



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode  Account  Parcel ID →

Printer Friendly Version

| <b>General Information</b><br><b>Parcel ID:</b> 282S261129803001<br><b>Account:</b> 170035554<br><b>Owners:</b> GCS3FL LLC<br><b>Mail:</b> C/O ROGERS TOWERS P A<br>1301 RIVERPLACE BLVD STE 1500<br>JACKSONVILLE, FL 32207<br><b>Situs:</b> 18 VIA DELUNA 803 32561<br><b>Use Code:</b> CONDO-RES UNIT<br><b>Taxing Authority:</b> PENSACOLA BEACH<br><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a><br>Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector | <b>Assessments</b><br><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>\$0</td> <td>\$382,390</td> <td>\$382,390</td> <td>\$382,390</td> </tr> <tr> <td>2020</td> <td>\$0</td> <td>\$360,745</td> <td>\$360,745</td> <td>\$360,745</td> </tr> <tr> <td>2019</td> <td>\$0</td> <td>\$350,238</td> <td>\$350,238</td> <td>\$350,238</td> </tr> </tbody> </table><br><p style="text-align: center;"><b>Disclaimer</b></p> <hr/> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p> | Year      | Land      | Imprv     | Total | Cap Val | 2021 | \$0 | \$382,390 | \$382,390 | \$382,390 | 2020 | \$0 | \$360,745 | \$360,745 | \$360,745 | 2019 | \$0 | \$350,238 | \$350,238 | \$350,238 |
|--|--|-----------|-----------|-----------|-------|---------|------|-----|-----------|-----------|-----------|------|-----|-----------|-----------|-----------|------|-----|-----------|-----------|-----------|
| Year   | Land   | Imprv     | Total     | Cap Val   |       |         |      |     |           |           |           |      |     |           |           |           |      |     |           |           |           |
| 2021   | \$0  | \$382,390 | \$382,390 | \$382,390 |       |         |      |     |           |           |           |      |     |           |           |           |      |     |           |           |           |
| 2020   | \$0  | \$360,745 | \$360,745 | \$360,745 |       |         |      |     |           |           |           |      |     |           |           |           |      |     |           |           |           |
| 2019   | \$0  | \$350,238 | \$350,238 | \$350,238 |       |         |      |     |           |           |           |      |     |           |           |           |      |     |           |           |           |

| <b>Sales Data</b><br><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>04/22/2013</td> <td>7006</td> <td>380</td> <td>\$650,000</td> <td>LI</td> <td></td> </tr> <tr> <td>08/30/2007</td> <td>6213</td> <td>1546</td> <td>\$779,000</td> <td>LI</td> <td></td> </tr> </tbody> </table><br>Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller | Sale Date  | Book | Page      | Value | Type                          | Official Records (New Window) | 04/22/2013 | 7006 | 380 | \$650,000 | LI |  | 08/30/2007 | 6213 | 1546 | \$779,000 | LI |  | <b>2021 Certified Roll Exemptions</b><br>None |
|---|--|------|-----------|-------|-------------------------------|-------------------------------|------------|------|-----|-----------|----|--|------------|------|------|-----------|----|--|---|
| Sale Date   | Book   | Page | Value     | Type  | Official Records (New Window) |                               |            |      |     |           |    |  |            |      |      |           |    |  |   |
| 04/22/2013  | 7006   | 380  | \$650,000 | LI    |                               |                               |            |      |     |           |    |  |            |      |      |           |    |  |   |
| 08/30/2007  | 6213   | 1546 | \$779,000 | LI    |                               |                               |            |      |     |           |    |  |            |      |      |           |    |  |   |
|   | <b>Legal Description</b><br>UNIT 803 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN<br>COMMON ELEMENTS & STORAGE AREA #28 OR 7006 P 380 |      |           |       |                               |                               |            |      |     |           |    |  |            |      |      |           |    |  |   |
|   | <b>Extra Features</b><br>None  |      |           |       |                               |                               |            |      |     |           |    |  |            |      |      |           |    |  |   |

