



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

0325.59

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	MCDOWELL JAMES R JR SUCESSOR TRUSTEE FOR MCDOWELL LORRAINE S TRUST C/O JAMES MCDOWELL JR 7121 PINE FOREST RD PENSACOLA, FL 32526 7121 PINE FOREST RD 09-1221-000 BEG AT SE COR OF NE1/4 OF SW1/4 N 600 FT W 50 FT FOR POB CONTINUE W 400 FT N 150 FT E 400 FT TO W LI (Full legal attached.)	Certificate #	2022 / 3987
		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)
# 2022/3987	06/01/2022	3,493.91	174.70	3,668.61
→Part 2: Total*				3,668.61

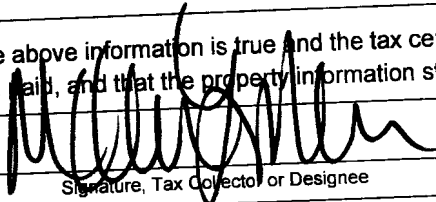
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/4048	06/01/2023	3,499.95	6.25	224.58	3,730.78
Part 3: Total*					3,730.78

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)	7,399.39
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,326.31
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
Total Paid (Lines 1-6)	11,100.70
7.	

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

+6.25

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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)	
Total Paid (Lines 8-13)	
14.	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	132,437.00
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.

BEG AT SE COR OF NE1/4 OF SW1/4 N 600 FT W 50 FT FOR POB CONTINUE W 400 FT N 150 FT E 400 FT TO W LI OF RD S 150 FT TO POB OR 164/173 P 172/564 OR 6713 P 1409 OR 7858 P 340

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400278

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
09-1221-000	2022/3987	06-01-2022	BEG AT SE COR OF NE1/4 OF SW1/4 N 600 FT W 50 FT FOR POB CONTINUE W 400 FT N 150 FT E 400 FT TO W LI OF RD S 150 FT TO POB OR 164/173 P 172/564 OR 6713 P 1409 OR 7858 P 340

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

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](#)

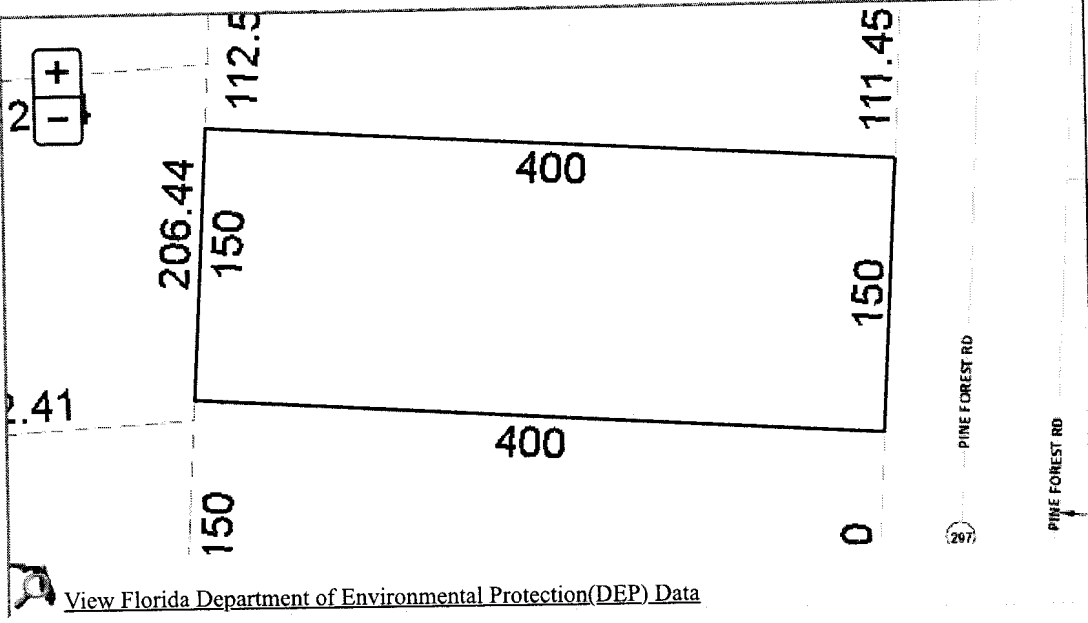
General Information Parcel ID: 2415313102000000 Account: 091221000 Owners: MCDOWELL JAMES R JR SUCESSOR TRUSTEE FOR MCDOWELL LORRAINE S TRUST Mail: C/O JAMES MCDOWELL JR 7121 PINE FOREST RD PENSACOLA, FL 32526 Situs: 7121 PINE FOREST RD 32526 Use Code: MULTI-FAMILY <=9 Units: 2 Taxing Authority: COUNTY 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>\$171,000</td> <td>\$183,491</td> <td>\$354,491</td> <td>\$264,874</td> </tr> <tr> <td>2022</td> <td>\$132,000</td> <td>\$165,129</td> <td>\$297,129</td> <td>\$257,160</td> </tr> <tr> <td>2021</td> <td>\$132,000</td> <td>\$132,488</td> <td>\$264,488</td> <td>\$249,670</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for Exemption(s) Online</p> <p style="text-align: center;">Report Storm Damage</p>		Year	Land	Imprv	Total	Cap Val	2023	\$171,000	\$183,491	\$354,491	\$264,874	2022	\$132,000	\$165,129	\$297,129	\$257,160	2021	\$132,000	\$132,488	\$264,488	\$249,670																
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Parcel Information		Launch Interactive Map																																					


Section
Map Id:
24-1S-31

Approx.
Acreage:
1.4534

Zoned: 

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

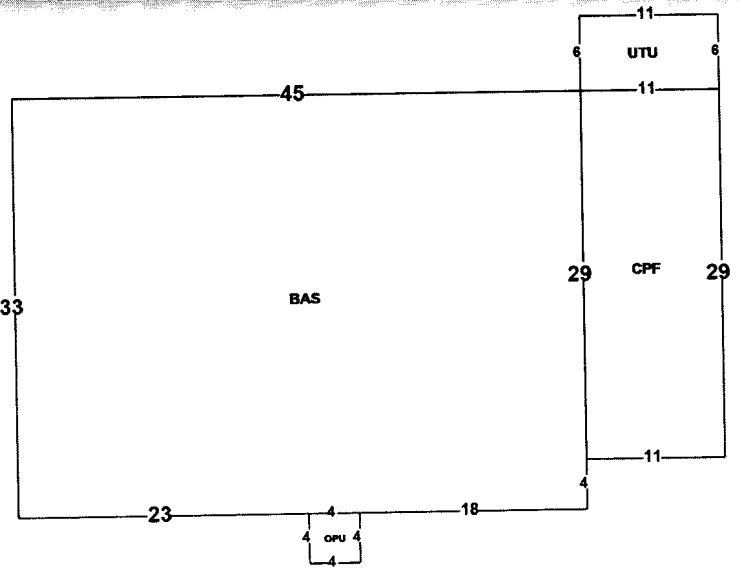
Evacuation
& Flood
Information
[Open Report](#)

Buildings

Address: 7121 PINE FOREST RD, Year Built: 1956, Effective Year: 1956, PA Building ID#: 97233

- Structural Elements
- DECOR/MILLWORK-AVERAGE
 - DWELLING UNITS-1
 - EXTERIOR WALL-BRICK-COMMON
 - FLOOR COVER-HARDWOOD/PARQET
 - FOUNDATION-WOOD/SUB FLOOR
 - HEAT/AIR-HEAT W/DUCTS
 - INTERIOR WALL-DRYWALL-PLASTER
 - NO. PLUMBING FIXTURES-5
 - NO. STORIES-1
 - ROOF COVER-COMPOSITION SHG
 - ROOF FRAMING-HIP
 - STORY HEIGHT-0
 - STRUCTURAL FRAME-WOOD FRAME

-  Areas - 1886 Total SF
- BASE AREA - 1485
 - CARPORT FIN - 319
 - OPEN PORCH UNF - 16
 - UTILITY UNF - 66



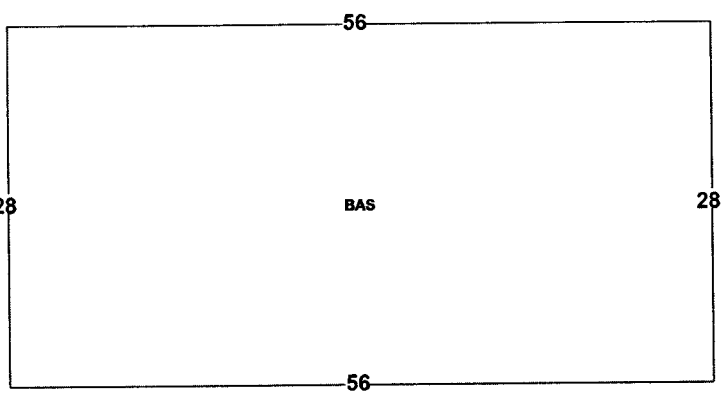
Year Built: 2010, Effective Year: 2010, PA Building ID#: 145111

Structural Elements

DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-CENTRAL HEAT
MH INTERIOR FINISH-DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-7
NO. STORIES-1
STORY HEIGHT-0

Areas - 1568 Total SF

BASE AREA - 1568



Images



4/19/2023 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 03987**, 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:

BEG AT SE COR OF NE1/4 OF SW1/4 N 600 FT W 50 FT FOR POB CONTINUE W 400 FT N 150 FT E 400 FT TO W LI OF RD S 150 FT TO POB OR 164/173 P 172/564 OR 6713 P 1409 OR 7858 P 340

SECTION 24, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091221000 (0325-59)

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

JAMES R MCDOWELL JR SUCC TRUSTEE

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