



# 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

1225.80

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	ISAACKS ELOUISE 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568 2451 GREEN VILLAGE RD 12-3223-000 BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 F (Full legal attached.)	Certificate #	2023 / 6791		
		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)	
# 2023/6791	06/01/2023	990.79	49.54	1,040.33	
→ Part 2: Total*				1,040.33	
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)
# 2024/6906	06/01/2024	1,082.68	6.25	86.84	1,175.77
Part 3: Total*					1,175.77
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)				2,216.10	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,015.62	
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)				3,606.72	
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 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. <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 NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB  
OR 6118 P 1386

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500399

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
12-3223-000	2023/6791	06-01-2023	BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

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](#)
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[Sale List](#)
[Back](#)

[←](#) Nav. Mode ☒ Account ☐ Parcel ID [→](#)

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General Information		Assessments				
<b>Parcel ID:</b>	305N321332000000	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	123223000	2024	\$4,420	\$66,895	\$71,315	\$63,691
<b>Owners:</b>	ISAACKS ELOUISE	2023	\$4,420	\$65,433	\$69,853	\$57,901
<b>Mail:</b>	2451 GREEN VILLAGE RD WALNUT HILL, FL 32568	2022	\$1,938	\$58,387	\$60,325	\$52,638
<b>Situs:</b>	2451 GREEN VILLAGE RD 32568	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>Change of Address</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>File for Exemption(s) Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Report Storm Damage</b>				

Sales Data Type List:								2024 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi</b>	<b>Parcel</b>	<b>Records</b>	None	
03/2007	6118	1386	\$50,000	WD	N			<b>Legal Description</b> BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB...	
06/1997	4144	1907	\$4,500	WD	N				
07/1994	3619	864	\$3,000	WD	N				
04/1987	2379	628	\$5,500	WD	N				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								<b>Extra Features</b> None	

Parcel Information		Launch Interactive Map	
<div>Section Map Id: 30-5N-32</div> <div>Approx. Acreage: 0.3444</div> <div>Zoned:  RMU</div> <div>Evacuation &amp; Flood Information</div> <div><a href="#">Open Report</a></div>	<div><div><div>+</div><div>-</div></div><div></div></div>		
<div> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a></div>			
Buildings			

Address: 2451 GREEN VILLAGE RD, Improvement Type: SINGLE FAMILY, Year Built: 1960, Effective Year: 1975, PA Building ID#: 16081

**Structural Elements**

**DECOR/MILLWORK-MINIMUM**

**DWELLING UNITS-1**

**EXTERIOR WALL-VINYL SIDING**

**FLOOR COVER-PINE/SOFTWOOD**

**FOUNDATION-WOOD/NO SUB FLR**

**HEAT/AIR-CENTRAL H/AC**

**INTERIOR WALL-DRYWALL-PLASTER**

**NO. PLUMBING FIXTURES-3**

**NO. STORIES-1**

**ROOF COVER-COMPOSITION SHG**

**ROOF FRAMING-GABLE**

**STORY HEIGHT-0**

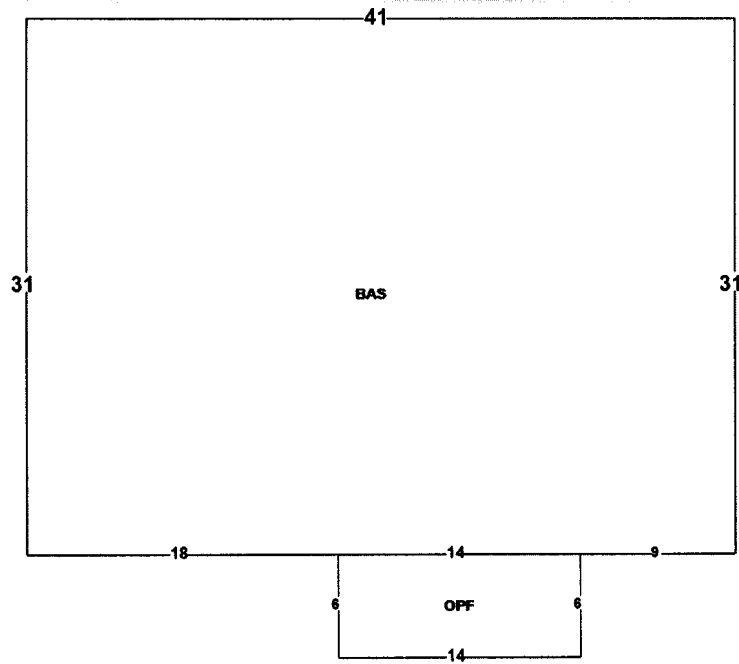
**STRUCTURAL FRAME-WOOD FRAME**



Areas - 1355 Total SF

**BASE AREA - 1271**

**OPEN PORCH FIN - 84**



**Images**



2/22/2021 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: 05/22/2025 (tc.5601)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06791**, 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 SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386**

**SECTION 30, TOWNSHIP 5 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 123223000 (1225-80)**

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

**ELOUISE ISAACKS**

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