



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

0525-15

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	WAHBA NAGAT R 1715 W DETROIT BLVD PENSACOLA, FL 32534 1715 W DETROIT BLVD 03-0481-000 LT 58 S/D PLAT DB 128 P 541 OR 8473 P 391 LESS ROAD R/W			Certificate #	2022 / 996
				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)	
# 2022/996	06/01/2022	2,063.13	103.16	2,166.29	
→ Part 2: Total*				2,166.29	
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)
# 2023/963	06/01/2023	2,211.11	6.25	131.75	2,349.11
Part 3: Total*					2,349.11
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)					4,515.40
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					2,181.48
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)					7,071.88
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 <u>April 24th, 2024</u>		

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: 2400687

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
03-0481-000	2022/996	06-01-2022	LT 58 S/D PLAT DB 128 P 541 OR 8473 P 391 LESS ROAD 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](#)

General Information Parcel ID: 2315301201001058 Account: 030481000 Owners: WAHBA NAGAT R Mail: 1715 W DETROIT BLVD PENSACOLA, FL 32534 Situs: 1715 W DETROIT BLVD 32534 Use Code: MULTI-FAMILY <=9 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <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>\$47,139</td> <td>\$94,834</td> <td>\$141,973</td> <td>\$140,013</td> </tr> <tr> <td>2022</td> <td>\$47,139</td> <td>\$85,327</td> <td>\$132,466</td> <td>\$127,285</td> </tr> <tr> <td>2021</td> <td>\$47,139</td> <td>\$68,575</td> <td>\$115,714</td> <td>\$115,714</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for Exemption(s) Online</p> <hr/> <p style="text-align: center;">Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2023	\$47,139	\$94,834	\$141,973	\$140,013	2022	\$47,139	\$85,327	\$132,466	\$127,285	2021	\$47,139	\$68,575	\$115,714	\$115,714
Year	Land	Imprv	Total	Cap Val																	
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Sales Data <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>12/28/2020</td> <td>8473</td> <td>391</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>06/21/2018</td> <td>7937</td> <td>1567</td> <td>\$132,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/1999</td> <td>4393</td> <td>1072</td> <td>\$75,000</td> <td>TD</td> <td></td> </tr> <tr> <td>05/1989</td> <td>2713</td> <td>798</td> <td>\$55,000</td> <td>WD</td> <td></td> </tr> <tr> <td>07/1988</td> <td>2580</td> <td>843</td> <td>\$17,000</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1985</td> <td>2153</td> <td>121</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/28/2020	8473	391	\$100	WD		06/21/2018	7937	1567	\$132,000	WD		04/1999	4393	1072	\$75,000	TD		05/1989	2713	798	\$55,000	WD		07/1988	2580	843	\$17,000	WD		12/1985	2153	121	\$100	CJ		2023 Certified Roll Exemptions None <hr/> Legal Description LT 58 S/D PLAT DB 128 P 541 OR 8473 P 391 LESS ROAD R/W <hr/> Extra Features BARN BLOCK/BRICK BUILDING FRAME SHED MOBILE HOME OPEN PORCH UTILITY BLDG WOOD DECK
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
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12/1985	2153	121	\$100	CJ																																							

Section Map Id:
23-1S-30-1

Approx. Acreage:
9.6322

Zoned:
 HC/LI
 HC/LI
 HC/LI
 HC/LI
 HC/LI
 HC/LI
 HC/LI
 HC/LI
 HC/LI
 HC/LI

[Launch Interactive Map](#)

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

HC/LI
HC/LI
HC/LI

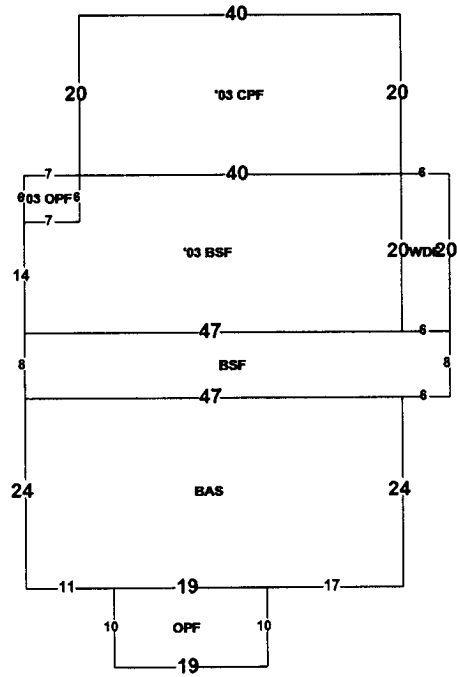
**Evacuation
& Flood
Information**
Open
Report

Buildings

Address: 1715 W DETROIT BLVD, Year Built: 1958, Effective Year: 1958, PA Building ID#: 55123

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 3602 Total SF

BASE AREA - 1128
BASE SEMI FIN - 1322
CARPORT FIN - 800
OPEN PORCH FIN - 232
WOOD DECK FIN - 120

Images



11/4/2019 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



**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

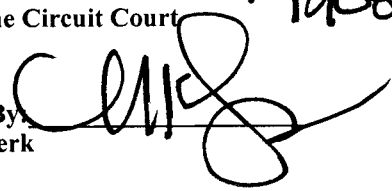
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 030481000 Certificate Number: 000996 of 2022**

Payor: NAGAT R WAHBA 1715 W DETROIT BLVD PENSACOLA, FL 32534 Date 10/1/2024

Clerk's Check #	460181203	Clerk's Total	\$544.92
Tax Collector Check #	1	Tax Collector's Total	\$8,457.15
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$9,119.07

**PAM CHILDERS
 Clerk of the Circuit Court**

REDEEMED
\$7,708.64

Received By: 
 Deputy Clerk

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>