

Property Information

**Court Ordered Bankruptcy Auction of Real Estate Located
throughout Florida Panhandle**

Online Only Auction

Bidding Ends June 19, 2018



Final Contract to Include a 10% Buyer's Premium

Property List

Selling by Order of the U.S. Bankruptcy Court. Multiple pieces of real estate located throughout the Panhandle of Florida can be bid on a purchased at online-only auction. This great auction features a 7,300+ sq ft commercial building located in Pensacola, a fantastic .97 Acre commercial lot located on U.S. Hwy 98 in Mary Esther, and (3) residential lots ready to for you to build and develop. Browse and bid today!


1. **6771 N Old Palafox Rd, Pensacola, FL**-1.09 Acres corner lot of N. Old Palafox St. and Travis St., with 7360 Sq. ft. steel building with over 3000 sq. ft. of office space, kitchen area and 2 half baths, over 3500 sq. ft. work area, HVAC, Security System, Loading area with 2 bay doors, chain link fence around the yard.
2. **3220 E Chipper Rd, Pensacola, FL**- Property Location:3200 E. Chipper Road BLK Behind, Pensacola, Florida. 0.4400 Ac. Vacant Residential Wooded Lot.
3. **2900 Blk Hwy 98, Mary Esther, FL**-0.97 Acre Vacant Commercial lot, with Hwy 98 Rd. Frontage. Minutes from beaches, shopping, and fine dining. Easy access to I-10. Many possibilities for this property.
4. **.464 Acre Residential Lot, Yuma Court, Gulf Breeze, FL**-0.464 Ac. Residential Vacant Lot in Cul-de-sac. Easy walk to Woodlawn Beach boat ramp. Good Neighborhood Easy Access to I-10
5. **.377 Acre Residential Lot, John Hamm Rd, Milton, FL**-0.377 Ac. Vacant Residential Wooded Lot. Easy Access to I-10. Good Neighborhood. Located on John Hamm Road, Milton, Florida.

6771 N Old Palafox Rd Tax Card and Map

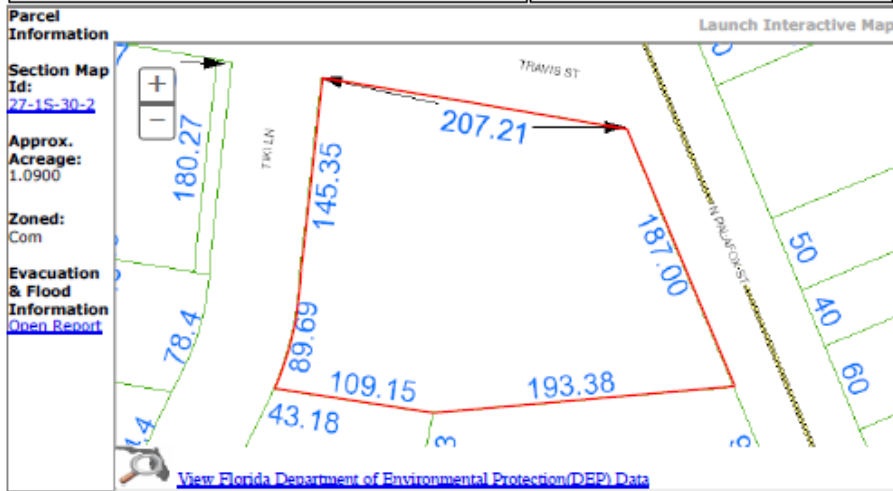
Source: Escambia County Property Appraiser

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[● Account](#)
[○ Reference](#)

[Restore Full Page Version](#)

General Information		Assessments				
Reference:	271S303101005052	Year	Land	Imprv	Total	Cap Val
Account:	031738015	2017	\$62,130	\$133,620	\$195,750	\$195,750
Owners:	TOTAL CONSTRUCTION OF NORTHWEST FLORIDA INC	2016	\$62,130	\$126,548	\$188,678	\$188,678
Mail:	6771 N OLD PALAFOX PENSACOLA, FL 32534	2015	\$62,130	\$113,215	\$175,345	\$175,345
Situs:	6771 N OLD PALAFOX 32503	Disclaimer				
Use Code:	OFFICE, 1 STORY	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU	 File for New Homestead Exemption				
Schools (Elem/Int/High):	ENSLEY/WOODHAM/PINE FOREST	Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2017 Certified Roll Exemptions	
						None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description	
04/21/2014	7161	380	\$164,000	WD	View Instr	BEG AT INTER OF S R/W LI TRAVIS ST & SWLY R/W LI OLD PALAFOX HWY (ST RD 95-A 66 FT R/W) S 32 DEG 8 MIN 0 SEC E...	
03/1992	3148	491	\$184,000	WD	View Instr		
07/1991	3033	827	\$100	QC	View Instr		
02/1988	2508	489	\$100	QC	View Instr		
06/1987	2417	495	\$100	WD	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						ASPHALT PAVEMENT CHAINLINK FENCE METAL SHED	



6771 N. Old Palafox Rd Deed

Recorded in Public Records 04/22/2014 at 03:15 PM OR Book 7161 Page 380,
Instrument #2014027795, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$1148.00

① VDC - 14-031804
Sales Price: \$164,000.00
Rec
Doc 1148.00

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
Parcel ID #: 271S30-3101-005-052

CORPORATE WARRANTY DEED

This WARRANTY DEED, dated April 21, 2014 by Brown & Gomez, Inc., a Florida Corporation whose post office address is 2254 Reservation Road Gulf Breeze, FL 32563 hereinafter called the GRANTOR, to Total Construction of Northwest Florida, Inc, a Florida Corporation whose post office address is P.O. Box 6398 Pensacola, FL 32503 hereinafter called the GRANTEE: (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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:

Legal description is attached and made a part hereof on Exhibit "A"

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Print Name: Steve A. Wistad

Brown & Gomez, Inc.

Witness Print Name: Karen McClammy

Ben Gomez
As it's President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this April 21, 2014 by Ben Gomez as President of Brown & Gomez, Inc. on behalf of the corporation, who is either personally known to me or has produced a driver's license as identification.

