



# 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

0525-56

**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	WIGGINS INVESTMENTS LLC C/O LAJUANA W PORTER 1282 OCEAN MANOR LN LEAGUE CITY, TX 77573 11204 HIGHWAY 97 (DAVISVILLE) 12-4117-100 BEG AT PT 675 FT S OF N LI OF LT 1 AT A PT ON E LI OF RW OF ATMORE-MOLINO HWY E 250 FT NW TO PT ON (Full legal attached.)	Certificate #	2022 / 6758
		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)
# 2022/6758	06/01/2022	16,212.94	810.65	17,023.59
<b>→ Part 2: Total*</b>				<b>17,023.59</b>

**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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

**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)	17,023.59
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	15,072.14
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
<b>7. Total Paid (Lines 1-6)</b>	<b>32,470.73</b>

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*

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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.

BEG AT PT 675 FT S OF N LI OF LT 1 AT A PT ON E LI OF RW OF ATMORE-MOLINO HWY E 250 FT NW TO PT ON E LI OF ATMORE-MOLINO HWY 300 FT N OF BEG S ALG E LI OF H/W 300 FT TO POB & ALSO BEG 675 FT S OF NE COR SEC S 798 FT W 902 FT TO RD NELY ON RD 815 FT E 736 FT TO POB OR 6210 P 23

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400537

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
12-4117-100	2022/6758	06-01-2022	BEG AT PT 675 FT S OF N LI OF LT 1 AT A PT ON E LI OF R/W OF ATMORE-MOLINO HWY E 250 FT NW TO PT ON E LI OF ATMORE-MOLINO HWY 300 FT N OF BEG S ALG E LI OF H/W 300 FT TO POB & ALSO BEG 675 FT S OF NE COR SEC S 798 FT W 902 FT TO RD NELY ON RD 815 FT E 736 FT TO POB OR 6210 P 23

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](#)

<p><b>General Information</b></p> <p><b>Parcel ID:</b> 366N331003001001</p> <p><b>Account:</b> 124117100</p> <p><b>Owners:</b> WIGGINS INVESTMENTS LLC</p> <p><b>Mail:</b> C/O LAJUANA W PORTER 1282 OCEAN MANOR LN LEAGUE CITY, TX 77573</p> <p><b>Situs:</b> 11204 HIGHWAY 97 (DAVISVILLE) 32535</p> <p><b>Use Code:</b> STORE, 1 STORY 🔍</p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <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>\$86,625</td> <td>\$874,469</td> <td>\$961,094</td> <td>\$961,094</td> </tr> <tr> <td>2022</td> <td>\$66,150</td> <td>\$868,413</td> <td>\$934,563</td> <td>\$934,563</td> </tr> <tr> <td>2021</td> <td>\$67,253</td> <td>\$861,751</td> <td>\$929,004</td> <td>\$929,004</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>Report Storm Damage</b></p> <p style="text-align: center;"><b>Enter Income &amp; Expense Survey</b> <b>Download Income &amp; Expense Survey</b></p>	Year	Land	Imprv	Total	Cap Val	2023	\$86,625	\$874,469	\$961,094	\$961,094	2022	\$66,150	\$868,413	\$934,563	\$934,563	2021	\$67,253	\$861,751	\$929,004	\$929,004
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<p><b>Sales Data</b></p> <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>07/2007</td> <td>6210</td> <td>23</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>12/2006</td> <td>6048</td> <td>366</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/2007	6210	23	\$100	CJ		12/2006	6048	366	\$100	CJ		<p><b>2023 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>BEG AT PT 675 FT S OF N LI OF LT 1 AT A PT ON E LI OF R/W OF ATMORE-MOLINO HWY E 250 FT NW TO PT ON E LI OF... 🔍</p> <p><b>Extra Features</b></p> <p>ASPHALT PAVEMENT LIGHTS</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
07/2007	6210	23	\$100	CJ															
12/2006	6048	366	\$100	CJ															

**Parcel Information** [Launch Interactive Map](#)

**Section**

**Map Id:** 36-6N-33

**Approx. Acreage:** 15.2598

**Zoned:** 🔍

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



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.2281)