



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

1225.13

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	SHREE INVESTMENTS OF FLORIDA LLC 297 COBALT LN STE B 105 MIRAMAR, FL 32550 260 CROW RD 09-4006-100 BEG AT NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY RW LI CROW RD (50 (Full legal attached.)	Certificate #	2023 / 4475
		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)
# 2023/4475	06/01/2023	3,210.80	160.54	3,371.34
→Part 2: Total*				3,371.34

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)
# 2024/4576	06/01/2024	3,653.34	6.25	251.17	3,910.76
Part 3: Total*					3,910.76

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)	7,282.10
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,493.71
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)	11,150.81

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] 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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/03/2025</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 NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY R/W LI CROW RD (50 FT R/W) S 55 DEG 12 MIN 0 SEC W ALG SELY R/W LI 810 04/100 FT TH ALG SD CUR CONC TO SE (R=803 05/100 FT) THRU CENTRAL ANG 10 DEG 41 MIN 26 SEC ARC DIST 149 84/100 FT TO PC CURVATURE TH ALG CUR CONC TO SE (R= 408 87/100 FT) THRU CENTRAL ANG 13 DEG 45 MIN 44 SEC ARC DIST 98 21/100 FT S 30 DEG 44 MIN 50 SEC W 48 14/100 FT TH ALG CUR CONC TO SE (R=1467 44/100 FT) THRU CENTRAL ANG 4 DEG 5 MIN 34 SEC AN ARC DIST 104 82/100 FT FOR POB CONT ON SAME CUR THRU CENTRAL ANG 3 DEG 34 MIN 26 SEC ARC DIST 91 55/100 FT S 23 DEG 04 MIN 50 SEC W 15 FT S 65 DEG 29 MIN E 110 23/100 FT N 22 DEG 37 MIN 27 SEC E 18 FT N 27 DEG 00 MIN 52 SEC E 84 39/100 FT N 63 DEG 20 MIN 42 SEC W 113 20/100 FT TO POB OR 8779 P 1909

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500369

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
09-4006-100	2023/4475	06-01-2023	BEG AT NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY R/W LI CROW RD (50 FT R/W) S 55 DEG 12 MIN 0 SEC W ALG SELY R/W LI 810 04/100 FT TH ALG SD CUR CONC TO SE (R=803 05/100 FT) THRU CENTRAL ANG 10 DEG 41 MIN 26 SEC ARC DIST 149 84/100 FT TO PC CURVATURE TH ALG CUR CONC TO SE (R= 408 87/100 FT) THRU CENTRAL ANG 13 DEG 45 MIN 44 SEC ARC DIST 98 21/100 FT S 30 DEG 44 MIN 50 SEC W 48 14/100 FT TH ALG CUR CONC TO SE (R=1467 44/100 FT) THRU CENTRAL ANG 4 DEG 5 MIN 34 SEC AN ARC DIST 104 82/100 FT FOR POB CONT ON SAME CUR THRU CENTRAL ANG 3 DEG 34 MIN 26 SEC ARC DIST 91 55/100 FT S 23 DEG 04 MIN 50 SEC W 15 FT S 65 DEG 29 MIN E 110 23/100 FT N 22 DEG 37 MIN 27 SEC E 18 FT N 27 DEG 00 MIN 52 SEC E 84 39/100 FT N 63 DEG 20 MIN 42 SEC W 113 20/100 FT TO POB OR 8779 P 1909

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

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: 1925311107000010
Account: 094006100
Owners: SHREE INVESTMENTS OF FLORIDA LLC
Mail: 297 COBALT LN
STE B 105
MIRAMAR, FL 32550
Situs: 260 CROW RD 32506
Use Code: MULTI-FAMILY <=9
Units: 4
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	\$10,708	\$212,789	\$223,497	\$223,497
2023	\$10,708	\$200,107	\$210,815	\$210,815
2022	\$14,364	\$174,378	\$188,742	\$172,051

[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
05/03/2022	8779	1909	\$3,450,000	WD	Y	
10/18/2019	8211	1685	\$1,350,000	WD	Y	
09/25/2013	7082	1888	\$1,042,200	WD	Y	
03/21/2012	6838	868	\$100	WD	Y	
02/20/2009	6440	301	\$100	CT	Y	
09/1996	4051	183	\$966,000	WD	Y	
08/1986	2271	292	\$100	WD	Y	
06/1986	2231	389	\$100	OJ	Y	
09/1983	1875	835	\$100	QC	N	

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

2024 Certified Roll Exemptions

None

Legal Description

BEG AT NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY R/W LI CROW RD (50 FT R/W) S 55...

Extra Features

None

Parcel Information

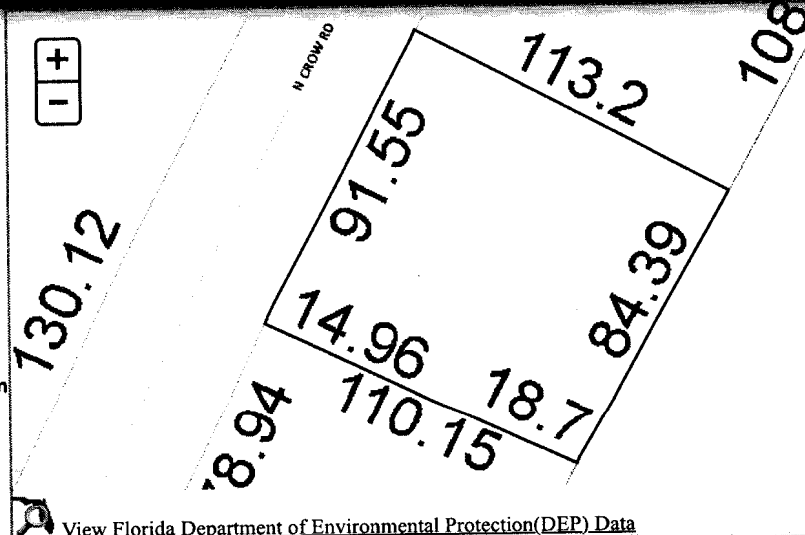
[Launch Interactive Map](#)

Section
Map Id:
19-2S-31-1

Approx. Acreage:
0.2677

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)



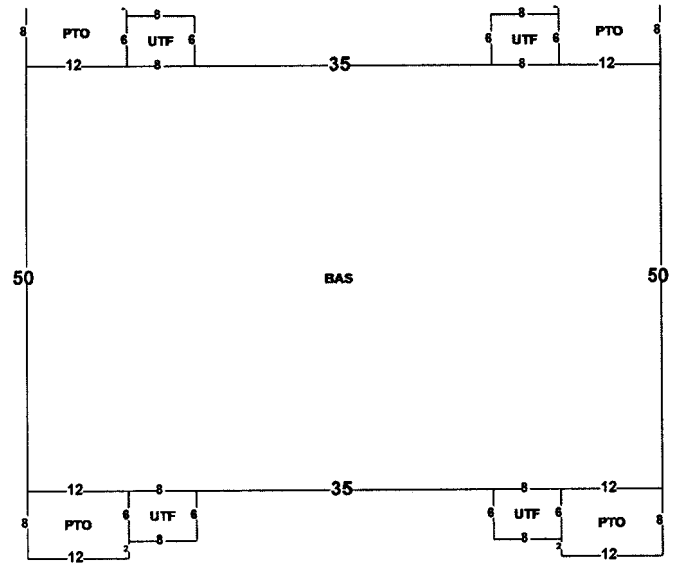
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 260 CROW RD, Improvement Type: MULTI-FAMILY <5, Year Built: 1983, Effective Year: 1983, PA Building ID#: 105058

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-4
 EXTERIOR WALL-SIDING-SHT.AVG.
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-12
 NO. STORIES-1
 ROOF COVER-DIMEN/ARCH SHNG
 ROOF FRAMING-HIP
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

Areas - 4326 Total SF
 BASE AREA - 3750
 PATIO - 384
 UTILITY FIN - 192



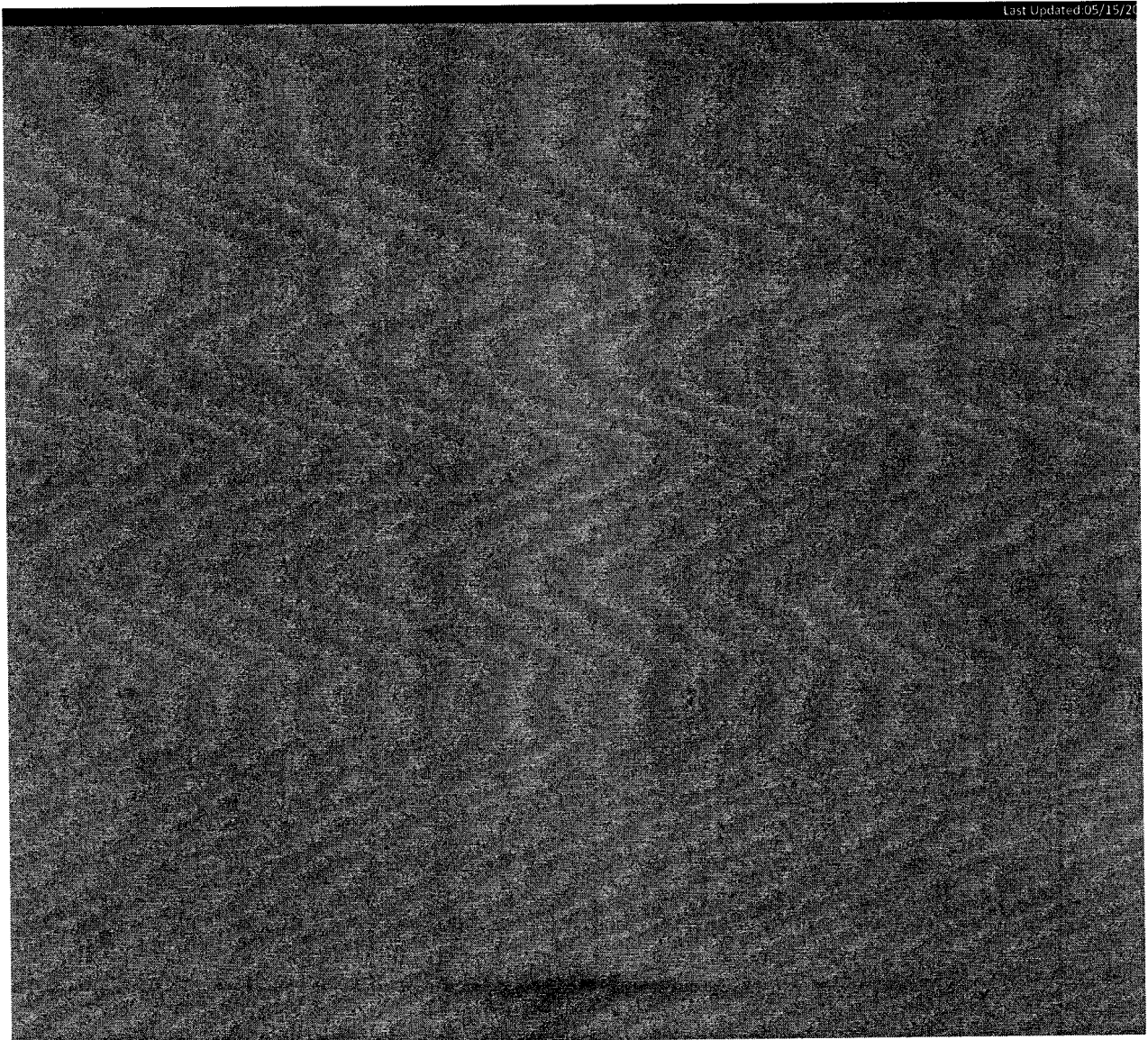
Images



1/29/2025 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: 05/15/20



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04475**, 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:

(see attached)

SECTION 19, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094006100 (1225-13)

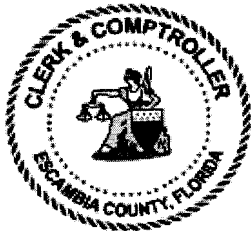
The assessment of the said property under the said certificate issued was in the name of

SHREE INVESTMENTS OF FLORIDA 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 December, which is the **3rd day of December 2025**.

Dated this 22nd 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

LEGAL DESCRIPTION

BEG AT NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY R/W LI CROW RD (50 FT R/W) S 55 DEG 12 MIN 0 SEC W ALG SELY R/W LI 810 04/100 FT TH ALG SD CUR CONC TO SE (R=803 05/100 FT) THRU CENTRAL ANG 10 DEG 41 MIN 26 SEC ARC DIST 149 84/100 FT TO PC CURVATURE TH ALG CUR CONC TO SE (R= 408 87/100 FT) THRU CENTRAL ANG 13 DEG 45 MIN 44 SEC ARC DIST 98 21/100 FT S 30 DEG 44 MIN 50 SEC W 48 14/100 FT TH ALG CUR CONC TO SE (R=1467 44/100 FT) THRU CENTRAL ANG 4 DEG 5 MIN 34 SEC AN ARC DIST 104 82/100 FT FOR POB CONT ON SAME CUR THRU CENTRAL ANG 3 DEG 34 MIN 26 SEC ARC DIST 91 55/100 FT S 23 DEG 04 MIN 50 SEC W 15 FT S 65 DEG 29 MIN E 110 23/100 FT N 22 DEG 37 MIN 27 SEC E 18 FT N 27 DEG 00 MIN 52 SEC E 84 39/100 FT N 63 DEG 20 MIN 42 SEC W 113 20/100 FT TO POB OR 8779 P 1909