



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

0822-36

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	AVK REAL ESTATE LLC 66 WEST FLAGLER STREET SUITE 900 MIAMI, FL 33130	Application date	Aug 25, 2021
Property description	CAMPBELL JAMES E JR & CAMPBELL SHANNON D 1480 OLD FERRY RD CENTURY, FL 32535 1600 BLK CAMPBELL RD 11-1995-400 BEG AT NW COR OF HENRY POTTS GR (ALSO NW COR OF SEC) S 00 DEG 50 MIN E ALG W LI 3586 02/100 FT FOR P (Full legal attached.)	Certificate #	2019 / 6233
		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)
# 2019/6233	06/01/2019	119.16	26.14	145.30
→ Part 2: Total*				145.30

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)
# 2021/5191	06/01/2021	117.09	6.25	5.85	129.19
# 2020/6611	06/01/2020	127.48	6.25	26.77	160.50
Part 3: Total*					289.69

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)	434.99
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	809.99

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 Dick, CPCA* Signature, Tax Collector or Designee

Escambia, Florida
Date September 7th, 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>08/01/2022</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 NW COR OF HENRY POTTS GR (ALSO NW COR OF SEC) S 00 DEG 50 MIN E ALG W LI 3586 02/100 FT FOR POB N 89 DEG 56 MIN 37 SEC E 933 FT S 00 DEG 50 MIN E 156 27/100 FT S 89 DEG 56 MIN 37 SEC W 722 FT N 00 DEG 50 MIN W 11 37/100 FT S 89 DEG 56 MIN 37 SEC W 211 FT N 00 DEG 50 MIN W 144 90/100 FT TO POB OR 7591 P 1389 LESS OR 2165 P 11 CAMPBELL

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100673

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
AVK REAL ESTATE LLC
66 WEST FLAGLER STREET
SUITE 900
MIAMI, FL 33130,

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
11-1995-400	2019/6233	06-01-2019	BEG AT NW COR OF HENRY POTTS GR (ALSO NW COR OF SEC) S 00 DEG 50 MIN E ALG W LI 3586 02/100 FT FOR POB N 89 DEG 56 MIN 37 SEC E 933 FT S 00 DEG 50 MIN E 156 27/100 FT S 89 DEG 56 MIN 37 SEC W 722 FT N 00 DEG 50 MIN W 11 37/100 FT S 89 DEG 56 MIN 37 SEC W 211 FT N 00 DEG 50 MIN W 144 90/100 FT TO POB OR 7591 P 1389 LESS OR 2165 P 11 CAMPBELL

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
AVK REAL ESTATE LLC
66 WEST FLAGLER STREET
SUITE 900
MIAMI, FL 33130

08-25-2021
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode Account Parcel ID ▶

Printer Friendly Version

General Information	
Parcel ID:	225N301011004001
Account:	111995400
Owners:	CAMPBELL JAMES E JR & CAMPBELL SHANNON D
Mail:	1480 OLD FERRY RD CENTURY, FL 32535
Situs:	1600 BLK CAMPBELL RD 32535
Use Code:	VACANT RESIDENTIAL
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
2021	\$4,720	\$0	\$4,720	\$4,720
2020	\$4,720	\$0	\$4,720	\$4,720
2019	\$4,720	\$0	\$4,720	\$4,720

[Disclaimer](#)

[Market Value Breakdown Letter](#)

[Tax Estimator](#)

[File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/15/2016	7591	1389	\$100	WD	
04/18/2013	7003	1760	\$9,500	WD	
01/1980	1414	107	\$100	WD	

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

2021 Certified Roll Exemptions
None

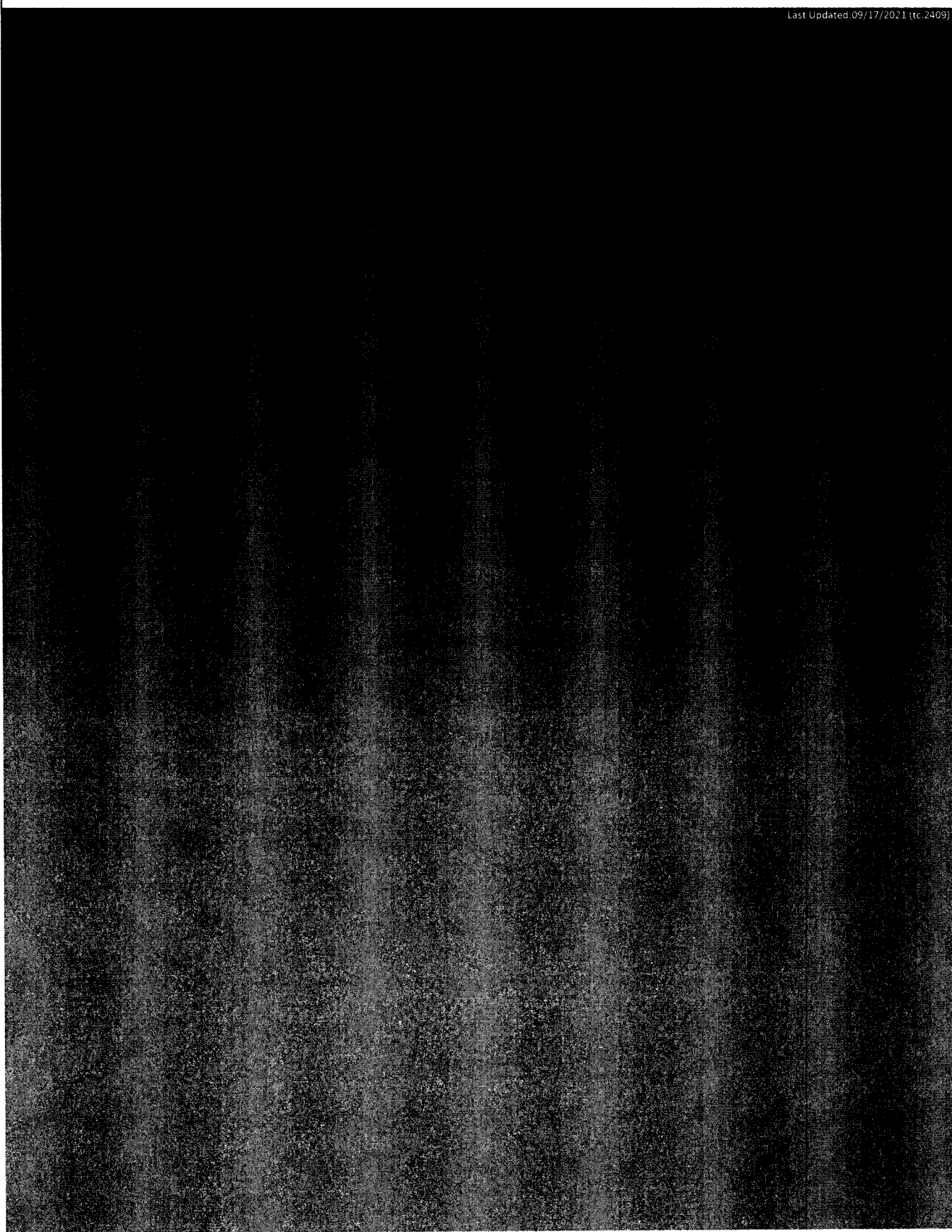
Legal Description
BEG AT NW COR OF HENRY POTTS GR (ALSO NW COR OF SEC) S 00 DEG 50 MIN E ALG W LI 3586 02/100 FT FOR POB N 89 DEG 56...

Extra Features
None

Parcel Information	Launch Interactive Map
Section Map Id: 22-5N-30	
Approx. Acreage: 3.0189	
Zoned: Agr	
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.

Last Updated: 09/17/2021 (tc.2409)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **AVK REAL ESTATE LLC** holder of **Tax Certificate No. 06233**, 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 NW COR OF HENRY POTTS GR (ALSO NW COR OF SEC) S 00 DEG 50 MIN E ALG W LI 3586 02/100 FT FOR POB N 89 DEG 56 MIN 37 SEC E 933 FT S 00 DEG 50 MIN E 156 27/100 FT S 89 DEG 56 MIN 37 SEC W 722 FT N 00 DEG 50 MIN W 11 37/100 FT S 89 DEG 56 MIN 37 SEC W 211 FT N 00 DEG 50 MIN W 144 90/100 FT TO POB OR 7591 P 1389 LESS OR 2165 P 11 CAMPBELL

SECTION 22, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111995400 (0822-36)

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

JAMES E CAMPBELL JR and SHANNON D CAMPBELL

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 August, which is the **1st** day of **August 2022**.

Dated this 20th day of December 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

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

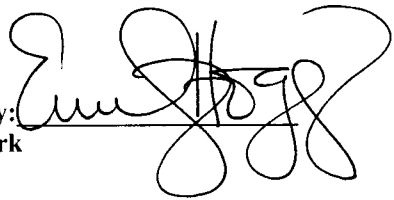
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 111995400 Certificate Number: 006233 of 2019**

Payor: SHANNON D CAMPBELL 1480 OLD FERRY RD CENTURY, FL 32535 Date 01/31/2022

Clerk's Check #	1	Clerk's Total	\$538.08 \$1047.19
Tax Collector Check #	1	Tax Collector's Total	\$962.04
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,577.12

\$1064.19
 + 37.25 fee
\$1101.44

**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
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
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 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 006233

Redeemed Date 01/31/2022

Name SHANNON D CAMPBELL 1480 OLD FERRY RD CENTURY, FL 32535

Clerk's Total = TAXDEED	\$538.08	\$ 1047.19
Due Tax Collector = TAXDEED	\$962.04	
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: 111995400 Certificate Number: 006233 of 2019

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/01/2022"/>	Redemption Date <input type="text" value="01/31/2022"/>
Months	12	5
Tax Collector	<input type="text" value="\$809.99"/>	<input type="text" value="\$809.99"/>
Tax Collector Interest	\$145.80	\$60.75
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$962.04	<input type="text" value="\$876.99"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$82.08	\$34.20
Total Clerk	\$538.08	<input type="text" value="\$496.20"/> CH
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	\$1,577.12	\$1,384.19
	Repayment Overpayment Refund Amount	\$192.93
Book/Page	<input type="text" value="8687"/>	<input type="text" value="1565"/>

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 8687, Page 1565, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06233, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 111995400 (0822-36)

DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF HENRY POTTS GR (ALSO NW COR OF SEC) S 00 DEG 50 MIN E ALG W
LI 3586 02/100 FT FOR POB N 89 DEG 56 MIN 37 SEC E 933 FT S 00 DEG 50 MIN E 156 27/100 FT
S 89 DEG 56 MIN 37 SEC W 722 FT N 00 DEG 50 MIN W 11 37/100 FT S 89 DEG 56 MIN 37 SEC W
211 FT N 00 DEG 50 MIN W 144 90/100 FT TO POB OR 7591 P 1389 LESS OR 2165 P 11
CAMPBELL**

SECTION 22, TOWNSHIP 5 N, RANGE 30 W

NAME IN WHICH ASSESSED: JAMES E CAMPBELL JR and SHANNON D CAMPBELL

Dated this 31st day of January 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk