



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

1025-75

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	GARRISON GREGORY B 7535 SOUTHPONTE PL PENSACOLA, FL 32514 201 EMERALD AVE 06-0425-000 LT 22 BLK P RE S/D OF OAKCREST PB 3 P 69/82/89 OR 7896 P 195 SEC 15/16 T 2S R 30	Certificate #	2023 / 2506
		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)
# 2023/2506	06/01/2023	951.79	47.59	999.38
→ Part 2: Total*				999.38

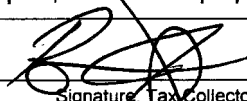
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/2682	06/01/2024	1,112.22	6.25	79.01	1,197.48
Part 3: Total*					1,197.48

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)	2,196.86
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,039.52
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)	3,611.38

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: 2500446

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
06-0425-000	2023/2506	06-01-2023	LT 22 BLK P RE S/D OF OAKCREST PB 3 P 69/82/89 OR 7896 P 195 SEC 15/16 T 2S R 30

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		Assessments				
Parcel ID:	162S302400022016	Year	Land	Imprv	Total	Cap Val
Account:	060425000	2024	\$20,000	\$71,523	\$91,523	\$50,529
Owners:	GARRISON GREGORY B	2023	\$20,000	\$67,725	\$87,725	\$45,936
Mail:	7535 SOUTHPOINTE PL PENSACOLA, FL 32514	2022	\$8,000	\$56,263	\$64,263	\$41,760
Situs:	201 EMERALD AVE 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:							2024 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Multi	Parcel Records	None
05/07/2018	7896	195	\$25,000	WD	N		Legal Description LT 22 BLK P RE S/D OF OAKCREST PB 3 P 69/82/89 OR 7896 P 195 SEC 15/16 T 2S R 30
08/2007	6206	1817	\$40,000	WD	N		
10/1988	2618	323	\$100	QC	N		
01/1910	1155	774	\$20,000	WD	N		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features FRAME BUILDING METAL BUILDING

Parcel Information

Launch Interactive Map

Section

Map Id:

16-2S-30-1

Approx. Acreage:

0.1841

Zoned:

MDR

Evacuation & Flood Information

Open Report

+

-

60

75

107

View Florida Department of Environmental Protection(DEP) Data

[Buildings](#)

Address: 201 EMERALD AVE, Improvement Type: SINGLE FAMILY, Year Built: 1955, Effective Year: 1970, PA Building ID#: 78275

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-3

NO. STORIES-1

ROOF COVER-BLT UP ON WOOD

ROOF FRAMING-FLAT/SHED

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL

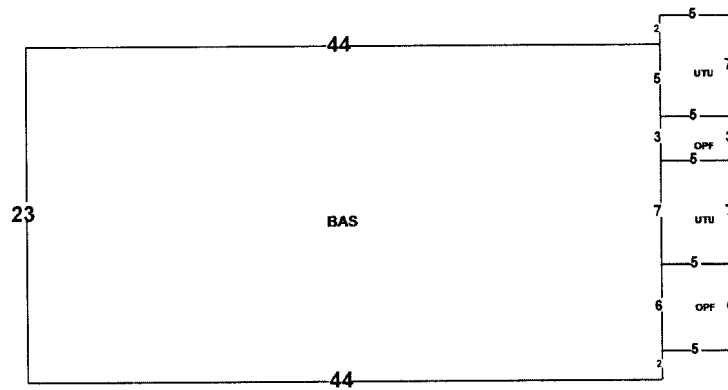


Areas - 1127 Total SF

BASE AREA - 1012

OPEN PORCH FIN - 45

UTILITY UNF - 70



Images



1/5/2022 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.5971)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034547 5/13/2025 2:28 PM
OFF REC BK: 9316 PG: 971 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02506**, 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 22 BLK P RE S/D OF OAKCREST PB 3 P 69/82/89 OR 7896 P 195 SEC 15/16 T 2S R 30

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060425000 (1025-75)

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

GREGORY B GARRISON

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034547 5/13/2025 2:28 PM
OFF REC BK: 9316 PG: 971 Doc Type: TDN

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Dated this 13th day of May 2025.

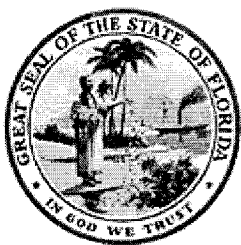
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Redeemed From Sale



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

Tax Deed Sales - Redeemed From Sale

Account: 060425000 Certificate Number: 002506 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$784.80

Postage Tax Deed Court Registry \$750.80

Payor Name

Notes

Commit Redemption ☒

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025039243 5/30/2025 8:10 AM
OFF REC BK: 9323 PG: 1506 Doc Type: RTD

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 971, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02506, issued the 1st day of June, A.D., 2023

TAX ACCOUNT NUMBER: 060425000 (1025-75)

DESCRIPTION OF PROPERTY:

LT 22 BLK PRE S/D OF OAKCREST PB 3 P 69/82/89 OR 7896 P 195 SEC 15/16 T 2S R 30

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: GREGORY B GARRISON

Dated this 30th 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 #: 06-0425-000 CERTIFICATE #: 2023-2506

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 #: **06-0425-000**

1. The Grantee(s) of the last deed(s) of record is/are: **GREGORY B GARRISON**

By Virtue of Warranty Deed recorded 5/7/2018 in OR 7896/195

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 #: 06-0425-000

Assessed Value: \$50,529.00

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:	<u>OCT 1, 2025</u>
TAX ACCOUNT #:	<u>06-0425-000</u>
CERTIFICATE #:	<u>2023-2506</u>

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.

GREGORY B GARRISON
7535 SOUTHPOINTE PL
PENSACOLA, FL 32514

GREGORY B GARRISON
201 EMERALD AVE
PENSACOLA, FL 32505

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 #:06-0425-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 22 BLK P RE S/D OF OAKCREST PB 3 P 69/82/89 OR 7896 P 195 SEC 15/16 T 2S R 30

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-0425-000(1025-75)

Recorded in Public Records 5/7/2018 4:29 PM OR Book 7896 Page 195,
Instrument #2018035069, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$175.00

Prepared By & Return To:
Jan Gaston, as an employee of
Clear Title of Northwest Florida, LLC
4636 Summerdale Blvd.
Pace, FL 32571
File Number: PACE-18-14304
Parcel ID #: 162S302400022016
Sell Price \$25,000.00

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated this 7th day of May, 2018, by **Donald Smith and Debbie Kilpatrick nka Debbie Smith, husband and wife** whose post office address is 4771 Kolb Road, Milton, Florida 32570, hereinafter called the Grantor, to **Gregory B Garrison, a married man**, whose post office address is 7535 Southpointe Place, Pensacola, Florida 32514, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Lot 22, Block P, of Re-Subdivision of a portion of Oakcrest, according to the Plat thereof as recorded in Plat Book 3, Page(s) 69, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

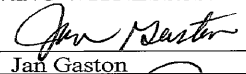
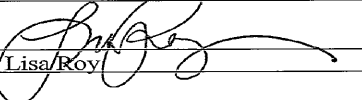
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.



TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: 
Print Name: Jan Gaston
Signature: 
Print Name: Lisa Roy

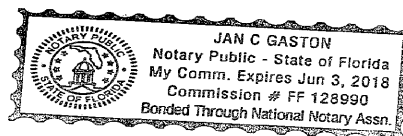

Donald Smith

Debbie Kilpatrick nka Debbie Smith

State of Florida
County of Santa Rosa

THE FOREGOING INSTRUMENT was acknowledged before me this 7th day of May, 2018, by: Donald Smith and Debbie Kilpatrick nka Debbie Smith.

Signature: 
Notary Public
My Commission Expires:

____ Personally Known
OR
☒ Produced Identification
Type of Identification Produced driver's license



BK: 7896 PG: 196 Last Page

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of 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. 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 or 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: Emerald Avenue

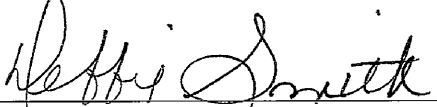
Legal Address of Property: 201 Emerald Avenue, Pensacola, Florida 32505

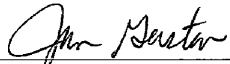
The County (X) has accepted () has not accepted the abutting roadway for maintenance.

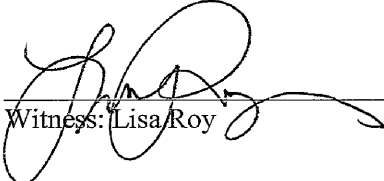
This form completed by: Clear Title of Northwest Florida, LLC
4636 Summerdale Blvd., Pace, Florida 32571

AS TO SELLER(S):

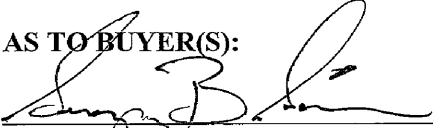

Seller: Donald Smith

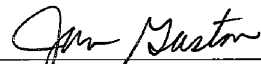

Seller: Debbie Kilpatrick nka Debbie Smith

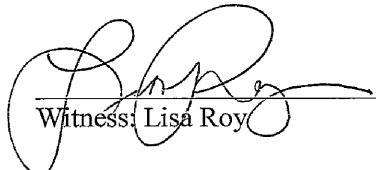

Witness: Jan Gaston


Witness: Lisa Roy

AS TO BUYER(S):


Buyer: Gregory B Garrison


Witness: Jan Gaston


Witness: Lisa Roy

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

