



# 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

1222-53

## 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 21, 2022
Property description	CLAUSELL ROSIE MAY EST OF C/O PHILLIP RAY CLAUSELL 3013 N ROOSEVELT ST PENSACOLA, FL 32503 3013 N ROOSEVELT ST 05-0935-000 LTS 11 12 13 & 14 BLK 10 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 DB 459 P 402 OR 2856 P 677	Certificate #	2020 / 2199
		Date certificate issued	06/01/2020

## 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)
# 2020/2199	06/01/2020	547.16	27.36	574.52
<b>→ Part 2: Total*</b>				<b>574.52</b>


## 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)
# 2021/1748	06/01/2021	561.18	6.25	28.06	595.49
<b>Part 3: Total*</b>					<b>595.49</b>

## 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)	1,170.01
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	515.04
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>2,060.05</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:  Escambia, Florida  
 Signature, Tax Collector or Designee Date May 6th, 2022

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.	26,030.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/05/2022</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS** *66.25*

**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: 2200241

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
05-0935-000	2020/2199	06-01-2020	LTS 11 12 13 & 14 BLK 10 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 DB 459 P 402 OR 2856 P 677

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

04-21-2022  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Parcel ID:</b> 042S306001011010</p> <p><b>Account:</b> 050935000</p> <p><b>Owners:</b> CLAUSELL ROSIE MAY EST OF</p> <p><b>Mail:</b> C/O PHILLIP RAY CLAUSELL 3013 N ROOSEVELT ST PENSACOLA, FL 32503</p> <p><b>Situs:</b> 3013 N ROOSEVELT ST 32503</p> <p><b>Use Code:</b> SINGLE FAMILY RESID </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$13,680</td> <td>\$59,359</td> <td>\$73,039</td> <td>\$52,061</td> </tr> <tr> <td>2020</td> <td>\$13,680</td> <td>\$51,993</td> <td>\$65,673</td> <td>\$51,343</td> </tr> <tr> <td>2019</td> <td>\$13,680</td> <td>\$48,527</td> <td>\$62,207</td> <td>\$50,189</td> </tr> </tbody> </table> <p><b>Disclaimer</b></p> <p><b>Market Value Breakdown Letter</b></p> <p><b>Tax Estimator</b></p> <p><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2021	\$13,680	\$59,359	\$73,039	\$52,061	2020	\$13,680	\$51,993	\$65,673	\$51,343	2019	\$13,680	\$48,527	\$62,207	\$50,189
Year	Land	Imprv	Total	Cap Val																	
2021	\$13,680	\$59,359	\$73,039	\$52,061																	
2020	\$13,680	\$51,993	\$65,673	\$51,343																	
2019	\$13,680	\$48,527	\$62,207	\$50,189																	
<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/1990</td> <td>2856</td> <td>677</td> <td>\$4,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/1990	2856	677	\$4,000	WD		<p><b>2021 Certified Roll Exemptions</b></p> <p>HOMESTEAD EXEMPTION</p> <p><b>Legal Description</b></p> <p>LTS 11 12 13 &amp; 14 BLK 10 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 DB 459 P 402 OR 2856 P 677</p> <p><b>Extra Features</b></p> <p>None</p>								
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
05/1990	2856	677	\$4,000	WD																	

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:** 04-2S-30-2

**Approx. Acreage:** 0.3342

**Zoned:** MDR

**Evacuation & Flood Information**

[Open Report](#)


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

**Buildings**

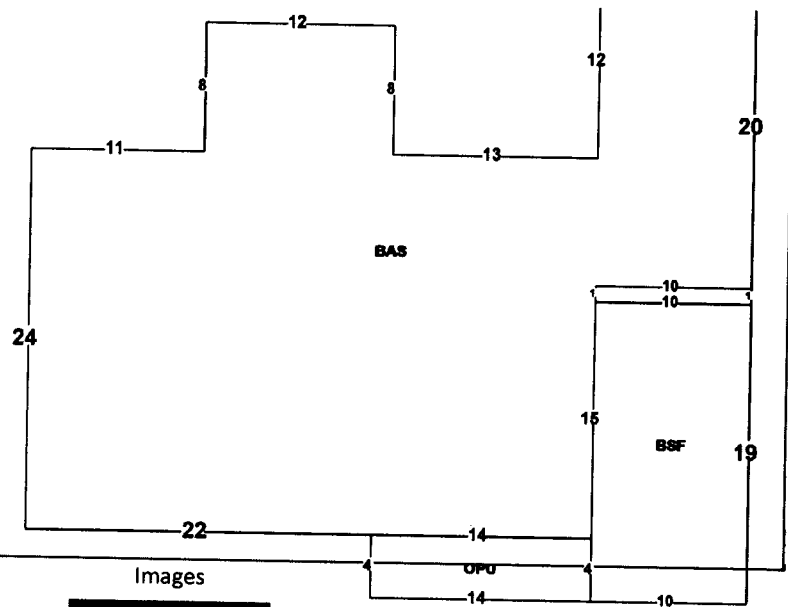
Address: 3013 N ROOSEVELT ST, Year Built: 1960, Effective Year: 1960, PA Building ID#: 72039

