



# 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

082357

<b>Part 1: Tax Deed Application Information</b>			
Applicant Name Applicant Address	KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LLC - 6021 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 19, 2023
Property description	CROSBY JAMIE C CROSBY CUNNINGHAM MARILYN 390 HANCOCK LN #A PENSACOLA, FL 32503 390 HANCOCK LN A 04-0461-600 BEG AT SE COR OF SEC 28 N 16 DEG E ALG E LI OF SD SEC 266 FT ELY AT ANG OF 90 DEG 564 FT N 16 DEG E (Full legal attached.)	Certificate #	2021 / 1295
		Date certificate issued	06/01/2021

<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
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)
# 2021/1295	06/01/2021	1,796.71	89.84	1,886.55
<b>→Part 2: Total*</b>				<b>1,886.55</b>

<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,886.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	129.09
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. <span style="float: right;"><b>Total Paid (Lines 1-6)</b></span>	<b>2,390.64</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.

Escambia, Florida

Sign here: \_\_\_\_\_ Date April 26th, 2023

Signature, Tax Collector or Designee

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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.	65,455.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/02/2023</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**     *+ 6.25*

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

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

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 28 N 16 DEG E ALG E LI OF SD SEC 266 FT ELY AT ANG OF 90 DEG 564 FT N 16 DEG E 150 FT FOR POB CONT ALG SAME COURSE 103 86/100 FT ELY AT RT ANG 72 FT SLY AT RT ANG 103 86/100 FT WLY AT RT ANG 72 FT FOR POB OR 8086 P 1992

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300218

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
KEYS FUNDING LLC - 6021  
US BANK CF KEYS FUNDING LLC - 6021  
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
04-0461-600	2021/1295	06-01-2021	BEG AT SE COR OF SEC 28 N 16 DEG E ALG E LI OF SD SEC 266 FT ELY AT ANG OF 90 DEG 564 FT N 16 DEG E 150 FT FOR POB CONT ALG SAME COURSE 103 86/100 FT ELY AT RT ANG 72 FT SLY AT RT ANG 103 86/100 FT WLY AT RT ANG 72 FT FOR POB OR 8086 P 1992

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 - 6021  
US BANK CF KEYS FUNDING LLC - 6021  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-19-2023  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode  Account  Parcel ID →


Printer Friendly Version

<b>General Information</b> <b>Parcel ID:</b> 3515307104006003 <b>Account:</b> 040461600 <b>Owners:</b> CROSBY JAMIE C CROSBY CUNNINGHAM MARILYN <b>Mail:</b> 390 HANCOCK LN #A PENSACOLA, FL 32503 <b>Situs:</b> 390 HANCOCK LN A 32503 <b>Use Code:</b> SINGLE FAMILY RESID 🔑 <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					<b>Assessments</b> <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>2022</td> <td>\$5,760</td> <td>\$125,151</td> <td>\$130,911</td> <td>\$130,911</td> </tr> <tr> <td>2021</td> <td>\$5,760</td> <td>\$99,712</td> <td>\$105,472</td> <td>\$100,338</td> </tr> <tr> <td>2020</td> <td>\$5,760</td> <td>\$103,259</td> <td>\$109,019</td> <td>\$109,019</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>					Year	Land	Imprv	Total	Cap Val	2022	\$5,760	\$125,151	\$130,911	\$130,911	2021	\$5,760	\$99,712	\$105,472	\$100,338	2020	\$5,760	\$103,259	\$109,019	\$109,019																																								
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/30/2019</td> <td>8086</td> <td>1992</td> <td>\$135,000</td> <td>WD</td> <td>🔑</td> </tr> <tr> <td>01/17/2019</td> <td>8032</td> <td>1574</td> <td>\$57,000</td> <td>WD</td> <td>🔑</td> </tr> <tr> <td>02/23/2015</td> <td>7307</td> <td>595</td> <td>\$100</td> <td>QC</td> <td>🔑</td> </tr> <tr> <td>01/24/2014</td> <td>7143</td> <td>1289</td> <td>\$12,000</td> <td>WD</td> <td>🔑</td> </tr> <tr> <td>08/27/2013</td> <td>7068</td> <td>839</td> <td>\$100</td> <td>CT</td> <td>🔑</td> </tr> <tr> <td>12/2006</td> <td>6049</td> <td>1675</td> <td>\$30,000</td> <td>WD</td> <td>🔑</td> </tr> <tr> <td>01/1981</td> <td>1508</td> <td>237</td> <td>\$100</td> <td>QC</td> <td>🔑</td> </tr> <tr> <td>01/1974</td> <td>770</td> <td>65</td> <td>\$5,500</td> <td>QC</td> <td>🔑</td> </tr> <tr> <td>01/1973</td> <td>669</td> <td>815</td> <td>\$6,300</td> <td>SC</td> <td>🔑</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers                  Escambia County Clerk of the Circuit Court and                  Comptroller</p>					Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/30/2019	8086	1992	\$135,000	WD	🔑	01/17/2019	8032	1574	\$57,000	WD	🔑	02/23/2015	7307	595	\$100	QC	🔑	01/24/2014	7143	1289	\$12,000	WD	🔑	08/27/2013	7068	839	\$100	CT	🔑	12/2006	6049	1675	\$30,000	WD	🔑	01/1981	1508	237	\$100	QC	🔑	01/1974	770	65	\$5,500	QC	🔑	01/1973	669	815	\$6,300	SC	🔑	<b>2022 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION, TOTAL & PERMANENT, TOTAL EXEMPT - SERVICE CONNECTED  <b>Legal Description</b> 🔑 BEG AT SE COR OF SEC 28 N 16 DEG E ALG E LI OF SD SEC 266 FT ELY AT ANG OF 90 DEG 564 FT N 16 DEG E 150 FT FOR POB...  <b>Extra Features</b> None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																																
04/30/2019	8086	1992	\$135,000	WD	🔑																																																																
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<b>Parcel Information</b>					<a href="#">Launch Interactive Map</a>																																																																

