

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100338

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
09-3229-466	2019/4631	06-01-2019	LT 12 BLK H OAKCLIFF ESTATES UNIT #2 PB 8 P 3 OR 7315 P 335

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

CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-16-2021  
Application Date

\_\_\_\_\_  
Applicant's signature

**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. <b>Total Paid (Lines 8-13)</b>	
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: Signature, Clerk of Court or Designee	Date of sale <u>03/07/2022</u>

**INSTRUCTIONS + 6.25**

**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.



# 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

0322-54

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	ROGGEVEEN PHILIP 1816 TULLY RD # 280 SAN JOSE, CA 95122 3044 ENGLISH OAK CIR 09-3229-466	Certificate #	2019 / 4631
	LT 12 BLK H OAKCLIFF ESTATES UNIT #2 PB 8 P 3 OR 7315 P 335	Date certificate issued	06/01/2019

## 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)
# 2019/4631	06/01/2019	1,479.50	73.98	1,553.48
→ Part 2: Total*				1,553.48

## 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)
# 2020/4963	06/01/2020	1,535.47	6.25	76.77	1,618.49
Part 3: Total*					1,618.49

## 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)	3,171.97
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	738.89
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. <b>Total Paid (Lines 1-6)</b>	<b>4,285.86</b>

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: Condice Lewis  
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 27th, 2021

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



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)[Back](#)
◀ [Nav. Mode](#)  [Account](#)  [Reference](#) ▶
[Printer Friendly Version](#)

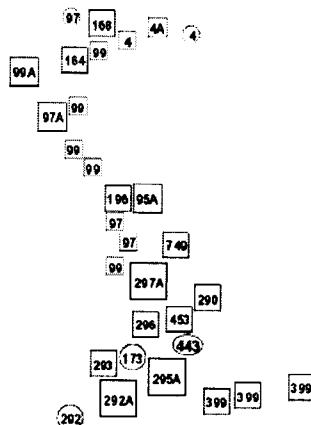
General Information		Assessments				
Reference:	102S313000012008	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	093229466	2020	\$15,000	\$80,090	\$95,090	\$95,090
Owners:	ROGGEVEEN PHILIP	2019	\$12,250	\$75,820	\$88,070	\$88,070
Mail:	C/O GARDINER CAPITAL LLC 716 LAKEWOOD RD PENSACOLA, FL 32507	2018	\$12,250	\$70,404	\$82,654	\$82,654
Situs:	3044 ENGLISH OAK CIR 32526	<a href="#">Disclaimer</a>				
Use Code:	SINGLE FAMILY RESID	<a href="#">Market Value Breakdown Letter</a>				
Taxing Authority:	COUNTY MSTU	<a href="#">Tax Estimator</a>				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	<a href="#">File for New Homestead Exemption Online</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<a href="#">Report Storm Damage</a>				

Sales Data						2020 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
02/17/2021	8466	554	\$100	QC		
03/12/2015	7315	335	\$51,100	CT		
06/18/2014	7183	663	\$100	OT		
03/1999	4392	1576	\$65,000	WD		
07/1981	1555	928	\$43,500	WD		
07/1979	1346	773	\$27,000	WD		
01/1977	1120	610	\$31,900	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<a href="#">Extra Features</a>
						METAL BUILDING

Parcel Information	<a href="#">Launch Interactive Map</a>
Section	
Map Id:	<a href="#">10-2S-31-1</a>
Approx. Acreage:	0.2286
Zoned:	
MDR	
Evacuation & Flood Information	
Open Report	

+

-



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

### Buildings

Address: 3044 ENGLISH OAK CIR, Year Built: 1973, Effective Year: 1973, PA Building ID#: 102088

#### Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABL/HIP COMBO

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

Areas - 2000 Total SF

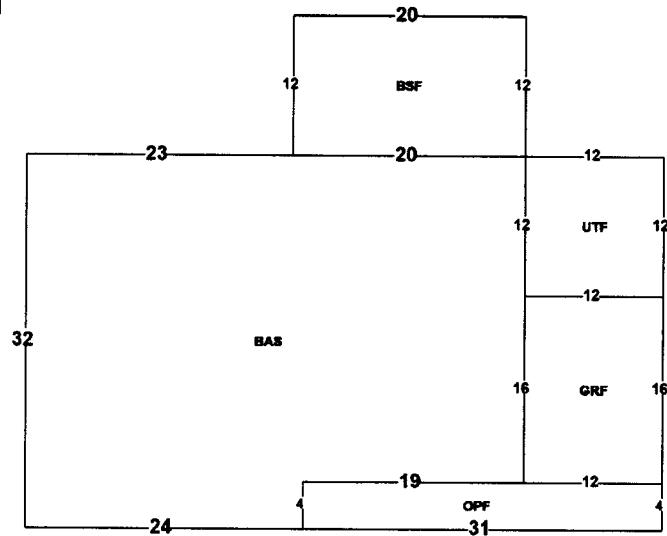
BASE AREA - 1300

BASE SEMI FIN - 240

GARAGE FIN - 192

OPEN PORCH FIN - 124

UTILITY FIN - 144



### Images



9/4/18

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: 04/29/2021 (tc.5619)

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale**

**Account: 093229466 Certificate Number: 004631 of 2019**

**Payor: PHILIP ROGGEVEEN 716 LAKWOOD RD PENSACOLA, FL 32507 Date 05/11/2021**

Clerk's Check #	6650602491	Clerk's Total	\$544.06	4510.41
Tax Collector Check #	1	Tax Collector's Total	\$4,999.28	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$5,620.34	

*\$4527.41*

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By  
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2019 TD 004631**

**Redeemed Date 05/11/2021**

**Name PHILIP ROGGEVEEN 716 LAKWOOD RD PENSACOLA, FL 32507**

Clerk's Total = TAXDEED	\$544.06	4510.41
Due Tax Collector = TAXDEED	\$4,999.28	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
<b>FINANCIAL SUMMARY</b>					
No Information Available - See Dockets					

 <a href="#">Search Property</a>	 <a href="#">Property Sheet</a>	 <a href="#">Lien Holder's</a>	 <a href="#">Redeem</a>	 <a href="#">Forms</a>	 <a href="#">Courtview</a>	 <a href="#">Benchmark</a>
<a href="#">Redeemed From Sale</a>						



**PAM CHILDEERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 093229466 Certificate Number: 004631 of 2019**

Redemption

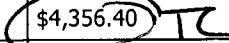
Yes

Application Date

04/16/2021

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/07/2022"/>	Redemption Date <input type="text" value="05/11/2021"/> 
Months	11	1
Tax Collector	<input type="text" value="\$4,285.86"/>	<input type="text" value="\$4,285.86"/>
Tax Collector Interest	<input type="text" value="\$707.17"/>	<input type="text" value="\$64.29"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$4,999.28"/>	<input type="text" value="\$4,356.40"/> 
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$77.06"/>	<input type="text" value="\$7.01"/>
Total Clerk	<input type="text" value="\$544.06"/>	<input type="text" value="\$474.01"/> 
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$5,620.34"/>	<input type="text" value="\$4,847.41"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$772.93"/>
Book/Page	<input type="text"/>	<input type="text"/>

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2021051764 5/11/2021 4:21 PM  
OFF REC BK: 8528 PG: 349 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of Tax Certificate No. **04631**, issued the **1st** day of **June, A.D., 2019** 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:

**LT 12 BLK H OAKCLIFF ESTATES UNIT #2 PB 8 P 3 OR 7315 P 335**

**SECTION 10, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093229466 (0322-54)**

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

**PHILIP ROGGEVEEN**

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** Monday in the month of March, which is the **7th day of March 2022**.

Dated this 11th day of May 2021.

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



Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2021051829 5/12/2021 8:44 AM  
OFF REC BK: 8528 PG: 461 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8528, Page 349, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04631, issued the 1st day of June, A.D., 2019

**TAX ACCOUNT NUMBER: 093229466 (0322-54)**

**DESCRIPTION OF PROPERTY:**

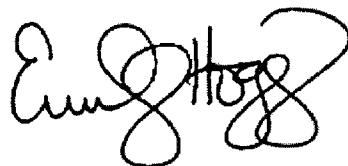
**LT 12 BLK H OAKCLIFF ESTATES UNIT #2 PB 8 P 3 OR 7315 P 335**

**SECTION 10, TOWNSHIP 2 S, RANGE 31 W**

**NAME IN WHICH ASSESSED: PHILIP ROGGEVEEN**

Dated this 11th day of May 2021.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



**BK: 7895 PG: 1091****BK: 7895 PG: 835**

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 20 . 80 per day, commencing May 16, 2018. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$235<sup>00</sup> are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**BK: 7895 PG: 1092 Last Page****BK: 7895 PG: 836 Last Page**

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 1 day of May, 2018.



\_\_\_\_\_  
Gregory Farar  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 8/13/2018 3:39 PM OR Book 7948 Page 1909,  
Instrument #2018063802, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 16-05-01776  
Location: 8904 Doris Ave  
PR# 111S301901140002

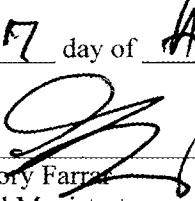
Roggeveen, Philip  
1816 Tully Rd #280  
San Jose, CA 95122

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of May 01, 2018; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (b) Trash & Debris, (d) Overgrowth. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated May 01, 2018.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 235.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 235.00

DONE AND ORDERED at Escambia County, Florida on this 7 day of Aug, 2018.

  
\_\_\_\_\_  
Gregory Farren  
Special Magistrate  
Office of Environmental Enforcement

BK: 7895 PG: 1090

BK: 7895 PG: 834

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.

Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris (as required).

Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.

Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods

Immediately cease burning and refrain from future burning

Remove all refuse and dispose of legally and refrain from future littering

Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity

Obtain necessary permits or cease operations

Acquire proper permits or remove sign(s)

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

BK: 7895 PG: 1089

BK: 7895 PG: 833

*Chase*

30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)  
 (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  
 (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)

94-51 Obstruction of County Right-of-Way (ROW)

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

LDC Chapter 3 Commercial in residential and non permitted use

LDC Chapter 2 Article 3 Land Disturbance without permits

LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW

LDC Sec 4-7.9 Outdoor Storage \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in

the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 5-15,  
**2018** to correct the violation and to bring the violation into compliance.

Recorded in Public Records 5/7/2018 10:14 AM OR Book 7895 Page 1088,  
 Instrument #2018034784, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$44.00

Recorded in Public Records 5/7/2018 8:41 AM OR Book 7895 Page 832,  
 Instrument #2018034703, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
 SPECIAL MAGISTRATE  
 IN AND FOR THE  
 COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER**  
 ESCAMBIA COUNTY FLORIDA,

**VS.**

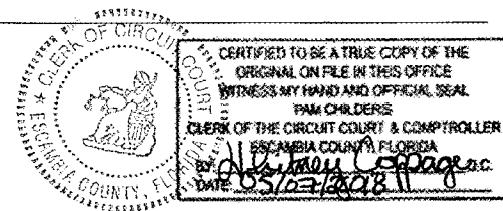
**CASE NO: CE#16-05-01776  
 LOCATION: 8904 Doris Ave  
 PR# 111S301901140002**

**Roggeveen, Philip  
 1816 Tully Rd #280  
 San Jose, CA 95122  
 RESPONDENT**

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, Robert Schaeff, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

*checked*  42-196 (a) Nuisance Conditions  
*checked*  42-196 (b) Trash and Debris  
*checked*  42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_  
  
*checked*  42-196 (d) Overgrowth



Recorded in Public Records 4/27/2017 2:43 PM OR Book 7702 Page 1684,  
Instrument #2017031158, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 15-07-03082  
Location: 903 N 61<sup>st</sup> Avenue  
PR# 352S304207000004

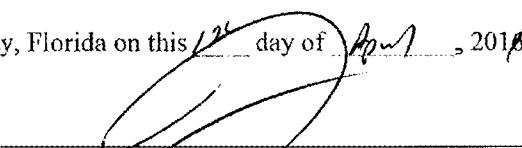
Roggeveen, Philip  
1816 Tully Rd #280  
San Jose, CA 95122

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of April 05, 2016; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, 30-203 (n), (p), and (cc). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated April 05, 2016.

Itemized	Cost
a. Fines (\$25.00 per day 4/20/16-1/27/17)	\$ 7,050.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	<u>\$ 7,000.00 + 385.00</u>
Total:	\$ 15,535.00

DONE AND ORDERED at Escambia County, Florida on this 12<sup>th</sup> day of April, 2016.

  
Robert O Beasley  
Special Magistrate  
Office of Environmental Enforcement

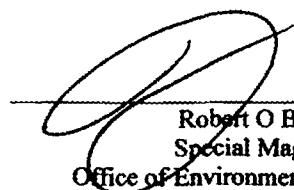
BK: 7505 PG: 378 Last Page

BK: 7505 PG: 152 Last Page

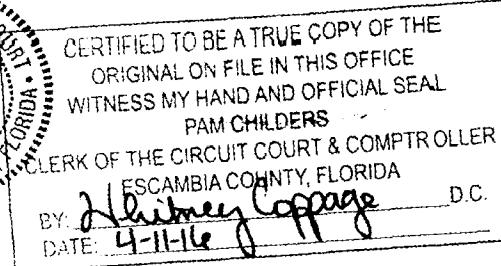
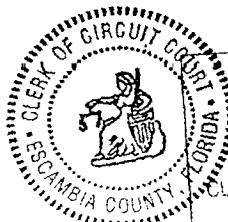
**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 5<sup>th</sup> day of April, 2016.



Robert O Beasley  
Special Magistrate  
Office of Environmental Enforcement



BK: 7505 PG: 151

 Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing 4/20, 2016. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,184.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

BK: 7505 PG: 150

**Corrective action shall include:**

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

BK: 7505 PG: 375

BK: 7505 PG: 149

42-196 (d) Overgrowth

30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)  
 (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  
 (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)

94-51 Obstruction of County Right-of-Way (ROW)

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

LDC Chapter 3 Commercial in residential and non permitted use

LDC Chapter 2 Article 3 Land Disturbance without permits

LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in  
the premises; it is hereby **ORDERED** that RESPONDENT shall have until 4/19,  
2016 to correct the violation and to bring the violation into compliance.

Recorded in Public Records 04/11/2016 at 12:18 PM OR Book 7505 Page 374,  
Instrument #2016025712, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

Recorded in Public Records 04/11/2016 at 09:40 AM OR Book 7505 Page 148,  
Instrument #2016025625, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER**  
ESCAMBIA COUNTY FLORIDA,

VS.

**CASE NO: CE#15-07-03082  
LOCATION: 903 N 61<sup>st</sup> Ave  
PR# 352S304207000004**

**Roggeveen, Philip  
C/o Kimberly Stump  
8455 Dudley Ave  
Pensacola, FL 32534  
RESPONDENT**

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, N/A thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

42-196 (a) Nuisance Conditions  
 42-196 (b) Trash and Debris  
 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_

Recorded in Public Records 07/15/2016 at 12:21 PM OR Book 7558 Page 281,  
Instrument #2016054065, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 15-04-01605  
Location: 6621 Flagler Drive  
PR# 211S301125000011

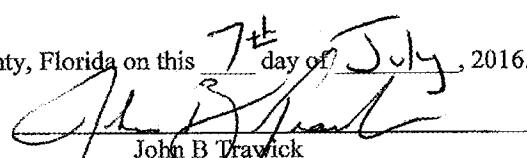
Roggeveen, Phillip  
1816 Tully Rd #280  
San Jose, CA 95122

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of March 08, 2016; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (d) Overgrowth, 30-203 (o), and (t). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated March 08, 2016.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 7<sup>th</sup> day of July, 2016.

  
John B Travick  
Special Magistrate  
Office of Environmental Enforcement

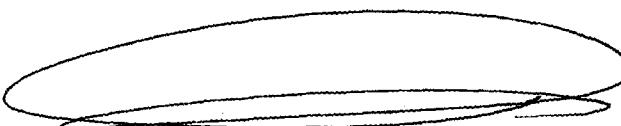
BK: 7489 PG: 1159 Last Page

BK: 7489 PG: 938 Last Page

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 8<sup>th</sup> day of March, 2016.



John B Trawick  
Special Magistrate  
Office of Environmental Enforcement

BK: 7489 PG: 1158

BK: 7489 PG: 937

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$20 .00 per day, commencing April 8<sup>th</sup>, 2016.

This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

BK: 7489 PG: 1157

BK: 7489 PG: 936

Corrective action shall include:

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other \_\_\_\_\_

BK: 7489 PG: 1156

BK: 7489 PG: 935

42-196 (d) Overgrowth

30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)  
 (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  
 (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)

94-51 Obstruction of County Right-of-Way (ROW)

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

LDC Chapter 3 Commercial in residential and non permitted use

LDC Chapter 2 Article 3 Land Disturbance without permits

LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in  
the premises, it is hereby **ORDERED** that RESPONDENT shall have until April 17<sup>th</sup>,  
2016 to correct the violation and to bring the violation into compliance.

Recorded in Public Records 03/09/2016 at 04:10 PM OR Book 7489 Page 1155,  
 Instrument #2016017315, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$44.00

Recorded in Public Records 03/09/2016 at 03:26 PM OR Book 7489 Page 934,  
 Instrument #2016017256, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
 SPECIAL MAGISTRATE  
 IN AND FOR THE  
 COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER**  
 ESCAMBIA COUNTY FLORIDA,

**VS.**

**CASE NO: CE#15-04-01605  
 LOCATION: 6621 Flagler Drive  
 PR# 211 S301125000011**

**Roggeveen, Phillip  
 1816 Tully Rd #280  
 San Jose, CA 95122  
 RESPONDENT**

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, **NAMED ABOVE**, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_

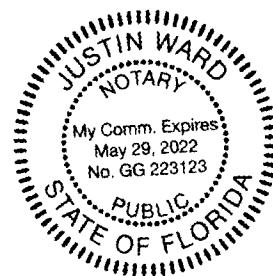
CERTIFIED TO BE A TRUE COPY OF THE  
 ORIGINAL ON FILE IN THIS OFFICE  
 WITNESS MY HAND AND OFFICIAL SEAL  
 PAM CHILDERS  
 CLERK OF THE CIRCUIT COURT & COMPTROLLER  
 ESCAMBIA COUNTY, FLORIDA  
 BY: *[Signature]* D.C.  
 DATE: *3-9-16*

BK: 8466 PG: 557 Last Page

**ACKNOWLEDGEMENT OF NOTARY PUBLIC**STATE OF Florida.COUNTY OF Broward.

On this day, personally appeared before me, Philip Progerson, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

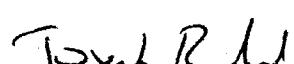
Witness my hand and official seal hereto affixed on this 17<sup>th</sup> day of February, 20 21.

  
Notary's Public Signature(Date) 02/17/2021My Commission Expires May 29th, 2021

  
**Grantee Signature**  Check here if spouse

**Grantee Name**  Check here if spouse

  
**Witness 1 Signature**

  
**Witness 1 Name (Print)**

  
**Witness 2 Signature**

  
**Witness 2 Name (Print)**

BK: 8466 PG: 555

acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in ( an unincorporated area in) Escambia County, Florida [State], and more particularly described as follows: LT 12 BLK H OAKCLIFF ESTATES UNIT #2 PB 8 P 3 OR 7315 P 335; parcel ID: 102S313000012008

The Property will be held as: (Check one)

- Sole ownership
- Joint tenancy
- Tenancy in common
- Tenancy by the entirety

SUBJECT to the following: \_\_\_\_\_ [Exceptions].

Homestead (Check one)

- The Property is the homestead of the Grantor.
- The Property is NOT the homestead of the Grantor.
- Not applicable

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax (Check one)

- Grantor declares that the documentary transfer tax is \$ \_\_\_\_\_, computed on the full consideration or value of property conveyed.
- Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXECUTED this 15<sup>th</sup> day of February, 2021.

---

  
Grantor Signature

Philip Gardiner Roggeveen  
Grantor Name

---

Grantor Signature  Check here if spouse

---

Grantor Name  Check here if spouse

---

Grantee Signature

Gardiner Capital LLC  
Grantee Name



Recorded in Public Records 2/17/2021 4:46 PM OR Book 8466 Page 554,  
Instrument #2021017209, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 Deed Stamps \$0.70

State of Florida

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

This instrument was prepared by:  
Name: Philip Gardiner Roggeveen  
Address: 716 Lakewood Rd, Pensacola, FL 32507

After recording, mail document  
and tax statements to:  
Name: Philip Gardiner Roggeveen  
Address: 716 Lakewood Rd, Pensacola, FL 32507

## QUITCLAIM DEED

---

---

This Quitclaim Deed (the "Deed") is made effective this 15<sup>th</sup> day of February, 2021 (the "Effective Date") between the following Grantor(s) (the "Grantor"): Philip Gardiner Roggeveen

(Check one)  an individual  a married individual  a married couple  a corporation  a limited liability company  a partnership  a trust  individuals whose mailing address(es) is/are 716 Lakewood Rd, Pensacola, FL 32507.

