



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

0325.92

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	LB-AMNIA14, LLC LB-AMNIA14, LLC % SB MUNI CUST PO BOX 31191 TAMPA, FL 33631-3191	Application date	Apr 29, 2024
Property description	RANSKI EDWARD 309 CROWDALE RD CANTONMENT, FL 32533 309 CROWDALE RD 11-2478-300 BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR (Full legal attached.)	Certificate #	2022 / 5664
		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)
# 2022/5664	06/01/2022	366.62	18.33	384.95
→Part 2: Total*				384.95

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)
# 2023/5818	06/01/2023	390.33	6.25	64.40	460.98
# 2021/5255	06/01/2021	347.11	6.25	182.23	535.59
# 2020/6692	06/01/2020	310.37	6.25	214.16	530.78
# 2019/6309	06/01/2019	346.08	6.25	170.16	522.49
# 2018/6648	06/01/2018	352.64	6.25	140.84	499.73
# 2017/6494	06/01/2017	357.90	6.25	315.62	679.77
Part 3: Total*					3,229.34

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)	3,614.29
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	325.07
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)	4,314.36

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.

Escambia, Florida

Sign here: *Adam Mustain* Date May 7th, 2024

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>09/03/2025</u> <u>3/5/2025</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.

BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR POB S 00 DEG 42 MIN 59 SEC E ALG SAME COURSE 150 FT S 89 DEG 13 MIN 36 SEC W AND PARL WITH N LI OF NW1/4 674 50/100 FT N 00 DEG 44 MIN 28 SEC W AND PARL WITH W LI OF SD NW1/4 133 01/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 64 58/100 FT N 00 DEG 44 MIN 28 SEC W 38 50/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 210 FT S 00 DEG 42 MIN 59 SEC E 21 50/100 FT N 89 DEG 13 MIN 36 SEC E & PARL N LI 400 FT TO POB OR 1387 P 484 LESS OR 1557 P 929 HOLSBERRY L V EST OR 4535 P 801 LESS OR 5072 P 877 RD R/W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400871

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
LB-AMNIA14, LLC
LB-AMNIA14, LLC % SB MUNI CUST
PO BOX 31191
TAMPA, FL 33631-3191,

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
11-2478-300	2022/5664	06-01-2022	BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR POB S 00 DEG 42 MIN 59 SEC E ALG SAME COURSE 150 FT S 89 DEG 13 MIN 36 SEC W AND PARL WITH N LI OF NW1/4 674 50/100 FT N 00 DEG 44 MIN 28 SEC W AND PARL WITH W LI OF SD NW1/4 133 01/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 64 58/100 FT N 00 DEG 44 MIN 28 SEC W 38 50/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 210 FT S 00 DEG 42 MIN 59 SEC E 21 50/100 FT N 89 DEG 13 MIN 36 SEC E & PARL N LI 400 FT TO POB OR 1387 P 484 LESS OR 1557 P 929 HOLSBERRY L V EST OR 4535 P 801 LESS OR 5072 P 877 RD R/W

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
LB-AMNIA14, LLC
LB-AMNIA14, LLC % SB MUNI CUST
PO BOX 31191
TAMPA, FL 33631-3191

04-29-2024
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 →

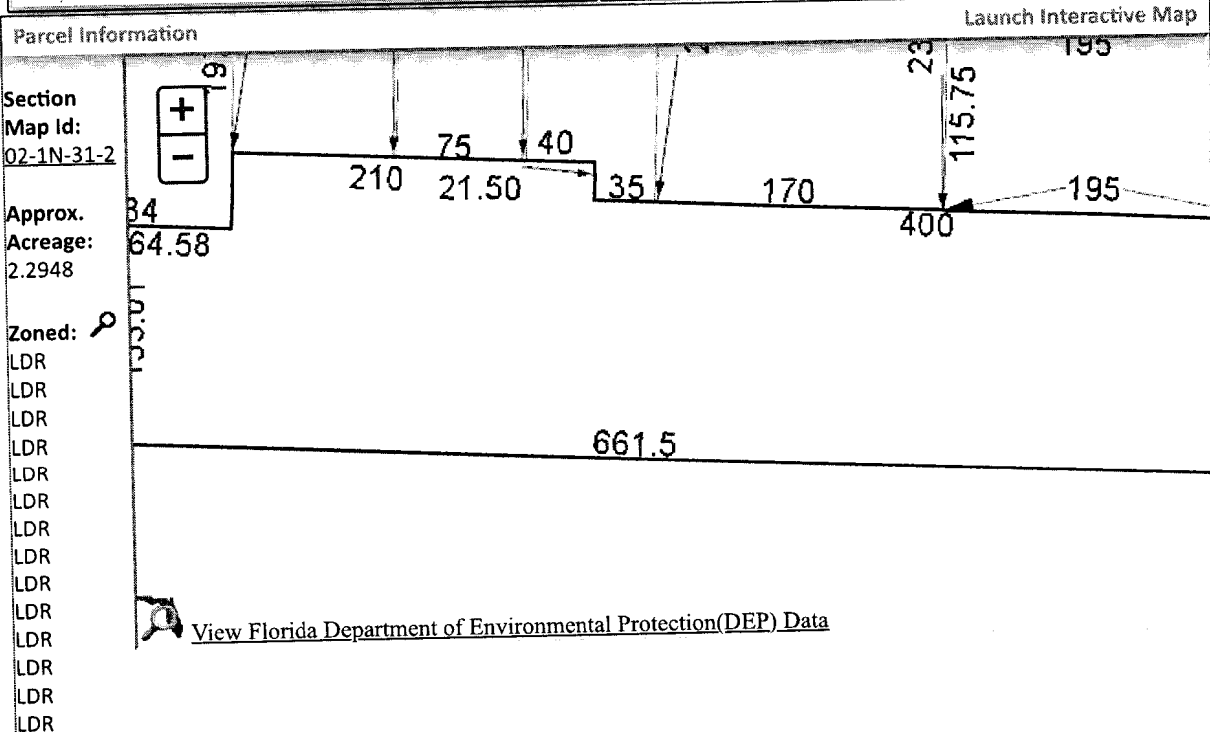
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	021N314201000003	Year	Land	Imprv	Total	Cap Val
Account:	112478300	2023	\$22,656	\$0	\$22,656	\$22,656
Owners:	RANSKI EDWARD	2022	\$22,656	\$0	\$22,656	\$21,962
Mail:	309 CROWDALE RD CANTONMENT, FL 32533	2021	\$22,656	\$0	\$22,656	\$19,966
Situs:	309 CROWDALE RD 32533	Disclaimer				
Use Code:	VACANT RESIDENTIAL	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					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2000	4535	801	\$65,000	WD	
09/1998	4466	853	\$100	QC	
10/1979	1387	484	\$100	WD	
09/1979	1370	389	\$9,600	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2023 Certified Roll Exemptions
None
Legal Description
BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR POB S 00...
Extra Features
None



LDR
LDR
LDR

**Evacuation
& Flood
Information**
Open
Report

Buildings
Images
None

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.

Last Updated:05/08/2024 (tr.7056)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LB-AMNIA14 LLC** holder of **Tax Certificate No. 05664**, 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:

(see attached)

SECTION 02, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112478300 (0325-92)

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

EDWARD RANSKI

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

LEGAL DESCRIPTION

BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR POB S 00 DEG 42 MIN 59 SEC E ALG SAME COURSE 150 FT S 89 DEG 13 MIN 36 SEC W AND PARL WITH N LI OF NW1/4 674 50/100 FT N 00 DEG 44 MIN 28 SEC W AND PARL WITH W LI OF SD NW1/4 133 01/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 64 58/100 FT N 00 DEG 44 MIN 28 SEC W 38 50/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 210 FT S 00 DEG 42 MIN 59 SEC E 21 50/100 FT N 89 DEG 13 MIN 36 SEC E & PARL N LI 400 FT TO POB OR 1387 P 484 LESS OR 1557 P 929 HOLSBERRY L V EST OR 4535 P 801 LESS OR 5072 P 877 RD R/W