



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

1125-58

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	CAGLE ADAM W 8580 REDWING DR PENSACOLA, FL 32534 8580 REDWING DR 09-0511-000 S 125 FT OF N 1467 FT OF E 130 FT OF W 346 FT OF SE1/4 BLK 7 PLAT DB 67 P 345 OR 4923 P 1150 OR 4935 (Full legal attached.)	Certificate #	2023 / 3923
		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)
# 2023/3923	06/01/2023	682.98	34.15	717.13
→ Part 2: Total*				717.13

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)
# 2024/4071	06/01/2024	705.80	6.25	48.52	760.57
Part 3: Total*					760.57

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)	1,477.70
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	643.62
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)	2,496.32

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:	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. 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.	39,627.00
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.

S 125 FT OF N 1467 FT OF E 130 FT OF W 346 FT OF SE1/4 BLK 7 PLAT DB 67 P 345 OR 4923 P 1150 OR 4935 P 1513

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500205

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
09-0511-000	2023/3923	06-01-2023	S 125 FT OF N 1467 FT OF E 130 FT OF W 346 FT OF SE1/4 BLK 7 PLAT DB 67 P 345 OR 4923 P 1150 OR 4935 P 1513

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	
Parcel ID:	1215311100036007
Account:	090511000
Owners:	CAGLE ADAM W
Mail:	8580 REDWING DR PENSACOLA, FL 32534
Situs:	8580 REDWING DR 32534
Use Code:	SINGLE FAMILY RESID 🔑
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2024	\$16,650	\$134,871	\$151,521	\$79,254
2023	\$16,650	\$127,742	\$144,392	\$76,946
2022	\$11,100	\$114,131	\$125,231	\$74,705

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage


Sales Data Type List:								2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	HOMESTEAD EXEMPTION	
07/2002	4935	1513	\$100	WD		N		<div>Legal Description</div> <div>S 125 FT OF N 1467 FT OF E 130 FT OF W 346 FT OF SE1/4 BLK 7 PLAT DB 67 P 345 OR 4923 P 1150 OR 4935 P 1513</div>	
06/2002	4923	1150	\$66,400	SC		N			
04/1999	4400	355	\$100	SM		N			
05/1988	2554	600	\$63,100	WD		N			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								Extra Features	
								FRAME GARAGE	

Parcel Information	Launch Interactive Map
Section Map Id: 12-1S-31-2 Approx. Acreage: 0.3731 Zoned: MDR Evacuation & Flood Information Open Report	<p>View Florida Department of Environmental Protection(DEP) Data</p> <p>Buildings</p>

Address: 8580 REDWING DR, Improvement Type: SINGLE FAMILY, Year Built: 1959, Effective Year: 1969, PA Building ID#: 94373

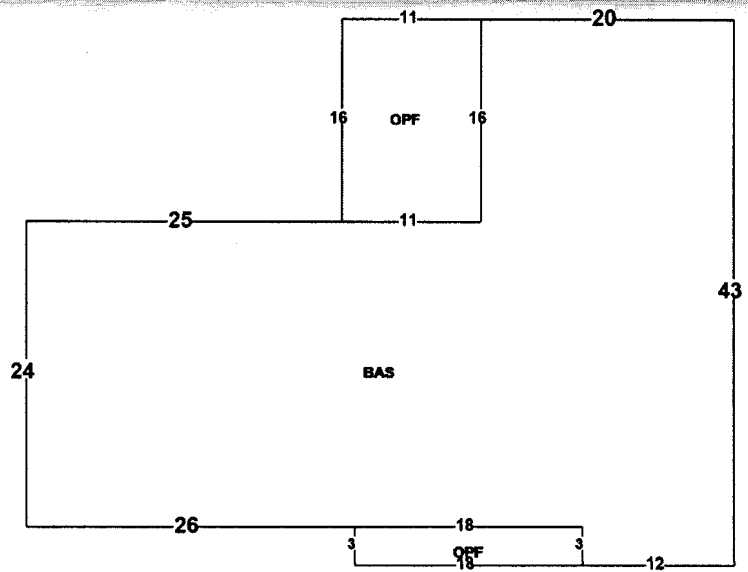
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
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-WOOD FRAME

 Areas - 1930 Total SF

BASE AREA - 1700

OPEN PORCH FIN - 230



Images



6/4/2021 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.4320)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036069 5/16/2025 10:28 AM
OFF REC BK: 9318 PG: 1509 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03923**, 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:

S 125 FT OF N 1467 FT OF E 130 FT OF W 346 FT OF SE1/4 BLK 7 PLAT DB 67 P 345 OR 4923 P 1150 OR 4935 P 1513

SECTION 12, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090511000 (1125-58)

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

ADAM W CAGLE

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 #: 09-0511-000 CERTIFICATE #: 2023-3923

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: Pam Alvarez

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 11, 2025

Tax Account #: **09-0511-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ADAM W CAGLE**

By Virtue of Warranty Deed recorded 7/11/2002 in OR 4935/1513

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 #: 09-0511-000

Assessed Value: \$79,254.00

Exemptions: HOMESTEAD

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 #: 09-0511-000

CERTIFICATE #: 2023-3923

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

ADAM W CAGLE
8580 REDWING DR
PENSACOLA, FL 32534

Certified and delivered to Escambia County Tax Collector, this 11th 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 #:09-0511-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**S 125 FT OF N 1467 FT OF E 130 FT OF W 346 FT OF SE1/4 BLK 7 PLAT DB 67 P 345 OR 4923 P
1150 OR 4935 P 1513**

SECTION 12, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0511-000(1125-58)

6.70

Prepared By: Deborah A. Timbie
 Wilson, Harrell, Smith, Botes & Farrington, P.A.
 307 S. Palafox Street
 Pensacola, FL
 incidental to the issuance of a title insurance policy.
 File Number: 142,32765
 Parcel ID #: 121531100036007
 Grantee(s) SS #:

OR BK 4935 PG 1513
 Escambia County, Florida
 INSTRUMENT 2002-984194

DEED DOC STAMPS PD @ ESC CO \$ 0.70
 07/11/02 ERNIE LEE MAGAHA, CLERK
 By: Sally Arnold

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 07/03/2002 by
Catherine M. Riley, aka Catherine M. Bond
 whose post office address is:

hereinafter called the GRANTOR, to

Adam W. Cagle, a single person

whose post office address is:

8580 Redwing Drive, Pensacola, FL 32534

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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

The South 125.00 feet of the North 1467.00 feet of the East 130.00 feet of the West 346.00 feet of the Southeast 1/4 of Section 12, Township 1 South, Range 31 West, Escambia County, Florida.

GIVEN IN FULL SATISFACTION OF AGREEMENT RECORDED IN OR 4923, PAGE 1150, ESCAMBIA CO., FL

Subject property is not the homestead of the Grantor.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2002 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 covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that 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: *Catherine M. Riley*

Print Name: Catherine M. Riley

Signature: *Paula S. Hardoin*

Print Name: Paula S. Hardoin

RCD Jul 11, 2002 12:21 pm
 Escambia County, Florida

ERNIE LEE MAGAHA
 Clerk of the Circuit Court
 INSTRUMENT 2002-984194

State of Florida
 County of Escambia

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 07/03/2002 by:
Catherine M. Riley, aka Catherine M. Bond
 who is personally known to me or who has produced drivers license as identification.

Signature: *Deborah A. Timbie*

Print Name: Deborah A. Timbie