(SEAL)



[Signature]
Notary Public
Print Name:
My Commission Expires:

6771 N. Old Palafox Rd Deed Cont.

BK: 7161 PG: 381 Last Page

File Number: 14-031804


EXHIBIT "A"

Parcel I: Commence at the Northeast corner of Lot 52 of the National Land Sales Company Subdivision of Parts of Section 25 and 27, recorded in Deed Book 89 at Page 226, of the Public Records of Escambia County, Florida, thence run North 90 degrees 00 minutes West for 112.9 feet to the Point of Beginning, being a point on the South Right-of-Way line of Travis Street (60 foot Right-of-Way), thence North 90 degrees 00 minutes East and along said South Right-of-Way line for 207.21 feet, thence South 32 degrees 08 minutes East and along the Westerly Right-of-Way line of State Highway No. 95A (66 foot Right-of-Way) for 92.0 feet, thence South 80 degrees 27 minutes West for 145.51 feet, thence South 00 degrees 08 minutes 06 seconds West for 107.27 feet, thence North 90 degrees 00 minutes West for 109.15 feet to the East Right-of-Way line of Tike Lane (60 foot Right-of-Way) thence on a chord bearing North 04 degrees 43 minutes 17 seconds East for 63.37 feet to the PT of a 226.8 foot radius curve, thence North 03 degrees 18 minutes 36 seconds West and along the East Right-of-Way line of said Tike Lane for 146.35 feet to the Point of Beginning. All lying and being in Section 27, Township 1 South, Range 30 West, Escambia County, Florida.

Parcel II: Commence at the Northeast corner of Lot 52 of the National Land Sales Company Subdivision of Parts of Section 25 and 27, Township 1 South, Range 30 West, as recorded in Deed Book 89 at Page 226, of the Public Records of Escambia County, Florida, thence proceed South 00 degrees 08 minutes 06 seconds West along the East line of said Lot 52 a distance of 102.00 feet to the Point of Beginning of the following described Parcel, thence proceed North 80 degrees 27 minutes 00 seconds East a distance of 145.51 feet to the Westerly Right-of-Way line of Old Palafox (State Highway 95A, 66 foot R/W), thence proceed South 32 degrees 08 minutes 00 seconds East along said Westerly Right-of-Way line a distance of 65.00 feet, thence departing said Right-of-Way line, proceed South 66 degrees 48 minutes 58 seconds West a distance of 193.98 feet to the East line of said Lot 52, thence proceed North 00 degrees 08 minutes 06 seconds East along said East line of Lot 52 a distance of 107.27 feet to the Point of Beginning, the above described Parcel of land is situated in Section 27, Township 1 South, Range 30 West, Escambia County, Florida.

6771 N. Old Palafox Rd Tax Bill

4/17/2018 2017 roll details - Real Estate Account at 6771 N OLD PALAFOX - TaxSys - Escambia County Tax Collector

 **ESCAMBIA COUNTY
TAX COLLECTOR**

2017 Roll Details — Real Estate Account At 6771 N OLD PALAFOX [Print this page](#)

Real Estate Account #03-1738-015 [Parcel details](#) [Latest bill](#) [Full bill history](#)

Pay All: \$6,859.06

Year	Amount	Status
2017	\$3,287.35	due
2016	\$2851.95	due
2015		PAID
2014		PAID
2008		PAID


[Apply for the 2018 Installment Payment Plan](#)

[Get Bills by Email](#) [Pay this bill: \\$3,287.35](#)

Owner: TOTAL CONSTRUCTION OF NORTHWEST FLORIDA INC
6771 N OLD PALAFOX
PENSACOLA, FL 32534
Blot: 6771 N OLD PALAFOX

Account number: 03-1738-015
Alternate key: 111269
Mileage code: 00
Mileage rate: 14.3266

Assessed value: 190,700
School assessed value: 190,700
Unimproved land value: 82,130

Flags 





Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill [View](#)

Ad valorem: \$2,996.47
Non-ad valorem: \$387.13
Total Discountable: \$1,911.65
No Discount MAJOR: 0.00
Total tax:

Legal description
BEG AT INTER OF S 1/4 & L 1 TRACTS ST & ONLY R/W L 1 OLD PALAFOX HWY (ST RD 95-A 66 FT R/W) S 32 DEG 8 MIN 0 SEC E ALG
SD ONLY R/W L 1 02 FT S 88 DEG 27 MIN 0 SEC W 148 51/100 FT TO PT ON E L 1 LT 52 OF NATIONAL LAND SALES CO 5/D OF
SEC 5 & 8 DEG 8 MIN 26 SEC W ALG SD & L 1 187 27/100 FT TO NE COR LT 22 ENOMETHY VILLAGE 5/D PG 32 P 38 N 98 DEG 9
MIN 0 SEC W ALG H L 1 OF SD LT 22 389 35/100 FT TO PT ON COR BEING CORC ONLY & HASTING ROAD 220 88/100 FT ALSO E 1/4
L 1 TRACT LANE (60 FT R/W) ALG SD COR TO LEFT ARC BEST 63 50/100 FT (CORC-17 FT ON 880-H A DEG 43 MIN 37 SEC 2) TO
PT TANGENCY W 3 DEG 38 MIN 04 SEC W 346 35/100 FT TO S 1/4 L 1 SD TRACTS ST W 96 DEG 0 MIN 0 SEC E ALG SD R/W 287
Location

Geo number: 271593101009252
Range: 30
Township: 15
Section: 27
Block: 052
Lot: 005
Use code: 1750
Total acres: 1.090


   

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https://escambia.county-taxes.com/public/real_estate/parcels/03-1738-015

3220 E. Chipper Rd Tax Card

4/17/2018
escpaDetail 3200 E CHIPPER RD BLK BEHIND 32533
ECPA Home



Chris Jones
Escambia County Property Appraiser

Real Estate Search
Tangible Property Search
Sale List
Amendment 1/Portability Calculations

Back

* Navigate Mode
Account
Reference

Printer Friendly Version

General Information
Reference: 262N311130000019
Account: 120449119
Owners: BROWN GAIL E
Mail: 413 FAIRFAX DR
PENSACOLA, FL 32503
Situs: 3200 E CHIPPER RD BLK BEHIND 32533
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): MOLINO PARK/RANSOM/TATE
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap_Val
2017	\$3,461	\$0	\$3,461	\$3,461
2016	\$3,461	\$0	\$3,461	\$3,461
2015	\$3,461	\$0	\$3,461	\$3,461

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1993	3391	56	\$100	QC	View Instr
12/1990	3007	818	\$100	QC	View Instr
12/1990	2947	430	\$100	QC	View Instr


Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2017 Certified Roll Exemptions
None

Legal Description
BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N
167 FT W 690 FT FOR POB CONT W 115 FT N
167 FT E 115 FT S 167 FT TO...

Extra Features
None

Parcel Information
Section Map Id: 26-2N-31
Approx. Acreage: 0.4400
Zoned: LDR
Evacuation & Flood Information
[Open Report](#)



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

Buildings
Images
None

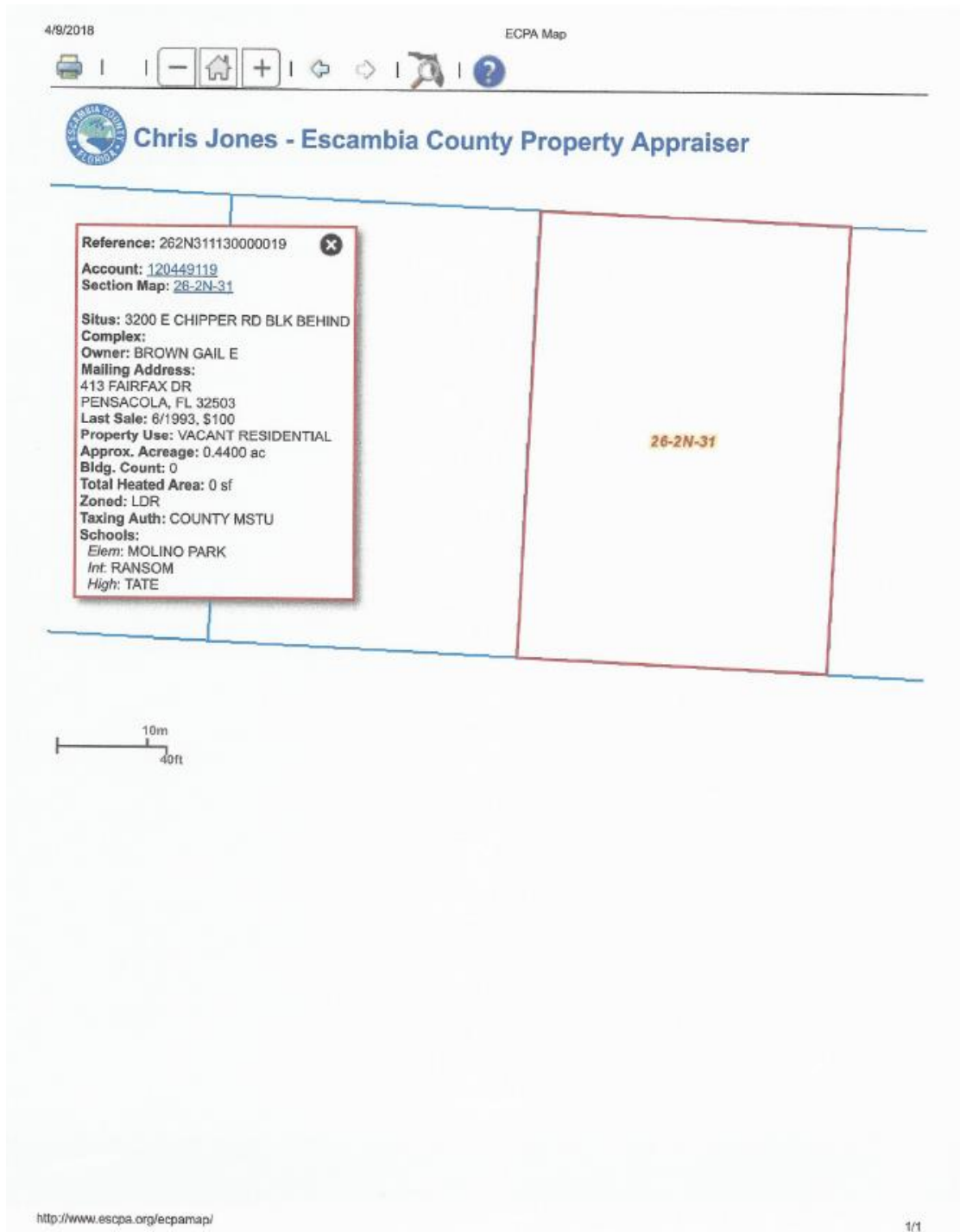
Launch Interactive Map

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.

http://www.escpa.org/cama/Detail_a.aspx?a=12-0449-119

1/2

3200 E. Chipper Rd Tax Map



3200 E. Chipper Rd Deed

Page 1 of 2

3391 056

Grantee Address:
3640 Buford Rd.
Pensacola, FL 32504

STATE OF FLORIDA
COUNTY OF ESCAMBIA

DEED OF REALTY

KNOW ALL MEN BY THESE PRESENTS: That I, SAMMIE LEE JONES, a married man, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto GAIL E. BROWN, her heirs, personal representatives, successors and assigns, forever, the following described real property, situate, lying and being the County of Escambia, State of Florida:

That part of the South 1/2 of the North 1/2 of the Northeast Quarter of Section 26, Township 2 North, Range 31 West, Escambia County, Florida, lying East of the Seaboard Coast Line (formerly Louisville and Nashville) Railroad tracks, described as follows:

Beginning at a Permanent Reference Marker located at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 2 North, Range 31 West, North 167 feet, then West 690 feet to the POINT OF BEGINNING, then continue West 115 feet, then North 167 feet, then East 115 feet, then South 167 feet to the point of beginning.

Subject to retention of a perpetual easement of right of way across the South 33 feet of said parcel of property, which easement of right of way shall run with the land for the benefit of Sammie Lee Jones, his heirs and assigns, and shall be binding on the grantee and the grantee's heirs and assigns and on any other person who shall hereafter acquire title to the servient tenement.

The grantor acknowledges and declares that the above-described property is not and has never been claimed to be his homestead property.

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

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

D.S. PD. S. 70
DATE July 8, 1999
JOE A. LAWRENCE, COMPTROLLER
BY Barbara Jones D.C.
CERT. NO. F89-2043328-17-01

3391R 057

IN WITNESS WHEREOF, I, SAMMIE LEE JONES, have hereunto set my hand and seal this 21st day of June, 1993.

Signed, sealed and delivered in the presence of:

Sammie Lee Jones (SEAL)
SAMMIE LEE JONES
Address: 210 Montrose Ct.
Pensacola, FL 32505

Eric Eggen
Name: ERIC EGGEN
Address: 2437 TROMPETER
PENSACOLA, FL 32503

Antoinette M. M. M. M.
Name: ANTOINETTE M. M. M. M.
Address: 2061 S. GARDEN ST.
PENSACOLA, FL 32504
Witnesses

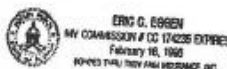
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of June, 1993, by SAMMIE LEE JONES.

Personnally known X
Produced ID _____
Type _____

Eric Eggen
PRINT NAME Eric Eggen
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CE 174295
COMMISSION EXPIRES 2/16/96

✓ Prepared by:
Eric C. Eggen
Attorney At Law
Suite 347
3 West Garden St.
Pensacola, FL 32501



FILED & RECORDED IN
BOOK 2 OF
ESCAMBIA COUNTY
JUN 22 2 25 PM '93
NOTARY PUBLIC
STATE OF FLORIDA
ERIC C. EGGEN

052054

3200 E. Chipper Rd Tax Bill

4/9/2018

Real Estate Account at 3200 E CHIPPER RD BLK BEHIND - TaxSys - Escambia County Tax Collector

Owner

BROWN GAIL E
413 FAIRFAX DR
PENSACOLA, FL 32503

Situs address

3200 E CHIPPER RD BLK BEHIND

Legal description

BEG AT SE COR OF NE14 OF NE1/4 OF SEC N 167 FT W 690 FT FOR POB
FT N ...

