



# 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

1225.48

## 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	T & S REAL ESTATE LLC 3170 WOODHALL COVE GERMANTOWN, TN 38138 14623 PERDIDO KEY DR W401 10-3528-095 UNIT 401 OCEAN BREEZE CONDOMINIUM ALSO 1/78 INT IN COMMON ELEMENTS OR 8798 P 754	Certificate #	2023 / 5302
		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)
# 2023/5302	06/01/2023	6,506.49	325.32	6,831.81
→Part 2: Total*				6,831.81

## 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)	6,831.81
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	8,107.59
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)	15,314.40

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.	
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: 2500254

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
10-3528-095	2023/5302	06-01-2023	UNIT 401 OCEAN BREEZE CONDOMINIUM ALSO 1/78 INT IN COMMON ELEMENTS OR 8798 P 754

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

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)


◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

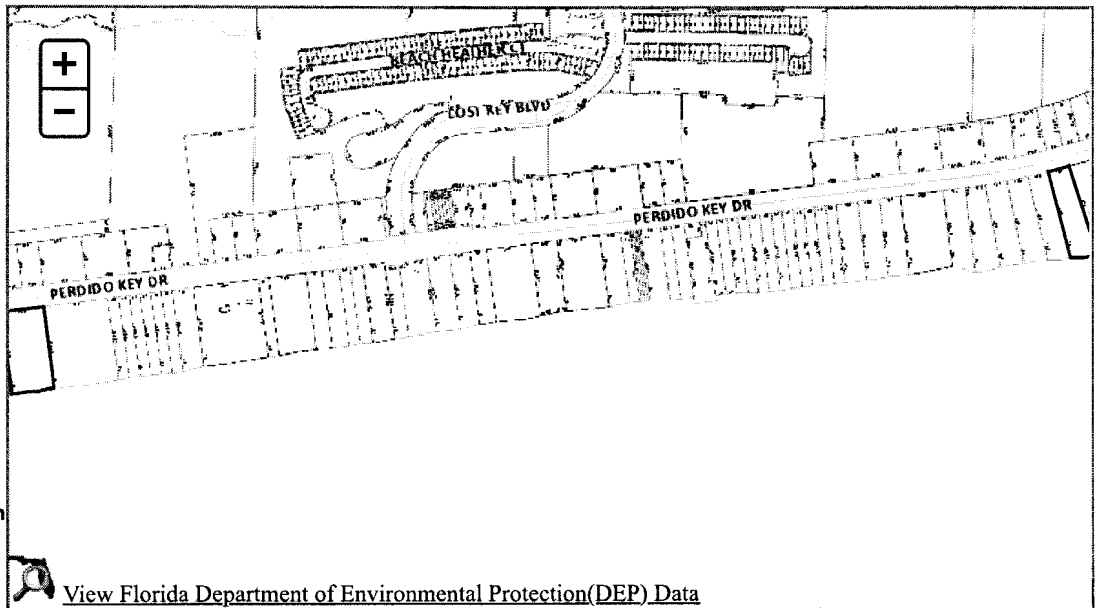
<b>General Information</b> <b>Parcel ID:</b> 143S321021401001 <b>Account:</b> 103528095 <b>Owners:</b> T & S REAL ESTATE LLC <b>Mail:</b> 3170 WOODHALL COVE GERMANTOWN, TN 38138 <b>Situs:</b> 14623 PERDIDO KEY DR W401 32507 <b>Use Code:</b> CONDO-RES UNIT <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>							<b>Assessments</b> <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>\$0</td> <td>\$611,520</td> <td>\$611,520</td> <td>\$591,360</td> </tr> <tr> <td>2023</td> <td>\$0</td> <td>\$537,600</td> <td>\$537,600</td> <td>\$537,600</td> </tr> <tr> <td>2022</td> <td>\$0</td> <td>\$456,960</td> <td>\$456,960</td> <td>\$413,952</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2024	\$0	\$611,520	\$611,520	\$591,360	2023	\$0	\$537,600	\$537,600	\$537,600	2022	\$0	\$456,960	\$456,960	\$413,952																						
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<b>Sales Data</b> Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>05/31/2022</td> <td>8798</td> <td>754</td> <td>\$720,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>08/29/2017</td> <td>7772</td> <td>285</td> <td>\$360,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>07/1993</td> <td>3402</td> <td>156</td> <td>\$4,000</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>05/1987</td> <td>2405</td> <td>252</td> <td>\$523,500</td> <td>CT</td> <td>Y</td> <td></td> </tr> <tr> <td>03/1986</td> <td>2195</td> <td>853</td> <td>\$100,000</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>							Sale Date	Book	Page	Value	Type	Multi Parcel	Records	05/31/2022	8798	754	\$720,000	WD	N		08/29/2017	7772	285	\$360,000	WD	N		07/1993	3402	156	\$4,000	QC	N		05/1987	2405	252	\$523,500	CT	Y		03/1986	2195	853	\$100,000	WD	N		<b>2024 Certified Roll Exemptions</b> None  <b>Legal Description</b> UNIT 401 OCEAN BREEZE CONDOMINIUM ALSO 1/78 INT IN COMMON ELEMENTS OR 8798 P 754  <b>Extra Features</b> None				
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<b>Parcel Information</b>							<a href="#">Launch Interactive Map</a>																																														

Section  
Map Id:  
34-35-32

Approx.  
Acreage:  
2.8548

Zoned:   
CC-PK  
CONSULT  
ZONING  
AUTHORITY

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

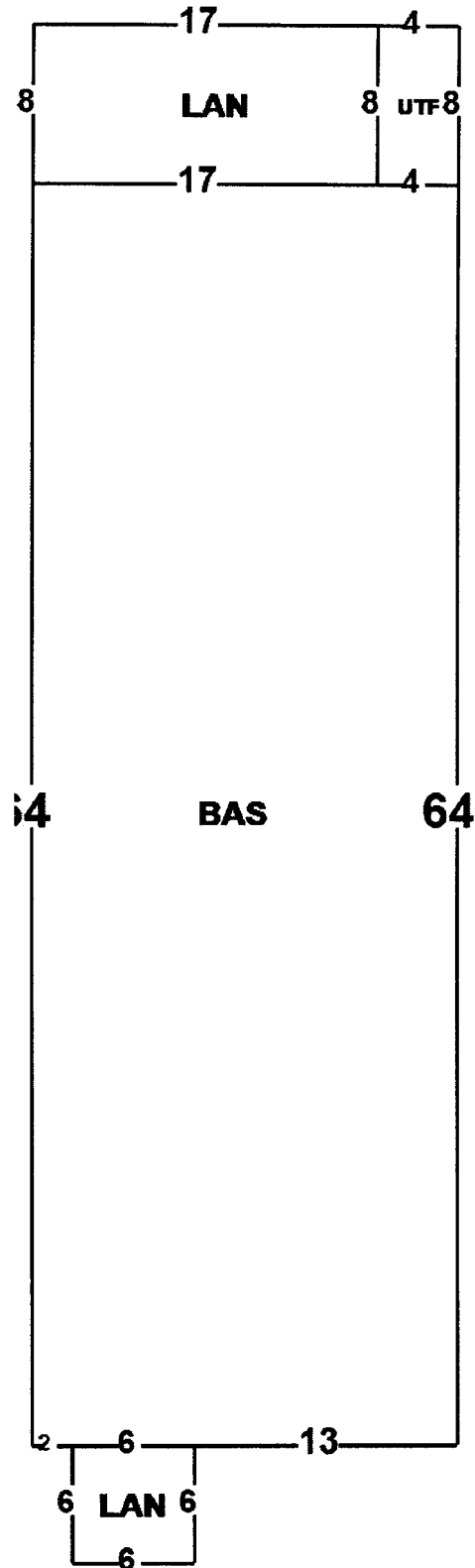


#### Buildings

Address: 14623 PERDIDO KEY DR W401, Improvement Type: CONDOMINIUM, Year Built: 1984, Effective Year: 1984, PA  
Building ID#: 119156

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-PRECAST PAN/CON  
FLOOR COVER-CARPET  
FOUNDATION-STRUCTURAL  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-BLT UP MTL/GYPSUM  
ROOF FRAMING-CONCRETE  
STORY HEIGHT-0  
STRUCTURAL FRAME-CONCRETE REINFORCED



Areas - 1548 Total SF

BASE AREA - 1344  
LANAI - 172  
UTILITY FIN - 32

Images

None

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. 05302**, 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:

**UNIT 401 OCEAN BREEZE CONDOMINIUM ALSO 1/78 INT IN COMMON ELEMENTS OR 8798 P 754**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 103528095 (1225-48)**

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

**T & S REAL ESTATE 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