



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

1025-63

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	KASPER ANDREW ARNOLD MCCALL 5405 TOMLINSON RD PENSACOLA, FL 32526 5405 TOMLINSON RD 05-3959-000 LT 19 BLK 1 CHARBAR LAKE S/D PB 5 P 43 OR 7649 P 1681	Certificate #	2023 / 2275
		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)
# 2023/2275	06/01/2023	2,187.16	109.36	2,296.52
→ Part 2: Total*				2,296.52

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)
# 2024/2457	06/01/2024	2,413.90	6.25	160.42	2,580.57
Part 3: Total*					2,580.57

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)	4,877.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,300.47
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)	7,552.56

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: 2500216

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
05-3959-000	2023/2275	06-01-2023	LT 19 BLK 1 CHARBAR LAKE S/D PB 5 P 43 OR 7649 P 1681

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: 132S304100019001 Account: 053959000 Owners: KASPER ANDREW ARNOLD MCCALL Mail: 5405 TOMLINSON RD PENSACOLA, FL 32526 Situs: 5405 TOMLINSON RD 32526 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>\$141,018</td> <td>\$171,018</td> <td>\$152,674</td> </tr> <tr> <td>2023</td> <td>\$30,000</td> <td>\$140,121</td> <td>\$170,121</td> <td>\$138,795</td> </tr> <tr> <td>2022</td> <td>\$20,000</td> <td>\$126,124</td> <td>\$146,124</td> <td>\$126,178</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	\$141,018	\$171,018	\$152,674	2023	\$30,000	\$140,121	\$170,121	\$138,795	2022	\$20,000	\$126,124	\$146,124	\$126,178																						
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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 Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>01/06/2017</td> <td>7649</td> <td>1681</td> <td>\$110,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>08/12/2010</td> <td>6623</td> <td>1712</td> <td>\$100</td> <td>OT</td> <td>N</td> <td></td> </tr> <tr> <td>01/1976</td> <td>1027</td> <td>168</td> <td>\$29,900</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/1968</td> <td>390</td> <td>906</td> <td>\$12,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/1968</td> <td>376</td> <td>744</td> <td>\$12,000</td> <td>WD</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	01/06/2017	7649	1681	\$110,000	WD	N		08/12/2010	6623	1712	\$100	OT	N		01/1976	1027	168	\$29,900	WD	N		01/1968	390	906	\$12,000	WD	N		01/1968	376	744	\$12,000	WD	N		2024 Certified Roll Exemptions None Legal Description LT 19 BLK 1 CHARBAR LAKE S/D PB 5 P 43 OR 7649 P 1681 Extra Features PATIO POOL	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																																							
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Parcel Information Section Map Id: 13-2S-30-2 Approx. Acreage: 0.2043 Zoned: MDR Evacuation & Flood Information Open Report		<div style="text-align: center;"> </div> View Florida Department of Environmental Protection(DEP) Data																																											
Buildings																																													

[Launch Interactive Map](#)

Address: 5405 TOMLINSON RD, Improvement Type: SINGLE FAMILY, Year Built: 1962, Effective Year: 1962, PA Building ID#: 75925

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

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-2

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 Areas - 2672 Total SF

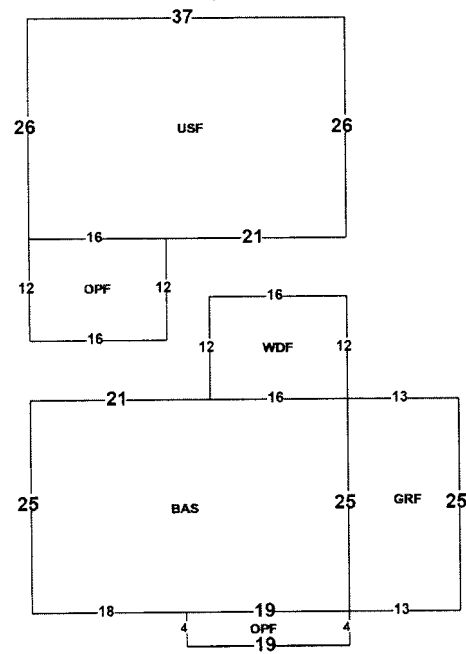
BASE AREA - 925

GARAGE FIN - 325

OPEN PORCH FIN - 268

UPPER STORY FIN - 962

WOOD DECK FIN - 192



Images



6/11/2024 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: 05/12/2025 (rc.5308)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02275**, 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 19 BLK 1 CHARBAR LAKE S/D PB 5 P 43 OR 7649 P 1681

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053959000 (1025-63)

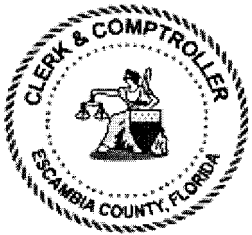
The assessment of the said property under the said certificate issued was in the name of

ANDREW ARNOLD MCCALL KASPER

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 #: 05-3959-000 CERTIFICATE #: 2023-2275

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 15, 2005 to and including July 15, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: July 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 16, 2025

Tax Account #: **05-3959-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ANDREW ARNOLD MCCALL KASPER**

By Virtue of Warranty Deed recorded 1/9/2017 in OR 7649/1681

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 #: 05-3959-000

Assessed Value: \$152,674.00

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 #: 05-3959-000

CERTIFICATE #: 2023-2275

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.

ANDREW ARNOLD MCCALL KASPER
5405 TOMLINSON RD
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 16th 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 16, 2025

Tax Account #:05-3959-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 19 BLK 1 CHARBAR LAKE S/D PB 5 P 43 OR 7649 P 1681

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3959-000(1025-63)

**Recorded in Public Records 1/9/2017 8:44 AM OR Book 7649 Page 1681,
Instrument #2017001360, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$770.00**

Prepared by and Return to:
Julie Messer, an employee of
First International Title, Inc.,
411 W Gregory Street
Pensacola, FL 32502

File No.: 95155-59

WARRANTY DEED

This indenture made on January 6, 2017, by **Robert Henry Gaylord, a single person** whose address is: 537 Ard Drive, Pensacola, FL 32526, hereinafter called the "grantor",

to **Andrew Arnold McCall Kasper, a single person** whose address is: 5405 Tomlinson Road Pensacola, FL 32526 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

Lot 19, Block 1, CHARBAR LAKE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 5, Page(s) 43 of the Public Records of Escambia County, Florida.

Parcel Identification Number: 132S30-4100-019-001

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2016.

BK: 7649 PG: 1682 Last Page

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

Robert Henry Gaylord by Sheila Marie Barber, his
Robert Henry Gaylord by Sheila Marie Barber, His Attorney in Fact attorney in fact.

Signed, sealed and delivered in our presence:

Cynthia Tant
Witness Signature

Print Name: Cynthia Tant

Julie A. Messer
Witness Signature

Print Name: Julie A. Messer

State of FLORIDA

County of Escambia

The Foregoing Instrument Was Acknowledged before me on the 6th day of January, 2017, by **Sheila Marie Barber, Attorney in Fact For Robert Henry Gaylord** who is/are personally known to me or who has/have produced the following as identification: driver license.

Julie A. Messer
Notary Public

Printed Name:

My Commission expires:

