



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

1025-22

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	GODDARD PHILLIP J DEAN PAMELA A 1175 NORTON DR PENSACOLA, FL 32503 1175 NORTON DR 03-3560-920 LT 4 CORDOVA TERRACE PB 10 P 56 OR 8079 P 416 SHEET G	Certificate #	2023 / 1343
		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)
# 2023/1343	06/01/2023	3,793.40	189.67	3,983.07
→Part 2: Total*				3,983.07

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)
# 2024/1436	06/01/2024	4,123.43	6.25	274.04	4,403.72
Part 3: Total*					4,403.72

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)	8,386.79
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,101.82
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)	12,863.61

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: 
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: 2500430

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
03-3560-920	2023/1343	06-01-2023	LT 4 CORDOVA TERRACE PB 10 P 56 OR 8079 P 416 SHEET G

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:

331S307350000004

Account:

033560920

Owners:

GODDARD PHILLIP J
DEAN PAMELA A


Mail:

1175 NORTON DR
PENSACOLA, FL 32503

Situs:

1175 NORTON DR 32503

Use Code:

SINGLE FAMILY RESID 

Taxing Authority:

PENSACOLA CITY LIMITS

Tax Inquiry:

[Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$60,000	\$175,508	\$235,508	\$232,686
2023	\$60,000	\$166,647	\$226,647	\$211,533
2022	\$55,000	\$151,681	\$206,681	\$192,303

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

Sales Data Type List: 🔑							2024 Certified Roll Exemptions		
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	None	
04/10/2019	8079	416	\$270,000	WD	Y		📄	Legal Description	
12/19/2016	7644	550	\$100	CJ	N		📄	LT 4 CORDOVA TERRACE PB 10 P 56 OR 8079 P 416 SHEET G	
12/1979	1392	567	\$62,500	WD	N		📄	Extra Features	
Official Records Inquiry courtesy of Pam Childers								POOL	
Escambia County Clerk of the Circuit Court and Comptroller								UTILITY BLDG	

Section
Map Id:
33-1S-30-4

Approx.
Acreage:
0.2870

Zoned:
R-1AAAA

Evacuation
& Flood
Information
[Open Report](#)

Launch Interactive Map

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

Buildings

Address: 1175 NORTON DR, Improvement Type: SINGLE FAMILY, Year Built: 1980, Effective Year: 1980, PA Building ID#: 61582

Redeemed From Sale



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

Tax Deed Sales - Redeemed From Sale
Account: 033560920 Certificate Number: 001343 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 ☒

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01343**, 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 4 CORDOVA TERRACE PB 10 P 56 OR 8079 P 416 SHEET G

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 033560920 (1025-22)

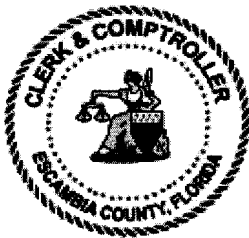
The assessment of the said property under the said certificate issued was in the name of

PHILLIP J GODDARD and PAMELA A DEAN

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

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 9316, Page 413, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01343, issued the 1st day of June, A.D., 2023

TAX ACCOUNT NUMBER: 033560920 (1025-22)

DESCRIPTION OF PROPERTY:

LT 4 CORDOVA TERRACE PB 10 P 56 OR 8079 P 416 SHEET G

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: PHILLIP J GODDARD and PAMELA A DEAN

Dated this 13th day of May 2025.



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 #: 03-3560-920 CERTIFICATE #: 2023-1343

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 #: **03-3560-920**

1. The Grantee(s) of the last deed(s) of record is/are: **PHILIP J GODDARD AND PAMELA A DEAN**

By Virtue of Warranty Deed recorded 4/16/2019 in OR 8079/416

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) NONE are delinquent.

Tax Account #: 03-3560-920

Assessed Value: \$232,686.00

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 #: 03-3560-920
CERTIFICATE #: 2023-1343

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

PHILLIP J GODDARD AND PAMELA A DEAN
1175 NORTON DR
PENSACOLA, FL 32503

PHILIP J GODDARD AND PAMELA A DEAN
1100 NORTON DRIVE
PENSACOLA, FL 32503

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 #:03-3560-920

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 4 CORDOVA TERRACE PB 10 P 56 OR 8079 P 416 SHEET G

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-3560-920(1025-22)

Recorded in Public Records 4/16/2019 10:26 AM OR Book 8079 Page 416,
Instrument #2019032998, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$1,890.00

Prepared by and return to:

Deedra L. Lamy
Emerald Coast Title, Inc. - Gulf Breeze Branch
83 Baybridge
Gulf Breeze, FL 32561
850-972-1100
File Number: 2019-1683

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of April, 2019 between Virginia Coe Anderson, a single woman; Henry Wickline Coe, Jr., a single man and Michael Moreno Coe, a married man whose post office address is 310 Sunshine Drive, Coconut Creek, FL 33066, grantor, and Philip J. Goddard and Pamela A. Dean, husband and wife whose post office address is 1100 & 1175 Norton Drive, Pensacola, FL 32503, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Lot 4, Cordova Terrace, a subdivision of a portion of the Pintado Grant, Section 33, Township 1 South, Range 30 West, according to the Plat thereof, recorded in Plat Book 10, Page(s) 56, of the Public Records of Escambia County, Florida.

AND

A portion of Lot 7, Cordova Terrace, a subdivision of a portion of the Pintado Grant, Section 33, Township 1 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 10 at page 56 of the public records of said County. More particularly described as follows:

Commence at the most Northeasterly corner of Lot 7, Cordova Terrace, a subdivision of a portion of Pintado Grant, Section 33, Township 1 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 10 at page 56 of the public records of said County; thence North 59 degrees 00 minutes 36 seconds West along the most Northerly line of said Lot 7 for a distance of 184.61 feet to the Point of Beginning.

Thence continue North 59 degrees 00 minutes 36 seconds West along the most Northerly line of said Lot 7 for a distance of 85.09 feet; thence South 31 degrees 01 minutes 30 seconds West along the most Westerly line of said Lot 7 for a distance of 123.20 feet; thence South 61 degrees 48 minutes 30 seconds East along the most Southerly line of said Lot 7 for a distance of 85.27 feet; thence North 30 degrees 59 minutes 24 seconds East for a distance of 119.04 feet to the Point of Beginning.

All lying and being in Section 33, Township 1 South, Range 30 West, Escambia County, Florida.

Parcel Identification Number: 331S307350001007

and

Parcel Identification Number: 331S307350000004

This NOT the homestead of said Grantors.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

BK: 8079 PG: 417

Signed, sealed and delivered in our presence:

Deedra L. Lamy
 Witness Name: Deedra L. Lamy
Kaitlyn Brown
 Witness Name: Kaitlyn Brown

Virginia Coe Anderson by Henry Wickline Coe, Jr.
 Virginia Coe Anderson, by Henry Wickline Coe, Jr., attorney in fact

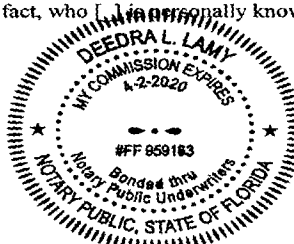
Henry Wickline Coe, Jr.
 Henry Wickline Coe, Jr.

Michael Moreno Coe by Brian Scott Sutton
 Michael Moreno Coe, by Brian Scott Sutton, attorney in fact

State of Florida
 County of Santa Rosa

The foregoing instrument was acknowledged before me this 10th day of April, 2019 by Virginia Coe Anderson, by Henry Wickline Coe, Jr., attorney in fact, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

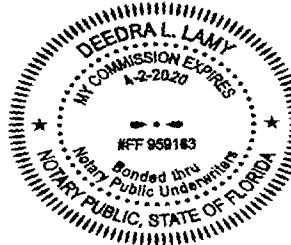


Deedra L. Lamy
 Notary Public
 Printed Name: Deedra L. Lamy
 My Commission Expires: April 2, 2020

State of Florida
 County of Santa Rosa

The foregoing instrument was acknowledged before me this 10th day of April, 2019 by Henry Wickline Coe, Jr., who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

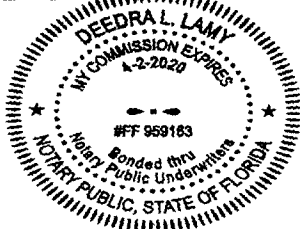


Deedra L. Lamy
 Notary Public
 Printed Name: Deedra L. Lamy
 My Commission Expires: April 2, 2020

State of Florida
 County of Santa Rosa

The foregoing instrument was acknowledged before me this 10th day of April, 2019 by Michael Moreno Coe, by Brian Scott Sutton, attorney in fact, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Deedra L. Lamy
 Notary Public
 Printed Name: Deedra L. Lamy
 My Commission Expires: April 2, 2020

BK: 8079 PG: 418 Last Page

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County 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, and if not what person or entity will be responsible for maintenance. 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 acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 1100 Norton Drive , Pensacola, FL 32503 and 1175 Norton Drive , Pensacola, FL 32503

THE COUNTY (x) HAS ACCEPTED () HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of _____ to maintain, repair and improve the road.

This form completed by:

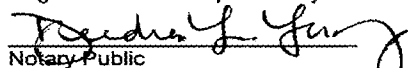
Michael D. Tidwell, Attorney
811 North Spring Street
Pensacola, Florida 32501



Henry Wickline Coe, Jr.

Date 4 / 10 / 2019


STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of April, 2019 by Henry Wickline Coe, Jr., single man who are personally known to me of have produced a driver's license as identification #FF 859163

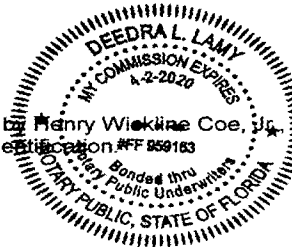

Notary Public


Philip J. Goddard

Date April 10, 2019

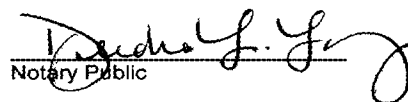

Pamela A. Dean

Date April 10, 2019



STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of April, 2019 by Pamela A. Dean, husband and wife who are personally known to me or has produced a driver's license as identification.


Notary Public

