

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 - 5023** Apr 21, 2025 **Applicant Name** Application date PO BOX 71540 **Applicant Address** PHILADELPHIA, PA 19176-1540 ALTMANN RANDALL OTHMAR ALTMANN SARA **Property** 2023 / 7759 Certificate # **CLAY** description 2 PORTOFINO DR STE 701 PENSACOLA BEACH, FL 32561 2 PORTOFINO DR 701 17-0003-173 **UNIT 701 PORTOFINO TOWER TWO** Date certificate issued 06/01/2023 CONDOMINIUM ALSO .008486 INT IN COMMON ELEMENTS & PARKING SPACE #53 & # (Full legal attached.) Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application Column 5: Total Column 4 Column 3 Column 2 Column 1 (Column 3 + Column 4) Face Amount of Certificate Interest Certificate Number **Date of Certificate Sale** 7,839.86 373.33 7,466.53 06/01/2023 # 2023/7759 7.839.86 → Part 2: Total* Part 3: Other Certificates Redeemed by Applicant (Other than County) Total Column 3 Column 2 Column 5 Column 4 (Column 3 + Column 4 Column 1 Face Amount of **Date of Other** Interest Tax Collector's Fee + Column 5) Certificate Number Other Certificate

••••	Centificate Sale	Other Certificate			
# 2024/7846	06/01/2024	8,636.71	6.25	633.36	9,276.32
		<u> </u>		Part 3: Total*	9,276.32
Part 4: Tay Colle	ector Certified Am	ounts (Lines 1-7)			
		possession and other certi	ficates redeemed b	y applicant arts 2 + 3 above)	17,116.18
2. Delinguent tax	es paid by the applic	ant			0.00
					8,245.77
	paid by the applicant				200.00
4. Property inform	nation report fee				
5. Tax deed appl	ication fee				175.00
		der s.197.542, F.S. (see Ta	x Collector Instruct	ions, page 2)	0.00
	,			Paid (Lines 1-6)	25,736.95
1 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.

Sign here: Date April 24th, 2025

Signature Tax Collector or Designee

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

Parl	art 5: Clerk of Court Certified Amounts (Lines 8-14)	AND A SECTION OF A
8.	3. Processing tax deed fee	
9.		
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	The state of the s	
12.		
13.	3. 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.	6. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign	ign here: Date of sale <u>01/07/2026</u>	<u> </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.

UNIT 701 PORTOFINO TOWER TWO CONDOMINIUM ALSO .008486 INT IN COMMON ELEMENTS & PARKING SPACE #53 & #54 STORAGE AREA #61 OR 8835 P 1093 SHEET 16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500481

CAMBIA COUNTY	_, Florida	
•	e same to the Tax	Collector and make tax deed application thereon
Certificate No.	Date	Legal Description
2023/7759	06-01-2023	UNIT 701 PORTOFINO TOWER TWO CONDOMINIUM ALSO .008486 INT IN COMMON ELEMENTS & PARKING SPACE #53 & #54 STORAGE AREA #61 OR 8835 P 1093 SHEET 16
ding tax certificates plus and omitted taxes, plus in or's fees, property informationable. Ficate on which this applicable	nterest covering thation report costs, (
76-1540 		04-21-2025 Application Date
	Certificate No. 2023/7759 Kes, if due and ding tax certificates plus and omitted taxes, plus in or's fees, property informationable.	Certificate No. Date 2023/7759 Observed the same to the Tax Observed the same to the Tax Date 2023/7759 Observed the same to the Tax Observed the same to the Tax Date 2023/7759 Observed the same to the Tax Date 2024/7759 Observed the same to the Tax Date 2026/7759 Observed the Tax Date 2026/7759 Observed the Tax Date 2026/7759 Obs



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Back

Printer Friendly Version

General Inf	ormation	Assessm
Parcel ID:	282S261000173003	Year
Account:	170003173	2024
Owners:	ALTMANN RANDALL OTHMAR ALTMANN SARA	2023
	CLAY	2022
Mail:	2 PORTOFINO DR STE 701 PENSACOLA BEACH, FL 32561	
Situs:	2 PORTOFINO DR 701 32561	
	CONDO-RES UNIT P	
Taxing Authority:	PENSACOLA BEACH	ymmouranemétropides 89 t4
Tax Inquiry:	Open Tax Inquiry Window	
	link courtesy of Scott Lunsford Ounty Tax Collector	
Sales Data	Type List: *	2024 Cer

Assess	ments			And the second law of the second
Year	Land	Imprv	Total	<u>Cap Val</u>
2024	\$0	\$619,834	\$619,834	\$619,834
2023	\$0	\$590,318	\$590,318	\$590,318
2022	\$0	\$513,320	\$513,320	\$491,001
		Disclaim	er	
Tax Estimator				
Change of Address				
File for Exemption(s) Online				
Report Storm Damage				

Sales Data	Type I	<u>ist:</u>	•			
Sale Date	Book	Page	Value	Туре	Multi Parcel	Records
07/28/2022	8835	1093	\$1,200,000	LI	N	D _o
05/24/2013	7023	774	\$599,000	LI	N	C _o
08/2003	5219	1277	\$489,700	LI	Ņ	[]
Official Reco	ords In	quiry	courtesy of I	Pam C	hilders	20.000

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions

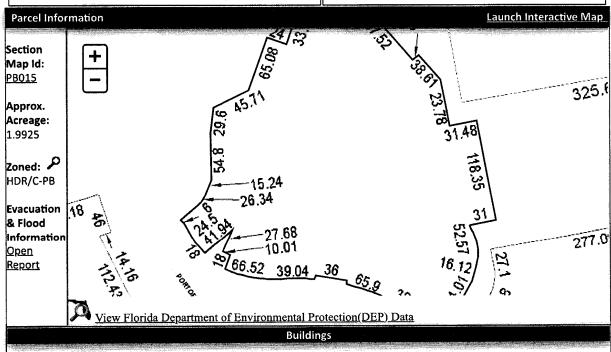
None

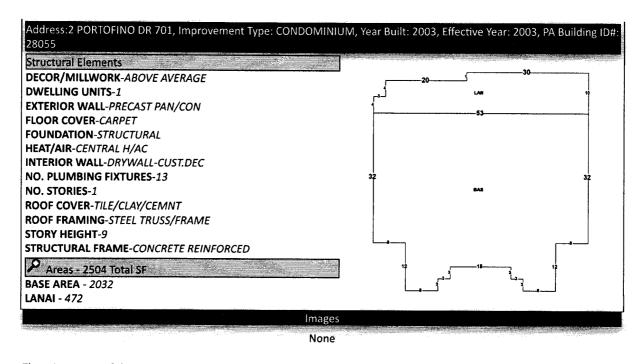
Legal Description

UNIT 701 PORTOFINO TOWER TWO CONDOMINIUM ALSO .008486 INT IN COMMON ELEMENTS & PARKING SPACE #53 & #54 STORAGE AREA... ?

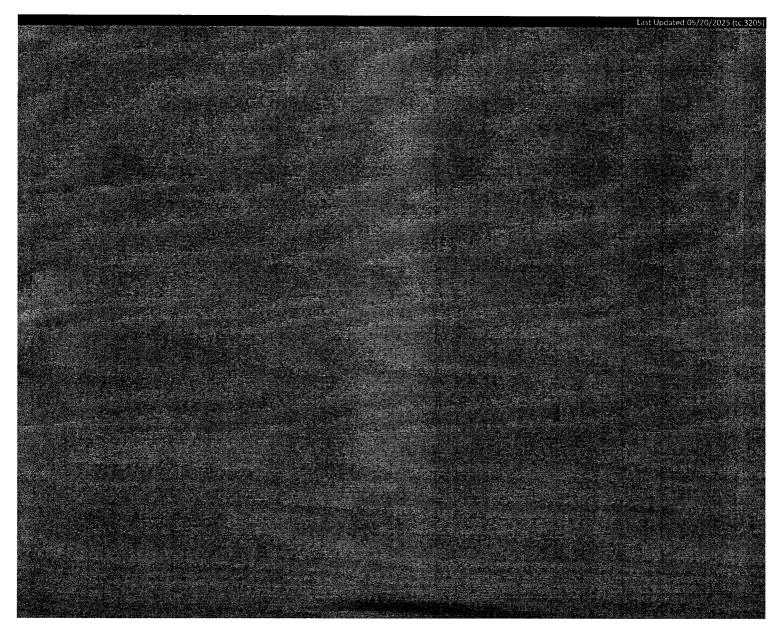
Extra Features

None





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# 2025037279 5/20/2025 4:41 PM
OFF REC BK: 9320 PG: 916 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07759, 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:

