



# 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

1225.64

## 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	CSS LLC 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534 208 HIGHWAY29 11-3324-000 BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT (Full legal attached.)	Certificate #	2023 / 5953
		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)
# 2023/5953	06/01/2023	1,874.97	287.50	2,162.47
→ Part 2: Total*				2,162.47


## 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)
# 2024/6070	06/01/2024	1,892.77	6.25	294.96	2,193.98
Part 3: Total*					2,193.98

## 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)	4,356.45
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,825.06
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)	6,556.51

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.

BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB  
CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF L AND N RR S 30 DEG  
20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500291

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
11-3324-000	2023/5953	06-01-2023	BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF L AND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654

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

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)


◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 141N311001005012 <b>Account:</b> 113324000 <b>Owners:</b> CSS LLC <b>Mail:</b> 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534 <b>Situs:</b> 208 HIGHWAY29 32533 <b>Use Code:</b> STORE, 1 STORY <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<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>\$28,092</td> <td>\$92,071</td> <td>\$120,163</td> <td>\$120,163</td> </tr> <tr> <td>2023</td> <td>\$19,945</td> <td>\$91,281</td> <td>\$111,226</td> <td>\$111,226</td> </tr> <tr> <td>2022</td> <td>\$19,945</td> <td>\$88,969</td> <td>\$108,914</td> <td>\$108,914</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">Report Storm Damage</a>  <a href="#">Enter Income &amp; Expense Survey</a> <a href="#">Download Income &amp; Expense Survey</a>					Year	Land	Imprv	Total	Cap Val	2024	\$28,092	\$92,071	\$120,163	\$120,163	2023	\$19,945	\$91,281	\$111,226	\$111,226	2022	\$19,945	\$88,969	\$108,914	\$108,914																													
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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>07/29/2021</td> <td>8587</td> <td>654</td> <td>\$220,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>08/21/2019</td> <td>8150</td> <td>960</td> <td>\$154,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>09/01/2015</td> <td>7402</td> <td>463</td> <td>\$100</td> <td>CT</td> <td>Y</td> <td></td> </tr> <tr> <td>09/25/2008</td> <td>6383</td> <td>1909</td> <td>\$280,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>01/1978</td> <td>1213</td> <td>277</td> <td>\$23,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/1966</td> <td>269</td> <td>624</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Sale Date	Book	Page	Value	Type	Multi Parcel	Records	07/29/2021	8587	654	\$220,000	WD	Y		08/21/2019	8150	960	\$154,000	WD	Y		09/01/2015	7402	463	\$100	CT	Y		09/25/2008	6383	1909	\$280,000	WD	Y		01/1978	1213	277	\$23,000	WD	N		01/1966	269	624	\$100	WD	N		<b>2024 Certified Roll Exemptions</b> None  <b>Legal Description</b> BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB...  <b>Extra Features</b> ASPHALT PAVEMENT CONCRETE PAVING CONCRETE WALKS				
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07/29/2021	8587	654	\$220,000	WD	Y																																																							
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<b>Parcel Information</b>							<a href="#">Launch Interactive Map</a>																																																					

Section  
Map Id:  
14-1N-31-1

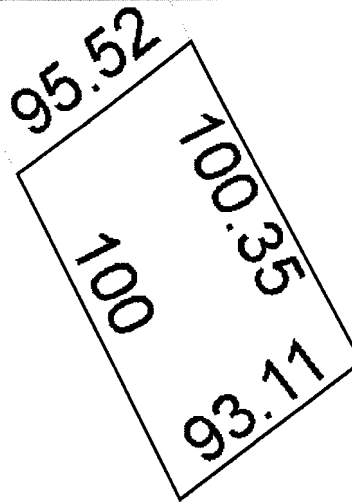
Approx.  
Acreage:  
0.1549

Zoned:   
HC/LI

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



Highway 29



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

#### Buildings

Address: 208 HIGHWAY 29, Improvement Type: RETAIL STORE, Year Built: 1965, Effective Year: 1970, PA Building ID#: 7362

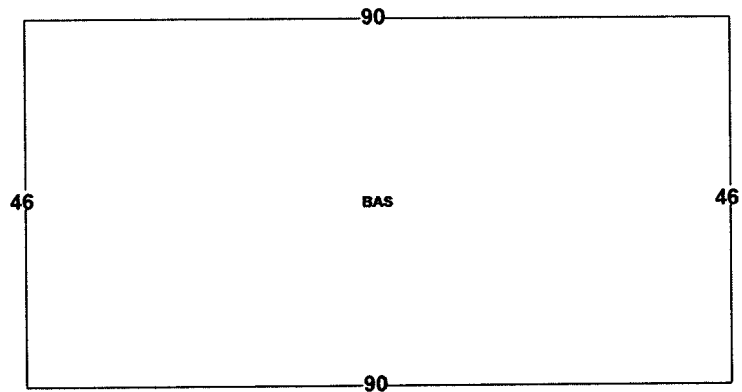
##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-0  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-CONCRETE-FINISHED  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-EXPOSED BLK/BRK  
NO. PLUMBING FIXTURES-4  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-8  
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 4140 Total SF

BASE AREA - 4140



#### Images



3/10/2022 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: 05/21/2025 (tc.8121)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 05953**, 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 INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF LAND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654**

**SECTION 14, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 113324000 (1225-64)**

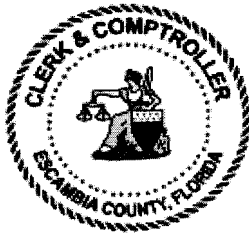
The assessment of the said property under the said certificate issued was in the name of

**CSS 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