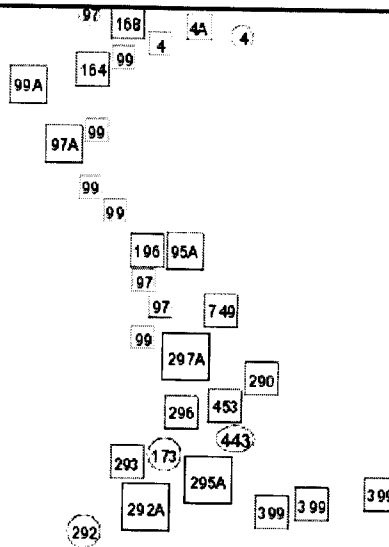
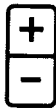


Open
Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 907 PANFERIO DR, Year Built: 1977, Effective Year: 1985, PA Building ID#: 31214

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-HARDWOOD/PARQUET

FOUNDATION-PILINGS

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-12

NO. STORIES-2

ROOF COVER-METAL/MODULAR

ROOF FRAMING-GABLE-HI PITCH

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 Areas - 4094 Total SF

BASE AREA - 1014

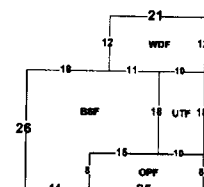
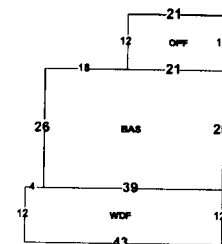
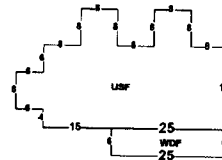
BASE SEMI FIN - 634

OPEN PORCH FIN - 452

UPPER STORY FIN - 896

UTILITY FIN - 180

WOOD DECK FIN - 918



Images



10/4/2021 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: 05/03/2022 (tc.61557)



Chris Jones

Escambia County Property Appraiser

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

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

[Printer Friendly Version](#)

General Information Parcel ID: 2825262150008028 Account: 171056500 Owners: COOLWATERBEACH LLC Mail: 906 LARGO DR PENSACOLA BEACH, FL 32561 Situs: 907 PANFERIO DR 32561 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA BEACH Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$180,000</td> <td>\$292,893</td> <td>\$472,893</td> <td>\$442,816</td> </tr> <tr> <td>2020</td> <td>\$145,000</td> <td>\$257,560</td> <td>\$402,560</td> <td>\$402,560</td> </tr> <tr> <td>2019</td> <td>\$145,000</td> <td>\$243,995</td> <td>\$388,995</td> <td>\$371,286</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online	Year	Land	Imprv	Total	Cap Val	2021	\$180,000	\$292,893	\$472,893	\$442,816	2020	\$145,000	\$257,560	\$402,560	\$402,560	2019	\$145,000	\$243,995	\$388,995	\$371,286																																								
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Parcel Information Section Map Id: PB011 Approx. Acreage: 0.2859 Zoned: LDR-PB Evacuation & Flood Information	Launch Interactive Map
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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

1122.45

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2020 US BANK CF KEYS FUNDING LLC - 2020 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 20, 2022
Property description	COOLWATERBEACH LLC 906 LARGO DR PENSACOLA BEACH, FL 32561 907 PANFERIO DR 17-1056-500 LT 8 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7380 P 538 SHEET 11	Certificate #	2020 / 9040
		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)
# 2020/9040	06/01/2020	5,918.11	295.91	6,214.02
→Part 2: Total*				6,214.02

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)
# 2021/7015	06/01/2021	6,197.04	6.25	309.85	6,513.14
Part 3: Total*					6,513.14

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)	12,727.16
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	6,604.31
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)	19,706.47

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 April 28th, 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. 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>11/07/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS 16.25

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200142

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2020
US BANK CF KEYS FUNDING LLC - 2020
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
17-1056-500	2020/9040	06-01-2020	LT 8 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7380 P 538 SHEET 11

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
KEYS FUNDING LLC - 2020
US BANK CF KEYS FUNDING LLC - 2020
PO BOX 645040
CINCINNATI, OH 45264-5040

04-20-2022
Application Date

Applicant's signature

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC - 2020** holder of **Tax Certificate No. 09040**, 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 8 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7380 P 538 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 171056500 (1122-45)

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

COOLWATERBEACH LLC

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 November, which is the **7th day of November 2022**.

Dated this 11th 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

Recorded in Public Records 8/3/2022 4:14 PM OR Book 8835 Page 505,
Instrument #2022079166, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THIS INSTRUMENT PREPARED BY:

Name: Tracey Bass

Address: PO Box 10336

Pensacola, FL 32524

STATE OF FLORIDA

COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____

Parcel ID Number (PID) 282S262150008028

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)
LT 8 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7380 P 538 SHEET 11 - 907 PANFERIO DRIVE
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** REMOVE EXISTING STANDING SEAM METAL ROOF AND REPLACE
3. **OWNER INFORMATION:**
Name and address: JAHRI AND TAKIA EVANS, 13TH AND PACKER AVE, PHILIDELPHIA, PA. 19148
Interest in property: OWNERS
Name and address of fee simple titleholder (if other than Owner): _____
4. **CONTRACTOR:** (name, address and phone number): FIRST CITY BUILDERS, LLC PO BOX 10336, PENSACOLA, FL. 32524
5. **SURETY:**
Name, address and phone number: N/A
Amount of bond \$ _____
6. **LENDER:** (name, address and phone number) N/A
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____
8. In addition to him/herself, Owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Takia C. Evans
OWNER'S SIGNATURE

TAKIA C. EVANS
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 04th day of April, 20 22 by Takia C. Evans. Who is personally known to me OR who has produced identification
VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

SIGNATORY'S TITLE/OFFICE

Caroline E. Tyree
NOTARY PUBLIC - STATE OF FLORIDA

CAROLINE E. TYREE
Notary Public
State of Florida
Comm# HH168142
Expires 8/23/2025

PRINT OR STAMP



ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

Recorded in Public Records 03/30/2007 at 04:59 PM OR Book 6116 Page 940,
Instrument #2007030534, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 02/28/2007 at 10:16 AM OR Book 6094 Page 1670,
Instrument #2007019081, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

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

UCN: 172005SC005522xxxxxx
Case No.: 2005-SC-005522
Division:

CAPITAL ONE BANK,
2300 Maywill Street,
Richmond, VA 23230,

Plaintiff,

vs.

MARILYN D. MCDONALD,

Defendant.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2007 FEB 22 P 2:59

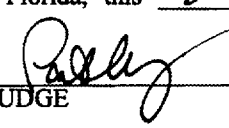
COUNTY CIVIL DIVISION
FILED & RECORDED

FINAL JUDGMENT

This action was before this Court for a Pre-Trial Conference on March 8, 2006, and the Defendant having appeared before the Court and admitted the Plaintiff's claim, and the Court being fully advised in the premises, it is

ORDERED AND ADJUDGED that Plaintiff, CAPITAL ONE BANK, recovers from Defendant, MARILYN D. MCDONALD, the sum of \$2,626.67 on principal, pre-judgment interest of \$662.86, with costs in the sum of \$330.00, and attorney's fees of \$.00, making a total of \$3,619.53, which shall accrue interest at a rate of eleven percent (11%) per annum, for all of which let execution issue.

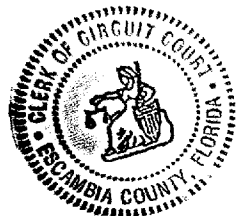
February **DONE AND ORDERED** at Escambia County, Florida, this 22 day of February, 2007.


COUNTY JUDGE

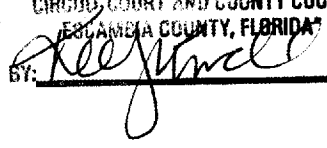
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by United States Mail to Marilyn D. McDonald, Defendant, at 907 Panferio Drive, Pensacola Beach, FL 32561, and Ralph S. Marcadis, Esquire, Attorney for Plaintiff, at 5104 South Westshore Blvd., Tampa, Florida 33611, this _____ day of _____, 2007.

70212/E7956/mo



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL FILED IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY:  D.C.

Case: 2005 SC 005522

00096667063

Dkt: CC1033 Pg#: 1

Recorded in Public Records 02/04/2005 at 08:26 AM, OR Book 5569 Page 1053,
Instrument #2005330475, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Prepared by:
Stephen R. Moorhead
McDonald Fleming Moorhead
Attorneys At Law
4300 Bayou Blvd., Suite 13
Pensacola, FL 32503
04-0642

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COUTY OF ESCAMBIA COUNTY, FLORIDA,
hereby certify:**

That the correct recording reference for a subdivision of a portion of the First Addition to Villa Sequnda on Santa Rosa Island in Escambia County, Florida, is Plat Book 4 at Page 59, 59A and 59B and not Plat Book 4 at Page 17 as erroneously referenced in that certain Warranty Deed recorded in Official Records Book 2745 at Page 0477 and as erroneously referenced in prior deeds recorded conveying the property described therein, all of the public records of Escambia County, Florida.

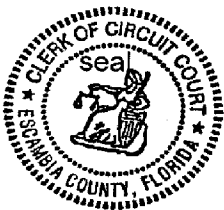


**ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By: Judy Leatherwood
Judy Leatherwood, Deputy Clerk

**State of Florida
County of Escambia**

The foregoing instrument was acknowledged before me this 14th day of January, 2005, by
**Judy Leatherwood, Deputy Clerk to Ernie Lee Magaha, Clerk of the Circuit Court of Escambia
County, Florida, who is personally known to me.**



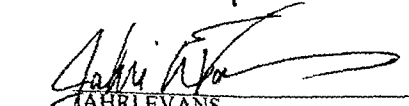
Ernie Lee Magaha, Clerk of the Circuit Court

Rebecca C. Cavan
~~Notary Public~~ Deputy Clerk

BK: 7675 PG: 1022 Last Page

Tax ID No.: 282S262150008028

IN WITNESS WHEREOF, the said Assignor(s) has/have signed and sealed this deed, this 28 day of February, 2017.


 JAHRI EVANS

WITNESSES:

SIGNATURE

Maria Otero
 PRINT NAME

SIGNATURE

Christie Gonzalez del Valle
 PRINT NAME


 TAKIA EVANS

WITNESSES:

SIGNATURE

Maria Otero
 PRINT NAME

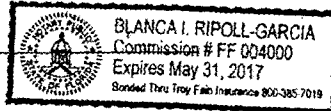
SIGNATURE

Christie Gonzalez del Valle
 PRINT NAME

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged by me this 28 day of February, 2017 by: JAHRI EVANS AND TAKIA EVANS who is/are personally known by me or who has/have produced: D. L. as identification.

 (SEAL)
 Notary Public
 State of _____
 My commission expires: _____



Recorded in Public Records 3/6/2017 12:47 PM OR Book 7675 Page 1021,
Instrument #2017015824, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 513235711-38905742

This document prepared by:
HEATHER MAYER, ESQ.
PO BOX 551121
JACKSONVILLE, FL 32255
716-634-3405

Tax ID No.: 282S262150008028

**CORRECTIVE ASSIGNMENT OF LEASEHOLD INTEREST
SANTA ROSA ISLAND IN ESCAMBIA COUNTY, FLORIDA**

THIS DEED IS BEING RECORDED TO CORRECT THE TRANSFER MADE BY QUIT CLAIM DEED
DATED 7/13/15 AND RECORDED ON 7/23/15 AT OR BOOK 7380, PAGE 538, INSTRUMENT NO.
2015056197

JAHHI EVANS AND TAKIA EVANS, HUSBAND AND WIFE, a mailing address of 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561, hereinafter referred to as Assignor(s), the present owner and holder of the leasehold interest of lessee in that lease granted by Santa Rosa Island Authority, as leasing agent of Escambia County, Florida, to Roger F. Hester, dated August 14, 1971 and recorded November 15, 1972 in Official Record Book 652 at Page 476 of the public records of Escambia County, Florida, covering the following described real property on Santa Rosa Island in Escambia County, Florida:

LOT 8, BLOCK 28, FIRST ADDITION TO VILLA SEGUNDA, ESCAMBIA COUNTY, FLORIDA
ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4 AT PAGE 17 OF THE PUBLIC RECORDS
OF SAID COUNTY.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE
GRANTOR.

or and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, do(es) hereby grant, convey, sell, assign, and transfer all of the right, title, and interest of Assignor in said lease and demised premises, and all the improvements thereon, and all interest which may be hereafter acquired by Assignor in said lease hold estate, to **COOLWATERBEACH, LLC**, a mailing address of 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561, hereafter called Assignee (but which word shall be construed in the plural when the context requires), and the heirs, successors and assigns, forever, of Assignee.

By acceptance of this assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid lease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy, and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part thereof; and that Assignor will defend the same against the lawful claims of all persons whomsoever.

Prior instrument reference: BOOK: 7307 PAGE: 987, Recorded: 02/26/2015

And that said conveyance does not render the Assignor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Assignor(s).

BK: 7380 PG: 540 Last Page

**EXHIBIT A
LEGAL DESCRIPTION**

**LOT 8, BLOCK 28, FIRST ADDITION TO VILLA SEGUNDA, ESCAMBIA COUNTY, FLORIDA
ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4 AT PAGE 17 OF THE PUBLIC RECORDS
OF SAID COUNTY.**

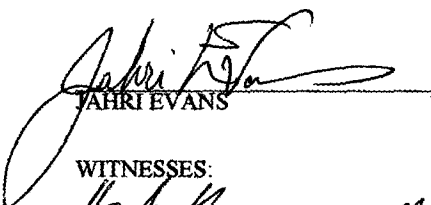
APN: 282S262150008028

PROPERTY COMMONLY KNOWN AS: 907 PANFERIO DRIVE, PENSACOLA BEACH, FL 32561

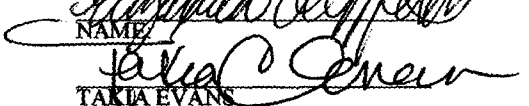
BK: 7380 PG: 539

Tax ID No.: 282S262150008028

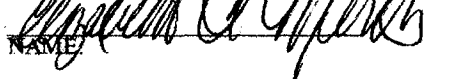
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.


JAHRI EVANS

WITNESSES:

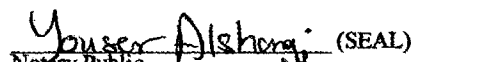

NAME:

NAME:
TAKIA EVANS

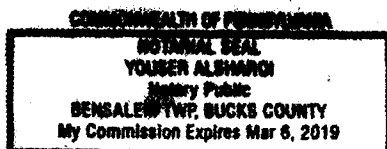
WITNESSES:


NAME:

NAME:

STATE OF Pennsylvania
COUNTY OF Bucks

The foregoing instrument was acknowledged by me this 13 day of July, 2015 by: JAHRI EVANS AND TAKIA EVANS who is/are personally known by me or who has/have produced: Driver Licenses as identification.

 (SEAL)
Notary Public
State of Pennsylvania
My commission expires: 3/6/19



Recorded in Public Records 07/23/2015 at 04:19 PM OR Book 7380 Page 538,
Instrument #2015056197, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 513235711-38905742 *R*

This document prepared by:
HEATHER MAYER, ESQ.
PO BOX 551121
JACKSONVILLE, FL 32255
716-634-3405

Tax ID No.: 282S262150008028

QUIT CLAIM DEED

THIS DEED made and entered into on this 13 day of July, 2015, by and between **JAHRI EVANS AND TAKIA EVANS, HUSBAND AND WIFE**, a mailing address of 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561, hereinafter referred to as Grantor(s) and **COOLWATERBEACH, LLC**, a mailing address of 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in ESCAMBIA County, FLORIDA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 907 PANFERIO DRIVE, PENSACOLA BEACH, FL 32561

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: BOOK: 7307 PAGE: 987, Recorded: 02/26/2015

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

PROPERTY INFORMATION REPORT

August 21, 2022

Tax Account #:17-1056-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 8 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7380 P 538 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-1056-500(1122-45)

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: NOVEMBER 7, 2022

TAX ACCOUNT #: 17-1056-500

CERTIFICATE #: 2020-9040

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.

COOLWATERBEACH, LLC
907 PANFERIO DR
PENSACOLA BEACH, FL 32561

COOLWATERBEACH, LLC
906 LARGO DR
PENSACOLA BEACH, FL 32561

CAPITAL ONE BANK
2300 MAYWILL ST
RICHMOND, VA 23230

FIRST CITY BUILDERS, LLC
PO BOX 10336
PENSACOLA, FL 32524

SANTA ROSA ISLAND AUTHORITY
25 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

Certified and delivered to Escambia County Tax Collector, this 21st day of August, 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

August 21, 2022

Tax Account #: **17-1056-500**

1. The Grantee(s) of the last deed(s) of record is/are: **LEASEHOLD - COOLWATERBEACH, LLC**

By Virtue of Quit Claim Deed recorded 7/23/2015 in OR 7380/538 and Corrective Assignment of Leasehold Interest recorded 3/6/2017 in OR 7675/1021

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 Capital One Bank recorded 3/30/2007 OR 6116/940

b. Notice of Commencement recorded 8/3/22 OR 8835/505

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 17-1056-500

Assessed Value: \$442,816.00

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 #: 17-1056-500 CERTIFICATE #: 2020-9040

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: August 1, 2002 to and including August 4, 2022 Abstractor: Alicia Hahn

BY

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 171056500 Certificate Number: 009040 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/7/2022	Redemption Date 8/31/2022
Months	7	4
Tax Collector	\$19,706.47	\$19,706.47
Tax Collector Interest	\$2,069.18	\$1,182.39
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$21,781.90	\$20,895.11 TC
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	\$47.88	\$27.36
Total Clerk	\$503.88	\$483.36 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$30.90	\$30.90
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$22,333.68	\$21,426.37
	Repayment Overpayment Refund Amount	\$907.31
Book/Page	8783	221

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 009040

Redeemed Date 8/31/2022

Name CARVER DARDEN KORETZKY TESSIER FINN 151 WEST MAIN STREET SUITE 200 PENSACOLA FL 32502

Clerk's Total = TAXDEED	\$503.88	\$21,781.90 \$21,089.37
Due Tax Collector = TAXDEED	\$21,781.90	
Postage = TD2	\$30.90	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

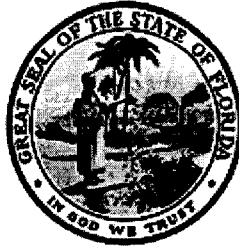
• For Office Use Only

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
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 MENTAL HEALTH
 MIS
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 PROBATE
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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

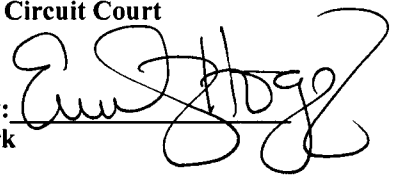
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 171056500 Certificate Number: 009040 of 2020

Payor: CARVER DARDEN KORETZKY TESSIER FINN 151 WEST MAIN STREET SUITE 200
PENSACOLA FL 32502 Date 8/31/2022

Clerk's Check #	1	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$21,781.90
		Postage	\$30.90
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$22,333.68

\$21,106.37

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 8783, Page 221, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 09040, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 171056500 (1122-45)

DESCRIPTION OF PROPERTY:

LT 8 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7380 P 538 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

NAME IN WHICH ASSESSED: COOLWATERBEACH LLC

Dated this 31st day of August 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk