



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

1025-17

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	PRICE JAMES AARON 1618 LANGLEY AVE PENSACOLA, FL 32504 1618 LANGLEY AVE 03-2929-000 LT 20 BLK 2 PINE MEADOWS PB 4 P 60 OR 8445 P 96	Certificate #	2023 / 1288
		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)
# 2023/1288	06/01/2023	2,357.88	225.96	2,583.84
→ Part 2: Total*				2,583.84

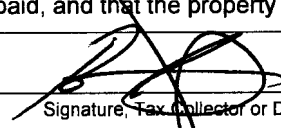
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/1371	06/01/2024	2,464.15	6.25	163.76	2,634.16
Part 3: Total*					2,634.16

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)	5,218.00
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,406.84
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)	7,999.84

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

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>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: 2500200

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

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
03-2929-000	2023/1288	06-01-2023	LT 20 BLK 2 PINE MEADOWS PB 4 P 60 OR 8445 P 96

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 - 6023

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: 311S302100020002 Account: 032929000 Owners: PRICE JAMES AARON Mail: 1618 LANGLEY AVE PENSACOLA, FL 32504 Situs: 1618 LANGLEY AVE 32504 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <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>2024</td> <td>\$30,000</td> <td>\$140,982</td> <td>\$170,982</td> <td>\$170,982</td> </tr> <tr> <td>2023</td> <td>\$24,000</td> <td>\$133,454</td> <td>\$157,454</td> <td>\$157,454</td> </tr> <tr> <td>2022</td> <td>\$24,000</td> <td>\$124,664</td> <td>\$148,664</td> <td>\$148,664</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2024	\$30,000	\$140,982	\$170,982	\$170,982	2023	\$24,000	\$133,454	\$157,454	\$157,454	2022	\$24,000	\$124,664	\$148,664	\$148,664																												
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Sales Data Type List <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi</th> <th>Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>01/14/2021</td> <td>8445</td> <td>96</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>08/13/2008</td> <td>6366</td> <td>557</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>08/2000</td> <td>4600</td> <td>120</td> <td>\$27,500</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>11/1990</td> <td>2940</td> <td>13</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>10/1986</td> <td>2286</td> <td>953</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	01/14/2021	8445	96	\$100	QC	N			08/13/2008	6366	557	\$100	CJ	N			08/2000	4600	120	\$27,500	QC	N			11/1990	2940	13	\$100	CJ	N			10/1986	2286	953	\$100	QC	N			2024 Certified Roll Exemptions None Legal Description LT 20 BLK 2 PINE MEADOWS PB 4 P 60 OR 8445 P 96 Extra Features None	
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records																																												
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10/1986	2286	953	\$100	QC	N																																														
Parcel Information Launch Interactive Map Section Map Id: 31-1S-30-2 Approx. Acreage: 0.3209 Zoned: MDR Evacuation & Flood Information Open Report View Florida Department of Environmental Protection (DEP) Data																																																			
Buildings																																																			

Address:1618 LANGLEY AVE, Improvement Type: SINGLE FAMILY, Year Built: 1966, Effective Year: 1966, PA Building ID#: 59436

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-COMMON

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

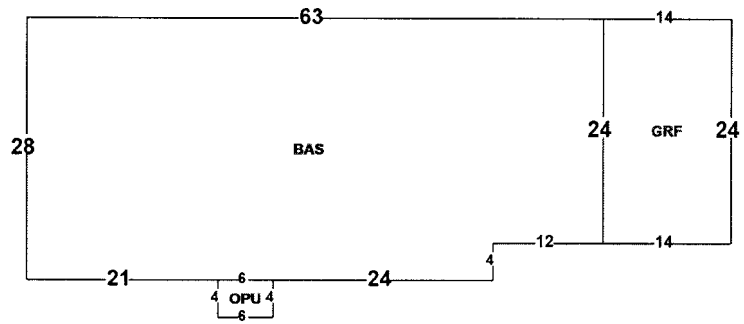
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2076 Total SF

BASE AREA - 1716

GARAGE FIN - 336

OPEN PORCH UNF - 24



Images



12/3/2024 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.7785)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01288**, 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:

LT 20 BLK 2 PINE MEADOWS PB 4 P 60 OR 8445 P 96

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032929000 (1025-17)

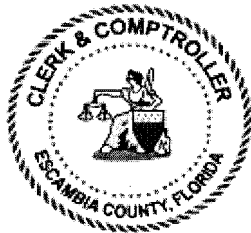
The assessment of the said property under the said certificate issued was in the name of

JAMES AARON PRICE

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 #: 03-2929-000 CERTIFICATE #: 2023-1288

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: Pam Alvarez

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 14, 2025

Tax Account #: **03-2929-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES AARON PRICE**

By Virtue of Quit Claim Deed recorded 1/15/2021 in OR 8445/96

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) 2022-2024 are delinquent.

Tax Account #: 03-2929-000

Assessed Value: \$170,982.00

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 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 #: 03-2929-000

CERTIFICATE #: 2023-1288

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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2024</u> tax year.

JAMES AARON PRICE
1618 LANGLEY AVE
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 15th 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 #:03-2929-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 20 BLK 2 PINE MEADOWS PB 4 P 60 OR 8445 P 96

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2929-000(1025-17)

Recorded in Public Records 1/15/2021 1:59 PM OR Book 8445 Page 96,
Instrument #2021005286, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared By

Name: Valerie M. Price
Address: 1618 Langley Ave
Pensacola
State: FL Zip Code: 32504

After Recording Return To

Name: _____
Address: _____
State: _____ Zip Code: _____

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Escambia COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
one dollar (\$ 1.00) in hand paid to
Valerie M. Price, a _____, residing at 1618 Langley Ave
County of Escambia, City of Pensacola, State of FLORIDA
(hereinafter known as the "Grantor(s)") hereby quitclaims to James Aaron Price,
a _____, residing at 1618 Langley Ave, County of Escambia,
City of Pensacola, State of Florida (hereinafter known as the
"Grantee(s)") all the rights, title, interest, and claim in or to the following described real
estate, situated in Escambia County, Florida to-wit:

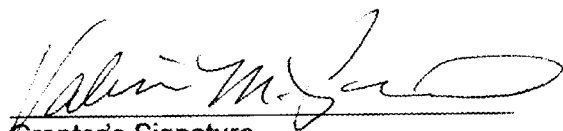
Lot 20, Block 2, PINE MEADOWS SUBDIVISION, a subdivision
of Section 31, Township 1 South, Range 30 West, Escambia
County, Florida, Parcel ID # 31-15-30-2100-020-002

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,
lien, equity and claim whatsoever for the said first party, either in law or equity, to the
only proper use, benefit and behoof of the said second party forever.



BK: 8445 PG: 97 Last Page



Grantor's Signature

Valerie M. Price

Grantor's Name

1618 Langley Ave

Address

Pensacola, FL 32504

City, State & Zip

Grantor's Signature

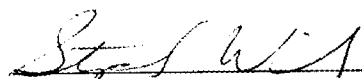
Grantor's Name

1618

Address

City, State & Zip

In Witness Whereof,



Witness's Signature

Stephanie Wilson

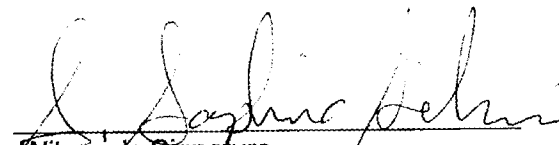
Witness's Name

9551 Bowman Ave

Address

Pensacola, FL 32534

City, State & Zip



Witness's Signature

S. Sophia Silivos

Witness's Name

4368 Harvest Lane

Address

Houston, TX 77004

City, State & Zip

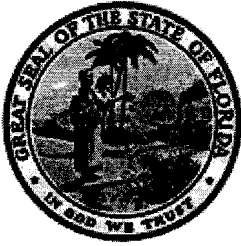
STATE OF FLORIDA)

COUNTY OF Escambia)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Valerie M. Price whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of January, 2021.


Notary PublicMy Commission Expires: June 13, 2024



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

Tax Deed Sales - Redeemed From Sale
Account: 032929000 Certificate Number: 001288 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$784.80

Postage Tax Deed Court Registry \$750.80

Payor Name

Notes

Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