



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

Part 1: Tax Deed Application Information

Applicant Name	KEYS FUNDING LLC - 9022	Application date	Apr 22, 2024
Applicant Address	PO BOX 71540 PHILADELPHIA, PA 19176-1540		
Property description	NICHOLSON JULIETTA 1165 EASY ST PENSACOLA, FL 32534 1165 EASY ST 02-0166-580 BEG AT SE COR OF LT 13 BLK 7 W 393 FT TO POB W 90 FT N 100 FT E 90 FT S 100 FT TO POB BEING LOT 5 OF (Full legal attached.)	Certificate #	2022 / 458
		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)
# 2022/458	06/01/2022	1,779.01	88.95	1,867.96
→Part 2: Total*				1,867.96

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)
# 2023/439	06/01/2023	1,946.22	6.25	115.96	2,068.43
Part 3: Total*					2,068.43

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)	3,936.39
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,946.75
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)	6,258.14

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>04/02/2025</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 LT 13 BLK 7 W 393 FT TO POB W 90 FT N 100 FT E 90 FT S 100 FT TO POB BEING LOT 5 OF AN UNRECORDED S/D & ALSO BEG SE COR OF LT 13 BLK 7 W 483 FT TO POB W 158 FT N 100 FT E 146 4/10 FT S PARALLEL TO W/RW LI OF FOWLER AVE 100 FT TO POB BEING LTS 6 & 7 OF AN UNRECORDED S/D PLAT OR 3530 P 219

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400504

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 9022
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

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
02-0166-580	2022/458	06-01-2022	BEG AT SE COR OF LT 13 BLK 7 W 393 FT TO POB W 90 FT N 100 FT E 90 FT S 100 FT TO POB BEING LOT 5 OF AN UNRECORDED S/D & ALSO BEG SE COR OF LT 13 BLK 7 W 483 FT TO POB W 158 FT N 100 FT E 146 4/10 FT S PARALLEL TO W/R/W LI OF FOWLER AVE 100 FT TO POB BEING LTS 6 & 7 OF AN UNRECORDED S/D PLAT OR 3530 P 219

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 - 9022
PO BOX 71540
PHILADELPHIA, PA 19176-1540

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](#)

General Information		Assessments				
Parcel ID:	101S301101135007	Year	Land	Imprv	Total	Cap Val
Account:	020166580	2023	\$25,200	\$115,739	\$140,939	\$128,037
Owners:	NICHOLSON JULIETTA	2022	\$23,940	\$103,284	\$127,224	\$116,398
Mail:	PO BOX 370121 MONTARA, CA 94017	2021	\$23,940	\$82,482	\$106,422	\$105,817
Situs:	1165 EASY ST 32534	Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑	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						

Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
02/1994	3530	219	\$54,000	WD		Legal Description
08/1988	2594	223	\$50,000	WD		BEG AT SE COR OF LT 13 BLK 7 W 393 FT TO POB W 90 FT N 100 FT E 90 FT S 100 FT TO POB BEING LOT 5 OF AN UNRECORDED... 🔑
01/1977	1103	632	\$6,400	WD		Extra Features
01/1974	808	709	\$6,350	SC		METAL BUILDING WOOD DECK
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-30-2

Approx. Acreage:
0.5958

Zoned: 🔑

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[View Florida Department of Environmental Protection\(DEP\) Data](#)

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**Evacuation
& Flood
Information**
Open
Report

Buildings

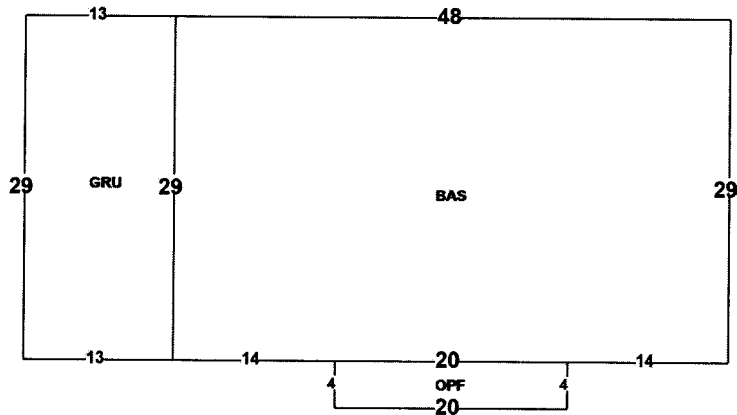
Address: 1165 EASY ST, Year Built: 1977, Effective Year: 1977, PA Building ID#: 47202

Structural Elements

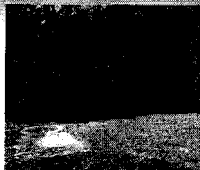
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1849 Total SF

BASE AREA - 1392
GARAGE UNFIN - 377
OPEN PORCH FIN - 80



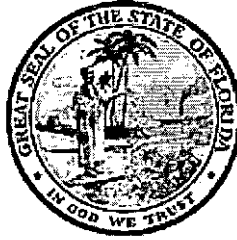
Images



2/27/2020 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.

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 020166580 Certificate Number: 000458 of 2022

Payor: AMANDA NICHOLS PO BOX 370121 MONTARA CA 94037 Date 6/26/2024

Clerk's Check #	1	Clerk's Total	\$538.08
Tax Collector Check #	1	Tax Collector's Total	\$7,300.86
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,045.94

\$6,601.81
~~*\$8,045.94*~~
\$6,618.81

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
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CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
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 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2022 TD 000458

Redeemed Date 6/26/2024

Name AMANDA NICHOLS PO BOX 370121 MONTARA CA 94037

Clerk's Total = TAXDEED	\$538.08
Due Tax Collector = TAXDEED	\$7,390.86
Postage = TD2	\$100.00
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: 020166580 Certificate Number: 000458 of 2022

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/2/2025"/>	Redemption Date <input type="text" value="6/26/2024"/>
Months	12	2
Tax Collector	<input type="text" value="\$6,258.14"/>	<input type="text" value="\$6,258.14"/>
Tax Collector Interest	\$1,126.47	\$187.74
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,390.86	<input type="text" value="\$6,452.13"/> <i>CH</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$82.08	\$13.68
Total Clerk	\$538.08	<input type="text" value="\$469.68"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$8,045.94	\$6,938.81
	Repayment Overpayment Refund Amount	\$1,107.13
Book/Page	<input type="text" value="9147"/>	<input type="text" value="1742"/>