Full legal available:  [Parcel details](#)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
COUNTY	6.6165	3,461	0	3,461	\$22.90
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	3,461	0	3,461	\$7.78
BY STATE LAW	4.3830	3,461	0	3,461	\$15.17
WATER MANAGEMENT	0.0353	3,461	0	3,461	\$0.12
SHERIFF	0.6850	3,461	0	3,461	\$2.37
M.S.T.U. LIBRARY	0.3590	3,461	0	3,461	\$1.24
Total	14.3268				\$49.58

Non-Ad Valorem Assessments


Levying authority	Rate	Amount
FIRE PROTECTION		\$15.03
Total		\$15.03

Combined taxes and assessments:

If received by:	Apr 30, 2018	May 31, 2018
Please pay:	\$66.55	\$96.55

Pay this bill: \$66.55

2900 Blk Hwy 98 Tax Card



[Sales In Area](#)
[Previous Parcel](#)
[Next Parcel](#)
[Field Definitions](#)
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[Okaloosa Home](#)

Owner and Parcel Information

Owner Name	BILL PULLUM RLTY INC	Today's Date	April 17, 2018
Mailing Address	8052 NAVARRE PWY	Parcel Number	18-2S-25-272C-0001-016A
	NAVARRE, FL 32566-7550	Tax District	FLOROSA FIRE (SW) (District 21)
Location Address	HWY 98	2017 Millage Rates	11.7531
Property Usage	VACANT COM (001000)	Acreage	0
Section Township Range	18-2S-25	Homestead	N
Business Name			

[Show Parcel Maps](#)

Value Information

	2016 Certified Values	2017 Certified Values
Building Value	\$0	\$0
Extra Feature Value	\$0	\$0
Land Value	\$220,500	\$229,320
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value*	\$220,500	\$229,320
Assessed Value	\$220,500	\$229,320
Exempt Value	\$0	\$0
Taxable Value	\$220,500	\$229,320

Just (Market) Value description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Legal Information

WYNNEHAVEN BCH EST 1ST E200 FT LOT 16 BLK 1 EXC N150 FT

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

Building Information

No buildings associated with this parcel.

Extra Features Data

Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
No records associated with this parcel.				

Land Information

LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
COMM VACANT	200	FF	200	212

Sale Information

Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No	11-01-1985	\$ 107,300	Warranty Deed	1318	728	Qualified	Vacant	HESTER GORDON	BILL PULLUM REALTY
No	11-01-1984	\$ 55,000	Warranty Deed	1268	1030	Qualified	Vacant	COUNTRY AND WESTERN USA INC	HESTER GORDON
No	01-01-1977	\$ 7,500	PREVIOUS VALUE	0	0	Unqualified	Vacant		

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The Okaloosa County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: April 13, 2018

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2900 Blk Hwy 98 Tax Map



2900 Blk Hwy 98 Deed

ST
500
536.50

**** OFFICIAL RECORDS ****
BK 1318 PG 728

WARRANTY DEED
MADE TO RECORD

This Warranty Deed Made the 25th day of November A. D. 1985 by

GORDON HESTER, a married man, as to his separate and non-homestead property hereinafter called the grantor to

BILL FULLUM REALTY, INC.

whose postoffice address is Rt. 1, Box 5, Navarre, FL 32569 hereinafter called the grantee:

THIS INSTRUMENT PREPARED BY
SECURITY TITLE & ABSTRACT
P.O. BOX 2348, FT. WALTON BEACH
FL. IN CONNECTION WITH
ASSURANCE OF TITLE INSURANCE

Witnesseth: That the grantor for and in consideration of the sum of \$ 10.00 and other valuable considerations receipt whereof is hereby acknowledged, hereby grants, conveys, sells, alien, releases, conveys and confirms unto the grantee, all that certain land situate in Okaloosa County, Florida, viz:

PARCEL I:

The East 300 feet of Lot 16, Block 1, except the North 150 feet thereof, WYNNEHAVEN BEACH ESTATES, FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 5, Page 5, of the Public Records of Okaloosa County, Florida.

PARCEL II:

The East 400 feet of Lot 16, Block 1, WYNNEHAVEN BEACH ESTATES, FIRST ADDITION, EXCEPT the North 150 feet thereof and EXCEPT the East 300 feet thereof, according to the Plat thereof, as recorded in Plat Book 5, Page 5, of the Public Records of Okaloosa County, Florida.

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.

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, 1985.

SUBJECT TO RESTRICTIVE COVENANTS OF RECORD.

FLORIDA DOCUMENTARY STAMP TAX REQUIRED
BY LAW IN THE AMOUNT OF \$ 536.50 HAS
BEEN PAID. NEWMAN C. BRACKIN, CLERK
OKALOOSA COUNTY
BY Pauline M. Wilkinson DC

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:

Pauline M. Brackin
NEWMAN C. BRACKIN

Gordon Hester
GORDON HESTER

STATE OF FLORIDA
COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

GORDON HESTER

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State of Florida this 25th day of November, A. D. 1985.

Pauline M. Brackin
NEWMAN C. BRACKIN
Notary Public
My Commission Expires January 17, 1988

TT 102




FILE# 837292
OKALOOSA COUNTY, FLORIDA
RCD: NOV 25 1985 @ 10:32 AM
NEWMAN C BRACKIN, CLERK

info@bidweeks.com

.464 Acre Yuma Ct Tax Card


4/9/2018

Santa Rosa County Property Appraiser's Web Site



Santa Rosa County Property Appraiser

Gregory S. Brown, CFA



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[Sales In Section](#)
[Sales In Subdivision](#)
[Previous Parcel](#)
[Next Parcel](#)
[Field Definitions](#)
[Return to Main Search](#)
[Santa Rosa Home](#)

Owner and Parcel Information

Owner Name	GRILLS RONALD JASON	Today's Date	April 9, 2018
Mailing Address	803 LARGO DR. PENSACOLA BEACH, FL 32561	Parcel Number	30-2S-27-0201-00B00-0230
Situs/Physical Address	YUMA CT GULF BREEZE	Tax District	Midway (District 14)
Property Usage	VACANT (000000)	2017 Millage Rates	14.7136
Section Township Range	30-2S-27	Acreage	0.464
		Homestead	N

[TRIM Notice](#)
[Tax Collector Bill](#)
[Permits](#)
[Show Parcel Maps](#)
[Generate Owner List By Radius](#)
[Show Zoning](#)

Value Information

	2015 Certified Values	2016 Certified Values	2017 Certified Values
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Land Value	\$14,250	\$11,400	\$11,400
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value*	\$14,250	\$11,400	\$11,400
Assessed Value	\$14,250	\$11,400	\$11,400
Exempt Value	\$0	\$0	\$0
Taxable Value	\$14,250	\$11,400	\$11,400

Just (Market) Value description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Legal Description

BARBAROSA RANCHETTES 1ST ADDITION LOT 23 BLK B AS DES IN OR 2980 PG 1988

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

Extra Features Data

Description	Number of Items	Units	Year	Extra Feature Value
No records associated with this parcel.				

