



# 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

0325-602

## 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	NGUYEN HUNG TANG DINH PHU KIM 7165 PENNINGTON DR PENSACOLA, FL 32526 7165 PENNINGTON DR 09-3227-138 LT 19 BLK D MYRTLE GROVE WEST UNIT #2 PB 7 P 88 OR 7196 P 1760	Certificate #	2022 / 4204
		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)
# 2022/4204	06/01/2022	903.03	45.15	948.18
<b>→Part 2: Total*</b>				<b>948.18</b>

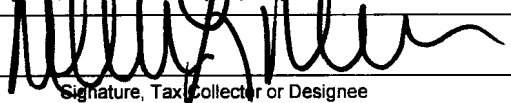
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
<b>Part 3: Total*</b>					<b>0.00</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)	948.18
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. <b>Total Paid (Lines 1-6)</b>	<b>1,323.18</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

46.25

H

<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.	45,368.00
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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400298

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
09-3227-138	2022/4204	06-01-2022	LT 19 BLK D MYRTLE GROVE WEST UNIT #2 PB 7 P 88 OR 7196 P 1760

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](#)

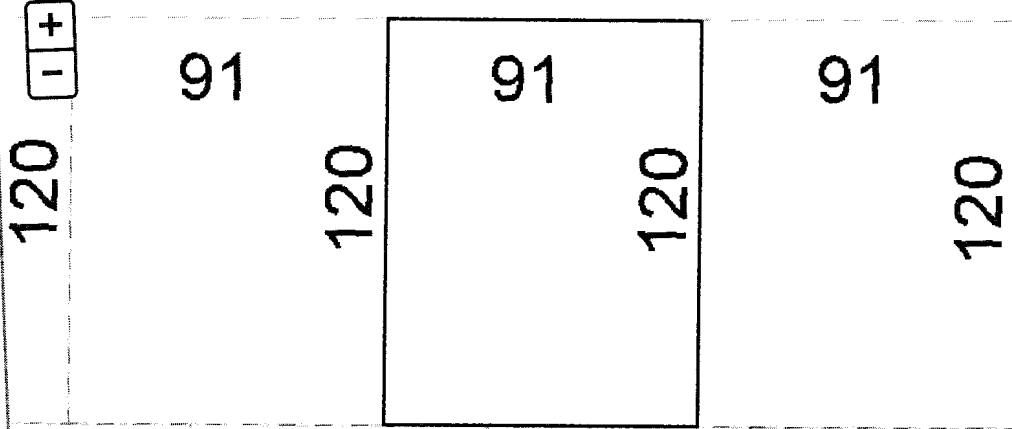
<b>General Information</b> <b>Parcel ID:</b> 1025312000019004 <b>Account:</b> 093227138 <b>Owners:</b> NGUYEN HUNG TANG DINH PHU KIM <b>Mail:</b> 7165 PENNINGTON DR PENSACOLA, FL 32526 <b>Situs:</b> 7165 PENNINGTON DR 32526 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax 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>\$30,000</td> <td>\$118,190</td> <td>\$148,190</td> <td>\$90,736</td> </tr> <tr> <td>2022</td> <td>\$15,000</td> <td>\$105,814</td> <td>\$120,814</td> <td>\$88,094</td> </tr> <tr> <td>2021</td> <td>\$15,000</td> <td>\$83,849</td> <td>\$98,849</td> <td>\$85,529</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for Exemption(s) Online</b></p> <p style="text-align: center;"><b>Report Storm Damage</b></p>					Year	Land	Imprv	Total	Cap Val	2023	\$30,000	\$118,190	\$148,190	\$90,736	2022	\$15,000	\$105,814	\$120,814	\$88,094	2021	\$15,000	\$83,849	\$98,849	\$85,529																						
Year	Land	Imprv	Total	Cap Val																																															
2023	\$30,000	\$118,190	\$148,190	\$90,736																																															
2022	\$15,000	\$105,814	\$120,814	\$88,094																																															
2021	\$15,000	\$83,849	\$98,849	\$85,529																																															
<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>07/11/2014</td> <td>7196</td> <td>1760</td> <td>\$94,900</td> <td>WD</td> <td></td> </tr> <tr> <td>10/30/2013</td> <td>7096</td> <td>1457</td> <td>\$30,300</td> <td>WD</td> <td></td> </tr> <tr> <td>05/22/2013</td> <td>7022</td> <td>373</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>05/01/2013</td> <td>7068</td> <td>918</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>10/2004</td> <td>5520</td> <td>1654</td> <td>\$115,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1971</td> <td>571</td> <td>590</td> <td>\$19,800</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)	07/11/2014	7196	1760	\$94,900	WD		10/30/2013	7096	1457	\$30,300	WD		05/22/2013	7022	373	\$100	CT		05/01/2013	7068	918	\$100	WD		10/2004	5520	1654	\$115,000	WD		01/1971	571	590	\$19,800	WD		<b>2023 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> LT 19 BLK D MYRTLE GROVE WEST UNIT #2 PB 7 P 88 OR 7196 P 1760  <b>Extra Features</b> FRAME BUILDING FRAME GARAGE				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																														
07/11/2014	7196	1760	\$94,900	WD																																															
10/30/2013	7096	1457	\$30,300	WD																																															
05/22/2013	7022	373	\$100	CT																																															
05/01/2013	7068	918	\$100	WD																																															
10/2004	5520	1654	\$115,000	WD																																															
01/1971	571	590	\$19,800	WD																																															
<b>Parcel Information</b>					<a href="#">Launch Interactive Map</a>																																														

Section  
Map Id:  
10-2S-31-1

Approx.  
Acreage:  
0.2471

Zoned:

- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR
- MDR



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

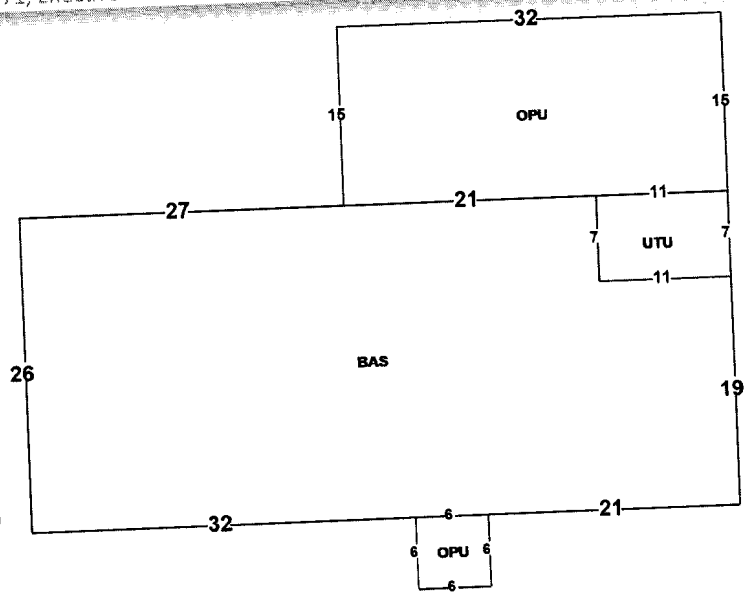
Evacuation  
& Flood  
Information  
[Open Report](#)

Buildings

Address: 7165 PENNINGTON DR, Year Built: 1971, Effective Year: 1981, PA Building ID#: 101806

Structural Elements

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-BRICK-FACE/VENEER
- FLOOR COVER-TILE/STAIN CONC/BRICK
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-PANEL-PLYWOOD
- NO. PLUMBING FIXTURES-6
- NO. STORIES-1
- ROOF COVER-DIMEN/ARCH SHNG
- ROOF FRAMING-HIP
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME



Areas - 2050 Total SF

- BASE AREA - 1457
- OPEN PORCH UNF - 516
- UTILITY UNF - 77

Images



12/6/2022 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. 04204, 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:

**LT 19 BLK D MYRTLE GROVE WEST UNIT #2 PB 7 P 88 OR 7196 P 1760**

**SECTION 10, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093227138 (0325-62)**

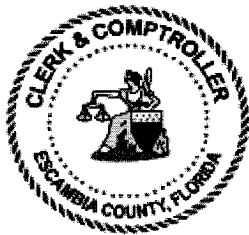
The assessment of the said property under the said certificate issued was in the name of

**HUNG TANG NGUYEN and PHU KIM DINH**

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