UNIT 701 PORTOFINO TOWER TWO CONDOMINIUM ALSO .008486 INT IN COMMON ELEMENTS & PARKING SPACE #53 & #54 STORAGE AREA #61 OR 8835 P 1093 SHEET 16

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170003173 (0126-69)

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

RANDALL OTHMAR ALTMANN and SARA CLAY ALTMANN

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.

COMPTRO

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: 170003173 Certificate Number: 007759 of 2023

Date Of Redemption	6/30/2025	É			
Clerk's Check	1	Clerk's Tota	ıl	\$817.20	
Postage	\$0.00	Tax Deed C	ourt Registr	y \$783.20	
Payor Name	RANDALL ALTM 512 HIGHLAND WOODSTOCK GA	DR			Ŷ.
Notes					^
Submit Reset Print Preview Print Receipt Commit Redemption					

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 LUNSFORE	O, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #:	17-0003-173	CERTIFICATE #:	2023-775	59
REPORT IS LIMITE	OT TITLE INSURANCE. THE ED TO THE PERSON(S) EXPR EPORT AS THE RECIPIENT(S	ESSLY IDENTIFIED B	Y NAME IN THE	PROPERTY
listing of the owner(s tax information and a	prepared in accordance with the s) of record of the land described a listing and copies of all open of the land the Official Record Books page 2 herein.	I herein together with cur unsatisfied leases, mor	rrent and delinquent gages, judgments	nt ad valorem and
and mineral or any su	ect to: Current year taxes; taxes ubsurface rights of any kind or n laps, boundary line disputes.		-	
	insure or guarantee the validity urance policy, an opinion of title			
Use of the term "Rep	oort" herein refers to the Propert	y Information Report and	d the documents at	tached 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 #: 17-0003-173

1. The Grantee(s) of the last deed(s) of record is/are: LEASEHOLD: SARA CLAY ALTMANN AND RANDALL OTHMAR ALTMANN

By Virtue of Assignment of Sub-SubLease Agreement recorded 8/4/2022 in OR 8835/1093

- 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 #: 17-0003-173 Assessed Value: \$619,834.00

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): PORTOFINO TOWER TWO HOMEOWNERS ASSOCIATION AT PENSACOLA BEACH, INC

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

CEDTIEICA	TION.	DDODEDTV	INDODMATI	ON REPORT FO	DTDA
L.P.R.I.P.IL.A		PROPERTY	INFURINALI	UNKEPUKI FU	RIDA

TAX DEED SALE DATE:	JAN 7, 2026			
TAX ACCOUNT #:	17-0003-173			
CERTIFICATE #:	2023-7759			
those persons, firms, and/or agencies having legal	utes, the following is a list of names and addresses of l interest in or claim against the above-described te is being submitted as proper notification of tax deed			
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box ☐ Notify Escambia County, 190 Gove ☐ Homestead for 2025 tax year.				
RANDALL OTHMAR ALTMANN AND SARA CLAY ALTMANN 2 PORTOFINO DR STE 701 PENSACOLA BEACH, FL 32561	PORTOFINO TOWER TWO HOMEOWNERS ASSOCIATION AT PENSACOLA BEACH INC 10 PORTOFINO DR PENSACOLA BEACH, FL 32561			
EDWARD P FLEMING AGENT OF PORTOFINO TOWER TWO HOMEOWNERS ASSOCIATION AT PENSACOLA BEACH INC 719 S PALAFOX ST PENSACOLA, FL 32502-5935	SANTA ROSA ISLAND AUTHORITY 25 VIA DE LUNA DR PENSACOLA BEACH, FL 32561			

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 #:17-0003-173

LEGAL DESCRIPTION EXHIBIT "A"

UNIT 701 PORTOFINO TOWER TWO CONDOMINIUM ALSO .008486 INT IN COMMON ELEMENTS & PARKING SPACE #53 & #54 STORAGE AREA #61 OR 8835 P 1093 SHEET 16

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-0003-173(0126-69)

Recorded in Public Records 8/4/2022 9:48 AM OR Book 8835 Page 1093, Instrument #2022079325, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$8,400.00

> Prepared by and return to: Emerald Coast Title, Inc. - Gulf Breeze Branch 83 Baybridge Gulf Breeze, FL 32561 850-972-1100

File Number: 2022-6225

[Space Above This Line For Recording Data]

Assignment of Sub-SubLease Agreement

Know all men by these presents, that Bryan F. Aylstock and Lisa M. Aylstock, husband and wife ("ASSIGNOR"), whose mailing address is 2140 Reservation Road, Gulf Breeze, FL 32563 in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration paid to ASSIGNOR by Sara Clay Altmann and Randall Othmar Altmann, wife and husband ("ASSIGNEE"), whose mailing address is 2 Portofino Drive, Ste 701, Pensacola Beach, FL 32561 receipt and sufficiency of which is hereby acknowledged, hereby sets over, conveys, assigns and transfers forever to ASSIGNEE that certain lease recorded in O.R. Book 5219, Page 1277 and O.R. Book 7023, Page 774 of the Public Records of Escambia County, Florida regarding the following described land, situate, lying and being in Escambia County, Florida to-wit:

Unit 701, Portofino Tower Two, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5125, Page 883, of the Public Records of Escambia County, Florida, as modified and amended from time to time, (herein "Declaration of Condominium"), which Condominium has been established upon a portion of the subleasehold estate created by and described in that certain Sublease Agreement between Gary Work, as Trustee of the Pensacola Beach Land Trust ("Sublessor"), and Island Resort Development, Inc., a Florida corporation ("Sub-Sublessor"), dated March 26, 2001, and recorded in Official Records Book 4683, at Page 736, of the Public Records of Escambia County, Florida, (the "Sublease"), which is a sublease of a portion of the leasehold estate created by and described in that certain Development Lease Agreement ("Lease") wherein Santa Rosa Island Authority, an agency of Escambia County, Florida, is the Lessor ("Lessor"), and Gary Work, as Trustee of the Pensacola Beach Land Trust is the lessee, and which is dated effective as of July 1, 1997, and recorded in Official Records Book 4180, Page 1985, of the Public Records of Escambia County, Florida, (the "Master Lease"), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium, and further together with:

- (1) Parking space number(s) 53 & 54, and
- (2) Storage area number 61,

as limited common elements specifically assigned by Sub-Sublessor, which parking spaces and storage areas, respectively, shall not be transferred to any other unit owner separate from ownership of the Unit above.

Parcel Identification Number: 282S261000173003

"ASSIGNOR" and "ASSIGNEE" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of ASSIGNOR and ASSIGNEE whenever the context so requires or

Bryan F. Avlstock

Lisa M. Aylstock

Dated: August 2, 2022

Signed, sealed and delivered in our presence:

Witness Name: 🕻

State of Florida County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 28th day of July, 2022 by Bryan F. Aylstock and Lisa M. Aylstock, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

DEEDRA L. LAMY Notary Public - State of Florida Commission # GG 961566 My Comm. Expires Apr 2, 2024 Bonded through National Notary Assr

Notary Pub

Printed Name: Deedra L. Lamy

My Commission Expires: April 2, 2024

DoubleTime[®]

BK: 8835 PG: 1094 Last Page

Abutting Roadway Maintenance

STATE OF FLORIDA COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County 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, and if not what person or entity will be responsible for maintenance. 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 Ordinances 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 part of th public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 2 Portofino Drive, Ste 701, Pensacola Beach, FL 32561

THE COUNTY () HAS ACCEPTED (X) HAS $\underline{\mathsf{NOT}}$ ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of Portofino Master Association to maintain, repair and improve the road.

This form completed by:

Michael D. Tidwell, Attorney 811 North Spring Street Pensacola, Florida 32501

Bryan F. Aylstock

Lisa M. Aylstock

STATE OF FLORIDA COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 28th day of July, 2022 by Bryan F. Aylstock and Lisa M. Aylstock, who [_] are personally known or [X] have produced a driver's license as identification.

Motary Public

