

Sign here

Signature, Tex Collector or Designee

## 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

Part 1: Tax Deed Application Information **KEYS FUNDING LLC - 6023 Applicant Name** Apr 21, 2025 Application date PO BOX 71540 Applicant Address PHILADELPHIA, PA 19176-1540 CARSON DORIS L ESTATE OF **Property** 2023 / 7114 Certificate # description 3204 BAYOU BLVD PENSACOLA, FL 32503 1619 N 6TH AVE 13-3406-100 S 64 275/1000 FT OF N 150 025/1000 FT OF E 110 FT Date certificate issued 06/01/2023 OF BLK BLK 64 EAST KING TRACT DB 431 P 502 CA Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application Column 5: Total Column 4 Column 2 Column 3 Column 1 Interest (Column 3 + Column 4) Face Amount of Certificate **Date of Certificate Sale** Certificate Number 1.751.21 83.39 06/01/2023 1,667.82 # 2023/7114 1,751.21 →Part 2: Total\* Part 3: Other Certificates Redeemed by Applicant (Other than County) **Total** Column 2 Column 3 Column 4 Column 5 Column 1 (Column 3 + Column 4 Date of Other Face Amount of Tax Collector's Fee Interest Certificate Number + Column 5) Certificate Sale Other Certificate 6.25 142.74 1.928.65 06/01/2024 1,779.66 # 2024/7196 Part 3: Total\* 1,928.65 Part 4: Tax Collector Certified Amounts (Lines 1-7) 3,679.86 Cost of all certificates in applicant's possession and other certificates redeemed by applicant (\*Total of Parts 2 + 3 above) 0.00 Delinquent taxes paid by the applicant 1,755.67 Current taxes paid by the applicant 3. 200.00 Property information report fee 175.00 5. Tax deed application fee 0.00 Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) 5.810.53 Total Paid (Lines 1-6) **7**. 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. Escambia, Florida

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

April 24th, 2025

Date

		가입자 그러난 시간을 가다.
Par	art 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	8. Processing tax deed fee	
9.	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.	2. Sheriff's fees	
13.	3. Interest (see Clerk of Court Instructions, page 2)	
14.	4. 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.	
16.	6. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
-		
Sign	ign here: Date of sale 01/07/2026 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.

#### 512 R. 12/16

## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500232

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 6 PO BOX 71540 PHILADELPHIA, PA 19 hold the listed tax certif	9176-1540,	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No:	Date :	Legal Description
13-3406-100	2023/7114	06-01-2023	S 64 275/1000 FT OF N 150 025/1000 FT OF E 110 FT OF BLK BLK 64 EAST KING TRACT DB 431 P 502 CA 65
<ul> <li>redeem all ou</li> <li>pay all deling</li> <li>pay all Tax Construction</li> <li>Sheriff's costs</li> </ul>	s, if applicable. e certificate on which this applic	nterest covering that	·
Electronic signature of KEYS FUNDING LLC PO BOX 71540 PHILADELPHIA, PA	C - 6023		04-21-2025 Application Date



## Gary "Bubba" Peters Escambia County Property Appraiser

**Real Estate Search** 

**Tangible Property Search** 

Sale List

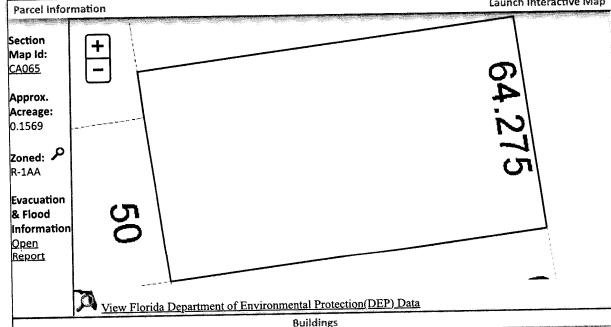
**Back** 

Printer Friendly Version Nav. Mode 

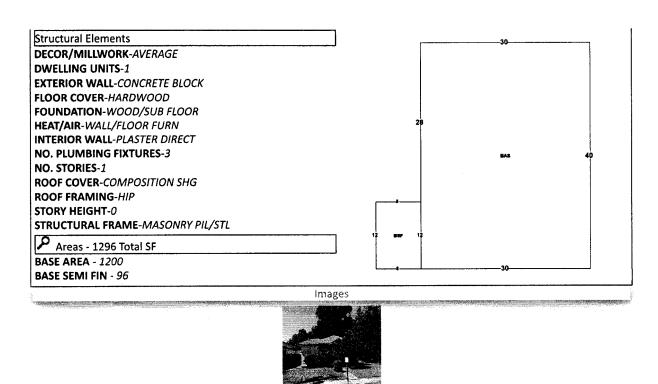
Account 

Parcel ID Assessments General Information Cap Val Imprv Total Land Year 0005009020014064 Parcel ID: \$94,110 \$107,768 \$79,488 2024 \$28,280 133406100 Account: \$85,555 \$28,280 \$75,243 \$103,523 2023 CARSON DORIS L'ESTATE OF Owners: \$77,778 \$70,613 \$98,893 \$28,280 2022 3204 BAYOU BLVD Mail: PENSACOLA, FL 32503 1619 N 6TH AVE 32503 Disclaimer Situs: SINGLE FAMILY RESID 🔑 **Use Code: Tax Estimator** Taxing PENSACOLA CITY LIMITS **Authority: Change of Address Open Tax Inquiry Window** Tax inquiry: Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector **Report Storm Damage** 2024 Certified Roll Exemptions Sales Data Type List: 🔑 None Sale Date Book Page Value Type Multi Parcel Records

