

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 Infor	nation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Appli	ication 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 # Date certificate issued		2023 / 2275	
						06/01/2023	
Part 2: Certificat	es Owned by App	licant an	d Filed wi	th Tax Deed	Appli	cation	
Column 1	Column Data of Cortifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/2275		Date of Certificate Sale Face 06/01/2023		2,187.16		109.36	 `
			1		1	→Part 2: Total*	2,296.52
Part 3: Other Ce	rtificates Redeem	ed hy An	nlicant (C	ther than Co	untv))	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Coli Face A	umn 3 mount of Certificate	Column 4 Tax Collector's		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
					1	Part 3: Total*	2,580.57
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)				
	ificates in applicant's			r certificates red (*	deeme	ed by applicant of Parts 2 + 3 above	4,877.09
2. Delinquent tax	es paid by the applic	ant					0.00
Current taxes paid by the applicant				2,300.47			
Property information report fee				200.00			
5. Tax deed appl	ication fee						175.00
6. Interest accrue	ed by tax collector un	der s.197.	542, F.S. (s	ee Tax Collecto	or Inst	ructions, page 2)	0.00
7 Total Paid (Lines 1-6)				7,552.56			
	nformation is true and that the property in				ty infor	rmation report fee, a	nd tax collector's fees
		•				Escambia, Florid	da
Sign here:					[Date April 24th,	2025
/ Sign	atule, Tax Collector or Des	ignee					

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Par	rt 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 I	here: Date of sale 10/01/2025 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

Application Number: 2500216

To: Tax Collector of ESCAMBIA COUNTY		Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176	-1540,	ame to the Tay (Collector and make tax deed application thereon
Hold the listed tax certificate	s and hereby surrender the se	and to the Tax	Jonesia and make tax dood 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
 pay all delinquen pay all Tax Collection Sheriff's costs, if a 	nding tax certificates plus into t and omitted taxes, plus inte ctor's fees, property informatio applicable.	rest covering the n report costs, C	
which are in my possessio		on is based and	all other certificates of the same legal description
Electronic signature on fil KEYS FUNDING LLC - 6 PO BOX 71540 PHILADELPHIA, PA 19	023		<u>04-21-2025</u>
Appli	cant's signature		Application Date



Zoned: 🔑

Evacuation & Flood

Information <u>Open</u> Report

Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Printer Friendly Version Nav. Mode

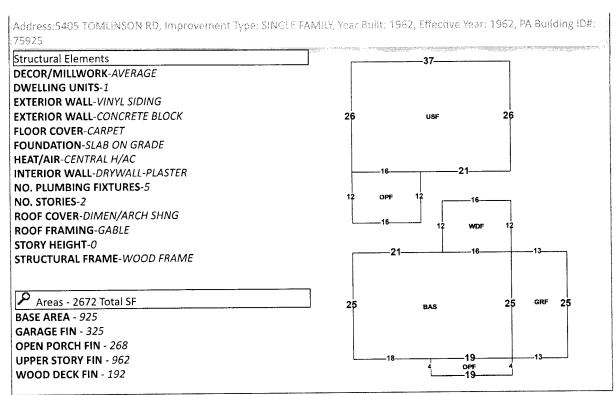
Account

Parcel ID Assessments General Information Total <u>Cap Val</u> **Imprv** Year Parcel ID: 132S304100019001 \$152,674 \$171,018 2024 \$30,000 \$141,018 053959000 Account: \$140,121 \$170,121 \$138,795 KASPER ANDREW ARNOLD MCCALL 2023 \$30,000 Owners: \$126,178 \$146,124 \$126,124 5405 TOMLINSON RD 2022 \$20,000 Mail: PENSACOLA, FL 32526 5405 TOMLINSON RD 32526 Disclaimer Situs: SINGLE FAMILY RESID 🔑 Use Code: **Tax Estimator** Taxing **COUNTY MSTU** Authority: **Change of Address** Open Tax Inquiry Window Tax Inquiry: Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector Report Storm Damage 2024 Certified Roll Exemptions Sales Data Type List: 🔑 Type Multi Parcel Records Sale Date Book Page Value 01/06/2017 7649 1681 \$110,000 WD Legal Description 08/12/2010 6623 1712 \$100 OT LT 19 BLK 1 CHARBAR LAKE S/D PB 5 P 43 OR 7649 P 1681 01/1976 1027 168 \$29,900 WD \$12,000 WD 390 906 01/1968 Extra Features PATIO 376 744 \$12,000 WD 01/1968 POOL Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller Launch Interactive Map Parcel Information Section Map Id: 13-2S-30-2 Approx. Acreage: 0.2043

125

Buildings

View Florida Department of Environmental Protection(DEP) Data



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 (tc.5308)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034529 5/13/2025 2:13 PM
OFF REC BK: 9316 PG: 952 Doc Type: TDN

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.

GAL COUNT RUM

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 LUNSFOR	D, ESCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #	: 05-3959-000	CERTIFICATE #:	2023-2	275
REPORT IS LIMIT	NOT TITLE INSURANCE. TH ED TO THE PERSON(S) EXP EPORT AS THE RECIPIENT(RESSLY IDENTIFIED	BY NAME IN TH	IE PROPERTY
listing of the owner tax information and	t prepared in accordance with the (s) of record of the land described a listing and copies of all opened in the Official Record Bool n page 2 herein.	ed herein together with c or unsatisfied leases, mo	current and delinquertgages, judgment	ent ad valorem s and
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 "Re	eport" herein refers to the Proper	rty Information Report a	nd the documents	attached hereto.
Period Searched:	July 15, 2005 to and inclu	ding July 15, 2025	Abstractor:	Andrew Hunt
BY				
Malphel				

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 INFO	DRMATION RE	PORT FOR TDA
CERTIFICATION IS			TOTAL TOTAL

TAX l	DEED SA	LE DATE:	OCT 1, 2025		
TAX A	ACCOUN	T #:	05-3959-000		
CERTIFICATE #:		C#:	2023-2275		
those	persons, fi	rms, and/or agencies having	Statutes, the following is a list of names and addresses of glegal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed	ł	
YES	N	otify City of Pensacola, P.O. otify Escambia County, 190 omestead for <u>2024</u> tax yea	Governmental Center, 32502		
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

Malphel

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 Should Should 4 Marie Barber, His Attorney in Fact attorney in Fact.

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Curthia 1

Yitgéss Signature

Print Name: Wie 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.

Notary Public Printed Name:

My Commission expires:

Notary Public State of Florida
Julie A Messer
My Commission FF 960619
Expires 03/21/2020

