



# 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 - 35

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	PITMAN TIMOTHY W PITMAN CAMERON 6102 NASHVILLE AVE PENSACOLA, FL 32526-1336 6102 NASHVILLE AVE 04-1264-000 BEG AT SW COR OF BLK N 100 FT TO POB CONTINUE N 100 FT E 152 7/100 FT S 100 FT W 152 7/100 FT TO POB (Full legal attached.)	Certificate #	2023 / 1550
		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)
# 2023/1550	06/01/2023	669.18	33.46	702.64
→Part 2: Total*				702.64

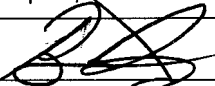
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

## 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)	702.64
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	609.87
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)	1,687.51

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.	38,361.00
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.

BEG AT SW COR OF BLK N 100 FT TO POB CONTINUE N 100 FT E 152 7/100 FT S 100 FT W 152 7/100 FT TO POB BLK T WEST PENSACOLA HTS PB 2 P 34A OR 5667 P 682

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500488

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023

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
04-1264-000	2023/1550	06-01-2023	BEG AT SW COR OF BLK N 100 FT TO POB CONTINUE N 100 FT E 152 7/100 FT S 100 FT W 152 7/100 FT TO POB BLK T WEST PENSACOLA HTS PB 2 P 34A OR 5667 P 682

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 - 5023

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](#)

<b>General Information</b> <b>Parcel ID:</b> 421S302201005020 <b>Account:</b> 041264000 <b>Owners:</b> PITMAN TIMOTHY W PITMAN CAMERON <b>Mail:</b> 6102 NASHVILLE AVE PENSACOLA, FL 32526-1336 <b>Situs:</b> 6102 NASHVILLE AVE 32526 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <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>\$30,640</td> <td>\$106,841</td> <td>\$137,481</td> <td>\$76,722</td> </tr> <tr> <td>2023</td> <td>\$30,640</td> <td>\$106,116</td> <td>\$136,756</td> <td>\$74,488</td> </tr> <tr> <td>2022</td> <td>\$15,320</td> <td>\$94,792</td> <td>\$110,112</td> <td>\$72,319</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>		Year	Land	Imprv	Total	Cap Val	2024	\$30,640	\$106,841	\$137,481	\$76,722	2023	\$30,640	\$106,116	\$136,756	\$74,488	2022	\$15,320	\$94,792	\$110,112	\$72,319															
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<b>Sales Data</b> <a href="#">Type List</a> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>06/2005</td> <td>5667</td> <td>682</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>11/2004</td> <td>5527</td> <td>1596</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> </tr> <tr> <td>12/1995</td> <td>5467</td> <td>1197</td> <td>\$40,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>11/1983</td> <td>1841</td> <td>339</td> <td>\$37,000</td> <td>SC</td> <td>N</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	06/2005	5667	682	\$100	QC	N		11/2004	5527	1596	\$100	CJ	N		12/1995	5467	1197	\$40,000	WD	N		11/1983	1841	339	\$37,000	SC	N		<b>2024 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> BEG AT SW COR OF BLK N 100 FT TO POB CONTINUE N 100 FT E 152 7/100 FT S 100 FT W 152 7/100 FT TO POB BLK T WEST...  <b>Extra Features</b> CARPORT OPEN PORCH UTILITY BLDG	
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<b>Parcel Information</b> <b>Section Map Id:</b> 42-1S-30-2 <b>Approx. Acreage:</b> 0.3517 <b>Zoned:</b> MDR <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a> <a href="#">View Florida Department of Environmental Protection (DEP) Data</a>		<b>Launch Interactive Map</b> 																																				
<b>Buildings</b>																																						

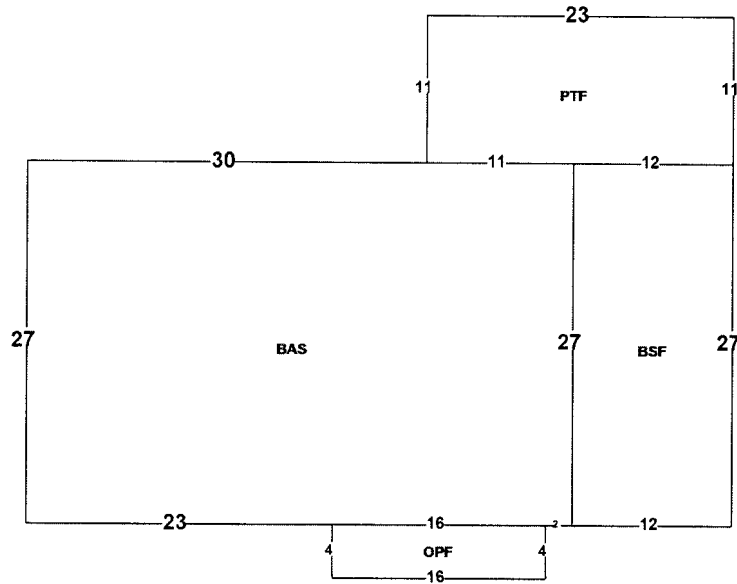
Address: 6102 NASHVILLE AVE, Improvement Type: SINGLE FAMILY, Year Built: 1962, Effective Year: 1962, PA Building ID#: 67020

**Structural Elements**

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-HARDWOOD  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-5  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1748 Total SF

BASE AREA - 1107  
BASE SEMI FIN - 324  
OPEN PORCH FIN - 64  
PATIO FINISHED - 253



**Images**



11/5/2024 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: 05/13/2025 (cc.1491)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01550**, 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:

**BEG AT SW COR OF BLK N 100 FT TO POB CONTINUE N 100 FT E 152 7/100 FT S 100 FT W 152 7/100 FT TO POB BLK T WEST PENSACOLA HTS PB 2 P 34A OR 5667 P 682**

**SECTION 42, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 041264000 (1025-35)**

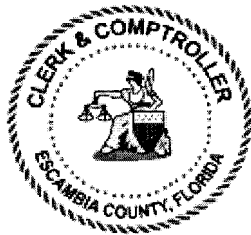
The assessment of the said property under the said certificate issued was in the name of

**TIMOTHY W PITMAN and CAMERON PITMAN**

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 #: 02-1264-00 CERTIFICATE #: 2023-1550

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 #: **02-1264-00**

1. The Grantee(s) of the last deed(s) of record is/are: **CAMERON PITMAN**

**By Virtue of Quit Claim Deed recorded 6/23/2005 in OR 5667/682 together with Death Certificate  
Recorded 6/10/2008 in OR 6339/184**

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 #: 02-1264-00**

**Assessed Value: \$76,722.00**

**Exemptions: HOMESTEAD EXEMPTIONONE OR LIST IN ALL CAPS**

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 #:** 02-1264-00  
**CERTIFICATE #:** 2023-1550

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.

**CAMERON PITMAN**  
**AND TIMOTHY W PITMAN**  
**6102 NASHVILLE AVE**  
**PENSACOLA, FL 32526-1336**

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 #:02-1264-00**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SW COR OF BLK N 100 FT TO POB CONTINUE N 100 FT E 152 7/100 FT S 100 FT W 152 7/100 FT TO POB BLK T WEST PENSACOLA HTS PB 2 P 34A OR 5667 P 682**

**SECTION 42, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 02-1264-00(1025-35)**

Recorded in Public Records 06/23/2005 at 10:50 AM OR Book 5667 Page 682,  
Instrument #2005387915, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$0.70

Prepared By & Return To:  
Gwen Pitman  
6850 Temple Lane  
Pensacola, FL 32526

Parcel ID Number: 421S302201005020

### QUIT CLAIM DEED (INDIVIDUAL)

This QUIT CLAIM DEED, dated 06/23/2005 by GWEN PITMAN, A MARRIED WOMAN AS HER NON-HOMESTEAD PROPERTY whose post office address is 6850 TEMPLE LANE, PENSACOLA, FL 32526, hereinafter called the GRANTOR, to TIMOTHY W. PITMAN AND CAMERON PITMAN, HUSBAND AND WIFE, whose post office address is 6102 NASHVILLE AVE., PENSACOLA, FL 32526, hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in Escambia County, FL, viz:

Begin at the Southwest corner of Block "T", WEST PENSACOLA HEIGHTS SUBDIVISION, thence run North 100 feet to Point of Beginning; thence continue North 100 feet; thence run East at right angles 152.07 feet; thence run South at right angles 100 feet; thence run West at right angles 152.07 feet to Point of Beginning, according to the Plat thereof recorded in Plat Book 2, Page 34, Section 42, Township 1 South, Range 30 West, Escambia County, Florida.

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 of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Martha A. Pitman

Print Name: Martha A. Pitman

Gwen Pitman  
GWEN PITMAN

Signature: Brenda Cautkins

Print Name: Brenda Cautkins

STATE OF FL  
COUNTY OF Escambia

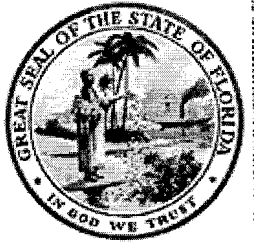
THE FOREGOING INSTRUMENT was acknowledged before me on 6/23/05 by GWEN PITMAN, A MARRIED WOMAN AS HER NON-HOMESTEAD PROPERTY. He/She/They is/are personally known to me or has/have produced FL D.L. as identification.

(SEAL)

Martha A. Pitman  
Notary Public  
Print Name:  
My Commission Expires:

MARTHA A. PITMAN  
NOTARY PUBLIC - STATE OF FL  
COMM. EXP. JAN. 18, 2009  
COMM. NO. DD 377170

Redeemed From Sale



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

**Tax Deed Sales - Redeemed From Sale**  
**Account: 041264000 Certificate Number: 001550 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** ☒