

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

07671

		7. pa. 1. jest 2011 10. j.	89 - 100 - 1		77. (28.27.)		Orlo. II
Part 1: Tax Deed	Application Info	rmation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025	
Property description	GULF BREEZE, FL 32562			Certificate # Date certificate issued		2023 / 7785 06/01/2023	
	655 PENSACOLA BEACH BLVD 17-0010-925 BEG AT NE COR LT 1 BLK A N 23 DEG 09 MIN 40 SEC E ALG W R/W LI ST RD NO 399 50 FT TO POB 90 DEG DEFL (Full legal attached.)						
Part 2: Certificat	es Owned by Ap	plicant an	d Filed w	ith Tax Deed	Applic	ation	
Column 1 Certificate Numbe	Colui er Date of Cert			olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/7785	06/01/	2023		8,733.32		436.67	9,169.99
				4		→Part 2: Total*	9,169.99
Part 3: Other Cei	rtificates Redeer	ned by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's i	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/7871	06/01/2024		8,922.21 6		6.25	1,247.25	10,175.7
						Part 3: Total*	10,175.7
Part 4: Tax Colle	ector Certified A	mounts (L	ines 1-7)				
Cost of all certi	ificates in applicant	s possessio	n and othe			by applicant Parts 2 + 3 above	19,345.70
2. Delinquent tax	es paid by the appli	cant					0.00
3. Current taxes paid by the applicant				8,243.22			
4. Property information report fee				200.00			
5. Tax deed appli	cation fee						175.00
6. Interest accrue	ed by tax collector u	nder s.197.5	542, F.S. (s	ee Tax Collecto	r Instruc	tions, page 2)	0.00
7.	•	****			Tota	I Paid (Lines 1-6)	27,963.92
I certify the above in					y informa		nd tax collector's fees
Sign here:		nianae			Da	Escambia, Florid te <u>April 24th, 2</u>	
Signa	ature, Collector or Do	ayiiee					

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Par	t 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 I	here: Date of sale 01/07/2026 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.

BEG AT NE COR LT 1 BLK A N 23 DEG 09 MIN 40 SEC E ALG W R/W LI ST RD NO 399 50 FT TO POB 90 DEG DEFL ANG IN WLY DIR 181 FT MORE OR LESS TO BULKHEAD LI OF LITTLE SABINE BAY 90 DEG NLY ALG SD BULKHEAD LI OF CHARTER BOAT BASIN 217 5/10 FT MORE OR LESS TH 90 DEG ELY 97 FT MORE OR LESS NWLY 167 FT MORE OR LESS ALG MEANDERING SHORE LI OF SD BAY TH IN ELY DIR 30 FT MORE OR LESS 90 DEG SLY 100 FT 90 DEG ELY 100 FT TO W R/W ST RD NO 399 90 DEG DEFL ANG IN SLY DIR 280 FT MORE OR LESS TO POB OR 8182 P 1698 SHEET 6-A

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500409

l,	
KEYS FUNDING LLC	- 2023
PO BOX 71540	
PHILADELPHIA, PA	19176-1540,
hold the listed tax cer	tificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
17-0010-925	2023/7785	06-01-2023	BEG AT NE COR LT 1 BLK A N 23 DEG 09 MIN 40 SEC E ALG W R/W LI ST RD NO 399 50 FT TO POB 90 DEG DEFL ANG IN WLY DIR 181 FT MORE OR LESS TO BULKHEAD LI OF LITTLE SABINE BAY 90 DEG NLY ALG SD BULKHEAD LI OF CHARTER BOAT BASIN 217 5/10 FT MORE OR LESS TH 90 DEG ELY 97 FT MORE OR LESS NWLY 167 FT MORE OR LESS ALG MEANDERING SHORE LI OF SD BAY TH IN ELY DIR 30 FT MORE OR LESS 90 DEG SLY 100 FT 90 DEG ELY 100 FT TO W R/W ST RD NO 399 90 DEG DEFL ANG IN SLY DIR 280 FT MORE OR LESS TO POB OR 8182 P 1698 SHEET 6-A

I agree to:

· pay any current taxes, if due and

To: Tax Collector of <u>ESCAMBIA COUNTY</u>, Florida

- · redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file	
KEYS FUNDING LLC - 2023	
PO BOX 71540	
PHILADELPHIA, PA 19176-1540	
•	<u>04-21-2025</u>
	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

2825261020001001 Parcel ID:

Account:

170010925

Owners:

PIER ONE MARINA GULF BREEZE LLC

Mail:

PO BOX 1144

Situs:

GULF BREEZE, FL 32562

655 PENSACOLA BEACH BLVD 32561

Use Code:

MARINAS/PIERS 🔑

Taxing

Authority:

PENSACOLA BEACH

Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

Assessments	s			
Year La	nd	Imprv	Total	Cap Val
2024	\$0	\$562,319	\$562,319	\$562,319
2023	\$0	\$555,196	\$555,196	\$555,196
2022	\$0	\$539,861	\$539,861	\$533,019

Disclaimer

Tax Estimator

Change of Address

Report Storm Damage

Enter Income & Expense Survey Download Income & Expense Survey

Sales Data	Type List:	•			
Sale Date	Book Page	Value	Туре	Multi Parcel	Records
10/15/2019	8182 1698	\$3,050,000	LI	N	C ₂
01/31/2012	6814 834	\$2,450,000	u	N	
05/02/2011	6715 1867	\$1,255,200	CT	N	
06/2007	6165 1341	\$2,550,000	LI	N	C _o
12/2002	5057 1370	\$100	OT	N	C _o
09/1999	4475 1788	\$1,450,000	LI	N	۵
12/1996	4087 1052	\$1,233,000	LI	N	C _o
Official Reco	ords Inquiry	courtesy of	Pam C	hilders	

Escambia County Clerk of the Circuit Court and

2024 Certif	ied Roll	Exempti	ons
		100	2007/2007

None

Legal Description

BEG AT NE COR LT 1 BLK A N 23 DEG 09 MIN 40 SEC E ALG W R/W LI ST RD NO 399 50 FT TO POB 90 DEG DEFL ANG IN WLY DIR... 🔑

Extra Features

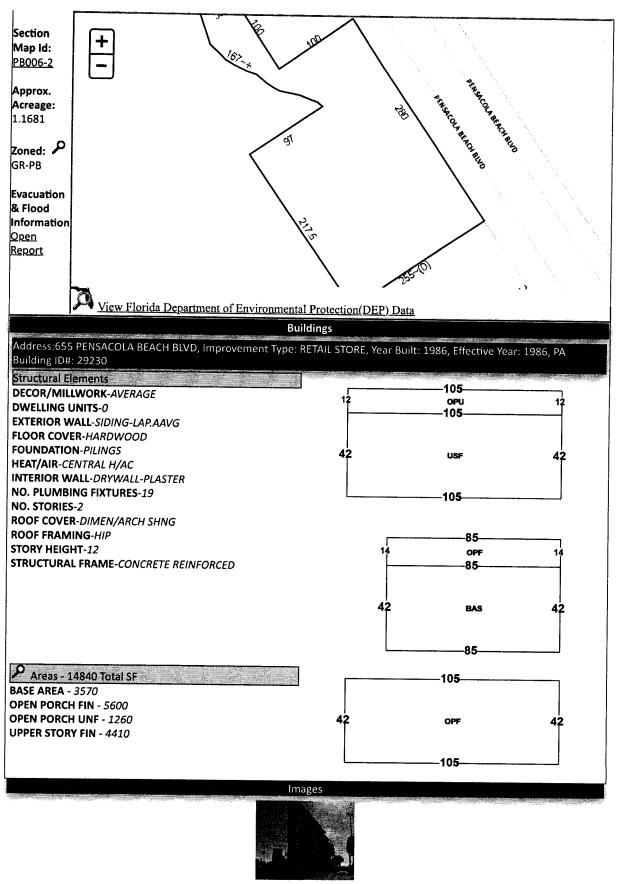
ASPHALT PAVEMENT **BOAT DOCK CONCRETE PAVING ELEVATOR**

FRAME BUILDING PARKING LIGHT

Parcel Information

Comptroller

Launch Interactive Map



12/1/2021 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037281 5/20/2025 4:41 PM
OFF REC BK: 9320 PG: 918 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07785, 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:

BEG AT NE COR LT 1 BLK A N 23 DEG 09 MIN 40 SEC E ALG W R/W LI ST RD NO 399 50 FT TO POB 90 DEG DEFL ANG IN WLY DIR 181 FT MORE OR LESS TO BULKHEAD LI OF LITTLE SABINE BAY 90 DEG NLY ALG SD BULKHEAD LI OF CHARTER BOAT BASIN 217 5/10 FT MORE OR LESS TH 90 DEG ELY 97 FT MORE OR LESS NWLY 167 FT MORE OR LESS ALG MEANDERING SHORE LI OF SD BAY TH IN ELY DIR 30 FT MORE OR LESS 90 DEG SLY 100 FT 90 DEG ELY 100 FT TO W R/W ST RD NO 399 90 DEG DEFL ANG IN SLY DIR 280 FT MORE OR LESS TO POB OR 8182 P 1698 SHEET 6-A

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170010925 (0126-71)

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

PIER ONE MARINA GULF BREEZE LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of January, which is the 7th day of January 2026.

Dated this 20th 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.

COUNT BURN

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 ATTACH	ED REPORT	IS ISSUED TO:			
SCOTT LUNS	FORD, ESCA	MBIA COUNTY TA	X COLLECTOR		
TAX ACCOUN	NT #:	17-0010-925	_ CERTIFICATE #:	2023-778	85
REPORT IS LI	MITED TO T	HE PERSON(S) EXP	E LIABILITY FOR ER RESSLY IDENTIFIED S) OF THE PROPERTY	BY NAME IN THE	PROPERTY
listing of the ov tax information	wner(s) of reco and a listing a recorded in the	rd of the land describe and copies of all open Official Record Book	ne instructions given by the december of the d	current and delinquer ortgages, judgments	nt ad valorem and
and mineral or	any subsurface		s and assessments due n nature; easements, restr		
	le insurance po		y or sufficiency of any of title, of title, of		
Use of the term	"Report" here	ein refers to the Prope	rty Information Report a	nd the documents at	tached hereto.
Period Searched:	October 1	16, 2005 to and inclu	ding October 16, 2025	Abstractor:	Andrew Hunt
BY					
Mol	ak!				

As President Dated: October 17, 2025

Michael A. Campbell,

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 17, 2025

Tax Account #: 17-0010-925

1. The Grantee(s) of the last deed(s) of record is/are: LEASEHOLD: PIER ONE MARINA GULF BREEZE LLC

By Virtue of Assignment of Leasehold Interest recorded 10/16/2019 in OR 8182/1698

- 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. Judgment in favor of Master Pro Restoration LLC recorded 4/24/2022 OR 8770/136
 - b. Tourist Development Tax Warrant in favor of Escambia County recorded 11/2/2023 OR 9063/890
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 17-0010-925 Assessed Value: \$562,319.00

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

7, 2026
010-925
-7785
is a list of names and addresses of m against the above-described ed as proper notification of tax deed
32502
NA GULF BREEZE LLC
A BEACH BLVD ACH, FL 32561
NA GULF BREEZE LLC FL 32562
INTY SURY L STE 110 L 32502

SANTA ROSA ISLAND AUTHORITY 25 VIA DE LUNA DR PENSACOLA BEACH, FL 32561

Certified and delivered to Escambia County Tax Collector, this 17th day of October 2025.

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

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

October 17, 2025 Tax Account #:17-0010-925

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR LT 1 BLK A N 23 DEG 09 MIN 40 SEC E ALG W R/W LI ST RD NO 399 50 FT TO POB 90 DEG DEFL ANG IN WLY DIR 181 FT MORE OR LESS TO BULKHEAD LI OF LITTLE SABINE BAY 90 DEG NLY ALG SD BULKHEAD LI OF CHARTER BOAT BASIN 217 5/10 FT MORE OR LESS TH 90 DEG ELY 97 FT MORE OR LESS NWLY 167 FT MORE OR LESS ALG MEANDERING SHORE LI OF SD BAY TH IN ELY DIR 30 FT MORE OR LESS 90 DEG SLY 100 FT 90 DEG ELY 100 FT TO W R/W ST RD NO 399 90 DEG DEFL ANG IN SLY DIR 280 FT MORE OR LESS TO POB OR 8182 P 1698 SHEET 6-A

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-0010-925(0126-71)

Recorded in Public Records 10/16/2019 9:32 AM OR Book 8182 Page 1698, Instrument #2019091129, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50 Deed Stamps \$21,350.00

PREPARED BY: CHARLES L. HOFFMAN, JR., OF SHELL, FLEMING, DAVIS & MENGE, P.A. 226 SOUTH PALAFOX PLACE SEVILLE TOWER - SEVENTH FLOOR POST OFFICE BOX 1831 PENSACOLA, FLORIDA 32598-1831 SFD&M FILE NO.: H5849.00000

STATE OF FLORIDA COUNTY OF ESCAMBIA

ASSIGNMENT OF LEASEHOLD INTEREST

IL of Pensacola Beach, LLC, a Florida limited liability company, whose address is 6307 N. 9th Avenue, Pensacola, Florida 32504, hereafter called Assignor (which word shall be construed in the plural where the context requires), the present owner and holder of the leasehold interest of lessee in that Commercial Lease Agreement ("Lease") granted by Santa Rosa Island Authority, as leasing agent of Escambia County, Florida, to Old World Properties, Inc. dated February 1, 1995 and recorded in Official Records Book 4087 at Page 1041, the Ratification of Lease Agreement recorded in Official Records Book 4087 at Page 1050, and the Amendment To Lease recorded in Official Records Book 5057 at Page 1370 of the Public Records of Escambia County, Florida, covering the following described real property on Santa Rosa Island in Escambia County, Florida:

Commencing at the Northeast corner of Lot 1, Block A, First Addition to Villa Sabine as recorded in Plat Book 5 at Page 75 of the Public Records of Escambia County, Florida; thence go North 23 degrees 09 minutes 40 seconds East along the West right-of-way line of State Road No. 399 a distance of 50 feet to the Point of Beginning; thence on a 90 degree deflection angle in a Westerly direction a distance of 181 feet, more or less, to the bulkhead line of Little Sabine Bay; thence on a 90 degree deflection angle in a Northerly direction along the bulkhead line of Charter Boat Basin a distance of 217.5 feet, more or less, thence on a 90 degree deflection angle in an Easterly direction a distance of 97 feet, more or less, thence in a Northwesterly direction a distance of 167 feet, more or less, along the meandering shoreline of Little Sabine Bay; thence in an Easterly direction a distance of 30 feet, more or less, thence on a 90 degree deflection angle in a Southerly direction a distance of 100 feet; thence on a 90 degree deflection angle in an Easterly direction a distance of 100 feet to the West right-of-way line of State Road No. 399; thence on a 90 degree deflection angle in a Southerly direction a distance of 280 feet, more of less, to the Point of Beginning, containing approximately 1.09 acres.

for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, convey, sell,

BK: 8182 PG: 1699

assign, and transfer all of the right, title, and interest of Assignor in said Lease and demised premises, and all the improvements thereon, and all interest which may be hereafter acquired by Assignor in said leasehold estate, to **Pier One Marina Gulf Breeze LLC**, a Florida limited liability company, P.O. Box 1144, Gulf Breeze, FL 32562, hereafter called Assignee (but which word shall be construed in the plural when the context requires), and its successors and assigns, forever, of Assignee.

The leasehold interest is derived from that certain Lease between the Santa Rosa Island Authority as lessor, to Old World Properties, Inc., as lessee, recorded in Official Records Book 4087, Page 1041, with Ratification of Lease Agreement recorded in Official Records Book 4087, Page 1050, and assigned by Old World Properties, Inc. to Pensacola Beach Marina, Inc. pursuant to that certain Assignment of Leasehold Interest, recorded in Official Records Book 4087, Page 1052, and assigned by Marina Management Corp. (successor by merger to Pensacola Beach Marina, Inc.) to Beach Marina, Inc. pursuant to that certain Assignment of Leasehold Interest Moorings Restaurant and Marina, recorded in Official Records Book 4475, Page 1788 (collectively, the "Leasehold Interest"), said Leasehold Interest being amended by that certain Amendment to Commercial Lease Agreement, recorded in Official Records Book 5057, Page 1370, and assigned to Pensacola Beach Marina, LLC pursuant to that certain Assignment of Lease, recorded in Official Records Book 6165, Page 1341, and a Certificate of Title recorded in O.R. Book 6715 at page 1867, all of the public records of Escambia County, Florida. Assignor took title by virtue of an Assignment of Leasehold Interest recorded in O.R. Book 6814 at page 834 of the public records of Escambia County, Florida.

By acceptance of this assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid Lease and to hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown on Exhibit A; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy, and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part thereof.

IN WITNESS WHEREOF, the undersigned Assignor has executed this instrument under seal this 15th day of October, 2019.

Signed, sealed and delifered in the presence of:

Charles L. Hoffman, Jr.

Charlene C. Mabire

IL of Pensacola Beach, LLC, a Florida

limited liability company

Jerome B. Schluter, Its Member

Lydra A. Spencer, Its Member

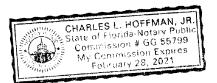
BK: 8182 PG: 1700

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of October, 2019, by Jerome B. Schluter and Lydia A. Spencer, members of IL of Pensacola Beach, LLC, a Florida limited liability company, on behalf of the company () who is personally known to me or () has produced a valid driver's license as identification.

NOTARY PUBLIC - STATE OF FLORIDA

Name: Charles L. Hoffman Jr. My Commission Expires: 2-28-21



BK: 8182 PG: 1701 Last Page

Exhibit A

- Declaration of Covenants, Conditions, Restrictions and Easements, including any amendments or modifications thereto, recorded in Deed Book 294, Page 303, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- 2. Easement granted to Gulf Power Company by instrument recorded in Deed Book 426, Page 588 and Deed Book 546, Page 545.
- 3. Reservations specifically set forth in instrument recorded in Deed Book 248, Page 161 and Deed Book 308, Page 12.
- 4. Terms and Conditions of the Lease Agreement in Deed Book 438, Page 180.
- Terms and Conditions of the Lease Agreement in Official Records Book 4087, Page 1041, together with Amendment in Official Records Book 5057, Page 1370, Ratification in Official Records Book 4087, Page 1050 and Assignment in Official Records Book 6814, Page 834.
- 6. Terms and conditions of the Agreement between Beach Marina, Inc. and Pensacola Beach Elks Lodge #2256, Benevolent and Protective Order of Elks of the United States of America, Inc. ("Elks Lodge #2256") recorded in Official Records Book 5014, Page 1820.
- 7. Terms and Conditions of the License Agreement recorded in Book Official Records 6807, Page 925, together with Assignment of License Agreement to IL of Pensacola Beach, LLC, a Florida limited liability company recorded in Official Records Book 6814, Page 839.
- Terms and Conditions of the Sovereignity Submerged Lands Lease Renewal And Modification To Reflect Change of Ownership recorded in Official Records Book 6799, Page 599, Book 6840, Page 957 and Book 7127, Page 107.
- 9. Subject to the rights or claims of parties in possession as tenants only under unrecorded leases.
- 10. This Policy does not insure title to any part of the land lying below the mean high water line of any abutting body of water (Little Sabine Bay).
- 11. Riparian and/or littoral rights are not insured.
- 12. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may by legally established as relating to such public use.
- 13. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
- 14. Any adverse claim to any portion of the land which has been created by artificial means or has accreted to any such portion so created.

Recorded in Public Records 5/3/2022 10:17 AM OR Book 8776 Page 749, Instrument #2022045122, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

> Recorded in Public Records 4/25/2022 4:44 PM OR Book 8770 Page 136, Instrument #2022041786, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 147729141 E-Filed 04/14/2022 03:29:40 PM

IN THE COUNTY COURT, IN AND FOR ESCAMBIA COUNTY, FLORIDA CIVIL DIVISION

MASTER PRO RESTORATION, LLC,

Plaintiff,

v. CASE NO.: 2022-CC-000739

PIER ONE MARINA GULF BREEZE, LLC,

Defendant.

FINAL JUDGMENT after DEFAULT

THIS MATTER came before the Court, without hearing, upon Plaintiff MASTER PRO RESTORATION, LLC's, Motion for Final Judgment after Default against Defendant PIER ONE MARINA GULF BREEZE, LLC, filed herein on April 7, 2022, (hereinafter "the Motion"). The Court has reviewed the Motion and the record; the Court is otherwise fully advised in the premises, and FINDS:

- On February 8, 2022, Plaintiff MASTER PRO RESTORATION, LLC, filed its Verified Complaint for Damages (hereinafter the "Complaint").
- On February 24, 2022, Defendant PIER ONE MARINA GULF BREEZE, LLC, was served, via substitute service, with the Summons and Complaint; the Return of Service is filed in this action.
- 3. On March 24, 2022, the Court entered a Clerk's Default due to Defendant's failure to file an Answer and/or other responsive pleading to the Complaint.

10/1/25, 3:54 PM

BK: 8776 PG: 750

BK: 8770 PG: 137

4. To date, Defendant has not filed or served any paper in this action.

5. Plaintiff's Verified Complaint sufficiently asserts:

- a. A valid Contract existed between Plaintiff and Defendant (filed as Exhibit
 "B" to Plaintiff's Complaint);
- Defendant failed to pay Plaintiff for the work Plaintiff performed in accordance with the parties' Contract; and
- Plaintiff is entitled to the amounts it invoiced Defendant for the work performed.
- 6. In its Motion for Final Judgment after Default, Plaintiff requests:
 - Eleven Thousand Seventy and No/100 Dollars (\$11,070.00) in damages
 related to Defendant's breach of contract, as plead in the Complaint;
 - b. Two Thousand Eight Hundred Thirty and 94/100 Dollars (\$2,830.94) in Pre-Judgment interest on the amount owed, per the parties' Contract (1.5% per month, or 18% per annum, beginning 30 days after invoiced) (\$5.54 per diem, calculated as of April 7, 2022);
 - Reimbursement of its reasonable attorneys' fees and taxable costs,
 pursuant to §57.041, Florida Statutes, and the parties' Contract; and
 - d. Post-Judgment interest on the amount owed at the statutory Judicial Interest Rate (currently 4.25%, as of April 1, 2022) from the date of the Final Judgment until paid in full.

Master Pro Restoration, LLC v. Pier One Marina Gulf Breeze, LLC Escambia County Case No. 2022-CC-000739
Final Judgment after Default
Page 2 of 3

10/1/25, 3:54 PM

BK: 8776 PG: 751

BK: 8770 PG: 138

7. Plaintiff is entitled to the relief requested, including reimbursement of its

reasonable attorneys' fees and taxable costs, pursuant to §57.041, Florida Statutes, and the

parties' Contract.

8. All conditions precedent for entering Default Final Judgment have been met.

The Court finds that Plaintiff's Motion for Final Judgment after Default is well taken, and

should be granted. It is, therefore, **ORDERED** and **ADJUDGED**:

Plaintiff MASTER PRO RESTORATION, LLC's, Motion for Final Judgment after

Default is GRANTED, and Plaintiff is awarded the following relief against Defendant PIER

ONE MARINA GULF BREEZE, LLC:

A. Defendant shall pay to Plaintiff Eleven Thousand Seventy and No/100 Dollars

(\$11,070.00) in damages, and Two Thousand Eight Hundred Thirty and 94/100

Dollars (\$2,830.94) in Pre-Judgment interest on the amount owed, per the parties'

Contract, for a total Judgment amount of Thirteen Thousand Nine Hundred and

94/100 Dollars (\$13,900.94);

B. Plaintiff shall recover from Defendant Post-Judgment interest on the Judgment

amount, owed at the statutory Judicial Interest Rate (currently 4.25%, as of April

1, 2022) from the date of this Final Judgment until paid in full;

C. Plaintiff is entitled to and is awarded its reasonable attorneys' fees and taxable

costs, as authorized by §57.041, Florida Statutes, and the parties' Contract, in an

amount to be determined upon Plaintiff's timely motion and application to the

Court;

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D. Let execution issue forthwith for all sums owed hereunder;

It is further ordered and adjudged that the judgment debtor shall complete, under E.

oath, Florida Rule of Civil Procedure Form 1.977(b) (Fact Information Sheet),

including all required attachments, and serve it on the judgment creditor's

attorney, Thieman-Greene & Bell, Post Office Box 5901, Navarre, Florida 32566,

within forty-five (45) days from the date of this Final Judgment, unless the Final

Judgment is satisfied or post-judgment discovery is stayed; and

F. The Court reserves jurisdiction of these proceedings to enter such additional

orders as it may deem necessary to enforce the provisions hereof, including to

determine and award the amount of Plaintiff's attorneys' fees and costs, and for

such other and further relief as the Court deems just and proper in this cause.

G. The judgment debtor's mailing address is:

> Pier One Marina Gulf Breeze, LLC Post Office Box 506

Gulf Breeze, Florida 32562

DONE and ORDERED, in Chambers, at Escambia County, Florida, on the date set forth

below.

COUNTY COURT JUDGE CHARLES YOUNG IN 2022 CC 000739 —

COUNTY COURT JUDGE

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Final Judgment after Default

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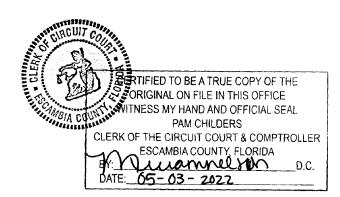
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Conformed copy served electronically on Plaintiff's counsel via the Florida Courts' E-Portal Service system:

Ashley M. Bell, Esquire
Shari Thieman-Greene, Esquire
Thieman-Greene & Bell
7552 Navarre Parkway, Suite 4
Post Office Box 5901
Navarre, Florida 32566
Service email: eservice@stglaw.net
Attorneys for Plaintiff

Within five (5) business days of entry of this Judgment, Plaintiff's counsel shall serve a conformed copy of this Final Judgment on Defendant via First Class U.S. Mail:

Pier One Marina Gulf Breeze, LLC Post Office Box 506 Gulf Breeze, Florida 32562



Master Pro Restoration, LLC v. Pier One Marina Gulf Breeze, LLC Escambia County Case No. 2022-CC-000739 Final Judgment after Default Page 5 of 5

Recorded in Public Records 11/2/2023 2:49 PM OR Book 9063 Page 890, Instrument #2023088225, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder • Auditor

TOURIST DEVELOPMENT TAX WARRANT

Pier One Marina Gulf Breeze LLC PO Box 506 Gulf Breeze, FL 32562

PROPERTY ADDRESS: 102 Ariola Dr / Pensacola Beach, FL 32561 PARCEL ID: 282S261800002014

ESCAMBIA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND TO ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT TOURIST DEVELOPMENT TAX

Under Chapter 125.0104 and Chapter 212, Florida Statutes, the warrant shall become a lien on any real or personal property of the taxpayer in the same manner as a recorded judgment.

The taxpayer named above in the County of Escambia is indebted to Escambia County Clerk of Court and Comptroller in the following amounts:

TAX	\$ 4,025.00
PENALTY	\$ 402.50
INTEREST	\$ 133.98
FEE(S)	\$ 23.00
*GRAND TOTAL	\$ 4.584.48

*Plus all additional tax, penalty, interest, and or fees due on the account through payoff

For returns due on or before December 31, 1999, interest is due at the rate of twelve percent (12%) per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

Total amount due and unpaid is now delinquent and subject to collection as provided by County ordinance and State law. Under the law and ordinance it is the duty of the Clerk of the Circuit Court, Escambia County, State of Florida, to issue a warrant for the collection of the delinquent taxes, together with penalties, interest, and cost of collection.

Witness my hand and official seal in this City of Pensacola, Escambia County, Florida this 2nd of November, 2023.

PAM CHILDERS, CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY: FLORIBA

Deputy Clerk

Finance/Treasury • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 Telephone (850) 595-4829 • tdt@EscambiaClerk.com