

19-454

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900182

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC**, holder of **Tax Sale Certificate Number 2017 / 1512**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **04-0388-000**

Cert Holder:
KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:
CRAWFORD WILLIAM F & BEVERLY JUNE
1533 LORD RD
COMMERCE, GA 30530
LT 11 BLK 18 NORWOOD UNIT NO 3 PB 6 P 29 OR 4076 P 1819

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/1512	04-0388-000	06/01/2017	750.42	37.52	787.94

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/1559	04-0388-000	06/01/2018	1,513.55	6.25	75.68	1,595.48

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,383.42
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,446.72
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	4,205.14

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 24th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 10-7-19

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
04-0388-000 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900182

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC
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
04-0388-000	2017/1512	06-01-2017	LT 11 BLK 18 NORWOOD UNIT NO 3 PB 6 P 29 OR 4076 P 1819

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 TAX FUNDING LLC - 17 US BANK % KEYS TAX
FUNDING LLC
PO BOX 645040
CINCINNATI, OH 45264-5040

04-17-2019
Application Date

Applicant's signature



Chris Jones
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Navigate Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

General Information

Reference: 351S305000011018
Account: 040388000
Owners: CRAWFORD WILLIAM F &
 BEVERLY JUNE
Mail: 1533 LORD RD
 COMMERCE, GA 30530
Situs: 6067 ST ALBAN AVE 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$14,725	\$76,524	\$91,249	\$91,249
2017	\$14,725	\$70,900	\$85,625	\$85,625
2016	\$14,725	\$68,661	\$83,386	\$75,158

[Disclaimer](#)

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/1996	4076	1819	\$68,800	WD	View Instr
09/1987	2443	842	\$50,000	WD	View Instr
01/1971	567	399	\$21,000	WD	View Instr

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

2018 Certified Roll Exemptions

None

Legal Description

LT 11 BLK 18 NORWOOD UNIT NO 3 PB 6 P 29 OR 4076 P 1819

Extra Features

None

Parcel Information

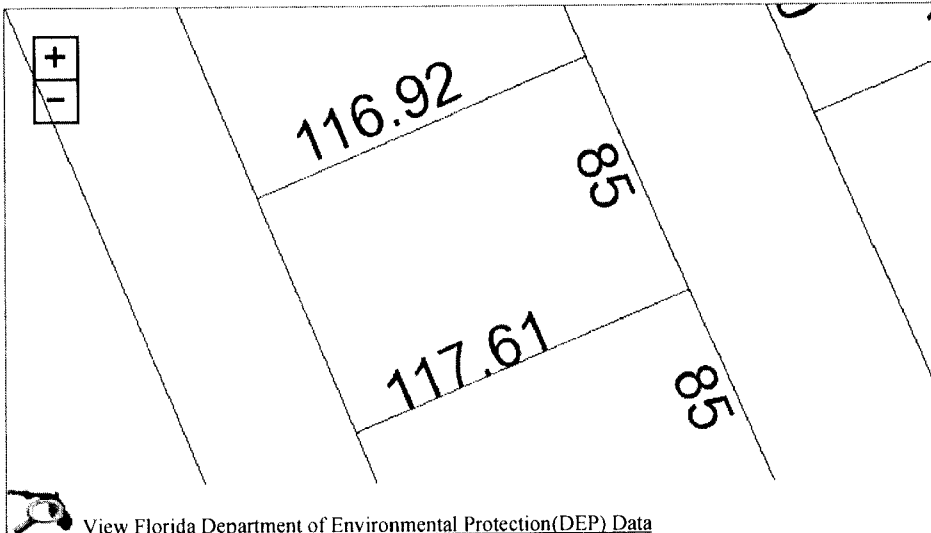
[Launch Interactive Map](#)

Section Map Id:
 35-1S-30-3

Approx. Acreage:
 0.2219

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 6067 ST ALBAN AVE, Year Built: 1971, Effective Year: 1971

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



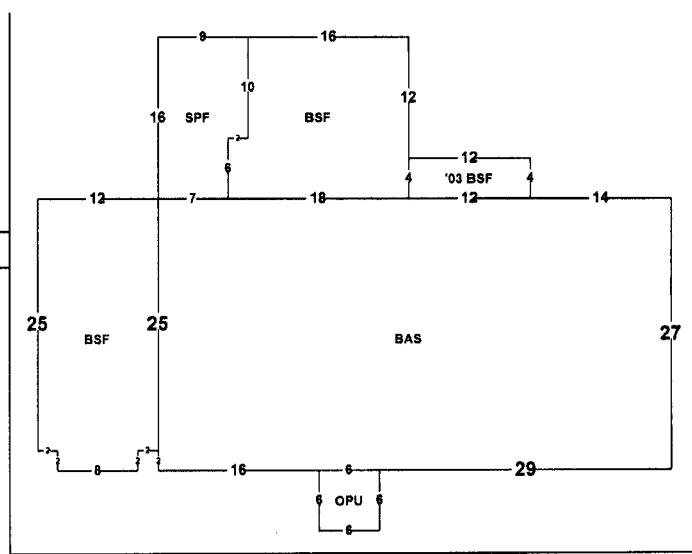
Areas - 2177 Total SF

BASE AREA - 1377

BASE SEMI FIN - 632

OPEN PORCH UNF - 36

SCRN PORCH FIN - 132



Images



8/9/18

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:04/26/2019 (tc.32510)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS TAX FUNDING LLC - 17 US BANK** holder of **Tax Certificate No. 01512**, issued the **1st day of June, A.D., 2017** 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 11 BLK 18 NORWOOD UNIT NO 3 PB 6 P 29 OR 4076 P 1819

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040388000 (19-454)

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

WILLIAM F CRAWFORD and BEVERLY JUNE CRAWFORD

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 October, which is the **7th day of October 2019**.

Dated this 3rd day of May 2019.

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

19-454

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15214

July 10, 2019

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 07-10-1999, through 07-10-2019, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

William Frank Cranford and Beverly June Crawford, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

July 10, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15214

July 10, 2019

Lot 11, Block 18, Norwood Unit No. 3, as per plat thereof, recorded in Plat Book 6, Page 29, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15214

July 10, 2019

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2016-2018 delinquent. The assessed value is \$91,249.00. Tax ID 04-0388-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-7-2019

TAX ACCOUNT NO.: 04-0388-000

CERTIFICATE NO.: 2017-1512

In compliance with Section 197.256, 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

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

william Frank Crawford
Beverly June Crawford
1533 Lord Rd.
Commerce, GA 30503
and
6067 St. Alban Ave.
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 12th day of July, 2019.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

41050
481.60
4922

Corporate Warranty Deed

OR BK 4076 PG1819
Escambia County, Florida
INSTRUMENT 96-344569

This Indenture, made this 25th day of **November**,
A.D. 19 **96**, Between
Pensacola Christian College, Inc.

whose post office address is: **P.O. Box 18000**
Pensacola, Florida 32523-9160

DEED DOC STAMPS PD @ ESC CO \$ 481.60
11/27/96 ERNIE LEE MARRAS, CLERK
By: E. Marras

a corporation existing under the laws of the
State of **Florida**, Grantor and
William Frank Crawford and Beverly June
Crawford, husband and wife

whose post office address is: **6067 Saint Alban Road**
Pensacola, Florida 32503

Grantees' [redacted]
Grantee, [redacted]

Witnesseth, that the said Grantor, for and in consideration of the sum of (**Ten & NO/100**)
Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said Grantee forever, the following described land, situate, lying and being in the County of
Escambia, State of Florida, to wit:
LOT 11, BLOCK 18, NORWOOD UNIT NO. 3, A SUBDIVISION OF A PORTION
OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY,
FLORIDA AS RECORDED IN PLAT BOOK 6, AT PAGE 29 OF THE PUBLIC
RECORDS OF SAID COUNTY.

Subject to covenants, restrictions and easements of record. Subject
also to taxes for 1995 and subsequent years.

Parcel Identification Number: **35-18-30-5000-011-018**

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly
authorized officer and caused its corporate seal to be affixed the day and year first above written.

Pensacola Christian College, Inc.