Section  
Map Id:  
35-1S-30-1



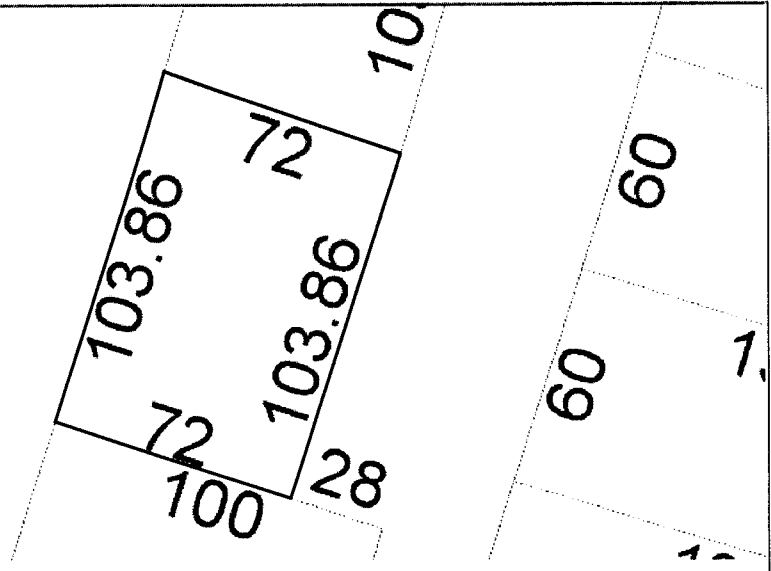
Approx.  
Acreage:  
0.1717

Zoned:   
MDR

Evacuation  
& Flood  
Information  
[Open  
Report](#)



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

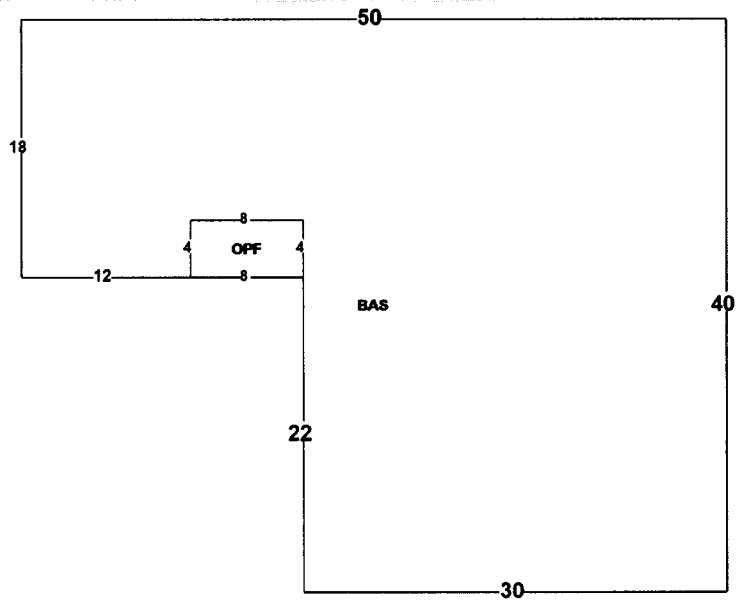


### Buildings

Address: 390 HANCOCK LN A, Year Built: 1988, Effective Year: 2000, PA Building ID#: 64299

#### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-TILE/STAIN CONC/BRICK  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABL/HIP COMBO  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 1560 Total SF

BASE AREA - 1528  
OPEN PORCH FIN - 32

### Images



5/29/2019 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6021** holder of **Tax Certificate No. 01295**, issued the **1st** day of **June, A.D., 2021** 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 28 N 16 DEG E ALG E LI OF SD SEC 266 FT ELY AT ANG OF 90 DEG 564 FT N 16 DEG E 150 FT FOR POB CONT ALG SAME COURSE 103 86/100 FT ELY AT RT ANG 72 FT SLY AT RT ANG 103 86/100 FT WLY AT RT ANG 72 FT FOR POB OR 8086 P 1992**

**SECTION 35, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 040461600 (0823-57)**

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

**JAMIE C CROSBY and MARILYN CROSBY CUNNINGHAM**

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** Wednesday in the month of August, which is the **2nd day of August 2023**.

Dated this 5th day of May 2023.

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  
 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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 040461600 Certificate Number: 001295 of 2021**

**Payor: MARILYN CROSBY CUNNINGHAM 425 BOB WHITE DR PENSACOLA FL 32514 Date**  
**5/11/2023**

Clerk's Check #	1740798	Clerk's Total	\$483.36
Tax Collector Check #	1	Tax Collector's Total	\$2,540.33
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,100.69</del>

**\$2,575.59**

**\$2,592.59**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
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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**

**Case # 2021 TD 001295**  
**Redeemed Date 5/11/2023**

**Name MARILYN CROSBY CUNNINGHAM 425 BOB WHITE DR PENSACOLA FL 32514**

Clerk's Total = TAXDEED	\$483.36	\$2,575.59
Due Tax Collector = TAXDEED	\$2,540.33	
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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**  
**Account: 040461600 Certificate Number: 001295 of 2021**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="8/2/2023"/>	Redemption Date <input type="text" value="5/11/2023"/>
Months	4	1
Tax Collector	<input type="text" value="\$2,390.64"/>	<input type="text" value="\$2,390.64"/>
Tax Collector Interest	\$143.44	\$35.86
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,540.33	<input type="text" value="\$2,432.75"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$27.36	\$6.84
Total Clerk	\$483.36	<input type="text" value="\$462.84"/> <i>CLT</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,100.69	\$2,912.59
	Repayment Overpayment Refund Amount	\$188.10
Book/Page	<input type="text" value="8974"/>	<input type="text" value="1623"/>

## 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 8974, Page 1623, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01295, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **040461600 (0823-57)**

DESCRIPTION OF PROPERTY:

**BEG AT SE COR OF SEC 28 N 16 DEG E ALG E LI OF SD SEC 266 FT ELY AT ANG OF 90 DEG 564 FT N 16 DEG E 150 FT FOR POB CONT ALG SAME COURSE 103 86/100 FT ELY AT RT ANG 72 FT SLY AT RT ANG 103 86/100 FT WLY AT RT ANG 72 FT FOR POB OR 8086 P 1992**

**SECTION 35, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: JAMIE C CROSBY and MARILYN CROSBY CUNNINGHAM

Dated this 11th day of May 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 04-0461-600 CERTIFICATE #: 2021-1295

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: May 12, 2003 to and including May 12, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: May 30, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

May 30, 2023

Tax Account #: **04-0461-600**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMIE CHRISTOPHER CROSBY AND MARILYN CUNNINGHAM CROSBY**

**By Virtue of Warranty Deed recorded 4/30/2019 in OR 8086/1992**

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 Kitchen & Bath Center filed 10/18/2007 OR 6235/287**

4. Taxes:

**Taxes for the year(s) 2018-2022 are delinquent.**

**Tax Account #: 04-0461-600**

**Assessed Value: \$130,911.00**

**Exemptions: HOMESTEAD, TOTAL & PERMANENT, TOTAL EXEMPT - SERVICE CONNECTED**

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.

**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:** \_\_\_\_\_ **AUG 2, 2023**  
**TAX ACCOUNT #:** \_\_\_\_\_ **04-0461-600**  
**CERTIFICATE #:** \_\_\_\_\_ **2021-1295**

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

**JAMIE CHRISTOPHER CROSBY**  
**MARILYN CUNNINGHAM CROSBY**  
**390 HANCOCK LN #A**  
**PENSACOLA, FL 32503**

**KITCHEN & BATH CENTER**  
**20 READY AVE**  
**FORT WALTON BEACH, FL 32548**

**JAMES HARRINGTON**  
**DBA APPROVED PROPERTIES LLC**  
**1385 W GARDEN ST**  
**PENSACOLA, FL 32501**

Certified and delivered to Escambia County Tax Collector, this 30<sup>th</sup> day of May 2023.

**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**

**May 30, 2023**

**Tax Account #:04-0461-600**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SE COR OF SEC 28 N 16 DEG E ALG E LI OF SD SEC 266 FT ELY AT ANG OF 90 DEG  
564 FT N 16 DEG E 150 FT FOR POB CONT ALG SAME COURSE 103 86/100 FT ELY AT RT ANG  
72 FT SLY AT RT ANG 103 86/100 FT WLY AT RT ANG 72 FT FOR POB OR 8086 P 1992**

**SECTION 35, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-0461-600 (0823-57)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. ACCESS IS BY PRIVATE EASEMENT.**

Prepared by and Return to:  
M Cruz on behalf of  
Omega Title Florida, LLC  
1806 N. Flamingo Road, Suite #240  
Pembroke Pines, Florida 33028

File Number: 19-319RG

### General Warranty Deed

Made this April 30, 2019 A.D. By **Whitney Evans, a single woman**, whose post office address is: 3055 Windward Cove Ct., Gulf Breeze, Florida 32563, hereinafter called the grantor, to **Jamie Christopher Crosby, a single man and Marilyn Cunninham Crosby, a single woman, as joint tenants with full rights of survivorship**, whose post office address is: 390 Hancock Ln #A, Pensacola, Florida 32503, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Commence at the Southeast corner of Section 28, Township 1 South, Range 30 West, Escambia County, Florida; thence North 16° East along the East line of said Section 28 a distance of 266.0 feet; thence Easterly at an angle of 90° a distance of 564.0 feet; thence North 16° East for a distance of 150.00 feet to the Point of Beginning; thence continue along same course for a distance of 103.86 feet; thence Easterly at right angles for a distance of 72.0 feet; thence Southerly at right angles for a distance of 103.86 feet; thence Westerly at right angles for a distance of 72.0 feet to the Point of Beginning.

Also Known as Lot 1.

Together with a proportionate interest in and to the 30 foot access easement contained in the Quit Claim Deed recorded in Official Records Book 3236, Page 619, of the Public Records of said County.

All lying and being situated in Section 35, Township 1 South, Range 30 West, Escambia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **04-0461-600**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining:

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


Prepared by and Return to:  
M Cruz on behalf of  
Omega Title Florida, LLC  
1806 N. Flamingo Road, Suite #240  
Pembroke Pines, Florida 33028


File Number: 19-319RG

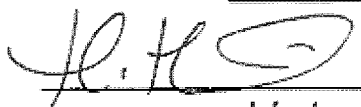
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

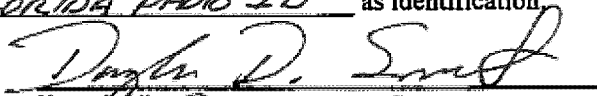
  
Witness Printed Name: DOUGLAS D. SMITH

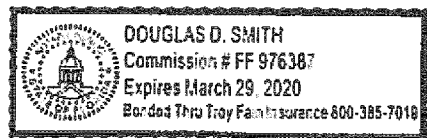
  
\_\_\_\_\_  
Whitney Evans (Seal)  
Address: 3055 Windward Cove Ct., Gulf Breeze, Florida 32563

  
Witness Printed Name: Haley Hegetschweiler

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me this 30th day of April, 2019, by Whitney Evans, a single woman, who is/are personally known to me or who has produced FLORIDA PHOTO ID as identification.

  
Notary Public  
Print Name: DOUGLAS D. SMITH  
My Commission Expires: \_\_\_\_\_





**IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

KITCHEN & BATH CENTER  
20 READY AVE  
FORT WALTON BEACH FL 32548

**Plaintiff,**  
VS.

JAMES HARRINGTON  
DBA APPROVED PROPERTIES LLC  
1385 W GARDEN ST  
PENSACOLA FL 32501

**Defendant.**

**Case No. 2007 SC 004894**  
**Division: V**  
**FINAL JUDGMENT AGAINST**  
**JAMES HARRINGTON DBA APPROVED**  
**PROPERTIES LLC**

\*\*\*\*\*

**THIS CAUSE** having come before the Court, and the Court being fully advised in the premises,  
it is therefore

**ORDERED AND ADJUDGED** that the Plaintiff shall recover from the Defendant the sum of  
\$392.00, plus \$100.00 costs for a total of **\$492.00** that shall bear interest at the rate of **11% per**  
**annum**, for which let execution issue.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida this  
15 day of October, 2007.

  
\_\_\_\_\_  
County Judge

Copies to:

KITCHEN & BATH CENTER  
JAMES HARRINGTON

ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2007 OCT 15 P 3:14  
COUNTY CIVIL DIVISION  
FILED & RECORDED

Case: 2007 SC 004894



00079744237

Dkt: CC1033 Pg#: