



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

1025-57

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	BAKER BENNIE R 3442 CHANTARENE DR PENSACOLA, FL 32507 4418 FLORELLE WAY 05-3040-000 LT 4 BLK 4 MONTCLAIR UNIT NO 1 SEC 10/12 T 2S R 30 PB 4 P 63 OR 3486 P 192 OR 8553 P 530	Certificate #	2023 / 2114
		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)
# 2023/2114	06/01/2023	1,385.43	69.27	1,454.70
→Part 2: Total*				1,454.70

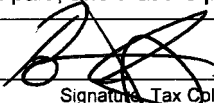
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/2293	06/01/2024	1,593.73	6.25	105.92	1,705.90
Part 3: Total*					1,705.90

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)	3,160.60
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,527.38
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)	5,062.98

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: 2500440

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

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
05-3040-000	2023/2114	06-01-2023	LT 4 BLK 4 MONTCLAIR UNIT NO 1 SEC 10/12 T 2S R 30 PB 4 P 63 OR 3486 P 192 OR 8553 P 530

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 - 2023

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		Assessments																																																																	
Parcel ID: 102S301000004004 Account: 053040000 Owners: BAKER BENNIE R Mail: 3442 CHANTARENE DR PENSACOLA, FL 32507 Situs: 4418 FLORELLE WAY 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<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>\$20,000</td> <td>\$93,515</td> <td>\$113,515</td> <td>\$99,838</td> </tr> <tr> <td>2023</td> <td>\$20,000</td> <td>\$88,519</td> <td>\$108,519</td> <td>\$90,762</td> </tr> <tr> <td>2022</td> <td>\$10,000</td> <td>\$72,511</td> <td>\$82,511</td> <td>\$82,511</td> </tr> </tbody> </table>	Year	Land	Imprv	Total	Cap Val	2024	\$20,000	\$93,515	\$113,515	\$99,838	2023	\$20,000	\$88,519	\$108,519	\$90,762	2022	\$10,000	\$72,511	\$82,511	\$82,511	<div>Disclaimer</div> <div>Tax Estimator</div> <div>Change of Address</div> <div>File for Exemption(s) Online</div> <div>Report Storm Damage</div>																																													
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Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Legal Description LT 4 BLK 4 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 3486 P 192 OR 9183 P 430 OR 9183 P 454 SEC 10/12 T 2S R 30																																																																	
Parcel Information		Extra Features None																																																																	
		Launch Interactive Map																																																																	

Section
Map Id:
46-1S-30-2



Approx.
Acreage:
0.1831

Zoned: 
MDR

Evacuation
& Flood
Information
[Open
Report](#)

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

Buildings

Address: 4418 FLORELLE WAY, Improvement Type: SINGLE FAMILY, Year Built: 1959, Effective Year: 1959, PA Building ID#: 73745

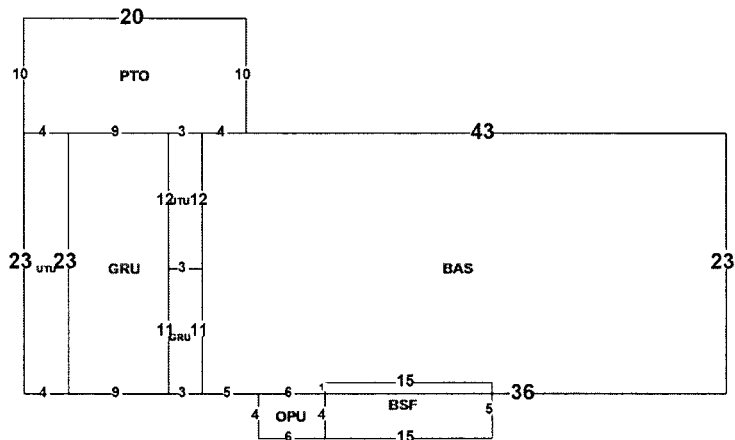
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

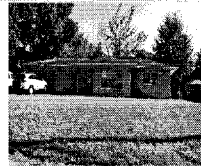


Areas - 1748 Total SF

BASE AREA - 1081
BASE SEMI FIN - 75
GARAGE UNFIN - 240
OPEN PORCH UNF - 24
PATIO - 200
UTILITY UNF - 128



Images



10/9/2024 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 (ic.3746)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02114**, 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 4 BLK 4 MONTCLAIR UNIT NO 1 SEC 10/12 T 2S R 30 PB 4 P 63 OR 3486 P 192 OR 8553 P 530

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053040000 (1025-57)

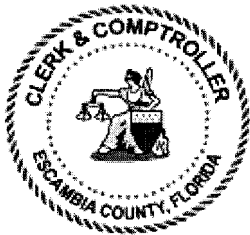
The assessment of the said property under the said certificate issued was in the name of

BENNIE R BAKER

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 #: 05-3040-000 CERTIFICATE #: 2023-2114

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 15, 2005 to and including July 15, 2025 Abstractor: BEN MURZIN

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 16, 2025

Tax Account #: **05-3040-000**

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

By Virtue of Quit Claim Deed recorded 7/31/2024 in OR 9183/430 and by virtue of Quit Claim Deed recorded 07/31/2024 in OR 9183/454

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 Escambia County recorded 6/29/2025 – OR 9327/1257**
- b. **MSBU Lien in favor of Escambia County recorded 10/05/1998 OR 4315/774**
- c. **MSBU Lien in favor of Escambia County recorded 08/02/1999 OR 4446/268**

4. Taxes:

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

Tax Account #: 05-3040-000

Assessed Value: \$99,838.00

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 #: 05-3040-000
CERTIFICATE #: 2023-2114

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

BENNIE R BAKER
3442 CHANTARENE DR
PENSACOLA FL 32507

BENNIE R BAKER
4418 FLORELLE WAY
PENSACOLA FL 32505

BENNI BAKER
PO BOX 6259
PENSACOLA FL 32503

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

Certified and delivered to Escambia County Tax Collector, this 16th 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 16, 2025

Tax Account #:05-3040-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 4 BLK 4 MONTCLAIR UNIT NO 1 SEC 10/12 T 2S R 30 PB 4 P 63 OR 3486 P 192 OR 8553 P 530

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3040-000(1025-57)

This instrument prepared by and returned to Benni Baker
P.O Box 6259, Pensacola, FL 32503

QUIT CLAIM DEED

THIS INDENTURE made this 31 day of July, 2024 by Paul Woods Trustee of the Florelle Land Trust dated: 06/13/2021 whose address is 224 Emerald Ave., Pensacola, FL 32505, Grantor, to Bennie R. Baker, a single woman, whose current address is 3442 Chantarene Dr. Pensacola Florida 32507, for and in consideration of 100 Dollars, in hand paid by said parties of the second part and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain and sell unto the Grantee, all the rights, title, interests, in or to the following described parcel of land, and improvements and appurtenances thereto, in **Escambia County, Florida, to-wit:**

LT 4 BLK 4 MONTCLAIR UNIT NO 1 SEC 10/12 T 2S R 30 PB 4 P 63 OR 3486 P 192
of the Public Records of Escambia County FL
with Parcel ID #102S301000004004, hereinafter called the "property"
a/k/a 4418 Florelle Way., Pensacola Florida, 32505

Subject to: Existing mortgages, liens, and to ad valorem taxes for the year 2024 and all subsequent years.

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

TO HAVE AND TO HOLD the same fee simple forever.

AND, the Grantor hereby warrants with said grantee that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever: and that said land is free of all encumbrances, except taxes occurring subsequent to date of transfer.

This property is not the Homestead of Grantor nor is it intiguis to Grantor's Homestead. Grantor currently resides at the address listed above.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Paul Woods, Trustee
Paul Woods as Trustee of the Florelle Land Trust dated: 06/13/2021

[Signature]
Witness (Signature)
Karin Phillips
Witness (Printed Name)
4341 W Fambill Dr Pensacola FL 32505
Address

[Signature]
Witness (Signature)
Brett Baker
Witness (Printed Name)
Unit 7900 Box 478 DPO, AE 09213
Address

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed to and acknowledged before me this _____, 20____, Paul Woods, who did take on oath and who:

- ☐ is personally known to me.
- ☐ produced current Florida Driver's License as identification # _____
- ☐ produced _____ as identification.

[Notary Seal Must Be Affixed]

NOTARY PUBLIC
State of Florida

Printed Name of Notary Public
My Commission expires: _____

Commission Number: _____

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 _____

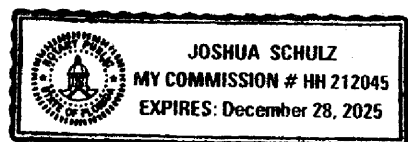
☒ Produced Identification
Type of Identification Produced Florida Driver License

Notary Signature Joshua Schulz

Title Personal Banker

My appointment expires Dec 28, 2023

Place Seal Here



Description of Attached document

Type or Title of Document

Quit Claim Deed

Document Date

07/31/2024

Number of Pages

2

Signer(s) Other Than Named Above

Kaitlin Phillips, Brett Baker

Recorded in Public Records 7/31/2024 4:41 PM OR Book 9183 Page 454,
Instrument #2024058638, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

This instrument prepared by and returned to Benni Baker
P.O Box 6259, Pensacola, FL 32503

QUIT CLAIM DEED

STATE OF FLORIDA

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, that **Brett Baker, a married man** whose address is Unit 7900 Box 478 DPO, AEC 9243 Grantor, to **BENNIE R. BAKER** a single woman, Grantee, whose address is 3442 Chantarene Dr. Pensacola Florida 32507.

Under that certain land trust named 224 EMERALD Land Trust dated 6/13/21, (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto BENNI BAKER a single woman (herein "Grantee"), whose address is 3442 Chantarene Dr. Pensacola Florida 32507 and Grantee's heirs, successors and/or assigns, forever, the following described real property located in Escambia County, Florida with the following legal description:

LT 4 BLK 4 MONTCLAIR UNIT NO 1 SEC 10/12 T 2S R 30 PB 4 P 63 OR 3486 P 192
of the Public Records of Escambia County FL
with Parcel ID #102S301000004004, hereinafter called the "property"
a/k/a 4418 Florele Way., Pensacola Florida, 32505

Subject to: a) taxes for the year 2024 and all subsequent years;
b) conditions, limitations, covenants, restrictions and easements if any
c) any mortgages or liens of record
d) an accurate survey
e) zoning restrictions, prohibitions and other requirements imposed by government authorities
f) restrictions of record and matters appearing on the Plat, if there is a recorded Plat affecting the above-described property

The subject property is not the homestead of Grantor, nor any of the grantor's family, nor does it adjoin the homestead of Grantor. No member of Grantor's family resides thereon.

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

BK: 9183 PG: 455

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 31st of July, 2024.

Signed, sealed and delivered in the presence of:

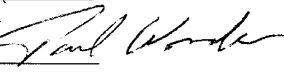
"Grantor"


Signature


Brett Baker

Printed Name: Kaitlin Phillips

Address: 4131 W Fairfield Dr

Pensacola FL 32505 
Signature

Printed Name: Paul Woods

Address: 224 Emerald Ave. Panama, FL 32505

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this
_____, 20____, Brett Baker, a married 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: _____

BK: 9183 PG: 456 Last Page

**WELLS
FARGO**

Jurat Certificate

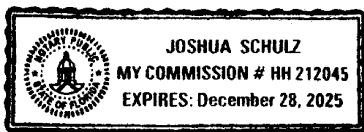
State of Florida

County of EscambiaSworn to (or affirmed) and subscribed before me this 31st day
of July, 20 24, by means of ☒ physical presence or ☐ online notarizationBrett Baker (name of person making statement).☐ Personally known to me _____☒ Produced IdentificationType of Identification Produced Florida Driver License

Notary Signature

Joshua SchulzTitle Personal BankerMy appointment expires Dec 28, 2025

Place Seal Here

**Description of Attached document**

Type or Title of Document

Quit Claim Deed

Document Date

07/31/2024

Number of Pages

2

Signer(s) Other Than Named Above

Kaitlin Phillips, Paul Woods

Recorded in Public Records 6/9/2025 8:02 AM OR Book 9327 Page 1071,
Instrument #2025041480, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording S27.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE24073324L
LOCATION: 5708 N PALAFOX HWY
PR#: 351S309000001001

VS.

BAKER, BENNI
3442 CHANTARENCE DR
PENSACOLA, FL 32507

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:

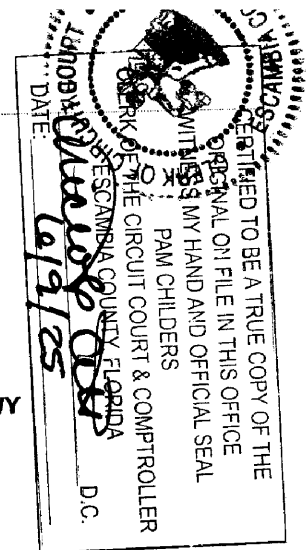
LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

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

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

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
7/3/2025 to correct the violation(s) and to bring the violation into compliance.



Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

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 **7/4/2025**. 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)**.

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.

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed **within 30 days** of the execution of the order to be appealed.

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

DONE AND ORDERED in Escambia County, Florida on this 3rd day of June, 2025.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

NOTICE OF LIEN

RCD Oct 05, 1998 07:58 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-529481

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: BAKER BENNI
P O BOX 6259
PENSACOLA FL 32503

ACCT.NO. 05 3040 000 000

AMOUNT \$284.80

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LT 4 BLK 4
MONTCLAIR UNIT NO 1
SEC 10/12 T 2S R 30
PB 4 P 63
OR 387/1151/1180
P 865/118/716
PROP.NO. 10 2S 30 1000 004 004

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$284.80. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
by *Margaret D. Densley*
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by *[Signature]*
Wanda M. McCreary
Deputy Finance Director



RCD Aug 02, 1999 07:53 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-637323

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: BAKER BENNIE R &
BAKER BRETT A
P O BOX 6259
PENSACOLA FL 32503

ACCT.NO. 05 3040 000 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

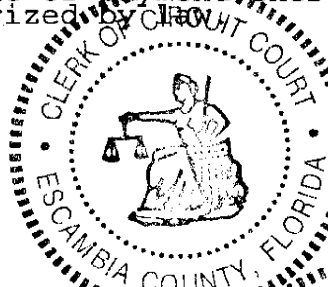
LT 4 BLK 4
MONTCLAIR UNIT NO 1
SEC 10/12 T 2S R 30
PB 4 P 63
OR 3486 P 192

PROP.NO. 10 2S 30 1000 004 004

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

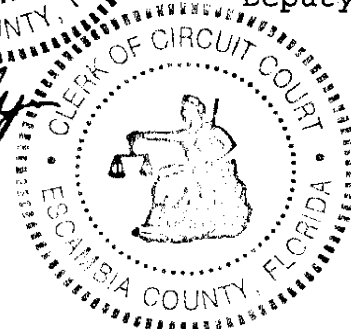


Ernie Lee Magaha
Clerk of the Circuit Court

by: *[Signature]*
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

[Signature]
Deputy Clerk



Redeemed From Sale



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

Tax Deed Sales - Redeemed From Sale
Account: 053040000 Certificate Number: 002114 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$784.80

Postage Tax Deed Court Registry \$750.80

Payor Name

Notes

Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