



# 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

1125-27

## 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	WALSH ROBERT EST OF 48 ADKINSON DR PENSACOLA, FL 32506 48 ADKINSON DR 07-3121-000 LT 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550	Certificate #	2023 / 3310
		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)
# 2023/3310	06/01/2023	1,712.76	85.64	1,798.40
→ Part 2: Total*				1,798.40

## 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)
# 2024/3511	06/01/2024	1,847.67	6.25	122.79	1,976.71
Part 3: Total*					1,976.71

## 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)	3,775.11
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,789.10
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)	5,939.21

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] Escambia, Florida  
Signature, Tax Collector or Designee 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. <b>Total Paid (Lines 8-13)</b>	
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>11/05/2025</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: 2500277

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
07-3121-000	2023/3310	06-01-2023	LT 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550

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		Assessments				
<b>Parcel ID:</b>	3525306100023008	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	073121000	2024	\$20,000	\$117,549	\$137,549	\$116,855
<b>Owners:</b>	WALSH ROBERT EST OF	2023	\$20,000	\$109,089	\$129,089	\$106,232
<b>Mail:</b>	48 ADKINSON DR PENSACOLA, FL 32506	2022	\$15,000	\$102,414	\$117,414	\$96,575
<b>Situs:</b>	48 ADKINSON DR 32506	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	SINGLE FAMILY RESID 🔑	<a href="#">Tax Estimator</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	<a href="#">Change of Address</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<a href="#">File for Exemption(s) Online</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<a href="#">Report Storm Damage</a>				

Sales Data Type List: 🔑								2024 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi Parcel</b>	<b>Records</b>		None	
04/1995	3761	550	\$58,500	WD	N	📄		<a href="#">Legal Description</a>	
10/1989	2770	457	\$55,000	WD	N	📄		LT 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550	
01/1966	285	273	\$12,500	WD	N	📄		<a href="#">Extra Features</a>	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								CARPORT	
								PATIO	

Parcel Information		Launch Interactive Map
<b>Section</b>	<div><div>+</div><div>-</div></div> <div><div>8</div><div>110</div></div>	
<b>Map Id:</b>		
<u>35-2S-30-2</u>		
<b>Approx. Acreage:</b>		
0.2006		
<b>Zoned:</b>		
MDR		
<b>Evacuation &amp; Flood Information</b>		
<a href="#">Open Report</a>		
	<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	
<b>Buildings</b>		
Address:48 ADKINSON DR, Improvement Type: SINGLE FAMILY, Year Built: 1956, Effective Year: 1956, PA Building ID#: 84884		

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-6

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL

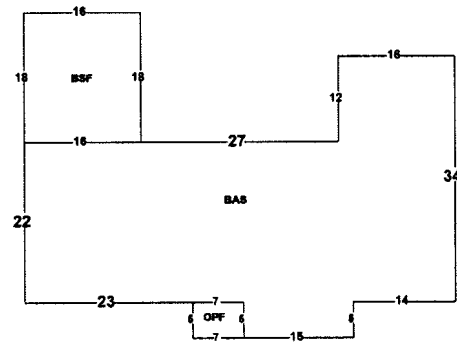
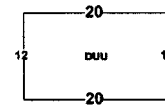
Areas - 2128 Total SF

BASE AREA - 1565

BASE SEMI FIN - 288

DET UTILITY UNF - 240

OPEN PORCH FIN - 35



Images



5/14/2024 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:05/15/2025 (tc.1252)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03310**, 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 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550**

**SECTION 35, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 073121000 (1125-27)**

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

**EST OF ROBERT WALSH**

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 November, which is the **5th day of November 2025**.

Dated this 16th 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 #: 07-3121-000 CERTIFICATE #: 2023-3310

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: August 8, 2005 to and including August 8, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: August 11, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

August 11, 2025

Tax Account #: **07-3121-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ROBERT WALSH AND EMILY V WALSH**

**By Virtue of Warranty Deed recorded 5/1/1995 in OR 3761/550**

**ABTRACTOR'S NOTE: WE FIND NO RECORD OF DEATH FOR ROBERT WALSH OR EMILY V WALSH RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA**

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 #: 07-3121-000**

**Assessed Value: \$116,855.00**

**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:** NOV 5, 2025

**TAX ACCOUNT #:** 07-3121-000

**CERTIFICATE #:** 2023-3310

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.

