


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19

0321-20

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 54972 NEW ORLEANS, LA 70154	Application date	Apr 07, 2020		
Property description	RIO DEVELOPMENT PARTNERS LLC PO BOX 738 POINT CLEAR, AL 36564 16990 PERDIDO KEY DR 12 UNIT 12 CONCRETE PAD PLAYA DEL RIO CONDOMINIUM ALSO 1/26TH INT IN COMMON ELEMENTS OR 7102 P 298 OR 7 (Full legal attached.)	Certificate #	2018 / 6144		
		Date certificate issued	06/01/2018		
		Deed application number	2000322		
		Account number	10-4650-360		
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)	
# 2018/6144	06/01/2018	417.65	20.88	438.53	
→Part 2: Total*				438.53	
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)
# 2019/5846	06/01/2019	424.47	6.25	21.22	451.94
Part 3: Total*					451.94
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)				890.47	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				367.99	
4. Property information report fee and Deed Application Recording and Release Fees				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)				1,633.46	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:	 Signature Tax Collector or Designee <i>Sr Deputy Tax Collector</i>			Escambia County, Florida Date <u>April 16th, 2020</u>	

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. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>03/01/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

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.

UNIT 12 CONCRETE PAD PLAYA DEL RIO CONDOMINIUM ALSO 1/26TH INT IN COMMON ELEMENTS OR 7102 P 298 OR 7106 P 1678

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000322

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154,

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
10-4650-360	2018/6144	06-01-2018	UNIT 12 CONCRETE PAD PLAYA DEL RIO CONDOMINIUM ALSO 1/26TH INT IN COMMON ELEMENTS OR 7102 P 298 OR 7106 P 1678

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
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-07-2020
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

General Information

Reference: 014S331012012001
Account: 104650360
Owners: RIO DEVELOPMENT PARTNERS LLC
Mail: PO BOX 738
 POINT CLEAR, AL 36564
Situs: 16990 PERDIDO KEY DR 12 32507
Use Code: CONDO-MISC TAXABLE
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
2019	\$0	\$30,000	\$30,000	\$24,269
2018	\$0	\$30,000	\$30,000	\$22,063
2017	\$0	\$30,000	\$30,000	\$20,058

Disclaimer

Tax Estimator

➤ **[File for New Homestead Exemption Online](#)**

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
None					

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

2019 Certified Roll Exemptions
 None

Legal Description
 UNIT 12 CONCRETE PAD PLAYA DEL RIO CONDOMINIUM
 ALSO 1/26TH INT IN COMMON ELEMENTS OR 7102 P 298 OR
 7106 P 1678

Extra Features
 SITE VALUE

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
 01-4S-33

Approx. Acreage:
 1.4236

Zoned:
 Com-PK

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Images

None

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 **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 06144**, issued the **1st day of June, A.D., 2018** 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:

UNIT 12 CONCRETE PAD PLAYA DEL RIO CONDOMINIUM ALSO 1/26TH INT IN COMMON ELEMENTS OR 7102 P 298 OR 7106 P 1678

SECTION 01, TOWNSHIP 4 S, RANGE 33 W

TAX ACCOUNT NUMBER 104650360 (0321-20)

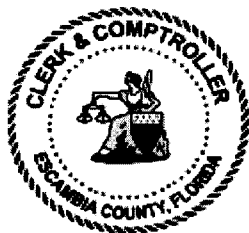
The assessment of the said property under the said certificate issued was in the name of

RIO DEVELOPMENT PARTNERS LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of **March**, which is the **1st day of March 2021**.

Dated this 29th day of April 2020.

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



**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: 104650360 Certificate Number: 006144 of 2018**

**Payor: RIO DEVELOPMENT PARTNERS LLC 16990 PERDIDO KEY DRIVE PERDIDO KEY FL
 32507 Date 07/23/2020**

Clerk's Check #	5506005556	Clerk's Total	\$544.06 \$1886.24
Tax Collector Check #	1	Tax Collector's Total	\$1,909.23
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,570.29

\$1898.24

**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
 DOMESTIC RELATIONS
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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 # 2018 TD 006144
Redeemed Date 07/23/2020

Name RIO DEVELOPMENT PARTNERS LLC 16990 PERDIDO KEY DRIVE PERDIDO KEY FL 32507

Clerk's Total = TAXDEED	\$544.06	\$544.06 \$1881.24
Due Tax Collector = TAXDEED	\$1,909.23	\$1,909.23
Postage = TD2	\$60.00	\$60.00
ResearcherCopies = TD6	\$40.00	\$40.00
Release TDA Notice (Recording) = RECORD2	\$10.00	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00	\$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: 104650360 Certificate Number: 006144 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/01/2021"/>	Redemption Date <input type="text" value="07/31/2020"/>
Months	11	3
Tax Collector	<input type="text" value="\$1,633.46"/> *	<input type="text" value="\$1,633.46"/> *
Tax Collector Interest	\$269.52	\$73.51
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,909.23	\$1,713.22
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	\$77.06	\$21.02
Total Clerk	\$544.06	\$488.02
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="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,570.29	\$2,218.24 - 200 - 120 = \$1,898.24
	Repayment Overpayment Refund Amount	\$352.05
Book/Page	<input type="text" value="8287"/>	<input type="text" value="698"/>

good fill
7/31/2020

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020060100 7/23/2020 3:52 PM
OFF REC BK: 8337 PG: 456 Doc Type: RTD

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 8287, Page 698, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06144, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **104650360 (0321-20)**

DESCRIPTION OF PROPERTY:

**UNIT 12 CONCRETE PAD PLAYA DEL RIO CONDOMINIUM ALSO 1/26TH INT IN COMMON
ELEMENTS OR 7102 P 298 OR 7106 P 1678**

SECTION 01, TOWNSHIP 4 S, RANGE 33 W

NAME IN WHICH ASSESSED: RIO DEVELOPMENT PARTNERS LLC

Dated this 23rd day of July 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 07, 2020		
Property description	RIO DEVELOPMENT PARTNERS LLC PO BOX 738 POINT CLEAR, AL 36564 16990 PERDIDO KEY DR 12 10-4650-360 UNIT 12 CONCRETE PAD PLAYA DEL RIO CONDOMINIUM ALSO 1/26TH INT IN COMMON ELEMENTS OR 7102 P 298 OR 7 (Full legal attached.)	Certificate #	2018 / 6144		
		Date certificate issued	06/01/2018		
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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)
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7. Total Paid (Lines 1-6)				1,633.46	
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:			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>July 31st, 2020</u>		

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>03/01/2021</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS +625

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.

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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.

UNIT 12 CONCRETE PAD PLAYA DEL RIO CONDOMINIUM ALSO 1/26TH INT IN COMMON ELEMENTS OR 7102 P 298 OR 7106 P 1678