



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

1225.77

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	BREWTON AUSTIN 3200 MASON DR MC DAVID, FL 32568 3200 MASON DR 12-2651-565 BEG AT NE COR OF NW 1/4 OF SW 1/4 S 89 DEG 15 MIN 5 SEC W ALG N LI 50 75/100 FT S 13 DEG 3 MIN 30 SE (Full legal attached.)	Certificate #	2023 / 6728
		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)
# 2023/6728	06/01/2023	3,073.72	353.48	3,427.20
→Part 2: Total*				3,427.20


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)
# 2024/6853	06/01/2024	3,146.55	6.25	230.75	3,383.55
Part 3: Total*					3,383.55

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)	6,810.75
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,944.66
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)	10,130.41

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.	125,992.00
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 NW 1/4 OF SW 1/4 S 89 DEG 15 MIN 5 SEC W ALG N LI 50 75/100 FT S 13 DEG 3 MIN 30 SEC W 91 76/100 FT TO S R/W LI OF MASON LN S 77 DEG 12 MIN 15 SEC E ALG R/W 122 85/100 FT FOR POB CONT 230 42/100 FT S 12 DEG 56 MIN 3 SEC E 448 06/100 FT N 77 DEG 12 MIN 15 SEC W 240 42/100 FT N 11 DEG 46 MIN 15 SEC W 443 81/100 FT TO POB OR 7344 P 346

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500411

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023

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
12-2651-565	2023/6728	06-01-2023	BEG AT NE COR OF NW 1/4 OF SW 1/4 S 89 DEG 15 MIN 5 SEC W ALG N LI 50 75/100 FT S 13 DEG 3 MIN 30 SEC W 91 76/100 FT TO S R/W LI OF MASON LN S 77 DEG 12 MIN 15 SEC E ALG R/W 122 85/100 FT FOR POB CONT 230 42/100 FT S 12 DEG 56 MIN 3 SEC E 448 06/100 FT N 77 DEG 12 MIN 15 SEC W 240 42/100 FT N 11 DEG 46 MIN 15 SEC W 443 81/100 FT TO POB OR 7344 P 346

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 - 5023

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: 224N323202006001 Account: 122651565 Owners: BREWTON AUSTIN Mail: 3200 MASON DR MCDavid, FL 32568 Situs: 3200 MASON DR 32568 Use Code: SINGLE FAMILY RESID 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>\$21,600</td> <td>\$310,095</td> <td>\$331,695</td> <td>\$251,984</td> </tr> <tr> <td>2023</td> <td>\$21,600</td> <td>\$296,743</td> <td>\$318,343</td> <td>\$244,645</td> </tr> <tr> <td>2022</td> <td>\$21,600</td> <td>\$265,231</td> <td>\$286,831</td> <td>\$237,520</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2024	\$21,600	\$310,095	\$331,695	\$251,984	2023	\$21,600	\$296,743	\$318,343	\$244,645	2022	\$21,600	\$265,231	\$286,831	\$237,520																				
Year	Land	Imprv	Total	Cap Val																																							
2024	\$21,600	\$310,095	\$331,695	\$251,984																																							
2023	\$21,600	\$296,743	\$318,343	\$244,645																																							
2022	\$21,600	\$265,231	\$286,831	\$237,520																																							
Sales Data 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</th> <th>Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>05/12/2015</td> <td>7344</td> <td>346</td> <td>\$21,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>12/23/2008</td> <td>6411</td> <td>1145</td> <td>\$10,500</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>06/1998</td> <td>4276</td> <td>1718</td> <td>\$25,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>01/1998</td> <td>4211</td> <td>487</td> <td>\$8,000</td> <td>WD</td> <td>N</td> <td></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	05/12/2015	7344	346	\$21,000	WD	N			12/23/2008	6411	1145	\$10,500	WD	N			06/1998	4276	1718	\$25,000	WD	N			01/1998	4211	487	\$8,000	WD	N			2024 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description BEG AT NE COR OF NW 1/4 OF SW 1/4 S 89 DEG 15 MIN 5 SEC W ALG N LI 50 75/100 FT S 13 DEG 3 MIN 30 SEC W 91 76/100... Extra Features FRAME BUILDING POLE BARN	
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records																																				
05/12/2015	7344	346	\$21,000	WD	N																																						
12/23/2008	6411	1145	\$10,500	WD	N																																						
06/1998	4276	1718	\$25,000	WD	N																																						
01/1998	4211	487	\$8,000	WD	N																																						
Parcel Information Section Map Id: 22-4N-32 Approx. Acreage: 2.1638 Zoned: RMU Evacuation & Flood Information Open Report		Launch Interactive Map View Florida Department of Environmental Protection (DEP) Data																																									
Buildings																																											

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06728**, 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 NE COR OF NW 1/4 OF SW 1/4 S 89 DEG 15 MIN 5 SEC W ALG N LI 50 75/100 FT S 13 DEG 3 MIN 30 SEC W 91 76/100 FT TO S R/W LI OF MASON LN S 77 DEG 12 MIN 15 SEC E ALG R/W 122 85/100 FT FOR POB CONT 230 42/100 FT S 12 DEG 56 MIN 3 SEC E 448 06/100 FT N 77 DEG 12 MIN 15 SEC W 240 42/100 FT N 11 DEG 46 MIN 15 SEC W 443 81/100 FT TO POB OR 7344 P 346

SECTION 22, TOWNSHIP 4 N, RANGE 32 W

TAX ACCOUNT NUMBER 122651565 (1225-77)

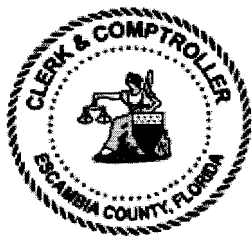
The assessment of the said property under the said certificate issued was in the name of

AUSTIN BREWTON

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

Search Property	Property Sheet	Lien Holder's	Redeem_New	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed Sales - Redeemed From Sale
Account: 122651565 Certificate Number: 006728 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$806.40

Postage Tax Deed Court Registry \$772.40

Payor Name
3200 MASON RD
MCDAVID FL 32568

Notes

Commit Redemption ☒