



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

0325.17

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 17, 2024		
Property description	VADER RYAN E VADER STEFANI A 1137 JOJO RD PENSACOLA, FL 32514 3240 CAMP RD 12-1838-000 BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 (Full legal attached.)	Certificate #	2022 / 6506		
		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)	
# 2022/6506	06/01/2022	892.96	44.65	937.61	
→Part 2: Total*				937.61	
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)					937.61
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
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)					1,312.61
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 <u>May 3rd, 2024</u>				

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

46.25

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>03/05/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

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 CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 OF NW1/4 S 940 FT TO SE COR OF SE1/4 OF NW1/4 W TO CENTER OF S LI OF SE1/4 OF NW1/4 NELY TO POB CO 75 P 51 OR 7932 P 20 LESS OR 815 P 515 RD R/W LESS OR 2622 P 43 HOLLAND LESS MINERAL RIGHTS

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400299

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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
12-1838-000	2022/6506	06-01-2022	BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 OF NW1/4 S 940 FT TO SE COR OF SE1/4 OF NW1/4 W TO CENTER OF S LI OF SE1/4 OF NW1/4 NELY TO POB CO 75 P 51 OR 7932 P 20 LESS OR 815 P 515 RD R/W LESS OR 2622 P 43 HOLLAND 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
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-17-2024
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:	305N312401000001	Year	Land	Imprv	Total	Cap Val
Account:	121838000	2023	\$31,200	\$39,838	\$71,038	\$60,838
Owners:	VADER RYAN E VADER STEFANI A	2022	\$19,760	\$35,548	\$55,308	\$55,308
Mail:	3240 CAMP RD MC DAVID, FL 32568	2021	\$19,760	\$27,988	\$47,748	\$47,748
Situs:	3240 CAMP RD 32568	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
07/26/2019	8141	942	\$48,000	WD		Legal Description BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 OF NW1/4 S...
07/31/2018	7941	1376	\$100	OT		
07/10/2018	7932	20	\$11,600	TD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None

Section Map Id:
30-5N-31

Approx. Acreage:
4.6932

Zoned:

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[Launch Interactive Map](#)

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

RR
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**Evacuation
& Flood
Information**
Open
Report

Buildings

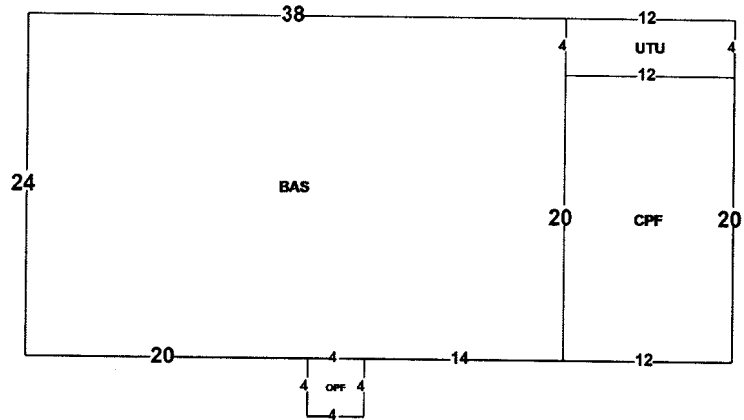
Year Built: 1964, Effective Year: 1964, PA Building ID#: 147133

Structural Elements

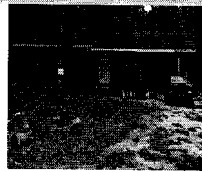
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1216 Total SF

BASE AREA - 912
CARPORT FIN - 240
OPEN PORCH FIN - 16
UTILITY UNF - 48



Images



6/29/2020 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 06506**, 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:

BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 OF NW1/4 S 940 FT TO SE COR OF SE1/4 OF NW1/4 W TO CENTER OF S LI OF SE1/4 OF NW1/4 NELY TO POB CO 75 P 51 OR 7932 P 20 LESS OR 815 P 515 RD R/W LESS OR 2622 P 43 HOLLAND LESS MINERAL RIGHTS

SECTION 30, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 121838000 (0325-77)

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

RYAN E VADER and STEFANIA VADER

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.

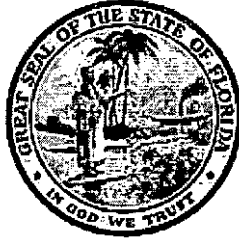
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

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: 121838000 Certificate Number: 006506 of 2022

Payor: RYAN E VADER 3240 CAMP RD MC DAVID, FL 32568 Date 5/15/2024

Clerk's Check #	1	Clerk's Total	\$531.24
Tax Collector Check #	1	Tax Collector's Total	\$1,585.44
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,183.68

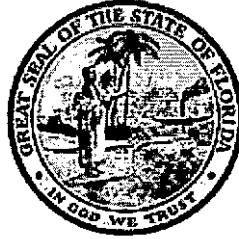
\$1,481.39

\$1,498.39

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

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 006506
 Redeemed Date 5/15/2024**

Name RYAN E VADER 3240 CAMP RD MC DAVID, FL 32568

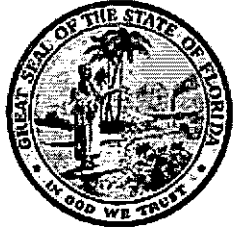
Clerk's Total = TAXDEED	\$531.24	\$1,481.39
Due Tax Collector = TAXDEED	\$1,335.44	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 121838000 Certificate Number: 006506 of 2022

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="3/5/2025"/>	Redemption Date <input type="text" value="5/15/2024"/> <input type="checkbox"/>
Months	11	1
Tax Collector	<input type="text" value="\$1,312.61"/>	<input type="text" value="\$1,312.61"/>
Tax Collector Interest	\$216.58	\$19.69
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,535.44	<input type="text" value="\$1,338.55"/> <i>JTC</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	\$75.24	\$6.84
Total Clerk	\$531.24	<input type="text" value="\$462.84"/> <i>DCH</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	\$2,183.68	\$1,818.39
	Repayment Overpayment Refund Amount	\$365.29
Book/Page	<input type="text" value="9145"/>	<input type="text" value="1916"/>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9145, Page 1916, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06506, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 121838000 (0325-77)

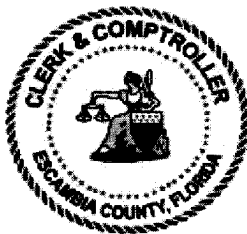
DESCRIPTION OF PROPERTY:

BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT
TO E LI OF SE1/4 OF NW1/4 S 940 FT TO SE COR OF SE1/4 OF NW1/4 W TO CENTER OF S LI OF
SE1/4 OF NW1/4 NELY TO POB CO 75 P 51 OR 7932 P 20 LESS OR 815 P 515 RD R/W LESS OR 2622
P 43 HOLLAND LESS MINERAL RIGHTS

SECTION 30, TOWNSHIP 5 N, RANGE 31 W

NAME IN WHICH ASSESSED: RYAN E VADER and STEFANI A VADER

Dated this 15th day of May 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk