

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200537

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

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
07-1631-000	2020/3774	06-01-2020	LT 23 BLK 3 RE S/D PEN HAVEN PB 2 P 98 OR 4473 P 529 OR 4741 P 498 OR 4748 P 778 CA 187

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

07-14-2022
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.	21,298.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS 4 12.50

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

0423-12

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Jul 14, 2022
Property description	MILLER DENNIS & MILLER JAMES & 3 UNION CT PENSACOLA, FL 32506 3 UNION CT 07-1631-000 LT 23 BLK 3 RE S/D PEN HAVEN PB 2 P 98 OR 4473 P 529 OR 4741 P 498 OR 4748 P 778 CA 187	Certificate #	2020 / 3774
		Date certificate issued	06/01/2020

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)
# 2020/3774	06/01/2020	409.65	20.48	430.13
# 2021/2928	06/01/2021	421.70	21.09	442.79
→Part 2: Total*				872.92

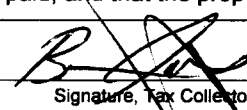
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

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)	872.92
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,247.92

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 27th, 2022

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

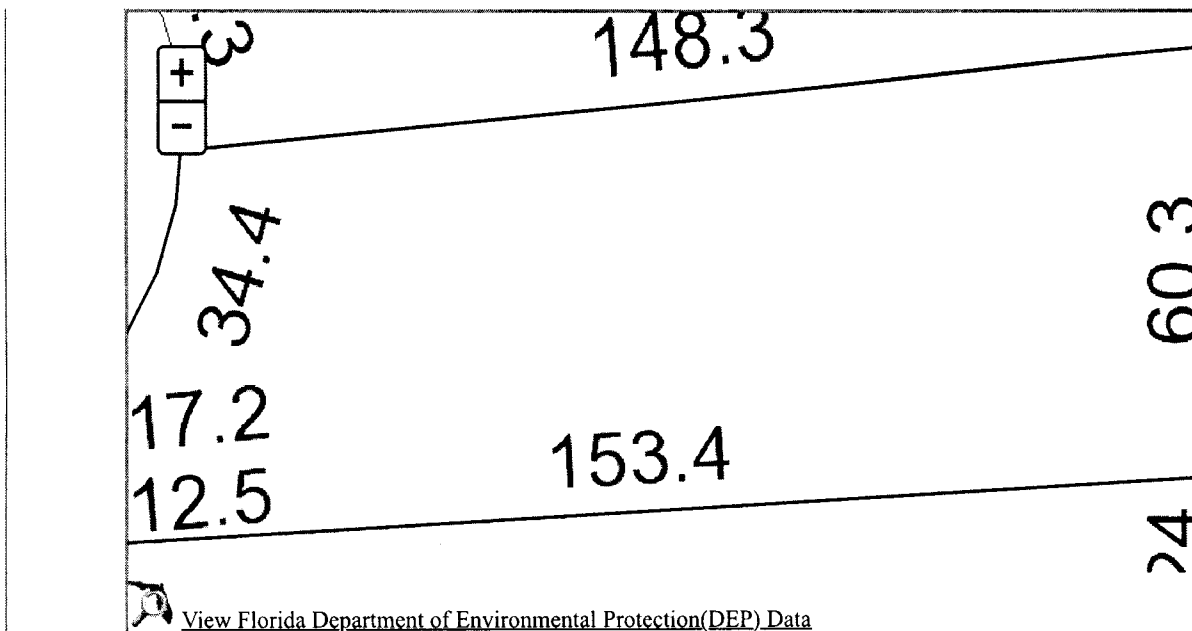
[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:		342S301150023003				Year	Land	Imprv	Total	Cap Val
Account:		071631000				2021	\$7,000	\$45,143	\$52,143	\$42,597
Owners:		MILLER DENNIS & MILLER JAMES & SIMMONS KIM & SAPP KAREN				2020	\$7,000	\$39,640	\$46,640	\$42,009
Mail:		3 UNION CT PENSACOLA, FL 32506				2019	\$7,000	\$38,926	\$45,926	\$41,065
Situs:		3 UNION CT 32506				Disclaimer				
Use Code:		SINGLE FAMILY RESID				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										
Sales Data						2021 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION				
07/2001	4748	778	\$100	QC		Legal Description				
07/2001	4741	498	\$100	QC		LT 23 BLK 3 RE S/D PEN HAVEN PB 2 P 98 OR 4473 P 529 OR				
09/1999	4473	529	\$100	QC		4741 P 498 OR 4748 P 778 CA 187				
01/1969	457	961	\$7,300	WD		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						OPEN PORCH				

Parcel Information Section Map Id: CA187 Approx. Acreage: 0.2125 Zoned: MDR Evacuation & Flood Information Open Report	Launch Interactive Map
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Buildings

Address: 3 UNION CT, Year Built: 1953, Effective Year: 1953, PA Building ID#: 83287

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-CONCRETE BLOCK
 FLOOR COVER-ASPHALT TILE
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-WALL/FLOOR FURN
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-CORRUGATED METL
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-MASONRY PIL/STL

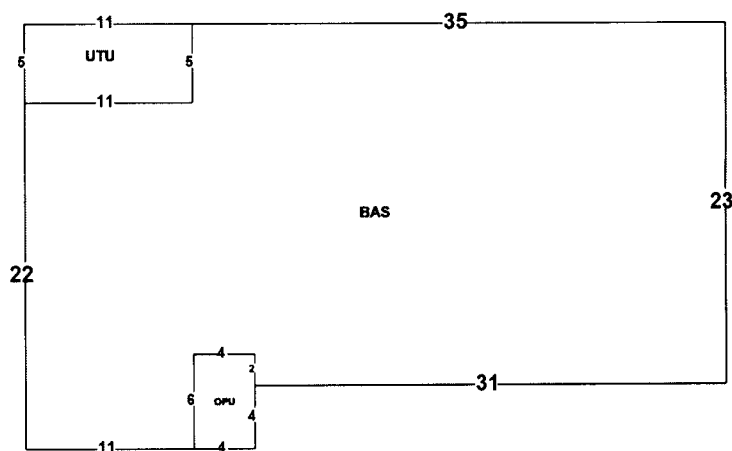


Areas - 1118 Total SF

BASE AREA - 1039

OPEN PORCH UNF - 24

UTILITY UNF - 55



Images



6/19/2018 12:00:00 AM

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: 02/08/2022 (to 40622)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPTIAL ONE NA, AS COLLATER** holder of **Tax Certificate No. 03774**, issued the **1st day of June, A.D., 2020** 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 23 BLK 3 RE S/D PEN HAVEN PB 2 P 98 OR 4473 P 529 OR 4741 P 498 OR 4748 P 778 CA 187

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071631000 (0423-12)

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

DENNIS MILLER and JAMES MILLER and KIM SIMMONS and KAREN SAPP

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 **3rd day of April 2023**.

Dated this 24th day of August 2022.

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 and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

August 9, 2022

TLGFY LLC CAPITAL ONE NA AS COLLATER
PO BOX 54347
NEW ORLEANS LA 70154

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

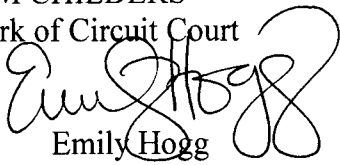
TAX CERT	ADDITIONAL FEES
2020 TD 01665	\$120.00 - Sheriff Fee
2020 TD 07557	\$40.00 - Sheriff Fee
2020 TD 06627	\$80.00 - Sheriff Fee
2020 TD 03774	\$80.00 - Sheriff Fee

PLEASE REMIT \$320.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg

Tax Deed Division

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 071631000 Certificate Number: 003774 of 2020

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 4/3/2023	Redemption Date 1/13/2023
Months	9	6
Tax Collector	\$1,247.92	\$1,247.92
Tax Collector Interest	\$168.47	\$112.31
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$1,428.89	\$1,372.73 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$200.00	\$200.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$72.36	\$48.24
Total Clerk	\$608.36	\$584.24 CH
Release TDA Notice (Recording)	\$10.00	\$0.00
Release TDA Notice (Prep Fee)	\$7.00	\$0.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,114.25	\$1,956.97
	Repayment Overpayment Refund Amount	\$157.28

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 # 2020 TD 003774

Redeemed Date 1/13/2023

Name MARK OLVERA 3 UNION CT PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$608.36	\$ 1566.77
Due Tax Collector = TAXDEED	\$1,428.89	
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
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: 071631000 Certificate Number: 003774 of 2020**

Payor: MARK OLVERA 3 UNION CT PENSACOLA, FL 32506 Date 1/13/2023

Clerk's Check #	109294	Clerk's Total	\$608.36
Tax Collector Check #	1	Tax Collector's Total	\$1,428.89
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,114.25

\$1566.77

\$1566.77

**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 8848, Page 815, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03774, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **071631000 (0423-12)**

DESCRIPTION OF PROPERTY:

LT 23 BLK 3 RE S/D PEN HAVEN PB 2 P 98 OR 4473 P 529 OR 4741 P 498 OR 4748 P 778 CA 187

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: DENNIS MILLER and JAMES MILLER and KIM SIMMONS and KAREN SAPP

Dated this 13th day of January 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name:

Address:

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

Corrective
Quit claimOR BK 4741 PG0498
Escambia County, Florida
INSTRUMENT 2001-864199DEED DOC STAMPS PD 8 ESC CO \$ 0.70
07/20/01 ERNIE LEE MAGAHA, CLERK
By: [Signature]RCD Jul 20, 2001 12:31 pm
Escambia County, FloridaErnie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-864199
OR BK 4748 PG0778
Escambia County, Florida
INSTRUMENT 2001-868839

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 20th day of July, 2001

by Kim Simmons and Karen A. Sapp
first party, to Dennis Miller and James Miller / Kim Simmons and Karen A. Sapp
whose post office address is 3 Union Ct. Pensacola, FL 32506
second party. 125 Fillingim Lane, Molino, FL 32577 / 1405 N 49th Ave Pensacola, FL 32506

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$10.00
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of
Escambia, State of Florida, to-wit:Lt 23 BLK 3
RE SID PEN HAVEN PB 2098
OR 1145 P 185
CA 187
SECTION
34-28-30* With Joint tenants with
Rights of SurvivorshipKim Simmons
Karen A. SappTo Have and to Hold The same together with all and singular the appurtenances thereunto belonging
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said
first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.In Witness Whereof, the said first party has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

Judith Cantrell

Witness Signature (as to first Grantor)

Judith Cantrell

Printed Name

Sallie L. Arnold

Witness Signature (as to first Grantor)

Sallie Arnold

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF Florida)
COUNTY OF Escambia)

Karen A. Sapp and Kim Simmons

known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they
executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the
following type of identification: Florida Drivers License

NOTARY RUBBER STAMP SEAL

RCD Aug 03, 2001 10:37 am
Escambia County, FloridaErnie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-868839

Karen A. Sapp

Grantor Signature

Karen A. Sapp

Printed Name

1405 N 49th Avenue

Post Office Address

Pensacola, FL 32506

Kim Simmons

Co-Grantor Signature, (if any)

Kim Simmons

Printed Name

125 Fillingim Lane

Post Office Address

Molino, FL 32577

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State of Florida this

20th day of July, 2001

ERNEE LEE MAGAHA, CLERK OF THE CIRCUIT COURT

Notary Signature

Deputy Clerk

PROPERTY INFORMATION REPORT

January 29, 2023

Tax Account #:07-1631-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 23 BLK 3 RE S/D PEN HAVEN PB 2 P 98 OR 4473 P 529 OR 4741 P 498 OR 4748 P 778 CA 187

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1631-000(0423-12)

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: APR 3, 2023

TAX ACCOUNT #: 07-1631-000

CERTIFICATE #: 2020-3774

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>2021</u> tax year.

DENNIS MILLER
AND JAMES MILLER
AND KIM SIMMONS
AND KAREN SAPP
AND ESTATE OF KAREN ANN SAPP
3 UNION CT
PENSACOLA, FL 32506

DENNIS MILLER
AND JAMES MILLER
AND KIM M. SIMMONS
AND KAREN A. SAPP
AND ESTATE OF KAREN ANN SAPP
1405 N 49TH AVE
PENSACOLA, FL 32506

DENNIS MILLER
AND JAMES MILLER
AND KIM M. SIMMONS
AND KAREN A. SAPP
AND ESTATE OF KAREN ANN SAPP
125 FILLINGIM LN
MOLINO, FL 32577

ESTATE OF KAREN ANN SAPP
196 E HIGHLAND DR
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 29th day of January, 2022.

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

January 29, 2023

Tax Account #: **07-1631-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DENNIS MILLER AND JAMES MILLER AND KIM SIMMONS**

By Virtue of Quit Claim Deed recorded 7/20/2001 in OR 4741/498

ABTRACTOR'S NOTE: DEATH CERTIFICATE RECORDED IN OR 8743/991 FOR KAREN ANN SAPP SO THE ESTATE HAS BEEN ADDED FOR NOTIFICATION.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **None**
4. Taxes:

Taxes for the year(s) None are delinquent.

Tax Account #: 07-1631-000

Assessed Value: \$43,874.00

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 #: 07-1631-000 CERTIFICATE #: 2020-3774

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, 2003 to and including January 15, 2023 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: January 29, 2023