



# 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

0226.01

## Part 1: Tax Deed Application Information

|                                     |  |                         |              |
|-------------------------------------|--|-------------------------|--------------|
| Applicant Name<br>Applicant Address | ATCF II FLORIDA-A, LLC<br>PO BOX 69239<br>BALTIMORE, MD 21264-9239   | Application date        | Apr 28, 2025 |
| Property description                | MIDLAND TRUST COMPANY FBO SIMPSON DAVID<br>#0034002<br>PO BOX 1439<br>GULF BREEZE, FL 32562<br>11996 SCENIC HWY 203<br>01-0046-165<br>UNIT 203 TERRACE AT RIVERINA CONDOMINIUM<br>ALSO 1224/24480 INT IN COMMON ELEMENTS OR<br>8815 P 15 | Certificate #           | 2023 / 10    |
|                                     |  | Date certificate issued | 06/01/2023   |

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2023/10                      | 06/01/2023                           | 1,408.10                               | 70.41                | 1,478.51                                 |
| →Part 2: Total*                |                                      |  |                      | 1,478.51                                 |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2024/11                      | 06/01/2024                                    | 1,806.98  | 6.25                            | 111.81               | 1,925.04                                     |
| Part 3: Total*                 |   |   |                                 |                      | 1,925.04                                     |

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

|   |          |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 3,403.55 |
| 2. Delinquent taxes paid by the applicant   | 0.00     |
| 3. Current taxes paid by the applicant  | 1,625.11 |
| 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)   | 5,403.66 |

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: <u>Condice Lewis</u><br>Signature, Tax Collector or Designee | <u>Escambia, Florida</u><br>Date <u>April 30th, 2025</u> |
|---|--|

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>02/04/2026</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500539

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  |
|----------------|-----------------|------------|--|
| 01-0046-165    | 2023/10         | 06-01-2023 | UNIT 203 TERRACE AT RIVERINA<br>CONDOMINIUM ALSO 1224/24480 INT IN<br>COMMON ELEMENTS OR 8815 P 15 |

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

04-28-2025  
Application Date

\_\_\_\_\_  
Applicant's signature



# Gary "Bubba" Peters

## Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

| General Information  |  |
|--|--|
| Parcel ID:   | 0215291010203001   |
| Account:   | 010046165  |
| Owners:  | MIDLAND TRUST COMPANY FBO SIMPSON DAVID<br>#0034002  |
| Mail:  | PO BOX 1439<br>GULF BREEZE, FL 32562   |
| Situs:   | 11996 SCENIC HWY 203 32514   |
| Use Code:  | CONDO-RES UNIT  |
| Taxing Authority:  | COUNTY MSTU  |
| Tax Inquiry:   | <a href="#">Open Tax Inquiry Window</a>  |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |  |


| Assessments                  |      |           |           |                |
|------------------------------|------|-----------|-----------|----------------|
| Year                         | Land | Imprv     | Total     | <u>Cap Val</u> |
| 2024                         | \$0  | \$112,300 | \$112,300 | \$112,300      |
| 2023                         | \$0  | \$112,300 | \$112,300 | \$112,300      |
| 2022                         | \$0  | \$89,840  | \$89,840  | \$80,294       |
| Disclaimer                   |      |           |           |                |
| Tax Estimator                |      |           |           |                |
| Change of Address            |      |           |           |                |
| File for Exemption(s) Online |      |           |           |                |
| <u>Report Storm Damage</u>   |      |           |           |                |

| Sales Data <a href="#">Type List</a>  |      |      |             |      |              |         |
|---|------|------|-------------|------|--------------|---------|
| Sale Date   | Book | Page | Value       | Type | Multi Parcel | Records |
| 06/29/2022  | 8815 | 15   | \$1,300,000 | WD   | Y            |         |
| 08/26/2016  | 7580 | 1566 | \$100       | OT   | Y            |         |
| 06/23/2014  | 7189 | 1068 | \$100       | WD   | Y            |         |
| 05/21/2014  | 7172 | 1517 | \$315,000   | WD   | Y            |         |
| 08/1990   | 2901 | 794  | \$120,000   | WD   | Y            |         |
| 07/1990   | 2891 | 96   | \$100,000   | WD   | Y            |         |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and Comptroller |      |      |             |      |              |         |

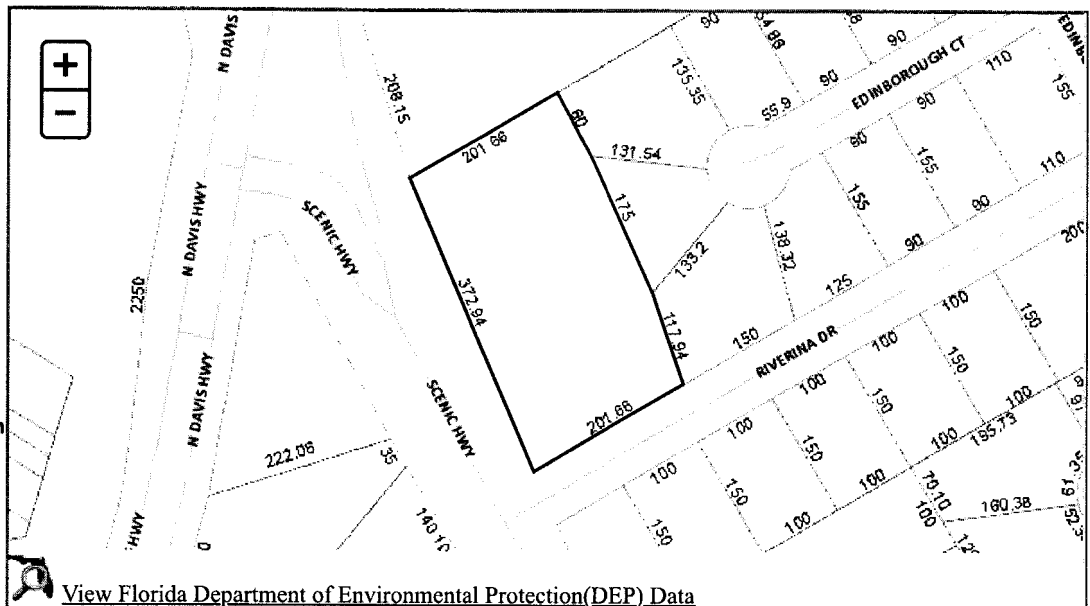
| 2024 Certified Roll Exemptions   |  |
|--|--|
| None   |  |
| Legal Description  |  |
| UNIT 203 TERRACE AT RIVERINA CONDOMINIUM<br>ALSO 1224/24480 INT IN COMMON ELEMENTS OR<br>8815 P 15 |  |
| Extra Features   |  |
| None   |  |

[Parcel Information](#)

[Launch Interactive Map](#)

**Zoned:**   
HDR

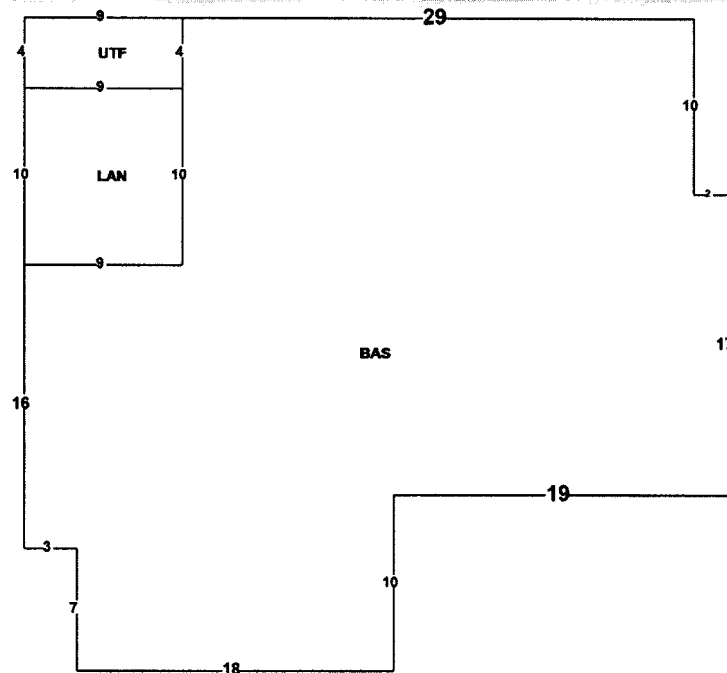
**Evacuation  
& Flood  
Information  
Open  
Report**



View Florida Department of Environmental Protection(DEP) Data

Address: 11996 SCENIC HWY 203, Improvement Type: CONDOMINIUM, Year Built: 1985, Effective Year: 1985, PA Building ID#: 31686

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-SIDING-SHT.AVG.  
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-COMPOSITION SHG  
ROOF FRAMING-WOOD FRAME/TRUSS  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



 Areas - 1249 Total SF

**BASE AREA - 1123**

LANAI - 90

UTILITY FIN - 36

## 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:05/21/2025 (tc.2714)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 00010**, issued the **1st** day of **June, A.D., 2023** 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:

**UNIT 203 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15**

**SECTION 02, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 010046165 (0226-01)**

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

**MIDLAND TRUST COMPANY FBO DAVID SIMPSON #0034002**

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 February, which is the **4th** day of **February 2026**.

Dated this 23rd day of May 2025.

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

|                    |                |               |            |       |           |           |
|--------------------|----------------|---------------|------------|-------|-----------|-----------|
| Search Property    | Property Sheet | Lien Holder's | Redeem_New | Forms | Courtview | Benchmark |
| Redeemed From Sale |                |               |            |       |           |           |



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed Sales - Redeemed From Sale**  
Account: 010046165 Certificate Number: 000010 of 2023

Date Of Redemption

Clerk's Check  Clerk's Total \$828.00

Postage  Tax Deed Court Registry \$794.00

Payor Name

Notes

**Commit Redemption ☒**