

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

0126.63

							1000
Part 1: Tax Deed	Application Info	rmation		The second secon			
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540		Application date		Apr 21, 2025		
Property JERNIGAN RICHARD W RAMSAY STEWART A 305 SEAMARGE LN		Certificat	e#	2023 / 7631			
	PENSACOLA, FL 32507 1114 W CHASE ST 15-2529-500 LTS 21 & 22 BLK 22 MAXENT TRACT OR 5861 P 201 CA 104			Date certificate issued		06/01/2023	
Part 2: Certificate	es Owned by Ap	plicant an	d Filed w	ith Tax Deed	Applicati	on	
Column 1 Certificate Numbe				Column 5: Total (Column 3 + Column 4)			
# 2023/7631	06/01	2023		1,763.99		88.20	1,852.19
					-3	Part 2: Total*	1,852.19
Part 3: Other Cer	tificates Redeel	ned by Ap	plicant (C	Other 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 I			Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
#/						Part 3: Total*	0.00
Part 4: Tax Colle	ctor Certified A	mounts (L	ines 1-7)				
Cost of all certi	ficates in applicant	s possessio	on and othe			applicant rts 2 + 3 above)	1,852.19
2. Delinquent taxe	es paid by the appl	cant					0.00
3. Current taxes paid by the applicant 1,899.					1,899.89		
4. Property information report fee 200.0							
5. Tax deed application fee 175.0					175.00		
6. Interest accrue	d by tax collector u	nder s.197.	542, F.S. (s	see Tax Collecto	r Instruction	ns, page 2)	0.00
7.					Total P	aid (Lines 1-6)	4,127.08
I certify the above in have been paid, and					/ information	on report fee, ar	nd tax collector's fees
Sign here: Signa	ture Vax Gollector or D	nois no o			_	scambia, Florid April_24th, 2	

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

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

APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2500197

To: Tax Collector of <u>ESCAMBIA COUNTY</u>		, Florida		
176-1540,	same to the Tax	Collector and make tax deed application thereon		
Certificate No.	Date	Legal Description		
2023/7631	06-01-2023	LTS 21 & 22 BLK 22 MAXENT TRACT OR 5861 P 201 CA 104		
standing tax certificates plus in ent and omitted taxes, plus in lector's fees, property informat if applicable.	terest covering th	e property. Clerk of the Court costs, charges and fees, and		
	alion is based and	an outer certificates of the same legal description		
- 6023		<u>04-21-2025</u>		
plicant's signature		Application Date		
	Certificate No. 2023/7631 It taxes, if due and standing tax certificates plus in ent and omitted taxes, plus in llector's fees, property informal if applicable.	Certificate No. 2023/7631 Date 2023/7631 Object taxes, if due and standing tax certificates plus interest not in my ent and omitted taxes, plus interest covering the ent and omitted taxes, plus interest and one entire en		



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Back

Printer Friendly Version

General Information Parcel ID: 0005009080210022 Account: 152529500 Owners: JERNIGAN RICHARD W RAMSAY STEWART A Mail: 305 SEAMARGE LN PENSACOLA, FL 32507 Situs: 1114 W CHASE ST 32502 MULTI-FAMILY <=9 **Use Code:** Units: **Taxing** PENSACOLA CITY LIMITS **Authority:** Tax Inquiry: **Open Tax Inquiry Window**

Assessments				
Year	Land	Imprv	Total	<u>Cap Val</u>
2024	\$33,129	\$74,835	\$107,964	\$107,964
2023	\$33,129	\$69,384	\$102,513	\$98,170
2022	\$33,129	\$59,762	\$92,891	\$89,246
		Disclaim	er	
		Tax Estima	tor	
	Cl	hange of Ad	ldress	
	File fo	r Exemption	n(s) Online	
	Rep	ort Storm [Damage	

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

 Sales Data
 Type List:

 Sale Date
 Book
 Page
 Value
 Type
 Multi Parcel
 Records

 03/2006
 5861
 201
 \$86,000
 WD
 N
 \$6

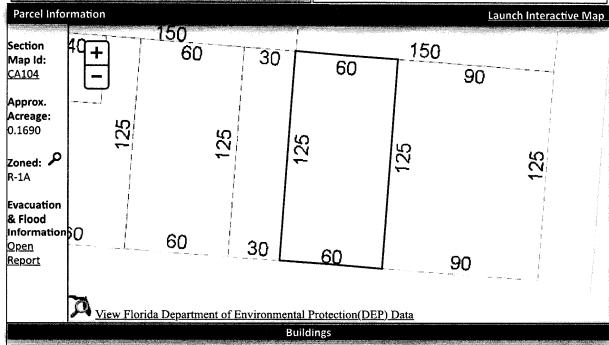
 07/2002
 4946
 1464
 \$100
 WD
 Y
 \$6

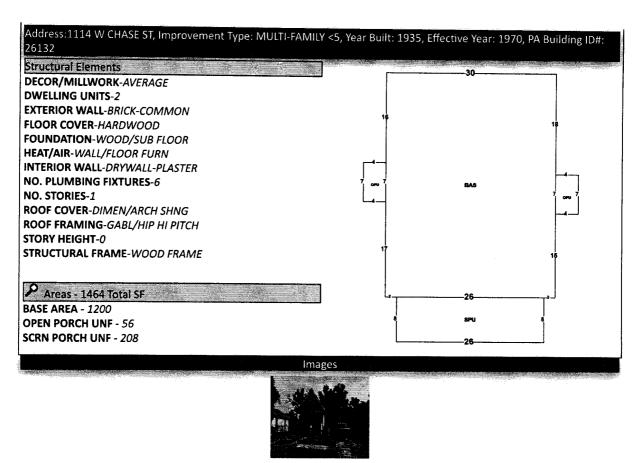
 05/2000
 4571
 1664
 \$49,000
 WD
 N
 \$6

