



# Chris Jones

## Escambia County Property Appraiser

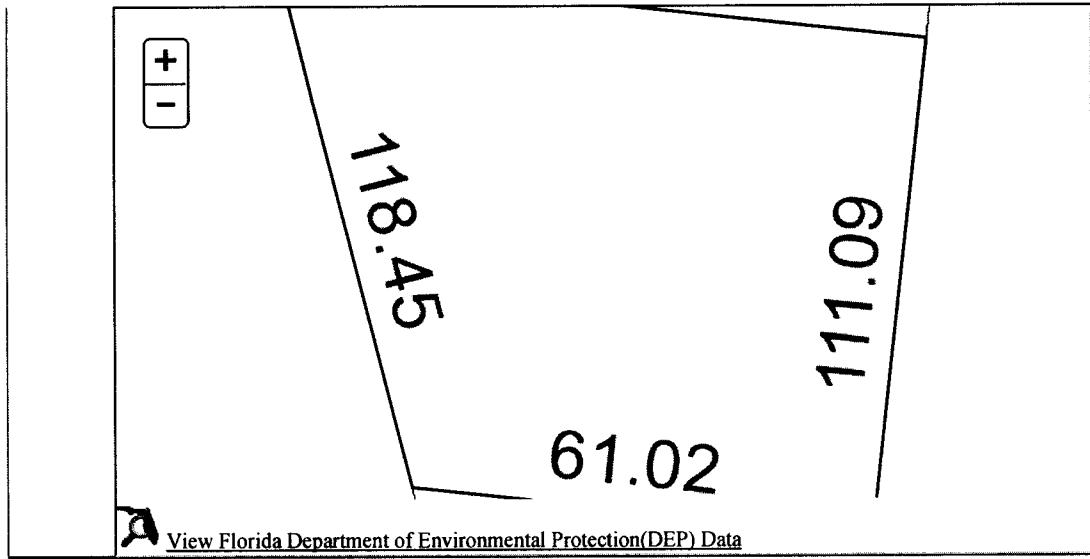
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← [Nav. Mode](#)  [Account](#)  [Parcel ID](#) →

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p>Parcel ID: 522S302000000040      Account: 083419000      Owners: HERRING TRACY MICHAEL      Mail: 2706 GRAINGER AVE      PENSACOLA, FL 32507      Situs: 701 NAVY BLVD 32507      Use Code: OFFICE, MULTI-STORY </p> <p>Taxing Authority: COUNTY MSTU      Tax Inquiry: <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford      Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th><u>Cap Val</u></th></tr> </thead> <tbody> <tr> <td>2021</td><td>\$40,775</td><td>\$252,119</td><td>\$292,894</td><td>\$292,894</td></tr> <tr> <td>2020</td><td>\$40,775</td><td>\$243,594</td><td>\$284,369</td><td>\$284,369</td></tr> <tr> <td>2019</td><td>\$40,775</td><td>\$232,365</td><td>\$273,140</td><td>\$273,140</td></tr> </tbody> </table>	Year	Land	Imprv	Total	<u>Cap Val</u>	2021	\$40,775	\$252,119	\$292,894	\$292,894	2020	\$40,775	\$243,594	\$284,369	\$284,369	2019	\$40,775	\$232,365	\$273,140	\$273,140																												
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<p><b>Extra Features</b></p> <p>CONCRETE PAVING</p>																																																	

<p><b>Parcel Information</b></p> <p>Section Map Id: CA181</p> <p>Approx. Acreage: 0.1640</p> <p>Zoned:  Com</p> <p>Evacuation &amp; Flood Information  <a href="#">Open Report</a></p>	<p><a href="#">Launch Interactive Map</a></p>
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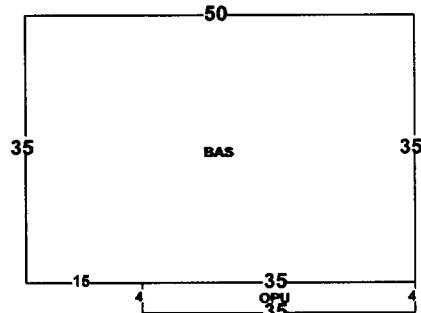
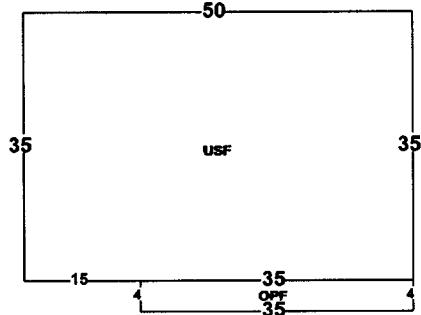


#### Buildings

Address: 701 NAVY BLVD, Year Built: 1987, Effective Year: 1987, PA Building ID#: 89809

##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-0  
EXTERIOR WALL-VINYL SIDING  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-8  
NO. STORIES-2  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 3780 Total SF

BASE AREA - 1750  
OPEN PORCH FIN - 140  
OPEN PORCH UNF - 140  
UPPER STORY FIN - 1750

Year Built: 1951, Effective Year: 1964, PA Building ID#: 89810

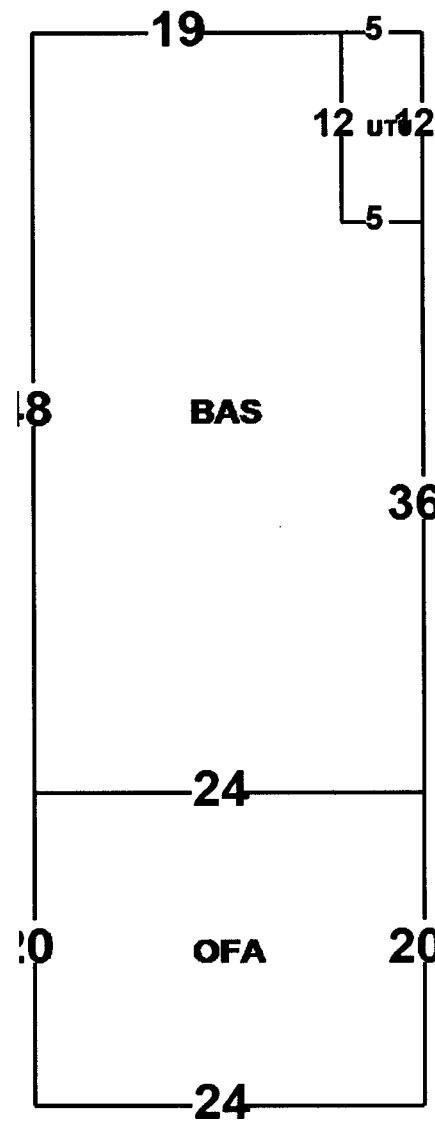
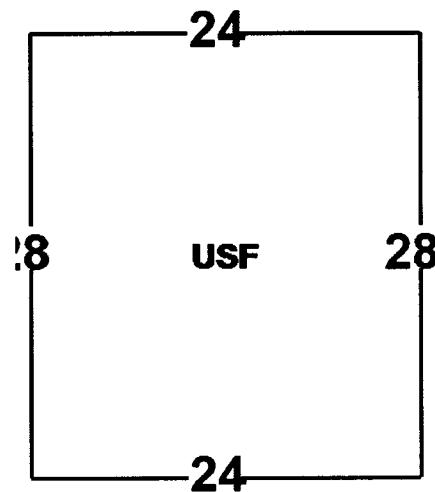
##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-5  
NO. STORIES-2  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-8  
STRUCTURAL FRAME-WOOD FRAME

Areas - 2304 Total SF

BASE AREA - 1092

OFFICE AVG - 480  
UPPER STORY FIN - 672  
UTILITY UNF - 60





4/13/2022 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:05/12/2022 (tc.7284)



# 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

0123-29

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	DUNN ANDREA NICOLE C/O TRACY MICHAEL HERRING 2706 GRAINGER AVE PENSACOLA, FL 32507 701 NAVY BLVD 08-3419-000 BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EX (Full legal attached.)	Certificate #	2020 / 4387
		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)
# 2020/4387	06/01/2020	4,478.28	223.91	4,702.19
→Part 2: Total*				4,702.19

## 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)
# 2021/3427	06/01/2021	4,611.15	6.25	230.56	4,847.96
Part 3: Total*					4,847.96

## 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)	9,550.15
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,488.53
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. <b>Total Paid (Lines 1-6)</b>	<b>14,413.68</b>

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 6th, 2022

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.	<b>Total Paid (Lines 8-13)</b>
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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>01/09/2023</u>	

**INSTRUCTIONS** *+6.25*

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

**Total.** Add the amounts in Columns 3, 4 and 5

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

**Line 1.** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13:** Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100 FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118 45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100 FT TO PT IN W R/W LI OF NAVY BLVD (200 FT R/W) TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100 FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO POB OR 7514 P 919 CA 181

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200219

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
08-3419-000	2020/4387	06-01-2020	BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100 FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118 45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100 FT TO PT IN W R/W LI OF NAVY BLVD (200 FT R/W) TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100 FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO POB OR 7514 P 919 CA 181

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

CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

\_\_\_\_\_  
Applicant's signature

04-21-2022  
Application Date

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 04387**, 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:

**BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100 FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118 45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100 FT TO PT IN W R/W LI OF NAVY BLVD (200 FT R/W) TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100 FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO POB OR 7514 P 919 CA 181**

**SECTION 52, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 083419000 (0123-29)**

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

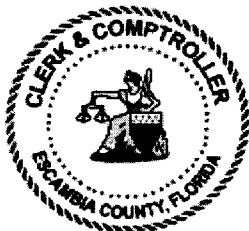
**ANDREA NICOLE DUNN**

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 **second** Monday in the month of January, which is the **9th day of January 2023**.

Dated this 20th day of May 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

<a href="#">Search Property</a>	<a href="#">Property Sheet</a>	<a href="#">Lien Holder's</a>	<a href="#">Redeem</a>	<a href="#">Forms</a>	<a href="#">Courtview</a>	<a href="#">Benchmark</a>
<a href="#">Redeemed From Sale</a>						



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

**Tax Deed - Redemption Calculator**

Account: 083419000 Certificate Number: 004387 of 2020

Redemption

Yes

Application Date

4/21/2022

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 1/9/2023	Redemption Date 6/24/2022
Months	9	2
Tax Collector	\$14,413.68	\$14,413.68
Tax Collector Interest	\$1,945.85	\$432.41
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$16,365.78	\$14,852.34
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$61.56	\$13.68
Total Clerk	\$517.56	\$469.68
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	\$16,960.34	\$15,339.02
	Repayment Overpayment Refund Amount	\$1,621.32

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2020 TD 004387**

**Redeemed Date 6/24/2022**

**Name** TRACY MICHAEL HERRING 6845 TEMPLE LANE PENSACOLA FL 32526

Clerk's Total = TAXDEED	\$517.56	\$15,002.02
Due Tax Collector = TAXDEED	\$16,365.78	
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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**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale**

**Account: 083419000 Certificate Number: 004387 of 2020**

**Payor: TRACY MICHAEL HERRING 6845 TEMPLE LANE PENSACOLA FL 32526 Date  
 6/24/2022**

Clerk's Check #	1000770726	Clerk's Total	\$517.56	\$15,002.02
Tax Collector Check #	1	Tax Collector's Total	\$16,365.78	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$16,960.34	

**PAM CHILDERS  
 Clerk of the Circuit Court**

**Received By: Am Hogg  
 Deputy Clerk**

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2022064994 6/24/2022 3:55 PM  
OFF REC BK: 8811 PG: 464 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 8789, Page 1177, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04387, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **083419000 (0123-29)**

### DESCRIPTION OF PROPERTY:

**BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100 FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118 45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100 FT TO PT IN W R/W LI OF NAVY BLVD (200 FT R/W) TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100 FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO POB OR 7514 P 919 CA 181**

**SECTION 52, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: ANDREA NICOLE DUNN

Dated this 24th day of June 2022.

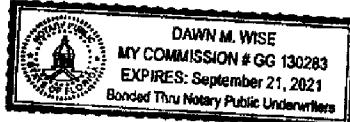
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 3rd day of July, who is personally known to me or has  
produced Andrea N. Bell as identification and who did/did not take an oath.



Dawn M. Wise  
Notary Public

(Print, type, or stamp commissioned name of Notary Public)

THIS INSTRUMENT PREPARED BY:

NAME : Tracy Michael Herring  
ADDR. : 2706 Grainger avenue  
Pensacola, Florida 32507

This Quit Claim Deed, Executed this 3rd day of July, 2020, by

(first party) Andrea Nicole Bell, nee Herring

to (second party) Tracy Michael Herring

whose post office address is 2706 Grainger Avenue, Pensacola, Florida 32507

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth.** That the said first party, for an 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 said 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 land, situate, lying and being the County of Escambia, State of Florida, to wit:  
Property Address: 701 NAVY BOULEVARD, Pensacola, FL 32507 Reference Number: 522S302000000040  
Legal description: BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100 FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118 45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100 FT TO PT IN W R/W LI OF NAVY BLVD (200 FT R/W) TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100 FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO POB OR 7514 P 919 CA 181

To 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 for 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:

Dawn M. Wise

Witness Signature as to First Party

Dawn M. Wise

Printed Name

Rhonda R. Lundy

Witness Signature as to First Party

Rhonda R. Lundy

Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

Andrea Nicole Bell

Signature of First Party

Andrea Nicole Bell, nee Herring

Printed Name

2704 Grainger Avenue, Pensacola, Florida 32507

Post Office Address

Tracy Michael Herring

Signature of Co-First Party (if applicable)

Printed Name

Post Office Address

Exhibit "A"

Parcel 522S302000000040 701 Navy Blvd.

BEG AT SE COR OF SEC 56 AS ESTABLISHED  
1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN  
08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100  
FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118  
45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100  
FT TO PT IN W R/W LI OF NAVY BLVD (200 FT R/W)  
TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100  
FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO  
POB OR 1503/1588 P 70/231 CA 181

Parcel 502S306070016003 313 Navy Blvd.

Parcel 502S306070001003 Mindoro Circle

Lot 1, Block 3 in Luzon Heights, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, in Escambia County, Florida, as per plat filed in Plat Book 2 at page 5 of the public records of Escambia County, Florida.

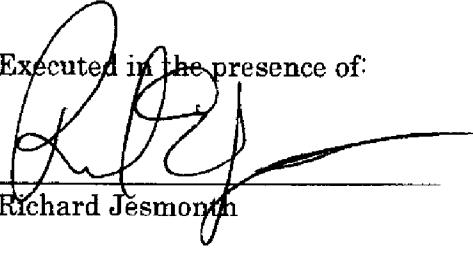
Lot 16, Block 3, Luzon Heights, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, as per plat recorded in Plat Book 2 at page 5 of the public records of Escambia County, Florida.

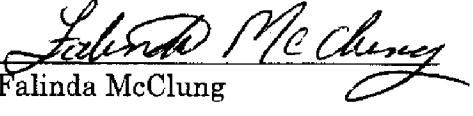
Parcel 112S313000001093 791 N. 80<sup>th</sup> Ave.

Lot 93, less the South 3 feet, Royal Pines Unit #2, Escambia County, Florida, according to plat filed in Plat Book 5, Page 51, of the public records of said county.

IN WITNESS WHEREOF, the undersigned, ANDREA NICOLE DUNN, as Personal Representative of both the ESTATE OF TRACY V. HERRING, deceased, and ESTATE OF BRENDA G. HERRING, deceased, has executed this instrument on this 27<sup>th</sup> day of April, 2016.

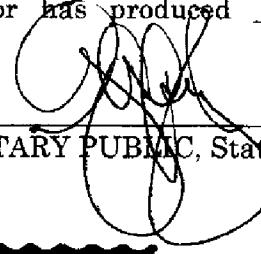
Executed in the presence of:

  
Richard Jesmonth

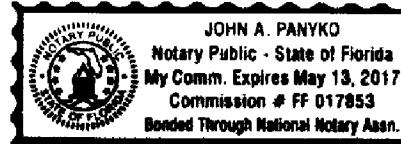
  
Falinda McClung

STATE OF FLORIDA )  
                          )  
COUNTY OF ESCAMBIA )

The foregoing instrument was acknowledged before me on this 27<sup>th</sup> day of April, 2016, by ANDREA NICOLE DUNN, Personal Representative of the ESTATE OF TRACY V. HERRING, deceased, and ESTATE OF BRENDA G. HERRING, deceased, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC, State of Florida

Prepared by:  
John A. Panyko  
FL Bar 444758  
323 East Romana Street  
Pensacola FL 32502



WHEREAS, probate proceedings are pending in the Circuit Court for Escambia County, Florida, Probate Division, File No. 2008 CP 245, Division "F" and File No. 2008 CP 246, Division "F"; and

WHEREAS, there is no person who is now an interested person in the ESTATE OF TRACY V. HERRING, deceased, and ESTATE OF BRENDA G. HERRING, deceased, except said Beneficiaries who desire the title be confirmed in ANDREA NICOLE DUNN as to the real estate described below;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, the undersigned, ANDREA NICOLE DUNN, as Personal Representatives of both the ESTATE OF TRACY V. HERRING, deceased, and ESTATE OF BRENDA G. HERRING, deceased, whose address is c/o 323 East Romana Street, Pensacola, Florida 32502, hereby releases, remises, transfers and conveys the real property located in Escambia County, Florida, described in Exhibit "A" attached hereto, to ANDREA NICOLE DUNN, her successor and assigns, forever, free of all rights of the Personal Representative and all rights of any other party, including, but not limited to, any and all beneficiaries of the ESTATE OF TRACY V. HERRING, deceased, and ESTATE OF BRENDA G. HERRING, deceased.

TO HAVE AND TO HOLD unto the said ANDREA NICOLE DUNN, forever.

The above property is conveyed subject to any taxes presently outstanding and not paid, and subject to any restrictions, easements, or limitations of record, if any, none of which are reimposed hereby.

Parcel Identification Numbers:

522S302000000040

502S306070016003

502S306070001003

112S313000001093

STATE OF FLORIDA )

)

COUNTY OF ESCAMBIA )

**PERSONAL REPRESENTATIVE'S DEED**

WHEREAS, Tracy V. Herring and Brenda G. Herring died residents of Escambia County, Florida, on January 17, 2008, and, at the time of their death, record title, according to the Public records of Escambia County, Florida, of that certain real estate described below was vested in Tracy V. Herring and Brenda G. Herring as husband and wife, both now deceased; and

WHEREAS, ANDREA NICOLE DUNN, as Successor Personal Representative of both the ESTATE OF TRACY V. HERRING and ESTATE OF BRENDA G. HERRING, both deceased, has determined the real estate referred to herein and more particularly described below is not needed by said Personal Representative (1) for the payment of devisees, debts, family allowance, state inheritance tax, claims, charges, and expenses of administration, (2) to enforce contribution and legalize advancement, or (3) for distribution, other than as provided for herein;

## **PROPERTY INFORMATION REPORT**

**October 21, 2022**  
**Tax Account #:08-3419-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100 FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118 45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100 FT TO PT IN W R/W LI OF NAVY BLVD (200 FT R/W) TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100 FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO POB OR 7514 P 919 CA 181**

**SECTION 52, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-3419-000(0123-29)**

**ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

**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 9, 2023

**TAX ACCOUNT #:** 08-3419-000

**CERTIFICATE #:** 2020-4387

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 2021 tax year.

**ANDREA NICOLE DUNN**  
**323 E ROMANO ST**  
**PENSACOLA, FL 32502**

**TRACY MICHAEL HERRING**  
**2706 GRAINGER AVE**  
**PENSACOLA, FL 32507**

**Certified and delivered to Escambia County Tax Collector, this 21<sup>st</sup> day of October, 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**

October 21, 2022  
Tax Account #: **08-3419-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TRACY MICHAEL HERRING**

**By Virtue of Quit Claim Deed recorded 3/31/2021 in OR 8497/451**

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 #: 08-3419-000**

**Assessed Value: \$337,029.00**

**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 #: 08-3419-000 CERTIFICATE #: 2020-4387

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: September 27, 2002 to and including September 27, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,  
As President  
Dated: October 21, 2022