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

**Section Map Id:**  
PB008-2

**Approx. Acreage:**  
3.3105

**Zoned:**   
HDR/C-PB

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

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

|  |
|--|
| <b>Buildings</b>   |
| Address: 18 VIA DELUNA 803, Year Built: 2008, Effective Year: 2008, PA Building ID#: 29361 |

**Structural Elements**

**DECOR/MILLWORK-ABOVE AVERAGE**

**DWELLING UNITS-1**

**EXTERIOR WALL-PRECAST PAN/CON**

**FLOOR COVER-TILE/STAIN CONC/BRICK**

**FOUNDATION-STRUCTURAL**

**HEAT/AIR-CENTRAL H/AC**

**INTERIOR WALL-DRYWALL-PLASTER**

**NO. PLUMBING FIXTURES-9**


**NO. STORIES-1**

**ROOF COVER-TILE/CLAY/CEMNT**

**ROOF FRAMING-CONCRETE**

**STORY HEIGHT-10**

**STRUCTURAL FRAME-CONCRTE REINFRD**

 **Areas - 1977 Total SF**

**BASE AREA - 1614**

**LANAI - 363**

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:04/26/2022 (tc.72647)



# 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

1022-21

## Part 1: Tax Deed Application Information

|                                     |   |                         |              |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name<br>Applicant Address | TLOA OF FLORIDA LLC<br>CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO<br>BOX 54077<br>NEW ORLEANS, LA 70154-4077   | Application date        | Apr 13, 2022 |
| Property description                | GCS3FL LLC<br>C/O ROGERS TOWERS P A<br>1301 RIVERPLACE BLVD STE 1500<br>JACKSONVILLE, FL 32207<br>18 VIA DELUNA 803<br>17-0035-554<br>UNIT 803 BEACH CLUB TOWERS CONDO ALSO<br>1/92% INT IN COMMON ELEMENTS & STORAGE<br>AREA #28 OR 7006 P 380 | Certificate #           | 2020 / 9076  |
|                                     |   | Date certificate issued | 06/01/2020   |

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2020/9076                    | 06/01/2020                           | 1,776.13                               | 88.81                | 1,864.94                                 |
| <b>→Part 2: Total*</b>         |                                      |  |                      | <b>1,864.94</b>                          |

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2021/6990                    | 06/01/2021                                    | 5,603.58  | 6.25                            | 280.18               | 5,890.01                                     |
| # 2020/9060                    | 06/01/2020                                    | 5,492.40  | 6.25                            | 274.62               | 5,773.27                                     |
| <b>Part 3: Total*</b>          |   |   |                                 |                      | <b>11,663.28</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<br>(*Total of Parts 2 + 3 above) | 13,528.22        |
| 2. Delinquent taxes paid by the applicant   | 0.00             |
| 3. Current taxes paid by the applicant  | 5,609.87         |
| 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>19,513.09</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: Shirley Rich, CFCA Escambia, Florida  
 Signature, Tax Collector or Designee Date April 22nd, 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. |  |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)                                |  |
| Sign here: _____ Date of sale <u>10/03/2022</u><br>Signature, Clerk of Court or Designee                  |  |

**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: 2200104

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077  
NEW ORLEANS, LA 70154-4077,

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

| Account Number | Certificate No. | Date       | Legal Description   |
|----------------|-----------------|------------|---|
| 17-0035-554    | 2020/9076       | 06-01-2020 | UNIT 803 BEACH CLUB TOWERS CONDO<br>ALSO 1/92% INT IN COMMON ELEMENTS &<br>STORAGE AREA #28 OR 7006 P 380 |

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  
TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO  
BOX 54077  
NEW ORLEANS, LA 70154-4077

04-13-2022  
Application Date

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLAG OF FLORIDA LLC** holder of **Tax Certificate No. 09076**, 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:

**UNIT 803 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS & STORAGE AREA #28 OR 7006 P 380**

**SECTION 28, TOWNSHIP 2 S, RANGE 26 W**

**TAX ACCOUNT NUMBER 170035554 (1022-21)**

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

**GCS3FL LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of **October**, which is the **3rd day of October 2022**.

Dated this 10th 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



**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 #: 17-0035-554 CERTIFICATE #: 2020-9076

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: June 28, 2002 to and including June 28, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: July 8, 2022

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

July 8, 2022

Tax Account #: **17-0035-554**

1. The Grantee(s) of the last deed(s) of record is/are: **GCS3FL, LLC**

**By Virtue of Assignment of Sublease Agreement recorded 4/24/2013 in OR 7006/380**

**ABTRACTOR'S NOTE: PROPERTY IS LEASEHOLD TITLE.**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **NONE**

4. Taxes:

**Taxes for the year(s) 219-2020 are delinquent.**

**Tax Account #: 17-0035-554**

**Assessed Value: \$382,390.00**

**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): **BEACH CLUB TOWERS HOMEOWNERS ASSOCIATION, INC.**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a 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:** \_\_\_\_\_ **OCT 3, 2022**  
**TAX ACCOUNT #:** \_\_\_\_\_ **17-0035-554**  
**CERTIFICATE #:** \_\_\_\_\_ **2020-9076**

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 type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2021</u> tax year.                    |

**GCS3FL LLC**  
**C/O ROGERS TOWERS P A**  
**1301 RIVERPLACE BLVD**  
**STE 1500**  
**JACKSONVILLE, FL 32207**

**GCS3F LLC**  
**18 VIA DELUNA 803**  
**PENSACOLA BEACH, FL 32561**

**BEACH CLUB TOWERS**  
**HOEOWNERS ASSOCIATION, INC.**  
**18 VIA DE LUNA DRIVE**  
**PENSACOLA BEACH, FL 32561**

**SANTA ROSA ISLAND AUTHORITY**  
**25 VIA DE LUNA DR**  
**PENSACOLA, FL 32561**

**Certified and delivered to Escambia County Tax Collector, this 8<sup>th</sup> day of July, 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**

**July 8, 2022**

**Tax Account #:17-0035-554**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT 803 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS &  
STORAGE AREA #28 OR 7006 P 380**

**SECTION 28, TOWNSHIP 2 S, RANGE 26 W**

**TAX ACCOUNT NUMBER 17-0035-554(1022-21)**

Recorded in Public Records 04/24/2013 at 12:46 PM OR Book 7006 Page 380,  
Instrument #2013028584, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$4550.00

This Instrument Prepared By:  
Kimberly M. Biggs  
Gulf Coast Title Agency, LLC  
2803 E Cervantes St, Ste A  
Pensacola, FL 32503  
(850) 202-6938  
GCTA File # 13-080  
Property ID # 282S261129803001

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

### ASSIGNMENT OF SUBLEASE AGREEMENT

**Beach Club Getaway, LLC, a Louisiana Limited Liability Company**, hereinafter collectively called "Assignor" (which word shall be construed in the plural where the context requires), the present owner and holder of the subleasehold interest of lessee in that subleasehold estate created by and described in that certain Corporate Assignment of Lease between American Fidelity Life Insurance Company ("Assignor"), and Beach Club Development, Inc., a Florida corporation ("Assignee"), dated October 15, 2003, and recorded in Official Records Book 5269, at Page 1600, of the public records of Escambia County, Florida, (the "Lease"), which is an assignment of the leasehold estate created by and described in those certain lease agreements between SANTA ROSA ISLAND AUTHORITY, as an Agency of Escambia County, Florida, as lessor, to JOSEPH A. TOMBRELLO and FRANCES TOMBRELLO, as lessee, dated October 28, 1949, and recorded in Deed Book 314, page 12, as amended from time to time, including that certain Restated and Amended Lease Agreement dated October 9, 1985, between SANTA ROSA ISLAND AUTHORITY, as an Agency of Escambia County, Florida, as lessor, and BRANNEN DEVELOPMENT OF FLORIDA, INC., a Florida corporation, as lessee, and recorded in Official Record Book 2130, Page 840, all of the public records of Escambia County, Florida, as subleased by that certain Sublease Agreement recorded in Official Record Book 6213, Page 1546, all of the public records of Escambia County, Florida (the "Property"), the same being hereinafter referred to as the "Sublease," covering the following described real property in Escambia County, Florida:

**CONDOMINIUM PARCEL: Unit 803, Beach Club Towers, a Condominium (the "Condominium"),** according to the Declaration of Condominium of Beach Club Towers, a Condominium, recorded in Official Records Book 6179, Page 1411, of the public records of Escambia County, Florida, as modified and amended from time to time, (herein "Declaration of Condominium"), which Condominium has been established upon a portion of the leasehold estate created by and described in that certain Corporate Assignment of Lease between American Fidelity Life Insurance Company ("Assignor"), and Beach Club Development, Inc., a Florida corporation ("Assignee"), dated October 15, 2003, and recorded in Official Records Book 5269, at Page 1600, of the public records of Escambia County, Florida, (the "Lease"), which is an assignment of the leasehold estate created by and described in those certain lease agreements between SANTA ROSA ISLAND AUTHORITY, as an Agency of Escambia County, Florida, as lessor, to JOSEPH A. TOMBRELLO and FRANCES TOMBRELLO, as lessee, dated October 28, 1949, and recorded in Deed Book 314, page 12, as amended from time to time, including that certain Restated and Amended Lease Agreement dated October 9, 1985, between SANTA ROSA ISLAND AUTHORITY, as an Agency of Escambia County, Florida, as lessor, and BRANNEN DEVELOPMENT OF FLORIDA, INC., a Florida corporation, as lessee, and recorded in Official Record Book 2130, Page 840, all of the public records of Escambia County, Florida, and hereinafter referred to as the "Lease," together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium, and further together with:

- (1) covered parking space number(s) N/A, and
- (2) storage area number(s) 28,

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

for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby sell, assign and transfer all of the right, title, and interest of Assignor in said Sublease, demised premises and the Property, and all the improvements thereon, and all interest hereafter acquired in said subleasehold estate to GCS3FL, LLC, a Florida limited liability company, hereinafter called "Assignee" (but which word shall be construed in the plural when the context requires), and its heirs, agents, and assigns, forever, of Assignee, whose mailing address is c/o Rogers Towers, P.A., 1301 Riverplace Blvd, Suite 1500, Jacksonville, FL 32207, subject to any and all ad valorem taxes, if any, zoning, restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions and all other matters of record or on the Plat, if there is a recorded Plat, the Declaration of Condominium described above affecting the Property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any other matters arising subsequent to the date hereof.

By acceptance of this Assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid Sublease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above subleasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy and enjoy said subleasehold estate and Property; that the Assignor shall make such further assurances to perfect the subleasehold estate in said Property and every part thereof; and that Assignor will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said limited liability company, Assignor, in pursuance of the due and legal action of its members, has executed these presents, causing its name to be signed by its Manager, and its seal to be affixed hereto effective the 23rd day of April, 2013.

Signed, sealed and delivered  
in the presence of:

Karla R. Dietz  
Name: KARLA R. DIETZ

Meridel Cimo  
Name: Meridel Cimo

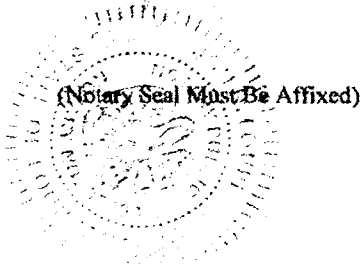
Beach Club Getaway, LLC,  
a Louisiana limited liability company

By: [Signature]  
Brett P. Furr  
Manager  
Post Office Box 2471  
Baton Rouge, LA 70821

STATE OF LOUISIANA  
PARISH OF East Baton Rouge

The foregoing instrument was acknowledged before me this 22<sup>d</sup> day of April, 2013, by Brett P. Furr, as Manager of Beach Club Getaway, LLC, a Louisiana limited liability company, on behalf of the company, who did not take an oath and who:

- is/are personally known to me.
- produced current FL driver's license as identification.
- produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
Name of Notary Printed  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

**JON N. LOUPE, NOTARY PUBLIC**  
LA. BAR ROLL NO. 30920  
LA. NOTARY NO. 85794  
MY COMMISSION EXPIRES AT DEATH

**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

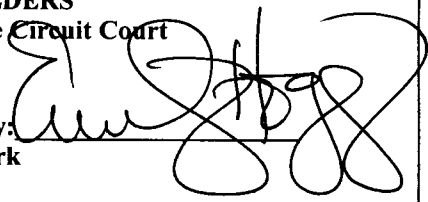
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 170035554 Certificate Number: 009076 of 2020**

**Payor: GCS3FL LLC C/O ROGERS TOWERS P A 1301 RIVERPLACE BLVD STE 1500  
 JACKSONVILLE, FL 32207 Date 8/1/2022**

|                       |            |                       |  |
|-----------------------|------------|-----------------------|--|
| Clerk's Check #       | 1228209535 | Clerk's Total         | <del>\$497.04</del> <b>\$20,853.49</b> |
| Tax Collector Check # | 1          | Tax Collector's Total | <del>\$2,275.52</del>                  |
|                       |            | Postage               | <del>\$24.72</del>                     |
|                       |            | Researcher Copies     | \$0.00                                 |
|                       |            | Recording             | \$10.00                                |
|                       |            | Prep Fee              | \$7.00                                 |
|                       |            | Total Received        | <del>\$21,814.28</del>                 |

**\$20,870.49**

**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  
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**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 # 2020 TD 009076**  
**Redeemed Date 8/1/2022**

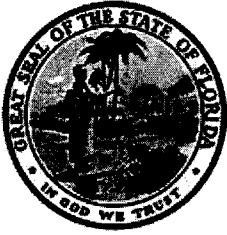
**Name** GCS3FL LLC C/O ROGERS TOWERS P A 1301 RIVERPLACE BLVD STE 1500 JACKSONVILLE, FL 32207

|  |             |             |
|--|-------------|-------------|
| Clerk's Total = TAXDEED                  | \$497.04    | \$20,853.49 |
| Due Tax Collector = TAXDEED              | \$21,275.52 |             |
| Postage = TD2                            | \$24.72     |             |
| 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 |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

**Account: 170035554 Certificate Number: 009076 of 2020**

Redemption  No  Application Date  Interest Rate

|                                   | Final Redemption Payment<br>ESTIMATED               | Redemption Overpayment<br>ACTUAL                      |
|-----------------------------------|---|---|
|                                   | Auction Date <input type="text" value="10/3/2022"/> | Redemption Date <input type="text" value="8/1/2022"/> |
| Months                            | 6   | 4   |
| Tax Collector                     | <input type="text" value="\$19,513.09"/>            | <input type="text" value="\$19,513.09"/>              |
| Tax Collector Interest            | \$1,756.18  | \$1,170.79  |
| Tax Collector Fee                 | <input type="text" value="\$6.25"/>                 | <input type="text" value="\$6.25"/>                   |
| Total Tax Collector               | \$21,275.52   | <input type="text" value="\$20,690.13"/> TK           |
| Record TDA Notice                 | <input type="text" value="\$17.00"/>                | <input type="text" value="\$17.00"/>                  |
| Clerk Fee                         | <input type="text" value="\$119.00"/>               | <input type="text" value="\$119.00"/>                 |
| 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                 | \$41.04   | \$27.36   |
| Total Clerk                       | \$497.04  | <input type="text" value="\$483.36"/> CH              |
| Release TDA Notice<br>(Recording) | <input type="text" value="\$10.00"/>                | <input type="text" value="\$10.00"/>                  |
| Release TDA Notice (Prep<br>Fee)  | <input type="text" value="\$7.00"/>                 | <input type="text" value="\$7.00"/>                   |
| Postage                           | <input type="text" value="\$24.72"/>                | <input type="text" value="\$24.72"/>                  |
| Researcher Copies                 | <input type="text" value="\$0.00"/>                 | <input type="text" value="\$0.00"/>                   |
| Total Redemption Amount           | \$21,814.28   | \$21,215.21   |
|                                   | Repayment Overpayment Refund<br>Amount              | \$599.07  |
| Book/Page                         | <input type="text" value="8781"/>                   | <input type="text" value="200"/>                      |

## 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 8781, Page 200, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 09076, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 170035554 (1022-21)

DESCRIPTION OF PROPERTY:

**UNIT 803 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS &  
STORAGE AREA #28 OR 7006 P 380**

**SECTION 28, TOWNSHIP 2 S, RANGE 26 W**

NAME IN WHICH ASSESSED: GCS3FL LLC

Dated this 1st day of August 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk