



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

1125-36

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	VANSI LLC 3 NORTH NEW WARRINGTON RD PENSACOLA, FL 32506 3 N NEW WARRINGTON RD 07-4117-276 BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW (Full legal attached.)	Certificate #	2023 / 3402
		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)
# 2023/3402	06/01/2023	13,639.86	681.99	14,321.85
→Part 2: Total*				14,321.85

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)
# /					
Part 3: Total*					0.00

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)	14,321.85
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	13,916.29
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)	28,613.14

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>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.

BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) FOR 155 20/100 FT N 86 DEG 03 MIN 15 SEC W FOR 300 FT S 03 DEG 56 MIN 45 SEC W FOR 208 96/100 FT TO NLY R/W LI OF LOUISVILLE RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG R/W FOR 304 80/100 FT TO POB OR 7473 P 943 CA 183

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500331

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
07-4117-276	2023/3402	06-01-2023	BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) FOR 155 20/100 FT N 86 DEG 03 MIN 15 SEC W FOR 300 FT S 03 DEG 56 MIN 45 SEC W FOR 208 96/100 FT TO NLY R/W LI OF LOUISVILLE RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG R/W FOR 304 80/100 FT TO POB OR 7473 P 943 CA 183

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](#)

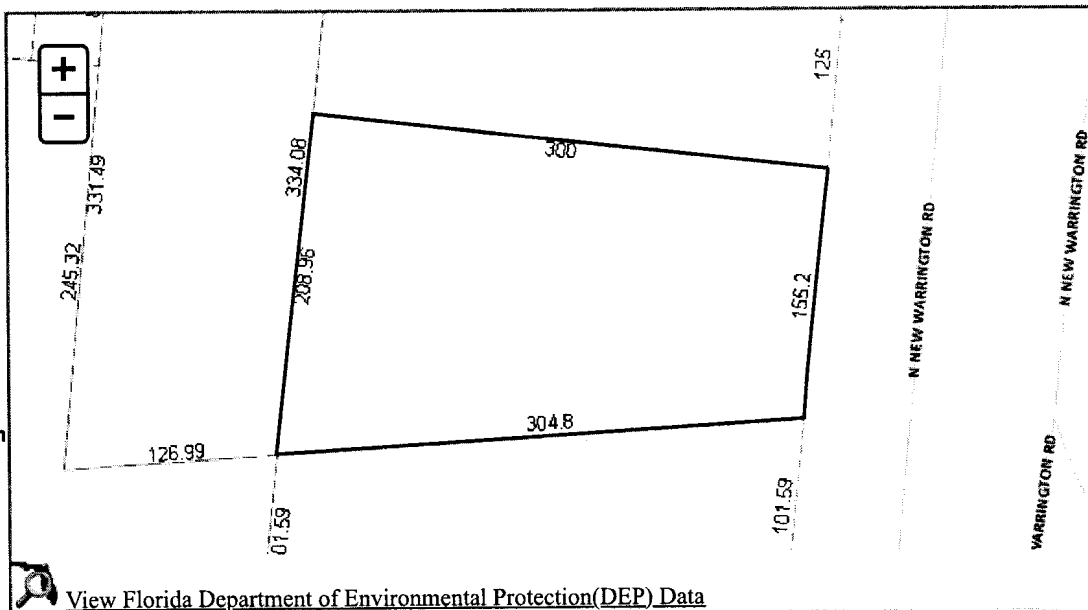
General Information Parcel ID: 372S305002001057 Account: 074117276 Owners: VANSHI LLC Mail: 3 NORTH NEW WARRINGTON RD PENSACOLA, FL 32506 Situs: 3 N NEW WARRINGTON RD 32506 Use Code: HOTEL/MOTEL Units: 79 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of 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>\$144,900</td> <td>\$782,955</td> <td>\$927,855</td> <td>\$927,855</td> </tr> <tr> <td>2023</td> <td>\$126,000</td> <td>\$774,679</td> <td>\$900,679</td> <td>\$894,032</td> </tr> <tr> <td>2022</td> <td>\$71,820</td> <td>\$740,937</td> <td>\$812,757</td> <td>\$812,757</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey					Year	Land	Imprv	Total	Cap Val	2024	\$144,900	\$782,955	\$927,855	\$927,855	2023	\$126,000	\$774,679	\$900,679	\$894,032	2022	\$71,820	\$740,937	\$812,757	\$812,757															
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Sales Data Type List						2024 Certified Roll Exemptions None																																							
<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>02/02/2016</td> <td>7473</td> <td>943</td> <td>\$2,925,100</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>03/18/2014</td> <td>7148</td> <td>1304</td> <td>\$2,350,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>03/24/2010</td> <td>6575</td> <td>394</td> <td>\$1,405,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>02/1985</td> <td>2026</td> <td>46</td> <td>\$150,000</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	02/02/2016	7473	943	\$2,925,100	WD	Y		03/18/2014	7148	1304	\$2,350,000	WD	Y		03/24/2010	6575	394	\$1,405,000	WD	Y		02/1985	2026	46	\$150,000	WD	N		Legal Description BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON...				
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						Extra Features ASPHALT PAVEMENT CHAINLINK FENCE CONCRETE PAVING ELEVATOR IRON FENCE POOL WOOD FENCE																																							
Parcel Information						Launch Interactive Map																																							

