



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	LEDBETTER CAROLYN 21050 STRAWBERRY LN ROBERTSDALE, AL 36567 7819 MONTEGO DR 10-1579-245 LT 10 BLK B THE PINES PB 10 P 5 OR 7754 P 705 SEC 11/12/37 T2S R31W	Certificate #	2022 / 4854
		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)
# 2022/4854	06/01/2022	1,430.40	71.52	1,501.92
→Part 2: Total*				1,501.92

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)
# 2023/4987	06/01/2023	1,569.68	6.25	78.48	1,654.41
Part 3: Total*					1,654.41

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)	3,156.33
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,563.85
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)	5,095.18

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: 2400567

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
10-1579-245	2022/4854	06-01-2022	LT 10 BLK B THE PINES PB 10 P 5 OR 7754 P 705 SEC 11/12/37 T2S R31W

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 Parcel ID: 3725313300010002 Account: 101579245 Owners: LEDBETTER CAROLYN Mail: 21050 STRAWBERRY LN ROBERTSDALE, AL 36567 Situs: 7819 MONTEGO DR 32506 Use Code: SINGLE FAMILY RESID 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>\$15,000</td> <td>\$97,888</td> <td>\$112,888</td> <td>\$100,028</td> </tr> <tr> <td>2022</td> <td>\$14,000</td> <td>\$87,377</td> <td>\$101,377</td> <td>\$90,935</td> </tr> <tr> <td>2021</td> <td>\$14,000</td> <td>\$69,774</td> <td>\$83,774</td> <td>\$82,669</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	\$15,000	\$97,888	\$112,888	\$100,028	2022	\$14,000	\$87,377	\$101,377	\$90,935	2021	\$14,000	\$69,774	\$83,774	\$82,669
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Sales Data <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>07/31/2017</td> <td>7754</td> <td>705</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>09/1992</td> <td>3240</td> <td>246</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>06/1992</td> <td>3220</td> <td>827</td> <td>\$23,000</td> <td>QC</td> <td></td> </tr> <tr> <td>04/1985</td> <td>2050</td> <td>902</td> <td>\$47,500</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1983</td> <td>1846</td> <td>817</td> <td>\$71,200</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)	07/31/2017	7754	705	\$100	CJ		09/1992	3240	246	\$100	WD		06/1992	3220	827	\$23,000	QC		04/1985	2050	902	\$47,500	WD		12/1983	1846	817	\$71,200	WD		2023 Certified Roll Exemptions None Legal Description LT 10 BLK B THE PINES PB 10 P 5 OR 7754 P 705 SEC 11/12/37 T2S R31W Extra Features FRAME BUILDING
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Parcel Information [Launch Interactive Map](#)

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

Approx. Acreage:
0.1779

Zoned:

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

MDR
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**Evacuation
& Flood
Information**
Open
Report

Buildings

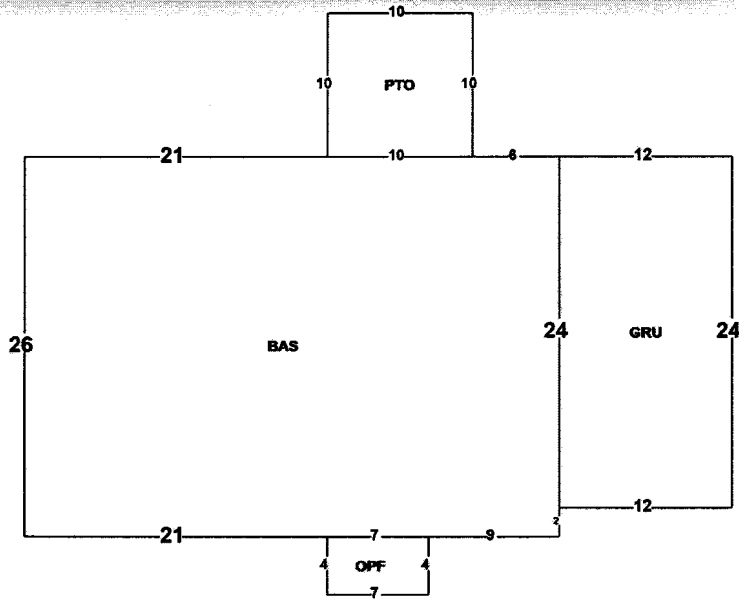
Address: 7819 MONTEGO DR, Year Built: 1985, Effective Year: 1985, PA Building ID#: 112534

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1378 Total SF

BASE AREA - 962
GARAGE UNFIN - 288
OPEN PORCH FIN - 28
PATIO - 100



Images



7/14/2021 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.