 05/1989
 2699
 773
 \$100
 CJ
 Y
 \$6

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller 2024 Certified Roll Exemptions
None
Legal Description
LTS 21 & 22 BLK 22 MAXENT TRACT OR 5861 P 201 CA 104

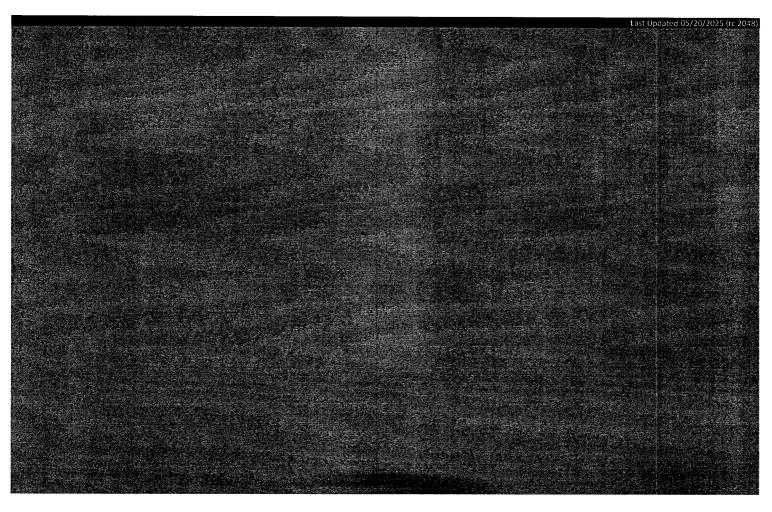
Extra Features
METAL SHED





6/6/2023 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.



Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025037271 5/20/2025 4:26 PM OFF REC BK: 9320 PG: 901 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07631, 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:

LTS 21 & 22 BLK 22 MAXENT TRACT OR 5861 P 201 CA 104

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152529500 (0126-63)

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

RICHARD W JERNIGAN and STEWART A RAMSAY

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.

COMPTAGE A

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	THE ATTACHED REPORT IS ISSUED TO:					
SCOTT LUNSFOR	SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR					
TAX ACCOUNT #	15-2529-500	CERTIFICATE #:	2023-76	531		
REPORT IS LIMIT	NOT TITLE INSURANCE. THE ED TO THE PERSON(S) EXPR EPORT AS THE RECIPIENT(S)	ESSLY IDENTIFIED B	Y NAME IN TH	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 in page 2 herein.	I herein together with cur r unsatisfied leases, mort	rrent and delinque gages, judgments	ent 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.						
	ot insure or guarantee the validity surance policy, an opinion of title					
Use of the term "Re	port" herein refers to the Property	y Information Report and	I the documents a	ttached hereto.		
Period Searched:	October 16, 2005 to and includ	ing October 16, 2025	_ Abstractor:	Andrew Hunt		
BY						
Malph						

Michael A. Campbell, As President

Dated: October 17, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 17, 2025

Tax Account #: 15-2529-500

- 1. The Grantee(s) of the last deed(s) of record is/are: STEWART A RAMSAY AND RICHARD W JERNIGAN
 - By Virtue of Trustee's Deed recorded 3/14/2006 in OR 5861/201
- 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 #: 15-2529-500 Assessed Value: \$107,964.00

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

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CHRITHICA	7 1 1 () / .	PROPERTY	INHURWAI	TON REPORT FOR	Δ

TAX DE	EED SA	LE DATE: JAN 7, 2026
TAX ACCOUNT #:		NT #:15-2529-500
		E #: 2023-7631
those pe	rsons,	with Section 197.522, Florida Statutes, the following is a list of names and addresses of firms, and/or agencies having legal interest in or claim against the above-described above-referenced tax sale certificate is being submitted as proper notification of tax deed
		Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for <u>2025</u> tax year.
RICHAI	RD W	JERNIGAN AND RICHARD W JERNIGAN

STEWART A RAMSAY
305 SEAMARGE LN
PENSACOLA, FL 32507

RICHARD W JERNIGAN STEWART A RAMSAY 1114 W CHASE ST PENSACOLA, FL 32502

Certified and delivered to Escambia County Tax Collector, this 17th 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 #:15-2529-500

LEGAL DESCRIPTION EXHIBIT "A"

LTS 21 & 22 BLK 22 MAXENT TRACT OR 5861 P 201 CA 104

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-2529-500(0126-63)

Recorded in Public Records 03/14/2006 at 02:13 PM OR Book 5861 Page 201, Instrument #2006025898, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$44.00 Deed Stamps \$602.00

03-10-2006 01:40PM FROM-

T-167 P.001/001 F-194

This Instrument Prepared by and Return to: Dawn M. Charron SURETY LAND TITLE OF FLORIDA, LLC 2600 NORTH 12TH AVE. PENSACOLA, FL 32503

Property Appraisers Parcel Identification (Folio) Numbers: 000800-9080-210-022

SPACE ABOVE THIS LINE FOR RECORDING DATA

Trustee's Deed

This Trustee's Deed made this 6th day of March, 2006 between Claudia D. DeMartini, Individually and as Trustee of the Claudia D. DeMartini Revocable Trust Agreement Dated April 7, 1998, whose post office address is 807 1st Street NE, St. Petersburg, FL 33701, grantor, and Stewart A. Ramsay, a single man, and Richard W. Jernigan, a single man, as joint tenauts whose post office address is 1112 & 1114 W. Chase Street, Pensacola, Florida 32501, grantee: WITH RIGHTS OF SURVIVORSHIP,

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal

representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in ESCAMBIA County, Florida, to-wit:

Lots 21 and 22, Block 22 Maxent Tract, City of Pensacola, Escambia County, Florida, according to map copyrighted by Thomas C. Watson in 1906.

Parcel Identification No. 00-0S-00-9080-210-022

*** THIS IS NOT THE HOMESTEAD OF THE GRANTOR ***

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and

first above written Witness #1 Signature Sha<u>ri</u>

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Claudia D. DeMartini, Individually and as Trustee of the Claudia D. DeMartini Revocable

Trust Agreement Dated April 7, 1998

Lastini Irustee Martini Individually

Claudia D. DeMartini, Trustec

Claudia D. DeMartini, Individually

STATE OF FLORIDAD COUNTY OF

The foregoing instrument was acknowledged before me this 10th day of March, 2006 by Claudia D. DeMartini, Individually and as Trustee of the Claudia D. DeMartini Revocable Trust Agreement Dated April 7, 1998,

who is personally known to me or has produ

File No.: 0605-083

Page 1 of 1

MARILYN I. LIPP NOTARY PUBLIC - STATE OF FLORIDA COMMISSION # DD233023 **EXPIRES 9/14/2007** BONDED THRU 1-888-NOTARY

MAR 10,2006 14:29

page 1

BK: 5861 PG: 202

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

W. Chase Street
1112 & 1114 W. Chase Street, Pensacola, FL 32501
ccepted () has not accepted the abutting
awn M. Charron ety Land Title, Inc. North 12 th Avenue acola, FL 32503
Witness to Seller(s):
Witness to Buyer(s): Sawn All Janou Barbara Manning Barbara Manning

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

BK: 5861 PG: 203

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway:	W. Chase Street		
Legal Address of Property:	1112 & 1114 W. Chase Street, Pensacola, FL 32501		
The County () roadway for maintenance.	nas accepted () has not accepted the abutting		
This form completed by:	Dawn M. Charron Surety Land Title, Inc. 2600 North 12 th Avenue Pensacola, FL 32503		
AS TO SELLER (S):	Witness to Seller(s):		
Olandia D. Sha Claudia D. DeMartini as Trustee	tire Julie M. Janne		
AS TO BUYER (S):	Witness to Buyer(s):		
Stewart A. Ramsey			
Richard W. Jernigan			

BK: 5861 PG: 204

ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM OSTDS) ESCAMBIA COUNTY HEALTH DEPARTMENT

Attention:

Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1 – 29.180(5) of this Ordinance, the Escambia County Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of property. An approval letter issued by the ECHD must be presented at closing of property sale or transfer of title

Legal Address of Property	: <u>1112 & 1114 W. Chase Street</u> <u>Pensacola, FL 32501</u>
Approval Letter Attached	
Approval Letter not requi	red-property North of Well Line Road ()
Approval Letter not requi	red – Property is unimproved ()
Sewer (XXX)	
As to Seller (s)	As to Buyer (s)
Claudia D. DeMartini	Stewart A. Ramsey
	Richard W. Jernigan

This form completed by:

Dawn M. Charron
Surety Land Title of Florida, LLC.
2704 North 12th Avenue
Pensacola, FL 32503

BK: 5861 PG: 205 Last Page

ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM OSTDS) ESCAMBIA COUNTY HEALTH DEPARTMENT

Attention:

Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1 – 29.180(5) of this Ordinance, the Escambia County Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of property. An approval letter issued by the ECHD must be presented at closing of property sale or transfer of title

Legal Address of Property:

1112 & 1114 W. Chase Street
Pensacola, FL 32501

Approval Letter Attached Hereto ()

Approval Letter not required-property North of Well Line Road ()

Approval Letter not required – Property is unimproved ()

Sewer (XXX)

As to Seller (s)

Claudia D. DeMartini

Stewart A. Ramsey

Richard W. Jernigan

This form completed by:

Surety Land Title of Florida, LLC.

2704 North 12th Avenue

Pensacola, FL 32503