

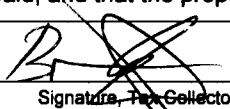


# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

1122.34

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2020 US BANK CF KEYS FUNDING LLC - 2020 PO BOX 645040 CINCINNATI, OH 45264-5040		Application date	Apr 20, 2022	
Property description	REYNOLDS KARL J 919 N BAYLEN ST PENSACOLA, FL 32501 919 N BAYLEN ST 13-1355-000 LTS 14 TO 19 BLK 43 BELMONT TRACT OR 1037 P 940 OR 1426 P 806 CA 77		Certificate #	2020 / 7961	
			Date certificate issued	06/01/2020	
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)	
# 2020/7961	06/01/2020	1,095.83	54.79	1,150.62	
→Part 2: Total*				1,150.62	
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)
# 2021/6270	06/01/2021	1,137.60	6.25	56.88	1,200.73
Part 3: Total*					1,200.73
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)				2,351.35	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,061.69	
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)				3,788.04	
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 April 28th, 2022		

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.	65,154.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/07/2022</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200137

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2020  
US BANK CF KEYS FUNDING LLC - 2020  
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
13-1355-000	2020/7961	06-01-2020	LTS 14 TO 19 BLK 43 BELMONT TRACT OR 1037 P 940 OR 1426 P 806 CA 77

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 - 2020  
US BANK CF KEYS FUNDING LLC - 2020  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-20-2022  
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:	000S009010014043
Account:	131355000
Owners:	REYNOLDS KARL J
Mail:	919 N BAYLEN ST PENSACOLA, FL 32501
Situs:	919 N BAYLEN ST 32501
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$184,140	\$260,001	\$444,141	\$130,308
2020	\$153,450	\$234,124	\$387,574	\$128,509
2019	\$153,450	\$219,745	\$373,195	\$125,620

<a href="#">Disclaimer</a>
<a href="#">Market Value Breakdown Letter</a>
<a href="#">Tax Estimator</a>
<a href="#">File for New Homestead Exemption Online</a>

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/1980	1426	806	\$100	QC	
01/1976	1037	940	\$48,000	WD	
01/1971	548	998	\$24,800	WD	
01/1968	394	780	\$27,500	WD	

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

2021 Certified Roll Exemptions
HOMESTEAD EXEMPTION, SENIOR EXEMPTION

Legal Description
LTS 14 TO 19 BLK 43 BELMONT TRACT OR 1037 P 940 OR 1426 P 806 CA 77

Extra Features
POOL
UTILITY BLDG

**Parcel Information**

Section Map Id: CA077

Approx. Acreage: 0.5338

Zoned: PR-1AAA

Evacuation & Flood Information [Open Report](#)

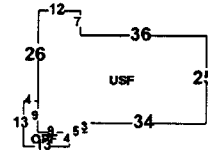
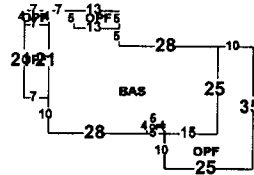
View Florida Department of Environmental Protection (DEP) Data

[Launch Interactive Map](#)

Buildings
Address: 919 N BAYLEN ST, Year Built: 1925, Effective Year: 1965, PA Building ID#: 17867

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-STUCCO OV WD/LA  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-9  
NO. STORIES-2  
ROOF COVER-TILE/CLAY/CEMNT  
ROOF FRAMING-GABLE-HI PITCH  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 4949 Total SF

BASE AREA - 1315  
BASEMENT FIN - 144  
GARAGE FIN - 814  
OPEN PORCH FIN - 848  
UPPER STORY FIN - 1326  
UTILITY FIN - 374  
UTILITY UNF - 128

Images



6/24/2016 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 2020** holder of **Tax Certificate No. 07961**, issued the **1st day of June, A.D., 2020** 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:

**LTS 14 TO 19 BLK 43 BELMONT TRACT OR 1037 P 940 OR 1426 P 806 CA 77**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 131355000 (1122-34)**

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

**KARL J REYNOLDS**

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 November, which is the **7th day of November 2022**.

Dated this 11th day of May 2022.

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**

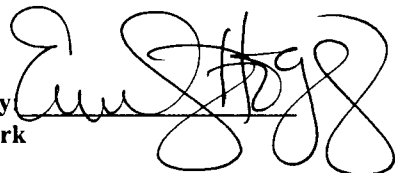
CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 131355000 Certificate Number: 007961 of 2020**

**Payor: KARL J REYNOLDS 919 N BAYLEN ST PENSACOLA, FL 32501      Date 6/8/2022**

Clerk's Check #	1000664553	Clerk's Total	<del>\$503.88</del> \$4057.61
Tax Collector Check #	1	Tax Collector's Total	<del>\$4,192.03</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,772.91</del> \$4074.61

**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  
 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 # 2020 TD 007961**

**Redeemed Date 6/8/2022**

**Name KARL J REYNOLDS 919 N BAYLEN ST PENSACOLA, FL 32501**

Clerk's Total = TAXDEED	\$503.88	\$4057.61
Due Tax Collector = TAXDEED	\$4,192.03	
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: 131355000 Certificate Number: 007961 of 2020**

Redemption No  Application Date 4/20/2022 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/7/2022	Redemption Date 6/8/2022 
Months	7	2
Tax Collector	\$3,788.04	\$3,788.04
Tax Collector Interest	\$397.74	\$113.64
Tax Collector Fee	\$6.25	\$6.25
<b>Total Tax Collector</b>	<b>\$4,192.03</b>	<b>\$3,907.93</b> TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.88	\$13.68
<b>Total Clerk</b>	<b>\$503.88</b>	<b>\$469.68</b> CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
<b>Total Redemption Amount</b>	<b>\$4,772.91</b>	<b>\$4,394.61</b>
	Repayment Overpayment Refund Amount	\$378.30
Book/Page	8782	1764

## 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 8782, Page 1764, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07961, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 131355000 (1122-34)

DESCRIPTION OF PROPERTY:

LTS 14 TO 19 BLK 43 BELMONT TRACT OR 1037 P 940 OR 1426 P 806 CA 77

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: KARL J REYNOLDS

Dated this 8th day of June 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 13-1355-000 CERTIFICATE #: 2020-7961

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: July 12, 2002 to and including July 12, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: August 15, 2022

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

August 15, 2022

Tax Account #: **13-1355-000**

1. The Grantee(s) of the last deed(s) of record is/are: **KARL J REYNOLDS**  
**By Virtue of QUIT CLAIM DEED recorded 4/1/1980 in OR 1426/806**
  
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:
  1. **None**
  
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 13-1355-000**  
**Assessed Value: \$130,308.00**  
**Exemptions: HOMESTEAD EXEMPTION, SENIOR EXEMPTION**
  
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:** \_\_\_\_\_ **OCT 3, 2022**  
**TAX ACCOUNT #:** \_\_\_\_\_ **13-1355-000**  
**CERTIFICATE #:** \_\_\_\_\_ **2020-7961**

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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Homestead for <u>2021</u> tax year.                    |

**KARL J REYNOLDS**  
**919 N BAYLEN ST**  
**PENSACOLA, FL 32501**

Certified and delivered to Escambia County Tax Collector, this 15th day of August, 2022.

**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**

**August 15, 2022**

**Tax Account #:13-1355-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 14 TO 19 BLK 43 BELMONT TRACT OR 1037 P 940 OR 1426 P 806 CA 77**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 13-1355-000(1122-34)**

for 40 JAC

This Quit-Claim Deed, Executed this 15<sup>th</sup> day of April A.D. 1980, by

JO ANNE REYNOLDS,

first party, to KARL J. REYNOLDS,

whose postoffice address is 919 North Baylen Street, Pensacola, Florida,

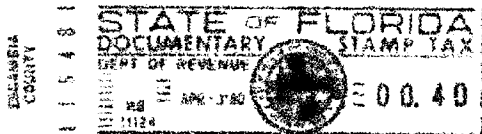
second party

Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lots 14, 15, 16, 17, 18, and 19, Block 43, Belmont Tract, City of Pensacola, Escambia County, Florida, according to map of said city, copyrighted by Thomas C. Watson in 1906.

As part of the consideration herein, grantee shall hold grantor harmless for any indebtedness under that certain mortgage made by Karl J. Reynolds and Jo Anne Reynolds, husband and wife, to Mutual Federal Savings & Loan Association of Pensacola, executed the 22nd day of September, 1976, in the original principal amount of \$43,200.00.



FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLA ON APR 1 4 47 PM '80

011187

To Have and to Hold the same together with all and singular the appurtenances thereunto in law and in equity appertaining, unto all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of

JO ANNE REYNOLDS

STATE OF FLORIDA ESCAMBIA COUNTY

JO ANNE REYNOLDS

NOTARY PUBLIC My commission expires 7/20/83

K. Jeffrey Reynolds 901 East Blount Street Pensacola, Florida 32503