



# 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

1125-59

## 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	NELSON LORNA JOY 3300 DUNAWAY LN PENSACOLA, FL 32526 3300 DUNAWAY RD 09-0752-050 N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/ (Full legal attached.)	Certificate #	2023 / 3964
		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)
# 2023/3964	06/01/2023	2,906.94	145.35	3,052.29
→Part 2: Total*				3,052.29


## 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)
# 2024/4121	06/01/2024	3,292.56	6.25	226.36	3,525.17
Part 3: Total*					3,525.17

## 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)	6,577.46
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,193.56
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	10,146.02

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>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.

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500244

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
09-0752-050	2023/3964	06-01-2023	N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

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		Assessments				
Parcel ID:	1415314302000001	Year	Land	Imprv	Total	Cap Val
Account:	090752050	2024	\$48,663	\$207,555	\$256,218	\$214,346
Owners:	NELSON LORNA JOY	2023	\$48,663	\$196,509	\$245,172	\$194,860
Mail:	3300 DUNAWAY LN PENSACOLA, FL 32526	2022	\$21,755	\$177,921	\$199,676	\$177,146
Situs:	3300 DUNAWAY RD 32526	Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List: 🔑								2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	None	
06/2004	5472	1586	\$100	WD	Y		📄	Legal Description	
09/1990	3013	651	\$16,400	QC	N		📄	N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4	
06/1989	2720	899	\$100	QC	N		📄	OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P... 🔑	
05/1972	2133	521	\$100	WD	N		📄	Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								FRAME BUILDING	

Parcel Information	Launch Interactive Map
<b>Section</b> <b>Map Id:</b> 14-1S-31-2 <b>Approx. Acreage:</b> 2.3101 <b>Zoned:</b> MDR <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	
<a href="#">View Florida Department of Environmental Protection (DEP) Data</a> <b>Buildings</b>	

Address:3300 DUNAWAY RD, Improvement Type: SINGLE FAMILY, Year Built: 1976, Effective Year: 1976, PA Building ID#: 95218

**Structural Elements**

**DECOR/MILLWORK-AVERAGE**

**DWELLING UNITS-1**

**EXTERIOR WALL-BRICK-FACE/VENEER**

**FLOOR COVER-CARPET**

**FOUNDATION-SLAB ON GRADE**

**HEAT/AIR-CENTRAL H/AC**

**INTERIOR WALL-DRYWALL-PLASTER**

**NO. PLUMBING FIXTURES-6**

**NO. STORIES-1**

**ROOF COVER-COMPOSITION SHG**

**ROOF FRAMING-HIP**

**STORY HEIGHT-0**

**STRUCTURAL FRAME-WOOD FRAME**



Areas - 3347 Total SF

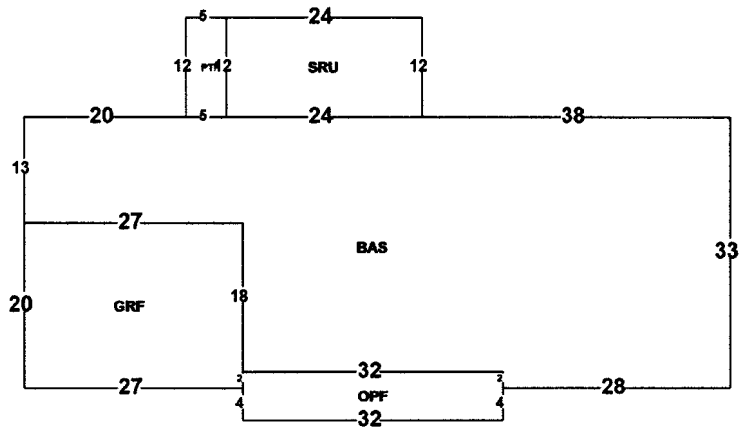
**BASE AREA - 2267**

**GARAGE FIN - 540**

**OPEN PORCH FIN - 192**

**PATIO FINISHED - 60**

**SUN ROOM UNF - 288**



Images



12/6/2024 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:05/15/2025 (tc.4384)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03964**, 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:

**N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT  
OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31**

**SECTION 14, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090752050 (1125-59)**

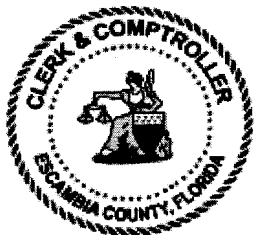
The assessment of the said property under the said certificate issued was in the name of

**LORNA JOY NELSON**

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 #: 09-0752-050 CERTIFICATE #: 2023-3964

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 #: **09-0752-050**

1. The Grantee(s) of the last deed(s) of record is/are: **LORNA JOY NELSON**

**By Virtue of Warranty Deed recorded 10/22/1985 in OR 2133/521 together with Quit Claim Deed recorded 6/4/1991 in OR 3013/651, and 8/9/2004 in OR 5472/1586. See also Marriage/Death Affidavit recorded 10/5/1994 in OR 3657/587 and Affidavit of Continuous Marriage recorded 8/9/2004 in OR 5472/1588**

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 11/16/2020 OR 8405/455**
- b. **Code Enforcement Order in favor of Escambia County recorded 11/2/2022 – OR 8883/1206 together with Cost Order recorded 6/13/2024 – OR 9160/1292**
- c. **Judgment in favor of Capital One Bank, N.A. recorded 1/2/2018 – OR 7832/1230**

4. Taxes:

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

**Tax Account #: 09-0752-050**

**Assessed Value: \$214,346.00**

**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 #:** 09-0752-050

**CERTIFICATE #:** 2023-3964

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.

**LORNA JOY NELSON**  
**3300 DUNAWAY LN**  
**PENSACOLA, FL 32526**

**CAPITAL ONE BANK**  
**1680 CAPITAL ONE DR**  
**MCLEAN, VA 22102**

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

Certified and delivered to Escambia County Tax Collector, this 11<sup>th</sup> 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 #:09-0752-050**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT  
OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31**

**SECTION 14, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-0752-050(1125-59)**

500/550

PREPARED BY:  
**M. J. Menge**  
OF SHELL FLEMING DAVIS & MENGE  
309 FIRST BANK BUILDING  
PENSACOLA, FLORIDA

ORF0042133PG 521

S.F.D & M. File No. **M-780**

State of **Florida**,

**Escambia** County

## WARRANTY DEED

REC FEE  
ST. STAMP  
SURTAX  
TOTAL

**Re 7 Bk 389-A Pensacola 32506**  
Grantees' Address

Know All Men by These Presents: That **Henry E. Nelson, Sr. and Elozy Nelson, husband and wife,**

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant to **Henry E. Nelson, Jr. and Lorna Joy Nelson, husband and wife,**

administrators, successors and assigns, forever, the real property in **Escambia** County, Florida, described as

The North 927 feet of the South 960 feet of the East 420 feet, Less the North 387 feet of the South 420 feet of the East 315 feet, all of the Southwest Quarter of the Southeast Quarter of Section 14, Township 1 South, Range 31 West, Escambia County, Florida.

This is a corrective warranty deed executed by the grantors hereof to correct that certain warranty deed dated October 10, 1970, and recorded in Official Record Book 510 at Page 635 of the public records of Escambia County, Florida.

D S PD. \$ 50  
DATE 10-22-85  
JOE A. FLOWERS, COMPTROLLER  
BY: *[Signature]*  
CERT. REG. #59-2043328-27-01

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

To have and to hold, unto the said grantee, **their** heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And **we** covenant that **we are** well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same, that it is free of any lien or encumbrance not shown above, and that **we, our** heirs, executors and administrators, the said grantee, **their** heirs, executors, administrators, successors, and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend

IN WITNESS WHEREOF, **we** have hereunto set **our** hand and seal this **24<sup>th</sup>** day of **May**, 19**85**.

Signed, sealed and delivered in the presence of

*E. R. P. McCauley*  
*Frank F. Wolen*

*Henry E. Nelson* (SEAL)  
**HENRY E. NELSON** (SEAL)  
*Elozy Nelson* (SEAL)  
**ELOZY NELSON** (SEAL)

State of **Florida**  
County of **Escambia**

Before the subscriber personally appeared **Henry E. Nelson**  
and **Elozy Nelson**

his wife, known to me to be the individual described by said name, in and to whom he executed the foregoing instrument and acknowledged that **he** executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this **24** day of **May**



INDEXED  
OR / TIME  
ESCAMBIA COUNTY

CLERK FILE NO.

OCT 22 2 23 PM '85

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLA.

405612

9450  
28.40  
108.90

3013PC 651

Major Form 123  
PRINTED AND FOR SALE BY  
MAYES PRINTING COMPANY  
PENSACOLA, FLA.  
1977

QUIT CLAIM DEED

State of Florida,

Escambia County

KNOW ALL MEN BY THESE PRESENTS, That

Gary Alan Spence and Claudette Marie Spence, Husband and Wife

for and in consideration of one dollar and other good and valuable considerations, DOLLARS,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto Henry E. Nelson and Lorna Joy Nelson, Husband and Wife

3300 Dunaway Lane  
Pensacola, FL 32526

their heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia State of Florida to-wit:

The South one acre more or less of the North three acres more or less, less the East 20.00 feet thereof, of the following described property: The North 927.00 feet of the South 960.00 feet of the East 420.00 feet, less the North 387.00 feet of the South 420.00 feet of the East 315.00 feet of the Southwest Quarter of the Southeast Quarter of Section 14, Township 1 South Range 31 West, Escambia County, Florida.

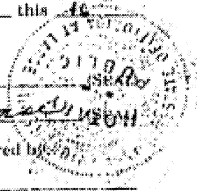
O.S. PD. 78.40  
DATE 6-4-81  
JOE A. FLOWERS, COMPTROLLER  
BY: J. Cantrell, D.C.  
CERT. NO. 459-2043320-27-01

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

IN WITNESS WHEREOF, have hereunto set hand and seal this 4th day of September, A.D. 1981.

Signed, sealed and delivered in the presence of  
J. Baker  
Joe Hall

Gary Spence  
Claudette Marie Spence  
This instrument was prepared by  
Lorna Joy Nelson  
3300 Dunaway Lane  
Pensacola, Florida, 32526



3013 652

State of Florida  
County of Essex

This day, before the undersigned Notary Public, personally appeared Gary A Spence  
Claudette Marie Spence  
to me well known to be the individual described in and who executed the foregoing Quit Claim Deed,  
and acknowledged that They executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this  
15 day of September, 1990.

May E. Anderson  
Notary

My commission expires: April 4, 1992

879863

JUN 4 12 34 PM '91

OR BK 5472 PG1586  
Escambia County, Florida  
INSTRUMENT 2004-272708

DEED DOC STAMPS PB & ESC CO \$ 0.70  
08/09/04 ERNIE LEE WAGANA, CLERK

After Recording Return to:  
**Lenders First Choice**  
3803 Parkwood Blvd., Ste. 100  
Frisco, TX 75034  
Attn: Recording/Policy Dept.

Mail Tax Statements to:  
Lorna Joy Nelson  
3300 Dunaway Lane  
Pensacola, FL 32526

Property Tax ID#: 09-752-050

### WARRANTY DEED

This WARRANTY DEED, executed this 21<sup>st</sup> day of June 2004, 2004, by, LORNA JOY NELSON, a now widowed woman, and surviving spouse of HENRY E. NELSON, JR., deceased, hereinafter called GRANTORS, grant to LORNA JOY NELSON, a widow, whose address is 3300 Dunaway Lane, Pensacola, FL 32526, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTORS" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Escambia County, Florida, viz:

THE NORTH 927 FEET OF THE SOUTH 960 FEET OF THE EAST 420 FEET, LESS THE NORTH 387 FEET OF THE SOUTH 420 FEET OF THE EAST 315 FEET, ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

SOURCE OF TITLE: BOOK 2133 PAGE 521 (RECORDED: 10/22/1985)

TAX PARCEL ID#: APN: 09-0752-050 (14-1S-31-4302-000-001)

PROPERTY ADDRESS: 3300 Dunaway Lane, Pensacola, FL 32526

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

OR BK 5472 PG1587  
Escambia County, Florida  
INSTRUMENT 2004-272708

RCD Aug 09, 2004 04:12 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-272708

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, 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 accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Michele Stearns  
Witness

Michele Stearns  
Printed Name

Emily Goforth  
Witness

Emily Goforth  
Printed Name

Lorna Joy Nelson  
LORNA JOY NELSON  
Surviving Spouse of Henry E. Nelson, Jr.

STATE OF FLORIDA )  
COUNTY OF Escambia )

The foregoing instrument was hereby acknowledged before me this 21st day of June, 2004, by LORNA JOY NELSON, who is personally known to me or who has produced Florida Drivers License as identification, and who signed this instrument willingly.



Michele Stearns  
My Commission DD167386  
Expires December 18, 2006

Michele Stearns  
Notary Public

My commission expires: 12-18-06

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared by:  
William E. Curphey & Assoc.  
2605 Enterprise Road, East  
Suite 155  
Clearwater, Florida 33759

Recorded in Public Records 11/16/2020 10:45 AM OR Book 8405 Page 93,  
Instrument #2020098240, 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:** CE20052170L  
**LOCATION:** 3300 DUNAWAY LN  
**PR#:** 141S314302003001

**VS.**

**NELSON, LORNA JOY**  
3300 DUNAWAY LN  
PENSACOLA, FL 32526

**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, *Melissa Gates / James*  
as well as evidence submitted and after consideration of the appropriate sections of *Gates*  
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**

**Sec. 42-196(d) Nuisance - (D) Overgrowth**



THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **2/1/2021** 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**

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

**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 **\$15.00** per day, commencing **2/2/2021**. 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. 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)**.

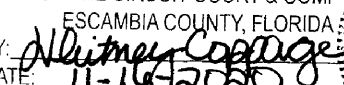
This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing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

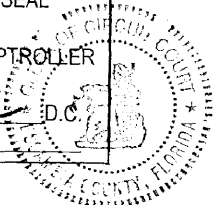
**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court 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 10th day of November, 2020.

  
\_\_\_\_\_  
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:   
DATE: 11-16-2020



Recorded in Public Records 11/2/2022 9:24 AM OR Book 8883 Page 1206,  
Instrument #2022107253, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50

Recorded in Public Records 11/2/2022 8:47 AM OR Book 8883 Page 1070,  
Instrument #2022107202, 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: CE22062550N  
LOCATION: 3300 DUNAWAY LN  
PR#: 141S314302000001

VS.

NELSON, LORNA JOY  
3300 DUNAWAY LN  
PENSACOLA, FL 32526

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, Gates  
as well as evidence submitted, and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinances has occurred and continues:

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

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

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

**Sec. 42-196(d) Nuisance - (D) Overgrowth**

**Unsafe Structure - 30-203 (CC) Accessory structure unmaintained**

**Unsafe Structures - 30-203 (O) Roof**

Page 1 Of 4

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBACAC-BEHJGH-C Page 1 of 4

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD  
OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED  
IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY  
HAVE REDACTIONS AS REQUIRED BY LAW.  
VISIT [HTTPS://WWW.ESCAMBIACLERK.COM/E-CERTIFY](https://www.escambiaclerk.com/E-CERTIFY) TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers  
Date: 2022.11.02 09:01:48 -05:00  
Escambia County Clerk of the Court and Comptroller  
Location: 190 W Government St., Pensacola, FL 32502

BK: 8883 PG: 1207

BK: 8883 PG: 1071

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **1/30/2023** 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.**

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

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

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 **1/31/2023**.

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

Page 2 Of 4

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBACAC-BEHJGH-C Page 2 of 4

BK: 8883 PG: 1208

BK: 8883 PG: 1072

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBACAC-BEHJGH-C Page 3 of 4

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.


**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.

**BK: 8883 PG: 1209 Last Page**

**BK: 8883 PG: 1073 Last Page**

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 November, 2022.

  
\_\_\_\_\_  
Gregory Farrar  
Special Magistrate  
Office of Environmental Enforcement

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBAAHCAC-BEHJGH-C Page 4 of 4

Recorded in Public Records 6/13/2024 11:21 AM OR Book 9160 Page 1292,  
Instrument #2024045383, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 6/13/2024 10:55 AM OR Book 9160 Page 1202,  
Instrument #2024045326, 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.

NELSON, LORNA JOY  
3300 DUNAWAY LN  
PENSACOLA, FL 32526

Case No: CE22062550N  
Location: 3300 DUNAWAY LN  
PR #: 141S314302000001

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 11/1/2022.

Itemized Cost		
Daily fines	\$8,100.00	\$20.00 Per Day From: <u>01/31/2023</u> To: <u>03/11/2024</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$3,800.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

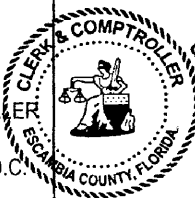
**Total: \$12,150.00**

DONE AND ORDERED at Escambia County, Florida on

*June 11, 2024*

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: *Heather Melony* D.C.  
DATE: *6-13-2024*



Recorded in Public Records 1/2/2018 8:53 AM OR Book 7832 Page 1230,  
Instrument #2018000045, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 11/28/2017 4:00 PM OR Book 7815 Page 967,  
Instrument #2017092772, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 64559005 E-Filed 11/22/2017 05:17:40 PM

IN THE COUNTY COURT FOR THE  
1ST JUDICIAL CIRCUIT IN  
AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2017 SC 003221

CAPITAL ONE BANK (USA), N.A.,  
Plaintiff,  
vs.

LORNA NELSON,  
Defendant.

**DEFAULT FINAL JUDGMENT**

THIS CAUSE, having come before the Court for a Pre-Trial Conference and the Court  
having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, CAPITAL ONE BANK (USA), N.A., 1680 CAPITAL  
ONE DRIVE, MCLEAN VA 22102, recover from the Defendant(s), LORNA NELSON, 3300  
DUNAWAY LN, PENSACOLA FL 32526-9398, the sum of \$1089.66 on principal  
and \$256.48 for costs for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the defendant(s) shall complete the  
Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to RAS LaVrar,  
LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324, within 45 days from the date of  
this final judgment, unless the final judgment is satisfied or notice of appeal is filed. Jurisdiction  
of this case is retained to enter further orders that are proper to compel the defendant(s) to  
complete Form 7.343 and return it to RAS LaVrar, LLC

ORDERED in ESCAMBIA County, Florida, this 22<sup>nd</sup> day of Nov, 2017.

  
CLERK OF THE COUNTY COURT JUDGE PAT KINSEY  
on 11/22/2017 15:04:19 vqkm2

Copies furnished to:

RAS LaVrar, LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324.

LORNA NELSON, 3300 DUNAWAY LN, PENSACOLA FL 32526-9398.

Account No: [REDACTED]  
File No: 3000659677.001

