

## 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

0126.46

							0100 14
Part 1: Tax Deed	Application Infor	mation			74.		
Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025	
Property description	WALKER DAVIS NANCY EST OF 1003 E JORDAN ST			Certificate #		2023 / 7336	
	PENSACOLA, FL 32503 1003 E JORDAN ST 14-3308-100 E 27 5/10 FT OF LT 3 ALL OF LT 4 AND W 15 FT OF LT 5 BLK 3 FARNIE HILL PLACE PB 1 P 69 OR 7458 P 606 (Full legal attached.)				ertificate issued	06/01/2023	
Part 2: Certificat	es Owned by App	licant an	d Filed wi	th Tax Deed	Applic	ation	
Column 1 Certificate Number	Colum er Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/7336	06/01/2	023		4,212.35		210.62	4,422.9
			<u> </u>		.*	→Part 2: Total*	4,422.9
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate  Column 4 Tax Collector's F			Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/7421	06/01/2024			6.25	344.65	5,050.6	
	1					Part 3: Total*	5,050.6
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)		AVEN.	the second secon	
1. Cost of all cert	ificates in applicant's	possessio	on and other	r certificates red (*	deemed Total of	by applicant Parts 2 + 3 above	9,473.6
2. Delinquent tax	es paid by the applic	ant					0.0
3. Current taxes	paid by the applicant						4,716.6
4. Property inforr	nation report fee						200.0
5. Tax deed appl	ication fee						175.0
6. Interest accrue	ed by tax collector un	der s.197.	542, F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)	0.0
7.					Tot	al Paid (Lines 1-6)	14,565.2
	nformation is true and d that the property in				y inform	nation report fee, a	nd tax collector's fees
2						Escambia, Florid	da
Sign here:	ature, Tax Collector or Des	ianee			Da	ate April 24th,	2025
Sign	ature, Tax conscior or bes						

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

Par	rt 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.	
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.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign	here: Date of sale01/07/2026

#### **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.

E 27 5/10 FT OF LT 3 ALL OF LT 4 AND W 15 FT OF LT 5 BLK 3 FARNIE HILL PLACE PB 1 P 69 OR 7458 P 606 CA 51

## 512 R. 12/16

## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500469

To: Tax Collector of <u>ESCA</u>	MBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 5023 PO BOX 71540			
PHILADELPHIA, PA 19176-154 hold the listed tax certificate and	•	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
14-3308-100	2023/7336	06-01-2023	E 27 5/10 FT OF LT 3 ALL OF LT 4 AND W 15 FT OF LT 5 BLK 3 FARNIE HILL PLACE PB 1 P 69 OR 7458 P 606 CA 51
I agree to:			
<ul> <li>pay any current taxes</li> <li>redeem all outstanding</li> </ul>	, if due and g tax certificates plus	interest not in my	noccossion and
	d omitted taxes, plus in		•
	fees, property informa	•	Clerk of the Court costs, charges and fees, and
Attached is the tax sale certification which are in my possession.	ate on which this applic	cation is based and	d all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 5023			
PO BOX 71540 PHILADELPHIA, PA 19176	1540		
PHILADELPHIA, PA 19170	-1040		<u>04-21-2025</u> Application Date
Applicant'	s signature		



# Gary "Bubba" Peters Escambia County Property Appraiser

**Real Estate Search** 

**Tangible Property Search** 

Sale List

<u>Back</u>

Nav. Mode 

Account 

Parcel ID

Printer Friendly Version

mation
0005009030004003
143308100
WALKER DAVIS NANCY EST OF
1003 E JORDAN ST
PENSACOLA, FL 32503
1003 E JORDAN ST 32503
SINGLE FAMILY RESID 🔑
PENSACOLA CITY LIMITS

Tax Inquiry:	<b>Open Tax Inquiry Window</b>
Tax Inquiry link	courtesy of Scott Lunsford
Escambia Coun	ty Tax Collector

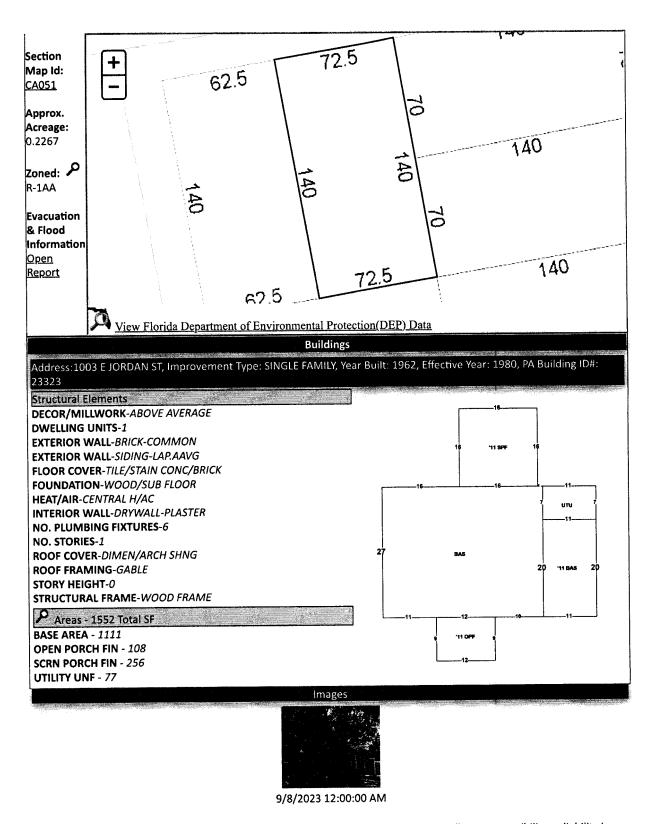
Assess	Assessments				
Year	Land	Imprv	Total	<u>Cap Val</u>	
2024	\$152,859	\$134,975	\$287,834	\$265,345	
2023	\$138,284	\$127,775	\$266,059	\$241,223	
2022	2022 \$108,301 \$115,612 \$223,913 \$219,294				
Disclaimer  Tax Estimator					
Change of Address					
File for Exemption(s) Online					
Report Storm Damage					

Sales Data	Туре	List:	•				2024 Certified Roll Exemptions
Sale Date	Book	Page	Value	Туре	Multi Parcel	Records	None
12/30/2015	7458	606	\$214,000	WD	N	[a	
05/15/2013	7018	633	\$157,000	WD	N	D <sub>o</sub>	Legal Description
07/01/2011			, ,		N	C <sub>o</sub>	E 27 5/10 FT OF LT 3 ALL OF LT 4 FARNIE HILL PLACE PB 1 P 69 OR
07/2006	5962	1933	\$143,000	WD	N	C <sub>o</sub>	
06/2006	5927	1800	\$100	CJ	N	Ľ,	
06/2005	5679	1704	\$137,500	WD	N	C <sub>o</sub>	Extra Features
08/2004	5476	852	\$103,000	WD	N	D <sub>o</sub>	FRAME BUILDING
Official Reco Escambia Co						mptroller	

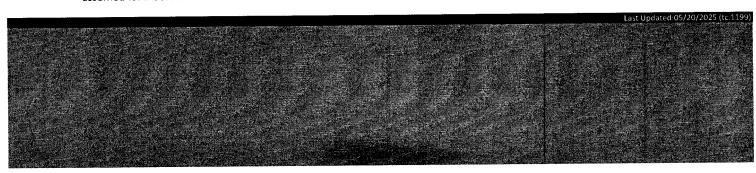
E 27 5/10 FT OF LT 3 ALL OF LT 4 AND W 15 FT OF LT 5 BLK 3 FARNIE HILL PLACE PB 1 P 69 OR 7458 P 606 CA 51
FARNIE HILL PLACE PB 1 P 69 OR 7458 P 606 CA 51
Extra Features
FRAME BUILDING

**Parcel Information** 

Launch Interactive Map



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# 2025037244 5/20/2025 4:04 PM
OFF REC BK: 9320 PG: 865 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07336, 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:

E 27 5/10 FT OF LT 3 ALL OF LT 4 AND W 15 FT OF LT 5 BLK 3 FARNIE HILL PLACE PB 1 P 69 OR 7458 P 606 CA 51

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 143308100 (0126-46)

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

#### EST OF NANCY WALKER DAVIS

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.

GOMPT-ROLLING

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



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

Tax Deed Sales - Redeemed From Sale
Account: 143308100 Certificate Number: 007336 of 2023

Date Of Redemption Clerk's Check	8/15/2025	Elerk's Total	\$817.20	
Postage	\$0.00	Tax Deed Court Registry	y \$783.20	
Payor Name	ECR EMERALD PO BOX 1283 GULF BREEZE	COAST RENTALS		\ \ \ \ \
Notes				Ç
	Submit	Reset Print Preview  Commit Redemptio	Print Receipt n ✓	

# **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 LUNSFOR	D, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #	: 14-3308-100	CERTIFICATE #:	2023-73	36
REPORT IS LIMIT	NOT TITLE INSURANCE. THE ED TO THE PERSON(S) EXPR EPORT AS THE RECIPIENT(S	ESSLY IDENTIFIED B	Y NAME IN THI	E PROPERTY
listing of the owner tax information and	t prepared in accordance with the (s) of record of the land described a listing and copies of all open orded in the Official Record Books n page 2 herein.	I herein together with cur r unsatisfied leases, mort	rent and delinque gages, judgments	ent ad valorem and
and mineral or any	ject to: Current year taxes; taxes subsurface rights of any kind or r rlaps, boundary line disputes.			
	ot insure or guarantee the validity surance policy, an opinion of title			
Use of the term "Re	port" herein refers to the Propert	y Information Report and	I the documents a	ttached hereto.
Period Searched:	October 16, 2025 to and includ	ing October 16, 2025	_ Abstractor:	Pam Alvarez
BY				
Malf	hel			

Michael A. Campbell, As President

Dated: October 17, 2025

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

October 17, 2025

Tax Account #: 14-3308-100

1. The Grantee(s) of the last deed(s) of record is/are: ESTATE OF NANCY WALKER DAVIS

By Virtue of Warranty Deed recorded 12/31/2015 in OR 7458/606

ABSTRACTOR'S NOTE: A PROBATE CASE FOR NANCY WALKER DAVIS HAS BEEN FILED IN THE COURT RECORDS OF ESCAMBIA COUNTY, FLORIDA, CASE #2021 CP 000084. THE CASE IS STILL OPEN AND THE HEIR IS INCLUDED FOR NOTICE.

- 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 #: 14-3308-100 Assessed Value: \$265,345.00

**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

<b>CERTIFICATION: PROPERTY INFORMATION</b>	REPORT FOR TDA				
TAX DEED SALE DATE:	JAN 7, 2026				
TAX ACCOUNT #:	14-3308-100				
CERTIFICATE #:	2023-7336				
In compliance with Section 197.522, Florida Statute those persons, firms, and/or agencies having legal in property. The above-referenced tax sale certificate sale.					
YES NO  ☐ ☐ Notify City of Pensacola, P.O. Box 12 ☐ Notify Escambia County, 190 Govern ☐ Homestead for 2025 tax year.					
ESTATE OF NANCY WALKER DAVIS AND GUARDIAN OF JOSEPHINE ELODY GRACE TARVER 1003 E JORDAN ST PENSACOLA, FL 32503	GUARDIAN OF JOSEPHINE ELODY GRACE TARVER 4352 CANTON COURT GULF BREEZE, FL 32563				
ESTATE OF NANCY WALKER-DAVIS GUARDIAN OF JOSEPHINE ELODY 1208 FAIRFIELD DR MANDEVILLE, LA 70448	CAROLE WALKER GUARDIAN OF JOSEPHINE ELODY 50 JOACHIM APT A215 GULF BREESE, FL 32561				
MICHAEL CARL COSNER PERSONAL REPRESENTATIVE OF ESTATE OF NANCY WALKER DAVIS 401 E. INTENDENCIA ST PENSACOLA, FL 32502					

Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> 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 17, 2025 Tax Account #:14-3308-100

# LEGAL DESCRIPTION EXHIBIT "A"

E 27 5/10 FT OF LT 3 ALL OF LT 4 AND W 15 FT OF LT 5 BLK 3 FARNIE HILL PLACE PB 1 P 69 OR 7458 P 606 CA 51

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 14-3308-100(0126-46)

Recorded in Public Records 12/31/2015 at 01:03 PM OR Book 7458 Page 606, Instrument #2015098976, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$1498.00

This Instrument Prepared By: Megan Thompson Gulf Coast Title Agency, LLC 2803 E Cervantes St, Ste A Pensacola, Florida 32503 (850) 202-6938 15-310 Parcel ID: 000S009030004003

STATE OF FLORIDA COUNTY OF ESCAMBIA

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Stephan M. Smith and Patricia L. Smith, husband and wife (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto Nancy Walker-Davis, an unmarried woman (herein "Grantee"), whose address is 1208 Fairfield Dr, Mandeville, Louisiana 70448, and Grantee's heirs, successors and/or assigns, forever, the following described real property located in Escambia County, Florida:

The Easterly 27 one-half feet of Lot 3, all of Lot 4 and the Westerly 15 feet of Lot 5, Block 3, Fairnie Hill Place, according to the plat thereof, recorded in Plat Book 1, Page 69-A, of the Public Records of Escambia County, Florida.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2016, and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

Name of Notary Printed My Commission Expires: Commission Number: