



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 - 7022	Application date	Apr 22, 2024
Applicant Address	PO BOX 71540 PHILADELPHIA, PA 19176-1540		
Property description	MCGINNIS FON C III 116 REED RD PENSACOLA, FL 32507 116 REED RD 08-0461-000 LOT 11 AND N 20 FT OF LT 10 BLK 19 AND BEG AT NW COR OF LT 11 BLK 19 S 11 DEG 41 MIN 57 SEC E ALG A (Full legal attached.)	Certificate #	2022 / 3447
		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)
# 2022/3447	06/01/2022	701.29	35.06	736.35
→Part 2: Total*				736.35

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)
# 2023/3477	06/01/2023	714.70	6.25	45.86	766.81
Part 3: Total*					766.81

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)	1,503.16
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	662.58
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)	2,540.74

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 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.	39,676.00
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.

LOT 11 AND N 20 FT OF LT 10 BLK 19 AND BEG AT NW COR OF LT 11 BLK 19 S 11 DEG 41 MIN 57 SEC E ALG A CONTINUATION OF W LI OF LT 11 145 46/100 FT N 32 DEG 29 MIN 47 SEC W 144 97/100 FT N 67 DEG 22 MIN 23 SEC E 52 42/100 FT TO POB 2ND ADDN TO AERO VISTA PB 2 P 22 OR 7136 P 1718 OR 7149 P 1911 SEC 50/51 T 2S R 30W CA 200

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400555

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 7022
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
08-0461-000	2022/3447	06-01-2022	LOT 11 AND N 20 FT OF LT 10 BLK 19 AND BEG AT NW COR OF LT 11 BLK 19 S 11 DEG 41 MIN 57 SEC E ALG A CONTINUATION OF W LI OF LT 11 145 46/100 FT N 32 DEG 29 MIN 47 SEC W 144 97/100 FT N 67 DEG 22 MIN 23 SEC E 52 42/100 FT TO POB 2ND ADDN TO AERO VISTA PB 2 P 22 OR 7136 P 1718 OR 7149 P 1911 SEC 50/51 T 2S R 30W CA 200

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 - 7022
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:	5025305010011019	Year	Land	Imprv	Total	Cap Val
Account:	080461000	2023	\$30,000	\$115,205	\$145,205	\$79,352
Owners:	MGINNIS FON C III EST OF	2022	\$12,000	\$102,797	\$114,797	\$77,041
Mail:	116 REED RD PENSACOLA, FL 32507	2021	\$12,000	\$84,732	\$96,732	\$74,798
Situs:	116 REED RD 32507	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					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/20/2014	7149	1911	\$38,500	WD	
02/18/2014	7136	1718	\$100	CT	
05/1992	3169	225	\$44,000	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2023 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
LOT 11 AND N 20 FT OF LT 10 BLK 19 AND BEG AT NW COR OF LT 11 BLK 19 S 11 DEG 41 MIN 57 SEC E ALG A CONTINUATION...	
Extra Features	
None	

Parcel Information [Launch Interactive Map](#)

Section Map Id:
CA200

Approx. Acreage:
0.2560

Zoned:

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

MDR

**Evacuation
& Flood
Information**
Open
Report

Buildings

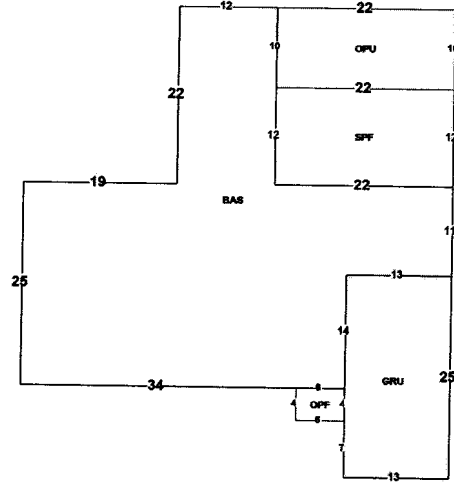
Address: 116 REED RD, Year Built: 1953, Effective Year: 1965, PA Building ID#: 86956

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
FLOOR COVER-HARDWOOD/PARQUET
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-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 2240 Total SF

BASE AREA - 1407
GARAGE UNFIN - 325
OPEN PORCH FIN - 24
OPEN PORCH UNF - 220
SCRN PORCH FIN - 264



Images



8/9/2023 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.