Structural Elements
DECOR/MILLWORK-AVERAGE

**DWELLING UNITS-1**  
**EXTERIOR WALL-CONCRETE BLOCK**  
**FLOOR COVER-VINYL/CORK**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-WALL/FLOOR FURN**  
**INTERIOR WALL-PLASTER DIRECT**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

 Areas - 1426 Total SF

**BASE AREA - 1170**  
**BASE SEMI FIN - 200**  
**OPEN PORCH UNF - 56**



Images



12/7/2017 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:05/11/2022 (tc.3779)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 02199**, issued the **1st day of June, A.D., 2020** 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 11 12 13 & 14 BLK 10 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 DB 459 P 402 OR 2856 P 677**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 050935000 (1222-53)**

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

**EST OF ROSIE MAY CLAUSELL**

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 **December**, which is the **5th day of December 2022**.

Dated this 13th day of May 2022.

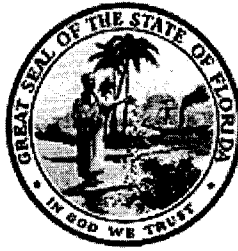
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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  
 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**

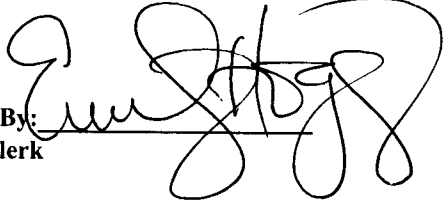
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 050935000 Certificate Number: 002199 of 2020**

**Payor: MADELINE WASHINGTON 7384 BORDWINE DR ORLANDO FL 32818      Date 5/31/2022**

Clerk's Check #            1  
 Tax Collector Check #    1

Clerk's Total	\$510.72	<b>\$2,240.04</b>
Tax Collector's Total	\$2,713.51	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	<del>\$2,901.23</del>	<b>\$2,257.04</b>

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
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**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 # 2020 TD 002199**

**Redeemed Date 5/31/2022**

**Name** MADELINE WASHINGTON 7384 BORDWINE DR ORLANDO FL 32818

Clerk's Total = TAXDEED	\$510.72	\$2,240.04
Due Tax Collector = TAXDEED	\$2,313.51	
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**

Account: 050935000 Certificate Number: 002199 of 2020

Redemption	Yes ▼	Application Date	4/21/2022	Interest Rate	18%
		Final Redemption Payment	ESTIMATED	Redemption Overpayment	ACTUAL
		Auction Date	12/5/2022	Redemption Date	5/31/2022
Months		8		1	
Tax Collector		\$2,060.05		\$2,060.05	
Tax Collector Interest		\$247.21		\$30.90	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$2,313.51		\$2,097.20	TC
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		\$54.72		\$6.84	
Total Clerk		\$510.72		\$462.84	CH
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		\$2,901.23		\$2,577.04	
		Repayment Overpayment Refund Amount		\$324.19	

## 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 8785, Page 210, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02199, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **050935000 (1222-53)**

DESCRIPTION OF PROPERTY:

**LTS 11 12 13 & 14 BLK 10 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 DB 459 P 402 OR 2856 P  
677**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: EST OF ROSIE MAY CLAUSELL

Dated this 31st day of May 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 05-0935-000 CERTIFICATE #: 2020-2199

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: September 1, 2002 to and including September 1, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,  
As President  
Dated: September 18, 2022

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

September 18, 2022

Tax Account #: **05-0935-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ROSIE CLAUSELL**

**By Virtue of Warranty Deed recorded 5/15/1990 in OR 2856/677 and Death Certificate of Prince Clausell recorded 7/29/1993 OR 3405/991**

**ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR ROSIE CLAUSELL RECORDED IN THE PUBLIC RECORDS OF 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. **MSBU Lien in favor of State of FL/Escambia County recorded 10/2/1998 OR 4315/134**
- b. **MSBU Lien in favor of State of FL/Escambia County recorded 7/29/1999 OR 4445/532**
- c. **Code Enforcement Lien in favor of Escambia County recorded 8/21/2018 OR 7952/1964 together with Order recorded 7/10/2020 OR 8329/1057**

4. Taxes:

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

**Tax Account #: 05-0935-000**

**Assessed Value: \$52,061.00**

**Exemptions: HOMESTEAD**

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:** \_\_\_\_\_ **December 5, 2022**  
**TAX ACCOUNT #:** \_\_\_\_\_ **05-0935-000**  
**CERTIFICATE #:** \_\_\_\_\_ **2020-2199**

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                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Notify Escambia County, 190 Governmental Center, 32502 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Homestead for <u>2021</u> tax year.                    |

**EST OF ROSIE MAY CLAUSELL**  
**AKA ROSIE CLAUSELL**  
**C/O PHILLIP RAY CLAUSELL**  
**3013 N ROOSEVELT ST**  
**PENSACOLA, FL 32503**

**ROSIE M CLAUSELL**  
**3401 N ALCANIZ ST**  
**PENSACOLA, FL 32503**

**EST OF ROSIE M CLAUSELL**  
**3401 DR MARTIN LUTHER KING JR DR**  
**PENSACOLA, FL 32503**

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

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of September, 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**

**September 18, 2022**

**Tax Account #:05-0935-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 11 12 13 & 14 BLK 10 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 DB 459 P 402 OR 2856 P  
677**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-0935-000(1222-53)**

5+1=6<sup>2</sup>

Return to: 22<sup>nd</sup>  
34<sup>th</sup>  
Name: T. David Mann  
Address: 41 N Jefferson St.  
Suite 400  
Pensacola, FL 32501

Property Appraiser's  
Parcel Identification No. 12856M 617  
05-0934-500

This instrument was prepared by:  
Name: T. David Mann  
Address: Mann, Lang & Staples  
41 N Jefferson St.  
Suite 400  
Pensacola, FL 32501  
Grantee S.S. No. 419-36-9735 (Prince Clausell)  
Name  
Grantee S.S. No. 262-74-0102 (Rosie Clausell)  
Name

D.S. PD. \$ 22.00  
DATE: May 15, 1990  
JOE A. FLOWERS, COMPTROLLER  
BY: Betty B Bond DC  
CERT. REG. #59-2043328-77-01

[Space above this line for recording data]

### WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 7th day of May, 1990, Between

Johnnie Mae Ford, a married woman

of the County of Escambia, State of Florida, grantor, and  
PRINCE CLAUSELL AND ROSIE CLAUSELL, HUSBAND AND WIFE

whose post office address is 3013 North Roosevelt St., Pensacola, FL 32503  
of the County of ESCAMBIA, State of FLORIDA, grantee.

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

Lots 11 and 12, Block 10, North Pensacola Unit No. 2, described  
according to plat filed in Plat Book 2, at Page 6 of the Public  
Records of Escambia County, Florida.

PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE  
HOMESTEAD PROPERTY OF GRANTOR HEREIN.

There is excepted from the warranties herein contained any  
restrictions and easements of record in Escambia County,  
Florida, and the lien of ad valorem real property taxes  
for the current year and subsequent years, and any mineral  
conveyances or reservations of record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all  
persons whomsoever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Graydon Walker (Seal)  
Betty B Bond (Seal)  
Johnnie Mae Ford (Seal)  
JOHNNIE MAE FORD

STATE OF Florida  
COUNTY OF Escambia  
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
Johnnie Mae Ford

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that  
he executed the same.  
WITNESS my hand and official seal in the County and State last aforesaid this 7th day of May, 1990

My commission expires: 3/30/91  
Betty B Bond  
Notary Public

NOTICE OF LIEN

RCD Oct 02, 1998 03:09 pm  
Escambia County, Florida

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-528946

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: CLOUSELL PRINCE H & ROSIE  
MAY  
3013 N ROOSEVELT STREET  
PENSACOLA FL 32503

ACCT.NO. 05 0935 000 000  
AMOUNT \$176.00

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LTS 11 12 13 14 BLK 10  
N PENSACOLA UNITS 1/2/3/4  
PB 2 P 2/6/33/57  
DB 459 P 402

PROP.NO. 04 2S 30 6001 013 010

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$176.00. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

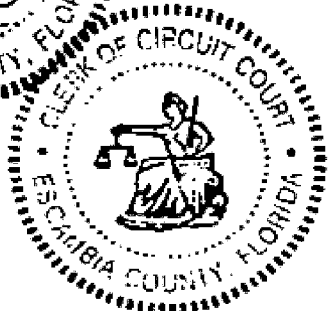
Date: 09/04/1998



Ernie Lee Magaha  
Clerk of the Circuit Court  
by *Wanda M. McBearty*  
Wanda M. McBearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

by *Deborah B. ...*  
Deputy Clerk





OR BK 4445 P60532  
Escambia County, Florida  
INSTRUMENT 99-636445

RCD Jul 29, 1999 02:17 pm  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-636445

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: CLAUSELL ROSIE MAY  
3013 N ROOSEVELT ST  
PENSACOLA FL 32503

ACCT.NO. 05 0935 000 000  
AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

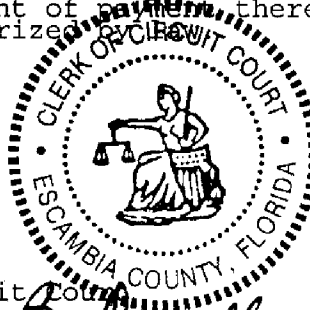
LTS 11 12 13 & 14 BLK 10  
N PENSACOLA UNITS 1/2/3/4  
PB 2 P 2/6/33/57  
DE 459 P 402 OR 2856 P 677

PROP.NO. 04 2S 30 6001 011 010

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payments thereof may be accomplished by any other method authorized by law.

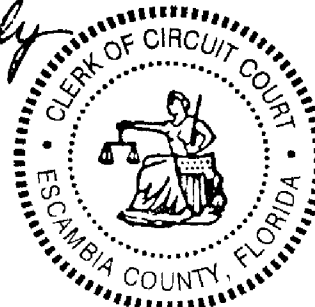
Date: 05/24/1999



Ernie Lee Magaha  
Clerk of the Circuit Court  
by *Wanda M. McBrearty*  
Wanda M. McBrearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

by *Bernadette B. Donnelly*  
Deputy Clerk



Recorded in Public Records 8/21/2018 9:11 AM OR Book 7952 Page 1964,  
Instrument #2018066092, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

Recorded in Public Records 8/21/2018 8:24 AM OR Book 7952 Page 1725,  
Instrument #2018066023, 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,

CASE NO: CE170501939  
LOCATION: 3401 DR MARTIN LUTHER  
PR#: KING JR DR  
042S306003007006

VS.

ROSIE M EST OF CLAUSELL  
3401 DR MARTIN L KING JR DR  
PENSACOLA, FL 32503

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, Phillip Clausell (son)  
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

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- 42-196 (d) Overgrowth

BK: 7952 PG: 1965

BK: 7952 PG: 1726

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 Tires

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until November 12 2018 to correct the violation and to bring the violation into compliance.

BK: 7952 PG: 1966

BK: 7952 PG: 1727

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 Remove tires stored outside
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

BK: 7952 PG: 1967

BK: 7952 PG: 1728

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 10.00 per day, commencing November 13, 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 are awarded in favor of Escambia County as the prevailing party against ROSIE M EST OF CLAUSELL.

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.

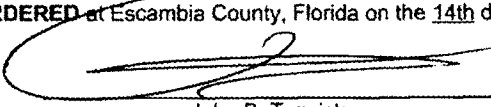
BK: 7952 PG: 1968 Last Page

BK: 7952 PG: 1729 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 14th day of August, 2018.



John B. Trawick  
 Special Magistrate  
 Office of Environmental Enforcement



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: Pam Childers D.C.  
 DATE: 08-21-2018

Recorded in Public Records 7/10/2020 2:23 PM OR Book 8329 Page 1057,  
Instrument #2020056196, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 7/10/2020 2:18 PM OR Book 8329 Page 1050,  
Instrument #2020056190, 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

Case No: CE170501939  
Location: 3401 DR MARTIN LUTHER  
KING JR DR  
PR #: 042S306003007006

vs.

CLAUSELL, ROSIE M EST OF  
3401 DR MARTIN L KING JR  
DR  
PENSACOLA, FL 32503

Cost 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 and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

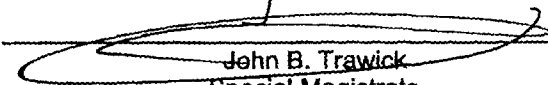
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 8/14/2018.

Itemized Cost	
Daily fines	\$4,200.00 \$10.00 Per Day From: <u>11/13/2018</u> To: <u>01/07/2020</u>
Fines	\$0.00
Court Cost	\$235.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00

**Total: \$4,435.00**

DONE AND ORDERED at Escambia County, Florida on

July 7 2020



John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

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: H. L. Lumsden  
DATE: 07-10-2020

