



# 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

0325.47

## 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	MATTMAR LLC 450 HICKORY NUT AVENUE OLDSMAR, FL 34677 6109 N DAVIS HWY 04-0006-150 THE SOUTHERNMOST PORT OF THE HEREAFTER DESCRIBED PROPERTY WITH A FRONTAGE OF 115 FT ON THE W SIDE OF (Full legal attached.)	Certificate #	2022 / 1413
		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)
# 2022/1413	06/01/2022	6,051.57	302.58	6,354.15
<b>→Part 2: Total*</b>				<b>6,354.15</b>

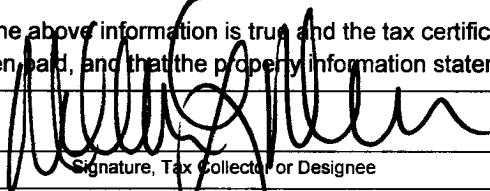
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/1384	06/01/2023	6,366.79	6.25	393.95	6,766.99
<b>Part 3: Total*</b>					<b>6,766.99</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)	13,121.14
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	6,375.62
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. <b>Total Paid (Lines 1-6)</b>	<b>19,871.76</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:  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

44.25

<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>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.

THE SOUTHERNMOST PORT OF THE HEREAFTER DESCRIBED PROPERTY WITH A FRONTAGE OF 115 FT ON THE W SIDE OF DAVIS HWY AND WITH A NLY LI RUNNING PARL TO N LI OF ENTIRE PARCEL; FROM THE PT OF INTER OF W R/W LI OF STATE RD #291 AND E LI OF SEC 34 S 26 DEG 00 MIN 00 SEC W ON LI OF SEC 34 72 25/100 FT TO POB N 72 DEG 24 MIN 30 SEC W 168 35/100 FT N 58 DEG 04 MIN 30 SEC W 311 38/100 FT N 79 DEG 05 MIN 30 SEC E 457 30/100 FT TO W R/W LI OF STATE RD #291 THENCE ALG R/W LI 236 50/100 FT TO PT OF INTER OF W R/W LI OF STATE RD #291 AND E LI OF SEC 34 S 26 DEG 00 MIN 00 SEC W 72 25/100 FT TO POB ALSO; FROM POB IN ABOVE DESCRIBED PROPERTY S 72 DEG 24 MIN 30 SEC E 31 97/100 FT TO W R/W LI OF STATE RD #291 N ALG R/W LI 74 73/100 FT S 26 DEG 00 MIN 00 SEC W 72 25/100 FT TO POB SEC 33/34 T1S R30W OR 8435 P 189 LESS OR 1891 P 550 MOOMAW TR

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400288

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
04-0006-150	2022/1413	06-01-2022	THE SOUTHERNMOST PORT OF THE HEREAFTER DESCRIBED PROPERTY WITH A FRONTAGE OF 115 FT ON THE W SIDE OF DAVIS HWY AND WITH A NLY LI RUNNING PARL TO N LI OF ENTIRE PARCEL; FROM THE PT OF INTER OF W R/W LI OF STATE RD #291 AND E LI OF SEC 34 S 26 DEG 00 MIN 00 SEC W ON LI OF SEC 34 72 25/100 FT TO POB N 72 DEG 24 MIN 30 SEC W 168 35/100 FT N 58 DEG 04 MIN 30 SEC W 311 38/100 FT N 79 DEG 05 MIN 30 SEC E 457 30/100 FT TO W R/W LI OF STATE RD #291 THENCE ALG R/W LI 236 50/100 FT TO PT OF INTER OF W R/W LI OF STATE RD #291 AND E LI OF SEC 34 S 26 DEG 00 MIN 00 SEC W 72 25/100 FT TO POB ALSO; FROM POB IN ABOVE DESCRIBED PROPERTY S 72 DEG 24 MIN 30 SEC E 31 97/100 FT TO W R/W LI OF STATE RD #291 N ALG R/W LI 74 73/100 FT S 26 DEG 00 MIN 00 SEC W 72 25/100 FT TO POB SEC 33/34 T1S R30W OR 8435 P 189 LESS OR 1891 P 550 MOOMAW TR

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

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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](#)

<b>General Information</b> <b>Parcel ID:</b> 341S304101000001 <b>Account:</b> 040006150 <b>Owners:</b> MATTMAR LLC <b>Mail:</b> 450 HICKORY NUT AVENUE OLDSMAR, FL 34677 <b>Situs:</b> 6109 N DAVIS HWY 32504 <b>Use Code:</b> OFFICE, 1 STORY <b>Taxing Authority:</b> PENSACOLA CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <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>\$167,287</td> <td>\$223,844</td> <td>\$391,131</td> <td>\$356,330</td> </tr> <tr> <td>2022</td> <td>\$167,287</td> <td>\$206,548</td> <td>\$373,835</td> <td>\$323,937</td> </tr> <tr> <td>2021</td> <td>\$167,287</td> <td>\$127,202</td> <td>\$294,489</td> <td>\$294,489</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	\$167,287	\$223,844	\$391,131	\$356,330	2022	\$167,287	\$206,548	\$373,835	\$323,937	2021	\$167,287	\$127,202	\$294,489	\$294,489				
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<b>Sales Data</b> <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>8435</td> <td>189</td> <td>\$390,000</td> <td>WD</td> <td></td> </tr> <tr> <td>11/25/2014</td> <td>7265</td> <td>1158</td> <td>\$185,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1972</td> <td>616</td> <td>465</td> <td>\$14,000</td> <td>WD</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	8435	189	\$390,000	WD		11/25/2014	7265	1158	\$185,000	WD		01/1972	616	465	\$14,000	WD		<b>2023 Certified Roll Exemptions</b> None <hr/> <b>Legal Description</b> THE SOUTHERNMOST PORT OF THE HEREAFTER DESCRIBED PROPERTY WITH A FRONTAGE OF 115 FT ON THE W SIDE OF DAVIS HWY AND... <hr/> <b>Extra Features</b> ASPHALT PAVEMENT CONCRETE WALKS	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																						
12/28/2020	8435	189	\$390,000	WD																							
11/25/2014	7265	1158	\$185,000	WD																							
01/1972	616	465	\$14,000	WD																							

Parcel Information [Launch Interactive Map](#)

**Section Map Id:**  
34-1S-30

**Approx. Acreage:**  
0.5456

**Zoned:**

R-2  
R-2  
R-2  
R-2  
R-2  
R-2  
R-2  
R-2  
R-2  
R-2  
R-2  
R-2

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

R-2  
R-2  
R-2  
R-2

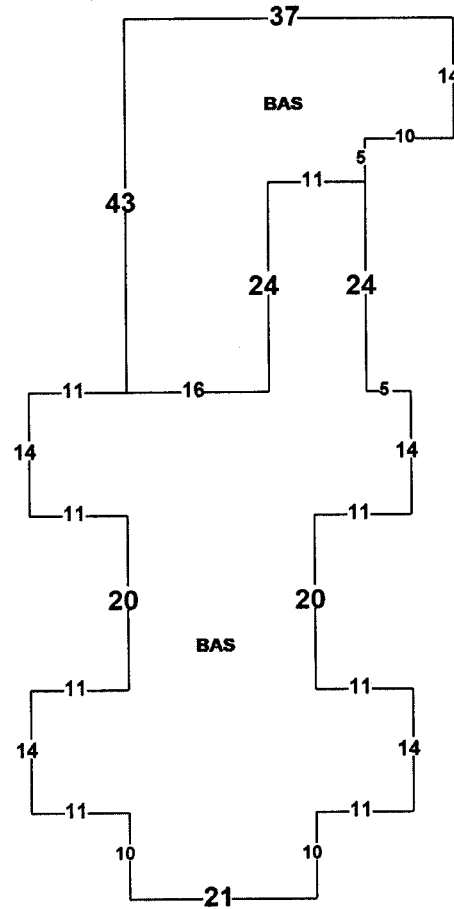
**Evacuation  
& Flood  
Information**  
Open  
Report

**Buildings**

Address: 6109 N DAVIS HWY, Year Built: 1973, Effective Year: 2010, PA Building ID#: 63798

**Structural Elements**

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-0**  
**EXTERIOR WALL-STUCCO OV BLOCK**  
**EXTERIOR WALL-SIDING-SHT.AVG.**  
**FLOOR COVER-TILE/STAIN CONC/BRICK**  
**FOUNDATION-WOOD/NO SUB FLR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-7**  
**NO. STORIES-1**  
**ROOF COVER-BLT UP MTL/GYP**  
**ROOF FRAMING-WOOD FRAME/TRUS**  
**STORY HEIGHT-8**  
**STRUCTURAL FRAME-WOOD FRAME**



Areas - 3135 Total SF

**BASE AREA - 3135**

**Images**



6/10/2021 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. 01413**, 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:

(see attached)

**SECTION 34, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 040006150 (0325-47)**

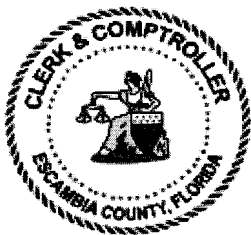
The assessment of the said property under the said certificate issued was in the name of

**MATTMAR LLC**

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

## LEGAL DESCRIPTION

THE SOUTHERNMOST PORT OF THE HEREAFTER DESCRIBED PROPERTY WITH A FRONTAGE OF 115 FT ON THE W SIDE OF DAVIS HWY AND WITH A NLY LI RUNNING PARL TO N LI OF ENTIRE PARCEL; FROM THE PT OF INTER OF W R/W LI OF STATE RD #291 AND E LI OF SEC 34 S 26 DEG 00 MIN 00 SEC W ON LI OF SEC 34 72 25/100 FT TO POB N 72 DEG 24 MIN 30 SEC W 168 35/100 FT N 58 DEG 04 MIN 30 SEC W 311 38/100 FT N 79 DEG 05 MIN 30 SEC E 457 30/100 FT TO W R/W LI OF STATE RD #291 THENCE ALG R/W LI 236 50/100 FT TO PT OF INTER OF W R/W LI OF STATE RD #291 AND E LI OF SEC 34 S 26 DEG 00 MIN 00 SEC W 72 25/100 FT TO POB ALSO; FROM POB IN ABOVE DESCRIBED PROPERTY S 72 DEG 24 MIN 30 SEC E 31 97/100 FT TO W R/W LI OF STATE RD #291 N ALG R/W LI 74 73/100 FT S 26 DEG 00 MIN 00 SEC W 72 25/100 FT TO POB SEC 33/34 T1S R30W OR 8435 P 189 LESS OR 1891 P 550 MOOMAW TR