



# 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

0525-03

**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	BROOKS REALTY LLC 6600 ALLISON WAY PACE, FL 32571 2985 LANGLEY AVE 01-2330-001 PARCEL A THE GANT PB 11 P 35 OR 6061 P 956 OR 6443 P 1857 LESS OR 1629 P 158-RD R/W	Certificate #	2022 / 194
		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)
# 2022/194	06/01/2022	4,601.20	230.06	4,831.26
<b>→ Part 2: Total*</b>				<b>4,831.26</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)
# 2023/184	06/01/2023	4,721.27	6.25	281.31	5,008.83
<b>Part 3: Total*</b>					<b>5,008.83</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)	9,840.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,601.50
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
<b>7. Total Paid (Lines 1-6)</b>	<b>14,816.59</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:  Escambia, Florida  
Date April 24th, 2024  
 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

<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>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: 2400686

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
01-2330-001	2022/194	06-01-2022	PARCEL A THE GANT PB 11 P 35 OR 6061 P 956 OR 6443 P 1857 LESS OR 1629 P 158-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  
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><b>General Information</b></p> <p><b>Parcel ID:</b> 141S291150001001</p> <p><b>Account:</b> 012330001</p> <p><b>Owners:</b> BROOKS REALTY LLC</p> <p><b>Mail:</b> 6600 ALLISON WAY PACE, FL 32571</p> <p><b>Situs:</b> 2985 LANGLEY AVE 32504</p> <p><b>Use Code:</b> OFFICE, MULTI-STORY </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></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>\$64,980</td> <td>\$256,167</td> <td>\$321,147</td> <td>\$321,147</td> </tr> <tr> <td>2022</td> <td>\$64,980</td> <td>\$238,314</td> <td>\$303,294</td> <td>\$303,294</td> </tr> <tr> <td>2021</td> <td>\$64,980</td> <td>\$220,889</td> <td>\$285,869</td> <td>\$285,869</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Tax Estimator</a></p> <p style="text-align: center;"><a href="#">Report Storm Damage</a></p> <p style="text-align: center;"><a href="#">Enter Income &amp; Expense Survey</a> <a href="#">Download Income &amp; Expense Survey</a></p>	Year	Land	Imprv	Total	Cap Val	2023	\$64,980	\$256,167	\$321,147	\$321,147	2022	\$64,980	\$238,314	\$303,294	\$303,294	2021	\$64,980	\$220,889	\$285,869	\$285,869
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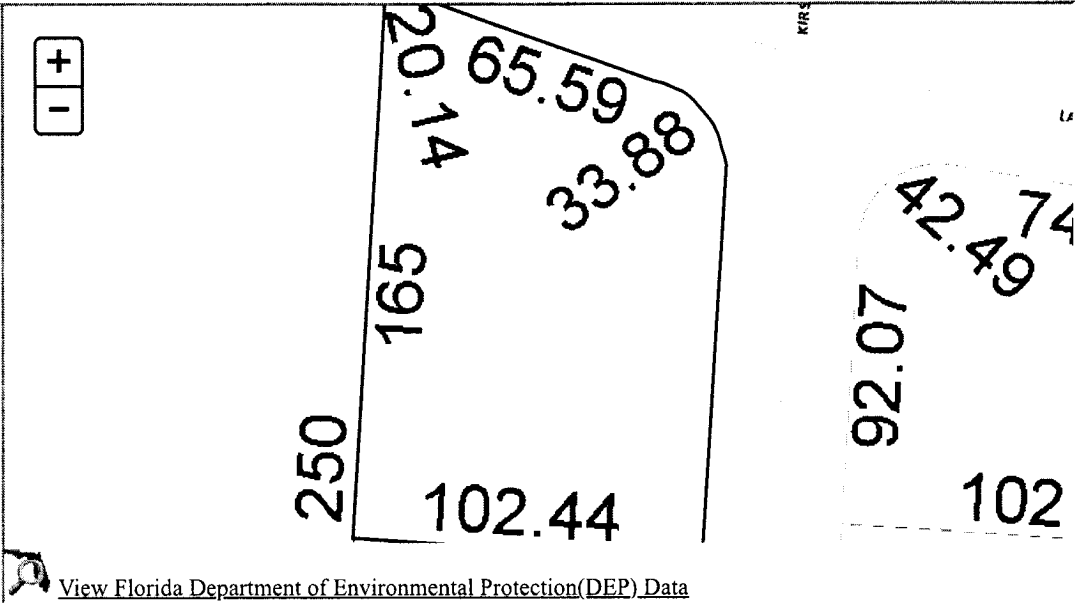
<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/13/2009</td> <td>6443</td> <td>1857</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>12/2006</td> <td>6061</td> <td>956</td> <td>\$400,000</td> <td>WD</td> <td></td> </tr> <tr> <td>10/1992</td> <td>3327</td> <td>178</td> <td>\$85,500</td> <td>WD</td> <td></td> </tr> <tr> <td>07/1983</td> <td>1785</td> <td>597</td> <td>\$26,100</td> <td>WD</td> <td></td> </tr> <tr> <td>03/1982</td> <td>1624</td> <td>509</td> <td>\$87,000</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)	03/13/2009	6443	1857	\$100	WD		12/2006	6061	956	\$400,000	WD		10/1992	3327	178	\$85,500	WD		07/1983	1785	597	\$26,100	WD		03/1982	1624	509	\$87,000	WD		<p><b>2023 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>PARCEL A THE GANT PB 11 P 35 OR 6061 P 956 OR 6443 P 1857 LESS OR 1629 P 158-RD R/W</p> <p><b>Extra Features</b></p> <p>ASPHALT PAVEMENT</p>
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[Parcel Information](#) [Launch Interactive Map](#)

Section  
Map Id:  
14-1S-29

Approx.  
Acreage:  
0.3440

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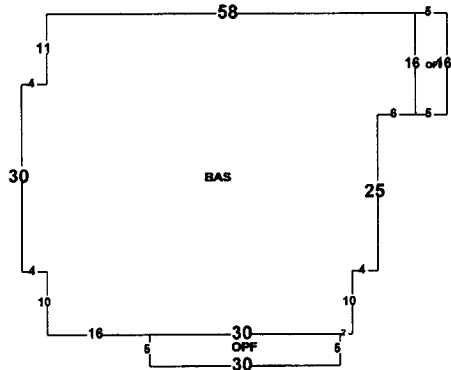
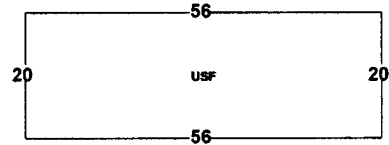
Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)


Buildings

Address: 2985 LANGLEY AVE, Year Built: 1986, Effective Year: 1986, PA Building ID#: 39123

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
 DWELLING UNITS-0  
 EXTERIOR WALL-SIDING-SHT.AVG.  
 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-DIMEN/ARCH SHNG  
 ROOF FRAMING-GABLE-HI PITCH  
 STORY HEIGHT-8  
 STRUCTURAL FRAME-WOOD FRAME



 Areas - 4178 Total SF  
 BASE AREA - 2828  
 OPEN PORCH FIN - 230  
 UPPER STORY FIN - 1120

Images



4/11/2023 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.

