



# 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

1025-11

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	CRAFT CURTIS & CRAFT EVELYN 6970 OAKFIELD RD PENSACOLA, FL 32503-7233 6970 OAKFIELD RD 03-1758-285 NLY 57 FT OF LT 46 AND SLY 14 FT OF LT 45 BLK A BEAUCLERC EST PB 7 P 62 OR 6361 P 1075	Certificate #	2023 / 1192
		Date certificate issued	06/01/2023

## 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)
# 2023/1192	06/01/2023	563.64	28.18	591.82
→Part 2: Total*				591.82

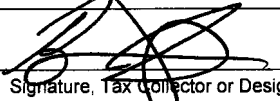
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/1250	06/01/2024	568.58	6.25	39.09	613.92
Part 3: Total*					613.92

## 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)	1,205.74
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	498.96
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)	2,079.70

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:  Signature, Tax Collector or Designee

Escambia, Florida  
Date April 24th, 2025

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.	28,687.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/01/2025</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500384

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

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
03-1758-285	2023/1192	06-01-2023	NLY 57 FT OF LT 46 AND SLY 14 FT OF LT 45 BLK A BEAUCLERC EST PB 7 P 62 OR 6361 P 1075

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 - 2023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

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:	281S302000046001					
Account:	031758285					
Owners:	CRAFT CURTIS & CRAFT EVELYN					
Mail:	6970 OAKFIELD RD PENSACOLA, FL 32503-7233					
Situs:	6970 OAKFIELD RD 32503					
Use Code:	SINGLE FAMILY RESID 🔑					
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						
Assessments						
Year	Land	Imprv	Total	Cap Val		
2024	\$25,000	\$72,903	\$97,903	\$57,375		
2023	\$25,000	\$69,011	\$94,011	\$55,704		
2022	\$16,000	\$63,702	\$79,702	\$54,082		
Disclaimer						
Tax Estimator						
Change of Address						
File for Exemption(s) Online						
Report Storm Damage						
Sales Data Type List: 🔑						
Sale Date	Book	Page	Value	Type	Multi Parcel	Records
07/31/2008	6361	1075	\$43,500	WD	N	📄
02/01/2008	6287	616	\$30,000	WD	N	📄
11/01/2007	6251	774	\$100	CJ	N	📄
01/2007	6079	1154	\$100	CJ	N	📄
01/1972	599	64	\$18,000	WD	N	📄
01/1971	539	839	\$15,000	WD	Y	📄
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

2024 Certified Roll Exemptions				
HOMESTEAD EXEMPTION				
Legal Description				
NLY 57 FT OF LT 46 AND SLY 14 FT OF LT 45 BLK A BEAUCLERC EST PB 7 P 62 OR 6361 P 1075				
Extra Features				
None				

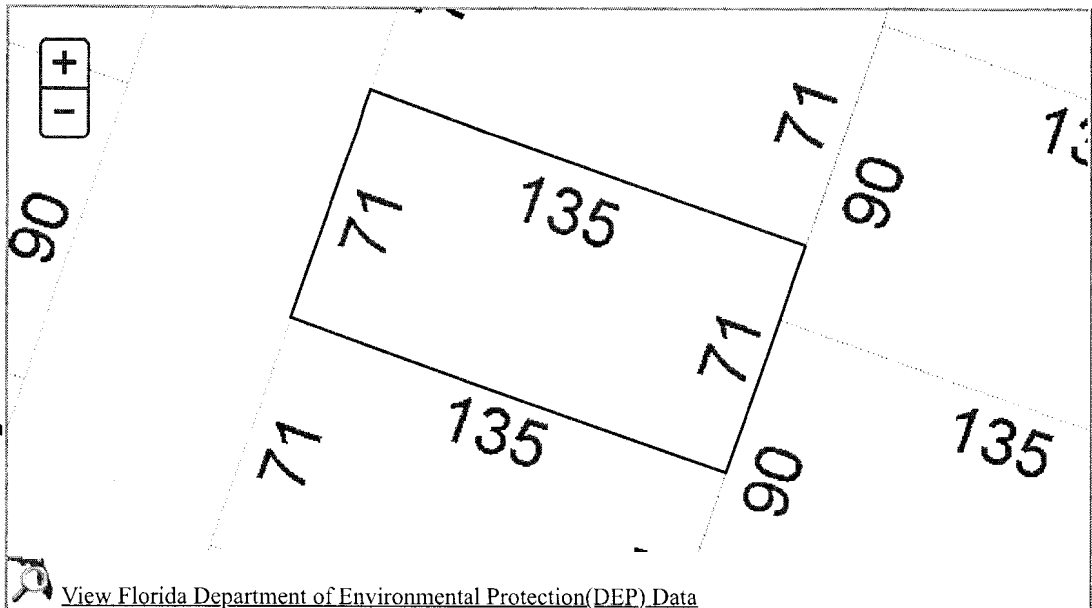
[Parcel Information](#)
[Launch Interactive Map](#)

Section  
Map Id:  
28-1S-30

Approx.  
Acreage:  
0.2151

Zoned:   
MDR

Evacuation  
& Flood  
Information  
[Open  
Report](#)




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

#### Buildings

Address: 6970 OAKFIELD RD, Improvement Type: SINGLE FAMILY, Year Built: 1972, Effective Year: 1972, PA Building ID#: 57002

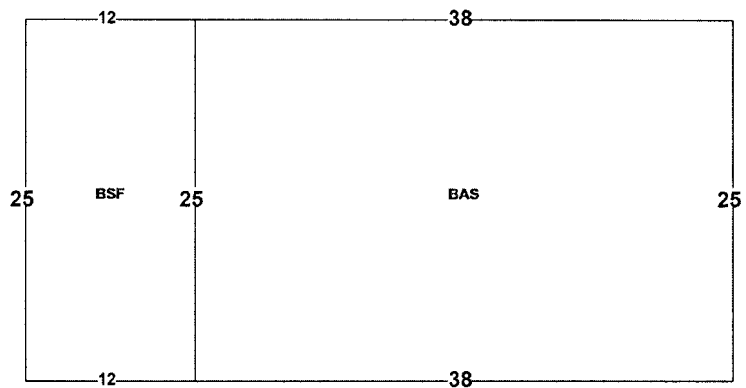
#### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-WALL/FLOOR FURN  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1250 Total SF

BASE AREA - 950

BASE SEMI FIN - 300



#### Images



12/16/2024 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: 05/09/2025 (tc: 7440)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01192**, 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:

**NLY 57 FT OF LT 46 AND SLY 14 FT OF LT 45 BLK A BEAUCLERC EST PB 7 P 62 OR 6361 P 1075**

**SECTION 28, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 031758285 (1025-11)**

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

**CURTIS CRAFT and EVELYN CRAFT**

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 October, which is the **1st day of October 2025**.

Dated this 13th 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

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## 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 #: 03-1758-285 CERTIFICATE #: 2023-1192

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 encumber the title to said land as listed on page 2 herein.

**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.

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 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: July 11, 2005 to and including July 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: July 14, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

July 14, 2025

Tax Account #: **03-1758-285**

1. The Grantee(s) of the last deed(s) of record is/are: **CURTIS CRAFT AND EVELYN CRAFT**

**By Virtue of Warranty Deed recorded 8/5/2008 in OR 6361/1075**

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. **Lien Agreement in favor of Escambia State Housing Initiatives Partnership Program recorded 2/16/2024 – OR 9105/378**

4. Taxes:

**Taxes for the year(s) 2022-2024 are delinquent.**

**Tax Account #: 03-1758-285**

**Assessed Value: \$57,375.00**

**Exemptions: HOMESTEAD EXEMPTION**

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 Property Information Report 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 SOLUTIONS**  
**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: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** OCT 1, 2025  
**TAX ACCOUNT #:** 03-1758-285  
**CERTIFICATE #:** 2023-1192

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

**CURTIS CRAFT JR AND  
EVELYN D CRAFT  
6970 OAKFIELD RD  
PENSACOLA, FL 32503-7233**

**ESCAMBIA/PENSACOLA SHIP PROGRAM  
HOUSING REPAIR PROGRAM  
NEIGHBORHOOD & HUMAN SERVICES DEPARTMENT  
NEIGHBORHOOD ENTERPRISE DIVISION  
221 PALAFOX PL STE 305  
PENSACOLA, FL 32502**

Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> day of July 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF  
PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

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

**PROPERTY INFORMATION REPORT**

**July 14, 2025**

**Tax Account #:03-1758-285**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**NLY 57 FT OF LT 46 AND SLY 14 FT OF LT 45 BLK A BEAUCLERC EST PB 7 P 62 OR 6361 P 1075**

**SECTION 28, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-1758-285(1025-11)**

Recorded in Public Records 08/05/2008 at 03:41 PM OR Book 6361 Page 1075,  
Instrument #2008059031, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$304.50

1850  
304.50

Prepared by and Return to:  
Melodie Rowland  
LandAmerica Lawyers Title  
2100 Creighton Road  
Pensacola, FL 32504

Folio/Parcel ID#: 281530-2000-046-001

File/Case No: 07080015619

(Space Above This Line for Recording Data)

### WARRANTY DEED

THIS Warranty Deed made this 31st day of July, 2008,

BETWEEN Edmond Oliver Harrison and Rosa Lee Harrison, husband and wife

whose address is P.O. Box 56, Laurel Hill, FL 32567,  
hereinafter called the Grantor, and

d.c.  
c.c.  
Curtis Craft and Evelyn Craft, husband and wife  
whose address is 6970 Oakfield Road, Pensacola, FL 32503-7233, hereinafter called the Grantee

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

THE NORTHERLY 57 FEET OF LOT 46 AND THE SOUTHERLY 14 FEET OF LOT 45, BLOCK A, BEAUCLERC ESTATES SUBDIVISION (THE NORTHERLY AND SOUTHERLY LINES OF THIS PARCEL ARE PARALLEL WITH THE NORTHERLY LINE OF 46), ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7 AT PAGE 62 OF THE PUBLIC RECORDS OF SAID COUNTY.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2008 and subsequent years, which are not yet due and payable.

And the said Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in Fee Simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Witness #1

Print Name: John C. G...

Witness #2

Print Name: Melodie Rowland

Edmond Oliver Harrison  
Edmond Oliver Harrison

Rosa Lee Harrison  
Rosa Lee Harrison

State of Florida

County of Escambia

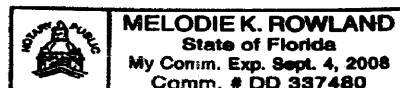
The foregoing instrument was acknowledged before me this July 31, 2008 by Edmond Oliver Harrison and Rosa Lee Harrison, who is/are personally known to me or who has/have produced Driver's License(s) as identification.

Melodie Rowland  
Notary Public

My commission expires:

(Notary Seal)

CLS-Deed Warranty



Page 1 of 1

BK: 6361 PG: 1076 Last Page

File/Case No: 07080015619

**RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 6970 Oakfield Road


Legal Address of 6970 Oakfield Road, Pensacola, FL 32503-7233

Property:

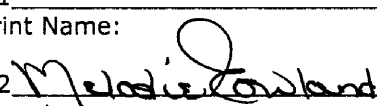
The County ( X ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Edmond Oliver Harrison and Rosa Lee Harrison  
P.O. Box 56  
Laurel Hill, FL 32567

**WITNESSES AS TO SELLER(S):**

#1   
Signature: Edmond Oliver Harrison

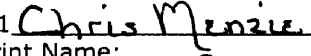
#1  
Print Name:

#2   
Signature: Melodie Rowland

#2   
Print Name: Melodie Rowland

**WITNESSES AS TO BUYER(S):**

#1   
Signature: Chris Menzie

#1   
Print Name: Chris Menzie

#2   
Signature: Melodie Rowland

#2   
Print Name: Melodie Rowland

  
Edmond Oliver Harrison

  
Rosa Lee Harrison

  
Curtis Craft

  
Evelyn Craft

This form approved by the Escambia County Board of County Commissioners Effective: 4/15/95

Recorded in Public Records 2/16/2024 10:21 AM OR Book 9105 Page 378,  
Instrument #2024011888, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

**ESCAMBIA/PENSACOLA STATE  
HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM  
HOUSING REPAIR PROGRAM  
ESCAMBIA COUNTY, FLORIDA**

Implemented By:

Neighborhood & Human Services Department  
Neighborhood Enterprise Division  
221 Palafox Place, Suite 305  
Pensacola, Florida 32502  
Phone: (850) 595-0022  
FAX: (850) 595-0342

**LIEN AGREEMENT**

Applicant Name(s):

Curtis Craft, Jr., and Evelyn D. Craft,  
husband and wife

Address of Property

6970 Oakfield Road

Property Reference Number:

28-1S-30-2000-046-001

Pensacola, Florida 32503

Total Amount of Lien:  
\$48,980.00

(xx) Deferred Payment Loan

I, the undersigned, as owner of said property, do hereby agree that I will continue to occupy and maintain the repaired housing unit for at least a ten (10) year period from the 15th day of January, 2023. I will not sell, transfer ownership, or rent the property to any other person or persons during this ten (10) year period. The lien will depreciate at the rate of ten percent (10%) per year on the anniversary date for a period of ten (10) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the ten (10) year period, I further agree that I or my heir(s) will repay the SHIP Affordable Housing Trust Fund the undepreciated portion of the total lien amount cited above.

**This lien will expire and automatically cancel on January 11, 2033.**

2/15/24  
Date

Curtis Craft Jr  
Applicant Signature

Evelyn D. Craft  
Applicant Signature

Curtis Craft, Jr.

Evelyn D. Craft

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of February, 20 24, by Curtis Craft, Jr. & Evelyn D. Craft, who is personally known to me or who has produced Florida Driver Licenses as identification and who ☐ did / ☒ did not take an oath.



**DERRICK ANDRE WILLIAMS**  
Notary Public  
State of Florida  
Comm# HH205933  
Expires 3/15/2026

Derrick Andre Williams  
Signature

Derrick Andre Williams  
Notary Public

This instrument was prepared by:

Escambia County  
Neighborhood & Human Services Department  
Neighborhood Enterprise Division  
221 Palafox Place, Suite 305  
Pensacola, Florida 32502