



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 Applicant Address	KEYS FUNDING LLC - 2022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	SPANGENBERG THEODORE S III C/O THEODORE JR & THEODORE WAL 525 SALINA ST PENSACOLA, FL 32503 4219 BROOKSIDE DR 04-3944-220 LT 5 BLK E BROOKSIDE TOWNHOMES S/D PB 12 P 4 OR 4502 P 674 OR 8516 P 1190	Certificate #	2022 / 1808
		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)
# 2022/1808	06/01/2022	1,963.20	98.16	2,061.36
→Part 2: Total*				2,061.36

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)
# 2023/1788	06/01/2023	2,207.18	6.25	110.36	2,323.79
Part 3: Total*					2,323.79

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)	4,385.15
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	4,760.15

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 April 24th, 2024

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

16.25

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: 2400607

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2022

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
04-3944-220	2022/1808	06-01-2022	LT 5 BLK E BROOKSIDE TOWNHOMES S/D PB 12 P 4 OR 4502 P 674 OR 8516 P 1190

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 - 2022

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:	4915302000005005					Year	Land	Imprv	Total	Cap Val
Account:	043944220					2023	\$12,000	\$145,674	\$157,674	\$114,020
Owners:	SPANGENBERG THEODORE S JR SPANGENBERG THEODORE WALKER					2022	\$12,000	\$128,317	\$140,317	\$103,655
Mail:	1030 S BLVD CHIPLEY, FL 32428					2021	\$12,000	\$98,942	\$110,942	\$94,232
Situs:	4219 BROOKSIDE DR 32503					Disclaimer				
Use Code:	SINGLE FAMILY - TOWNHOME 🔑					Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS					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				
09/07/2023	9050	131	\$100	QC						
09/07/2023	9038	1230	\$100	QC						
04/26/2021	8516	1190	\$100	OJ						
12/1999	4502	674	\$50,000	WD						
09/1997	4176	1868	\$65,000	WD						
07/1984	1944	219	\$58,900	WD						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description				
						LT 5 BLK E BROOKSIDE TOWNHOMES S/D PB 12 P 4 OR 9038 P 1230 OR 9050 P 131				
						Extra Features				
						None				

Parcel Information

[Launch Interactive Map](#)

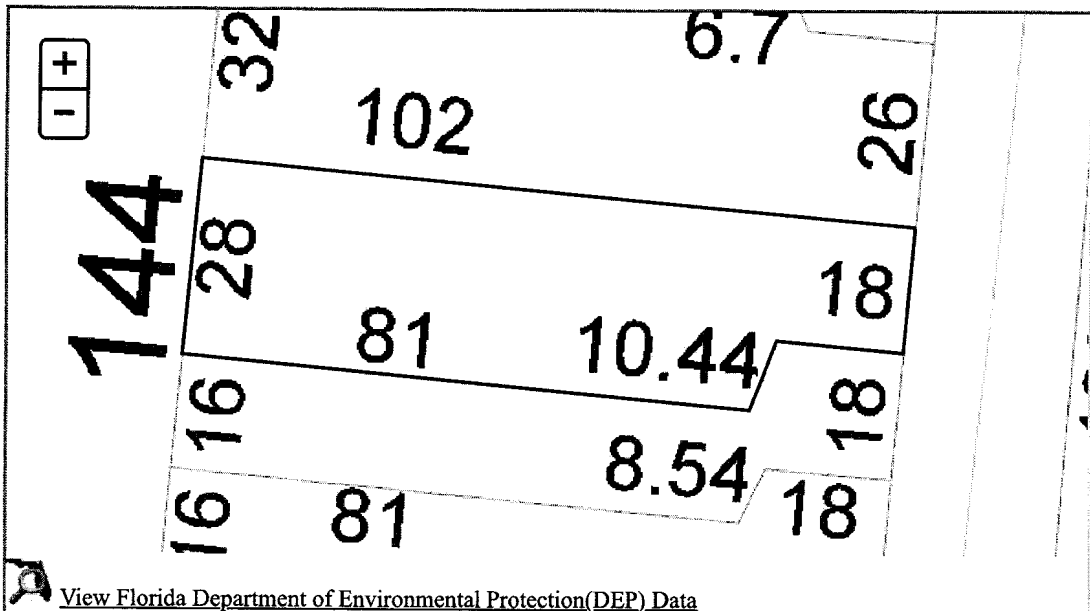
Section
Map Id:
05-2S-30-1

Approx.
Acreage:
0.0634

Zoned: 

R-2A
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Evacuation
& Flood
Information
[Open](#)
[Report](#)




Buildings

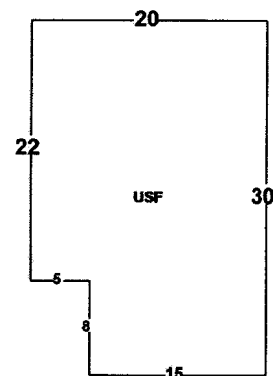
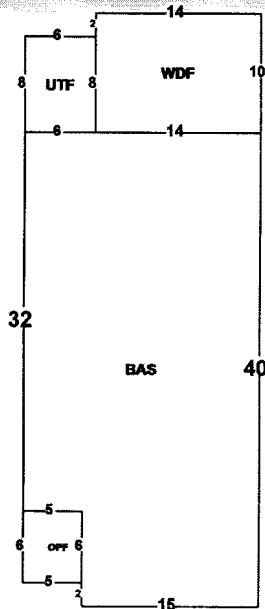
Address: 4219 BROOKSIDE DR, Year Built: 1983, Effective Year: 1990, PA Building ID#: 70543

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1538 Total SF

BASE AREA - 760
OPEN PORCH FIN - 30
UPPER STORY FIN - 560
UTILITY FIN - 48
WOOD DECK FIN - 140



Images



9/1/2015 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.

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9147, Page 1958, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01808, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 043944220 (0425-23)

DESCRIPTION OF PROPERTY:

LT 5 BLK E BROOKSIDE TOWNHOMES S/D PB 12 P 4 OR 4502 P 674 OR 8516 P 1190

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: THEODORE S SPANGENBERG III

Dated this 24th day of May 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 04-3944-220 CERTIFICATE #: 2022-1808

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: December 12, 2004 to and including December 12, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: December 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **04-3944-220**

1. The Grantee(s) of the last deed(s) of record is/are: **THEODORE S SPANGENBERG JR AND THEODORE WALKER SPANGENBERG**

By Virtue of Quit Claim Deed recorded 9/11/2023 in OR 9038/1230 and Corrected Quit Claim Deed recorded 10/03/2023 in OR 9050/131

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 #: 04-3944-220

Assessed Value: \$156,443.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **BROOKSIDE TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.**

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: APR 2, 2025

TAX ACCOUNT #: 04-3944-220

CERTIFICATE #: 2022-1808

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

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☐☒

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2024 tax year.

**THEODORE S SPANGENBERG JR
THEODORE WALKER SPANGENBERG
1030 S BLVD
CHIPLEY FL 32428**

**THEODORE S SPAGENBERG III
THEODORE S SPANGENBERG JR
THEODORE WALKER SPANGENBERG
4219 BROOKSIDE DR
PENSACOLA FL 32503**

**BROOKSIDE TOWNHOMES
HOMEOWNERS ASSOCIATION INC
4285 BROOKSIDE DR
PENSACOLA FL 32503**

**BROOKSIDE TOWNHOMES
HOMEOWNERS ASSOCIATION INC
908 GARDENGATE CIR
PENSACOLA FL 32504**

**THEODORE S SPANGENBERG III
THEODORE S SPANGENBERG JR
THEODORE WALKER SPANGENBERG
525 SALINA ST
PENSACOLA FL 32503**

**Certified and delivered to Escambia County Tax Collector, this 16th day of December, 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

December 17, 2024

Tax Account #:04-3944-220

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 5 BLK E BROOKSIDE TOWNHOMES S/D PB 12 P 4 OR 4502 P 674 OR 8516 P 1190

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-3944-220(0425-23)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. DEEDS BACK TO DEVELOPER HAVE USED THE METES
AND BOUNDS DESCRIPTION.**

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, effective the 7th day of September, 2023. Between THEODORE S. SPANGENBERG, III recently of Brookside Drive, Pensacola, FL 32503, (Grantor"), and THEODORE S. SPANGENBERG, JR. of 1030 South Boulevard, Chipley, FL 32428, together with THEODORE WALKER SPANGENBERG of 525 Salina Street, Pensacola, FL 32503 ("Grantees"),

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten Dollars [\$10.00], in hand paid by the Grantees, the receipt and sufficiency of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the Grantees all the right, title, interest claim and demand which the Grantor has in and to his interest of the following described property lying and being in Escambia County, Florida, described as follows:

4219 Brookside Drive, Pensacola, FL 32503, further described:

Commence at the Southwest corner of Lot 1, Block "E", Brookside Townhomes, as recorded in Plat Book 12, Page 4, of the public records of Escambia County, Florida; thence North 00 Degrees 00 Minutes 00 Seconds East for 80.00 feet to the Point of Beginning; thence continue North 00 Degrees 00 Minutes 00 Seconds East for 28.00 feet; thence North 90 Degrees 00 Minutes 00 Seconds East for 102.00 feet to the Westerly right-of-way line of Brookside Drive (24' R/W); thence South 00 Degrees 00 Minutes 00 Seconds East along the Westerly right-of-way of said Brookside Drive for 18.00 feet; thence South 16 degrees 42 minutes 00 Seconds West for 10.44 feet; thence North 90 Degrees 00 Minutes 00 Seconds West for 81.00 feet to the Point of Beginning. All lying and being in Section 49, Township 1 South, Range 30 West, Escambia County, Florida.

Parcel Identification Number 49-1S-30-2000-005-005

This Property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate , right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantees.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in his name the and year first above written.

Signed, sealed and delivered
in the presence of:

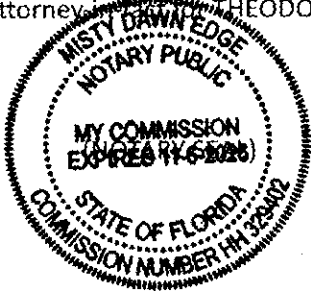
Jonathan Jones
Witness/ Jonathan Jones


THEODORE S. SPANGENBERG III

Charles Brooks
Witness/ Chal Brooks

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of September, 2023 by THEODORE S. SPANGENBERG, JR. as attorney in fact for THEODORE S. SPANGENBERG III.



(Notary Signature) Misty Dawn Edge
(Notary Name) Misty Dawn Edge

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

**** CORRECTED ****

QUIT CLAIM DEED

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Parcel Identification Number 49-15-30-2000-005-005

This Property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantees.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in his name the and year first above written.

Signed, sealed and delivered
in the presence of:

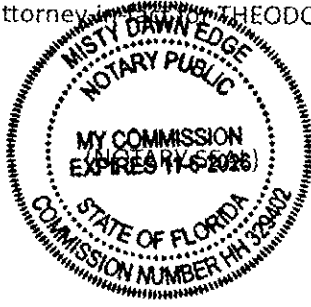
Jonathan Jones
Witness/ Jonathan Jones

[Signature]
THEODORE S. SPANGENBERG III

Charles Brooks
Witness/ Charles Brooks

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of September, 2023 by THEODORE S. SPANGENBERG, JR. as attorney in fact for THEODORE S. SPANGENBERG III.



(Notary Signature) Misty Dawn Edge
(Notary Name) Misty Dawn Edge

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____