTT
5222 FLAXMAN ST
PENSACOLA, FL 32506

ESCAMBIA COUNTY JUVENILE DIVISION
1800 ST. MARY AVE.
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 26th day of October, 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
CONTINUATION PAGE

October 28, 2021

Tax Account #: **15-1739-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BRIAN AVIRETT AND CHRISTINA AVIRETT**
By Virtue of Warranty Deed recorded 6/7/2011 in OR 6728/567
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. **Judgment in favor of State of FL / Escambia County recorded 7/15/2009 OR 6483/1184**
 - b. **Judgment in favor of State of FL / Escambia County recorded 7/21/2009 OR 6485/1625**
 - c. **Judgment in favor of State of FL / Escambia County recorded 1/30/2017 OR 7659/451**
4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.
Tax Account #: 15-1739-000
Assessed Value: \$13,476
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 #: 15-1739-000 CERTIFICATE #: 2019-8254

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 20, 2001 to and including October 20, 2021 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: October 28, 2021