



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 - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540 | Application date | Apr 22, 2024 | | |
| Property description | MCGHEE TERRI PATRICIA 2853 HIDDEN SPRINGS DR PENSACOLA, FL 32526 2853 HIDDEN SPRINGS DR 10-1374-511 LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7599 P 408 | Certificate # | 2022 / 4814 | | |
| | | 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) | |
| # 2022/4814 | 06/01/2022 | 768.16 | 38.41 | 806.57 | |
| → Part 2: Total* | | | | 806.57 | |
| 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) |
| # / | | | | | |
| Part 3: Total* | | | | | 0.00 |
| 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) | | | | 806.57 | |
| 2. Delinquent taxes paid by the applicant | | | | 0.00 | |
| 3. Current taxes paid by the applicant | | | | 1,516.44 | |
| 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) | | | | 2,698.01 | |
| 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 | | |
| | | | Date <u>April 24th, 2024</u> | | |
| Signature, Tax Collector or Designee | | | | | |

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 + 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: 2400535

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 |
|----------------|-----------------|------------|---|
| 10-1374-511 | 2022/4814 | 06-01-2022 | LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7599 P 408 |

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

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

| General Information | | Assessments | | | | |
|--|---|-------------------------------------|-------------|--------------|--------------|----------------|
| Parcel ID: | 372S311200000004 | Year | Land | Imprv | Total | Cap Val |
| Account: | 101374511 | 2023 | \$15,000 | \$95,244 | \$110,244 | \$96,034 |
| Owners: | MCGHEE TERRI PATRICIA | 2022 | \$12,000 | \$86,105 | \$98,105 | \$87,304 |
| Mail: | 2853 HIDDEN SPRINGS DR PENSACOLA, FL 32526 | 2021 | \$12,000 | \$67,794 | \$79,794 | \$79,368 |
| Situs: | 2853 HIDDEN SPRINGS DR 32526 | 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 | | | | | | |

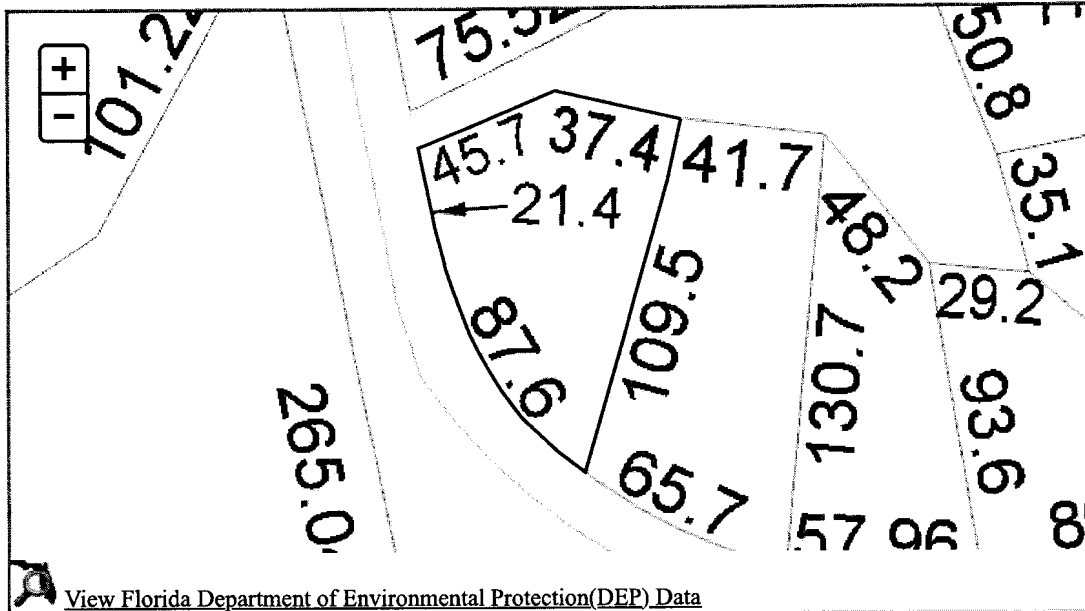
| Sales Data | | | | | | 2023 Certified Roll Exemptions |
|---|-------------|-------------|--------------|-------------|--------------------------------------|--|
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | None |
| 09/28/2016 | 7599 | 408 | \$38,500 | WD | | |
| 03/21/2016 | 7511 | 1253 | \$66,000 | WD | | |
| 03/30/2015 | 7324 | 1317 | \$30,000 | QC | | |
| 07/2007 | 6191 | 786 | \$77,500 | WD | | |
| 07/2005 | 5690 | 1393 | \$290,000 | WD | | |
| 02/2005 | 5589 | 579 | \$130,000 | WD | | |
| 01/1989 | 2655 | 980 | \$100 | WD | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Legal Description LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7599 P 408 |
| | | | | | | Extra Features None |

Parcel Information [Launch Interactive Map](#)

Section
Map Id:
37-2S-31-1

Approx.
Acreage:
0.1170

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

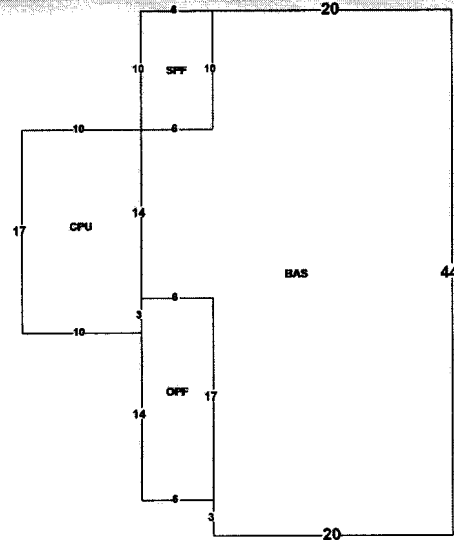
**Evacuation
& Flood
Information**
[Open
Report](#)

Buildings

Address: 2853 HIDDEN SPRINGS DR, Year Built: 1988, Effective Year: 1988, PA Building ID#: 112034

Structural Elements

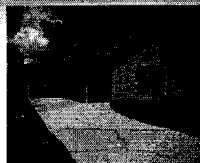
- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-SIDING-LAP.AAVG
- FLOOR COVER-CARPET
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-3
- NO. STORIES-1
- ROOF COVER-CORRUGATED METL
- ROOF FRAMING-GABLE-HI PITCH
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME



Areas - 1296 Total SF

- BASE AREA - 964
- CARPORT UNF - 170
- OPEN PORCH FIN - 102
- SCRN PORCH FIN - 60

Images



8/18/2016 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.