



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

02240.37

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FTL INC. & BANESCO USA 3155 NW 77 AVE MIAMI, FL 33122	Application date	Apr 29, 2025
Property description	JAMIL ABED J 3215 SANDY LN PENSACOLA, FL 32526 3215 SANDY LN 09-1823-000 BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 (Full legal attached.)	Certificate #	2023 / 4118
		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)
# 2023/4118	06/01/2023	1,030.93	138.32	1,169.25
→Part 2: Total*				1,169.25

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)	1,169.25
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,045.22
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)	2,589.47

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date May 1st, 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>02/04/2026</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 NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 526 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 133 FT N 0 DEG 20 MIN 53 SEC E 235 FT TO SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN 34 SEC E ALG SD SLY R/W LI 133 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 8090 P 847

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500543

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FTL INC. & BANESCO USA
3155 NW 77 AVE
MIAMI, FL 33122,

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
09-1823-000	2023/4118	06-01-2023	BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 526 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 133 FT N 0 DEG 20 MIN 53 SEC E 235 FT TO SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN 34 SEC E ALG SD SLY R/W LI 133 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 8090 P 847

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
FTL INC. & BANESCO USA
3155 NW 77 AVE
MIAMI, FL 33122

04-29-2025
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: 3915311213000000 Account: 091823000 Owners: JAMIL ABED J Mail: 3215 SANDY LN PENSACOLA, FL 32526 Situs: 3215 SANDY LN 32526 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 <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>\$12,600</td> <td>\$65,402</td> <td>\$78,002</td> <td>\$63,236</td> </tr> <tr> <td>2023</td> <td>\$12,600</td> <td>\$61,911</td> <td>\$74,511</td> <td>\$57,488</td> </tr> <tr> <td>2022</td> <td>\$12,600</td> <td>\$55,244</td> <td>\$67,844</td> <td>\$52,262</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2024	\$12,600	\$65,402	\$78,002	\$63,236	2023	\$12,600	\$61,911	\$74,511	\$57,488	2022	\$12,600	\$55,244	\$67,844	\$52,262																																				
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Parcel Information		Launch Interactive Map																																																									

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FTL INC & BANESCO USA holder of Tax Certificate No. 04118, 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 NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 526 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 133 FT N 0 DEG 20 MIN 53 SEC E 235 FT TO SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN 34 SEC E ALG SD SLY R/W LI 133 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 8090 P 847

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091823000 (0226-37)

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

ABED J JAMIL

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



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

Tax Deed Sales - Redeemed From Sale
Account: 091823000 Certificate Number: 004118 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$828.00

Postage Tax Deed Court Registry \$794.00

Payor Name

Notes

Commit Redemption ☒

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 #: 09-1823-000 CERTIFICATE #: 2023-4118

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: Candace Thomas

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 16, 2025

Tax Account #: **09-1823-000**

1. The Grantee(s) of the last deed(s) of record is/are: ABED J JAMIL

By Virtue of Warranty Deed recorded 5/7/2019 in OR 8090/847

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) NONE are delinquent.

Tax Account #: 09-1823-000

Assessed Value: \$63,236.00

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 #: 09-1823-000

CERTIFICATE #: 2023-4118

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>2025</u> tax year.

ABED J JAMIL
3215 SANDY LANE
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 19th 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 #:09-1823-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 526 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 133 FT N 0 DEG 20 MIN 53 SEC E 235 FT TO SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN 34 SEC E ALG SD SLY R/W LI 133 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 8090 P 847

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1823-000(0226-37)

WARRANTY DEED

This Deed, made between ZANE GOOD and LISA GOOD, husband and wife ("Grantor"), whose mailing address is 1804 El Dorado Terrace, Escondido, CA 92025, and ABED J. JAMIL ("Grantee"), whose mailing address is 3215 Sandy Lane, Pensacola, FL 32526. Grantor, for \$37,000.00 and other valuable consideration, conveys to Grantee the following described real estate, together with fixtures and other appurtenant interests, in Escambia County in the State of Florida ("Property"):

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances subject to: covenants, easements, and restrictions of record; matters of plat; existing zoning and government regulations; oil, gas and mineral rights of record if there is no right of entry; current taxes; and mortgages that Grantee will assume.

This is not the Grantor's homestead property.

Dated: 4/30/2019

Trudi Conaway

Witness Signature
TRUDI CONAWAY

Witness Printed Name

Soheila Samani

Witness Signature
SOHEILA SAMANI

Witness Printed Name

Zane Good

Grantor Signature
ZANE GOOD

Grantor Printed Name
Lisa Good

Grantor Signature
LISA GOOD

Grantor Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF San Diego

The foregoing instrument was acknowledged before me on this
30th day of April, 2019 by _____
ZANE GOOD and LISA GOOD

Notary Public: Tyler Gawronski

Notary Public, State of California
☒ driver's license / state identification card
☐ other: _____

Prepared by Knight Barry Title Solutions Inc.
1015 N 12th Ave, Pensacola, FL 32501
File No: 1027215



EXHIBIT A

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 39, Township 1 South, Range 31 West, Escambia County, Florida; thence North 00 degrees 20 minutes 53 seconds East along the West line of said West line a distance of 585.00 feet; thence North 89 degrees 46 minutes 34 seconds West a distance of 526.00 feet to the point of beginning; thence continue North 89 degrees 46 minutes 34 seconds West a distance of 133.00 feet; thence North 00 degrees 20 minutes 53 seconds East a distance of 235.00 feet to the Southerly right of way line of Sandy Lane (30 feet right of way); thence South 89 degrees 46 minutes 34 seconds East along said Southerly right of way line a distance of 133.00 feet; thence South 00 degrees 20 minutes 53 seconds West a distance of 235.00 feet to the point of beginning.

For informational purposes only

Property Address: 3215 Sandy Lane, Pensacola, FL 32526

Tax Key No.: 391S311213000000



RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE (Escambia County, Florida)



ATTENTION: Pursuant to Section 86-165 of the Escambia County Code of Ordinances, sellers of residential lots are required to disclose to buyers whether abutting roadway will be maintained by Escambia County. 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. Section 86-166 of the Escambia County Code of Ordinances 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: SANDY LANE

Legal Address of Property: 3215 Sandy Lane, Pensacola, FL 32526

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

This information is believed to be correct and is being provided as it appears on the County's website at www.myescambia.com.

KNIGHT BARRY TITLE
This form completed by: SOLUTIONS, INC. on April 25, 20 19

Seller: [Signature]
Seller's Name: Zane Good
Date: 4/29/19, 20 19

Witness #1 Sign: Marie L. Modglin
Witness #1 Print Name: Marie L. Modglin

Seller: [Signature]
Seller's Name: Lisa Good
Date: 4/29, 20 19

Witness #2 Sign: Ashleigh Modglin
Witness #2 Print Name: Ashleigh Modglin

Buyer: [Signature]
Buyer's Name: ABED J. JAMIL by THAIER ABED, as attorney in fact
Date: May 6, 20 19

Witness #1 Sign: [Signature]
Witness #1 Print Name: Chris Minter

Witness #1 Sign: [Signature]
Witness #1 Sign: Colleen M. Vert