



# 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
<b>→ Part 2: Total*</b>				<b>1,303.80</b>

## 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
<b>Part 3: Total*</b>					<b>1,303.51</b>

## 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. <b>Total Paid (Lines 1-6)</b>	<b>4,191.37</b>

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

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
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](#)

<b>General Information</b> <b>Reference:</b> 161S291200073001 <b>Account:</b> 012737238 <b>Owners:</b> THAGOURAS JOANNA <b>Mail:</b> 10055 SCENIC HWY PENSACOLA, FL 32514 <b>Situs:</b> 3000 BELLE MEADE DR C 32503 <b>Use Code:</b> SINGLE FAMILY - TOWNHOME <b>Taxing Authority:</b> PENSACOLA CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>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> <hr/> <p style="text-align: center;"><b>Disclaimer</b></p> <hr/> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p> <hr/> <p style="text-align: center;"><b>Report Storm Damage</b></p>	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
Year	Land	Imprv	Total	Cap Val																	
2020	\$15,000	\$52,299	\$67,299	\$65,783																	
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>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> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	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		<b>2020 Certified Roll Exemptions</b> None <hr/> <b>Legal Description</b> 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... <hr/> <b>Extra Features</b> 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																											

<b>Parcel Information</b> <b>Section Map Id:</b> 16-1S-29-2 <b>Approx. Acreage:</b> 0.0311 <b>Zoned:</b> C-1 <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	<a href="#">Launch Interactive Map</a>
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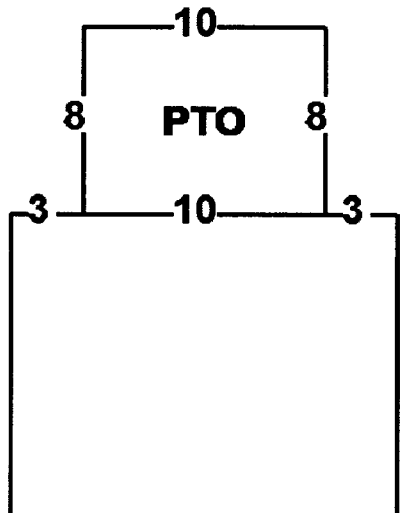
[View Florida Department of Environmental Protection \(DEP\) Data](#)

**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

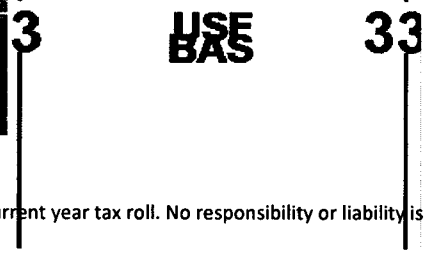
Areas - 1168 Total SF  
BASE AREA - 528  
PATIO - 80  
UPPER STORY FIN - 528  
UTILITY FIN - 32



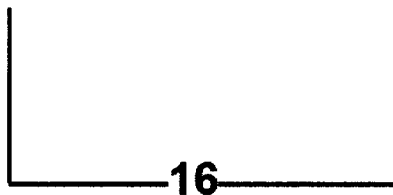
Images



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.



## 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	Clerk's Total	<del>\$551.00</del> <b>\$4,903.62</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$4,952.07</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,580.13</del> <b>\$4,920.62</b>

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: *N Coppage*  
 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

**Case # 2019 TD 000255  
 Redeemed Date 12/22/2021**

**Name SOTIRIOS THAGOURAS 10055 SCENIC HWY PENSACOLA, FL 32514**

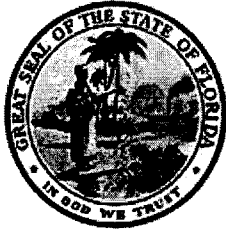
Clerk's Total = TAXDEED	\$ <del>551.06</del>	\$4,903.62
Due Tax Collector = TAXDEED	\$ <del>4,952.07</del>	
Postage = TD2	\$ <del>60.00</del>	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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"/>	