



# 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

0525-15

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	WAHBA NAGAT R 1715 W DETROIT BLVD PENSACOLA, FL 32534 1715 W DETROIT BLVD 03-0481-000 LT 58 S/D PLAT DB 128 P 541 OR 8473 P 391 LESS ROAD R/W	Certificate #	2022 / 996
		Date certificate issued	06/01/2022

## 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)
# 2022/996	06/01/2022	2,063.13	103.16	2,166.29
→ Part 2: Total*				2,166.29

## 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)
# 2023/963	06/01/2023	2,211.11	6.25	131.75	2,349.11
Part 3: Total*					2,349.11

## 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)	4,515.40
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,181.48
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)	7,071.88

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 April 24th, 2024

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>05/07/2025</u>	
Signature, Clerk of Court or Designee	

## INSTRUCTIONS + 6.25

### Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

**Total.** Add the amounts in Columns 3, 4 and 5

#### Part 4: Tax Collector Certified Amounts (Lines 1-7)

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

### Clerk of Court (complete Part 5)

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400687

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139,

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
03-0481-000	2022/996	06-01-2022	LT 58 S/D PLAT DB 128 P 541 OR 8473 P 391 LESS ROAD R/W

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 COLLATERAL ASSIGNEE OF  
TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139

04-22-2024  
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		Assessments				
<b>Parcel ID:</b>	2315301201001058	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	030481000	2023	\$47,139	\$94,834	\$141,973	\$140,013
<b>Owners:</b>	WAHBA NAGAT R	2022	\$47,139	\$85,327	\$132,466	\$127,285
<b>Mail:</b>	1715 W DETROIT BLVD PENSACOLA, FL 32534	2021	\$47,139	\$68,575	\$115,714	\$115,714
<b>Situs:</b>	1715 W DETROIT BLVD 32534	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	MULTI-FAMILY <=9 🔍	<a href="#">Tax Estimator</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	<a href="#">File for Exemption(s) Online</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<a href="#">Report Storm Damage</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
12/28/2020	8473	391	\$100	WD	📄	<b>Legal Description</b>	
06/21/2018	7937	1567	\$132,000	WD	📄	LT 58 S/D PLAT DB 128 P 541 OR 8473 P 391 LESS ROAD R/W	
04/1999	4393	1072	\$75,000	TD	📄	<b>Extra Features</b>	
05/1989	2713	798	\$55,000	WD	📄	BARN	
07/1988	2580	843	\$17,000	WD	📄	BLOCK/BRICK BUILDING	
12/1985	2153	121	\$100	CJ	📄	FRAME SHED	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						MOBILE HOME	
						OPEN PORCH	
						UTILITY BLDG	
						WOOD DECK	

**Section Map Id:**  
23-1S-30-1

**Approx. Acreage:**  
9.6322

**Zoned:** 🔍  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI

**Parcel Information**

**Launch Interactive Map**

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

HC/LI  
HC/LI  
HC/LI

Evacuation  
& Flood  
Information  
Open  
Report

Buildings

Address: 1715 W DETROIT BLVD, Year Built: 1958, Effective Year: 1958, PA Building ID#: 55123

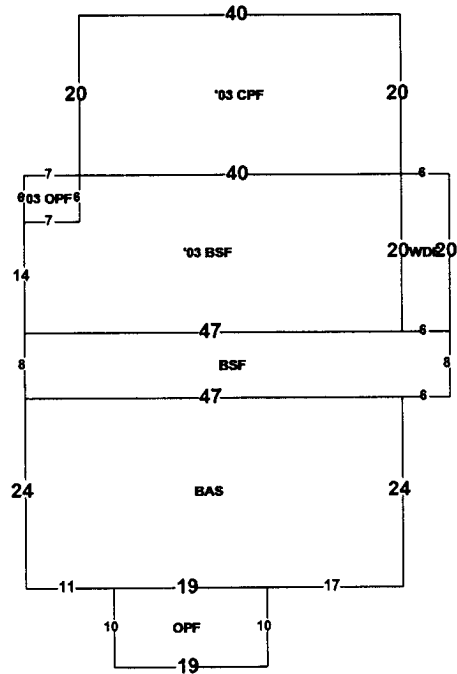
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-EXPOSED BLK/BRK  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 3602 Total SF

BASE AREA - 1128  
BASE SEMI FIN - 1322  
CARPORT FIN - 800  
OPEN PORCH FIN - 232  
WOOD DECK FIN - 120



Images



11/4/2019 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: 05/03/2024 (tc.4083)

**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: 030481000 Certificate Number: 000996 of 2022**

**Payor: NAGAT R WAHBA 1715 W DETROIT BLVD PENSACOLA, FL 32534      Date 10/1/2024**

Clerk's Check #            460181203  
Tax Collector Check #    1

Clerk's Total                \$544.92  
Tax Collector's Total       \$8,457.15  
Postage                      \$100.00  
Researcher Copies         \$0.00  
Recording                   \$10.00  
Prep Fee                     \$7.00  
Total Received             \$9,119.07

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
Deputy Clerk

*REDUCED*  
*\$7,108.64*  
*[Signature]*

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



**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 #: 03-0481-000 CERTIFICATE #: 2022-996

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: January 15, 2005 to and including January 15, 2025 Abstractor: Mike Campbell

BY

Michael A. Campbell,  
As President  
Dated: January 16, 2025

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

January 16, 2025

Tax Account #: **03-0481-000**

1. The Grantee(s) of the last deed(s) of record is/are: **NAGAT R WAHBA**  
**By Virtue of Warranty Deed recorded 2/26/2021 in OR 8473/391**
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 Enforcemnt Lien in favor of Escambia County recorded 10/19/2023 – OR 9056/1964 together with Cost Order recorded 3/3/2024 – OR 9117/408.**
4. Taxes:  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 03-0481-000**  
**Assessed Value: \$154,014.00**  
**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**

<b>TAX DEED SALE DATE:</b>	<u>MAY 7, 2025</u>
<b>TAX ACCOUNT #:</b>	<u>03-0481-000</u>
<b>CERTIFICATE #:</b>	<u>2022-996</u>

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**NAGAT R WAHBA**  
**NADA AUTO SALES INC**  
**6317 N PALAFOX ST**  
**PENSACOLA, FL 32503**

**NAGAT R WAHBA**  
**NADA AUTO SALES INC**  
**1715 WEST DETROIT BLVD**  
**PENSACOLA, FL 32534**

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

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of January, 2025.

**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**

**January 16, 2025**

**Tax Account #:03-0481-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 58 S/D PLAT DB 128 P 541 OR 7937 P 1567 LESS ROAD R/W**

**SECTION 23, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-0481-000(0525-15)**

Recorded in Public Records 7/23/2018 4:41 PM OR Book 7937 Page 1567,  
Instrument #2018057971, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$924.00

Prepared by and return to:  
Pamela Williams  
Legal Assistant  
Allen Falk, PA  
507 North Dixie Hwy  
Lake Worth, FL 33460  
561-493-9200  
File Number: 2018-6124  
Will Call No.: 209

Parcel Identification No. 231S301201001058

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 22nd day of June, 2018 between Julian E. Howell, III of Auction Management Corporation, as Receiver on behalf of Roy Jones, Jr. Inc pursuant to Receivership Court Order Case # 2012-CA-003265 recorded in OR Book 7911, Page 786, Instrument #2018043395 in Clerk of Court of Escambia County, Florida, whose post office address is 1827 Powers Ferry Road, Bldg 5, Atlanta, GA 30339 of the County of Fulton, State of Georgia, grantor\*, and Nada Auto Sales Inc, a Florida corporation whose post office address is 6317 N Palafox 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 One Hundred Thirty-Two Thousand and 00/100 Dollars (\$132,000.00) 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:

Lot 58 in Section 23, Township 1 South, Range 30 West, containing 10.00 acres of land, LESS 1/2 right-of-way for roadway on the North line, according to plat recorded in Deed Book 128, page 541, of the Public Records of Escambia County, Florida, said lot being the West 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section, LESS right-of-way for road.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Julian E. Howell, III of Auction Management Corporation, as  
Receiver

By: Julian E Howell, III

Witness Name: Nicholas Belfield

Witness Name: Quinn Aguirre

State of Florida GA  
County of Palm Beach Fulton

The foregoing instrument was acknowledged before me this 22nd day of June, 2018 by Julian E Howell, III of Julian E. Howell, III of Auction Management Corporation, as Receiver, on behalf of said firm. He/she ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Official Seal  
Nicholas Belfield  
Notary Public, Gwinnett County, Georgia  
My Commission Expires September 16, 2018

Notary Public

Printed Name: Nicholas Belfield

My Commission Expires: 09/16/2018

DoubleTime®

Recorded in Public Records 2/26/2021 1:31 PM OR Book 8473 Page 391,  
Instrument #2021021191, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

**Prepared By**

Name: Mariana William  
Address: 8083 Stonebrook Pkwy APT 1101  
Frisco TX 75034-7211

**After Recording Return To**

Name: Nagat R Wahba  
Address: 1715 West Detroit Blvd  
Pensacola FL 32534

Space Above This Line for Recorder's Use

**WARRANTY DEED**

STATE OF FLORIDA  
Escambia COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS ZERO CENTS (\$ 10) in hand paid to NADA AUTO SALES, a Florida corporations, whose address is located at 6317 N Palafox ST Pensacola FL 32503, County of ESCAMBIA, City of Pensacola State of FLORIDA (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to , NAGAT R WAHBA , residing at 1715 West Detroit Blvd Pensacola FL 32534, County of ESCAMBIA, City of Pensacola State of FLORIDA (hereinafter known as the "Grantee(s)") all rights to the title, interest, and claim in or to the following \*described real estate, physical address is 1715 West Detroit Blvd Pensacola FL 32534, to-wit:

**LOT 58 IN SECTION 23, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CONTAINING 10.00 ACRES OF LAND, LESS ½ RIGHT-OF-WAY FOR ROAD WAY ON THE NORTH LINE, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 12, PAGE 541, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID LOT BEING THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SAID SECTION, LESS RIGHT-OF-WAY FOR ROAD**

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

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

**And** said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free

BK: 8473 PG: 392 Last Page

and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current year, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

[Signature]  
Grantor's Signature

Faag Nessim  
Grantor's Name

6317 W Palaflex St  
Address

Pensacola FL 32503  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

Signed, Sealed and delivered in our presence:

[Signature]  
Signature of Witness Rebecca Yates

8100 W Hwy 98 Apt 1317  
Print Name and Address Pensacola, FL 32506

[Signature]  
Signature of Witness

Adel Hamalla 7791 Untreiner Ave  
Print Name and Address Pensacola FL 32534

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12/28/20 (date) by Faag Nessim (name of person acknowledging), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) \_\_\_\_\_ (identification number) as identification.

[Signature]  
(Notary Public Signature)

(Seal)

(Notary's Name print)  
ALISA RAQUEL MURPHY  
Commission # GG 917488  
Expires October 17, 2023  
(My Commission Expires) Notary Services

Recorded in Public Records 10/19/2023 8:03 AM OR Book 9056 Page 1964,  
Instrument #2023084486, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

Recorded in Public Records 10/19/2023 7:47 AM OR Book 9056 Page 1904,  
Instrument #2023084470, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

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

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

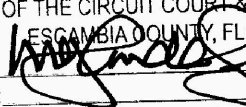
CASE NO: CE23052170N  
LOCATION: 1715 W DETROIT BLVD  
PR#: 231S301201001058

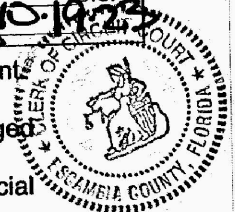
VS.

WAHBA, NAGAT R  
1715 W DETROIT BLVD  
PENSACOLA, FL 32534

RESPONDENT(S)

ORDER

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:  D.C.  
DATE: 10-19-23



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(s) or representative thereof, ADEL HANALLA  
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 Ordinances has occurred and continues:  
**LDC. Ch. 2 Art. 1. Sec. 2-1.3 General Compliance Review Provisions**  
**LDC. Ch. 3. Art. 2. Sec. 3-2.11 Heavy Commercial and Light Industrial District (HC/LI)**  
**Sec. 42-196(a) Nuisance - (A) Nuisance**  
**Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle**

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds  
as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until  
**12/16/2023** to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3

**BK: 9056 PG: 1965****BK: 9056 PG: 1905**

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(s). Repair vehicle(s) or store in rear yard behind 6' opaque fencing.**

**Comply with Compliance review process**

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$30.00** per day, commencing **12/17/2023**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

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**BK: 9056 PG: 1966 Last Page****BK: 9056 PG: 1906 Last Page**

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

**RESPONDENT(S)** have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

**DONE AND ORDERED** in Escambia County, Florida on this 17th day of October, 2023.

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



Recorded in Public Records 3/13/2024 4:23 PM OR Book 9117 Page 408,  
Instrument #2024019274, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 3/13/2024 3:45 PM OR Book 9117 Page 333,  
Instrument #2024019245, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

WAHBA, NAGAT R  
1715 W DETROIT BLVD  
PENSACOLA, FL 32534

Case No: CE23052170N  
Location: 1715 W DETROIT BLVD  
PR #: 231S301201001058

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 10/17/2023.

Itemized Cost		
Daily fines	\$0.00	\$30.00 Per Day From: <u>12/17/2023</u> To: <u>12/18/2023</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

**Total: \$250.00**

DONE AND ORDERED at Escambia County, Florida on

3-12 2024

John B. Trawick Gregory Farrar  
Special Magistrate  
Office of Environmental Enforcement

