



# PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0230

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

2025

SEARCH DATE: 20 years up to April 17, 2025

PARCEL I.D. NO.: 402330234006

Beginning at the Northwest Corner of Lot 44, of DECOSTER'S ADDITION TO HARBOR VIEW, according to the plat thereof, recorded in the Public Records of Charlotte County, Florida; thence Southerly along the Western Boundary of said Lot 44, 190 feet to the Point of Beginning; thence at right angles, in an Easterly direction 200 feet to a point; thence Southerly and parallel with the Western Boundary of said Lot, 60 feet to a point; thence Westerly 200 feet to a point on the Western Boundary of said Lot 44; thence Northerly along the Western Boundary 60 feet to the Point of Beginning, a/k/a Lot 34 of the unrecorded plat of DORAN'S HEIGHTS

TO: CLERK OF COURT

ISSUED in connection with APPLICATION FOR TAX DEED pursuant to Chapter 197.502 (4) 1985 Florida Statutes, the following are names and addresses of the persons the Clerk is required to notify pursuant to Chapter 197.522 Florida Statutes, prior to sale of property as per Florida Department of Revenue Rule 12D-13.60:

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

JAMES NOWAK, SUSAN KOMAR, LAURA NOWAK and NANCY MARSH

ADDRESS: 662 Gregory Street, Onalaska, WI 54650

DEED ADDRESS, IF DIFFERENT:

PROPERTY ADDRESS: 173 Date Street, Port Charlotte, FL 33980

2024 TAXES in the amount of: \$2,439.95

CURRENT ASSESSED VALUE \$94,290.00

HOMESTEAD EXEMPTION: NO

UNPAID OR OMITTED YEARS: 2022, 2023 & 2024

OUTSTANDING CERTIFICATES: 23-06327 & 24-05684

AND SAID PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES, IF ANY:

1. Notices of Lien in favor of CHARLOTTE COUNTY, Building Construction Services, 18400 Murdock Circle, Port Charlotte, FL 33948, filed in Official Records Instrument #3350649; Official Records Instrument #3416294; Official Records Instrument #3428911; and Official Records Instrument #3466569; of the Public Records of Charlotte County, Florida.

This is to certify that the legal description and the above information are correct as required under Chapter 197 Florida Statutes. This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION  
2575 Tamiami Trail  
Port Charlotte, Florida 33952  
PHONE: (941) 743-7041 FAX: (941) 624-5362

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President

DATE: April 21, 2025

ROGER D. EATON  
CLERK OF CIRCUIT COURT  
CHARLOTTE COUNTY, FL

2025 MAY 15 AM 8:22

FILED

PLEASE RETURN TO:  
Kellyann Eller  
Community Development  
18400 Murdock Circle  
Port Charlotte, FL 33948  
941-764-4158

**LIEN FOR IMPROVEMENTS**

CHARLOTTE COUNTY, a political subdivision of the State of Florida, acting pursuant to Section 2-5-75, Charlotte County Code of Laws and Ordinances, does hereby claim and impose a Lien for Improvements in favor of Charlotte County, Florida upon the following described property:

Owner: James Nowak & SK & LN & NM  
Notice of Public Nuisance: NPN-23-00431  
Parcel ID: 402330234006  
Short Legal: DCA 000 0044 00P2  
Street Address: 173 Date St., Port Charlotte  
Amount of Lien: \$ 348.23

The above lien amount shall be the amount of Charlotte County's Lien for Improvements for costs incurred in the maintenance of the above-described property commencing on or about the 23rd day of October 2023.

Dated this 19th day of December, 2023.

ATTEST:  
Roger D. Eaton, Clerk of the Circuit Court  
and Ex-Officio Clerk to the Board of  
County Commissioners

Board of County Commissioners of  
Charlotte County, Florida

By: William G. Pulex  
William G. Pulex, Chairman

By: [Signature]  
Deputy Clerk

Approved as to form and legal sufficiency:

By: [Signature]  
Janette S. Knowlton, County Attorney

LR 23-0029

For Clerk of the Circuit Court  
Book / Page Stamp

FILED  
2025 MAY 15 AM 8:22  
ROGER D. EATON  
CLERK OF CIRCUIT COURT  
CHARLOTTE COUNTY, FLA.