And the following Grantee(s) (the "Grantee"): Gardiner Capital LLC

(Check one)  an individual  a married individual  a married couple  a corporation  a limited liability company  a partnership  a trust  individuals whose mailing address(es) is/are 716 Lakewood Rd, Pensacola, FL 32507.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$ 0.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby



Recorded in Public Records 03/17/2015 at 11:11 AM OR Book 7315 Page 335,  
Instrument #2015020148, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Deed Stamps \$357.70

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA  
CIVIL ACTION**

CASE NO. 2014 CA  
000705

MIDFIRST BANK  
Plaintiff

VS.

FRANK, EVANGELINE S ; GUY, ROBERT ; FRANK, RICHARD PAUL ; UNKNOWN  
TENANTS/OWNERS  
Defendant

**CERTIFICATE OF TITLE**

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on February 25, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida:

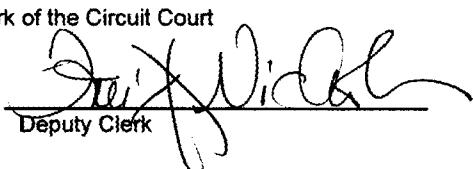
**LOT 12, BLOCK "H" OAKCLIFF ESTATES UNIT 2, A SUBDIVISION OF A PORTION  
OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY,  
FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 8 AT PAGE 3, OF  
THE PUBLIC RECORDS OF SAID COUNTY.**

was sold to PHILIP ROGGEVEEN  
1816 Tully Road, #280 San Jose, CA, 95122

WITNESS my hand and seal of the court this 12 day of March, 2015



Pam Childers  
Clerk of the Circuit Court

BY:   
Deputy Clerk

Conformed copies to all parties

*# 51,100.00*

**PROPERTY INFORMATION REPORT**

**December 13, 2021**  
**Tax Account #:09-3229-466**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 12 BLK H OAKCLIFF ESTATES UNIT #2 PB 8 P 3 OR 7315 P 225**

**SECTION 10, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-3229-466(0322-54)**

**PERDIDO TITLE & ABSTRACT, INC.**  
**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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** MAR 7, 2022

**TAX ACCOUNT #:** 09-3229-466

**CERTIFICATE #:** 2019-4631

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

**YES      NO**

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2020 tax year.

**GARDINER CAPITAL LLC**  
**PHILIP ROGGEVEEN**  
**1816 TULLY RD #280**  
**SAN JOSE, CA 95122**

**PHILIP ROGGEVEEN**  
**GARDINER CAPITAL LLC**  
**716 LAKEWOOD RD**  
**PENSACOLA, FL 32505**

**ESCAMBIA COUNTY**  
**CODE ENFORCEMENT**  
**3363 W PARK PL**  
**PENSACOLA, FL 32505**

**PHIPIP ROGGEVEEN**  
**GARDINER CAPITAL LLC**  
**3044 ENGLIS OAK CIR**  
**PENSACOLA, FL 32526**

**Certified and delivered to Escambia County Tax Collector, this 13<sup>th</sup> day of December, 2021.**

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

December 13, 2021  
Tax Account #: **09-3229-466**

1. The Grantee(s) of the last deed(s) of record is/are: **GARDINER CAPITAL LLC**

**By Virtue of Quitclaim Deed recorded 2/17/2021 in OR 8466/554**

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. **Code Enforcement in favor of Escambia County recorded 3/9/2016 – OR 7489/1155 together with Cost Order recorded 7/15/2016 – OR 7558/281**
  - b. **Code Enforcement in favor of Escambia County recorded 4/11/2016 – OR 7505/374 together with Cost Order recorded 4/27/2017 – OR 7702/1684**
  - c. **Code Enforcement in favor of Escambia County recorded 5/7/2018 – OR 7895/1088 together with Cost Order recorded 8/13/2018 – OR 7948/1909**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 09-3229-466**

**Assessed Value: \$95,090.00**

**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 title search 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.



## 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 #: 09-3229-466 CERTIFICATE #: 2019-4631

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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 as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: December 9, 2001 to and including December 9, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: December 13, 2021