



# 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

0326-69

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BEAMIF A LLC PO BOX 885 BOCA RATON, FL 33429	Application date	Aug 31, 2025
Property description	MOLCHANOFF MATTHEW T 3924 SUN VALLEY CT MILTON, FL 32583 7280 GIBSON RD 12-2440-070  BEG AT NW COR OF SE1/4 OF NW1/4 OF SEC N 89 DEG 46 MIN 34 SEC E 318 60/100 FT TO ELY R/W LI OF GIBSO (Full legal attached.)	Certificate #	2023 / 6706
		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)
# 2023/6706	06/01/2023	117.43	45.80	163.23
			→Part 2: Total*	163.23

## 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)	163.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	225.00
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)	588.23

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: Condice Liles  
Signature, Tax Collector or Designee

Escambia, Florida  
Date September 2nd, 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. <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>03/04/2026</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.

BEG AT NW COR OF SE1/4 OF NW1/4 OF SEC N 89 DEG 46 MIN 34 SEC E 318 60/100 FT TO ELY RW LI OF GIBSON RD S 13 DEG 50 MIN 51 SEC W 991 30/100 FT FOR POB S 89 DEG 48 MIN 55 SEC E 479 86/100 FT S 0 DEG 11 MIN 5 SEC W 159 66/100 FT TO NLY LI OF PROP DESC IN OR 2072 P 281 N 75 DEG 10 MIN 39 SEC W 504 47/100 FT TO E R/W LI OF GIBSON RD N 13 DEG 50 MIN 56 SEC E 33 22/100 FT TO POB OR 5890 P 78

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: 2500654

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BEAMIF A LLC  
PO BOX 885  
BOCA RATON, FL 33429,

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
12-2440-070	2023/6706	06-01-2023	BEG AT NW COR OF SE1/4 OF NW1/4 OF SEC N 89 DEG 46 MIN 34 SEC E 318 60/100 FT TO ELY R/W LI OF GIBSON RD S 13 DEG 50 MIN 51 SEC W 991 30/100 FT FOR POB S 89 DEG 48 MIN 55 SEC E 479 86/100 FT S 0 DEG 11 MIN 5 SEC W 159 66/100 FT TO NLY LI OF PROP DESC IN OR 2072 P 281 N 75 DEG 10 MIN 39 SEC W 504 47/100 FT TO E R/W LI OF GIBSON RD N 13 DEG 50 MIN 56 SEC E 33 22/100 FT TO POB OR 5890 P 78

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  
BEAMIF A LLC  
PO BOX 885  
BOCA RATON, FL 33429

08-31-2025  
Application Date

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



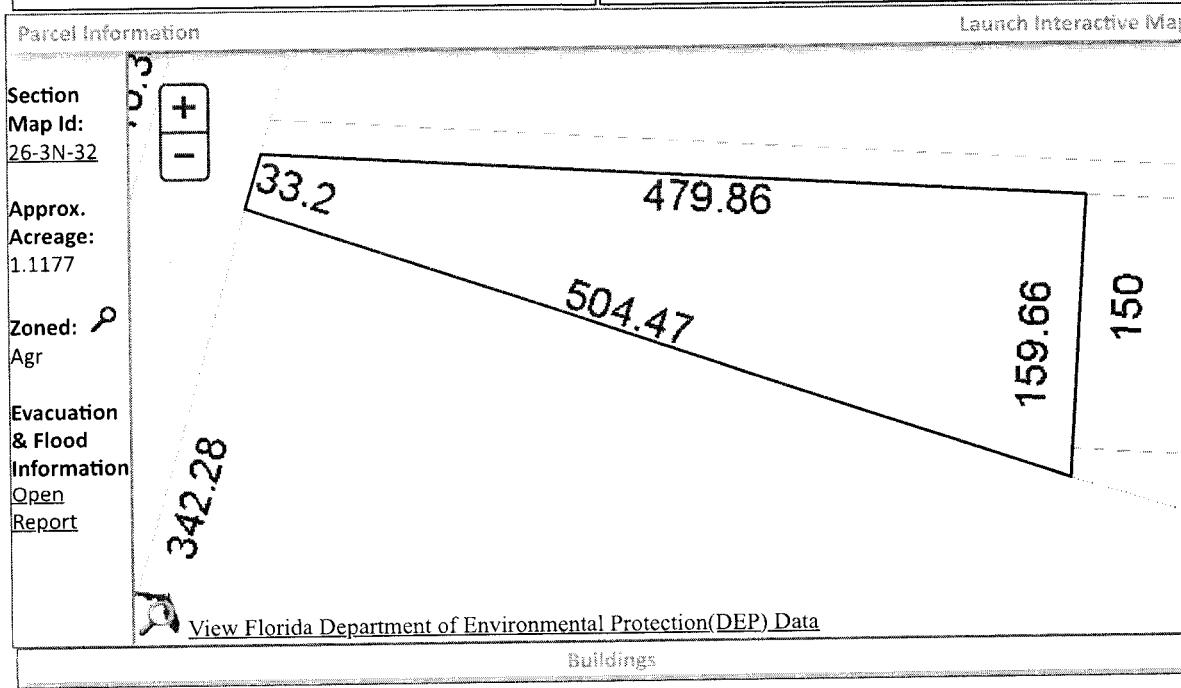
# Gary "Bubba" Peters

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Nav. Mode ● Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	263N322401000005					
Account:	122440070					
Owners:	MOLCHANOFF MATTHEW T					
Mail:	3924 SUN VALLEY CT MILTON, FL 32583					
Situs:	7280 GIBSON RD 32577					
Use Code:	VACANT RESIDENTIAL					
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data Type List:	2025 Certified Roll Exemptions
Sale Date Book Page Value Type Multi Parcel Records	None
04/2006 5890 78 \$100 QC N	Legal Description
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	BEG AT NW COR OF SE1/4 OF NW1/4 OF SEC N 89 DEG 46 MIN 34 SEC E 318 60/100 FT TO ELY R/W LI OF GIBSON RD S 13 DEG...
	Extra Features
	None



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.

Last Updated:09/10/2025 {tc.12459}

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BEAMIF A LLC** holder of Tax Certificate No. **06706**, 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 NW COR OF SE1/4 OF NW1/4 OF SEC N 89 DEG 46 MIN 34 SEC E 318 60/100 FT TO ELY R/W LI OF GIBSON RD S 13 DEG 50 MIN 51 SEC W 991 30/100 FT FOR POB S 89 DEG 48 MIN 55 SEC E 479 86/ 100 FT S 0 DEG 11 MIN 5 SEC W 159 66/100 FT TO NLY LI OF PROP DESC IN OR 2072 P 281 N 75 DEG 10 MIN 39 SEC W 504 47/100 FT TO E R/W LI OF GIBSON RD N 13 DEG 50 MIN 56 SEC E 33 22/100 FT TO POB OR 5890 P 78**

**SECTION 26, TOWNSHIP 3 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 122440070 (0326-69)**

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

**MATTHEW T MOLCHANOFF**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of March, which is the **4th day of March 2026**.

Dated this 11th day of September 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM).

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk

<a href="#"> Search Property</a>	<a href="#"> Property Sheet</a>	<a href="#"> Lien Holder's</a>	<a href="#"> Redeem New</a>	<a href="#"> Forms</a>	<a href="#"> Courtview</a>	<a href="#"> Benchmark</a>
Redeemed From Sale						



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed Sales - Redeemed From Sale**

**Account: 122440070 Certificate Number: 006706 of 2023**

Date Of  
Redemption

Clerk's Check  Clerk's Total

Postage  Tax Deed Court Registry

Payor Name  ^  
v

Notes  ^  
v



# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 12-2440-070 CERTIFICATE #: 2023-6706

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: December 17, 2005 to and including December 17, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: December 18, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

December 18, 2025  
Tax Account #: **12-2440-070**

1. The Grantee(s) of the last deed(s) of record is/are: **MATTHEW TAYLOR MOLCHANOFF**

**By Virtue of Quitclaim Deed recorded 4/24/2006 in OR 8590/78**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **NONE**
4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 12-2440-070**

**Assessed Value: \$4,643.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE SOLUTIONS**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** MAR 3, 2026

**TAX ACCOUNT #:** 12-2440-070

**CERTIFICATE #:** 2023-6706

**In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.**

**YES      NO**

- Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for 2025 tax year.

**MATTHEW TAYLOR MOLCHANOFF**  
**3924 SUN VALLY CT**  
**MILTON, FL 32583**

**MATTHEW TAYLOR MOLCHANOFF**  
**7280 GIBSON RD**  
**MOLINO, FL 32577**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of December 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**December 18, 2025**  
**Tax Account #:12-2440-070**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NW COR OF SE1/4 OF NW1/4 OF SEC N 89 DEG 46 MIN 34 SEC E 318 60/100 FT TO ELY  
R/W LI OF GIBSON RD S 13 DEG 50 MIN 51 SEC W 991 30/100 FT FOR POB S 89 DEG 48 MIN 55  
SEC E 479 86/ 100 FT S 0 DEG 11 MIN 5 SEC W 159 66/100 FT TO NLY LI OF PROP DESC IN OR  
2072 P 281 N 75 DEG 10 MIN 39 SEC W 504 47/100 FT TO E R/W LI OF GIBSON RD N 13 DEG 50  
MIN 56 SEC E 33 22/100 FT TO POB OR 5890 P 78**

**SECTION 26, TOWNSHIP 3 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 12-2440-070(0326-69)**

Recorded in Public Records 04/24/2006 at 03:01 PM OR Book 5890 Page 78,  
Instrument #2006040809, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$0.70

Matthew Taylor Molchanoff  
7280 Gibson Road  
Molino, FL 32577

Above Space Reserved for Recording  
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

## Quitclaim Deed

Date of this Document: April 23, 2006

Reference Number of Any Related Documents: N/A

Grantor:

Name Robert M. and Laura E. Molchanoff

Street Address 7280 Gibson Road

City/State/Zip Molino, FL 32577

Grantee:

Name Matthew Taylor Molchanoff

Street Address 7280 Gibson Road

City/State/Zip Molino, FL 32577

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): See attached Exhibit

Assessor's Property Tax Parcel/Account Number(s): \_\_\_\_\_

**THIS QUITCLAIM DEED**, executed this 23rd day of April,  
2006, by first party, Grantor Robert M and Laura E Molchanoff, whose  
mailing address is 7280 gibson rd Molino, FL to  
second party, Grantee, Matthew Taylor Molchanoff,  
whose mailing address is 7280 Gibson Rd Molino, FL 32577.

**WITNESSETH** that the said first party, for good consideration and for the sum of Gift  
Dollars (\$ \_\_\_\_\_) paid by the said second party, the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida  
to wit: see Attached Exhibit

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness

Don Flota

Print Name of Witness

Don Flota

Signature of Witness

Jeanette Brown

Print Name of Witness

Jeanette Brown

Signature of Grantor

Robert M. Malchanoff

Print Name of Grantor

Laura E. Malchanoff

State of Florida )

County of Escambia )

On April 24th, 2006, before me, They appeared Robert M. Malchanoff and Laura E. Malchanoff, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Jeanette Brown

Signature of Notary

Affiant Known  Produced ID

Type of ID

(Seal)



A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 26 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

Exhibit

PARCEL C

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 46 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26 FOR A DISTANCE OF 318.60 FEET TO THE APPARENT EASTERLY RIGHT-OF-WAY LINE OF GIBSON ROAD (R/W VARIES); THENCE DEPART SAID NORTH LINE SOUTH 13 DEGREES 50 MINUTES 51 SECONDS WEST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 991.30 FEET FOR THE POINT OF BEGINNING; THENCE DEPART SAID RIGHT-OF-WAY SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 479.86 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 159.66 FEET TO THE NORTHERLY LOT LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2072 PAGE 281 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 75 DEGREES 10 MINUTES 39 SECONDS WEST ALONG THE NORTHERLY LOT LINE OF SAID OFFICIAL RECORDS BOOK AND PAGE FOR A DISTANCE OF 504.47 FEET TO THE APPARENT EASTERLY RIGHT-OF-WAY OF SAID GIBSON ROAD (R/W VARIES) THENCE NORTH 13 DEGREES 50 MINUTES 56 SECONDS EAST ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY FOR A DISTANCE OF 33.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING IN AREA OF 1.0716 ACRES MORE OR LESS.

ALONG AND TOGETHER WITH A 20.00' INGREES/EGREES EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 46 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26 FOR A DISTANCE OF 318.60 FEET TO THE APPARENT EASTERLY RIGHT-OF-WAY LINE OF GIBSON ROAD (R/W VARIES); THENCE DEPART SAID NORTH LINE SOUTH 13 DEGREES 50 MINUTES 51 SECONDS WEST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 970.72 FEET FOR THE POINT OF BEGINNING; THENCE DEPART SAID RIGHT-OF-WAY SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 766.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 770.86 FEET TO THE SAID EASTERLY RIGHT-OF-WAY OF GIBSON ROAD (R/W VARIES); THENCE North 13 DEGREES 50 MINUTES 56 SECONDS EAST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 20.58 FEET TO THE POINT OF BEGINNING.