Signed and Sealed in Our Presence:

By: [Signature]
Arlin Horton
Its President/Founder

[Signature]
Name: **Robert Chappel**

(Corporate Seal)

State of **Florida**
County of **Escambia**

The foregoing instrument was acknowledged before me this 25th day of **November**, 19 **96**, by
Arlin Horton
of **Pensacola Christian College, Inc.**

a corporation existing under the laws of the State of **Florida**, on behalf of the corporation.
He/She is personally known to me or has produced as identification.

JUANITA R. HALSEY
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires July 18, 1998
Commission # CC 464412

PREPARED BY: **Crystal B. Davis**
RECORD & RETURN TO:
Lawyers Title Agency of North Florida, Inc.
2100 Creighton Road 3A-51352

[Signature]
Print Name: **Juanita R. Halsey**
Notary Public
My Commission Expires: **7/18/99**

DR BK 4076 PG1820
Escambia County, Florida
INSTRUMENT 96-344569

RCD Nov 27, 1996 02:25 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 96-344569

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V 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 Escambia 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.

Name of Roadway: 6067 Saint Alban Road

Legal Address of Property: 6067 Saint Alban Road

The County (☒) has accepted (☐) has not accepted the abutting roadway for maintenance.

This form completed by: Pensacola Christian College, Inc.
P.O. Box 18000
Pensacola, Florida 32523-9160

WITNESSES AS TO SELLER(S):

Print name: Robert L. Magaha

Print name: CUBA A. FAYE

WITNESSES AS TO BUYER(S):

Print name: WILLIAM D. LEVINS

Print name: _____

Pensacola Christian College, Inc.

Arlin Horton
Arlin Horton - President/Founder

William Frank Crawford
William Frank Crawford

Beverly June Crawford
Beverly June Crawford

This form approved by the
Escambia County Board of
County Commissioners
Effective: 4/15/95

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



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

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

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

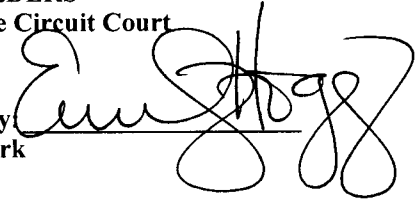
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 040388000 Certificate Number: 001512 of 2017**

Payor: WILLIAM F CRAWFORD 1533 LORD RD COMMERCE GA 30530 Date 07/29/2019

Clerk's Check #	500621788	Clerk's Total	\$509.03 \$4568.64
Tax Collector Check #	1	Tax Collector's Total	\$4589.85
		Postage	\$22.40
		Researcher Copies	\$2.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,140.28

\$4585.64

**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>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

Case # 2017 TD 001512
Redeemed Date 07/29/2019

Name WILLIAM F CRAWFORD 1533 LORD RD COMMERCE GA 30530

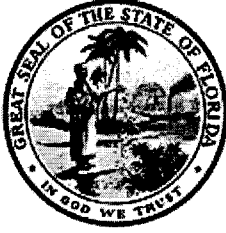
Clerk's Total = TAXDEED	\$509.03	4568.64
Due Tax Collector = TAXDEED	\$4,589.85	
Postage = TD2	\$22.40	
ResearcherCopies = TD6	\$2.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 040388000 Certificate Number: 001512 of 2017

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/07/2019"/>	Redemption Date <input type="text" value="07/29/2019"/>
Months	6	3
Tax Collector	<input type="text" value="\$4,205.14"/>	<input type="text" value="\$4,205.14"/>
Tax Collector Interest	\$378.46	\$189.23
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,589.85	<input type="text" value="\$4,400.62"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
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	\$42.03	<input type="text" value="\$21.02"/>
Total Clerk	\$509.03	<input type="text" value="\$488.02"/> CL
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="\$22.40"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,140.28	\$4,905.64
	Repayment Overpayment Refund Amount	\$234.64
Book/Page	<input type="text" value="8089"/>	<input type="text" value="243"/>

Notes

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 8089, Page 243, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01512, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 040388000 (19-454)

DESCRIPTION OF PROPERTY:

LT 11 BLK 18 NORWOOD UNIT NO 3 PB 6 P 29 OR 4076 P 1819

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: WILLIAM F CRAWFORD and BEVERLY JUNE CRAWFORD

Dated this 29th day of July 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk