

## **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

0326.50

							E-WKC	
Part 1: Tax Deed	Application Infor	nation				性。此意		
Applicant Name Applicant Address	AVK REAL ESTATE LLC 66 WEST FLAGLER STREET SUITE 900 MIAMI, FL 33130					ation date	Jul 29, 2025	
Property description	MANUEL ARTHUR J JR 2790 NW 194 TERR MIAMI GARDENS, FL 33056 212 DOGWOOD DR 07-0616-000 BEG AT SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 FT WLY 210 FT TO W LI OF LT 38 N ON W LI 65 (Full legal attached.)					cate#	2023 / 3031	
						ertificate issued	06/01/2023	
Part 2: Certificat	es Owned by App	licant and	i Filed wi	th Tax Deed	Applic	ation		
Column 1 Certificate Numbe	Column er Date of Certific		Column 3 Face Amount of Certificate		Column 4 Interest		Column 5: Column 3 + Co	
# 2023/3031 06/01		023 264.93		103.32			368.25	
			1			→Part 2: Total*		368.25
Part 3: Other Ce	rtificates Redeemo	ed by App	olicant (C	ther than Co	unty)	77 E. 1. 1. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	mn 3 mount of ertificate	Column 4 Tax Collector's	Fee	Column 5 Interest	Total (Column 3 + Column + Column	
# 2025/3357	06/01/2025		147.98		6.25	7.40		161.63
# 2024/3239	06/01/2024		254.03		6.25	52.61	·	312.89
						Part 3: Total*		474.52
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)					8 19
1. Cost of all cert	ificates in applicant's	possessio	n and othe	r certificates red (*	deemed Total of	by applicant Parts 2 + 3 above		842.77
2. Delinquent tax	es paid by the applica	ant		-				0.00
Current taxes paid by the applicant							0.00	
4. Property inform	nation report fee							200.00
5. Tax deed appl	ication fee							175.00
6. Interest accrue	ed by tax eollector und	der s.197.5	42, F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)		0.00
7.					Tota	al Paid (Lines 1-6)	İ	1,217.7
- 11 f I 1	nformation is true and				y inform	ation report fee, a	nd tax collector's	fees
/// / ///	MIVAIII	加人	$\overline{}$			Escambia, Florid	ia	
Sign here: Sign	ature, Tax Collector or Nes	ignee			Da	ite <u>July 31st, 2</u>	025	

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

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 03/04/2026	C250-52-5935		75 E 194
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 03/04/2026	Pai	Part 5: Clerk of Court Certified Amounts (Lines 8-14)	The Brists
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 03/04/2026	8.	8. Processing tax deed fee	
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 03/04/2026	9.	9. Certified or registered mail charge	
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 03/04/2026	10.	Clerk of Court advertising, notice for newspaper, and electronic auction 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 03/04/2026	11.	Recording fee for certificate of notice	
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 03/04/2026	12.	2. Sheriff's fees	
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	13.	3. Interest (see Clerk of Court Instructions, page 2)	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)  Sign here:  Date of sale 03/04/2026	14.	4. Total Paid (Lines 8-13)	
Sign here: Date of sale <u>03/04/2026</u>	15.		
	16.	6. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Signature, Clerk of Court or Designee	Sign	Sign here: Date of sale 03/04/2026	
		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 SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 FT WLY 210 FT TO W LI OF LT 38 N ON W LI 65 FT TO POB PART OF LT 38 PLAT DB 128 P 575 OR 6587 P 1043 CA 155

## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500646

To: Tax Collector of	ESCAMBIA COUNTY ,	Florida	
I, AVK REAL ESTATE LLC 66 WEST FLAGLER STR SUITE 900 MIAMI, FL 33130, hold the listed tax certific		ame to the Tax (	Collector and make tax deed application thereon
			••
Account Number	Certificate No.	Date	Legal Description
07-0616-000	2023/3031	06-01-2023	BEG AT SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 FT WLY 210 FT TO W LI OF LT 38 N ON W LI 65 FT TO POB PART OF LT 38 PLAT DB 128 P 575 OR 6587 P 1043 CA 155
<ul> <li>redeem all out</li> <li>pay all delinque</li> <li>pay all Tax Co Sheriff's costs</li> </ul>	, if applicable. certificate on which this applicat	erest covering the	
Electronic signature o AVK REAL ESTATE L 66 WEST FLAGLER S SUITE 900 MIAMI, FL 33130	n file LLC		<u>07-29-2025</u> Application Date

