



# 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

0125.14

### Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	WOODS PAUL B TRUSTEE FOR AUDUSSON LAND TRUST PO BOX 6259 PENSACOLA, FL 32503 9 AUDUSSON AVE 08-4053-000 LT 7 BLK 19 LAKEWOOD S/D PB 2 P 30/30C OR 4880 P 658 CA 191	Certificate #	2022 / 3731
		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)
# 2022/3731	06/01/2022	1,036.69	51.83	1,088.52
<b>→ Part 2: Total*</b>				<b>1,088.52</b>

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/3800	06/01/2023	1,164.47	6.25	74.72	1,245.44
<b>Part 3: Total*</b>					<b>1,245.44</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)	2,333.96
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,211.56
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
<b>Total Paid (Lines 1-6)</b>	<b>3,920.52</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:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

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

46.25

<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>01/08/2025</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**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: 2400347

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
MIAMI, FL 33126,

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
08-4053-000	2022/3731	06-01-2022	LT 7 BLK 19 LAKEWOOD S/D PB 2 P 30/30C OR 4880 P 658 CA 191

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  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
MIAMI, FL 33126

04-17-2024  
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>	592S301000007019	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	084053000	2023	\$25,000	\$70,038	\$95,038	\$69,218
<b>Owners:</b>	WOODS PAUL B TRUSTEE FOR AUDUSSON LAND TRUST	2022	\$12,000	\$62,496	\$74,496	\$62,926
<b>Mail:</b>	PO BOX 6259 PENSACOLA, FL 32503	2021	\$8,000	\$49,206	\$57,206	\$57,206
<b>Situs:</b>	9 AUDUSSON AVE 32507	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/2002	4880	658	\$15,100	CT	
02/1984	1876	951	\$100	WD	
12/1981	1608	746	\$100	QC	
03/1981	1521	915	\$21,850	WD	

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

2023 Certified Roll Exemptions
None
Legal Description
LT 7 BLK 19 LAKEWOOD S/D PB 2 P 30/30C OR 4880 P 658 CA 191
Extra Features
None

**Section**  
**Map Id:**  
CA191

**Approx. Acreage:**  
0.1571

**Zoned:** P

- MDR
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[Launch Interactive Map](#)

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

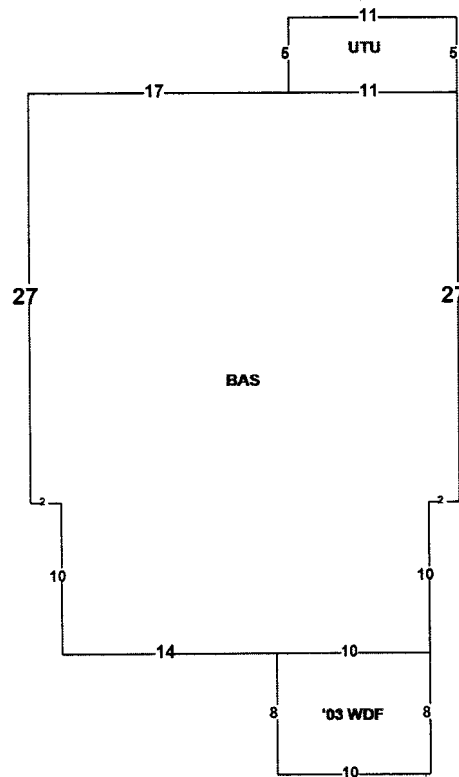
Evacuation  
& Flood  
Information  
Open  
Report

Buildings

Address: 9 AUDUSSON AVE, Year Built: 1949, Effective Year: 1949, PA Building ID#: 90728

Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-LAP.AAVG  
FLOOR COVER-HARDWOOD/PARQET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 1131 Total SF

BASE AREA - 996  
UTILITY UNF - 55  
WOOD DECK FIN - 80

Images



4/10/2017 12:00:00 AM

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03731**, 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:

**LT 7 BLK 19 LAKEWOOD S/D PB 2 P 30/30C OR 4880 P 658 CA 191**

**SECTION 59, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 084053000 (0125-14)**

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

**PAUL B WOODS TRUSTEE FOR AUDUSSON LAND TRUST**

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 1st 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 #: 08-4053-000 CERTIFICATE #: 2022-3731

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 9, 2004 to and including September 9, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President

Dated: September 10, 2024

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

September 10, 2024

Tax Account #: **08-4053-000**

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

**By Virtue of Quit Claim Deed recorded 7/31/2024 in OR 9138/439**

**ABTRACTOR'S NOTE: WE ADDED PAUL B WOODS AND BENNIE BAKER AS TRUSTEE FOR AUDUSSON LAND TRUST DUE TO AFFIDAVIT OF RESIGNATION IN OR 8901/1053.**

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. **Lien in favor of City of Pensacola recorded 8/1/2023 OR 9022/1350**
  - b. **Code in favor of City of Pensacola recorded 7/1/2024 OR 9174/1725**

4. Taxes:

**Taxes for the year(s) 2021-2023 are delinquent.**

**Tax Account #: 08-4053-000**

**Assessed Value: \$69,218.00**

**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 #:** 08-4053-000

**CERTIFICATE #:** 2022-3731

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.

<b>YES</b>	<b>NO</b>	
<input checked="" type="checkbox"/>	<input 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.

**PAUL B. WOODS, AS TRUSTEE FOR  
AUDUSSON LAND TRUST  
PO BOX 6259  
PENSACOLA, FL 32503**

**PAUL B. WOODS AS TRUSTEE  
AND BENNIE BAKER SUCCESSOR TRUSTEE  
FOR THE AUDUSSON LAND TRUST  
BENNI BAKER  
9 AUDUSSON AVE  
PENSACOLA, FL 32507**

**BENNI BAKER AKA BENNIE BAKER  
3442 CHANTARENE DR  
PENSACOLA, FL 32507**

**BENNIE BAKER  
421 W JACKSON ST  
PENSACOLA, FL 32501**

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 10, 2024**

**Tax Account #:08-4053-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 7 BLK 19 LAKEWOOD S/D PB 2 P 30/30C OR 9183 P 439 CA 191**

**SECTION 59, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-4053-000(0125-14)**

This instrument prepared by  
BENNI BAKER  
3442 Chantarene Drive, Pensacola, FL, 32507

**Quit Claim Deed**

This Quit Claim Deed, executed this 31 day of July 2024, by **PAUL WOODS TRUSTEE**, of the AUDUSSON LAND TRUST whose address is: 224 Emerald Ave, Pensacola, FL 32505, Grantor to **BENNI BAKER**, a single woman, whose address is: 3442 Chantarene Drive, Pensacola, FL, 32507, Grantee

LOT 7, BLOCK 19, A RE-SUBDIVISION OF BLOCK "E", LAKEWOOD, A SUBDIVISION OF A PORTION OF SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 30C, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. WITH PARCEL ID#592S301000007019 HEREINAFTER CALLED THE "PROPERTY" a/k/a 9 Audusson Ave, Pensacola, FL 32507

Subject to: Existing liens, and to taxes for the year 2024 and substituent years.

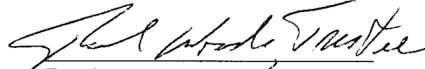
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, fee from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hands and seal this 31 day of July, 2024.

Signed, sealed and delivered in the presence of:


"Grantor"

  
Signature

  
Paul Woods, Trustee

Printed Name: Kaitlin Phillips

Address: 4341 W Emerald Dr Pensacola FL  
32508

  
Signature

Printed Name: Brett Baker

Address: Unit 7900 Box 478 DPO, AE 29213

STATE OF FLORIDA)  
COUNTY OF ESCAMBIA)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this \_\_\_\_\_, 20\_\_\_\_, **Paul Woods**, an unmarried man, who did not take on oath and who:

- is personally known to me.
- produced current Florida Driver's License as identification.
- produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC  
State of Florida

[Notary Seal Must Be Affixed]

\_\_\_\_\_  
Printed Name of Notary Public

My commission Expires: \_\_\_\_\_



# Jurat Certificate

State of Florida

County of Escambia

Sworn to (or affirmed) and subscribed before me this 31st day

of July, 20 24, by means of  physical presence or  online notarization

Paul Woods (name of person making statement).

Personally known to me \_\_\_\_\_

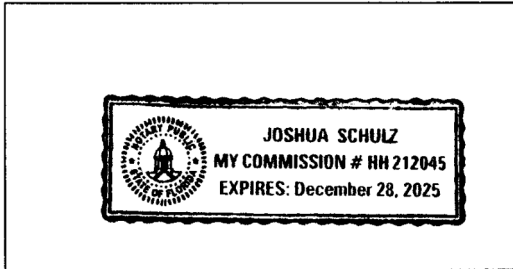
Produced Identification  
Type of Identification Produced Florida Driver License

Notary Signature *Joshua Schulz*

Title Personal Banker

My appointment expires Dec 28, 2025

Place Seal Here



### Description of Attached document

Type or Title of Document

Quit Claim Deed

Document Date	Number of Pages
<u>07/31/2024</u>	<u>2</u>

Signer(s) Other Than Named Above

Kaitlin Phillips, Brett Baker

Prepared By:  
Harper Title Company, LLC  
2107 Airport Blvd  
Pensacola, FL 32504

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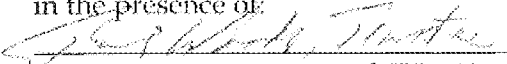
**RESIGNATION OF TRUSTEE OF THE AUDUSSON LAND TRUST**

KNOW ALL MEN BY THESE PRESENTS, that PAUL WOODS hereby resigns as  
the Trustee of THE AUDUSSON LAND TRUST.

Pursuant to the terms of the Trust, Bennie Baker, whose address is: P.O. Box 6259,  
Pensacola, Florida 32503, hereby acknowledges and accepts appointment as Trustee of  
THE AUDUSSON LAND TRUST. Bennie Baker shall serve as Trustee until further  
written notice.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5<sup>th</sup> day of  
December, 2022.

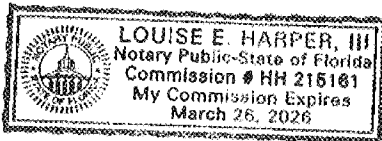
Signed, sealed and delivered  
in the presence of

  
PAUL WOODS, Trustee of THE AUDUSSON  
LAND TRUST

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [  ] physical  
presence or [  ] online notarization, this 5<sup>th</sup> day of December, 2022 by PAUL WOODS,  
Trustee of THE AUDUSSON LAND TRUST who ( ) is personally known to me or (X) has  
produced DRIVERS LICENSE as identification.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Print Name \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5<sup>th</sup> day of December, 2022.

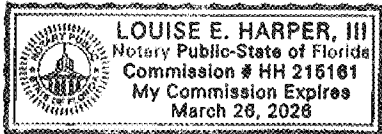
Signed, sealed and delivered  
in the presence of:

Bennie Baker  
BENNIE BAKER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of December, 2022 by BENNIE BAKER who ( ) is personally known to me or (X) has produced DRIVERS LICENSE as identification.

[Signature]  
NOTARY PUBLIC  
Print Name Louise E. Harper  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



This instrument  
was prepared by  
Amy Lovoy  
Finance Director  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

BAKER, BENNI  
421 W JACKSON STREET

E 40 FT OF W 148 FT OF LTS 4 5 AND  
OF N 1/2 OF LT 3 BEL NO BLK 16  
BELMONT TRACT

Parcel Identification Number 000S009010043016  
Real Estate Account Number 131094000

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 1st day of May 2023. Said lien shall be equal in dignity to all  
other special assessments for benefits against property within the City.

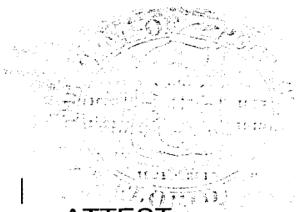
DATED this 1st day of August, 2023

THE CITY OF PENSACOLA  
a municipal corporation



BY:  
KERRITH FIDDLER  
CITY ADMINISTRATOR

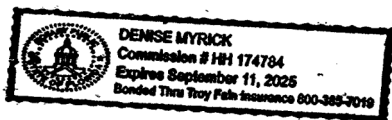
ATTEST:

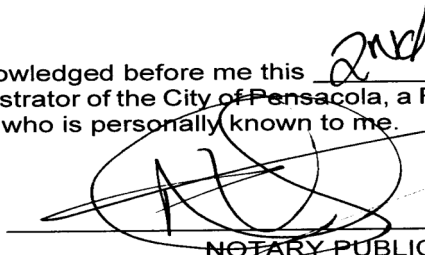
  
Rose M. Jice  
ASST CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of  
August, 2023 by Kerrith Fiddler, City Administrator of the City of Pensacola, a Florida municipal  
corporation, on behalf of said municipal corporation who is personally known to me.

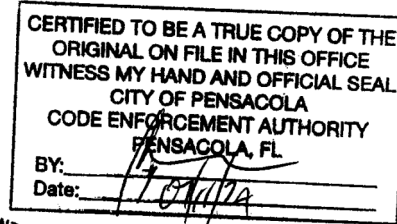


  
NOTARY PUBLIC



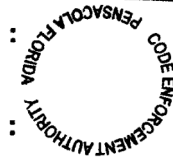
**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,**  
a Florida municipal corporation, :  
by its Inspection Services Office (436-5600) :  
Petitioner, :



vs. :

**BENNIE R. BAKER,**  
Respondent(s). :



**Case # 23-050**

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on December 20, 2022, after due notice to the respondent(s), makes the following findings of fact, conclusions of law, and orders that:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 1711 East Lakeview Avenue, Pensacola, Escambia County, Florida, legally described as:

E1/2 OF LT 3 AND ALL LTS 4 5 6 AND W1/2 OF LT 7 BLK 233 LESS N 100 FT OF E 10 FT OF W 20 FT OF LT 7 BLK 233 NEW... TAX ACCT. #141954000.

2. The following described condition exists on the property: an interior remodel has been started and the roof of the shed is being replaced, without obtaining official City permission and the condition constitutes no City building construction work permit(s).

3. The date this condition was first observed was June 13, 2022; re-inspection made on December 20, 2022, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
 the posting of a notice on the property and at City Hall for ten (10) days beginning  
 certified mail, return receipt requested,

on October 9, 2022, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on December 20, 2022, at which hearing the respondent(s) DID NOT APPEAR.

**B. CONCLUSIONS OF LAW:**

1. The respondent(s) and the property are in violation of Section(s): 12-12-5 & 14-1-111 of the Code of the City of Pensacola, Florida.  
   of the Florida Building Code.

\_\_ of the Standard Housing Code.  
\_\_ of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ \_\_\_\_\_. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ \_\_\_\_\_.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must completely correct all of the aforesaid violation(s) before January 3, 2023, by either (a) removing and properly disposing of all of the unpermitted work and all construction debris and restoring the site to its original pre-construction condition or (b) applying for and securing the required City work/building construction permit (and Architectural Review Board variance if necessary.) Before commencing work, the respondent(s) must contact the City's Inspection Services Office at (850) 436-5600 to determine if, and by whom, City permit(s) must be purchased beforehand. Immediately after this work has been completed, the respondent(s) must call the City Inspection Services Office at (850) 436-5600 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed

2. In the event this order is not complied with before the above compliance date(s), as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, January 3, 2023, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on December 26, 2022, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

*Louis F. Ray, Jr.*  
(Signature of Special Magistrate Judge)

[SEAL]

Louis F. Ray, Jr.  
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

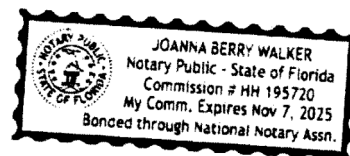
The execution of the foregoing order was acknowledged before me on December 26, 2022, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by and ATTESTED to by:

Joanna Walker  
Florida Notary Public &  
Administrative Officer of the  
Code Enforcement Authority of the  
City of Pensacola, Florida  
2849 N. Palafox Street  
Pensacola, FL 32501  
(850) 436-5500

*Joanna Walker*  
(Signature of Notary and Administrative Officer)

Joanna Walker  
(Printed Name of Notary & Admin. Officer)



**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 03731 of 2022**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 21, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PAUL B WOODS TRUSTEE FOR AUDUSSON LAND TRUST PO BOX 6259 PENSACOLA, FL 32503	PAUL B. WOODS TRUSTEE 9 AUDUSSON AVE PENSACOLA, FL 32507
--	--

BENNIE BAKER SUCC TRUSTEE 9 AUDUSSON AVE PENSACOLA, FL 32507	BENNI BAKER AKA BENNIE BAKER 3442 CHANTARENE DR PENSACOLA, FL 32507
--	---

BENNIE BAKER 421 W JACKSON ST PENSACOLA, FL 32501	CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521
---	---

CITY OF PENSACOLA CODE ENFORCEMENT  
ATTN SABRINA  
PO BOX 12910  
PENSACOLA FL 32521

WITNESS my official seal this 21th day of November 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 8, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of Tax Certificate No. 03731, 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:

**LT 7 BLK 19 LAKEWOOD S/D PB 2 P 30/30C OR 4880 P 658 CA 191**

**SECTION 59, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 084053000 (0125-14)**

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

**PAUL B WOODS TRUSTEE FOR AUDUSSON LAND TRUST**

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 15th day of November 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

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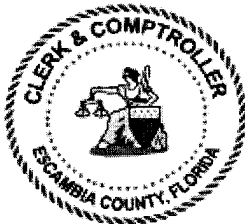
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### Post Property:

9 AUDUSSON AVE 32507



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk