



# 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

0125-77

## 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	WBL SPO I LLC C/O NARDELLA & NARDELLA PLLC 135 W CENTRAL BLVD STE 300 ORLANDO, FL 32801 3704 W JACKSON ST A 07-1082-000 BEG AT SE COR OAKDALE S/D PB 1 P 56 ELY ALG N R/W JACKSON ST 63 3/10 FT FOR POB CONT ALG R/W 61 FT D (Full legal attached.)	Certificate #	2022 / 3104
		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)
# 2022/3104	06/01/2022	762.17	38.11	800.28
<b>→Part 2: Total*</b>				<b>800.28</b>

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/3101	06/01/2023	835.47	6.25	137.85	979.57
<b>Part 3: Total*</b>					<b>979.57</b>

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,779.85
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	783.73
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>2,938.58</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.

Escambia, Florida

Sign here: \_\_\_\_\_ Date April 29th, 2024

Signature, Tax Collector or Designee

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>08/06/2025</u> <span style="margin-left: 300px;"><i>1/8/2025</i></span>	
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.

BEG AT SE COR OAKDALE S/D PB 1 P 56 ELY ALG N R/W JACKSON ST 63 3/10 FT FOR POB CONT ALG R/W 61 FT DEFLECT 90 DEG LEFT 162 69/100 FT DEFLECT 91 DEG 7 MIN 3 SEC LEFT 67 31/100 FT DEFLECT 91 DEG 6 MIN 57 SEC LEFT 161 5/10 FT TO POB OR 8017 P 171

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400834

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
07-1082-000	2022/3104	06-01-2022	BEG AT SE COR OAKDALE S/D PB 1 P 56 ELY ALG N R/W JACKSON ST 63 3/10 FT FOR POB CONT ALG R/W 61 FT DEFLECT 90 DEG LEFT 162 69/100 FT DEFLECT 91 DEG 7 MIN 3 SEC LEFT 67 31/100 FT DEFLECT 91 DEG 6 MIN 57 SEC LEFT 161 5/10 FT TO POB OR 8017 P 171

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](#)

<b>General Information</b> <b>Parcel ID:</b> 342S300890005089 <b>Account:</b> 071082000 <b>Owners:</b> WBL SPO I LLC <b>Mail:</b> C/O NARDELLA & NARDELLA PLLC 135 W CENTRAL BLVD STE 300 ORLANDO, FL 32801 <b>Situs:</b> 3704 W JACKSON ST A 32505 <b>Use Code:</b> STORE, 1 STORY <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						<b>Assessments</b> <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>\$5,930</td> <td>\$42,868</td> <td>\$48,798</td> <td>\$47,356</td> </tr> <tr> <td>2022</td> <td>\$5,930</td> <td>\$39,124</td> <td>\$45,054</td> <td>\$43,051</td> </tr> <tr> <td>2021</td> <td>\$5,930</td> <td>\$33,208</td> <td>\$39,138</td> <td>\$39,138</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Tax Estimator</a></p> <p style="text-align: center;"><a href="#">Report Storm Damage</a></p> <p style="text-align: center;"><a href="#">Enter Income &amp; Expense Survey</a>  <a href="#">Download Income &amp; Expense Survey</a></p>					Year	Land	Imprv	Total	Cap Val	2023	\$5,930	\$42,868	\$48,798	\$47,356	2022	\$5,930	\$39,124	\$45,054	\$43,051	2021	\$5,930	\$33,208	\$39,138	\$39,138																																								
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<b>Sales Data</b> <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>06/22/2023</td> <td>8999</td> <td>82</td> <td>\$58,200</td> <td>CT</td> <td></td> </tr> <tr> <td>11/29/2018</td> <td>8017</td> <td>171</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>12/01/2017</td> <td>7817</td> <td>831</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>11/27/2017</td> <td>7817</td> <td>835</td> <td>\$45,000</td> <td>WD</td> <td></td> </tr> <tr> <td>06/18/2012</td> <td>6876</td> <td>93</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>11/09/2007</td> <td>6246</td> <td>1887</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>09/2004</td> <td>5496</td> <td>987</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>05/2004</td> <td>5444</td> <td>1400</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>05/2004</td> <td>5417</td> <td>1941</td> <td>\$110,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/22/2023	8999	82	\$58,200	CT		11/29/2018	8017	171	\$100	QC		12/01/2017	7817	831	\$100	OT		11/27/2017	7817	835	\$45,000	WD		06/18/2012	6876	93	\$100	WD		11/09/2007	6246	1887	\$100	WD		09/2004	5496	987	\$100	WD		05/2004	5444	1400	\$100	WD		05/2004	5417	1941	\$110,000	WD		<b>2023 Certified Roll Exemptions</b> None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																																	
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<b>Legal Description</b> BEG AT SE COR OAKDALE S/D PB 1 P 56 ELY ALG N R/W JACKSON ST 63 3/10 FT FOR POB CONT ALG R/W 61 FT DEFLECT 90 DEG... 																																																																						
<b>Extra Features</b> None																																																																						

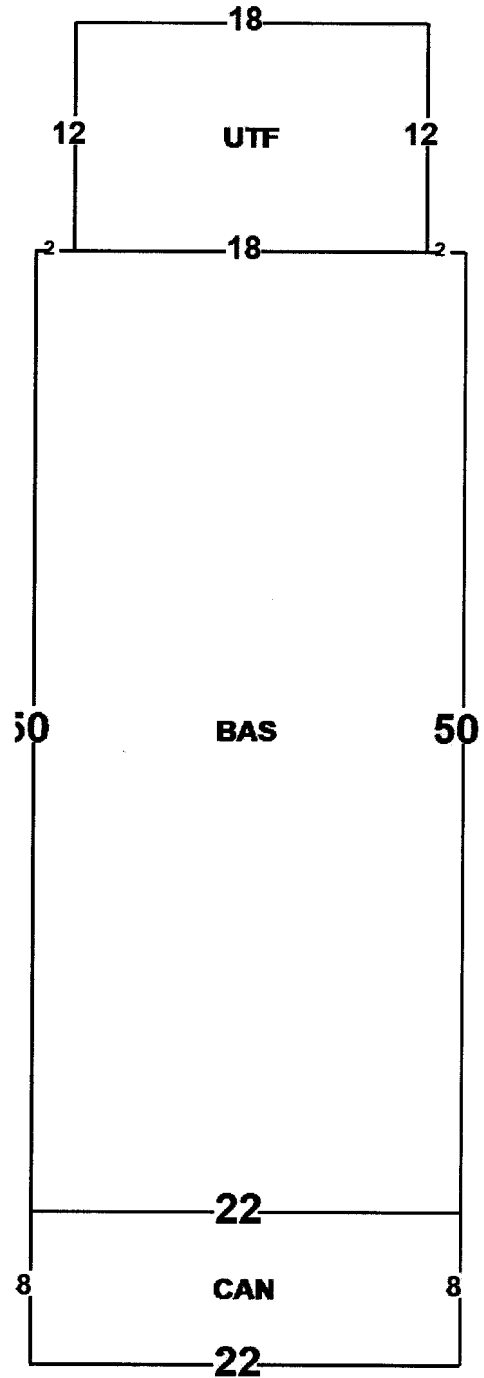
Parcel Information

[Launch Interactive Map](#)



**Structural Elements**

**DECOR/MILLWORK-BELOW AVERAGE**  
**DWELLING UNITS-0**  
**EXTERIOR WALL-STUCCO OV BLOCK**  
**FLOOR COVER-CONCRETE-FINISH**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-UNIT HEATERS**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-2**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-8**  
**STRUCTURAL FRAME-MASONRY PIL/STL**



**Areas - 1492 Total SF**

**BASE AREA - 1100**

**CANOPY - 176**

**UTILITY FIN - 216**

Images



7/8/2022 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. 03104**, 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:

**BEG AT SE COR OAKDALE S/D PB 1 P 56 ELY ALG N R/W JACKSON ST 63 3/10 FT FOR POB  
CONT ALG R/W 61 FT DEFLECT 90 DEG LEFT 162 69/100 FT DEFLECT 91 DEG 7 MIN 3 SEC  
LEFT 67 31/100 FT DEFLECT 91 DEG 6 MIN 57 SEC LEFT 161 5/10 FT TO POB OR 8017 P 171**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 071082000 (0125-77)**

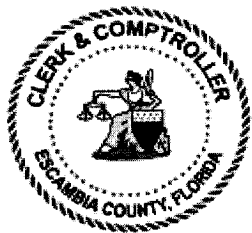
The assessment of the said property under the said certificate issued was in the name of

**WBL SPO I 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 **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

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 071082000 Certificate Number: 003104 of 2022**

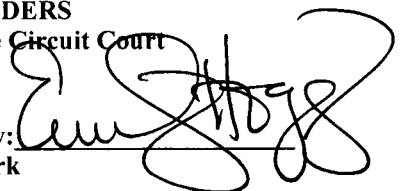
**Payor: FIRST INTERNATIONAL TITLE 411 W GREGORY STREET PENSACOLA FL 32502**  
**Date 5/21/2024**

Clerk's Check #	1	Clerk's Total	<del>\$517.56</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,341.54</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,976.10</del>

**\$3,131.75**

**\$3,148.75**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk



**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
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**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 # 2022 TD 003104**

**Redeemed Date 5/21/2024**

**Name FIRST INTERNATIONAL TITLE 411 W GREGORY STREET PENSACOLA FL 32502**

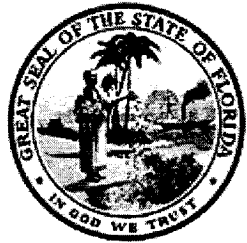
Clerk's Total = TAXDEED	<del>\$517.56</del>	<b>\$3,131.75</b>
Due Tax Collector = TAXDEED	<del>\$3,141.54</del>	
Postage = TD2	<del>\$100.00</del>	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

**Account: 071082000 Certificate Number: 003104 of 2022**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/8/2025"/>	Redemption Date <input type="text" value="5/21/2024"/>
Months	9	1
Tax Collector	<input type="text" value="\$2,938.58"/>	<input type="text" value="\$2,938.58"/>
Tax Collector Interest	\$396.71	\$44.08
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,341.54	<input type="text" value="\$2,988.91"/> TC
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	\$61.56	\$6.84
Total Clerk	\$517.56	<input type="text" value="\$462.84"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,976.10	\$3,468.75
	Repayment Overpayment Refund Amount	\$507.35
Book/Page	<input type="text" value="9144"/>	<input type="text" value="1780"/>

Notes



**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 #: 07-1082-000 CERTIFICATE #: 2022-2104

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 2, 2004 to and including September 2, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: September 3, 2024

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

September 3, 2024

Tax Account #: **07-1082-000**

1. The Grantee(s) of the last deed(s) of record is/are: **NORRIS TOWN PROPERTY MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

**By Virtue of Warranty Deed recorded 5/22/2024 in OR 9149/1984**

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) NONE are delinquent.**

**Tax Account #: 07-1082-000**

**Assessed Value: \$47,356.00**

**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 #:** 07-1082-000  
**CERTIFICATE #:** 2022-2104

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>2023</u> tax year.                    |

**WBL SPO I LLC**  
**C/O NARDELLA & NARDELLA PLLC**  
**135 W CENTRAL BLVD STE 300**  
**ORLANDO, FL 32801**

**WBL SPO I LLC**  
**150 CLEARBROCK RD STE 125**  
**ELMSFORD, NY 10523**

**WBL SPO I LLC**  
**NORRIS TOWN PROPERTY**  
**MANAGEMENT LLC**  
**3704 W JACKSON ST A**  
**PENSACOLA, FL 32505**

**NORRIS TOWN PROPERTY**  
**MANAGEMENT LLC**  
**2028 AMERICUS AVE APT 14**  
**PENSACOLA, FL 32507**

**Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> 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 3, 2024**

**Tax Account #:07-1082-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SE COR OAKDALE S/D PB 1 P 56 ELY ALG N R/W JACKSON ST 63 3/10 FT FOR POB  
CONT ALG R/W 61 FT DEFLECT 90 DEG LEFT 162 69/100 FT DEFLECT 91 DEG 7 MIN 3 SEC  
LEFT 67 31/100 FT DEFLECT 91 DEG 6 MIN 57 SEC LEFT 161 5/10 FT TO POB OR 8017 P 171**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 07-1082-000(0125-77)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**



Prepared by and Return to:  
Julie Messer, an employee of  
First International Title, LLC  
411 W Gregory Street  
Pensacola, FL 32502

File No.: 244114-59

(Space Above This Line For Recording Data)

### **Special Warranty Deed**

**This Special Warranty Deed** made this **May 16, 2024**, between **WBL SPO I, LLC, a Delaware limited liability company**, whose post office address is 150 Clearbrook Road, Suite 125, Elmsford, NY 10523, grantor, and **Norris Town Property Management, LLC, a Florida limited liability company**, whose post office address is 2028 Americus Avenue Apt 14, Pensacola, FL 32507, grantee:

(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, 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 the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Escambia County, Florida**, to-wit:

Commence at the Southeast corner of Oakdale Subdivision, according to the Plat recorded in Plat Book 1, Page 56, of the Public Records of Escambia County, Florida; thence Easterly, along the North right-of-way line of Jackson Street, 63.3 feet to the Point of Beginning; thence continue along said right-of-way for 61.0 feet; thence deflect 90°00' left for 162.69 feet; thence deflect 91°07'03" left for 67.31 feet; thence deflect 91°06'57" left for 161.5 feet to the Point of Beginning. All lying and being in Section 34, Township 2 South, Range 30 West, Escambia County, Florida.

**Parcel Identification Number: 342S30-0890-005-089**

**This property is not the homestead property of the Grantor.**

**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** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

WBL SPO I, LLC, a Delaware limited liability company

1 [Signature]  
By Robert Pardes, President

Signed, sealed and delivered in our presence:

2 [Signature]  
1st Witness Signature

4 [Signature]  
2nd Witness Signature

3 Print Name: Jerilyn Bamonte

5 Print Name: Sharon D. Palombi

6 Address: 77 E. Water St #17  
Toms River, NJ 08753

Address: PO Box 258  
Beachwood, NJ 08722

State of NJ

6 County of Ocean

The Foregoing Instrument Was Acknowledged before me by means of ( X ) physical presence or ( ) online

11 notarization on May 20, 2024, by Robert Pardes, President of WBL SPO I, LLC, a Delaware limited liability company, who ( X ) is personally known to me or who ( ) produced a valid driver's license as identification.

8 [Signature]  
Notary Public Signature

9 Printed Name: Sharon D. Palombi  
7 My Commission Expires: 10/8/24

10  
(NOTARY SEAL)

SHARON D. PALOMBI  
Notary Public, State of New Jersey  
Comm. # 2390247  
My Commission Expires 10/08/2024