

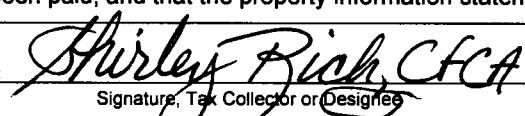


# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C.  
Effective 07/19  
Page 1 of 2

0717-168

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154		Application date	Jul 19, 2021
Property description	LONG AARON III EST OF C/O JOYCE GRIMES 6508 PRINCETON WOODS DR N MOBILE, AL 36618 314 E AVERY ST 13-3781-000 LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64		Certificate #	2019 / 7782
			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)
# 2019/7782	06/01/2019	1,679.37	83.97	1,763.34
→ Part 2: Total*				1,763.34
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)
# 2021/6430	06/01/2021	1,787.29	6.25	89.36 1,882.90
# 2020/8183	06/01/2020	1,726.59	6.25	86.33 1,819.17
Part 3: Total*				3,702.07
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)				5,465.41
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)				5,840.41
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:	 Signature, Tax Collector or Designee		Escambia, Florida Date July 28th, 2021	

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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>07/05/2022</u>	

**INSTRUCTIONS**

**PLUS \$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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100592

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154,

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
13-3781-000	2019/7782	06-01-2019	LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64

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

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154

07-19-2021  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)
← Nav. Mode  Account  Parcel ID →
[Printer Friendly Version](#)

General Information	
Parcel ID:	000S009020024103
Account:	133781000
Owners:	LONG AARON III EST OF
Mail:	C/O JOYCE GRIMES 6508 PRINCETON WOODS DR N MOBILE, AL 36618
Situs:	314 E AVERY ST 32503
Use Code:	MULTI-FAMILY <=9
Units:	3
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

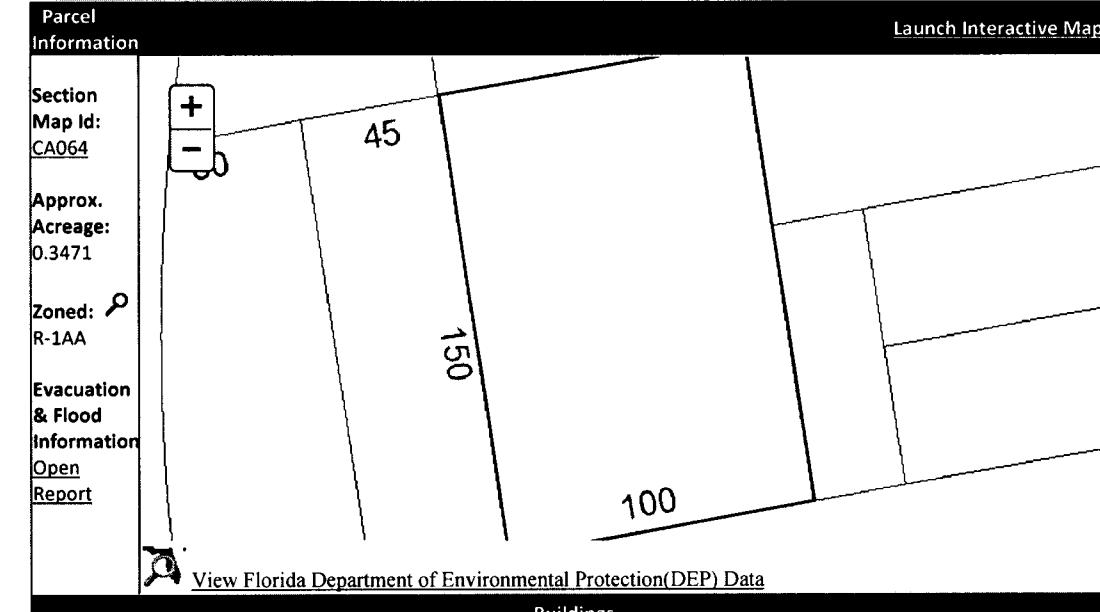
Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$30,000	\$64,581	\$94,581	\$94,581
2020	\$30,000	\$56,566	\$86,566	\$86,566
2019	\$30,000	\$52,793	\$82,793	\$82,793

[Disclaimer](#)[Market Value Breakdown Letter](#)[Tax Estimator](#)[File for New Homestead Exemption Online](#)[Report Storm Damage](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/27/2017	7658	1463	\$100	OT	
05/1999	4413	1459	\$100	CJ	

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

2021 Certified Roll Exemptions	
None	
Legal Description	
LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64	
Extra Features	
None	



Address: 314 E AVERY ST, Year Built: 1945, Effective Year: 1945, PA Building ID#: 19782

**Structural Elements**

DECOR/MILLWORK-MINIMUM  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-BLW.AVG.  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-WOOD/WALLBOARD  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1126 Total SF

BASE AREA - 884

OPEN PORCH UNF - 242

34 BAS 34

23

3

Address: 310 E AVERY ST, Year Built: 1945, Effective Year: 1945, PA Building ID#: 19783

**Structural Elements**

DECOR/MILLWORK-MINIMUM  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-BLW.AVG.  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-WOOD/WALLBOARD  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1126 Total SF

BASE AREA - 884

OPEN PORCH UNF - 104

SCRN PORCH UNF - 138

26 OPU 26

4 4

34 BAS 34

23

3

23

6

SPU

6

23

Address: 306 E AVERY ST, Year Built: 1945, Effective Year: 1945, PA Building ID#: 19784

**Structural Elements**

DECOR/MILLWORK-MINIMUM  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-BLW.AVG.  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-WOOD/WALLBOARD  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

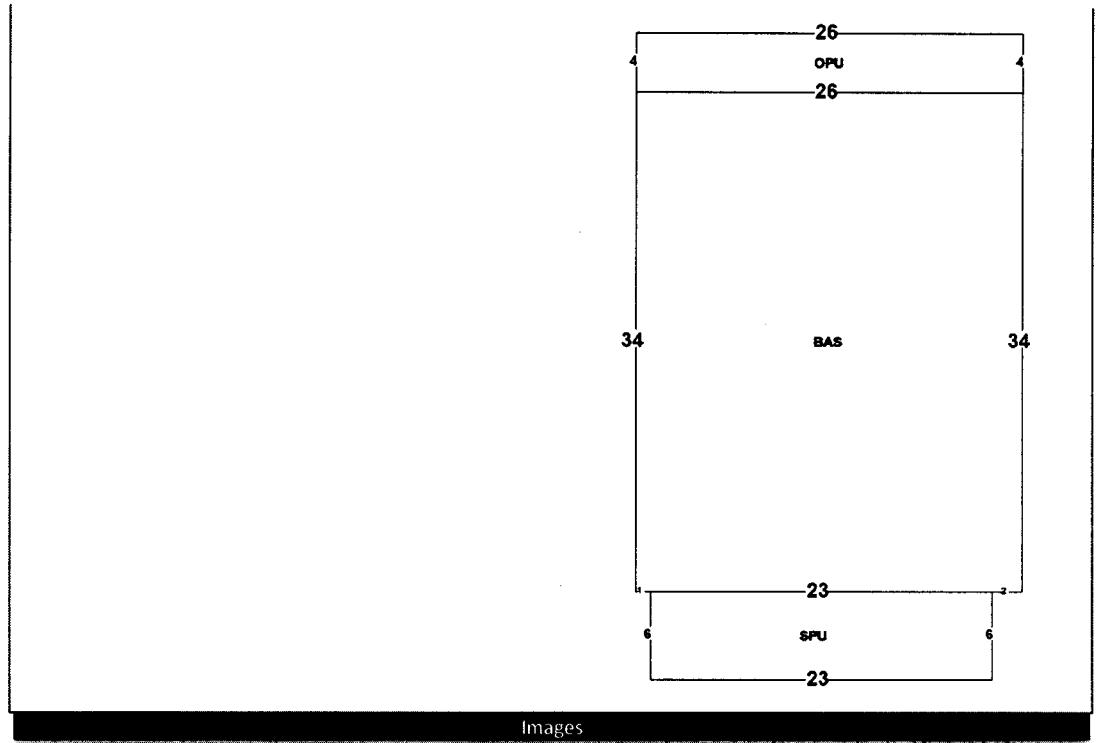
 Areas - 1126 Total SF

BASE AREA - 884

OPEN PORCH UNF - 104

SCRN PORCH UNF - 138

6 6



Images



9/23/19

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 08/19/2021 (rc 4838)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2021099402 9/9/2021 10:09 AM  
OFF REC BK: 8614 PG: 198 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA** holder of **Tax Certificate No. 07782**, 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:

**LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 133781000 (0722-68)**

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

**AARON LONG III EST OF**

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 Tuesday in the month of July, which is the 5th day of July 2022.**

Dated this 7th day of September 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# 2021141514 12/30/2021 11:37 AM  
OFF REC BK: 8693 PG: 1452 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 8614, Page 198, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07782, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 133781000 (0722-68)

### DESCRIPTION OF PROPERTY:

**LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

NAME IN WHICH ASSESSED: AARON LONG III EST OF

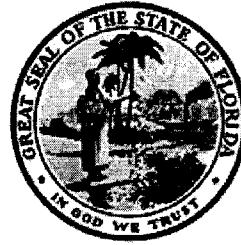
Dated this 30th day of December 2021.

PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

**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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**

**Tax Certificate Redeemed From Sale**

**Account: 133781000 Certificate Number: 007782 of 2019**

**Payor: GLENN SANDERS 314 E AVERY ST PENACOLA, FL 32503**

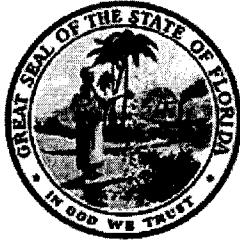
**Date 12/30/2021**

Clerk's Check #	5507650123	Clerk's Total	\$538.06	\$16,454.89
Tax Collector Check #	1	Tax Collector's Total	\$6,897.93	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$7,513.01	
				\$16,471.89

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: *Whitney Coppage*  
 Deputy Clerk

**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



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

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

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

**Case # 2019 TD 007782**

**Redeemed Date 12/30/2021**

**Name GLENN SANDERS 314 E AVERY ST PENACOLA, FL 32503**

Clerk's Total = TAXDEED	\$538.08	\$16,454.89
Due Tax Collector = TAXDEED	\$6,897.93	
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**

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
-------------	---------------	-------------	--------------------	-------------------	-------------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets



Search Property



Property Sheet



Lien Holder's



Sold To



Redeem



Forms



Courtview



Benchmark



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

**Tax Deed - Redemption Calculator**

**Account: 133781000 Certificate Number: 007782 of 2019**

Redemption	No <input type="button" value="▼"/>	Application Date	07/19/2021	Interest Rate	18% <input type="button" value="▼"/>
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
Auction Date		07/05/2022	Redemption Date		12/30/2021 <input type="button" value="▼"/>
Months	12		5		
Tax Collector	\$5,840.41		\$5,840.41		
Tax Collector Interest	\$1,051.27		\$438.03		
Tax Collector Fee	\$6.25		\$6.25		
Total Tax Collector	\$6,897.93		\$6,284.69 T.C.		
Record TDA Notice	\$17.00		\$17.00		
Clerk Fee	\$119.00		\$119.00		
Sheriff Fee	\$120.00		\$120.00		
Legal Advertisement	\$200.00		\$200.00		
App. Fee Interest	\$82.08		\$34.20		
Total Clerk	\$538.08		\$490.20 C.H.		
Release TDA Notice (Recording)	\$10.00		\$10.00		
Release TDA Notice (Prep Fee)	\$7.00		\$7.00		
Postage	\$60.00		\$0.00		
Researcher Copies	\$0.00		\$0.00		
Total Redemption Amount	\$7,513.01		\$6,791.89 - <u>120-200</u> \$6471.89		
Repayment Overpayment Refund Amount	\$721.12				
Book/Page	8614		198		



## 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 #: 13-3781-000 CERTIFICATE #: 2019-7782

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: April 7, 2002 to and including April 7, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: April 24, 2022

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

April 24, 2022  
Tax Account #: **13-3781-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF AARON LONG III DECEASED**

**By Virtue of Personal Representative's Deed recorded 5/21/1999 in OR 4413/1459**

**ABSTRACTOR'S NOTE: WE FOUND NO PROBATE PROCEEDINGS ON AARON LONG III RECORDED IN ESCAMBIA COUNTY, FLORIDA.**

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 Violation Order in favor of City of Pensacola recorded 2/14/2019 OR 8046/1476**
4. Taxes:

**Taxes for the year(s) 2021 are delinquent.**  
**Tax Account #: 13-3781-000**  
**Assessed Value: \$94,581.00**  
**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.

**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:** JULY 5, 2022

**TAX ACCOUNT #:** 13-3781-000

**CERTIFICATE #:** 2019-7782

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 2021 tax year.

**ESTATE OF AARON LONG III**  
314 E AVERY ST  
PENSACOLA, FL 32503

**ESTATE OF AARON LONG III**  
C/O JOYCE GRIMES  
6508 PRINCETON WOODS DR N  
MOBILE, AL 36618

**ESTATE OF AARON LONG III**  
2805 N 14TH AVENUE  
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 24<sup>th</sup> day of April, 2022.

**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**

**April 24, 2022**  
**Tax Account #:13-3781-000**

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 13-3781-000(0722-68)**

Recorded in Public Records 2/14/2019 3:01 PM OR Book 8046 Page 1476,  
Instrument #2019014115, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,  
a Florida municipal corporation,  
by its Code Enforcement Office (436-5500)**

Petitioner,

:

vs.

:

**EST OF AARON LONG, III.**

Respondent(s).

:

**Case # 18-107**

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on January 2, 2018, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 314 East Avery Street, Pensacola, Escambia County, Florida, legally described as:

LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64. TAX ACCT. #133781000.

2. The following described condition exists on the property: there is one or more inoperable and/or unlicensed motor vehicle(s) parked, kept or stored on the premises of these three tenant occupied residences; there is peeling paint, boarded up windows rotting window sills, wood rot on truss ends, wood rot on exterior walls, rotting porch handrails, and overgrown vegetation and the condition constitutes illegal parking, keeping and/or storage of inoperable and/or unlicensed motor vehicle(s), and lack of maintenance.

3. The date this condition was first observed was August 28, 2017; re-inspection made on January 2, 2018, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:

the posting of a notice on the property and at City Hall for ten (10) days beginning  
 certified mail, return receipt requested,

on December 22, 2017, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge in the City Council Chambers in City Hall, 222 West Main Street, Pensacola, Florida, 32502, beginning at 3:00 p.m. on January 2, 2018, at which hearing the respondent(s) did not appear.

**B. CONCLUSIONS OF LAW:**

1. The respondent(s) and the property are in violation of Section(s):  
of the Code of the City of Pensacola, Florida.

of the Florida Building Code.

of the Standard Housing Code.

302.8, 304.2, 304.6, 304.13, & 304.12 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before January 16, 2018, by (a) making each motor operable and licensed in accordance with the International Property Maintenance Code or removing it from the property or storing it in a completely enclosed structure on the property; and (b) the board(s) must be removed from the boarded up window(s) and any damaged window(s) must be repaired and/or replaced, the rotting window sills must be repaired and/or replaced, the wood rot on truss ends and exterior walls must be repaired and/or replaced, and the rotting porch deck boards and handrails must be repaired and/or replaced. [Before commencing this work, contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom a City work permit must be pulled beforehand.] Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, January 16, 2018, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

BK: 8046 PG: 1478 Last Page

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on January 5, 2018, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.

(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.

(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on January 5, 2018, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by  
and ATTESTED to by:  
Joanna Walker  
Florida Notary Public &  
Administrative Officer of the  
Code Enforcement Authority of the  
City of Pensacola, Florida  
Post Office Box 12910  
Pensacola, FL 32521-0001  
(850) 436-5500  
rev. 1/4/18

Joanna Walker  
(Signature of Notary and Administrative Officer)

Joanna Walker  
(Printed Name of Notary & Admin. Officer)

