



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

1125-34

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	BOULDIN MITZI C EST OF 521 FRISCO RD PENSACOLA, FL 32507 521 FRISCO RD 07-3972-000 LOT 11 BLK 3 1ST ADDN TO EDGEWATER PB 3 P 6 OR 3120 P 361 OR 4512 P 482 CA 179	Certificate #	2023 / 3378
		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)
# 2023/3378	06/01/2023	1,184.88	59.24	1,244.12
→ Part 2: Total*				1,244.12

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)
# 2024/3587	06/01/2024	1,316.97	6.25	93.56	1,416.78
Part 3: Total*					1,416.78

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)	2,660.90
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,233.89
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)	4,269.79

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>11/05/2025</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: 2500271

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

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
07-3972-000	2023/3378	06-01-2023	LOT 11 BLK 3 1ST ADDN TO EDGEWATER PB 3 P 6 OR 3120 P 361 OR 4512 P 482 CA 179

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 - 6023

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](#)

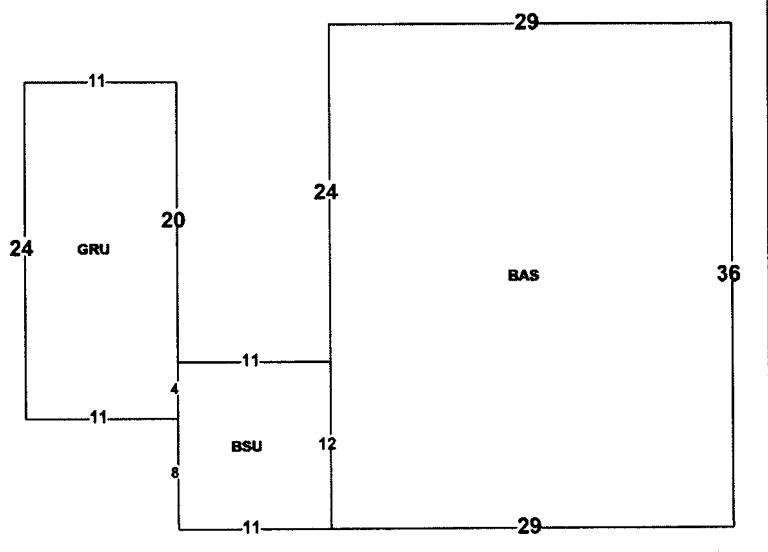
[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

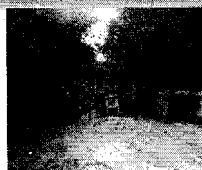
[Printer Friendly Version](#)

General Information Parcel ID: 3725301001011004 Account: 073972000 Owners: BOULDIN MITZI C EST OF Mail: 521 FRISCO RD PENSACOLA, FL 32507 Situs: 521 FRISCO RD 32507 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		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>\$15,000</td> <td>\$74,688</td> <td>\$89,688</td> <td>\$78,884</td> </tr> <tr> <td>2023</td> <td>\$15,000</td> <td>\$74,556</td> <td>\$89,556</td> <td>\$71,713</td> </tr> <tr> <td>2022</td> <td>\$8,000</td> <td>\$66,526</td> <td>\$74,526</td> <td>\$65,194</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2024	\$15,000	\$74,688	\$89,688	\$78,884	2023	\$15,000	\$74,556	\$89,556	\$71,713	2022	\$8,000	\$66,526	\$74,526	\$65,194	
Year	Land	Imprv	Total	Cap Val																				
2024	\$15,000	\$74,688	\$89,688	\$78,884																				
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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>01/2000</td> <td>4512</td> <td>482</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>01/1992</td> <td>3120</td> <td>361</td> <td>\$35,900</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	01/2000	4512	482	\$100	QC	N		01/1992	3120	361	\$35,900	WD	N		2024 Certified Roll Exemptions None Legal Description LOT 11 BLK 3 1ST ADDN TO EDGEWATER PB 3 P 6 OR 3120 P 361 OR 4512 P 482 CA 179 Extra Features None	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																		
01/2000	4512	482	\$100	QC	N																			
01/1992	3120	361	\$35,900	WD	N																			
Parcel Information Section Map Id: CA180 Approx. Acreage: 0.2165 Zoned: MDR Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data		Launch Interactive Map 																						
Buildings Address: 521 FRISCO RD, Improvement Type: SINGLE FAMILY, Year Built: 1952, Effective Year: 1952, PA Building ID#: 85697																								

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME
 Areas - 1440 Total SF
BASE AREA - 1044
BASE SEMI UNF - 132
GARAGE UNFIN - 264



Images



11/30/2018 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:05/15/2025 (tc.1438)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035986 5/16/2025 9:39 AM
OFF REC BK: 9318 PG: 1287 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03378**, 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:

LOT 11 BLK 3 1ST ADDN TO EDGEWATER PB 3 P 6 OR 3120 P 361 OR 4512 P 482 CA 179

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073972000 (1125-34)

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

EST OF MITZI C BOULDIN

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 November, which is the **5th day of November 2025**.

Dated this 16th 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 #: 07-3972-000 CERTIFICATE #: 2023-3378

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: August 8, 2005 to and including August 8, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: August 11, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 11, 2025

Tax Account #: **07-3972-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MITZI C BOULDIN**

By Virtue of Warranty Deed recorded 2/5/1992 in OR 3120/361 together with Quit Claim Deed recorded 1/10/2000 in OR 4512/482

ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR MITZI C BOULDIN RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

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 11/4/2019 – OR 8192/1267 together with Amended Order recorded 7/2/2024 – OR 9169/160 and Cost Order recorded 12/26/2024 – OR 9248/979**

4. Taxes:

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

Tax Account #: 07-3972-000

Assessed Value: \$78,884.00

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: NOV 5, 2025

TAX ACCOUNT #: 07-3972-000

CERTIFICATE #: 2023-3378

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

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

MITZI C BOULDIN
521 FRISCO RD
PENSACOLA, FL 32507

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

Certified and delivered to Escambia County Tax Collector, this 11th day of August 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

August 11, 2025

Tax Account #:07-3972-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 11 BLK 3 1ST ADDN TO EDGEWATER PB 3 P 6 OR 3120 P 361 OR 4512 P 482 CA 179

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3972-000(1125-34)

FILE NO. 92012659
DOC. 215.40
REC. 15-80 1342
TOTAL 230.40

Warranty Deed

TAX ID # 07-2072-000

STATE OF FLORIDA
COUNTY OF Escambia

31200 361
Prepared by and return to:
Rhonda D. Mann of
Stewart Title of Pensacola,
4400 Bayou Blvd., Suite 26
Pensacola, Florida 32505.
Pursuant to the issuance of
a Title Insurance Policy.

KNOW ALL MEN BY THESE PRESENTS: That

Leon P. Gordon, Hermon L. Gordon and Inez Gordon Van Cleve, as sole surviving heirs
of Ethel P. Gordon
2432 S. Stonebrook Drive, Homosassa Springs, FL 32646, Grantor*
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby
acknowledged has bargained, sold, conveyed and granted unto
Broadus H. Keen, Beverly A. Keen and Mitzi C. Bouldin, as joint tenants with rights of
survivorship, Grantee*
Address: 521 Frisco Road, Pensacola, Florida 32507

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in
the County of Escambia, State of Florida, to wit:

Lot 11, Block 3, 1ST ADDITION TO EDGEWATER, a subdivision of a
portion of Sections 37 and 52, Township 2 South, Range 30 West,
Escambia County, Florida, according to plat of said subdivision
recorded in Plat Book 3, at page 6 of the public records of
Escambia County, Florida.

D. S. PD. 21540
DATE 2-5-92
JOE A. FLOWERS, COMPTROLLER
BY: [Signature] D.C.
CERT. REG. #59-2043328-27-01

Subject to taxes for current year and to valid easements and restrictions affecting the above property, if any, which are
not hereby reimposed. Subject also to oil, gas and mineral reservations of record.
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons
whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the
respective parties hereto; the use of singular member shall include the plural, and the plural the singular; the use of any gender shall include
the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on January 30, 1992

Signed, sealed and delivered
in the presence of:

[Signature: Rhonda D. Mann]
Rhonda D. Mann
[Signature: Herman Roberts]
Herman Roberts

[Signature: Leon P. Gordon] (SEAL)
Leon P. Gordon
[Signature: Hermon L. Gordon] (SEAL)
Hermon L. Gordon
[Signature: Inez Gordon Van Cleve] (SEAL)
Inez Gordon Van Cleve

STATE OF
COUNTY OF

See Notary Acknowledgement Addendums attached hereto

Before me the subscriber personally appeared _____

known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and
acknowledged that, as grantor, executed the same for the uses and purposes therein set forth.

Given under my hand and seal on _____ 19 _____

CLERK FILE NO.

(SEAL)

Notary Public

My Commission Expires: _____

3120 362

NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

THIS NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM is made this 30th day of January 1992, and is incorporated into and shall be deemed to amend, supplement and be an integrated part of the

Warranty Deed
dated the same day as this acknowledgement, and which is given by

Leon P. Gordon and Hermon L. Gordon

who is/are designated in said document, and whose signature(s) is/are appended to said document

The purpose of this Addendum is to affix the proper form of Notary Acknowledgement to said document, as required by Section 147.03, 117.05 and 695.25 Florida Statutes, as amended by Chapter 91-291, Laws of Florida. Approved by the Governor June 7, 1991 and effective January 1, 1992.

TO WIT:

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 30th day of January 1992 by Leon P. Gordon and Hermon L. Gordon

who are/is personally known to me and who has/have produced
drivers license

as identification and who did did not take an oath.

My commission expires:

Prepared By:
Stewart Title of Pensacola
4400 Bayou Blvd., Suite 26
Pensacola, Florida 32503

Notary Public
Rhonda D. Hall
Serial NO: AA73142

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 11, 1994
BONDED THRU GENERAL INS. UND.

FILED AND RECORDED
JAN 31 1992
ESCAMBIA CO. FLOR.
932053

31200 363

NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

THIS NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM is made this day of
January 1992, and is incorporated into and shall be deemed to
amend, supplement and be an integrated part of the
Warranty Deed
dated the same day as this acknowledgement, and which is given by
Inez Gordon Van Cleve
who is/are designated in said document, and whose signature(s) is/are
appended to said document

The purpose of this Addendum is to affix the proper form of Notary
Acknowledgement to said document, as required by Section 147.03, 117.05
and 695.25 Florida Statutes, as amended by Chapter 91-291, Laws of
Florida. Approved by the Governor June 7, 1991 and effective January 1,
1992.

TO WIT:

State of *Florida*
County of *Calhoun*

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO., FL. ON
JAN 5 11:22 AM '92
932053

The foregoing instrument was acknowledged before me this *28th* day
of January 1992 by Inez Gordon Van Cleve
who are/is personally known to me and who has/have produced
as identification and who did did not take an oath.

My commission expires:

Louise B. Whitter
Notary Public
Serial Number: My Commission Expires
Louise B. Whitter March 28, 1992

Prepared By:
Stewart Title of Pensacola
4400 Bayou Blvd., Suite 26
Pensacola, Florida 32503

OR BK 4512 PG0482
Escambia County, Florida
INSTRUMENT 00-696813

DEED DOC STAMPS PD @ ESC CO \$ 0.70
01/10/00 ERNIE LEE MAGAHA, CLERK
By: *[Signature]*

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That BROADUS H. KEEN, SSN [REDACTED] and BEVERLY A. KEEN, SSN [REDACTED] for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto MITZI C. BOULDIN, SSN [REDACTED] her heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit:

Lot 11, Block 3, 1ST ADDITION TO EDGEWATER, a subdivision of a portion of Section 37 and 52, Township 2 South, Range 30 West, Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 3, at page 6 of the public records of Escambia County, Florida.

RCD Jan 10, 2000 01:57 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-696813

Parcel ID# 37-2S-30-1001-011-004

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7th day of January 2000.
Signed, sealed and delivered

in our presence

[Signature]
MICHAEL J. BOULDIN Jr.

[Signature]
IDA C. MITCHEM

[Signature]
BROADUS H. KEEN

[Signature]
BEVERLY A. KEEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

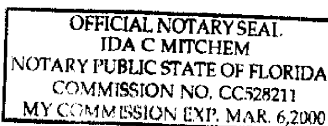
The foregoing instrument was acknowledged before me this 7th day of January 2000, by Broadus H. Keen, who produced identification of FLDL#K50006831373 and Beverly A. Keen, who produced identification of FLDL#K50006132798 and did not take an oath.

Prepared By:

✓ Mitzi C. Bouldin
521 Frisco Road
Pensacola, FL 32507

Return to:

Same Name and Address as Above



Recorded in Public Records 11/4/2019 3:25 PM OR Book 8192 Page 1267,
Instrument #2019096313, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 11/4/2019 3:05 PM OR Book 8192 Page 1167,
Instrument #2019096271, 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: CE19073288N
LOCATION: 521 FRISCO RD
PR#: 372S301001011004**

VS.

**BOULDIN, MITZI C EST OF
521 FRISCO RD
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 or representative, thereof, Charles Dave Ingmire
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 Ordinance(s) 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(c) Nuisance - (C) Inoperable Vehicle

THEREFORE, The Special Magistrate being otherwise fully advised in the
premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
12/28/2019 to correct the violation and to bring the violation into compliance.

BK: 8192 PG: 1268

BK: 8192 PG: 1168

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 vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing

Remove all refuse and dispose of legally and refrain from future littering

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$20.00** per day, commencing **12/29/2019**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND OWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09 (1), Fla. Stat., and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs

BK: 8192 PG: 1269 Last Page

BK: 8192 PG: 1169 Last Page

imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

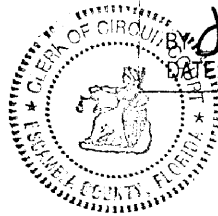
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 29th day of October, 2019.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA



By Whitney Coppage D.C.
DATE 11/04/2019

Recorded in Public Records 7/2/2024 9:20 AM OR Book 9169 Page 160,
Instrument #2024050438, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 7/2/2024 9:09 AM OR Book 9169 Page 122,
Instrument #2024050415, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

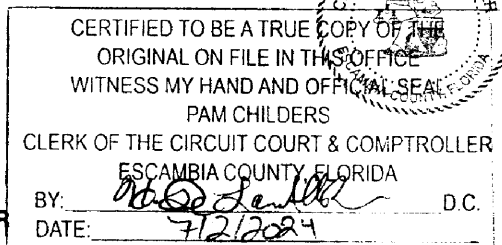
PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE19073288N
LOCATION: 521 FRISCO RD
PR#: 372S301001011004

VS.

BOULDIN, MITZI C EST OF
521 FRISCO RD
PENSACOLA, FL 32507

RESPONDENT(S)



AMENDED 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, *Charles B. Ingure*
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

- Sec. 42-196(a) Nuisance - (A) Nuisance**
- Sec. 42-196(b) Nuisance - (B) Trash and Debris**
- Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle**
- LDC. Ch. 3. Art. 2. Sec. 3-2.7 Medium Density Residential District (MDR)**
- LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage**
- Sec. 82-3. Solid Waste - Unauthorized Accumulation**

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BK: 9169 PG: 123

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **12/28/2019** 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 refuse and dispose of legally and refrain from future littering

Remove vehicle(s). Repair vehicle(s) or store in rear yard behind 6' opaque fencing.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **12/29/2019**. 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.

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BK: 9169 PG: 124

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$235.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 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 1st day of July, 2024.

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Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 12/26/2024 10:04 AM OR Book 9248 Page 979,
Instrument #2024095980, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 12/26/2024 9:40 AM OR Book 9248 Page 882,
Instrument #2024095946, 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.

Case No: CE19073288N
Location: 521 FRISCO RD
PR #: 372S301001011004

BOULDIN, MITZI C EST OF
521 FRISCO RD
PENSACOLA, FL 32507

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 7/1/2024.

Itemized Cost		
Daily fines	\$34,760.00	\$20.00 Per Day From: <u>12/29/2019</u> To: <u>10/01/2024</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$2,600.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total:	\$37,595.00	

DONE AND ORDERED at Escambia County, Florida on

Dec 17 2024

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

