



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

0525-02

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	PHAM JASON 11014 CORNELL AVE SOUTH SEATTLE, WA 98178 6340 KEATING RD 01-1536-000 LT 6 BLK 27 EASTGATE S/D UNIT NO 3 PB 5 P 100 OR 8343 P 1415	Certificate #	2022 / 138
		Date certificate issued	06/01/2022

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)
# 2022/138	06/01/2022	1,784.71	89.24	1,873.95
→ Part 2: Total*				1,873.95

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)
# 2023/127	06/01/2023	2,419.82	6.25	120.99	2,547.06
Part 3: Total*					2,547.06

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)	4,421.01
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,458.14
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)	7,254.15

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 Date <u>April 24th, 2024</u>
Signature, Tax Collector or Designee	

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400734

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
01-1536-000	2022/138	06-01-2022	LT 6 BLK 27 EASTGATE S/D UNIT NO 3 PB 5 P 100 OR 8343 P 1415

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
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

04-22-2024
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](#)

<p>General Information</p> <p>Parcel ID: 101S291000006027</p> <p>Account: 011536000</p> <p>Owners: PHAM JASON</p> <p>Mail: 11014 CORNELL AVE SOUTH SEATTLE, WA 98178</p> <p>Situs: 6340 KEATING RD 32504</p> <p>Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: PENSACOLA CITY LIMITS</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <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>2023</td> <td>\$35,000</td> <td>\$137,044</td> <td>\$172,044</td> <td>\$123,425</td> </tr> <tr> <td>2022</td> <td>\$30,000</td> <td>\$122,286</td> <td>\$152,286</td> <td>\$112,205</td> </tr> <tr> <td>2021</td> <td>\$30,000</td> <td>\$58,671</td> <td>\$88,671</td> <td>\$88,671</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for Exemption(s) Online</p> <p style="text-align: center;">Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2023	\$35,000	\$137,044	\$172,044	\$123,425	2022	\$30,000	\$122,286	\$152,286	\$112,205	2021	\$30,000	\$58,671	\$88,671	\$88,671
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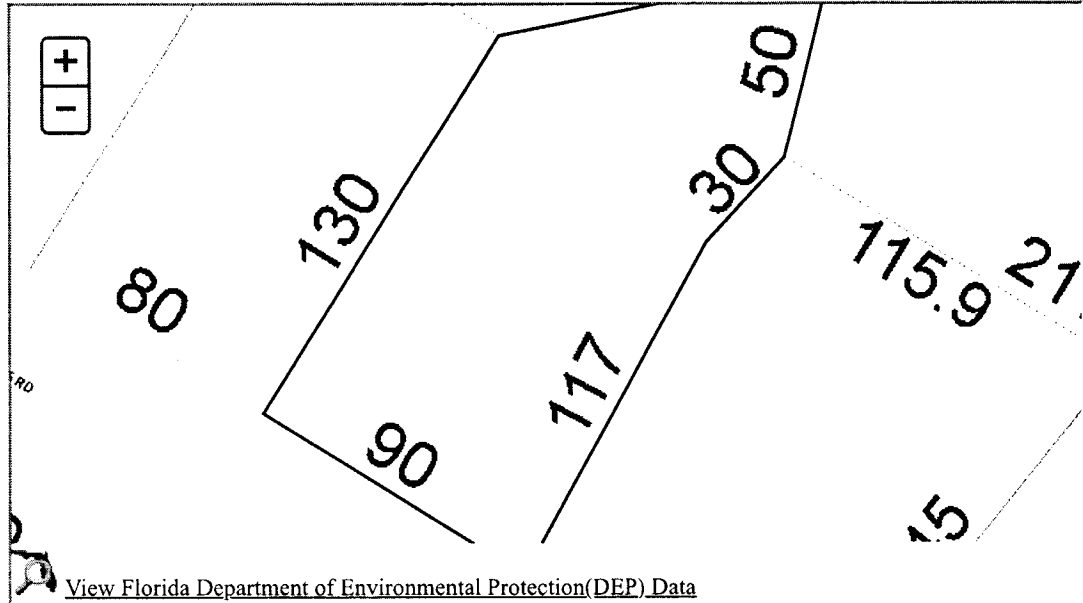
<p>Sales Data MLS Listing #640850</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/03/2020</td> <td>8343</td> <td>1415</td> <td>\$130,000</td> <td>WD</td> <td></td> </tr> <tr> <td>06/24/2020</td> <td>8324</td> <td>1843</td> <td>\$88,000</td> <td>WD</td> <td></td> </tr> <tr> <td>10/31/2016</td> <td>7617</td> <td>229</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>08/10/2016</td> <td>7571</td> <td>1804</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>06/17/2016</td> <td>7542</td> <td>1118</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>04/1980</td> <td>1428</td> <td>615</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1966</td> <td>270</td> <td>95</td> <td>\$14,100</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)	08/03/2020	8343	1415	\$130,000	WD		06/24/2020	8324	1843	\$88,000	WD		10/31/2016	7617	229	\$100	CJ		08/10/2016	7571	1804	\$100	OT		06/17/2016	7542	1118	\$100	OT		04/1980	1428	615	\$100	WD		01/1966	270	95	\$14,100	WD		<p>2023 Certified Roll Exemptions</p> <p>None</p> <hr/> <p>Legal Description</p> <p>LT 6 BLK 27 EASTGATE S/D UNIT NO 3 PB 5 P 100 OR 8343 P 1415</p> <hr/> <p>Extra Features</p> <p>None</p>
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Parcel Information [Launch Interactive Map](#)

Section
Map Id:
10-1S-29-1

Approx.
Acreage:
0.3289

Zoned: P
R-1AAA
R-1AAA
R-1AAA
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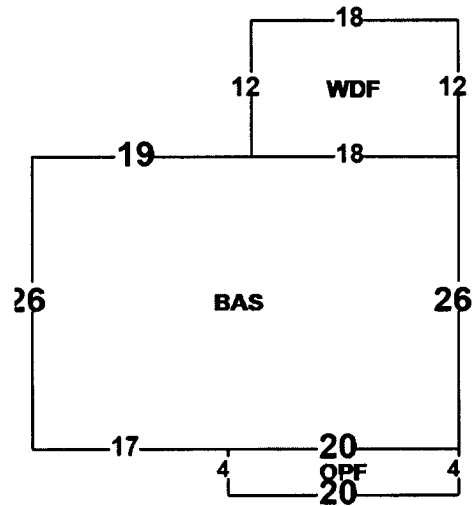
Evacuation
& Flood
Information
[Open](#)
[Report](#)

Buildings

Address: 6340 KEATING RD, Year Built: 1963, Effective Year: 1963, PA Building ID#: 36945

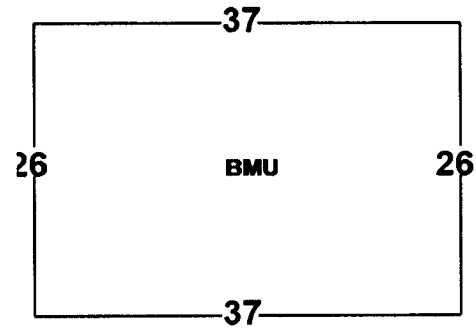
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 2220 Total SF

BASE AREA - 962
BASEMENT UNF - 962
OPEN PORCH FIN - 80
WOOD DECK FIN - 216



Images



3/8/2021 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.