Legal Description S 64 275/1000 FT OF N 150 025/1000 FT OF E 110 FT OF BLK Official Records Inquiry courtesy of Pam Childers BLK 64 EAST KING TRACT DB 431 P 502 CA 65 Escambia County Clerk of the Circuit Court and Comptroller Extra Features None Launch Interactive Map



Address:1619 N 6TH AVE, Improvement Type: SINGLE FAMILY, Year Built: 1956, Effective Year: 1956, PA Building ID#: 19492



10/11/2016 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:05/19/2025 (tc.116824)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037169 5/20/2025 1:27 PM
OFF REC BK: 9320 PG: 701 Doc Type: TDN

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 07114**, 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:

S 64 275/1000 FT OF N 150 025/1000 FT OF E 110 FT OF BLK BLK 64 EAST KING TRACT DB 431 P 502 CA 65

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133406100 (0126-25)

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

#### ESTATE OF DORIS L CARSON

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.

COUNTY

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 #:	13-3406-100	CERTIFICATE #:	2023-711	4
REPORT IS LIMITED	T TITLE INSURANCE. THI O TO THE PERSON(S) EXPI ORT AS THE RECIPIENT(S	RESSLY IDENTIFIED	BY NAME IN THE	PROPERTY
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 "Repo	rt" herein refers to the Proper	ty Information Report a	nd the documents att	ached hereto.
Period Searched: Oc	tober 16, 2025 to and includ	ling October 16, 2025	Abstractor:	Andrew Hunt
BY				
Malalphel				

As President Dated: October 19, 2025

Michael A. Campbell,

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

October 19, 2025

Tax Account #: 13-3406-100

1. The Grantee(s) of the last deed(s) of record is/are: **DORIS L CARSON** 

By Virtue of Warranty Deed recorded 11/1/1955 in DB 431/502

ABSTRACTOR'S NOTE: WE FIND NO RECORD OF DEATH FOR DORIS L CARSON RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY.

- 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 #: 13-3406-100 Assessed Value: \$94,110.00

**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

	CERTIFICATIO	N: PROPERTY	Y INFORMATION REPOR	RT FOR TDA
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TAX DEEI	D SALE DATE:	JAN 7, 2026	
TAX ACC	OUNT #:	13-3406-100	
CERTIFIC	CATE #:	2023-7114	
those perso	ons, firms, and/or agencies hav	rida Statutes, the following is a list of names and addresses of ving legal interest in or claim against the above-described certificate is being submitted as proper notification of tax deed	
YES NO	Notify City of Pensacola, P	90 Governmental Center, 32502	
DODIC I	CADSON AND		

DORIS L CARSON AND ESTATE OF DORIS L CARSON 1619 N 6TH AVE PENSACOLA, FL 32503

Malphel

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

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 #:13-3406-100

# LEGAL DESCRIPTION EXHIBIT "A"

S 64 275/1000 FT OF N 150 025/1000 FT OF E 110 FT OF BLK BLK 64 EAST KING TRACT DB 431 P 502 CA 65

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-3406-100(0126-25)

DEED 431 MG-502

Marranty Deed













STATE OF FLORIDA 11827000 COUNTY OF ESCAPBIA

KNOW ALL NEW BY THESE PRESUMTS: THAT, Pensacola Goal Company, Inc., a corporation by Henry H. Cary, President, and C. W. Turner, Secretary, its heirs, executors, administrators, successors and assigns, for and in consideration of one dollar and other valuable goods and considerations, the receipt whereof is hereby aclnowledged, do bargain, sell, convey and grant unto

Doris L. Carson, her

heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the City of Pensacola, County of Escembia, State of Plorida, to-wit: The South 64,275 feet of the North 150,025 feet of the East 110 feet of Block 64, East King Tract, East of Tarragona Street, in the City of Pensacola, East of Tarragona Street, in the City of Pensacola, Escumbia County, Florida, according to man of said City copyrighted by Thomas C. Matson in 1905.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining free from all exemptions and right of homestead.

and, said corporation, its successors and assigns covenants that it is well seized of an indefeasable estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encumbrances, and that the said corporation, its successors and assigns, the said crantee\_, her heirs, executors, administrators and assigns, in the quiet and reaccable possession and enjoyment thereof, acainst all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITHESS WHEREOF, The Pensacola Coal Company, Inc., a corporation, has caused its name to be signed hereto by the President, Henry H. Cary, Attested by its Secretary, C. W. Turner, and its corporate seal affixed hereto this \_\_\_\_day of

November A.D. 1955.

PENSACOTA COAL COPPLY, INC.

Signed, sealed and delivered in the presence of:

mrs. J. C. Tha

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Before the subscriber, a Notary Public, duly commissioned, qualified and acting as Motary Public, in and for said State and County person-lay appeared Henry H. Cary known to me to be the individual described by that name in and who executed the foregoing instrument and to be the President of the Pensacola Goal Commany, Inc., a comporation, and acknowledged and declared that he, as President of said corror ation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Given under my hand and official scal this

A. D. 1955.

Notary Public

My Commission expires 3/24/59

37.10

MO 1 1250 MLES HOV 2 3 1955
ALL S COCLOCK RECORDED IN THE PUBLIC RECORDS OF ESCANSIA COUNTY, FLORIBA. IN THE BOOK AND PAGE NOTED ABOVE.
LANGLEY BELL. CLERK OF CIRCUIT COUNT