



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

0525-46

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	VANGESTEL MAGDALENA E VANGESTEL JOHN E EST OF 217 MAJESTIC CT PENSACOLA, FL 32534 217 MAJESTIC CT 11-0540-026 LT 13 MAJESTIC OAKS PB 15 P 67 OR 4668 P 818	Certificate #	2022 / 5390
		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)
# 2022/5390	06/01/2022	1,153.03	57.65	1,210.68
→Part 2: Total*				1,210.68

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)	1,210.68
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,464.70
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)	3,050.38

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 April 24th, 2024

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.	79,972.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/07/2025</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: 2400565

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
11-0540-026	2022/5390	06-01-2022	LT 13 MAJESTIC OAKS PB 15 P 67 OR 4668 P 818

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		Assessments				
Parcel ID:	201N304400000013	Year	Land	Imprv	Total	Cap Val
Account:	110540026	2023	\$30,000	\$266,598	\$296,598	\$159,945
Owners:	VANGESTEL MAGDALENA E VANGESTEL JOHN E EST OF	2022	\$23,750	\$240,718	\$264,468	\$155,287
Mail:	217 MAJESTIC CT PENSACOLA, FL 32534	2021	\$23,750	\$189,531	\$213,281	\$150,765
Situs:	217 MAJESTIC CT 32534	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)	HOMESTEAD EXEMPTION, SENIOR EXEMPTION
02/2001	4668	818	\$25,000	WD		Legal Description
12/1997	4201	1095	\$180,000	WD		LT 13 MAJESTIC OAKS PB 15 P 67 OR 4668 P 818
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features
						None

Section Map Id:
20-1N-30-2

Approx. Acreage:
0.3317

Zoned:

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[Launch Interactive Map](#)

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

LDR


**Evacuation
& Flood
Information**
Open
Report

Buildings

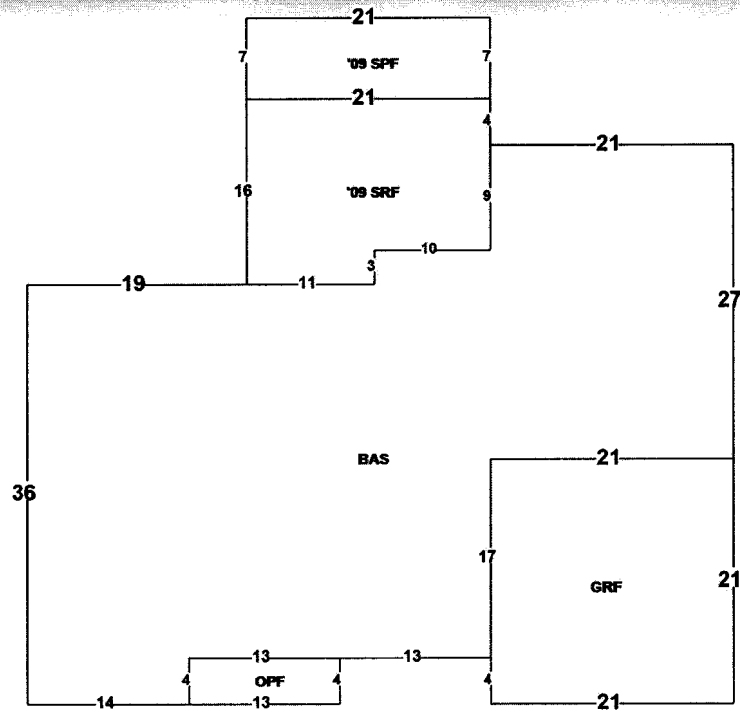
Address: 217 MAJESTIC CT, Year Built: 2001, Effective Year: 2001, PA Building ID#: 2921

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2879 Total SF

BASE AREA - 1933
GARAGE FIN - 441
OPEN PORCH FIN - 52
SCRN PORCH FIN - 147
SUN ROOM FIN - 306



Images



4/8/2024 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: 110540026 Certificate Number: 005390 of 2022**

**Payor: FOUNDATION TITLE AND ESCROW SERIES 277 MALLORY STATION RD STE 102
 FRANKLIN TN 37067 Date 7/3/2024**

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total \$544.92
 Tax Collector's Total \$3,651.45
 Postage \$100.00
 Researcher Copies \$0.00
 Recording \$10.00
 Prep Fee \$7.00
 Total Received \$4,313.37

**PAM CHILDERS
 Clerk of the Circuit Court**

Redeemed
 \$3367.42

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>

Myllinda Johnson (COC)

From: Heather Mason (COC)
Sent: Wednesday, July 3, 2024 2:59 PM
To: Emily Hogg (COC); Myllinda Johnson (COC); Heather Mahoney (COC)
Cc: COC ACCOUNTING
Subject: WIRE

Does this belong to your office?

Individual Incoming INTERNAL Money TRF (191)	⋮	3,367.24	3,367.24
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Text

WIRE TYPE:BOOK IN DATE:070324 TIME:1507 ET
TRN:2024070300519030 SNDR REF:PEN-2400205
SERVICE REF:
RELATED REF:
ORIG:FOUNDATION TITLE AND ESCROW SERIES 277 MALLORY
STATION RD STE 102 FRANKLIN 370678251 US TN ID:444014556711
ORG BK: ID:
INS BK:CASHPRO-ONLINE ID:CPOP
SND BK: ID:
BNF:ESCAMBIA COUNTY CLERK OF CIRCUIT CT FINES AND
FORFEITURES PO BOX 333 PENSACOLA FL 32591-0333
ID:898033991356
BNF BK: ID:
PAYMENT DETAILS:
of the Circuit Court Tax Account No
: 11-0540-026 RE: 217 Majestic Ct.
32534 RE: Years 2021 + 2023 / Van
Gestel



Heather Mason
Account Analyst, Accounting
850-595-4127
hmason@EscambiaClerk.com

Office of Pam Childers
**Escambia County Clerk of the Circuit Court
& Comptroller**
190 W. Government Street, Pensacola FL
32502 www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office

may be subject to public records disclosure.