Section
Map Id:
CA183

Approx.
Acreage:
1.1852

Zoned: 
Com

Evacuation
& Flood
Information
Open
Report




View Florida Department of Environmental Protection (DEP) Data

Buildings

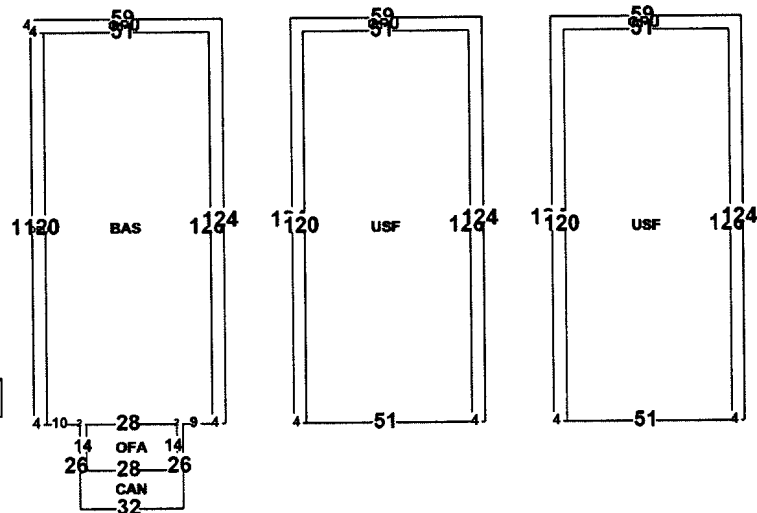
Address: 3 N NEW WARRINGTON RD, Improvement Type: MOTEL, Year Built: 1985, Effective Year: 1985, PA Building ID#: 85951

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-54
EXTERIOR WALL-STUCCO
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-166
NO. STORIES-3
ROOF COVER-ENAMELED METAL
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 22780 Total SF


BASE AREA - 6120
CANOPY - 440
OFFICE AVG - 392
OPEN PORCH UNF - 3588
UPPER STORY FIN - 12240



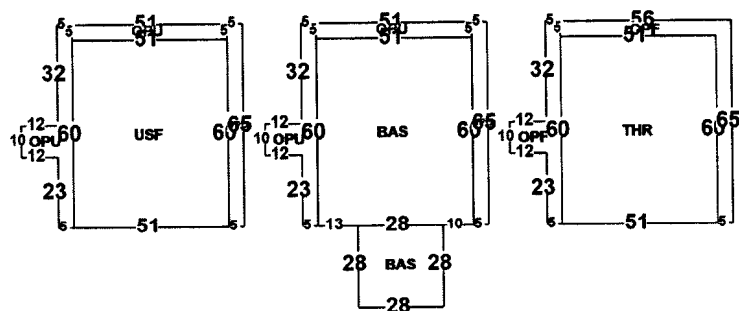
Improvement Type: MOTEL, Year Built: 1986, Effective Year: 1986, PA Building ID#: 85952

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-25
EXTERIOR WALL-STUCCO
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-81
NO. STORIES-3
ROOF COVER-ENAMELED METAL
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 13039 Total SF

BASE AREA - 3844
OPEN PORCH FIN - 1025
OPEN PORCH UNF - 2050
THIRD STORY - 3060
UPPER STORY FIN - 3060



Images



3/22/2019 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 (rc.1513)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03402**, 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 PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) FOR 155 20/100 FT N 86 DEG 03 MIN 15 SEC W FOR 300 FT S 03 DEG 56 MIN 45 SEC W FOR 208 96/100 FT TO NLY R/W LI OF LOUISVILLE RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG R/W FOR 304 80/100 FT TO POB OR 7473 P 943 CA 183

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074117276 (1125-36)

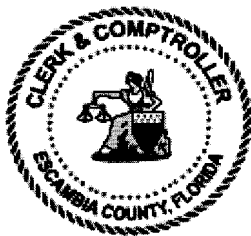
The assessment of the said property under the said certificate issued was in the name of

VANSI LLC

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