



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

0525-96

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	MB INVESTMENT TRUST FBO MARIA BAYLISS 43852 RIVERPOINT DR. LEESBURG, VA 20176	Application date	Sep 25, 2024
Property description	WATSON BRANDON 1225 W GREGORY ST PENSACOLA, FL 32502 8652 HANDICARE ST 02-1358-531 BEG AT SE COR OF LOT 11 S/D OF LOT 5 S 07 DEG 45 MIN E 429 92/100 FT S 82 DEG 17 MIN E 11 FT S 04 DE (Full legal attached.)	Certificate #	2019 / 8517
		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)
# 2019/8517	06/01/2019	199.12	80.64	279.76
→ Part 2: Total*				279.76

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)
# 2024/618	06/01/2024	117.45	6.25	7.05	130.75
# 2023/589	06/01/2023	119.68	6.25	26.93	152.86
# 2022/613	06/01/2022	107.11	6.25	44.99	158.35
# 2022/7656	06/01/2022	119.23	6.25	50.08	175.56
# 2020/714	06/01/2020	154.47	6.25	62.56	223.28
# 2019/653	06/01/2019	173.97	6.25	73.07	253.29
Part 3: Total*					1,094.09

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)	1,373.85
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)	1,748.85

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: Condice Lewis Escambia, Florida
Signature, Tax Collector or Designee Date October 8th, 2024

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>05/07/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 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 SE COR OF LOT 11 S/D OF LOT 5 S 07 DEG 45 MIN E 429 92/100 FT S 82 DEG 17 MIN E 11 FT S 04 DEG 18 MIN E 219 6/10 FT FOR POB THENCE CONT S 04 DEG 28 MIN E 60 FT S 82 DEG 17 MIN E 120 FT N 04 DEG 28 MIN W 60 FT N 82 DEG 17 MIN W 120 FT TO POB OR 2388 P 159 LESS OR 4306 P 485 RD R/W LESS OR 4321 P 646 RD R/W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400937

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

MB INVESTMENT TRUST FBO MARIA BAYLISS
43852 RIVERPOINT DR.
LEESBURG, VA 20176,

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
02-1358-531	2019/8517	06-01-2019	BEG AT SE COR OF LOT 11 S/D OF LOT 5 S 07 DEG 45 MIN E 429 92/100 FT S 82 DEG 17 MIN E 11 FT S 04 DEG 18 MIN E 219 6/10 FT FOR POB THENCE CONT S 04 DEG 28 MIN E 60 FT S 82 DEG 17 MIN E 120 FT N 04 DEG 28 MIN W 60 FT N 82 DEG 17 MIN W 120 FT TO POB OR 2388 P 159 LESS OR 4306 P 485 RD R/W LESS OR 4321 P 646 RD R/W

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
MB INVESTMENT TRUST FBO MARIA BAYLISS
43852 RIVERPOINT DR.
LEESBURG, VA 20176

09-25-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)[Back](#)◀ Nav. Mode ☒ Account ☐ Parcel ID ▶[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	121S305302001029					Year	Land	Imprv	Total	Cap Val
Account:	021358531					2024	\$5,600	\$0	\$5,600	\$4,389
Owners:	WATSON BRANDON					2023	\$3,990	\$0	\$3,990	\$3,990
Mail:	1225 W GREGORY ST PENSACOLA, FL 32502					2022	\$3,990	\$0	\$3,990	\$3,990
Situs:	8652 HANDICARE ST 32514					Disclaimer				
Use Code:	VACANT RESIDENTIAL 🔍					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						2024 Certified Roll Exemptions				
Sales Data Type List: 🔍						None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
03/28/2008	6313	495	\$10,000	WD	🔍	BEG AT SE COR OF LOT 11 S/D OF LOT 5 S 07 DEG 45 MIN E				
05/2007	6139	1153	\$100	CT	🔍	429 92/100 FT S 82 DEG 17 MIN E 11 FT S 04 DEG 18 MIN E				
01/2003	5215	1137	\$100	QC	🔍	219... 🔍				
02/1987	2388	159	\$1,700	WD	🔍	Extra Features				
03/1985	2030	311	\$600	QC	🔍	None				
01/1977	1261	610	\$1,600	SC	🔍					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller										

Parcel Information		Launch Interactive Map	
Section Map Id: 12-1S-30-2	<div><div>+</div><div>-</div></div>		
Approx. Acreage: 0.1411			
Zoned: 🔍 HDMU			
Evacuation & Flood Information Open Report			
View Florida Department of Environmental Protection (DEP) Data			
Buildings			
Images			



8/31/2022 12:00:00 AM

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: 10/14/2022



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-1358-531 CERTIFICATE #: 2019-8517

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: January 14, 2005 to and including January 14, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: January 15, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 15, 2025

Tax Account #: **02-1358-531**

1. The Grantee(s) of the last deed(s) of record is/are: **BRANDON WATSON**
By Virtue of Special Warranty Deed recorded 4/11/2008 in OR 6313/495
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**
4. Taxes:
Taxes for the year(s) 2018-2023 are delinquent.
Tax Account #: 02-1358-531
Assessed Value: \$4,389.00
Exemptions: NONE
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: MAY 7, 2025

TAX ACCOUNT #: 02-1358-531

CERTIFICATE #: 2019-8517

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

BRANDON WATSON
1225 W GREGORY ST
PENSACOLA, FL 32502

BRANDON WATSON
8652 HANDICARE STREET
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 15th day of January, 2025.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

January 15, 2025

Tax Account #:02-1358-531

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF LOT 11 S/D OF LOT 5 S 07 DEG 45 MIN E 429 92/100 FT S 82 DEG 17 MIN E 11 FT S 04 DEG 18 MIN E 219 6/10 FT FOR POB THENCE CONT S 04 DEG 28 MIN E 60 FT S 82 DEG 17 MIN E 120 FT N 04 DEG 28 MIN W 60 FT N 82 DEG 17 MIN W 120 FT TO POB OR 6313 P 495 LESS OR 4306 P 485 RD R/W LESS OR 4321 P 646 RD R/W

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-1358-531(0525-96)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

Recorded in Public Records 04/11/2008 at 03:26 PM OR Book 6313 Page 495,
Instrument #2008027934, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$70.00

Prepared by and return to:

William J. Gardner, PA
7280 W Palmetto Park Rd Suite 208N
Boca Raton, FL 33433
561-750-7778
File Number: 5708
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 4 day of April 2008 between Federal National Mortgage Association whose post office address is 14221 Dallas Pkwy, Ste 1000, Dallas, TX 75254, grantor, and

Brandon Watson
whose post office address is 8652 Handicare Street, Pensacola, FL 32504, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

See Attached Exhibit "A"

Parcel Identification Number: 121S30-5302-001-02-

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

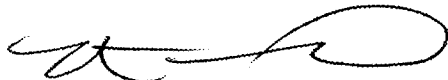
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes

Signed, sealed and delivered in our presence:



Witness Name: LAMONT MCCALL

Witness Name: Cheryl Young

Federal National Mortgage Association

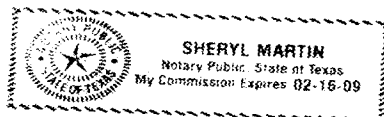
By: 
Teresa Foley, Vice President

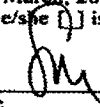
(Corporate Seal)

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me this 28 day of March, 2008 by Teresa Foley, Vice President of Federal National Mortgage Association, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

Exhibit A

COMMENCING AT THE SOUTHEAST CORNER OF LOT 11 OF SUBDIVISION OF LOT 5, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE SOUTH 7° 45' EAST A DISTANCE OF 429.92 FEET, THENCE SOUTH 82° 17' EAST A DISTANCE OF 11 FEET, THENCE SOUTH 4° 18' EAST A DISTANCE OF 219.6 FEET TO POINT OF BEGINNING, THENCE CONTINUE SOUTH 4° 28' EAST A DISTANCE OF 60 FEET, THENCE SOUTH 82° 17' EAST A DISTANCE OF 120 FEET, THENCE NORTH 4° 28' WEST A DISTANCE OF 60 FEET, THENCE NORTH 82° 17' WEST A DISTANCE OF 120 FEET, THENCE NORTH 82° 17' WEST A DISTANCE OF 120 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT THE PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4306, PAGE 485 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND ALSO LESS AND EXCEPT FOR ROAD RIGHT-OF-WAY THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS OF BOOK 4321, PAGE 646, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. TOGETHER WITH A HORTON MIRAGE III VIN# H179287GL & H179287GR

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: 021358531 Certificate Number: 008517 of 2019**

Payor: SANDY BLANTON 1225 W GREGORY ST PENSACOLA FL 32502 Date 3/4/2025

Clerk's Check # 6609301764
Tax Collector Check # 1

Clerk's Total	\$510.72
Tax Collector's Total	\$1,964.96
Postage	\$8.20
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,500.88

**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>**