**LIEN PAY-OFF INFORMATION CONTACT:**  
Charlotte County Community Development  
18400 Murdock Circle, Port Charlotte, FL 33948-1094  
Phone: 941.743.1201  
Checks made payable to: CCBCC

**V BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR CHARLOTTE COUNTY, FLORIDA**

**CHARLOTTE COUNTY,**

**Petitioner,**

**v.**

**CASE NO. COD-23-02438**

**LAURA NOWAK,**

**Respondent(s)**

**ORDER IMPOSING PENALTY / LIEN**

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 5th day of June 2024. The CESM, upon the County's Affidavit of Non-Compliance with the CESM's Order dated March 6, 2024, finds as follows:

**Violation:** Registration of Abandoned Real Properties or Real Property at Risk of Abandonment, Residential Multi Family (RMF), Prohibited Uses and Structures, Responsibility, Exterior Property Areas, Accessory Structures, Exterior Structure, General, Roofs and Drainage, Window, Skylight, and Door Frames, Glazing, Openable Windows, Insect Screens, Doors.

**Street Address:** 173 Date Street, Port Charlotte, Florida

**PID & Short Legal:** 402330234006 and DCA 000 0044 00P2

**Amount of Lien:** \$70.00

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent pursuant to Section 162.09(3), Florida Statutes, and Section 1-1-15 of the Code of Laws and Ordinances of Charlotte County, Florida.

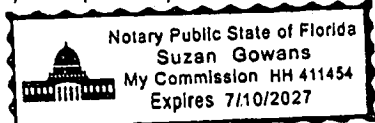
**DONE AND ORDERED** in Port Charlotte, Charlotte County, Florida, on this 5th day of June 2024.

**CODE ENFORCEMENT SPECIAL MAGISTRATE**

*Derek Rooney*  
Derek Rooney

**STATE OF FLORIDA  
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 5th day of June 2024 by Derek Rooney who is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.



*Suzan Gowans*  
Notary Public

Copy furnished to James Nowak & SK & Laura Nowak & NM, 662 Gregory Street, Onalaska, WI 54650. ✓

**NOTICE OF RIGHT TO APPEAL.** Pursuant to Section 162.11, Florida Statutes, the Respondent may appeal a final administrative order of an enforcement board or special magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board or special magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

I certify this document to be a true and correct copy of the original on file in my office.

Suzan Gowans

Suzan Gowans, Senior Administrative Assistant  
Return to Building Construction Services  
Suzan Gowans

**For Clerk of the Circuit Court  
Book / Page Stamp**

2025 MAY 15 AM 8:22  
ROGER D. EATON  
CLERK OF CIRCUIT COURT  
CHARLOTTE COUNTY, FLA

PLEASE RETURN TO:  
Kellyann Eller  
Community Development  
18400 Murdock Circle  
Port Charlotte, FL 33948  
941-764-4158

### LIEN FOR IMPROVEMENTS

CHARLOTTE COUNTY, a political subdivision of the State of Florida, acting pursuant to Section 2-5-75, Charlotte County Code of Laws and Ordinances, does hereby claim and impose a Lien for Improvements in favor of Charlotte County, Florida upon the following described property:

Owner: James & Laura Nowak & SK & NM  
Notice of Public Nuisance: NPN-24-00066  
Parcel ID: 402330234006  
Short Legal: DCA 000 0044 00P2  
Street Address: 173 Date St., Port Charlotte  
Amount of Lien: \$ 200.00

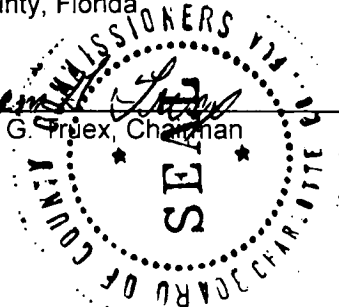
The above lien amount shall be the amount of Charlotte County's Lien for Improvements for costs incurred in the maintenance of the above-described property commencing on or about the 26th day of April 2024.

Dated this 16th day of July, 2024.

Board of County Commissioners of  
Charlotte County, Florida

ATTEST:  
Roger D. Eaton, Clerk of the Circuit Court  
and Ex-Officio Clerk to the Board of  
County Commissioners

By: William G. Priex  
William G. Priex, Chairman



By: Kimberly Eller  
Deputy Clerk

Approved as to form and legal sufficiency:

By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney

LR 24-0030

For Clerk of the Circuit Court  
Book / Page Stamp

ROGER D. EATON  
CLERK OF CIRCUIT COURT  
CHARLOTTE COUNTY, FLA

2025 MAY 15 AM 8:22

FILED

PLEASE RETURN TO:  
Kellyann Eller  
Community Development  
18400 Murdock Circle  
Port Charlotte, FL 33948  
941-764-4158

**LIEN FOR IMPROVEMENTS**

CHARLOTTE COUNTY, a political subdivision of the State of Florida, acting pursuant to Section 2-5-75, Charlotte County Code of Laws and Ordinances, does hereby claim and impose a Lien for Improvements in favor of Charlotte County, Florida upon the following described property:

Owner: James & SK & LN & NM Nowak  
Notice of Public Nuisance: NPN-24-00066(A)  
Parcel ID: 402330234006  
Short Legal: DCA 000 0044 00P2  
Street Address: 173 Date St., Port Charlotte  
Amount of Lien: \$ 236.00

The above lien amount shall be the amount of Charlotte County's Lien for Improvements for costs incurred in the maintenance of the above-described property commencing on or about the 16th day of August 2024.

Dated this 12th day of November, 2024.

Board of County Commissioners of  
Charlotte County, Florida

By: William D. Tye  
William D. Tye, Chairman

ATTEST:  
Roger D. Eaton, Clerk of the Circuit Court  
and Ex-Officio Clerk to the Board of  
County Commissioners

By: Kimberly J. [Signature]  
Deputy Clerk

Approved as to form and legal sufficiency:

By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney

LR 24-0030 Sm

For Clerk of the Circuit Court  
Book / Page Stamp

ROGER D. EATON  
CLERK OF CIRCUIT COURT  
CHARLOTTE COUNTY, FLA

2025 MAY 15 AM 8:22

FILED

1.800  
1.100 A.T.

WARRANTY DEED

OFFICIAL FORM 5  
(PHOTOSTAT)

OFFICIAL LEGAL FORMS  
MILWAUKEE, FLORIDA

# Warranty Deed

RECORDED IN

356 PAGE 230

This Indenture, Made this 24th day of March

A. D. 1971

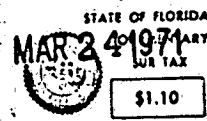
Between Virgil G. Wood and Helen D. Wood, his wife

of the County of Charlotte, in the State of Florida, parties of the first part, and  
Raymond C. Bowak and Clara R. Bowak, his wife, as an estate by the entirety  
with rights of survivorship, whose address is Route three, Punta Gorda, Fla. Box 26  
of the County of Charlotte, in the State of Florida, parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the  
sum of Ten Dollars and other valuable considerations in hand paid by the parties of the second part, the receipt whereof is  
to them hereby acknowledged, they granted, bargained and sold to the said parties of the  
second part, their heirs and assigns, forever, the following described land, situate, lying  
and being in the County of Charlotte and State of Florida, to-wit:

Beginning at the NE Corner of Lot 44 of De Coster's Addition  
to Harbor View as per Plat of record in the Public Records of  
Charlotte County, Florida, thence Southerly along the Western  
Boundary of said Lot 44, 190 feet to the point of beginning,  
thence at right angles, in an Easterly direction 200 feet to a  
point; thence Southerly and parallel with the Western Boundary  
of said Lot, 60 feet to a point; thence Westerly 200 feet to  
the Western Boundary of said Lot 44; thence Northerly along  
said Western Boundary 60 feet to the point of beginning.  
Said lands being otherwise described as Lot Number 34 on the  
unofficial plat of said lands known as Doran's Heights.

Subject to 1971 Taxes.



And the said parties of the first part do hereby fully warrant title to said land, and  
will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part do hereunto set their  
hands and seal the day and year above written.

Signed, sealed and delivered in presence of us:

W. D. Thomas

Ellis M. Thomas

Virgil G. Wood

Helen D. Wood

State of Florida,

County of Charlotte

I Herby Certify that on this day personally appeared before me, an officer duly  
authorized to administer oaths and take acknowledgments,

Virgil G. Wood and Helen D. Wood, his wife.

to me well known to be the person described in and who executed the foregoing deed, and  
acknowledged before me that they executed the same freely and voluntarily for the pur-  
pose therein expressed.

Witness my hand and official seal at Punta Gorda,  
County of Charlotte and State of Florida,  
day of March, A. D. 1971

My commission expires April 24, 1972

Notary Public, State of Florida.

This instrument prepared by Anna S. Addison  
Rt 3 Box 1243, Punta Gorda, Fla.

220609

FILED

1971 MAR 24 AM 9 39

J. L. LAWRENCE  
CLERK OF CIRCUIT COURT  
CHARLOTTE COUNTY, FLORIDA

2025 MAY 15 AM 9:21

FILED