

PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0265

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

ORDER DATE: April 11, 2025

SEARCH DATE: 20 years up to April 17, 2025

LEGAL DESCRIPTION:

PARCEL I.D. NO.: 402216328003

Lot 2, Block 430, PORT CHARLOTTE SUBDIVISION, SECTION 18, according to the plat thereof, recorded in Plat Book 5, Pages 8A thru 8E, of the Public Records of Charlotte County, Florida.

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:

PAUL R. DUXBURY

ADDRESS: 609 Ennis Terrace, Port Charlotte, FL 33952

DEED ADDRESS, IF DIFFERENT:

PROPERTY ADDRESS: 609 Ennis Terrace, Port Charlotte, FL 33952

2024 TAXES in the amount of: \$587.66

CURRENT ASSESSED VALUE \$18,255.00 ✓

HOMESTEAD EXEMPTION: NO ✓

UNPAID OR OMITTED YEARS: 2022, 2023 & 2024

OUTSTANDING CERTIFICATES: 23-04245 & 24-03668

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

1. Certified Final Judgments in favor of STATE OF FLORIDA, c/o Charlotte County Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, FL 33950, filed in Official Records Book 4411, Page 2081; Official Records Book 5038, Page 413; and Official Records Instrument #3323412; of the Public Records of Charlotte County, Florida.
2. Final Judgment in favor of CAPITAL ONE BANK (USA), N.A., 15000 Capital One Drive, Richmond, VA 23238, filed in Official Records Book 4201, Page 461, of the Public Records of Charlotte County, Florida.
3. Notices of Lien in favor of CHARLOTTE COUNTY, Building Construction Services, 18400 Murdock Circle, Port Charlotte, FL 33948, filed in Official Records Book 4745, Page 997; Official Records Book 4837, Page 1326; Official Records Book 4871, Page 1369; Official Records Book 4922, Page 531; Official Records Book 4997, Page 800; Official Records Instrument #3214194; Official Records Instrument #3261563; Official Records Instrument #3313546; Official Records Instrument #3368991; and Official Records Instrument #3379694; 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



2025 MAY 15 AM 8:35
ROGER O. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA

FILED

R 6
PS 546
209

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
ON BOOK 1866 PAGE 0175
RECORDED 02/26/01 @ 08:29 AM
FILE NUMBER 791241
RECORDING FEE 6.00
DEED DOC 546.00

This Document Prepared By and Return to:
DAVID E. OLMSTED
OLMSTED & WILSON, P.A.
18501 Murdock Circle, Suite 101
Port Charlotte, FL 33948

Parcel ID Number: 0018513-000000-2

Warranty Deed

This Indenture, Made this 19th day of February, 2001 A.D., Between
JOHN R. DUXBURY and ELSIE W. DUXBURY, husband and wife

of the County of Barnwell, State of South Carolina, grantors, and
PAUL R. DUXBURY, a single man

whose address is: 609 Ennis Terrace, Port Charlotte, FL 33952

of the County of Charlotte, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Charlotte, State of Florida, to wit:
Lot 2, Block 430, PORT CHARLOTTE SUBDIVISION, SECTION 18, a
subdivision according to the plat thereof as recorded in Plat Book 5,
Pages 8A through 8E, of the Public Records of Charlotte County,
Florida.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 2000.

The preparer of this instrument was neither furnished with, nor
requested to review, an abstract on the described property and
therefore expresses no opinion as to condition of title.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

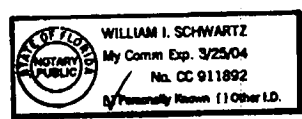
Loisaine Greensides
Printed Name: LOISAIN GREENSIDES
Witness

William I Schwartz
Printed Name: WILLIAM I SCHWARTZ
Witness

STATE OF South Carolina
COUNTY OF Barnwell

The foregoing instrument was acknowledged before me this 19 day of February, 2001 by
JOHN R. DUXBURY and ELSIE W. DUXBURY, husband and wife

who are personally known to me or who have produced their
as identification.



