



# 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

0325-43

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 17, 2024
Property description	KRUE DOUGLAS 1201 FRETZ ST PENSACOLA, FL 32534 1201 FRETZ ST 02-0074-100 BEG AT NE COR OF LT 3 BLK 3 NATIONAL LAND SALES CO PLAT DB 89 P 369 S ALG E LINE OF LT 3 BLK 3 190 F (Full legal attached.)	Certificate #	2022 / 448
		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)
# 2022/448	06/01/2022	697.26	34.86	732.12
→Part 2: Total*				732.12

## 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)
# 2023/427	06/01/2023	704.85	6.25	42.00	753.10
Part 3: Total*					753.10

## 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)	1,485.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	653.15
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)	2,513.37

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:   
Signature, Tax Collector or Designee

Escambia, Florida  
Date May 3rd, 2024

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

46.25

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<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.	39,331.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/05/2025</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### 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 NE COR OF LT 3 BLK 3 NATIONAL LAND SALES CO PLAT DB 89 P 369 S ALG E LINE OF LT 3 BLK 3 190 FT FOR  
POB CONT S ALG COURSE LAST DESCR 132 FT W 126 2/10 FT N AT RT ANGLES 132 FT E AT RT ANGLES 126 2/10 FT TO  
POB ALSO K/A LOT 6 UNRECORDED PLAT OR 7610 P 912

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400274

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239,

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
02-0074-100	2022/448	06-01-2022	BEG AT NE COR OF LT 3 BLK 3 NATIONAL LAND SALES CO PLAT DB 89 P 369 S ALG E LINE OF LT 3 BLK 3 190 FT FOR POB CONT S ALG COURSE LAST DESCR 132 FT W 126 2/10 FT N AT RT ANGLES 132 FT E AT RT ANGLES 126 2/10 FT TO POB ALSO K/A LOT 6 UNRECORDED PLAT OR 7610 P 912

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  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239

04-17-2024  
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:	101S301101044003					Year	Land	Imprv	Total	Cap Val
Account:	020074100					2023	\$17,100	\$101,577	\$118,677	\$78,663
Owners:	KRUKE DOUGLAS					2022	\$16,245	\$91,730	\$107,975	\$76,372
Mail:	1201 FRETZ ST PENSACOLA, FL 32534					2021	\$16,245	\$73,084	\$89,329	\$74,148
Situs:	1201 FRETZ ST 32534					Disclaimer				
Use Code:	SINGLE FAMILY RESID					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION				
10/14/2016	7610	912	\$83,000	WD		Legal Description				
05/09/2016	7521	1995	\$100	QC		BEG AT NE COR OF LT 3 BLK 3 NATIONAL LAND SALES CO				
04/25/2016	7521	1992	\$25,100	WD		PLAT DB 89 P 369 S ALG E LINE OF LT 3 BLK 3 190 FT FOR				
01/14/2016	7467	65	\$17,300	QC		POB...				
09/01/2015	7417	1408	\$69,100	WD		Extra Features				
09/1979	1372	365	\$42,200	WD		METAL BUILDING				
01/1978	1192	427	\$42,700	WD						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller										

Parcel Information

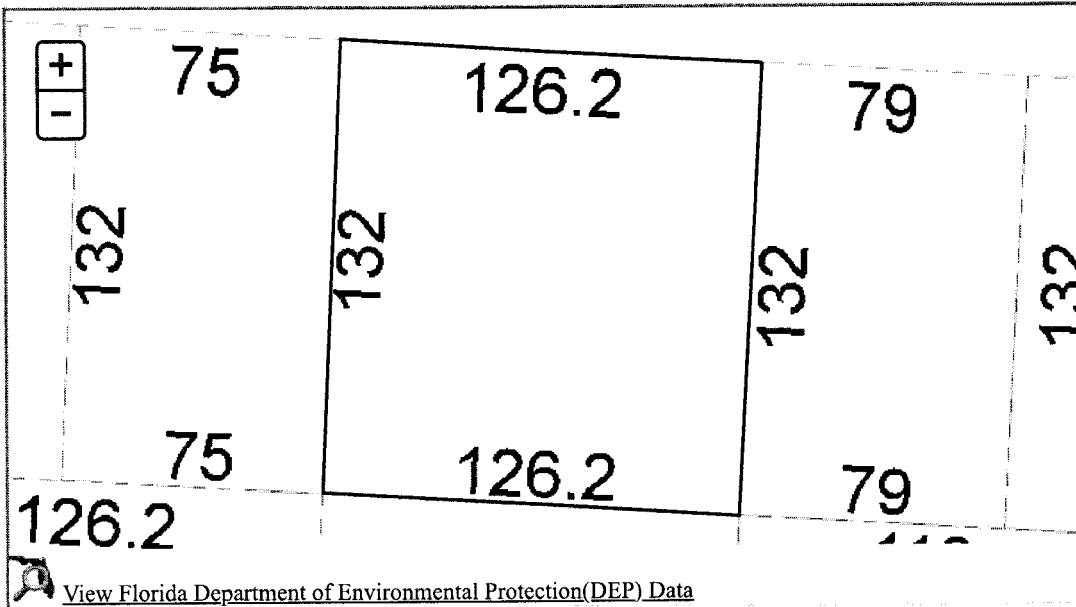
[Launch Interactive Map](#)

Section  
Map Id:  
10-1S-30-1

Approx.  
Acreage:  
0.3720

Zoned:   
MDR  
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Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)




#### Buildings

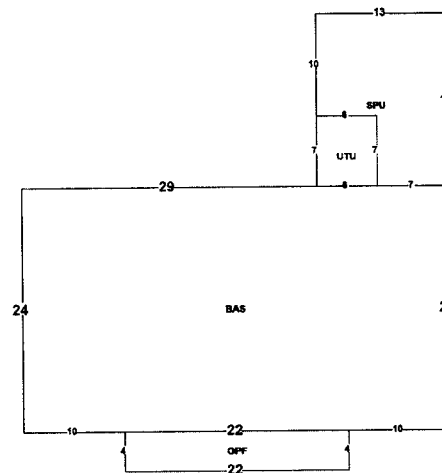
Address: 1201 FRETZ ST, Year Built: 1964, Effective Year: 2000, PA Building ID#: 47041

##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-COMMON  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-HARDWOOD/PARQET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1317 Total SF

BASE AREA - 1008  
OPEN PORCH FIN - 88  
SCRN PORCH UNF - 179  
UTILITY UNF - 42



#### Images



1/6/2021 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 00448**, issued the **1st** day of **June, A.D., 2022** 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 NE COR OF LT 3 BLK 3 NATIONAL LAND SALES CO PLAT DB 89 P 369 S ALG E LINE OF LT 3 BLK 3 190 FT FOR POB CONT S ALG COURSE LAST DESCR 132 FT W 126 2/10 FT N AT RT ANGLES 132 FT E AT RT ANGLES 126 2/10 FT TO POB ALSO K/A LOT 6 UNRECORDED PLAT OR 7610 P 912**

**SECTION 10, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 020074100 (0325-43)**

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

**DOUGLAS KRUE**

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** Wednesday in the month of March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 2024.

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: 020074100 Certificate Number: 000448 of 2022**

**Payor: DOUGLAS KRUIKE 1201 FRETZ ST PENSACOLA, FL 32534      Date 12/9/2024**

Clerk's Check #            1  
Tax Collector Check #    1

Clerk's Total	\$531.24
Tax Collector's Total	\$2,934.33
Postage	\$100.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$3,582.57

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
Deputy Clerk

*3028.94  
Redeemed*

*[Signature]*

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>

12/9/2024



**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 #: 02-0074-100 CERTIFICATE #: 2022-0448

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: November 20, 2004 to and including November 20, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: November 22, 2024



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

November 22, 2024

Tax Account #: **02-0074-100**

1. The Grantee(s) of the last deed(s) of record is/are: **DOUGLAS KRUE**  
**By Virtue of Warranty Deed recorded 10/21/2016 in OR 7610/912**
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) 2021-2023 are delinquent.**  
**Tax Account #: 02-0074-100**  
**Assessed Value: \$81,022.00**  
**Exemptions: HOMESTEAD**
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:** MAR 5, 2025

**TAX ACCOUNT #:** 02-0074-100

**CERTIFICATE #:** 2022-0448

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>2023</u> tax year.

**DOUGLAS KRUE**  
**1201 FRETZ ST**  
**PENSACOLA, FL 32534**

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of November, 2024.

**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**

**November 22, 2024**

**Tax Account #:02-0074-100**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT NE COR OF LT 3 BLK 3 NATIONAL LAND SALES CO PLAT DB 89 P 369 S ALG E LINE  
OF LT 3 BLK 3 190 FT FOR POB CONT S ALG COURSE LAST DESCR 132 FT W 126 2/10 FT N AT  
RT ANGLES 132 FT E AT RT ANGLES 126 2/10 FT TO POB ALSO K/A LOT 6 UNRECORDED  
PLAT OR 7610 P 912**

**SECTION 10, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 02-0074-100(0325-43)**

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

1pg 18.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC 850/476/5695  
358 WEST NINE MILE ROAD SUITE D  
PENSACOLA, FLORIDA 32534  
Property Appraisers Parcel Identification (Folio) Number: 101S301101044003  
Incidental to the issuance of a title insurance policy

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 14th day of October, 2016 by Douglas J. Anderson and Be Anderson, husband and wife and, whose post office address is 115 Craft St., Pensacola, FL 32534 herein called the grantors, to Douglas Kruke, a single man whose post office address is 1201 Fretz St., Pensacola, FL 32534, hereinafter called the Grantee: (Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 3, ACCORDING TO PLAT OF NATIONAL LAND SALES COMPANY OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN DEED BOOK 89, PAGE 369 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 3, BLOCK 3 A DISTANCE OF 198.0 FEET FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH ALONG COURSE LAST DESCRIBED A DISTANCE OF 132.0 FEET; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 126.2 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 132.0 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 126.2 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 6, OF AN UNRECORDED PLAT BY C. A. JACKSON, REGISTERED SURVEYOR #904 AND DATED FEBRUARY 16, 1957.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

David Hollar  
Witness #1 Signature

DAVID HOLLAR  
Witness #1 Printed Name

Joanne Gunn  
Witness #2 Signature

JOANNE GUNN  
Witness #2 Printed Name

Douglas J. Anderson  
Douglas J. Anderson

Be Anderson  
Be Anderson

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of October, 2016 by Douglas J. Anderson and Be Anderson and who are personally known to me or have produced a current driver license as identification.

SEAL

Joanne Gunn  
Notary Public - State of Florida  
Commission No. FF 179009  
Commission Expires 1/25/19

Notary Public

Printed Notary Name

My Commission Expires: