



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

0125-94

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2024
Property description	HARPER DARRELL D 534 SHILOH DR PENSACOLA, FL 32503 3800 W MAXWELL ST BLK 06-0256-000 LTS 1 2 3 4 BLK 16 OAK CREST S/D PLAT DB 67 P 28 OR 7656 P 523	Certificate #	2022 / 2507
		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)
# 2022/2507	06/01/2022	242.76	12.14	254.90
→Part 2: Total*				254.90

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)
# /					
Part 3: Total*					0.00

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)	254.90
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	207.32
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)	837.22

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 April 29th, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
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>08/06/2025</u> Signature, Clerk of Court or Designee <u>1/9/2025</u>	

INSTRUCTIONS +6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400848

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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
06-0256-000	2022/2507	06-01-2022	LTS 1 2 3 4 BLK 16 OAK CREST S/D PLAT DB 67 P 28 OR 7656 P 523

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-26-2024
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 ▶

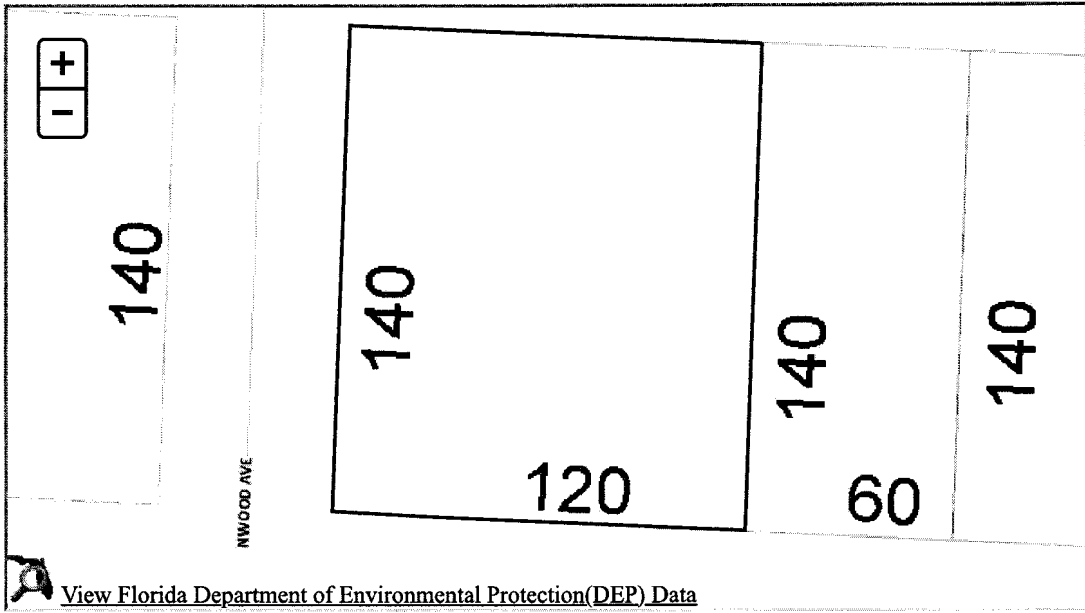
[Printer Friendly Version](#)

General Information Parcel ID: 162S302300001016 Account: 060256000 Owners: HARPER DARRELL D Mail: 534 SHILOH DR PENSACOLA, FL 32503 Situs: 3800 W MAXWELL ST BLK 32505 Use Code: OPEN STORAGE Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <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>2023</td> <td>\$11,280</td> <td>\$2,760</td> <td>\$14,040</td> <td>\$14,040</td> </tr> <tr> <td>2022</td> <td>\$11,280</td> <td>\$2,760</td> <td>\$14,040</td> <td>\$14,040</td> </tr> <tr> <td>2021</td> <td>\$10,157</td> <td>\$2,760</td> <td>\$12,917</td> <td>\$12,917</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for Exemption(s) Online</p> <p style="text-align: center;">Report Storm Damage</p>					Year	Land	Imprv	Total	Cap Val	2023	\$11,280	\$2,760	\$14,040	\$14,040	2022	\$11,280	\$2,760	\$14,040	\$14,040	2021	\$10,157	\$2,760	\$12,917	\$12,917																																		
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Legal Description LTS 1 2 3 4 BLK 16 OAK CREST S/D PLAT DB 67 P 28 OR 8641 P 295																																																																
Extra Features WOOD FENCE																																																																
Parcel Information					Launch Interactive Map																																																											

Section
Map Id:
16-2S-30-2

Approx.
Acreage:
0.3894

Zoned: 
HC/LI
HC/LI
HC/LI
HC/LI
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& Flood
Information**
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5/24/2019 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02507**, issued the **1st** day of **June, A.D., 2022** 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 1 2 3 4 BLK 16 OAK CREST S/D PLAT DB 67 P 28 OR 7656 P 523

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060256000 (0125-94)

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

DARRELL D HARPER

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 10th day of May 2024.

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 #: 06-0256-000 CERTIFICATE #: 2022-2507

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 4, 2004 to and including September 4, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: September 5, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 5, 2024

Tax Account #: **06-0256-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DARRELL D HARPER**
By Virtue of Warranty Deed recorded 10/15/2021 in OR 8641/295

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Code Enforcement Lien in favor of Escambia County recorded 09/14/2021 OR 8616/1901 together with recorded 12/08/2021 OR 8678/54**
 - b. **Final Judgment in favor of James Preece recorded 07/17/2024 OR 9175/1747**

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 06-0256-000
Assessed Value: \$14,040.00
Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **JAN 8, 2025**
TAX ACCOUNT #: _____ **06-0256-000**
CERTIFICATE #: _____ **2022-2507**

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>2023</u> tax year. |

DARRELL D HARPER
534 SHILOH DR
PENSACOLA FL 32503

DARRELL D HARPER
103 W YONGE ST A
PENSACOLA FL 32501

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

JAMES PRIECE
529 PETROS CIR APT D
PENSACOLA FL 32503

Certified and delivered to Escambia County Tax Collector, this 15th day of September, 2024.

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 5, 2024

Tax Account #:06-0256-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 1 2 3 4 BLK 16 OAK CREST S/D PLAT DB 67 P 28 OR 7656 P 523

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-0256-000(0125-94)

This Instrument Prepared By:
Travis M. Morock
Carver, Darden, Koretzky, Tessier, Finn, Blossman & Areaux, L.L.C.
151 W. Main Street, Suite 200
Pensacola, FL 32502
850-268-2300
File Number: 6890.46852

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of October, 2021 between **Louis Szittai, a married man** ("Grantor"), whose address is 708 North Spring Street, Pensacola, FL 32501, and **Darrell D. Harper, a married man** ("Grantee"), whose address is 534 Shiloh Drive, Pensacola, FL 32503:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, companies, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia, Florida** to-wit:

LOTS 1, 2, 3 AND 4, BLOCK 16, OAK CREST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 67, PAGE 28, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

The above-described property is not the homestead of Grantor, nor is it contiguous to the homestead of Grantor, under the laws and constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And subject to taxes for the current year and later years and all valid easements and restrictions or record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And Grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[Signature]
WITNESS
Print Name: Megan Crooke

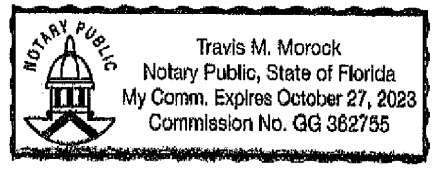
[Signature]
Louis Szittai

[Signature]
WITNESS
Print Name: Travis Morock

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 14th day of October, 2021, by Louis Szittai.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification FLDL
Produced: _____

Recorded in Public Records 9/14/2021 12:30 PM OR Book 8616 Page 1622,
Instrument #2021100949, 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: CE20052247N
LOCATION: 103 W YONGE ST A
PR#: 000S009010130134

VS.

HARPER, DARRELL D
534 SHILOH DR
PENSACOLA, FL 32503

RESPONDENT(S)

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(s) or representative thereof, None,
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:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
9/30/2021 to correct the violation(s) and to bring the violation into compliance.

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.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$25.00** per day, commencing **10/1/2021**. 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)**. To ensure the safety of Escambia County staff and RESPONDENT(S), Escambia County may request law enforcement supervisory assistance during any abatement procedure. 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 **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

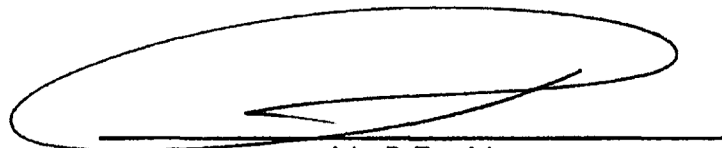
This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County

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 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 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 31st day of August, 2021.



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: Nutney Coppage D.C.
DATE: 09/14/2021



Recorded in Public Records 12/8/2021 3:31 PM OR Book 8677 Page 1903,
Instrument #2021133371, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACBDDHJB-JDDAJ-I Page 1 of 1

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

ESCAMBIA COUNTY, FLORIDA

vs.

HARPER, DARRELL D
534 SHILOH DR
PENSACOLA, FL 32503

Case No: CE20052247N
Location: 103 W YONGE ST A
PR #: 000S009010130134

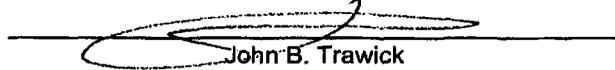
Cost Order

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 8/31/2021.

Itemized Cost	
Daily fines	\$0.00
Fines	\$0.00
Court Cost	\$235.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00
Total:	\$235.00

DONE AND ORDERED at Escambia County, Florida on December 7 2021


John B. Trawick
Special Magistrate
Office of Environmental Enforcement

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.
VISIT [HTTPS://WWW.ESCAMBIACLERK.COM/E-CERTIFY](https://www.escambiaclerk.com/e-certify) TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
Date: 2021.12.08 15:35:03 -06:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

Filing # 202542060 E-Filed 07/15/2024 03:06:30 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

PRIECE JAMES,

Plaintiff,

CASE NO.: 2023 CC 194

v.

DARRELL HARPER,

Defendant.

_____ /

FINAL JUDGMENT

THIS CAUSE, having come before the Court for hearing via Zoom on Friday, June 14, 2024, on the issue of damages, with the Court having previously entered an Order Granting Partial Summary Judgment and Setting Injunction Bond on April 11, 2024, with the Plaintiff, PRIECE JAMES, appearing with his counsel, Benjamin Alexander, Esq., and the Defendant, DARRELL HARPER, appearing on his own behalf, and the Court having heard testimony and reviewed the evidence, the Court makes the following findings:

1. This Court has jurisdiction over the parties and the subject matter hereto.
2. This Court finds that the equities are with the Plaintiff and against the Defendant.
3. The Court heard testimony from Mr. Brent Walker, Project Manager for Servpro of North Pensacola, who testified on behalf of Mr. JAMES as to the condition of the property and the necessary work required to restore Mr. JAMES' property to its prior condition.
4. The Court also heard testimony from Mr. PRIECE JAMES, who testified as to the condition of the property, the ongoing nature of the water leak, and as to the costs he expended for pest treatment for his property.
5. The Court heard from the Defendant, Mr. HARPER, who denied liability. However, liability was previously determined pursuant to the April 11, 2024, Order Granting Partial Summary Judgment and Setting Injunction Bond. Even if liability were at issue, Mr. Harper

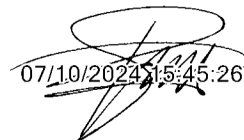
presented no credible evidence to support his position that his unit was not the source of the water damage. Mr. HARPER did not present any evidence or call any witnesses on his behalf with respect to damages.

Based on the foregoing findings, the exhibits admitted into evidence during the hearing, and the applicable legal authority, it is hereupon

ORDERED AND ADJUDGED:

1. The Plaintiff is entitled to the entry of a judgment in his favor against the Defendant.
2. Final Judgment is hereby entered as to the Plaintiff's Complaint and the Plaintiff, PRIECE JAMES, whose address is 529 Petros Circle, Apt. D, Pensacola, Florida 32503, shall recover from the Defendant, DARRELL HARPER, the sum of \$32,566.52, which shall accrue interest at the prevailing judgment rate of interest at 9.46% annually and shall adjust annually on January 1 of each year pursuant to § 55.03, Fla. Stat.
3. For all of the above, let execution issue.
4. The Defendant shall complete the Fact Information Sheet for Individual (Florida Rules of Civil Procedure Form 1.977(a)) under oath, including all required attachments, and serve it on Plaintiff's counsel within 45 days from the date of this Final Judgment pursuant to Fla. R. Civ. P. 1.560, unless the judgment is satisfied or execution is stayed.
5. The Court retains jurisdiction to enter further Orders as may be necessary to enforce the terms of this Judgment and to enter such further Orders as the Court may deem necessary.

DONE AND ORDERED in Pensacola, Escambia County, Florida.



07/10/2024 03:45:26

signed by COUNTY COURT JUDGE KERRA A SMITH 07/10/2024 03:45:26 lJOVurp

KERRA A. SMITH
County Court Judge

Copies furnished to:

Benjamin Alexander, Esq., for the Plaintiff
Darrell Harper, 534 Shiloh Trail, Pensacola, Florida 32503