

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

076.80

							2.00 D
Part 1: Tax Deed	Application Inform	nation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 8023			Application date		Apr 21, 2025	
Property description MARTIN LINDA MARTIN RONALD 6041 HWY 97 A MCDAVID, FL 32568 6041 HIGHWAY 97-A 12-3424-100 BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC N ALG SEC LI 420 FT FOR POB CONT N 210 FT W 210 FT S 210 FT (Full legal attached.)			Certificate # Date certificate issued		2023 / 6806		
					06/01/2023		
Part 2: Certificate	es Owned by Appl	icant an	d Filed wi	th Tax Deed	Applic	ation	
Column 1 Certificate Numbe	Column T Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/6806	06/01/20)23		1,514.93		195.99	1,710.92
						→Part 2: Total*	1,710.92
Part 3: Other Cei	tificates Redeeme	ed by Ap	plicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/6922	06/01/2024		1,633.74		6.25	119.81	1,759.80
	<u> </u>					Part 3: Total*	1,759.80
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)				
The second secon	ificates in applicant's			certificates red	deemed Total o	d by applicant f Parts 2 + 3 above	3,470.72
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes paid by the applicant					1,583.41		
4. Property inform	nation report fee						200.00
5. Tax deed appl	ication fee		•				175.00
6. Interest accrue	ed by tax collector und	der s.197.	542, F.S. (s	ee Tax Collecte	or Instn	uctions, page 2)	0.00
7.					Tof	al Paid (Lines 1-6)	5,429.13
I certify the above in	nformation is true and ১that the property inf	the tax co	ertificates, in	nterest, propert	ty inform	nation report fee, a	nd tax collector's fees
1						Escambia, Flori	da
Sign here:		ianaa			D	ate <u>April 24th,</u>	2025
Sign	ature For ollector or Des					See Instructions on Pa	

Send this pertification 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)	
	مرحم من منظم المرحم والمراحم المراحم ا
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)	
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>01/07/2026</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.

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 SE COR OF NE 1/4 OF NE 1/4 OF SEC N ALG SEC LI 420 FT FOR POB CONT N 210 FT W 210 FT S 210 FT E 210 FT TO POB OR 482 P 398

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500317

To: Tax Collector of <u>ESCAMBIA COUNTY</u>		, Florida		
I, KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176 hold the listed tax certificate	5-15 4 0,	e same to the Tax	Collector and make tax deed application thereon:	
Account Number	Certificate No.	Date	Legal Description	
12-3424-100	2023/6806	06-01-2023	BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC N ALG SEC LI 420 FT FOR POB CONT N 210 FT W 210 FT S 210 FT E 210 FT TO POB OR 482 P 398	
	axes, if due and nding tax certificates plus t and omitted taxes, plus in	•	•	
	ctor's fees, property information	•	Clerk of the Court costs, charges and fees, and	
Attached is the tax sale cel which are in my possession		cation is based and	d all other certificates of the same legal description	
Electronic signature on fil KEYS FUNDING LLC - 80 PO BOX 71540 PHILADELPHIA, PA 19	023		<u>04-21-2025</u>	
Applie	cant's signature		Application Date	



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: 103N331102000001

Account:

123424100

Owners:

MARTIN LINDA

MARTIN RONALD

Mail:

6041 HWY 97 A

N

MCDAVID, FL 32568

Situs:

6041 HIGHWAY 97-A 32568

Use Code:

SINGLE FAMILY RESID A

Taxing Authority:

COUNTY MSTU

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

ents			
Land	Imprv	Total	<u>Cap Val</u>
\$5,400	\$111,462	\$116,862	\$104,560
\$3,325	\$105,510	\$108,835	\$95,055
\$3,325	\$95,555	\$98,880	\$86,414
	Land \$5,400 \$3,325	Land Imprv \$5,400 \$111,462 \$3,325 \$105,510	Land Imprv Total \$5,400 \$111,462 \$116,862 \$3,325 \$105,510 \$108,835

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

Sales Data Type List:

Sale Date Book Page Value Type Multi Parcel Records

None

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller 2024 Certified Roll Exemptions

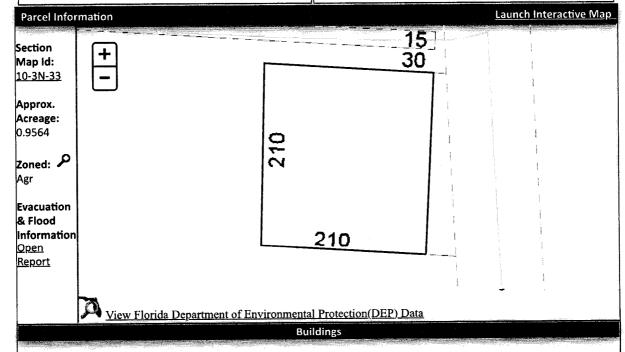
None

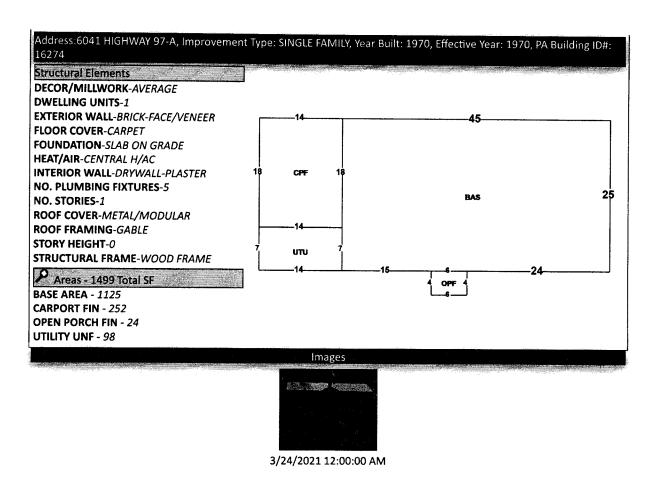
Legal Description

BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC N ALG SEC LI 420 FT FOR POB CONT N 210 FT W 210 FT S 210 FT E 210 FT TO... P

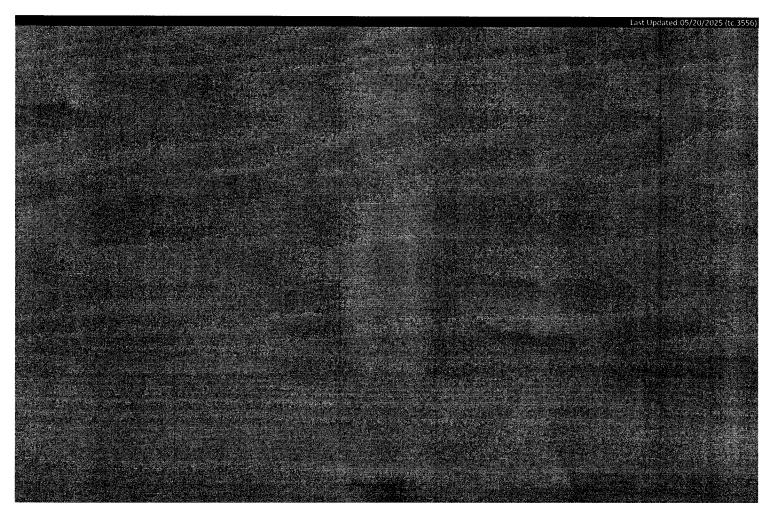
Extra Features

FRAME SHED





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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037290 5/20/2025 4:49 PM
OFF REC BK: 9320 PG: 927 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06806**, 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 SE COR OF NE 1/4 OF NE 1/4 OF SEC N ALG SEC LI 420 FT FOR POB CONT N 210 FT W 210 FT S 210 FT E 210 FT TO POB OR 482 P 398

SECTION 10, TOWNSHIP 3 N, RANGE 33 W

TAX ACCOUNT NUMBER 123424100 (0126-80)

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

LINDA MARTIN and RONALD MARTIN

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 January, which is the 7th day of January 2026.

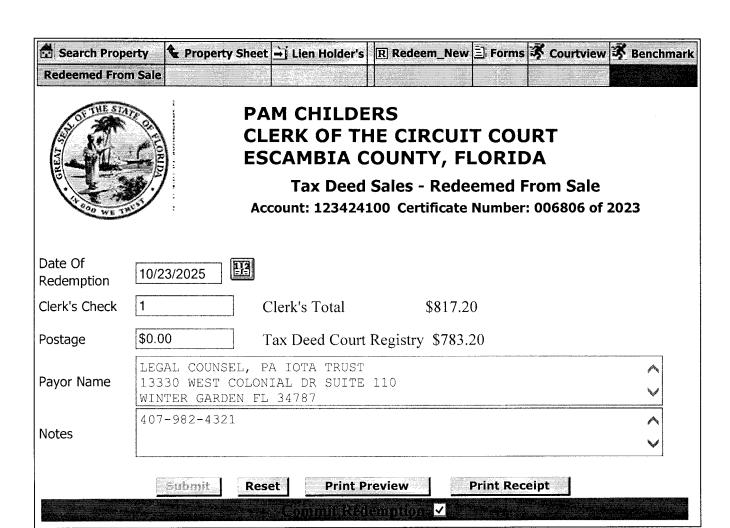
Dated this 20th day of May 2025.

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.

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



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 #:	12-3424-100	CERTIFICATE #:	2023-680	06
REPORT IS LIMITE	OT TITLE INSURANCE. THE D TO THE PERSON(S) EXPRI PORT AS THE RECIPIENT(S)	ESSLY IDENTIFIED B	Y NAME IN THE	PROPERTY
listing of the owner(s) tax information and a	orepared in accordance with the of record of the land described listing and copies of all open or ed in the Official Record Books page 2 herein.	herein together with cu unsatisfied leases, mor	rrent and delinquent tgages, judgments	nt ad valorem and
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.				
	insure or guarantee the validity or ance policy, an opinion of title			
Use of the term "Repo	ort" herein refers to the Property	Information Report and	d the documents at	tached hereto.
Period Searched: O	October 16, 2025 to and includi	ng October 16, 2025	Abstractor:	Andrew Hunt
BY				
Malphy				

Michael A. Campbell, As President

Dated: October 19, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 19, 2025

Tax Account #: 12-3424-100

1. The Grantee(s) of the last deed(s) of record is/are: RONALD MARTIN AND LINDA MARTIN

By Virtue of Warranty Deed recorded 3/25/1970 in OR 482/398 ABSTRACTOR'S NOTE: WE ARE UNABLE TO DETERMINE ACCESS.

- 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) 2022-2024 are delinquent.

Tax Account #: 12-3424-100 Assessed Value: \$104,560.00

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

CERTIFICA	TION.	PROPERTY	INFORM	ATION REP	ORT FOR TDA
CLIVITICE		INVIENT			OILL LOIL IDU

CENTI	IFICATION, I ROLERT I INFORM	ATION KETOKI FOR IDA			
TAX D	EED SALE DATE:	JAN 7, 2026			
TAX A	CCOUNT #:	12-3424-100			
CERTI	IFICATE #:	2023-6806			
those p	ersons, firms, and/or agencies having	Statutes, the following is a list of names and addresses of g legal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed			
YES	NO Notify City of Pensacola, P.O. Notify Escambia County, 190 Homestead for 2025 tax year	Governmental Center, 32502			
6041 H	MARTIN AND RONALD MARTII WY 97A VID, FL 32568	N			

Certified and delivered to Escambia County Tax Collector, this 20th day of October 2025.

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

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

October 19, 2025 Tax Account #:12-3424-100

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC N ALG SEC LI 420 FT FOR POB CONT N 210 FT W 210 FT S 210 FT E 210 FT TO POB OR 482 P 398

SECTION 10, TOWNSHIP 3 N, RANGE 33 W

TAX ACCOUNT NUMBER 12-3424-100(0126-80)

225 nec res. 150 st. st. State of Florida) WARRANTY DEED 133 S. Bajten St., Pansacota, Fig. 17 482 rat 398 RAY Battle koodland, ala ESCAMBIA County Know All Men by These Presents: That ... I. Bonate Robin McCullough, a widow. for and in consideration of One Pollar and other seed and valuable considerations..... Ronald Martin and Linda Martin, busband and wife,their.......heirs, executors, administrators and assigns, forever, the following described real property. State of Florida to with Commencing at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 3 North, Range 33 West, Escambia County, Florida, thence North along the Section line a distance of 420 feet to the point of beginning, thence continuing North a distance of 210 feet, thence West a distance of 210 feet, thence East a distance of 210 feet, containing 1 acre more or less. DOCUMENTARY FLOR STATE OF FLORIDA BOCUMENTARY STAMPTAS E BUSINE () 20 L 50 To have and to hold, unto the said grantee .. R. ... the it. ... heirs and wasigns, forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. Besil Rabin M.C. Sullough (SEAL) State of Florida 4 ത -2

Order: 2026-JAN-7 Doc: FLESCA:482-00398