



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

0525-51

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	MARQUIS ONEIDA B EST OF C/O GLENDA M JOHNSON 1293 KNOLLWOOD DR CANTONMENT, FL 32533-7972 1293 KNOLLWOOD RD 11-2550-186 LT 43 BLK D KNOLLWOOD S/D SEC 3/4 T 1N 31W OR 698 P 393 PB 7 P 90 LESS MINERAL RIGHTS	Certificate #	2022 / 5684
		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)
# 2022/5684	06/01/2022	2,096.76	104.84	2,201.60
→Part 2: Total*				2,201.60

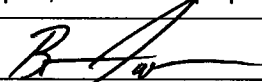
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/5838	06/01/2023	2,285.82	6.25	146.67	2,438.74
Part 3: Total*					2,438.74

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)	4,640.34
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,285.19
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)	7,300.53

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 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.	
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: 2400519

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2022

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
11-2550-186	2022/5684	06-01-2022	LT 43 BLK D KNOLLWOOD S/D SEC 3/4 T 1N 31W OR 698 P 393 PB 7 P 90 LESS MINERAL RIGHTS

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 - 2022

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](#)

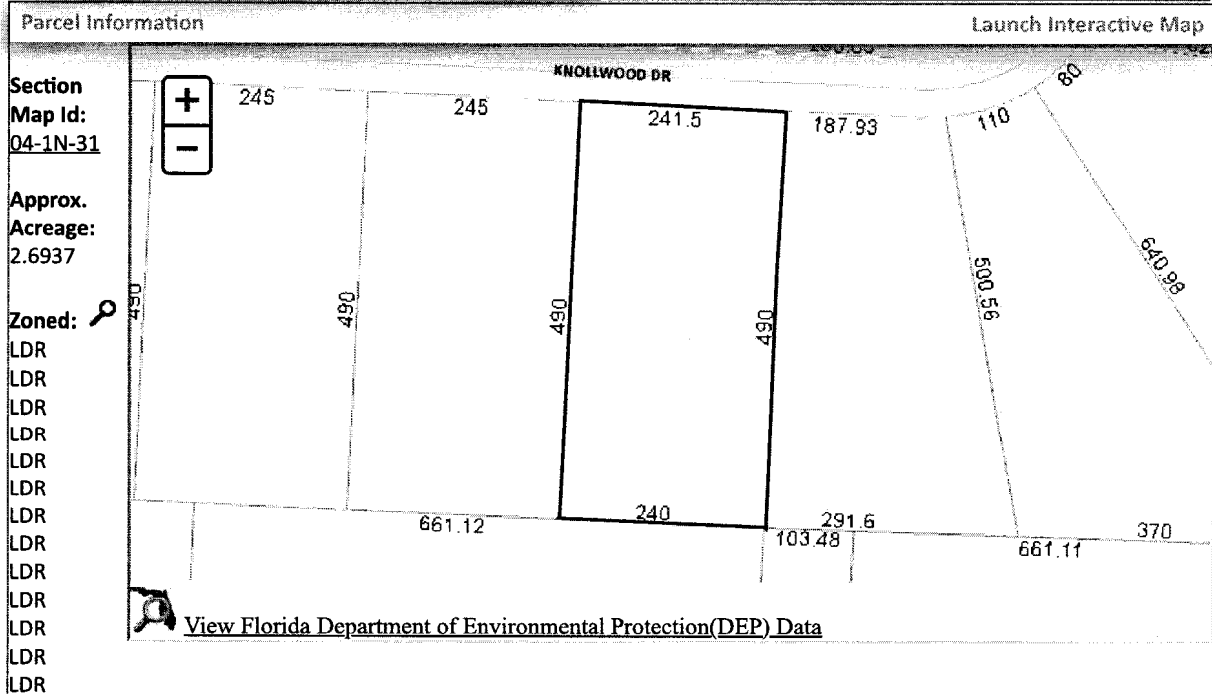
[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information		Assessments					
Parcel ID:	041N311400043004		Year	Land	Imprv	Total	Cap Val
Account:	112550186		2023	\$35,000	\$129,401	\$164,401	\$153,642
Owners:	MARQUIS ONEIDA B EST OF		2022	\$34,499	\$115,559	\$150,058	\$139,675
Mail:	C/O GLENDA M JOHNSON 1293 KNOLLWOOD DR CANTONMENT, FL 32533-7972		2021	\$34,499	\$92,479	\$126,978	\$126,978
Situs:	1293 KNOLLWOOD RD 32533		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
01/1973	698	393	\$20,000	WD		Legal Description LT 43 BLK D KNOLLWOOD S/D SEC 3/4 T 1N 31W OR 698 P 393 PB 7 P 90 LESS MINERAL RIGHTS
01/1972	606	495	\$3,800	WD		
01/1971	539	448	\$100	OT		
01/1971	538	159	\$100	QC		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features FRAME BUILDING METAL SHED



LDR
LDR
LDR
LDR


**Evacuation
& Flood
Information**
Open
Report

Buildings

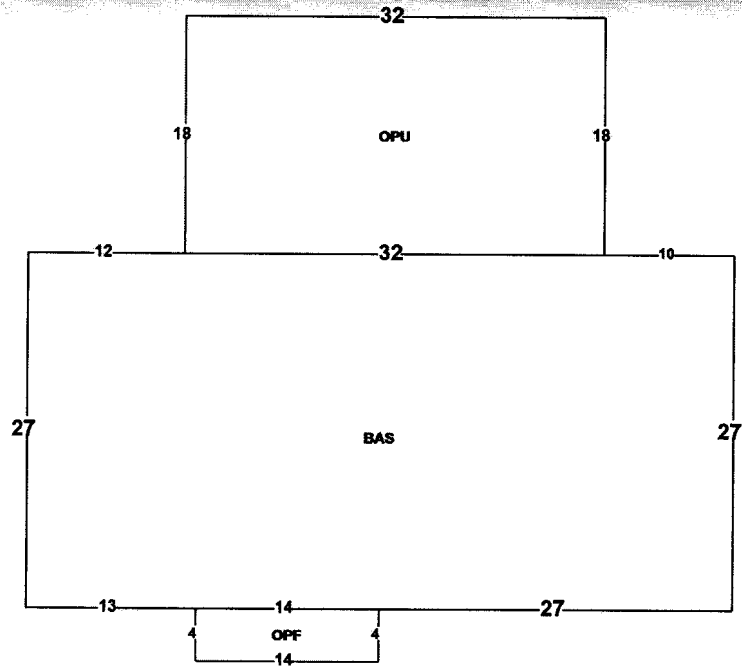
Address: 1293 KNOLLWOOD RD, Year Built: 1973, Effective Year: 1973, PA Building ID#: 6458

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-6
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 2090 Total SF**

BASE AREA - 1458
OPEN PORCH FIN - 56
OPEN PORCH UNF - 576



Images

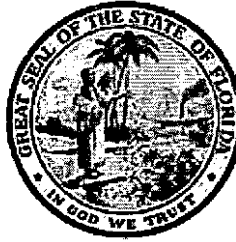


9/23/2019 12:00:00 AM

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.

Last Updated: 05/08/2024 (tc.2840)

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: 112550186 Certificate Number: 005684 of 2022

Payor: GLENDA M JOHNSON 1293 KNOLLWOOD DR CANTONMENT, FL 32533-7972 Date
5/16/2024

Clerk's Check #	459262068	Clerk's Total	\$644.92 \$7,559.13
Tax Collector Check #	1	Tax Collector's Total	\$8,730.38
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$9,392.30

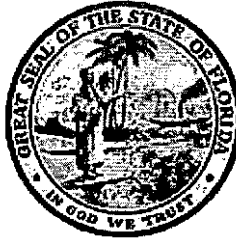
\$7,576.13

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

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>

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

**Case # 2022 TD 005684
 Redeemed Date 5/16/2024**

Name GLENDA M JOHNSON 1293 KNOLLWOOD DR CANTONMENT, FL 32533-7972

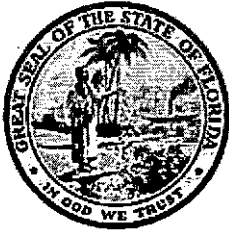
Clerk's Total = TAXDEED	\$544.92	\$7,559.13
Due Tax Collector = TAXDEED	\$8,730.38	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 112550186 Certificate Number: 005684 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="5/7/2025"/>	Redemption Date <input type="text" value="5/16/2024"/> 
Months	13	1
Tax Collector	<input type="text" value="\$7,300.53"/>	<input type="text" value="\$7,300.53"/>
Tax Collector Interest	\$1,423.60	\$109.51
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$8,730.38	<input type="text" value="\$7,416.29"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$88.92	<input type="text" value="\$6.84"/>
Total Clerk	\$544.92	<input type="text" value="\$462.84"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$9,392.30	\$7,896.13
	Repayment Overpayment Refund Amount	\$1,496.17
Book/Page	<input type="text"/>	<input type="text"/>



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-2550-186 CERTIFICATE #: 2022-5684

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: January 15, 2005 to and including January 15, 2025 Abstractor: K GERARD

BY

Michael A. Campbell,
As President
Dated: January 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 16, 2025

Tax Account #: **11-2550-186**

1. The Grantee(s) of the last deed(s) of record is/are: **FRANCIS G. MARQUIS AND ONEIDA B. MARQUIS**

By Virtue of Warranty Deed recorded 5/17/1973 in OR 698/393

ABSTACTOR'S NOTE: NO RECORD OF DEATH AND NO PROBATE PROCEEDINGS FOR FRANCIS G. MARQUIS SR. OR ONEIDA B. MARQUIS WAS FOUND IN ESCAMBIA COUNTY.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-2550-186

Assessed Value: \$169,006.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE:	<u>MAY 7, 2025</u>
TAX ACCOUNT #:	<u>11-2550-186</u>
CERTIFICATE #:	<u>2022-5684</u>

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

FRANCIS G MARQUIS AND
ONEIDA B MARQUIS
ESTATE OF ONEIDA B MARQUIS
C/O GLENDA M JOHNSON
1293 KNOLLWOOD DR
CANTONMENT FL 32533-7972

Certified and delivered to Escambia County Tax Collector, this 16th day of January, 2025.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

January 16, 2025

Tax Account #:11-2550-186

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 43 BLK D KNOLLWOOD S/D SEC 3/4 T 1N 31W OR 698 P 393 PB 7 P 90 LESS MINERAL
RIGHTS**

SECTION 04, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2550-186(0525-51)

State of Florida,

ESCAMBIA

County

677 Knollwood Dr.

KNOW ALL MEN BY THESE PRESENTS, That the Clairmont Builders, Inc.

a corporation, for and in consideration of

Ten (\$10.00) Dollars and other good and valuable considerations-----

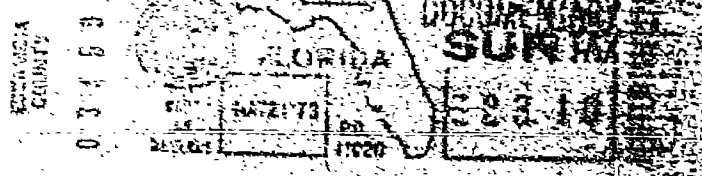
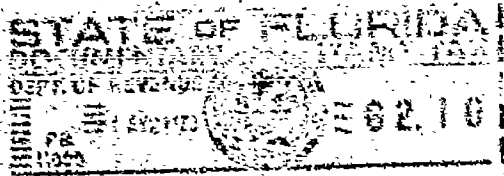
----- DOLLARS

the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto Francis G.
Marquis and Oneida B. Marquis, husband and wife

its heirs, executors, administrators, and assigns, forever, the following described property, situate, lying
 and being in the County of Escambia

State of Florida, to-wit:

Lot 43, Block "D", Knollwood Subdivision, being a portion of Section
3 and 4, Township 1 North, Range 31 West, Escambia County, Florida,
according to plat of Knollwood Subdivision on record in Plat Book 7,
page 90 of the public records of said County.



There is expressly excepted from the warranties herein contained all
easements and restrictions of record, if any, and the lien of ad valorem
real property taxes for the year 1973 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
 anywise appertaining, free from all exemptions and right of homestead.

And the said corporation covenants that it is well seized of an indefeasible estate in fee simple in the said prop-
 erty, and has a good right to convey the same; that it is free from incumbrances, and that it, its successors and as-
 signs, the said grantee, its heirs, executors, administrators and assigns, in the quiet and peaceable possession
 and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, the said corporation, grantor, in pursuance of due and legal action of its stockholders
 and Board of Directors, has executed these presents causing its name to be signed by its President, and its cor-
 porate seal to be affixed hereto this 16th day of May, A. D., 1973.

Signed, sealed and delivered in the presence of:

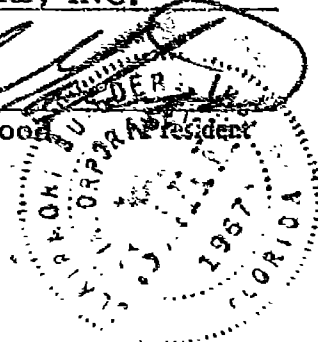
Donald X Metzger
Spencer W. Shuck

ATTEST:

Secretary

CLAIRMONT BUILDERS, INC.

By *Robert L. Gatwood*
 Robert L. Gatwood, President



State of FLORIDA
ESCAMBIA County

Before the subscriber, duly commissioned, qualified and acting as Notary Public, in and for said State and County, personally appeared Robert L. Gatwood

known to me to be the individuals described by said names who executed the foregoing instrument, and to be the President and Secretary of the Clairmont Builders, Inc.
a corporation, and acknowledged and declared that they as President and Secretary of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Given under my hand and seal official this 16th day of May, A. D. 1973

545324

FILED IN THE BOOKS OF
ESCAMBIA CO. FLA. ON

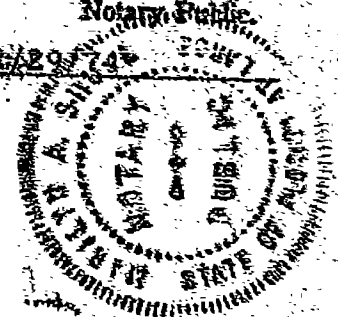
MAY 17 3 54 PM '73

IN BOOK NO. 1, FILED ABOVE
JOE A. SLOWERS, COMPTROLLER
ESCAMBIA COUNTY

Marilyn A. Shedd
Notary Public

My Commission expires

12/29/74



MAYOR FORM D-3

STATE OF FLORIDA

COUNTY

A CORPORATION
TO

Corporation Warranty Deed

Received this _____ day of _____

A. D., 19____

at _____ o'clock _____ M.,

and recorded in Volume _____ Page _____

the _____ day of _____ 19____

Clerk Circuit Court

By _____ D. C.

WITNESSES MY HAND AND SEAL