**ESTATE OF ROBERT WALSH AND**  
**ESTATE OF EMILY V WALSH**  
**48 ADKINSON DR**  
**PENSACOLA, FL 32506**

Certified and delivered to Escambia County Tax Collector, this 11<sup>th</sup> day of August 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**

**August 11, 2025**

**Tax Account #:07-3121-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550**

**SECTION 35, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 07-3121-000(1125-27)**

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

WARRANTY DEED  
INDIVID. TO INDIVID.OR Bk3761 Pg0550  
INSTRUMENT 00204308

This Instrument Prepared by: Carol D. Eubanks  
Southland Title of Pensacola, Inc.  
Address: 1120 N. 12th Ave.  
Pensacola, Florida 32501  
File # 95-12932

Property Appraisers Parcel Identification (Folio) Number(s):  
35-2S-30-6100-023-008

Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**Warranty Deed**

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 27th day of April, 1995, BETWEEN

Gloria J. McCullough, a single woman

whose post office address is: 2100 Apalachee Parkway # 9C  
Tallahassee, Florida 32301

of the County of Leon, State of Florida, grantor, and

Robert Walsh and Emily V. Walsh, husband and wife

whose post office address is: 48 Adkinson Drive Pensacola, Florida 32506

of the County of Escambia, State of Florida, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of

Ten and 00/100-----Dollars, and  
other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever,  
the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Lot 23, Block 8, Meadowbrook, a subdivision of a portion of Section  
35, Township 2 South, Range 30 West, Escambia County, Florida,  
according to Plat recorded in Plat Book 4 at Page 7, of the public  
records of said county.

D S PD Deed \$409.50  
Mort \$0.00 ASUM \$0.00  
MAY 1, 1995  
Jim Moya, Comptroller  
Cert. Reg. 59-2043328-27-01  
BY: J. Knight D.C.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of  
all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Crystal Gibson (Seal)  
Print name of witness: Crystal Gibson Gloria J. McCullough

James Williams (Seal)  
Print name of witness: JAMES W. WILLIAMS

STATE OF Florida  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 27th day of April, 1995,  
by Gloria J. McCullough, a single woman

who is/are personally known to me or who has/have produced

as identification and who did take an oath.

My Commission expires:

(Seal)

Name of Notary Public: Monica E. Reddick  
Notary Public  
Serial Number: 267-96-3935



MONICA E. REDDICK  
MY COMMISSION # CC 198315 EXPIRES  
May 7, 1996  
BONDED THROUGH TROY FARM INSURANCE, INC.

ITEM 7381 (9112)

Great Lakes Business Forms, Inc. To Order Call: 1-800-530-9393 FAX: 616-666-3100

OR Bk3761 Pg0551  
INSTRUMENT 00204308

## 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, and if not, what person or entity will be responsible for maintenance. 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 of 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 48 Adkinson Drive Pensacola, Florida 32506  
Legal Address of Property: 48 Adkinson Drive Pensacola, Florida 32506

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

If not, it will be the responsibility of Escambia County, Florida to maintain, repair and improve the roadway.

This form completed by: Southland Title of Pensacola, Inc.

Name

1120 N. 12th Ave.

Address

Pensacola, Florida 32501 File # 95-12932

City, State, Zip Code

AS TO SELLER(S):

Seller's Name: Gloria J. McCullough

Seller's Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF ~~ESCAMBIA~~ \_\_\_\_\_

The foregoing instrument was acknowledged before me this      day of April, 1995, by  
Gloria J. McCullough (a Florida/ \_\_\_\_\_ Corporation)  
(corporation or individual)

and/by \_\_\_\_\_ (if corporation, title: \_\_\_\_\_, who signs  
(individual or corporate official)

this document on behalf of the corporation), who did not take an oath and who:  
\_\_\_\_\_ is/are personally known to me.

\_\_\_\_\_ produced current Florida driver's license as identification; or

☒ produced current State ID #267-96-3955 as identification.

(Notary Seal must be affixed)

Monica E. Reddick  
Signature of Notary Public

Monica E. Reddick  
Name of Notary Printed

My Commission Expires: \_\_\_\_\_

Commission Number: \_\_\_\_\_



MONICA E. REDDICK  
MY COMMISSION # CC 199315 EXPIRES  
May 7, 1996  
BONDED THRU TROY FAIN INSURANCE, INC.

OR Bk3761 Pg0552  
INSTRUMENT 00204308

AS TO BUYER(S):

Robert Walsh  
Buyer's Name: Robert Walsh

Emily V. Walsh  
Buyer's Name: Emily V. Walsh

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 1995, by  
Robert Walsh (a Florida/ Corporation)  
and/by Emily V. Walsh (if corporation, title: \_\_\_\_\_, who signs  
(individual or corporate official)  
this document on behalf of the corporation), who did not take an oath and who:  
\_\_\_\_\_ is/are personally known to me.  
XX produced current Florida driver's license as identification; or  
\_\_\_\_\_ produced current \_\_\_\_\_ as identification.

(Notary Seal must be affixed)

Signature of Notary Public

Name of Notary Printed

My Commission Expires:

Commission Number:

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS - 10/94



Instrument 00204308  
Filed and recorded in the  
public records  
MAY 1 1995  
at 03:01 P.M.  
in Book and Page noted  
above or hereon  
and record verified  
JIM MOYE,  
COMPTROLLER  
Escambia County,  
Florida