



# 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

0240-23

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239			Application date	Apr 28, 2025
Property description	HUGHES CHARLES ANTHONY 304 INTERBAY AVE PENSACOLA, FL 32507 613 SILVERSHORE DR 08-1686-000 LT 29 AMENDED PLAT OF LEONARD PLACE PB 2 P 63 OR 7918 P 1292 SEC 50/51 T 2S R 30 CA 212			Certificate #	2023 / 3619
				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)	
# 2023/3619	06/01/2023	1,128.81	102.77	1,231.58	
→Part 2: Total*					1,231.58
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)
# 2024/3788	06/01/2024	1,228.98	6.25	87.31	1,322.54
Part 3: Total*					1,322.54
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)					2,554.12
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
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)					2,929.12
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:	<u>Candice Deeks</u>			Escambia, Florida	
	Signature, Tax Collector or Designee			Date <u>April 30th, 2025</u>	

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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/04/2026</u>	

**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: 2500522

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239,

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
08-1686-000	2023/3619	06-01-2023	LT 29 AMENDED PLAT OF LEONARD PLACE PB 2 P 63 OR 7918 P 1292 SEC 50/51 T 2S R 30 CA 212

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  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239

04-28-2025  
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:	5125306052000029
Account:	081686000
Owners:	HUGHES CHARLES ANTHONY
Mail:	304 INTERBAY AVE PENSACOLA, FL 32507
Situs:	613 SILVERSHORE DR 32507
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2024	\$52,500	\$54,314	\$106,814	\$70,213
2023	\$35,000	\$51,413	\$86,413	\$63,830
2022	\$30,000	\$45,875	\$75,875	\$58,028

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

Sales Data Type List:					
Sale Date	Book	Page	Value	Type	Multi Parcel Records
06/14/2018	7918	1292	\$20,000	QC	N
07/03/2008	6349	1783	\$100	WD	N
11/2001	4803	1054	\$61,000	WD	N
01/1999	4367	1674	\$55,000	WD	N
02/1991	2967	498	\$30,000	WD	N
02/1991	2967	497	\$100	QC	N

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and  
Comptroller

2024 Certified Roll Exemptions	
None	
<b>Legal Description</b>	
LT 29 AMENDED PLAT OF LEONARD PLACE PB 2 P 63 OR 7918 P 1292 SEC 50/51 T 2S R 30 CA 212	
<b>Extra Features</b>	
None	

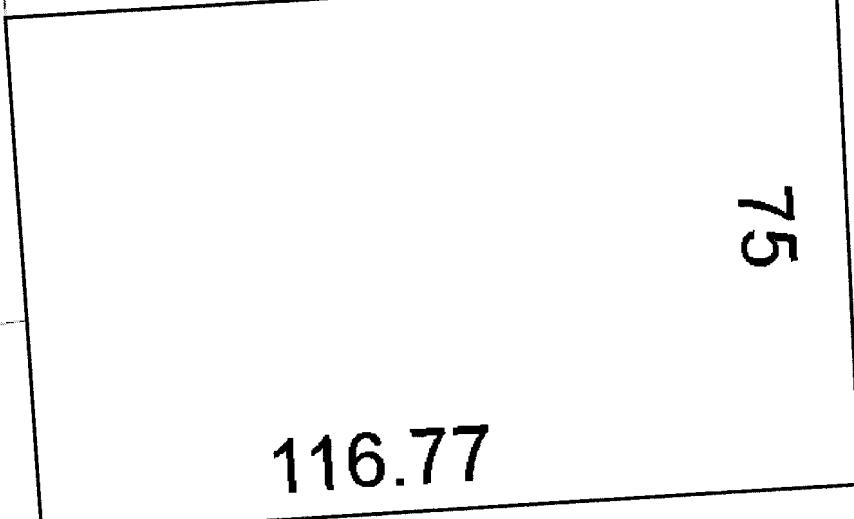
[Parcel Information](#)
[Launch Interactive Map](#)

Section  
Map Id:  
CA212

Approx.  
Acreage:  
0.2061

Zoned:  
MDR

Evacuation  
& Flood  
Information  
Open  
Report



[View Florida Department of Environmental Protection\(DEP\) Data](#)

### Buildings

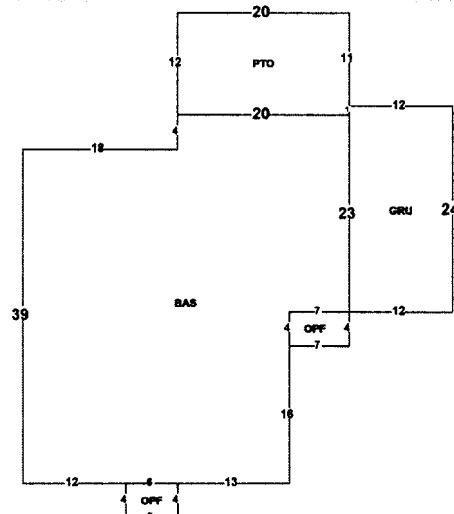
Address: 613 SILVERSHORE DR, Improvement Type: SINGLE FAMILY, Year Built: 1948, Effective Year: 1948, PA Building ID#: 89309

#### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-HARDWOOD  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

#### Areas - 2002 Total SF

BASE AREA - 1422  
GARAGE UNFIN - 288  
OPEN PORCH FIN - 52  
PATIO - 240



### Images



2/28/2023 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.

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025038656 5/27/2025 3:40 PM  
OFF REC BK: 9322 PG: 1756 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 03619**, 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 29 AMENDED PLAT OF LEONARD PLACE PB 2 P 63 OR 7918 P 1292 SEC 50/51 T 2S R 30 CA 212**

**SECTION 51, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 081686000 (0226-23)**

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

**CHARLES ANTHONY HUGHES**

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 February, which is the 4th day of February 2026.**

Dated this 23rd 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 #: 08-1686-000 CERTIFICATE #: 2023-3619

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: November 14, 2005 to and including November 14, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: November 16, 2025

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

November 16, 2025  
Tax Account #: **08-1686-000**

- 1. The Grantee(s) of the last deed(s) of record is/are: CHARLES ANTHONY HUGHES  
By Virtue of Quit Claim Deed recorded 6/18/2018 in OR 7918/1292**
- 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. Tax Warrant in favor of Treasury Department recorded 3/21/2023 – OR 8947/551**
- 4. Taxes:**

**Taxes for the year(s) 2022-2024 are delinquent.**  
**Tax Account #: 08-1686-000**  
**Assessed Value: \$70,213.00**  
**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:** FEB 4, 2026

**TAX ACCOUNT #:** 08-1686-000

**CERTIFICATE #:** 2023-3619

**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**

Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for 2025 tax year.

**CHARLES ANTHONY HUGHES  
304 INTERBAY AVE  
PENSACOLA, FL 32507**

**CHARLES ANTHONY HUGHES  
613 SILVERSHORE DR  
PENSACOLA, FL 32507**

**TREASURY DEPARTMENT  
221 PALAFOX PL STE 110  
PENSACOLA, FL 32502**

**Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> day of November 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**

**November 16, 2025**  
**Tax Account #:08-1686-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 29 AMENDED PLAT OF LEONARD PLACE PB 2 P 63 OR 7918 P 1292 SEC 50/51 T 2S R 30 CA  
212**

**SECTION 51, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-1686-000(0226-23)**

Recorded in Public Records 6/18/2018 9:08 AM OR Book 7918 Page 1292,  
Instrument #2018047482, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$140.00

18.50  
\$140.00  
1292  
Pam Childers  
Clerk of the Circuit Court  
Escambia County, FL

**Prepared By and Return To:**  
Springdale Title, LLC  
Attn: Kathy Wilson  
551 Creighton Road, Suite E 104  
Pensacola, FL 32504

Property Appraiser's Parcel I.D. (folio) Number:  
512S306052000029

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed June 14, 2018, by **Frontier Development Partners, LLC**, a Florida Limited Liability Company, whose address is 304 Interbay Ave., Pensacola, FL 32507, (the "Grantor"), to **Charles Anthony Hughes**, a married man whose post office address is 304 Interbay Ave, Pensacola, Florida 32507, (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the 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, alienes, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Escambia, State of Florida, viz:

Lot 29, Leonard Place, a portion of Section 51, Township 2 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 2, Page 63, of the Public Records of said County.

The above described property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

BK: 7918 PG: 1293 Last Page

Frontier Development Partners, LLC, a Florida Limited Liability Company

BY: Deborah Hughes  
Deborah Hughes, Manager

Grantor Address:  
304 Interbay Ave  
Pensacola, FL 32507

Signed, sealed and delivered in presence of:

Witness Signature

Jazzmin Jenkinson

Printed Name of First Witness

Witness Signature

Stefani Garcia

Printed Name of Second Witness

STATE OF TEXAS

COUNTY OF Montgomery

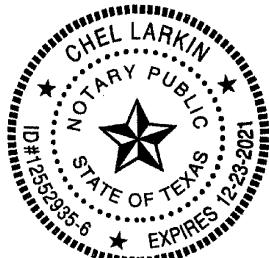
I, Chel Larkin, a Notary Public for the County of Montgomery, Texas, and State of TEXAS, do hereby certify that Deborah Hughes as Manager for Frontier Development Partners, LLC, a Florida Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14 of JUNE, 2018.

Chel Larkin  
Notary Public

My Commission Expires: 12-23-2021

(SEAL)



Recorded in Public Records 3/21/2023 11:39 AM OR Book 8947 Page 551,  
 Instrument #2023021497, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00



# Pam Childers

## Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder • Auditor

### TOURIST DEVELOPMENT TAX WARRANT

Charles & Deborah Hughes  
 304 Interbay Ave  
 Pensacola, FL 32507

**PROPERTY ADDRESS: 603 Silvershore Dr / Pensacola, FL 32507**  
**PARCEL ID: 512S306052000024**

ESCAMBIA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
 TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND TO ALL AND SINGULAR, THE SHERIFFS  
 OF THE STATE OF FLORIDA

### WARRANT FOR COLLECTION OF DELINQUENT TOURIST DEVELOPMENT TAX

Under Chapter 125.0104 and Chapter 212, Florida Statutes, the warrant shall become a lien on any real or personal property of the taxpayer in the same manner as a recorded judgment.

The taxpayer named above in the County of Escambia is indebted to Escambia County Clerk of Court and Comptroller in the following amounts:

TAX	\$ 3,852.00
PENALTY	\$ 1,950.00
INTEREST	\$ 821.58
FEES	\$ 23.00
<b>*GRAND TOTAL</b>	<b>\$ 6,646.58</b>

**\*Plus all additional tax, penalty, interest, and or fees due on the account through payoff**

For returns due on or before December 31, 1999, interest is due at the rate of twelve percent (12%) per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

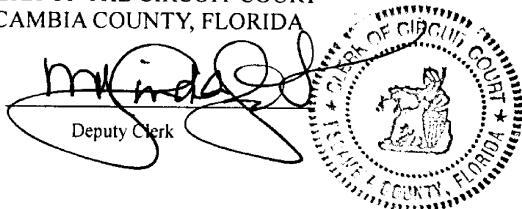
Total amount due and unpaid is now delinquent and subject to collection as provided by County ordinance and State law. Under the law and ordinance it is the duty of the Clerk of the Circuit Court, Escambia County, State of Florida, to issue a warrant for the collection of the delinquent taxes, together with penalties, interest, and cost of collection.

Witness my hand and official seal in this City of Pensacola, Escambia County, Florida this 21st of March, 2023.

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

By:

*M. Childers*  
 Deputy Clerk



Finance/Treasury • 221 Palafox Place • Suite 110 • Pensacola, FL 32502  
 Telephone (850) 595-4829 • [tdt@EscambiaClerk.com](mailto:tdt@EscambiaClerk.com)

<a href="#"> Search Property</a>	<a href="#"> Property Sheet</a>	<a href="#"> Lien Holder's</a>	<a href="#"> Redeem New</a>	<a href="#"> Forms</a>	<a href="#"> Courtview</a>	<a href="#"> Benchmark</a>
Redeemed From Sale						



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

**Tax Deed Sales - Redeemed From Sale**

**Account: 081686000 Certificate Number: 003619 of 2023**

Date Of  
Redemption

12/1/2025



Clerk's Check

1

Clerk's Total

\$828.00

Postage

\$0.00

Tax Deed Court Registry \$794.00

Payor Name

DEBORAH HUGHES  
304 Interbay Ave  
Pensacola FL 32507

Notes

atyourservicepensacola@cox.net

SEARCH | REDEEM | REINSTATE | PAYOFF | REINSTATE & PAYOFF

