



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

0226.4

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name Applicant Address | ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239 | Application date | Apr 28, 2025 |
| Property description | BAKER BENNI 3442 CHANTARENE DR PENSACOLA, FL 32507 923 BELAIR RD 05-3014-000 LT 1 BLK 3 MONTCLAIR UNIT NO 1 PB 4 P 63 SEC 10/12 T 2S R 30 OR 8553 P 554 | Certificate # | 2023 / 2110 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2023/2110 | 06/01/2023 | 1,428.58 | 71.43 | 1,500.01 |
| →Part 2: Total* | | | | 1,500.01 |

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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2024/2289 | 06/01/2024 | 1,642.71 | 6.25 | 109.17 | 1,758.13 |
| Part 3: Total* | | | | | 1,758.13 |

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) | 3,258.14 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 1,575.84 |
| 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) | 5,208.98 |

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 30th, 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>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: 2500530

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 |
|----------------|-----------------|------------|---|
| 05-3014-000 | 2023/2110 | 06-01-2023 | LT 1 BLK 3 MONTCLAIR UNIT NO 1 PB 4 P 63 SEC 10/12 T 2S R 30 OR 8553 P 554 |

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

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[←](#) Nav. Mode
 ☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

| General Information | |
|--|---|
| Parcel ID: | 102S301000001003 |
| Account: | 053014000 |
| Owners: | BAKER BENNI |
| Mail: | 3442 CHANTARENE DR PENSACOLA, FL 32507 |
| Situs: | 923 BELAIR RD 32505 |
| 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 | | | | |
|------------------------------|----------|----------|-----------|-----------|
| Year | Land | Imprv | Total | Cap Val |
| 2024 | \$20,000 | \$97,298 | \$117,298 | \$103,389 |
| 2023 | \$20,000 | \$92,103 | \$112,103 | \$93,990 |
| 2022 | \$10,000 | \$75,446 | \$85,446 | \$85,446 |
| 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 |
| 07/31/2024 | 9183 | 448 | \$100 | QC | N | |
| 06/15/2021 | 8553 | 554 | \$100 | WD | N | |
| 09/1997 | 4177 | 1831 | \$100 | QC | N | |
| 12/1992 | 3295 | 166 | \$40,000 | QC | N | |
| 10/1992 | 3266 | 606 | \$44,900 | WD | N | |
| 08/1992 | 3220 | 96 | \$1,000 | CT | N | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | |

| 2024 Certified Roll Exemptions |
|---|
| None |
| Legal Description |
| LT 1 BLK 3 MONTCLAIR UNIT NO 1 PB 4 P 63 SEC 10/12 T 2S R 30 OR 9183 P 448 |
| Extra Features |
| None |

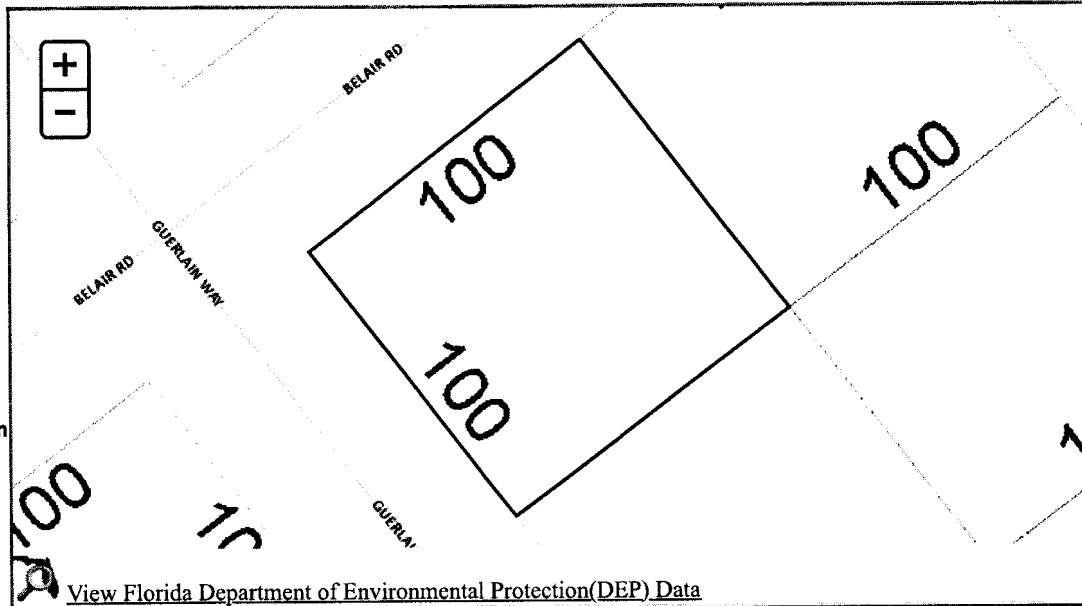
[Parcel Information](#)
[Launch Interactive Map](#)

Section
Map Id:
46-1S-30-2

Approx.
Acreage:
0.2258

Zoned: 
MDR

Evacuation
& Flood
Information
[Open
Report](#)



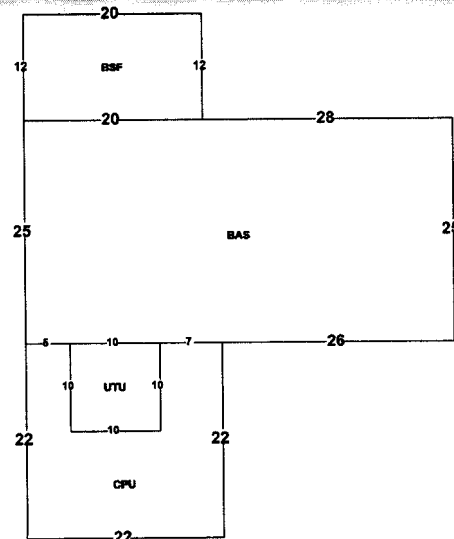
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 923 BELAIR RD, Improvement Type: SINGLE FAMILY, Year Built: 1959, Effective Year: 1959, PA Building ID#: 73719

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-FLAT/SHED
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1924 Total SF

BASE AREA - 1200
BASE SEMI FIN - 240
CARPORT UNF - 384
UTILITY UNF - 100

Images



12/30/2002 12:00:00 AM



12/30/2002 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 02110, 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 1 BLK 3 MONTCLAIR UNIT NO 1 PB 4 P 63 SEC 10/12 T 2S R 30 OR 8553 P 554

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053014000 (0226-14)

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

BENNI BAKER

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