



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

1025 44

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	3 AGE HOLDING LLC 3891 NORTH W ST UNIT 36 PENSACOLA, FL 32505 725 GENTIAN DR 04-4177-000 LT 8 BLK 6 WOODLAND HEIGHTS UNIT NO 3 PB 4 P 33 OR 6991 P 717	Certificate #	2023 / 1802
		Date certificate issued	06/01/2023

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)
# 2023/1802	06/01/2023	2,186.18	109.31	2,295.49
→Part 2: Total*				2,295.49

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)
# 2024/1939	06/01/2024	2,429.93	6.25	178.19	2,614.37
Part 3: Total*					2,614.37

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)	4,909.86
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,411.03
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)	7,695.89

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, 2025

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>10/01/2025</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: 2500392

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

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
04-4177-000	2023/1802	06-01-2023	LT 8 BLK 6 WOODLAND HEIGHTS UNIT NO 3 PB 4 P 33 OR 6991 P 717

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
KEYS FUNDING LLC - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

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: 4915305002008006 Account: 044177000 Owners: US NATIONAL ASSOCIATION TRUSTEE FOR HOF GRANTOR TRUST 4 Mail: 501 COMMENDENCIA ST PENSACOLA, FL 32502 Situs: 725 GENTIAN DR 32503 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS 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>2024</td> <td>\$30,000</td> <td>\$125,727</td> <td>\$155,727</td> <td>\$125,353</td> </tr> <tr> <td>2023</td> <td>\$30,000</td> <td>\$119,014</td> <td>\$149,014</td> <td>\$113,958</td> </tr> <tr> <td>2022</td> <td>\$20,000</td> <td>\$106,196</td> <td>\$126,196</td> <td>\$103,599</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage </div>		Year	Land	Imprv	Total	Cap Val	2024	\$30,000	\$125,727	\$155,727	\$125,353	2023	\$30,000	\$119,014	\$149,014	\$113,958	2022	\$20,000	\$106,196	\$126,196	\$103,599																																				
Year	Land	Imprv	Total	Cap Val																																																							
2024	\$30,000	\$125,727	\$155,727	\$125,353																																																							
2023	\$30,000	\$119,014	\$149,014	\$113,958																																																							
2022	\$20,000	\$106,196	\$126,196	\$103,599																																																							
Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>03/18/2025</td> <td>9291</td> <td>1418</td> <td>\$71,100</td> <td>CT</td> <td>N</td> <td></td> </tr> <tr> <td>03/15/2013</td> <td>6991</td> <td>717</td> <td>\$75,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>10/26/2012</td> <td>6928</td> <td>230</td> <td>\$40,100</td> <td>CT</td> <td>N</td> <td></td> </tr> <tr> <td>01/1994</td> <td>3503</td> <td>703</td> <td>\$40,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>03/1993</td> <td>3380</td> <td>790</td> <td>\$100</td> <td>CT</td> <td>N</td> <td></td> </tr> <tr> <td>06/1983</td> <td>1789</td> <td>974</td> <td>\$2,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>12/1982</td> <td>1713</td> <td>954</td> <td>\$2,000</td> <td>WD</td> <td>N</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	Multi Parcel	Records	03/18/2025	9291	1418	\$71,100	CT	N		03/15/2013	6991	717	\$75,000	WD	N		10/26/2012	6928	230	\$40,100	CT	N		01/1994	3503	703	\$40,000	WD	N		03/1993	3380	790	\$100	CT	N		06/1983	1789	974	\$2,000	WD	N		12/1982	1713	954	\$2,000	WD	N		2024 Certified Roll Exemptions None Legal Description LT 8 BLK 6 WOODLAND HEIGHTS UNIT NO 3 PB 4 P 33 OR 9291 P 1418 Extra Features None	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																																																					
03/18/2025	9291	1418	\$71,100	CT	N																																																						
03/15/2013	6991	717	\$75,000	WD	N																																																						
10/26/2012	6928	230	\$40,100	CT	N																																																						
01/1994	3503	703	\$40,000	WD	N																																																						
03/1993	3380	790	\$100	CT	N																																																						
06/1983	1789	974	\$2,000	WD	N																																																						
12/1982	1713	954	\$2,000	WD	N																																																						
Parcel Information		Launch Interactive Map																																																									

Section
Map Id:
05-2S-30-1



Approx.
Acreage:
0.2216

Zoned: 
R-1AAA

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



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

Buildings

Address: 725 GENTIAN DR, Improvement Type: SINGLE FAMILY, Year Built: 1959, Effective Year: 1959, PA Building ID#: 70823

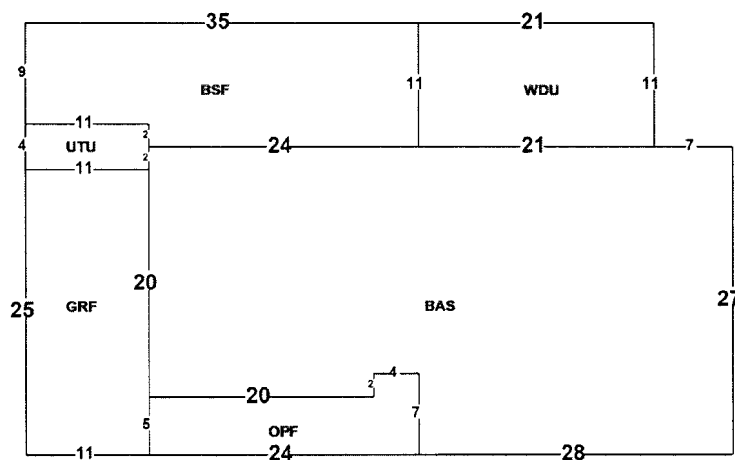
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-HARDWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 2317 Total SF

BASE AREA - 1276
BASE SEMI FIN - 363
GARAGE FIN - 275
OPEN PORCH FIN - 128
UTILITY UNF - 44
WOOD DECK UNF - 231



Images



12/19/2023 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: 05/12/2025 (tc.2250)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01802**, issued the **1st** day of **June, A.D., 2023** 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 8 BLK 6 WOODLAND HEIGHTS UNIT NO 3 PB 4 P 33 OR 6991 P 717

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 044177000 (1025-44)

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

3 AGE HOLDING LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of October, which is the **1st day of October 2025**.

Dated this 13th day of May 2025.

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

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

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 #: 04-4177-000 CERTIFICATE #: 2023-1802

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 encumber the title to said land as listed on page 2 herein.

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.

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 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: July 14, 2005 to and including July 14, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: July 15, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 15, 2025

Tax Account #: **04-4177-000**

1. The Grantee(s) of the last deed(s) of record is/are: **US NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOF GRANTOR TRUST 4 ACTING BY AND THROUGH ITS SERVICER WCP FUND I LLC A DELAWARE LIMITED LIABILITY COMPANY**

By Virtue of Certificate of Title recorded 3/24/2025 in OR 9291/1418

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 Order in favor of The City of Pensacola recorded 8/19/2024 – OR 9190/1159**
 - b. **Code Enforcement Order in favor of Escambia County recorded 10/31/2022 – OR 8882/738 together with Cost Order recorded 9/27/2023 – OR 9047/727**

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 04-4177-000

Assessed Value: \$125,353.00

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 Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA
TAX DEED SALE DATE: OCT 1, 2025

TAX ACCOUNT #: 04-4177-000

CERTIFICATE #: 2023-1802

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 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>2024</u> tax year.

US NATIONAL ASSOCIATION TRUSTEE
WCP FUND I LLC
501 COMMENDENCIA ST
PENSACOLA, FL 32502

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

3 AGE HOLDING LLC
US NATIONAL ASSOCIATION TRUSTEE
WCP FUND I LLC
725 GENTIAN DR
PENSACOLA, FL 32503

3 AGE HOLDING LLC
JAMES F HOWARD REGISTERED AGENT
1310 MAZUREK BLVD
PENSACOLA, FL 32514

US NATIONAL ASSOCIATION TRUSTEE
WCP FUND I LLC / MELISSA DONDAISKI
REGISTERED AGENT
956 SPANISH MOSS TRAIL
NAPLES, FL 34108

3 AGE HOLDING LLC
3891 NORTH W ST UNIT 36
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 15th day of July 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

July 15, 2025

Tax Account #:04-4177-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 8 BLK 6 WOODLAND HEIGHTS UNIT NO 3 PB 4 P 33 OR 6991 P 717

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-4177-000(1025-44)

Recorded in Public Records 3/24/2025 11:38 AM OR Book 9291 Page 1418,
Instrument #2025020422, Pam Childers Clerk of the Circuit Court Escambia
County, FL Deed Stamps \$497.70

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL ACTION**

CASE NO. 2024 CA 000206

US NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE OF HOF GRANTOR TRUST 4 ACTING BY AND THROUGH ITS SERVICER
WCP FUND I LLC A DELAWARE LIMITED LIABILITY COMPANY
Plaintiff

VS.

3 AGE HOLDING LLC ; HOWARD, JAMES F ; ESCAMBIA COUNTY ; CITY OF
PENSACOLA
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been
executed and filed in this action on January 21, 2025, for the property described herein and that no objections to
the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

US NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOF
GRANTOR TRUST 4 ACTING BY AND THROUGH ITS SERVICER WCP FUND I LLC A DELAWARE LIMITED
LIABILITY COMPANY

501 COMMENDENCIA STREET PENSACOLA, FL, 32502

**Lot 8, Block 6, Unit No. 3, Woodland Heights, according to the Plat thereof as
recorded in Plat Book 4, Page 33, of the Public Records of Escambia County,
Florida.**

Also known as: 725 Gentian Drive, Pensacola, Florida 32503

Parcel Number: 49-1S-30-5002-008-006

The successful bid was in the amount of \$71100.00.

WITNESS my hand and the official seal on this 18 day of March, 2025, as Clerk of the Circuit Court.



Pam Childers
Clerk of the Circuit Court

BY: *Tempest Williams*
Deputy Clerk

Conformed copies to all parties

Recorded in Public Records 8/19/2024 9:15 AM OR Book 9190 Page 1159,
Instrument #2024062918, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording S27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA
SPECIAL MAGISTRATE
IN AND FOR THE CITY OF PENSACOLA, a Florida municipal corporation**

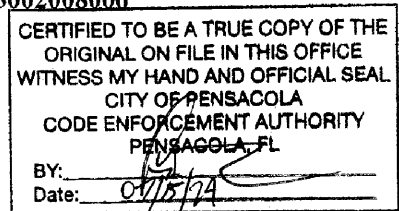
**Petitioner,
Code Enforcement Office of the City of
Pensacola**

Case No.: 24-2778

**Location: 725 Gentian Drive Pensacola,
Florida 32503**

Parcel ID#: 491S305002008006

**Respondent,
3 Age Holding LLC**



ABATEMENT ORDER

The CAUSE having come before the Code Enforcement Authority Special Magistrate on the Petition of the Code Enforcement Authority Officer for alleged violation of the ordinances of the City of Pensacola, a Florida municipal corporation, and the Special Magistrate having heard and considered sworn testimony and other evidence presented by the Code Enforcement Officer and the Respondent(s) or representative thereof, None, and after consideration of the appropriate sections of Pensacola Code of Ordinances and of the International Property Maintenance Code (as incorporated in Pensacola Code of Ordinances 14-2-222), finds that a violation of the following Code(s) has occurred and continues, and which present an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources:

**Section 14-4-3 Nuisance
Section 4-3-18 Excessive growth of weeds prohibited
308.1 Accumulation of rubbish or garbage**

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

It is hereby ORDERED.

BK: 9190 PG: 1160

1. Pursuant to Florida Statute 162.06 and Pensacola Code of Ordinances 13-2-5 the violations stated above present an immediate and serious threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.
2. Pursuant to Florida Statute 162.09(1) the City of Pensacola shall make all reasonable repairs related to immediate and serious threats to public health, safety, or welfare or imminent destruction of habitat or sensitive resources and charge the violator with the reasonable costs of the repairs along with fines imposed.
3. Pursuant to Pensacola Code of Ordinances Sec. 13-2-6(c), court costs in the amount of \$500.00 are awarded in favor of the City of Pensacola as the prevailing party against respondent(s). Court costs must be paid within thirty (30) days of the date of this order.

Pursuant to sections 162.03, 162.07, and 162.09 Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator, and once recorded this order constitutes notice 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).

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

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

DONE AND ORDERED IN Pensacola, Florida on this 18th day of June, 2024.

BK: 9190 PG: 1161 Last Page

PENSACOLA CODE ENFORCEMENT AUTHORITY

Tracey Robinson-Coffee

Signature of Special Magistrate

Tracey Robinson

Printed Name of Special Magistrate

Copies to 725 Gentian Drive Pensacola, Florida 32503

Recorded in Public Records 10/31/2022 12:42 PM OR Book 8882 Page 738,
Instrument #2022106641, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 10/31/2022 9:51 AM OR Book 8882 Page 74,
Instrument #2022106473, 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: CE22072628N
LOCATION: 755 ROSA PARKS CIR
PR#: 182S303000020002

VS.

3 AGE HOLDING , LLC
3891 NORTH W ST UNIT 36
PENSACOLA, FL 32505

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:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

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
11/8/2022 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBAGEHD-BEHCF-A Page 1 of 3



BK: 8882 PG: 739

BK: 8882 PG: 75

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 all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$50.00** per day, commencing **11/9/2022**. 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)**.

Page 2 Of 3

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBAGEHD-BEHCF-A Page 2 of 3

BK: 8882 PG: 740 Last Page

BK: 8882 PG: 76 Last Page

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBAGEHD-BEHCF-A Page 3 of 3

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 25th day of October, 2022.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 9/27/2023 11:47 AM OR Book 9047 Page 727,
Instrument #2023078703, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 9/27/2023 11:17 AM OR Book 9047 Page 656,
Instrument #2023078675, 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.

3 AGE HOLDING, LLC
3891 NORTH W ST UNIT 36
PENSACOLA, FL 32505

Case No: CE22072628N
Location: 755 ROSA PARKS CIR
PR #: 182S303000020002

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 10/25/2022.

Itemized Cost		
Daily fines	\$10,950.00	\$50.00 Per Day From: <u>11/09/2022</u> To: <u>06/16/2023</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$370.50	
Administrative Costs	\$0.00	
Payments	\$0.00	

Total: \$11,570.50

DONE AND ORDERED at Escambia County, Florida on September 26 2023

John B. Trawick
Special Magistrate
Office of Environmental Enforcement