Land Information

Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
1	000100	SFR	R1	43	170	1	LT	\$11,400

Sale Information

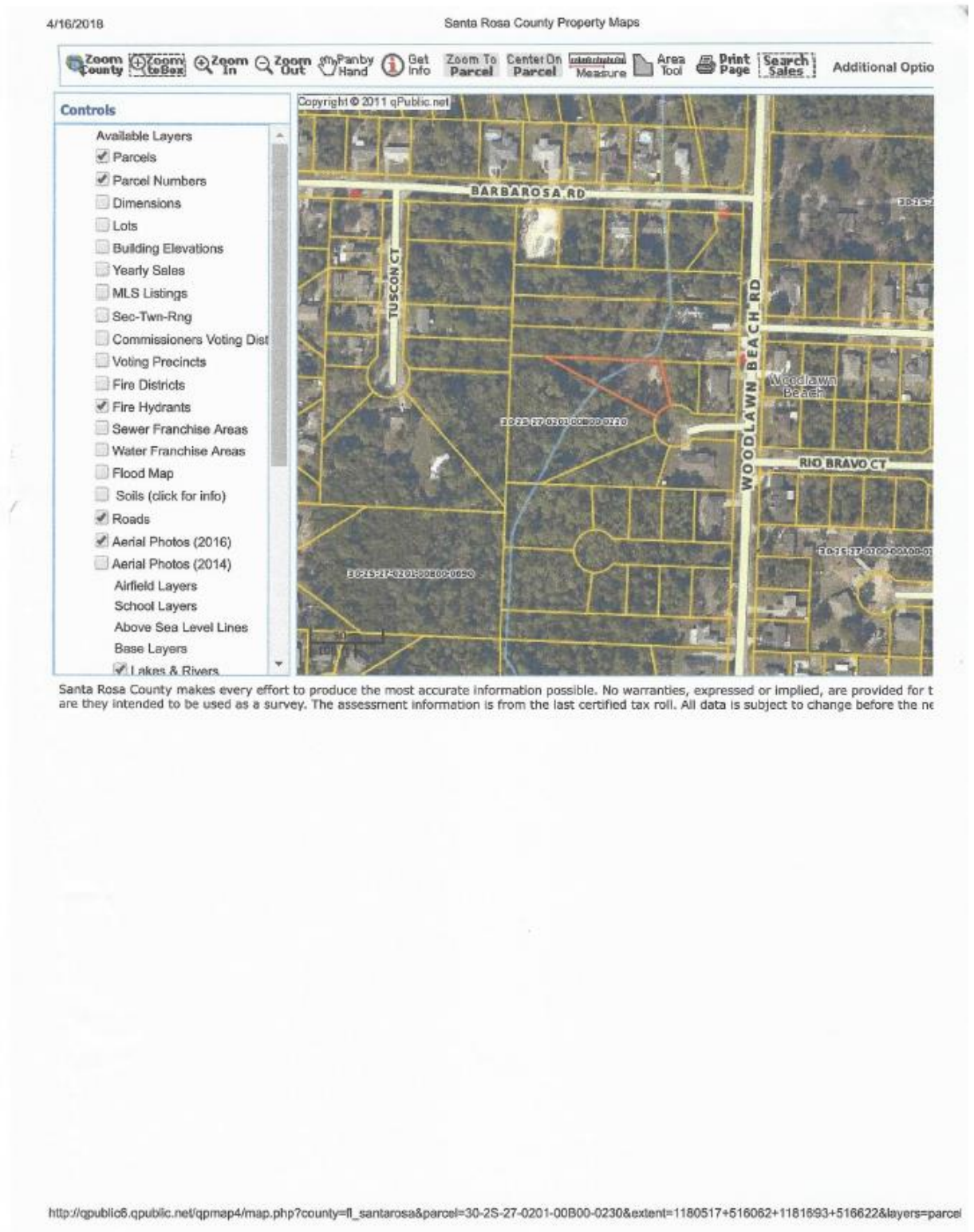
Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No	05-28-2010	\$ 25,000	Warranty Deed	2980	1288	Qualified	Vacant	TAD PROPERTIES INC	GRILLS RONALD JASON
No	04-06-2005	\$ 15,000	Warranty Deed	2430	582	Qualified	Vacant	POPE HAYDEN G & JOYCE V	TAD PROPERTIES INC
No	03-16-2005	\$ 100	Quit Claim Deed	2430	585	Unqualified	Improved	POPE JOYCE V	POPE HAYDEN GLEN
No	07-01-1977	\$ 2,200	Warranty Deed	409	258	Qualified	Vacant		POPE HAYDEN G & JOYCE V

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The Santa Rosa County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: April 3, 2018

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.464 Acre Yuma Ct. Tax Map



.464 Yuma Ct. Deed

File # 201018478, OR BK 2980 Page 1988, Recorded 06/04/2010 at 01:32 PM, Doc D
\$175.00 Mary M. Johnson, Clerk Santa Rosa County, Florida Deputy Clerk TC
Trans # 460954

Prepared by and return to:
Nancy J. Woody

Gulf Title Company
1717 Gulf Breeze Parkway
Gulf Breeze, FL 32563
850-934-9000
File Number: G12193
Parcel Identification No. 302527020100B000230

[Space Above This Line For Recording Data]
Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28th day of June, 2010 between TAD Properties, Inc., a Florida Corporation whose post office address is 5201 Soundside Drive, Gulf Breeze, FL 32563 of the County of Santa Rosa, State of Florida, grantor*, and Ronald Jason Grills, a married person whose post office address is 803 Largo Drive, Pensacola Beach, FL 32561 of the County of Escambia, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Santa Rosa County, Florida, to-wit:

Lot 23, Block B, First Addition to Barbarosa Ranchettes, according to the map or plat thereof as recorded in Plat Book B, Page 145, Public Records of Santa Rosa County, Florida.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: Nancy J. Woody
Witness Name: Kelly A. Blaw

TAD Properties, Inc., a Florida corporation

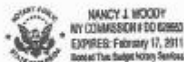
By: Thomas A. Downing
Thomas A. Downing, President

(Corporate Seal)

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 28th day of June, 2010 by Thomas A. Downing, President of TAD Properties, Inc., a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Nancy J. Woody

My Commission Expires: _____

.464 Acre Yuma Ct. Deed cont.

OR BK 2980 PG 1989

Prepared by and return to:
Nancy J. Woody

Gulf Title Company
2717 Gulf Breeze Parkway
Gulf Breeze, FL 32563
850-934-9000
File Number: G12193

[Space Above This Line For Recording Data]

RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Code of Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

LEGAL ADDRESS OF: Barbarosa Ranchettes 1st Add., Gulf Breeze, FL 32563

The County (XX) has accepted () has not accepted the abutting roadway for maintenance.
This form completed by: GULF TITLE COMPANY
2721 Gulf Breeze Parkway
Gulf Breeze, FL 32563

AS TO SELLER(S):

WITNESSES TO SELLER(S):

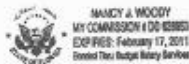
TAD Properties, Inc.

Thomas A. Downing
By: Thomas A. Downing, President

Nancy J. Woody
Printed Name: Nancy J. Woody
Kelly A. Blaw
Printed Name: Kelly A. Blaw

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me on this 26 day of May, 2010, by Thomas A. Downing, President of TAD Properties, Inc., a Florida Corporation, on behalf of the corporation, who is/are personally known to me, ☒ or who has/have produced the following as identification: A.F. DeMunn



Nancy J. Woody
NOTARY PUBLIC
My Commission Expires: Nancy J. Woody
Commission No.:

AS TO BUYER(S):

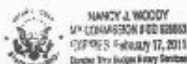
WITNESSES TO BUYER(S):

Ronald Jason Grills
Ronald Jason Grills

Nancy J. Woody
Printed Name: Nancy J. Woody
Kelly A. Blaw
Printed Name: Kelly A. Blaw

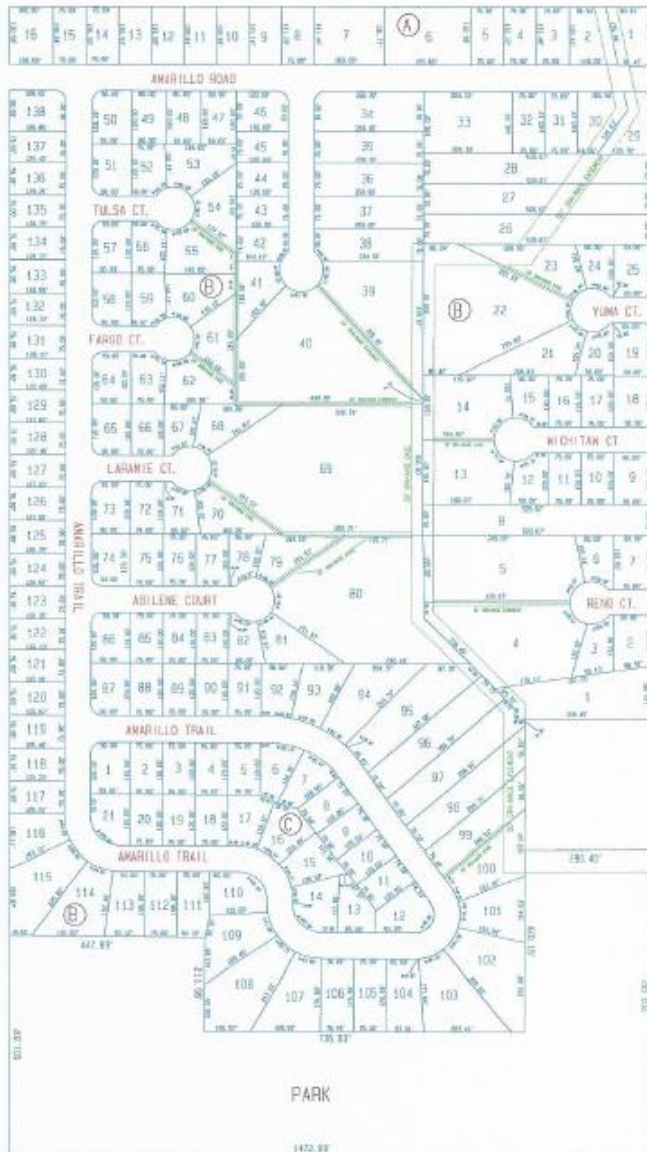
STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me on this 26 day of May, 2010 by Ronald Jason Grills, a married person, who is/are personally known to me ☒ or who has/have produced the following as identification: A.F. DeMunn



Nancy J. Woody
NOTARY PUBLIC
My Commission Expires: Nancy J. Woody
Commission No.:


.464 Yuma Ct Tax Plat



FIRST ADDITION TO
BARBAROSA RANCHETTES
PLAT# 00285, SUB# 0201
P. B. 'B', PG. 145

.464 Acre Yuma Ct. Tax Bill

4/16/2018 2017 roll details - Real Estate Account at YUMA, GULF BREEZE 32563 - TaxSys - Santa Rosa County Tax Collector



The Honorable **Shirley Gordon**
ONLINETAXSEARCH
SANTA ROSA COUNTY, FLORIDA

Payments for DELINQUENT TAXES must be made by CREDIT CARD, CASHIER'S CHECK, MONEY ORDER OR CASH.
DELINQUENT AMOUNTS ARE SUBJECT TO CHANGE IF APPLICATION FOR TAX DEED IS FILED.

2017 Roll Details — Real Estate Account At YUMA, GULF BREEZE 32563

Real Estate Account #000327020100B000230 [Print details](#) [Letter bill](#) [Full bill history](#) [Pay this bill](#)

Pay All: \$971.49

2017	2016	2015	2014	...	2005
\$172.77 due	\$201.83 due	\$340.88 due	\$255.01 due		PAID


[Get Bills by Email](#) [Pay this bill: \\$172.77](#)

Owner: GRILLS RONALD JASON
800 LARGO DR
PENSACOLA BEACH, FL 32561
Status: YUMA
GULF BREEZE 32563

Account number: 000327020100B000230
Alternate Key: 1003109
Millage code: 14
Millage rate: 54.7135

Assessed value: 11,400
School assessed value: 11,400
Unimproved land value: 11,400

Flags

 BK CHAPTER 7
Bankrupt





Property Appraiser

2017 Annual bill [View](#)

Ad valorem: \$167.74
Non-ad valorem: \$0.00
Total Discountable: 167.74
No Discount NAW: 0.00
Total tax:

Legal description
BARBAROSA SANCHEZES 1ST ACRES 10N LOT 33 BLK 8 AS SEC 18 OR 2000 PG 1508
Location

Range: 27
Township: 25
Section: 30
Neighborhood: 2105106.99
Use code: 0000
Total acres: 0.464




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https://santarosa.county-taxes.com/public/real_estate/parcels/30-25-27-0201-00B00-0230 1/2

.377 Acre John Hamm Rd Tax Card


4/17/2018

Santa Rosa County Property Appraiser's Web Site



Santa Rosa County Property Appraiser

Gregory S. Brown, CFA



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Owner and Parcel Information

Owner Name	WELLS MICHELLE	Today's Date	April 17, 2018
Mailing Address	P O BOX 13021	Parcel Number	33-2N-27-0000-00165-0000
	PENSACOLA, FL 32591	Tax District	East Milton (District 15)
Site/Physical Address	JOHN HAMM RD MILTON	2017 Millage Rates	12.7136
Property Usage	VACANT (000000)	Acreage	0.377
Section Township Range	33-2N-27	Homestead	N

[TRIM Notice](#)
[Tax Collector Bill](#)
[Permits](#)
[Show Parcel Maps](#)
[Generate Owner List By Radius](#)
[Show Zoning](#)

Value Information

	2015 Certified Values	2016 Certified Values	2017 Certified Values
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Land Value	\$4,675	\$4,675	\$4,675
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value*	\$4,675	\$4,675	\$4,675
Assessed Value	\$4,675	\$4,675	\$4,675
Exempt Value	\$0	\$0	\$0
Taxable Value	\$4,675	\$4,675	\$4,675

Just (Market) Value description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Legal Description

COM SW CORN TH 588°51'E ALG S LI 246.49 FT TO NW CORN SEC 4 TH CONT 1324.08 FT TH N0°31'E 104.88 FT TO SR/W JOHN HAMM RD TH S84°58'E ALG SR/W 420 FT TO POB TH CONT ALG R/W 243.09 FT TO WR/W COM CIR TH S1°8'W ALG COM CIR 60.69 FT TO S LI SEC 33 TH N88°48'W ALG S LI 241.69 FT TH N0°31'E 76.89 FT TO POB AS DES IN OR 2222 PG 942

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

Extra Features Data

Description	Number of Items	Units	Year	Extra Feature Value
No records associated with this parcel.				

Land Information

Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
1	000100	SFR	R1M	242	68	I	LI	\$4,675

Sale Information

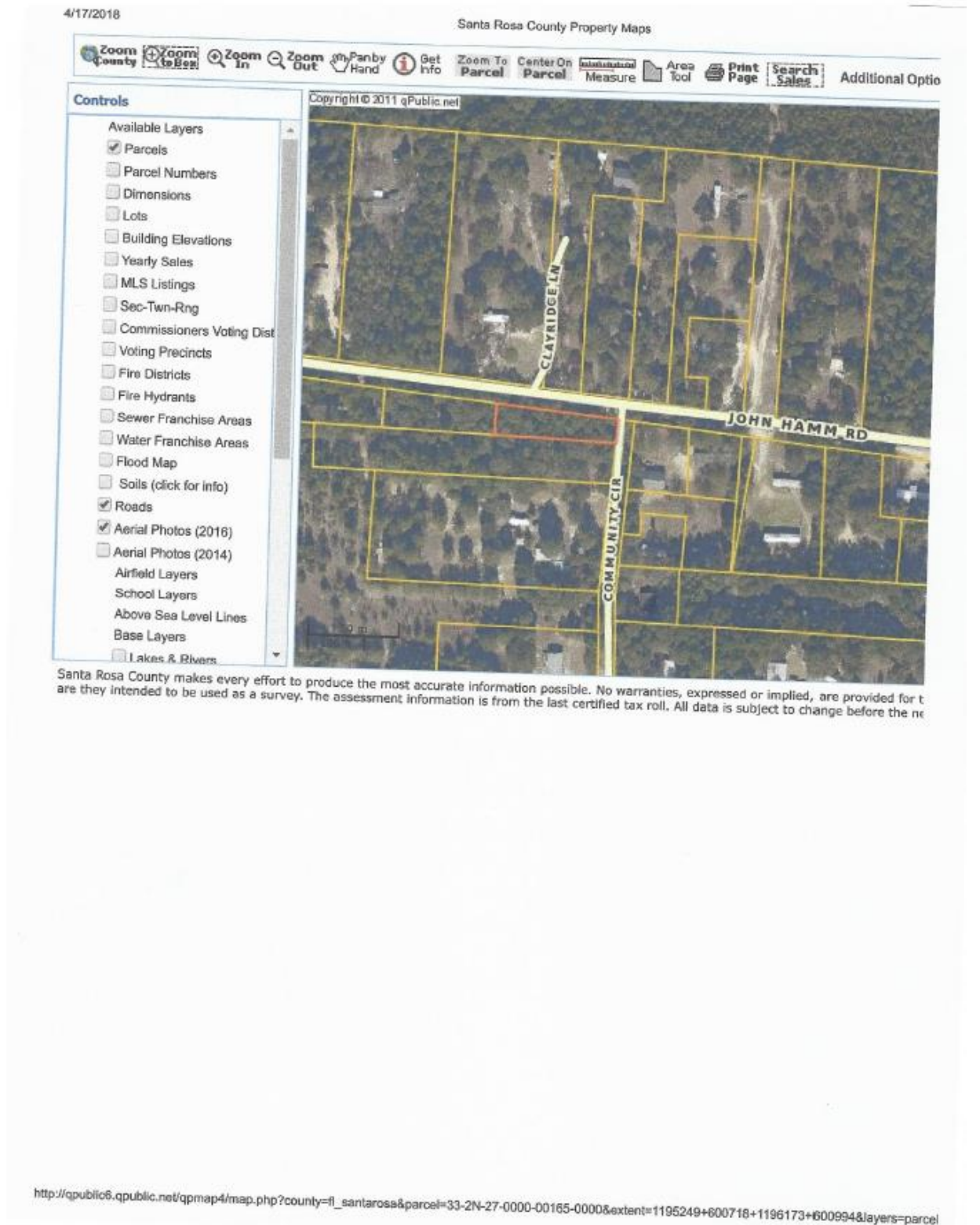
Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No	10-24-2003	\$ 1,500	Warranty Deed	2222	952	Unqualified	Vacant	HAMM MICHAEL & JUDY	WELLS MICHELLE
No	04-04-2002	\$ 100	Quit Claim Deed	2000	474	Unqualified	Vacant	HAMM ROBERT & ALICE	HAMM MICHAEL & JUDY

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[Sales In Section](#)
[Sales In Subdivision](#)
[Previous Parcel](#)
[Next Parcel](#)
[Field Definitions](#)
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.377 Acre John Hamm Rd Tax Map



.377 Acre John Hamm Rd Deed

File # 200364460, OR BK 2222 Page 942, Recorded 10/31/2003 at 02:55 PM, Doc D
\$10.50 Mary M. Johnson, Clerk Santa Rosa County, Florida Deputy Clerk TH
Trans # 172059

This instrument was prepared by:
GREGORY D. SMITH
Gregory D. Smith, P.A.
201 South Baylen Street
Suite A
Post Office Box 12853
Pensacola, Florida 32502/32591
(850) 434-1821

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

WARRANTY DEED

THIS INDENTURE made this 24th day of October,
2003, by and between MICHAEL HAMM and JUDY HAMM, husband and
wife, Grantors, and MICHELLE WELLS, a married woman, whose
address is 7110 Whirlybird Avenue, Pensacola, Florida 32504.

WITNESSETH:

That said Grantors, for and in consideration of the sum of
Ten and 00/100 Dollars (\$10.00) and other good and valuable
consideration to said Grantors in hand paid by said Grantee, the
receipt whereof is hereby acknowledged, have granted, bargained,
and sold to the Grantee, her heirs, legal representatives,
successors, and assigns, forever, the following described land
situated, lying and being in Santa Rosa County, Florida, to-wit:

Please see the attached Exhibit "A."

PARCEL IDENTIFICATION NUMBER: 332N0000001650000

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.

No Mortgages or Liens in Public Records

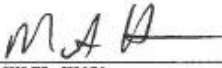
.377 Acre John Hamm Rd Deed cont.

OR BK 2222 PG 943

THIS DEED IS BEING PREPARED BASED ON A LEGAL DESCRIPTION PROVIDED BY THE GRANTORS, AND WITHOUT THE BENEFIT OF A TITLE SEARCH.

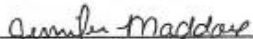
Said Grantors hereby fully warrant the title to said land, and will defend the same against the lawful claims claims of all persons whomssoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.


MICHAEL HAMM
Grantor

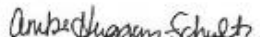
Signed, sealed, and
delivered in the presence of:

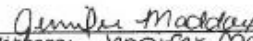

Witness: Amber Huggins-Schultz


Witness: Jennifer Maddox


JUDY HAMM
Grantor

Signed, sealed, and
delivered in the presence of:


Witness: Amber Huggins-Schultz


Witness: Jennifer Maddox

.377 Acre John Hamm Rd Deed cont.

OR BK 2222 PG 944

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority, personally appeared
MICHAEL HAMM, known to me and known to be the individual
described in the foregoing instrument, or who exhibited
Fl. Dr. Lic. as proof of his identity, and who
acknowledged that he executed the foregoing document for the uses
and purposes therein set forth.

GIVEN under my hand and official seal in the County and
State last aforesaid on this 24 day of October,
2003.


NOTARY PUBLIC

Printed Name:
My Commission No.:
My Commission Expires:  Laura K. Meddick
MY COMMISSION # 00222554 EXPIRES
July 15, 2007
BONDED THE TITUS INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority, personally appeared
JUDY HAMM, known to me and known to be the individual described
in the foregoing instrument, or who exhibited Fl. Dr. Lic.
as proof of her identity, and who acknowledged that she executed
the foregoing document for the uses and purposes therein set
forth.

GIVEN under my hand and official seal in the County and
State last aforesaid on this 24 day of October,
2003.


NOTARY PUBLIC

Printed Name:
My Commission No.:
My Commission Expires:  Laura K. Meddick
MY COMMISSION # 00222554 EXPIRES
July 15, 2007
BONDED THE TITUS INSURANCE, INC.

.377 Acre John Hamm Rd Deed cont.

OR BK 2222 PG 945

* OFFICIAL RECORDS * 3of3
BK 2000 PG 476

Survey #97-1421-B

Cimmence at a four inch square (4"x4") concrete monument at the Southwest corner of Section 33, Township 2 North, Range 27 West, Santa Rosa County, Florida; thence run South 88 degrees 51 minutes 17 seconds East along the South line of said Section 33 a distance of 246.49 feet to a four inch square (4"x4") concrete monument being the Northwest corner of Section 4, Township 1 North, Range 27, Santa Rosa County, Florida; thence continue South 88 degrees 51 minutes 17 seconds East along said South line and the North line of said Section 4 a distance 1324.08 feet to a round concrete monument, said point being the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 4, being also the Point of Beginning of that parcel of land as described in Official Records Book 377 Page 423 of the public records of said County; thence run North 00 degrees 31 minutes 24 seconds East along the East line of said Official Records Book 377, Page 423 a distance of 104.88 feet to a half inch (1/2") metal rod lying on the monumented Southerly Right-of-Way Line of John Hamm Road, said point being the Northeast corner of said Official Records Book 377, Page 423; thence run South 84 degrees 58 minutes 46 seconds East along said monumented Southerly Right-of-Way a distance of 420.00 feet to the point of beginning; thence continue South 84 degrees 58 minutes 46 seconds East along said intersection with the monumented Westerly Right-of-Way Line of Community Circle; thence depart said monumented Southerly Right-of-Way Line and run South 01 degrees 08 minutes 59 seconds West along said monumented Westerly Right-of-Way Line a distance of 60.69 feet to an intersection with said South line of Section 33 and said North line of Section 4; thence depart said monumented Westerly Right-of-Way Line and run North 88 degrees 48 minutes 00 seconds West along South line and run-N- said North line a distance of 241.69 feet; thence depart said Section line and run North 00 degrees 31 minutes 24 seconds East a distance of 76.80 feet to the Point of Beginning. Said parcel being 0.38 acre, in area.

EXHIBIT "A"

.377 Acre John Hamm Rd Tax Bill



Payments for DELINQUENT TAXES must be made by CREDIT CARD, CASHIER'S CHECK, MONEY ORDER OR CASH.

DELINQUENT AMOUNTS ARE SUBJECT TO CHANGE IF APPLICATION FOR TAX DEED IS FILED.

2017 Roll Details — Real Estate Account At JOHN HAMM, MILTON 32583

Real Estate Account #332N270000001050000 [Parcel details](#) [Latest bill](#) [Full bill history](#) [Print this page](#)

Pay All: \$187.71

2017	2016	2015	2014	...	2005
\$60.05 due	\$115.60 due	PAID	PAID		PAID

[Get Bills by Email](#) [Pay this bill: \\$68.05](#)

Owner: WELLS MICHELLE
P O BOX 13021
PENSACOLA, FL 32501
Site: JOHN HAMM
MILTON 32503

Account number: 332N270000001050000
Alternate key: 1063333
Mileage code: 15
Mileage rate: 12.7136

Assessed value: 4,675
School assessed value: 4,675
Unimproved land value: 4,675

2017 Annual bill [View](#) [Property Appraiser](#)

Ad valorem: \$59.44
Non-ad valorem: \$10.00
Total Discountable: \$9.44
No Discount NAWA: 0.00
Total tax:

Legal description
COM SW CORN TH S89°53'E ALG S L2 246.89 FT TO NW CORN SEC 4 TH CONT 1324.80 FT TH N81°15' 184.89 FT TO SW/W CORN HAMM RD TH S84°18'E ALG SW/W 428 FT TO POB TH CONT ALG N/W 243.89 FT TO NW/W CORN CIR TH S1°18'W ALG COM CIR 68.89 FT TO S L1 SEC 33 TH N89°48'W ALG S L2 243.89 FT TH N81°31'E 76.89 FT TO POB AS DKS IN OR 2222 PG 943

Location
Range: 27
Township: 2N
Section: 33
Neighborhood: 200706.89
Use code: 0000
Total acres: 0.377