Applicant's signature



**Parcel Information** 

# Gary "Bubba" Peters Escambia County Property Appraiser

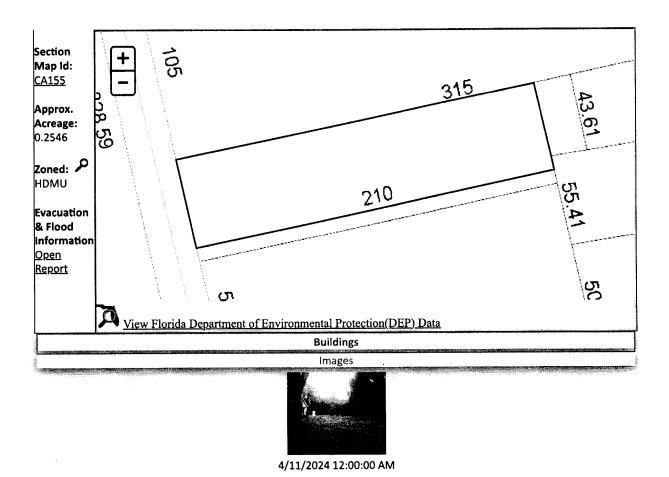
**Real Estate Search** 

**Tangible Property Search** 

**Sale List** 

**Back** 

Printer Friendly Version Nav. Mode Account OParcel ID **General Information** Assessments Parcel ID: 3425300380027038 Year Land Imprv Total Cap Val 2025 \$7,867 Account: 070616000 \$7,867 \$0 \$7,867 Owners: MANUEL ARTHUR J JR 2024 \$7,867 \$0 \$7,867 \$6,161 Mail: 2790 NW 194 TERR 2023 \$5,601 \$0 \$5,601 \$5,601 MIAMI GARDENS, FL 33056 212 DOGWOOD DR 32505 Situs: Disclaimer VACANT RESIDENTIAL A Use Code: **Tax Estimator Taxing COUNTY MSTU Authority: Change of Address** Tax Inquiry: **Open Tax Inquiry Window** Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector **Report Storm Damage** Sales Data Type List: 🔑 2025 Certified Roll Exemptions None Sale Date Book Page Value Type Multi Parcel Records 02/08/2024 9101 1675 \$100 CJ B 02/08/2024 9101 1670 \$100 CJ Ν Legal Description BEG AT SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 05/03/2010 6587 1043 \$5,000 QC Ν FT WLY 210 FT TO W LI OF LT 38 N ON W LI 65 FT TO POB... 07/2002 4966 1069 \$100 QC Ν Co 08/1995 3861 18 \$5,000 WD Ν 12/1994 3697 256 Ν \$100 QC 01/1994 3536 755 \$100 QC **Extra Features** Official Records Inquiry courtesy of Pam Childers None Escambia County Clerk of the Circuit Court and Comptroller Launch Interactive Map



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:08/11/2025 (tc.6035)

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025060493 8/11/2025 9:01 AM OFF REC BK: 9360 PG: 1632 Doc Type: TDN

# NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That AVK REAL ESTATE LLC holder of Tax Certificate No. 03031, 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 SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 FT WLY 210 FT TO W LI OF LT 38 N ON W LI 65 FT TO POB PART OF LT 38 PLAT DB 128 P 575 OR 6587 P 1043 CA 155

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 070616000 (0326-50)

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

### ARTHUR J MANUEL JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of March, which is the 4th day of March 2026.

Dated this 11th day of August 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

COUNT TUBE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk