



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

1215:39

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	RICHBURG NICHOLAS RICHBURG BRITTANY 9421 GULF BEACH HWY PENSACOLA, FL 32507 9421 GULF BEACH HWY 10-2000-000 LT 12 & LT 15 OF E 440 FT OF LT 9 BURNS PLACE S/D PB 1 P 26 OR 8850 P 468	Certificate #	2023 / 5046
		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)
# 2023/5046	06/01/2023	2,402.59	120.13	2,522.72
→Part 2: Total*				2,522.72

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)
# 2024/5146	06/01/2024	2,418.47	6.25	166.27	2,590.99
Part 3: Total*					2,590.99

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)	5,113.71
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,277.88
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)	7,766.59

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, Tax Collector or Designee

Escambia, Florida

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500332

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
10-2000-000	2023/5046	06-01-2023	LT 12 & LT 15 OF E 440 FT OF LT 9 BURNS PLACE S/D PB 1 P 26 OR 8850 P 468

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

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: 153S312000000120 Account: 102000000 Owners: RICHBURG NICHOLAS RICHBURG BRITTANY Mail: 9421 GULF BEACH HWY PENSACOLA, FL 32507 Situs: 9421 GULF BEACH HWY 32507 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 <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>\$14,700</td> <td>\$117,530</td> <td>\$132,230</td> <td>\$132,230</td> </tr> <tr> <td>2023</td> <td>\$14,700</td> <td>\$111,269</td> <td>\$125,969</td> <td>\$125,969</td> </tr> <tr> <td>2022</td> <td>\$14,700</td> <td>\$118,293</td> <td>\$132,993</td> <td>\$117,569</td> </tr> </tbody> </table>					Year	Land	Imprv	Total	Cap Val	2024	\$14,700	\$117,530	\$132,230	\$132,230	2023	\$14,700	\$111,269	\$125,969	\$125,969	2022	\$14,700	\$118,293	\$132,993	\$117,569
Year	Land	Imprv	Total	Cap Val																											
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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																									
08/29/2022	8850	468	\$125,000	WD	N																										
04/07/2022	8764	1327	\$67,500	WD	N																										
05/22/2019	8099	512	\$100	QC	N																										
01/25/2016	7468	930	\$100	CJ	Y																										
01/13/2016	7463	441	\$100	OT	Y																										
06/03/2013	7026	938	\$100	QC	N																										
08/2006	5978	411	\$25,000	WD	N																										
03/2004	5365	1275	\$100	QC	N																										
03/2004	5365	1271	\$100	QC	N																										
03/2004	5365	1236	\$35,000	WD	N																										
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller																															
2024 Certified Roll Exemptions None																															
Legal Description LT 12 & LT 15 OF E 440 FT OF LT 9 BURNS PLACE S/D PB 1 P 26 OR 8850 P 468																															
Extra Features None																															

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

Section
Map Id:
15-35-31-2

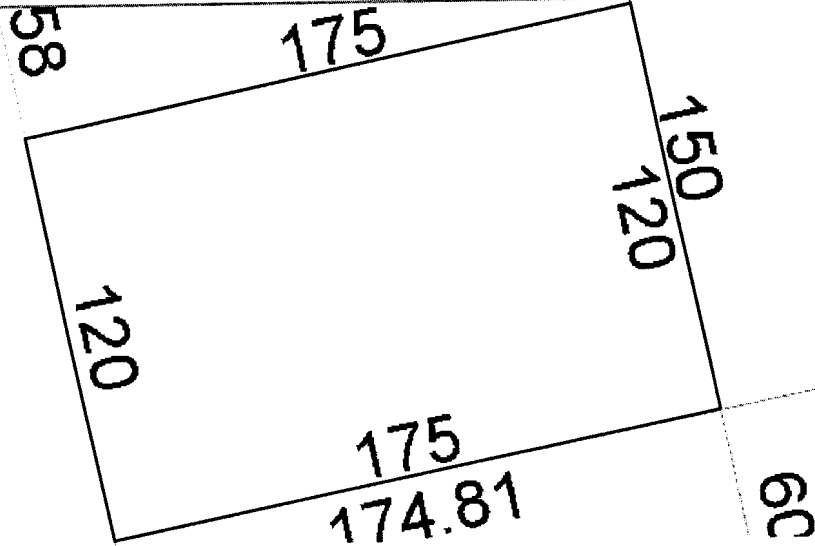
Approx.
Acreage:
0.4955

Zoned: 
HDMU

Evacuation
& Flood
Information
[Open](#)
[Report](#)



GULF BEACH HWY



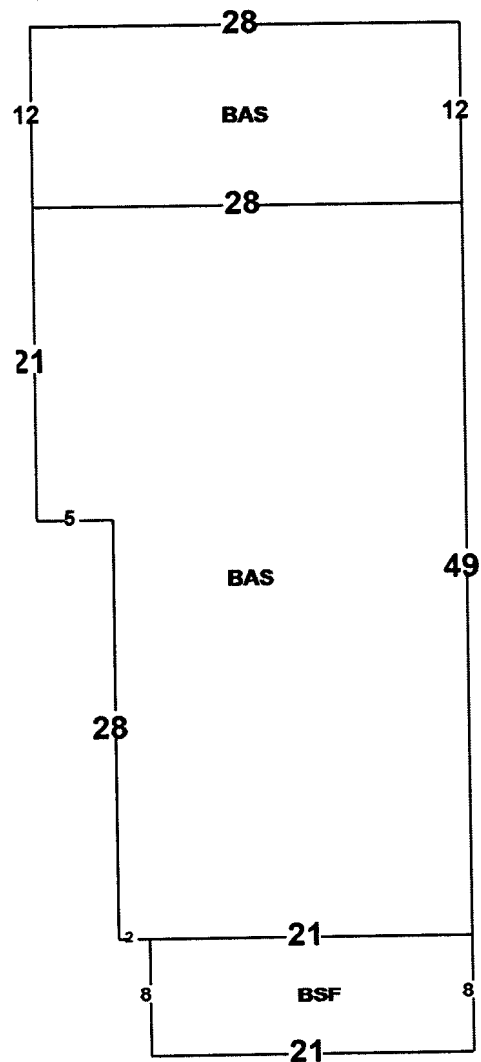
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 9421 GULF BEACH HWY, Improvement Type: SINGLE FAMILY, Year Built: 1944, Effective Year: 1944, PA Building ID#: 113879

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

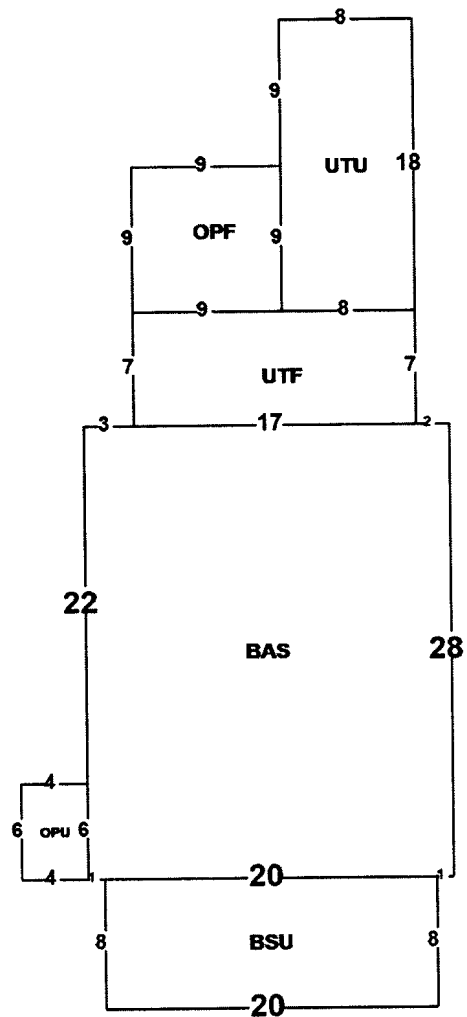



Areas - 1736 Total SF

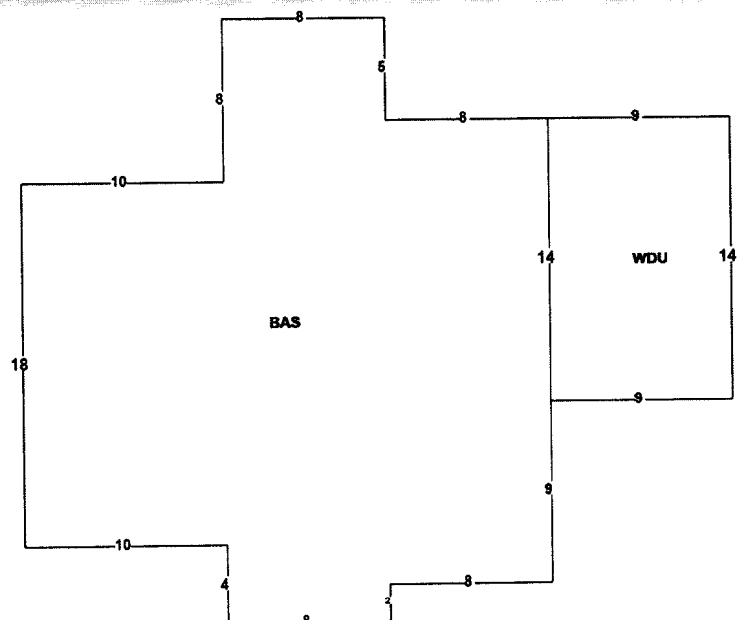
BASE AREA - 1568


BASE SEMI FIN - 168

Address: 9423 GULF BEACH HWY, Improvement Type: SINGLE FAMILY, Year Built: 1944, Effective Year: 1944, PA Building ID#: 113880

Structural Elements**DECOR/MILLWORK-MINIMUM****DWELLING UNITS-1****EXTERIOR WALL-ALUMINUM SIDING****FLOOR COVER-ASPHALT TILE****FOUNDATION-WOOD/SUB FLOOR****HEAT/AIR-UNIT HEATERS****INTERIOR WALL-WOOD/WALLBOARD****NO. PLUMBING FIXTURES-3****NO. STORIES-1****ROOF COVER-COMPOSITION SHG****ROOF FRAMING-GABLE****STORY HEIGHT-0****STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1144 Total SF

BASE AREA - 616**BASE SEMI UNF - 160****OPEN PORCH FIN - 81****OPEN PORCH UNF - 24****UTILITY FIN - 119****UTILITY UNF - 144****Improvement Type: MOBILE HOME, Year Built: 1970, Effective Year: 1970, PA Building ID#: 146579****Structural Elements****DWELLING UNITS-1****MH EXTERIOR WALL-VINYL/METAL****MH FLOOR FINISH-VINYL****MH FLOOR SYSTEM-TYPICAL****MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE****MH INTERIOR FINISH-DRYWALL/PLASTER****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 - 730 Total SF

BASE AREA - 604**WOOD DECK UNF - 126****Improvement Type: MOBILE HOME, Year Built: 1970, Effective Year: 1970, PA Building ID#: 146580**

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-VINYL

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-METAL

MH ROOF FRAMING-FLAT/SHED

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-3

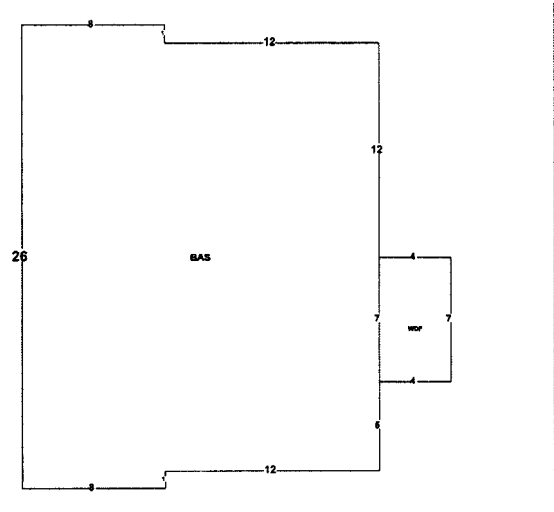
NO. STORIES-1

STORY HEIGHT-0

Areas - 524 Total SF

BASE AREA - 496

WOOD DECK FIN - 28



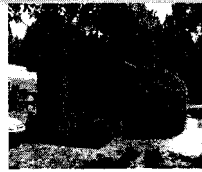
Images



5/29/2019 12:00:00 AM



5/29/2019 12:00:00 AM



5/29/2019 12:00:00 AM



5/29/2019 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. 05046**, 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 12 & LT 15 OF E 440 FT OF LT 9 BURNS PLACE S/D PB 1 P 26 OR 8850 P 468

SECTION 15, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102000000 (1225-39)

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

NICHOLAS RICHBURG and BRITTANY RICHBURG

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