



# 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

0326.55

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	AVK REAL ESTATE LLC 66 WEST FLAGLER STREET SUITE 900 MIAMI, FL 33130	Application date	Jul 27, 2025
Property description	DALE DAVID C 3225 W NINE MILE RD PENSACOLA, FL 32534 4 MADDOX CT 08-1445-000 LT 1 LESS S 25 FT OF LT 1 AS PER DB 257 P 260 BLK 8 PB 2 P 18 1ST ADDN TO DURCHSLAGS S/D OR 1109 P 9 (Full legal attached.)	Certificate #	2023 / 3590
		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)
# 2023/3590	06/01/2023	170.43	66.47	236.90
→Part 2: Total*				236.90

## 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)
# 2025/3940	06/01/2025	781.89	6.25	39.09	827.23
# 2024/3768	06/01/2024	504.35	6.25	105.91	616.51
Part 3: Total*					1,443.74

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,680.64
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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. <span style="float: right;">Total Paid (Lines 1-6)</span>	2,055.64

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 July 31st, 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.	<b>Total Paid (Lines 8-13)</b>
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>03/04/2026</u>	

**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.

LT 1 LESS S 25 FT OF LT 1 AS PER DB 257 P 260 BLK 8 PB 2 P 18 1ST ADDN TO DURCHSLAGS S/D OR 1109 P 912 SEC 50/51 T 2S R 30 CA 216

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500641

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

AVK REAL ESTATE LLC  
66 WEST FLAGLER STREET  
SUITE 900  
MIAMI, FL 33130,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
08-1445-000	2023/3590	06-01-2023	LT 1 LESS S 25 FT OF LT 1 AS PER DB 257 P 260 BLK 8 PB 2 P 18 1ST ADDN TO DURCHSLAGS S/D OR 1109 P 912 SEC 50/51 T 2S R 30 CA 216

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  
AVK REAL ESTATE LLC  
66 WEST FLAGLER STREET  
SUITE 900  
MIAMI, FL 33130

07-27-2025  
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](#)

| <b>General Information</b><br>Parcel ID: 502S305091001008<br>Account: 081445000<br>Owners: DALE DAVID C<br>Mail: 3225 W NINE MILE RD<br>PENSACOLA, FL 32534<br>Situs: 4 MADDOX CT 32507<br>Use Code: VACANT RESIDENTIAL <br>Taxing Authority: COUNTY MSTU<br>Tax Inquiry: <a href="#">Open Tax Inquiry Window</a><br><small>Tax Inquiry link courtesy of Scott Lunsford<br/>           Escambia County Tax Collector</small>   
   
   |   
   | <b>Assessments</b><br><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>2025</td> <td>\$10,500</td> <td>\$0</td> <td>\$10,500</td> <td>\$9,982</td> </tr> <tr> <td>2024</td> <td>\$10,500</td> <td>\$0</td> <td>\$10,500</td> <td>\$9,075</td> </tr> <tr> <td>2023</td> <td>\$10,500</td> <td>\$0</td> <td>\$10,500</td> <td>\$8,250</td> </tr> </tbody> </table><br><b>Disclaimer</b><br><br><b>Tax Estimator</b><br><br><b>Change of Address</b><br><br><b>File for Exemption(s) Online</b><br><br><b>Report Storm Damage</b>  
   
  | Year  | Land  | Imprv  
   
   
   | Total   | Cap Val | 2025   | \$10,500 | \$0     | \$10,500 | \$9,982 | 2024     | \$10,500 | \$0 | \$10,500  | \$9,075 | 2023 | \$10,500 | \$0     | \$10,500 | \$8,250 |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
---
--
---
--
--
--|---|---
--
--
--|---|---------|--------|----------|---------|----------|---------|----------|----------|-----|---|---------|------|----------|---------|----------|---------|---|---------|-----|----|---------|----|---|---|---------|-----|-----|---------|----|---|---|---|
| Year   
   
  | Land   
  | Imprv  
   
   | Total   | Cap Val   |   
   
   
  |   |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
| 2025   
   
  | \$10,500   
  | \$0  
   
   | \$10,500  | \$9,982   |   
   
   
  |   |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
| 2024   
   
  | \$10,500   
  | \$0  
   
   | \$10,500  | \$9,075   |   
   
   
  |   |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
| 2023   
   
  | \$10,500   
  | \$0  
   
   | \$10,500  | \$8,250   |   
   
   
  |   |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
| <b>Sales Data Type List:</b> <br><table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi</th> <th>Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>06/1977</td> <td>1109</td> <td>912</td> <td>\$12,300</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>09/1968</td> <td>1085</td> <td>403</td> <td>\$6,100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>09/1968</td> <td>405</td> <td>32</td> <td>\$6,100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/1966</td> <td>272</td> <td>511</td> <td>\$6,400</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table><br><small>Official Records Inquiry courtesy of Pam Childers<br/>           Escambia County Clerk of the Circuit Court and<br/>           Comptroller</small>   
   
   |   
   | Sale Date   
   
  | Book  | Page  | Value  
   
   
   | Type  | Multi   | Parcel | Records  | 06/1977 | 1109     | 912     | \$12,300 | WD       | N   |  | 09/1968 | 1085 | 403      | \$6,100 | WD       | N       |  | 09/1968 | 405 | 32 | \$6,100 | WD | N |  | 01/1966 | 272 | 511 | \$6,400 | WD | N |  | <b>2025 Certified Roll Exemptions</b><br>None |
| Sale Date  
   
  | Book   
  | Page   
   
   | Value   | Type  | Multi   
   
   
  | Parcel  | Records |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
| 06/1977  
   
  | 1109   
  | 912  
   
   | \$12,300  | WD  | N   
   
   
  |  |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
| 09/1968  
   
  | 1085   
  | 403  
   
   | \$6,100   | WD  | N   
   
   
  |  |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
| 09/1968  
   
  | 405  
  | 32   
   
   | \$6,100   | WD  | N   
   
   
  |  |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
| 01/1966  
   
  | 272  
  | 511  
   
   | \$6,400   | WD  | N   
   
   
  |  |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
|  
   
  |  
  | <b>Legal Description</b><br>LT 1 LESS S 25 FT OF LT 1 AS PER DB 257 P 260 BLK 8 PB 2 P<br>18 1ST ADDN TO DURCHSLAGS S/D OR 1109 P 912 SEC<br>50/51 T 2S...   
   
   |   |   |   
   
   
  |   |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
|  
   
  |  
  | <b>Extra Features</b><br>None  
   
   |   |   |   
   
   
  |   |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
| <b>Parcel Information</b> <span style="float: right;"><a href="#">Launch Interactive Map</a></span><br><table border="1"> <tr> <td> <b>Section</b><br/> <b>Map Id:</b> CA216<br/> <br/> <b>Approx. Acreage:</b> 0.1760<br/> <br/> <b>Zoned:</b> Com<br/> <br/> <b>Evacuation &amp; Flood Information</b><br/> <a href="#">Open Report</a> </td> <td> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/>  </td> <td> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> <br/> &lt;img alt="Search icon" data-b</td></tr></table> |   |  | <b>Section</b><br><b>Map Id:</b> CA216<br><br><b>Approx. Acreage:</b> 0.1760<br><br><b>Zoned:</b> Com<br><br><b>Evacuation &amp; Flood Information</b><br><a href="#">Open Report</a> | <br><br><br><br><br><br><br><br><br><br><br><br> | <br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><img alt="Search icon" data-b |   |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |
| <b>Section</b><br><b>Map Id:</b> CA216<br><br><b>Approx. Acreage:</b> 0.1760<br><br><b>Zoned:</b> Com<br><br><b>Evacuation &amp; Flood Information</b><br><a href="#">Open Report</a>  
   
  |

<br><br><br><br><br><br><br><br><br><br><br><br> | <br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><img alt="Search icon" data-b |   |   |   
   
   
  |   |         |        |          |         |          |         |          |          |     |   |         |      |          |         |          |         |   |         |     |    |         |    |   |   |         |     |     |         |    |   |   |   |

Images



5/24/2016 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:08/11/2025 (tc.16736)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025060498 8/11/2025 9:01 AM  
OFF REC BK: 9360 PG: 1637 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **AVL REAL ESTATE LLC** holder of **Tax Certificate No. 03590**, 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 1 LESS S 25 FT OF LT 1 AS PER DB 257 P 260 BLK 8 PB 2 P 18 1ST ADDN TO DURCHSLAGS S/D  
OR 1109 P 912 SEC 50/51 T 2S R 30 CA 216**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 081445000 (0326-55)**

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

**DAVID C DALE**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first Wednesday in the month of March, which is the 4th day of March 2026**.

Dated this 11th day of August 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM).



**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 #: 08-1445-000 CERTIFICATE #: 2023-3590

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: December 16, 2005 to and including December 16, 2025 Abstractor: Vicki Campbell

BY



Michael A. Campbell,  
As President  
Dated: December 17, 2025

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

December 17, 2025  
Tax Account #: **08-1445-000**

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

**By Virtue of Warranty Deed recorded 6/3/1977 in OR 1109/912**

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 recorded 3/16/2004 – OR 5364/1428 together with Cost Order recorded 3/1/2022 – OR 8731/1022**
  - b. **Code Enforcement Order recorded 4/15/2011 – OR 6710/1499 together with Cost Order recorded 12/14/2020 – OR 8422/1792**
  - c. **Civil Lien in favor of Escambia County Department of Community Corrections recorded 1/6/2016 – OR 7460/1247**
4. Taxes:

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

**Tax Account #: 08-1445-000**

**Assessed Value: \$9,982.00**

**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:** MAR 3, 2026

**TAX ACCOUNT #:** 08-1445-000

**CERTIFICATE #:** 2023-3590

**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**

Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for 2025 tax year.

**DAVID C DALE**  
3225 W NINE MILE RD  
PENSACOLA, FL 32534

**ESCAMBIA COUNTY DEPARTMENT  
OF COMMUNITY CORRECTIONS  
2251 N. PALAFOX ST.  
PENSACOLA, FL 32501**

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

**Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> day of December 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**

**December 17, 2025**  
**Tax Account #:08-1445-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 1 LESS S 25 FT OF LT 1 AS PER DB 257 P 260 BLK 8 PB 2 P 18 1ST ADDN TO DURCHSLAGS  
S/D OR 1109 P 912 SEC 50/51 T 2S R 30 CA 216**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-1445-000(0326-55)**

William L. Lee, Jr.  
OF SHELL, FLEMING, DAVIS & MENKE  
7TH FLOOR SKYLINE TOWER  
PENSACOLA, FLORIDA

1109 PAGE 912  
BY D & M FILE NO. L 13-716

State of Florida,  
County of ESCAMBIA

CORPORATION  
WARRANTY DEED.  
\$ 4.00 REC. FEE  
36.90 ST. STAMP  
13.75 SURTAX  
\$ 54.65 TOTAL

4 Maddox Court  
Warrington, Florida 32507

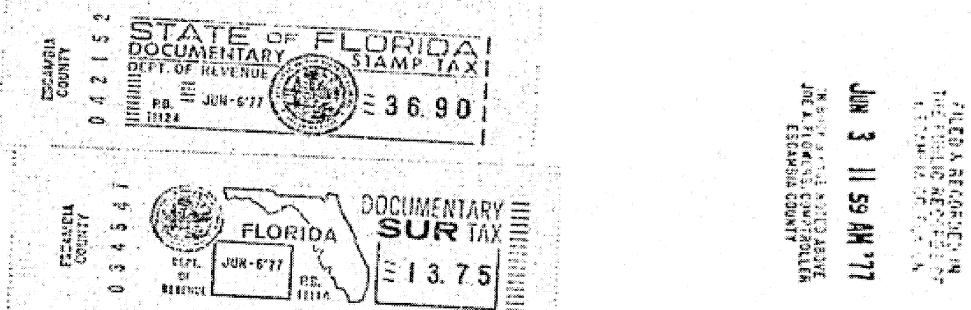
Grantee's Mailing Address

KNOW ALL MEN BY THESE PRESENTS, That I. J. Johnson, Inc., a Florida corporation

good and valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto David G. Dale, a single man

executors, administrators, successors and assigns, forever, the following real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 1, less the South 25 feet thereof in Block 8, First Addition to Durchslag's Subdivision as recorded in Plat Book 2, page 18 of the public records of Escambia County, Florida; being the same property as that shown as Lot 1 on Plat accompanying dedication of street recorded under Clerk's recording No. 39222 of the public records of said County.



Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby released.

To have and to hold, unto the said grantee, his heirs, successors and assigns, forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. And the said corporation covenants that it 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 from encumbrances, and that it, its successors and assigns, the said grantee, his heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth above.

IN WITNESS WHEREOF, the said corporation, grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its President and its corporate seal to be affixed here this 2nd day of June 1977.

(Corporate Seal)

Signed, sealed and delivered in the presence of:

1. William L. Lee  
2. Reuben A. Shirley

State of FLORIDA

County of ESCAMBIA

The foregoing instrument was acknowledged before me this 2nd day of June 1977, by I. J. Johnson, the President of I. J. Johnson, Inc., a corporation, on behalf of that corporation.

William L. Lee  
Notary Public  
My commission expires August 7, 1977

15-00-0001  
OR BK 5364 PG 1425  
Escambia County, Florida  
INSTRUMENT 2004-217004

THE OFFICE OF ENVIRONMENTAL CODE ENFORCEMENT

SPECIAL MASTER

OR BK 5364 PG 1428  
Escambia County, Florida  
INSTRUMENT 2004-217005

IN AND FOR THE

COUNTY OF ESCAMBIA, STATE OF FLORIDA

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: CE 03-06-0311  
Location: 4 Maddox Ct.

David C. Dale  
4 Maddox Court  
Pensacola, FL 32507

O R D E R

This CAUSE having come before the Office of Environmental Code Enforcement Special Master on the Petition of the Environmental Code Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Master having considered the evidence before it, and the appropriate sections of the Escambia County Code of Ordinances, the Special Master makes the following findings of fact and conclusions of law:

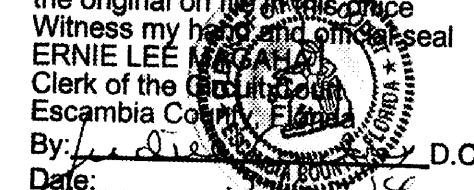
✓ A violation of the following ordinance(s) has occurred:  
Escambia County Code of Ordinances 30.203(9) 4(e)  
A violation of the ordinance(s) as set forth in the  
Petition has not occurred.

THEREFORE, The Special Master being otherwise fully advised in the premises; it is hereby

ORDERED that: David C. Dale  
shall have until March 28, 2004 to correct the violation  
and to bring the violation into compliance.

Certified to be a true copy of  
the original on file in the office  
Witness my hand and official seal  
ERNIE LEE MAGAHAN  
Clerk of the Circuit Court  
Escambia County, Florida

By: J. Dale D.C.  
Date: 3/28/04



Correction shall include: removal of all overgrowth  
in excess of 12" as well as trash and  
debris

DR BK 5364 PG 1429  
Escambia County, Florida  
INSTRUMENT 2004-217005

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 10.00 per day, commencing March 29, 2004. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Code 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 abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the your property.

Costs in the amount of \$675.00 are hereby awarded in favor of Escambia County as the prevailing party against These costs will be suspended and will not be assessed against you if you fully cure the violation within the time provided above.

presents a serious threat to the public health, safety and welfare.

is irreparable or irreversible in nature and, as such, under Florida Statutes 162.09(2)(a), the fine shall not exceed \$5,000.00

OR BK 5364 PG 1427  
Escambia County, Florida  
INSTRUMENT 2004-217004  
OR BK 5364 PG 1430  
Escambia County, Florida  
INSTRUMENT 2004-217005

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Master and may be added to any fines 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 Master to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 1190 West Leonard Street, Pensacola, Florida 32501 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the 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 this the 9th day of March, 2004.



Special Master

Office of Environmental Code Enforcement

RCD Mar 16, 2004 10:13 am RCD Mar 16, 2004 10:13 am  
Escambia County, Florida Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court INSTRUMENT 2004-217005  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court INSTRUMENT 2004-217004

Recorded in Public Records 3/1/2022 12:04 PM OR Book 8731 Page 1017,  
Instrument #2022020555, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAACAFFF-BAEJIH-G Page 1 of 1

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

ESCAMBIA COUNTY, FLORIDA

vs.

DALE DAVID C,  
4 MADDOX CT  
PENSACOLA, FL 32507

Case No: CE03060311  
Location: 4 MADDOX CT  
PR #: 502S305091001008

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.

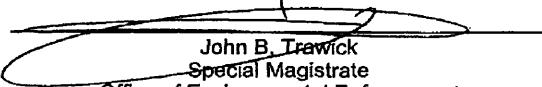
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 3/9/2004.

Itemized Cost

Daily fines	\$46,450.00	\$10.00 Per Day From: <u>03/29/2004</u> To: <u>12/16/2016</u>
Fines	\$0.00	
Court Cost	\$675.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

Total: \$47,125.00

DONE AND ORDERED at Escambia County, Florida on February 15 2022

  
John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement



Recorded in Public Records 04/15/2011 at 02:23 PM OR Book 6710 Page 1499,  
Instrument #2011025116, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

Recorded in Public Records 04/15/2011 at 12:55 PM OR Book 6710 Page 1401,  
Instrument #2011025071, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

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

**ESCAMBIA COUNTY, FLORIDA**

**VS.**

**CASE NO: CE#10-11-06349  
LOCATION: 4 Maddox Court  
PR# 502S30-5091-001-008**

**David C. Dale  
4 Maddox Court  
Pensacola, Florida 32507**

**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,

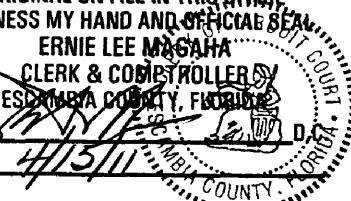
David C. Dale, as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the following Code of Ordinance(s) has occurred and continues

42-196 (a) Nuisance Conditions  
 42-196 (b) Trash and Debris  
 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_

42-196 (d) Overgrowth

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL

ERNIE LEE MAGAHAN  
CLERK & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: \_\_\_\_\_  
DATE: 4/15/11



30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)  
 (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  
 (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)

94-51 Obstruction of County Right-of-Way (ROW)  
 82-171 Mandatory Residential Waste Collection  
 82-15 Illegal Burning  
 82-5 Littering Prohibited  
 LDC Article 6 Commercial in residential and non permitted use  
 LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits  
 LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in  
the premises; it is hereby ORDERED that: David Dale

shall have until 3/8/10, 2011 to correct the violation 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 vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.

Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods

Immediately cease burning and refrain from future burning

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

Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity

Obtain necessary permits or cease operations

Acquire proper permits or remove sign(s)

Other Repair siding at entrance door front

Other Repair roof

Other Remove all trash/debris overgrowth

Other \_\_\_\_\_

Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing 8/11, 2011. 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 TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

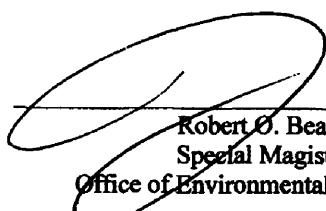
Costs in the amount of \$ 650.00 are awarded in favor of Escambia County as the prevailing party against David Dale.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs 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 Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 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 12<sup>th</sup> day of April, 2011.



Robert O. Beasley  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 12/14/2020 10:22 AM OR Book 8422 Page 1792,  
Instrument #2020109145, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 12/14/2020 9:59 AM OR Book 8422 Page 1727,  
Instrument #2020109119, 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.

DALE, DAVID C  
4 MADDOX CT  
PENSACOLA, FL 32507

Case No: CE101106349  
Location: 4 MADDOX CT  
PR #: 502S305091001008

Cost Order

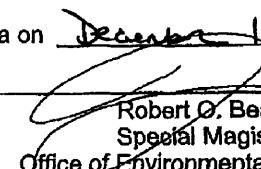
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

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 4/12/2011.

Itemized Cost

Daily fines	\$334,000.00	\$100.00 Per Day From: <u>08/11/2011</u> To: <u>10/02/2020</u>
Fines	\$0.00	
Court Cost	\$650.00	
County Abatement Fees	\$4,150.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
<b>Total:</b>	<b>\$338,800.00</b>	

DONE AND ORDERED at Escambia County, Florida on December 2020.

  
Robert O. Beasley

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: Brittney Coppage D.C.S.  
DATE: 12-14-2020

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2014-MM-003519-A

vs.

David Dale

DIVISION: III

Defendant.

CIVIL LIEN

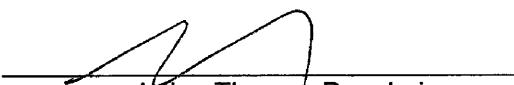
THIS CAUSE came before the Court for plea on 11/12/15.

Upon the evidence presented, the Court assessed \$330.00 cost of supervision fee and \$50.00 Probation Hearing Fee. Therefore, the Court determines that \$380.00 is due to Department of Community Corrections. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

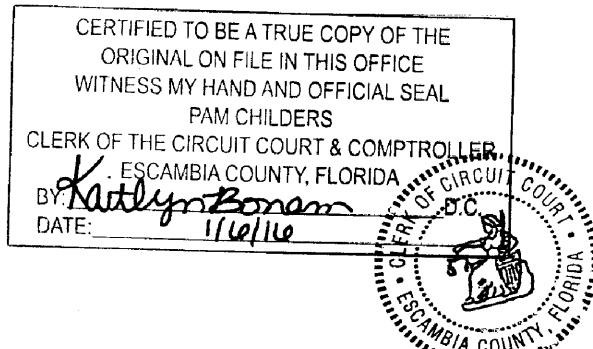
ORDERED AND ADJUDGED that the above-named Defendant shall pay arrears to the Department of Community Corrections, in the amount of \$380.00 which shall accrue interest at the rate of four and seventy five percent (4.75%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida,  
the 31 day of Dec . 2015

  
Judge Thomas Dannheisser

cc: Community Corrections, Sue Mayo



CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
FILED & INDEXED  
2016 JAN - 4 P 2:56  
99-56