



# 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

0625.29

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	MESSENGER MELINA B 723 BREMEN AVE PENSACOLA, FL 32507 723 BREMEN AVE 10-0589-000 LTS 18 TO 20 BLK 72 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 DB 427 P 174 OR 8203 P 95	Certificate #	2022 / 4706
		Date certificate issued	06/01/2022

H

## 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)
# 2022/4706	06/01/2022	1,254.39	62.72	1,317.11
<b>→Part 2: Total*</b>				<b>1,317.11</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)
# 2023/4835	06/01/2023	908.12	6.25	79.08	993.45
<b>Part 3: Total*</b>					<b>993.45</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)	2,310.56
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	847.71
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>3,533.27</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:  Escambia, Florida  
 Signature, Tax Collector or Designee Date April 25th, 2024

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<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.	46,451.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/04/2025</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400716

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139,

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
10-0589-000	2022/4706	06-01-2022	LTS 18 TO 20 BLK 72 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 DB 427 P 174 OR 8203 P 95

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  
TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF  
TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139

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](#)

<b>General Information</b> <b>Parcel ID:</b> 3525311000018072 <b>Account:</b> 100589000 <b>Owners:</b> MESSENGER MELINA B <b>Mail:</b> 723 BREMEN AVE PENSACOLA, FL 32507 <b>Situs:</b> 723 BREMEN AVE 32507 <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>\$45,000</td> <td>\$75,737</td> <td>\$120,737</td> <td>\$92,903</td> </tr> <tr> <td>2022</td> <td>\$22,500</td> <td>\$67,698</td> <td>\$90,198</td> <td>\$90,198</td> </tr> <tr> <td>2021</td> <td>\$18,000</td> <td>\$53,536</td> <td>\$71,536</td> <td>\$71,536</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="#">File for Exemption(s) Online</a></p> <p style="text-align: center;"><a href="#">Report Storm Damage</a></p>					Year	Land	Imprv	Total	Cap Val	2023	\$45,000	\$75,737	\$120,737	\$92,903	2022	\$22,500	\$67,698	\$90,198	\$90,198	2021	\$18,000	\$53,536	\$71,536	\$71,536										
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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>12/29/2021</td> <td>8693</td> <td>22</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>11/13/2019</td> <td>8203</td> <td>95</td> <td>\$47,500</td> <td>WD</td> <td></td> </tr> <tr> <td>04/03/2019</td> <td>8081</td> <td>1047</td> <td>\$16,100</td> <td>CT</td> <td></td> </tr> <tr> <td>07/25/2018</td> <td>7938</td> <td>837</td> <td>\$100</td> <td>OT</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)	12/29/2021	8693	22	\$100	QC		11/13/2019	8203	95	\$47,500	WD		04/03/2019	8081	1047	\$16,100	CT		07/25/2018	7938	837	\$100	OT		<b>2023 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> LTS 18 TO 20 BLK 72 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 DB 427 P 174 OR 8693 P 22  <b>Extra Features</b> FRAME GARAGE				
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Parcel Information [Launch Interactive Map](#)

**Section Map Id:** 35-2S-31-4

**Approx. Acreage:** 0.4921

**Zoned:** HDMU  
HDMU  
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[View Florida Department of Environmental Protection\(DEP\) Data](#)

HDMU

Evacuation  
& Flood  
Information  
Open  
Report

Buildings

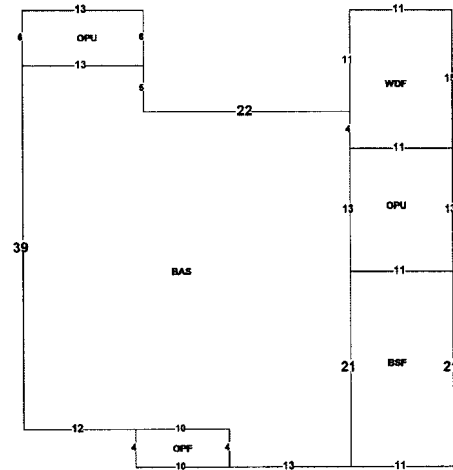
Address: 723 BREMEN AVE, Year Built: 1949, Effective Year: 1949, PA Building ID#: 110739

Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1964 Total SF

BASE AREA - 1307  
BASE SEMI FIN - 231  
OPEN PORCH FIN - 40  
OPEN PORCH UNF - 221  
WOOD DECK FIN - 165



Images



9/13/2002 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.

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 100589000 Certificate Number: 004706 of 2022**

**Payor: TABATHA MESSENGER 2920 FENCELINE PENSACOLA FL 32507      Date 8/27/2024**

Clerk's Check #	323512	Clerk's Total	\$551.76
Tax Collector Check #	1	Tax Collector's Total	\$4,281.51
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,950.27

**PAM CHILDERS**  
 Clerk of the Circuit Court

*Redeemed*  
 \$3931.88

Received By: \_\_\_\_\_  
 Deputy Clerk

*[Signature]*

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>