



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

0422-57

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 1019 US BANK CF KEYS FUNDING LLC - 1019 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 22, 2021
Property description	THAGOURAS JOANNA 10055 SCENIC HWY PENSACOLA, FL 32514 3000 BELLE MEADE DR C 01-2737-238 BEG AT INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL ALSO BEING SE COR OF BLK A (Full legal attached.)	Certificate #	2019 / 255
		Date certificate issued	06/01/2019

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/255	06/01/2019	1,241.71	62.09	1,303.80
→ Part 2: Total*				1,303.80

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/275	06/01/2020	1,235.49	6.25	61.77	1,303.51
Part 3: Total*					1,303.51

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,607.31
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,209.06
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,191.37

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Shirley Rish, CFCA Escambia, Florida
Signature, Tax Collector or Designee Date May 4th, 2021

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>4 April 2022</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS
PLUS \$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 INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL ALSO BEING SE COR OF BLK A CHARLESTON MANOR N 87 DEG 41 MIN 15 SEC W ALG SD NLY R/W 28 12/100 FT FOR POB CONT 16 10/100 FT N 2 DEG 18 MIN 45 SEC E TO A COMMON PARTY WALL & EXTN 85 FT S 87 DEG 41 MIN 15 SEC E 16 10/100 FT S 2 DEG 18 MIN 45 SEC W TO A COMMON PARTY WALL & EXTN 85 FT TO N R/W LI OF CHARLESTON DR & POB CHARLESTON MANOR PB 11 P 80 OR 6701 P 1586 OR 6719 P 1023

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100434

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 1019
US BANK CF KEYS FUNDING LLC - 1019
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
01-2737-238	2019/255	06-01-2019	BEG AT INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL ALSO BEING SE COR OF BLK A CHARLESTON MANOR N 87 DEG 41 MIN 15 SEC W ALG SD NLY R/W 28 12/100 FT FOR POB CONT 16 10/100 FT N 2 DEG 18 MIN 45 SEC E TO A COMMON PARTY WALL & EXTN 85 FT S 87 DEG 41 MIN 15 SEC E 16 10/100 FT S 2 DEG 18 MIN 45 SEC W TO A COMMON PARTY WALL & EXTN 85 FT TO N R/W LI OF CHARLESTON DR & POB CHARLESTON MANOR PB 11 P 80 OR 6701 P 1586 OR 6719 P 1023

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 - 1019
US BANK CF KEYS FUNDING LLC - 1019
PO BOX 645040
CINCINNATI, OH 45264-5040

04-22-2021
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

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

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

[Printer Friendly Version](#)

General Information Reference: 161S291200073001 Account: 012737238 Owners: THAGOURAS JOANNA Mail: 10055 SCENIC HWY PENSACOLA, FL 32514 Situs: 3000 BELLE MEADE DR C 32503 Use Code: SINGLE FAMILY - TOWNHOME Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$15,000</td> <td>\$52,299</td> <td>\$67,299</td> <td>\$65,783</td> </tr> <tr> <td>2019</td> <td>\$15,000</td> <td>\$49,740</td> <td>\$64,740</td> <td>\$59,803</td> </tr> <tr> <td>2018</td> <td>\$15,425</td> <td>\$57,024</td> <td>\$72,449</td> <td>\$54,367</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage </div>		Year	Land	Imprv	Total	Cap Val	2020	\$15,000	\$52,299	\$67,299	\$65,783	2019	\$15,000	\$49,740	\$64,740	\$59,803	2018	\$15,425	\$57,024	\$72,449	\$54,367										
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Sales Data <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>03/13/2011</td> <td>6719</td> <td>1023</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>03/13/2011</td> <td>6701</td> <td>1586</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>11/1994</td> <td>3696</td> <td>864</td> <td>\$132,000</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1988</td> <td>2647</td> <td>651</td> <td>\$32,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/13/2011	6719	1023	\$100	QC		03/13/2011	6701	1586	\$100	QC		11/1994	3696	864	\$132,000	WD		12/1988	2647	651	\$32,500	WD		2020 Certified Roll Exemptions None Legal Description BEG AT INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL ALSO BEING SE COR OF BLK A CHARLESTON MANOR... Extra Features None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																												
03/13/2011	6719	1023	\$100	QC																													
03/13/2011	6701	1586	\$100	QC																													
11/1994	3696	864	\$132,000	WD																													
12/1988	2647	651	\$32,500	WD																													

Parcel Information Section Map Id: 16-1S-29-2 Approx. Acreage: 0.0311 Zoned: C-1 Evacuation & Flood Information Open Report	<div style="text-align: right;"> Launch Interactive Map </div> <div style="text-align: center;"> View Florida Department of Environmental Protection(DEP) Data </div>
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Buildings

Address:3000 BELLE MEADE DR C, Year Built: 1983, Effective Year: 1983, PA Building ID#: 41581

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6


NO. STORIES-2

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

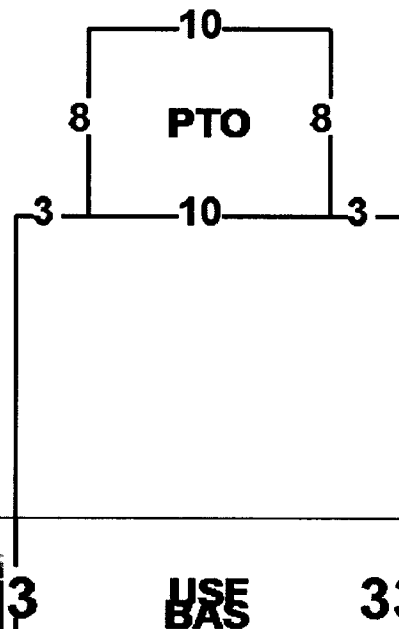
 **Areas - 1168 Total SF**

BASE AREA - 528

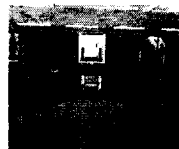
PATIO - 80

UPPER STORY FIN - 528

UTILITY FIN - 32



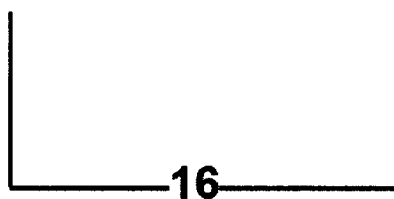
Images



10/7/15

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/10/2021 (tc.85625)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC-1019** holder of **Tax Certificate No. 00255**, issued the **1st day of June, A.D., 2019** 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 INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL ALSO BEING SE COR OF BLK A CHARLESTON MANOR N 87 DEG 41 MIN 15 SEC W ALG SD NLY R/W 28 12/100 FT FOR POB CONT 16 10/100 FT N 2 DEG 18 MIN 45 SEC E TO A COMMON PARTY WALL & EXTN 85 FT S 87 DEG 41 MIN 15 SEC E 16 10/100 FT S 2 DEG 18 MIN 45 SEC W TO A COMMON PARTY WALL & EXTN 85 FT TO N R/W LI OF CHARLESTON DR & POB CHARLESTON MANOR PB 11 P 80 OR 6701 P 1586 OR 6719 P 1023

SECTION 16, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 012737238 (0422-57)

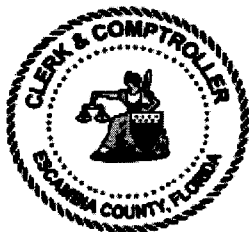
The assessment of the said property under the said certificate issued was in the name of

JOANNA THAGOURAS

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 April, which is the **4th** day of April 2022.

Dated this 25th day of May 2021.

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

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 8537, Page 1272, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00255, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 012737238 (0422-57)

DESCRIPTION OF PROPERTY:

BEG AT INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL
ALSO BEING SE COR OF BLK A CHARLESTON MANOR N 87 DEG 41 MIN 15 SEC W ALG SD
NLY R/W 28 12/100 FT FOR POB CONT 16 10/100 FT N 2 DEG 18 MIN 45 SEC E TO A COMMON
PARTY WALL & EXTN 85 FT S 87 DEG 41 MIN 15 SEC E 16 10/100 FT S 2 DEG 18 MIN 45 SEC
W TO A COMMON PARTY WALL & EXTN 85 FT TO N R/W LI OF CHARLESTON DR & POB
CHARLESTON MANOR PB 11 P 80 OR 6701 P 1586 OR 6719 P 1023

SECTION 16, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: JOANNA THAGOURAS

Dated this 22nd day of December 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

"C"

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: 012737238 Certificate Number: 000255 of 2019**

**Payor: SOTIRIOS THAGOURAS 10055 SCENIC HWY PENSACOLA, FL 32514 Date
12/22/2021**

Clerk's Check # 453326691
Tax Collector Check # 1

Clerk's Total	\$551.00 \$4,903.62
Tax Collector's Total	\$4,952.07
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$5,580.13 \$4,920.62

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

N Coppage

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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 # 2019 TD 000255

Redeemed Date 12/22/2021

Name SOTIRIOS THAGOURAS 10055 SCENIC HWY PENSACOLA, FL 32514

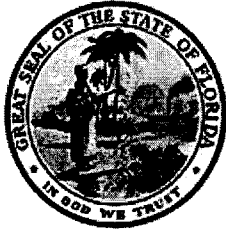
Clerk's Total = TAXDEED	\$551.06	\$4,903.62
Due Tax Collector = TAXDEED	\$4,952.07	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 012737238 Certificate Number: 000255 of 2019

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/22/2021"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="04/04/2022"/>	Redemption Date	<input type="text" value="12/22/2021"/>
Months	12			8	
Tax Collector	<input type="text" value="\$4,191.37"/>			<input type="text" value="\$4,191.37"/>	
Tax Collector Interest	\$754.45			\$502.96	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$4,952.07			\$4,700.58	T.C
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	\$84.06			\$56.04	
Total Clerk	\$551.06			\$523.04	C.H.
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	\$5,580.13			\$5,240.62	- 120 - 200
		Repayment Overpayment Refund Amount		\$339.51	\$4920.62
Book/Page	<input type="text" value="8537"/>			<input type="text" value="1272"/>	