John R. Duxbury
JOHN R. DUXBURY
P.O. Address: 3206 Poplar Road, Barnwell, SC 29812

Elsie W. Duxbury
ELSIE W. DUXBURY
P.O. Address: 3206 Poplar Road, Barnwell, SC 29812

William I Schwartz
Printed Name: William I Schwartz
Notary Public
My Commission Expires: 3/25/04

2025 MAY 15 AM 8:35
ROGER O. ELTON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA.

FILED

IMAGED
CI



Charlotte County Tax Collector

Vickie L. Potts

taxcollector.charlottecountyfl.gov

May 5, 2025

Honorable Roger D. Eaton
Clerk of Circuit Court
18500 Murdock Circle
Port Charlotte, FL 33948

RE: Parcel Number: 402216328003 (TD25-0265)

Dear Sir or Madam:

Here is an additional address for the above referenced account 106 Riverbluff Circle, Charlottesville, VA 22902. Please send a notification to this address.

Thank you,

Vickie L Potts,
Tax Collector, CFC
by Kim Barkley

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

2025 MAY 15 AM 8:35

FILED

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY, FLORIDA

STATE OF FLORIDA

CASE NUMBER: 18002076F

PLAINTIFF

- vs -

✓ PAUL RUSSELL DUXBURY

DEFENDANT

CIVIL JUDGMENT

Pursuant to the issuance of an order for payment of court imposed financial obligations, including fines, costs and fees in the above case number, and under the authority of F.S. 938.30(6), a judgment shall be entered against the above named defendant, residing at

609 ENNIS TER NW
PORT CHARLOTTE, FL 33952 3915

in the amount of \$35.00. It is further ORDERED AND ADJUDGED that the State of Florida is to have and recover from PAUL RUSSELL DUXBURY the sum of \$35.00 for which let execution issue.

It is further ORDERED AND ADJUDGED that this Civil Judgment be recorded in the county where the defendant resides and in each county where the defendant owns or later acquires any property. The Civil Judgment shall be enforced on behalf of the State of Florida by the Charlotte County Clerk of the Twentieth Judicial Circuit in the manner provided by law.

DONE AND ORDERED this ____ day of _____
at Punta Gorda, Charlotte County, Florida.

MAR 01 2019

Circuit Judge / County Judge

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

2019 MAY 15 AM 8:35

FILED

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

2019 MAR -4 AM 8:57

FILED



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

Witness my hand and official seal this
4th day of Mar, 2019

ROGER D. EATON,
Clerk of the Circuit Court

By: [Signature] Deputy Clerk

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY, FLORIDA

STATE OF FLORIDA

CASE NUMBER: 21000931F

PLAINTIFF

- vs -

PAUL RUSSELL DUXBURY

DEFENDANT

CIVIL JUDGMENT

Pursuant to the issuance of an order for payment of court imposed financial obligations, including fines, costs and fees in the above case number, and under the authority of F.S. 938.30(6), a judgment shall be entered against the above named defendant, residing at

609 ENNIS TER NW
PORT CHARLOTTE, FL 33952

in the amount of \$1,418.70. It is further ORDERED AND ADJUDGED that the State of Florida is to have and recover from PAUL RUSSELL DUXBURY the sum of \$1,418.70 for which let execution issue.

It is further ORDERED AND ADJUDGED that this Civil Judgment be recorded in the county where the defendant resides and in each county where the defendant owns or later acquires any property. The Civil Judgment shall be enforced on behalf of the State of Florida by the Charlotte County Clerk of the Twentieth Judicial Circuit in the manner provided by law.

DONE AND ORDERED this 22 day of August, 2022
at Punta Gorda, Charlotte County, Florida.

Circuit Judge / County Judge

Scott H. Cupp



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

Witness my hand and official seal this
23 day of Aug, 2022

ROGER D. EATON,
Clerk of the Circuit Court

By: [Signature] Deputy Clerk

FILED
2022 AUG 23 AM 11:53
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY FLORIDA

FILED
2025 MAY 15 AM 8:35
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY FLORIDA

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY, FLORIDA

STATE OF FLORIDA

CASE NUMBER: 23000718M

PLAINTIFF

- vs -

PAUL RUSSELL DUXBURY

DEFENDANT

CIVIL JUDGMENT

Pursuant to the issuance of an order for payment of court imposed financial obligations, including fines, costs and fees in the above case number, and under the authority of F.S. 938.30(6), a judgment shall be entered against the above named defendant, residing at

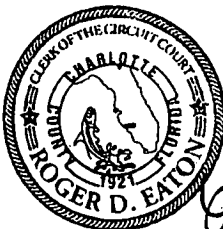
609 ENNIS TERRACE NW
PORT CHARLOTTE, FL 33952

in the amount of \$370.00. It is further ORDERED AND ADJUDGED that the State of Florida is to have and recover from PAUL RUSSELL DUXBURY the sum of \$370.00 for which let execution issue.

It is further ORDERED AND ADJUDGED that this Civil Judgment be recorded in the county where the defendant resides and in each county where the defendant owns or later acquires any property. The Civil Judgment shall be enforced on behalf of the State of Florida by the Charlotte County Clerk of the Twentieth Judicial Circuit in the manner provided by law.

DONE AND ORDERED this 3 day of OCTOBER, 2023
at Punta Gorda, Charlotte County, Florida.

Circuit Judge / County Judge



Certified to be a true and correct
copy of the original document of file
in my office.
Witness my Hand and official seal this
5th day of OCT, 2023
ROGER D. EATON
Clerk of the Circuit Court
[Signature]
County Clerk

2025 MAY 15 AM 8:35
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FL
Filed On

FILED

OCT - 5 2023

Charlotte County Clerk

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

Plaintiff,

vs.

PAUL R DUXBURY,

Defendant,

IN THE COUNTY COURT IN AND FOR
CHARLOTTE COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 16000691CC

FINAL JUDGMENT

IT IS ADJUDGED THAT plaintiff, CAPITAL ONE BANK (USA), N.A., (15000 Capital One Drive Richmond, VA 23238) recover from defendant, PAUL R DUXBURY, Social Security Number XXX-XX-4137, the sum of \$7,374.85, costs in the sum of \$355.00, for a total due of \$7,729.85, for which let execution issue. It is further ordered and adjudged that the Defendant shall complete the Fact Information Sheet pursuant to Florida Rule of Civil Procedure Form 1.977 and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 1.977 and return it to the plaintiff's attorney.

DONE AND ORDERED in CHARLOTTE County, Florida this 19 day of May 2017.


COUNTY COURT JUDGE

PETER A. BELL

Copies furnished to:

Joseph F. Rosen , Esq.
Pollack & Rosen, P.A.
806 Douglas Road
South Tower, Suite 200
Coral Gables, Florida 33134
Telephone No: 305-448-0006
LegalPleadings@PollackRosen.com

PAUL R DUXBURY
609 ENNIS TER NW
PORT CHARLOTTE FL 33952-3915

File Number: 2495794

Red 5/23/17
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

2017 MAY 15 AM 8:35

FILED

2017 MAY 22 AM 11:33
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

FILED

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

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

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-20-02158

PAUL R. DUXBURY,

Respondent.

ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 8th day of April 2021. The CESM, upon the County's Affidavit of Non-Compliance with the CESM's Order dated November 4, 2020, finds as follows:

Violation: Prohibited Uses and Structures, Junklike Conditions Prohibited
Street Address: 609 Ennis Terrace, Port Charlotte Florida
PID & Short Legal: 402216328003 and PCH 018 0430 0002
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 property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of law and Ordinances of Charlotte County.

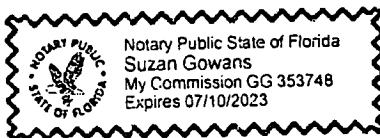
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 8th day of April 2021.

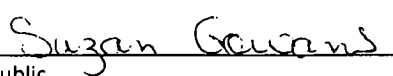
CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The forgoing instrument was acknowledged before me this 8th day of April 2021, by Derek Rooney, who is personally known to me.




Notary Public

Copy furnished to Paul R. Duxbury, 609 Ennis Terrace, Port Charlotte Florida 33952

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

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

2021 MAY 15 AM 8:35

FILED

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

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

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-20-02158

PAUL R. DUXBURY,

Respondent.

SECOND ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 1st day of September 2021. The CESM, upon the County's Second Affidavit of Non-Compliance with the CESM's Order dated November 4, 2020, finds as follows:

Violation: Prohibited Uses and Structures, Junklike Conditions Prohibited
Street Address: 609 Ennis Terrace, Port Charlotte Florida
PID & Short Legal: 402216328003 and PCH 018 0430 0002
Amount of Lien: \$1,719.80

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of law and Ordinances of Charlotte County.

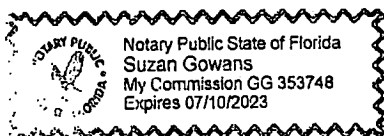
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 1st day of September 2021.


CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The forgoing instrument was acknowledged before me this 1st day of September 2021, by Derek Rooney, who is personally known to me.




Suzan Gowans
Notary Public

Copy furnished to Paul R. Duxbury, 609 Ennis Terrace, Port Charlotte Florida 33952

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

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

2023 MAY 15 AM 8:35

FILED

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: CCBC

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

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-20-02158

PAUL R. DUXBURY,

Respondent.

THIRD ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 3rd day of November 2021. The CESM, upon the County's Third Affidavit of Non-Compliance with the CESM's Order dated November 4, 2020, finds as follows:

Violation: Prohibited Uses and Structures, Junklike Conditions Prohibited
Street Address: 609 Ennis Terrace, Port Charlotte Florida
PID & Short Legal: 402216328003 and PCH 018 0430 0002
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 property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of law and Ordinances of Charlotte County.

DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 3rd day of November 2021.

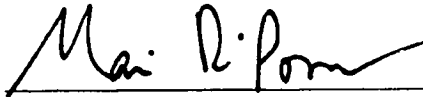
CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing Instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 3rd day of November 2021, by Derek Rooney who is personally known to me or who has produced _____ as identification and who did/did not take an oath.




Notary Public

Copy furnished to Paul R. Duxbury, 609 Ennis Terrace, Port Charlotte Florida 33952

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.

Maria Di Pompo

Maria Di Pompo, Senior Administrative Assistant
Return to Building Construction Services

FILED
2025 MAY 15 AM 8:35
ROGER D. EATON
CLERK OF THE CIRCUIT COURT
CHARLOTTE COUNTY, FLA
For Clerk of the Circuit Court
Book / Page Stamp

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

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

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-20-02158

PAUL R. DUXBURY,

Respondent.

FOURTH ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 2nd day of February 2022. The CESM, upon the County's Fourth Affidavit of Non-Compliance with the CESM's Order dated November 4, 2020, finds as follows:

Violation: Prohibited Uses and Structures, Junklike Conditions Prohibited
Street Address: 609 Ennis Terrace, Port Charlotte Florida
PID & Short Legal: 402216328003 and PCH 018 0430 0002
Amount of Lien: \$52,565.49

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of Law and Ordinances of Charlotte County.

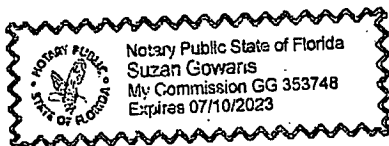
DONE AND ORDERED In Port Charlotte, Charlotte County, Florida, on this 2nd day of February 2022.

CODE ENFORCEMENT SPECIAL MAGISTRATE

[Signature]
Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 2nd day of February 2022, by Derek Rooney who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



[Signature]
Suzan Gowans
Notary Public

Copy furnished to Paul R. Duxbury, 609 Ennis Terrace, Port Charlotte Florida 33952

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

For Clerk of the Circuit Court
Book / Page Stamp

2025 MAY 15 AM 8:35
FILED
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

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

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-20-02158

PAUL R. DUXBURY,

Respondent.

SIXTH ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 2nd day of June 2022. The CESM, upon the County's Sixth Affidavit of Non-Compliance with the CESM's Order dated November 4, 2020, finds as follows:

Violation: Prohibited Uses and Structures, Junklike Conditions Prohibited
Street Address: 609 Ennis Terrace, Port Charlotte Florida
PID & Short Legal: 402216328003 and PCH 018 0430 0002
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 property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of law and Ordinances of Charlotte County.

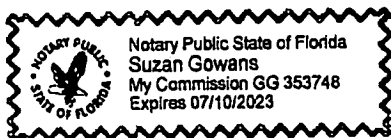
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 2nd day of June 2022.

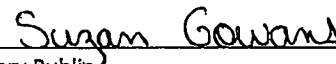
CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, 2nd day of June 2022, 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 Paul R. Duxbury, 609 Ennis Terrace, Port Charlotte Florida 33952.

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

For Clerk of the Circuit Court
Book / Page Stamp

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

2025 MAY 15 AM 8:35

FILED

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

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

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-20-02158

PAUL R. DUXBURY,

Respondent.

SEVENTH ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 1st day of February 2023. The CESM, upon the County's Seventh Affidavit of Non-Compliance with the CESM's Order dated November 4, 2020, finds as follows:

Violation: Prohibited Uses and Structures, Junklike Conditions Prohibited
Street Address: 609 Ennis Terrace, Port Charlotte Florida
PID & Short Legal: 402216328003 and PCH 018 0430 0002
Amount of Lien: \$2357.74

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of Law and Ordinances of Charlotte County.

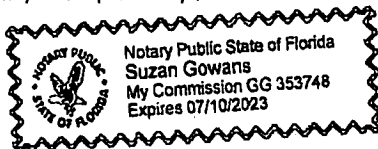
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 1st day of February 2023.

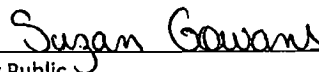
CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, 1st day of February 2023, by Derek Rooney who is personally known to me or who has produced _____ as identification and who did/did not take an oath.




Notary Public

Copy furnished to Paul R. Duxbury, 609 Ennis Terrace, Port Charlotte Florida 33952.

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

For Clerk of the Circuit Court
Book / Page Stamp

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

2025 MAY 15 AM 8:35

FILED

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

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

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-22-02472

PAUL R. DUXBURY,

Respondent(s)

ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 3rd day of May 2023. The CESM, upon the County's Affidavit of Non-Compliance with the CESM's Order dated February 1, 2023, finds as follows:

Violation: Prohibited Uses and Structures, Junklike Conditions Prohibited, Water Systems, General, Electrical Systems Hazards
Street Address: 609 Ennis Terrace, Port Charlotte, Florida
PID & Short Legal: 402216328003 and PCH 018 0430 0002
Amount of Lien: \$9,000.81

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of Law and Ordinances of Charlotte County.

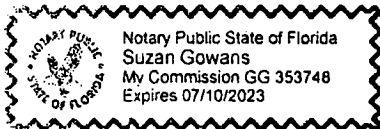
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 3rd day of May 2023.

CODE ENFORCEMENT SPECIAL MAGISTRATE

[Signature]
Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 3rd day of May 2023, by Derek Rooney who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



[Signature]
Notary Public

Copy furnished to Paul R. Duxbury 609 Ennis Terrace, Port Charlotte Florida 33952.

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

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

2023 MAY 15 AM 8:35

FILED

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

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

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-22-02472

PAUL R. DUXBURY,

Respondent(s)

SECOND ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 6th day of September 2023. The CESM, upon the County's Second Affidavit of Non-Compliance with the CESM's Order dated February 1, 2023, finds as follows:

Violation: Prohibited Uses and Structures, Junklike Conditions Prohibited, Water Systems, General, Electrical Systems Hazards
Street Address: 609 Ennis Terrace, Port Charlotte, Florida
PID & Short Legal: 402216328003 and PCH 018 0430 0002
Amount of Lien: \$3,220.98

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of law and Ordinances of Charlotte County.

DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 6th day of September 2023.


CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 6th day of September 2023, 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 Paul R. Duxbury 609 Ennis Terrace, Port Charlotte Florida 33952.

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

FILED
2023 MAY 15 AM 8:35
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY FLA
For Clerk of the Circuit Court
Book / Page Stamp

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-23-00861

PAUL R. DUXBURY,

Respondent(s)

ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 7th day of February 2024. The CESM, upon the County's Affidavit of Non-Compliance with the CESM's Order dated June 7, 2023, finds as follows:

Violation: Unsafe Structures and Equipment, General, Unsafe Structures, Unsafe Equipment, Structure Unfit For Human Occupancy, Dangerous Structure or Premises, Abatement Methods, Demolition, General, Responsibility, Exterior Structure, General, Exterior Structure, Unsafe Conditions, Exterior Structure, Protective Treatment, Exterior Structure, Structural Members, Exterior Walls, Roofs and Drainage Window, Skylight, and Door Frames, Glazing, Interior Structure, General, Interior Surfaces, Plumbing Facilities and Fixture Requirements, Responsibility, Plumbing Systems and Fixtures, General, Water System, General, Water Heating Facilities, Mechanical and Electrical Requirements, Responsibility, Electrical System Hazards, Abatement of electrical hazards associated with fire exposure, Electrical equipment, Evaluation, Flood hazards area

Street Address: 609 Ennis Terrace, Port Charlotte, Florida

PID & Short Legal: 402216328003 and PCH 018 0430 0002

Amount of Lien: \$18,781.66

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of law and Ordinances of Charlotte County.

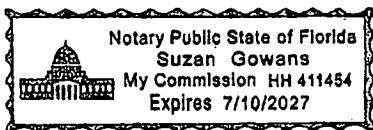
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 7th day of February 2024.

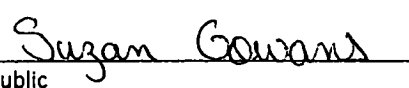
CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 7th day of February 2024 by Derek Rooney who is personally known to me or who has produced _____ as Identification and who did/did not take an oath.




Notary Public

Copy furnished to Paul R. Duxbury, 609 Ennis Terrace, Port Charlotte Florida 33952.

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

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

2025 MAY 15 AM 8:35

FILED

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

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

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-22-02472

PAUL R. DUXBURY,

Respondent(s)

THIRD ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 6th day of March 2024. The CESM, upon the County's Third Affidavit of Non-Compliance with the CESM's Order dated February 1, 2023, finds as follows:

Violation: Prohibited Uses and Structures, Junklike Conditions Prohibited, Water Systems, General, Electrical Systems Hazards
Street Address: 609 Ennis Terrace, Port Charlotte, Florida
PID & Short Legal: 402216328003 and PCH 018 0430 0002
Amount of Lien: \$2,765.20

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of law and Ordinances of Charlotte County.

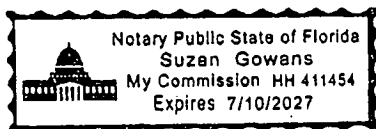
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 6th day of March 2024.

CODE ENFORCEMENT SPECIAL MAGISTRATE

Derek Rooney

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 6th day of March 2024, by Derek Rooney who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



Notary Public

Suzan Gowans

Copy furnished to Paul R. Duxbury 609 Ennis Terrace, Port Charlotte Florida 33952.

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

ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA
2025 MAY 15 AM 8:35

FILED