



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

0126-72

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540		Application date	Apr 21, 2025	
Property description	BEN REAL ESTATE LLC 39 VIA DE LUNA DR PENSACOLA BEACH, FL 32561 39 VIA DELUNA 17-0063-999 LESS THAN 99 YEAR LEASE LT 15 S/D OF #6 NORTH EL VADADO VILLA PB 4 P 3 OR 5709 P 158 OR 8859 P 129 S (Full legal attached.)		Certificate #	2023 / 7791	
			Date certificate issued	06/01/2023	
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/7791	06/01/2023	2,196.16	109.81	2,305.97	
→ Part 2: Total*				2,305.97	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					2,305.97
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
4. Property information report fee					200.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00
7. Total Paid (Lines 1-6)					2,680.97
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:			Escambia, Florida		
Signature, Tax Collector or Designee			Date April 24th, 2025		

Send this certification 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)

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 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.

LESS THAN 99 YEAR LEASE LT 15 S/D OF #6 NORTH EL VADADO VILLA PB 4 P 3 OR 5709 P 158 OR 8859 P 129 SHEET 8

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500166

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
17-0063-999	2023/7791	06-01-2023	LESS THAN 99 YEAR LEASE LT 15 S/D OF #6 NORTH EL VADADO VILLA PB 4 P 3 OR 5709 P 158 OR 8859 P 129 SHEET 8

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

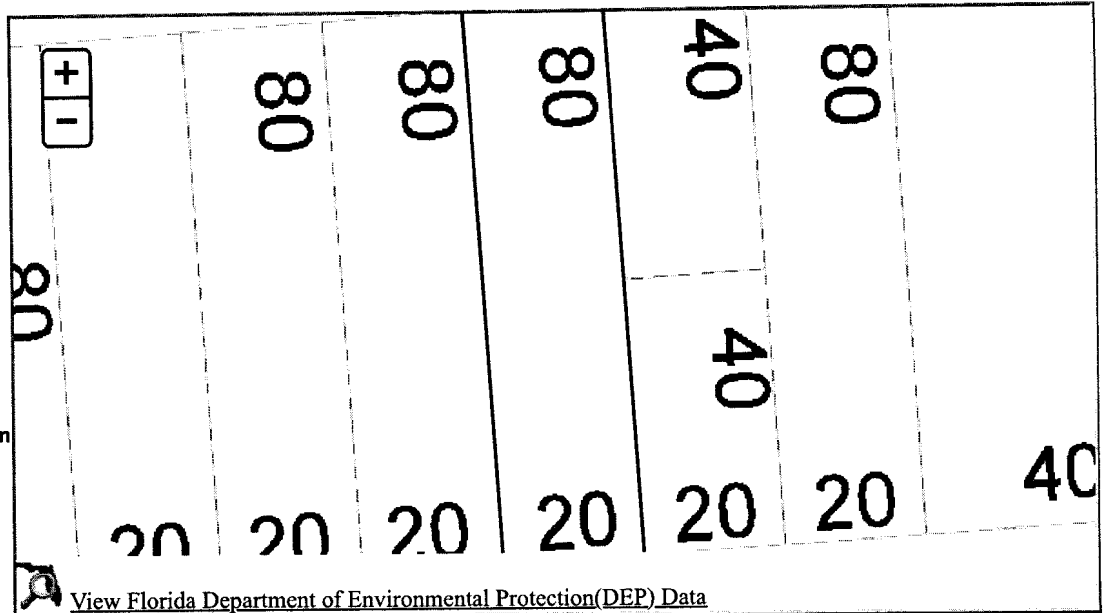
General Information							Assessments					
Parcel ID:	2825261140000015						Year	Land	Imprv	Total	Cap Val	
Account:	170063999						2024	\$0	\$117,265	\$117,265	\$117,265	
Owners:	BEN REAL ESTATE LLC						2023	\$0	\$115,342	\$115,342	\$115,342	
Mail:	39 VIA DE LUNA DR PENSACOLA BEACH, FL 32561						2022	\$0	\$64,252	\$64,252	\$62,230	
Situs:	39 VIA DELUNA 32561						Disclaimer					
Use Code:	RESTAURANT,CAFETERIA						Tax Estimator					
Taxing Authority:	PENSACOLA BEACH						Change of Address					
Tax Inquiry:	Open Tax Inquiry Window						Report Storm Damage					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							Enter Income & Expense Survey Download Income & Expense Survey					
Sales Data Type List:							2024 Certified Roll Exemptions					
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None					
10/03/2022	8873	477	\$595,000	LI	N							
02/03/2021	8859	129	\$100	LI	N							
08/2005	5709	158	\$287,500	LI	N							
11/1995	5709	142	\$100	LI	N							
07/1994	3606	17	\$2,900	LI	N							
06/1984	1922	484	\$41,900	LI	N							
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Legal Description					
							LESS THAN 99 YEAR LEASE LT 15 S/D OF #6 NORTH EL VADADO VILLA PB 4 P 3 OR 8873 P 477 SHEET 8					
							Extra Features					
							None					
Parcel Information							Launch Interactive Map					

Section
Map Id:
PB008-1

Approx.
Acreage:
0.0378

Zoned: 
GR-PB

Evacuation
& Flood
Information
[Open](#)
[Report](#)



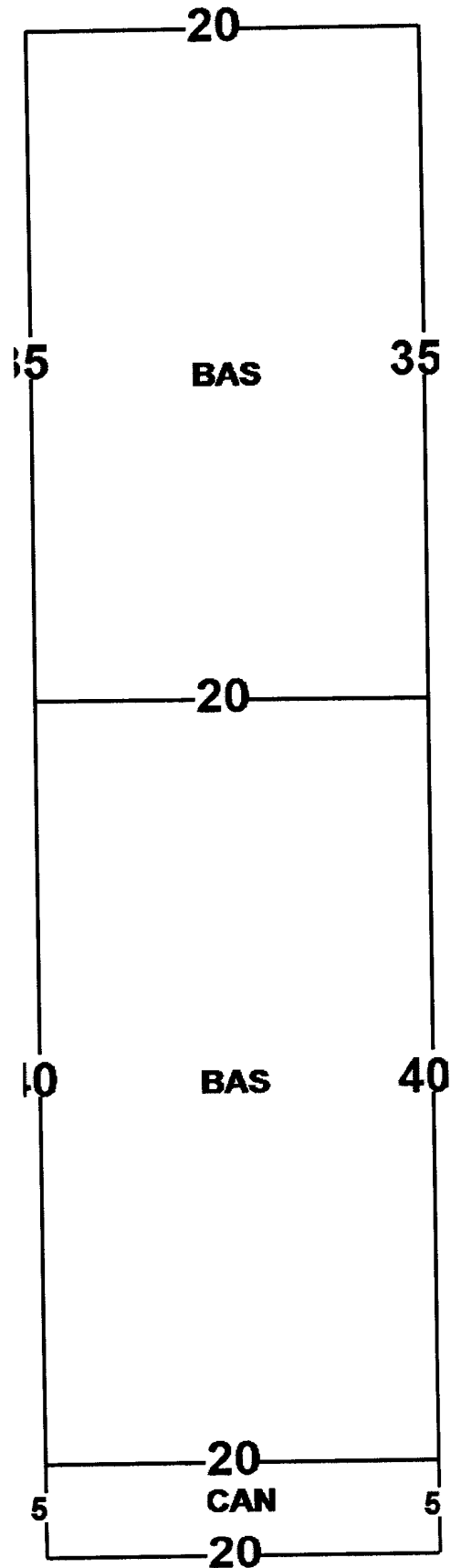
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 39 VIA DELUNA, Improvement Type: RESTAURANT, Year Built: 1955, Effective Year: 2005, PA Building ID#: 29672

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-STUCCO OV BLOCK
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-WOOD FRAME/TRUSS
STORY HEIGHT-12
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1600 Total SF

BASE AREA - 1500

CANOPY - 100



3/18/2025 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: 05/20/2025 (tc 3317)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 07791**, 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:

**LESS THAN 99 YEAR LEASE LT 15 S/D OF #6 NORTH EL VADADO VILLA PB 4 P 3 OR 5709 P 158
OR 8859 P 129 DHEET 8**

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170063999 (0126-72)

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

BEN REAL ESTATE LLC

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk