



# 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

1125-78

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	KIM HELEN 625 NORTH 70TH AVE PENSACOLA, FL 32506 625 N 70TH AVE 09-3670-000 BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6 (Full legal attached.)	Certificate #	2023 / 4342
		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)
# 2023/4342	06/01/2023	803.23	107.77	911.00
→ Part 2: Total*				911.00

## 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)
# 2024/4478	06/01/2024	808.64	6.25	59.30	874.19
Part 3: Total*					874.19

## 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)	1,785.19
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	730.51
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)	2,890.70

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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.	38,043.50
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 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500376

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 8023

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
09-3670-000	2023/4342	06-01-2023	BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

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 - 8023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

\_\_\_\_\_  
Applicant's signature



# Gary "Bubba" Peters

## Escambia County Property Appraiser

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

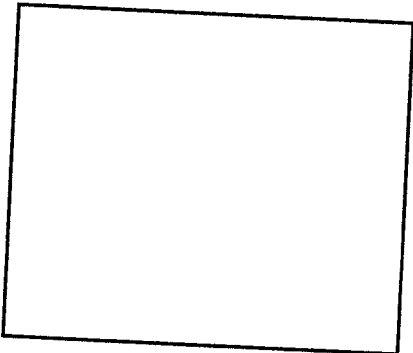


General Information						
Parcel ID:	1125315408000000					
Account:	093670000					
Owners:	KIM HELEN					
Mail:	625 NORTH 70TH AVE PENSACOLA, FL 32506					
Situs:	625 N 70TH AVE 32506					
Use Code:	MULTI-FAMILY <=9 🔑					
Units:	2					
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Assessments				
Year	Land	Imprv	Total	Cap Val
2024	\$27,600	\$86,585	\$114,185	\$76,087
2023	\$27,600	\$82,182	\$109,782	\$73,871
2022	\$27,600	\$73,654	\$101,254	\$71,720

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
04/01/2013	6998	573	\$58,000	WD	N	🔑
04/01/2013	6998	571	\$53,000	WD	N	🔑
07/2000	4586	724	\$42,500	WD	N	🔑
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

2024 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573	
Extra Features	
BLOCK/BRICK BUILDING	
CARPORT	
FRAME SHED	
METAL BUILDING	
OPEN PORCH	


Parcel Information		Launch Interactive Map			
Section	<div><div>+</div><div>-</div></div> 				
Map Id:					
11-25-31-2					
Approx. Acreage:					
1.0229					
Zoned: 					
MDR					
Evacuation & Flood Information					
<a href="#">Open Report</a>					
	View Florida Department of Environmental Protection(DEP) Data				

## Buildings

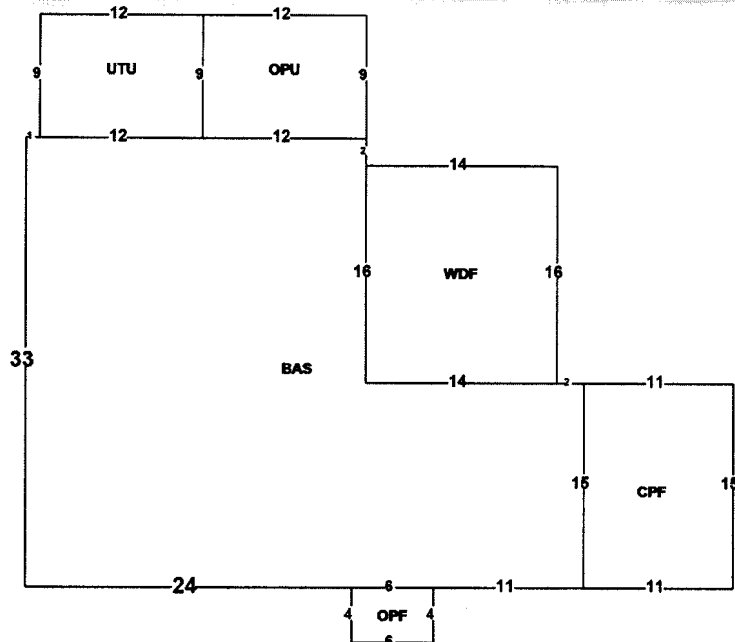
Address: 625 N 70TH AVE, Improvement Type: SINGLE FAMILY, Year Built: 1940, Effective Year: 1940, PA Building ID#: 103429

### Structural Elements

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

 Areas - 1694 Total SF

BASE AREA - 1065  
 CARPORT FIN - 165  
 OPEN PORCH FIN - 24  
 OPEN PORCH UNF - 108  
 UTILITY UNF - 108  
 WOOD DECK FIN - 224



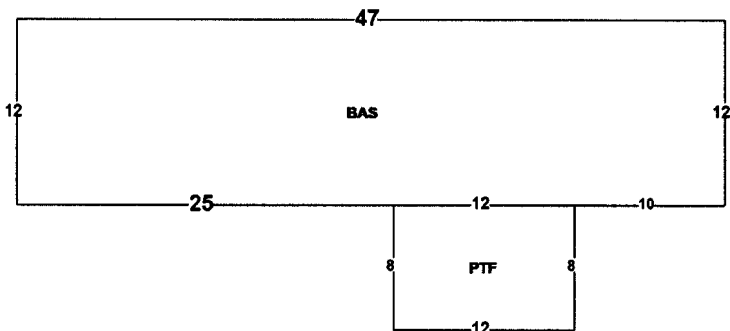
Improvement Type: MOBILE HOME, Year Built: 1973, Effective Year: 1973, PA Building ID#: 128644

### Structural Elements

DWELLING UNITS-1  
 MH EXTERIOR WALL-VINYL/METAL  
 MH FLOOR FINISH-CARPET  
 MH FLOOR SYSTEM-TYPICAL  
 MH HEAT/AIR-CENTRAL HEAT  
 MH INTERIOR FINISH-PANEL PLYWOOD  
 MH MILLWORK-TYPICAL  
 MH ROOF COVER-METAL  
 MH ROOF FRAMING-FLAT/SHED  
 MH STRUCTURAL FRAME-TYPICAL  
 NO. PLUMBING FIXTURES-3  
 NO. STORIES-1  
 STORY HEIGHT-0

 Areas - 660 Total SF

BASE AREA - 564  
 PATIO FINISHED - 96



## Images



1/18/2023 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04342**, 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 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573**

**SECTION 11, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093670000 (1125-78)**

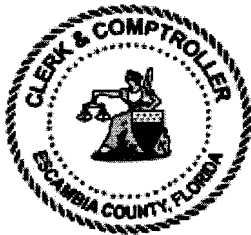
The assessment of the said property under the said certificate issued was in the name of

**HELEN KIM**

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