

PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0271

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

ORDER DATE: April 17, 2025

SEARCH DATE: 20 years up to April 21, 2025

LEGAL DESCRIPTION:

PARCEL I.D. NO.: 412308381004

The West 33.42 feet of Lot 8 and the East 26.58 feet of Lot 9, Block A, FOREST HAVEN SUBDIVISION, according to the plat thereof, recorded in Plat Book 1, Page 102, 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:

DAVID D. BROWN

ADDRESS: 1527 Hickory Avenue, Punta Gorda, FL 33950 ✓

DEED ADDRESS, IF DIFFERENT:

PROPERTY ADDRESS: 1527 Hickory Avenue, Punta Gorda, FL 33950 ✓

2024 TAXES in the amount of: \$834.17

CURRENT ASSESSED VALUE \$32,780.00 ✓

HOMESTEAD EXEMPTION: YES ✓

UNPAID OR OMITTED YEARS: 2022, 2023 & 2024

OUTSTANDING CERTIFICATES: 23-09815 & 24-09277

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 Book 4492, Page 373; Official Records Book 4537, Page 843; Official Records Book 4584, Page 275; Official Records Book 4614, Page 798; Official Records Book 4721, Page 616; and Official Records Instrument #3416269; of the Public Records of Charlotte County, Florida.
- ✓2. Certified Final Judgment in favor of STATE OF FLORIDA, c/o Charlotte County Clerk of the Circuit Court, 350 East Marion Avenue, Punta Gorda, FL 33950, filed in Official Records Instrument #3189958, 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

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

Countersigned:

A. Miles Krotzer
A. Miles Krotzer, Vice President

2025 MAY 22 PM 11:50

FILED

DATE: April 28, 2025



This instrument prepared by
Janette S. Knowlton, County Attorney
Charlotte County Administration Center
18500 Murdock Circle
Port Charlotte, Florida 33948

COUNTY DEED

THIS DEED, made this 29th day of March, 2018, by
CHARLOTTE COUNTY, a political subdivision of the State of Florida, whose mailing
address is 18500 Murdock Circle, Port Charlotte, Florida 33948-1094, party of the first
part, and David D. Brown, a single individual, whose mailing address is 1527 Hickory
Ave, Punta Gorda, FL 33950, party of the second part:

David D. Brown

WITNESSETH, that the party of the first part, for and in consideration of the sum
of \$10.00 (ten and 00/100 Dollars) to it in hand paid by the party of the second part,
receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of
the second part, his or her heirs and assigns forever, the following described land lying
and being in Charlotte County, Florida:

The West 33.42 ft of Lot 8 & The East 26.58 ft of Lot 9, Block A, Forest
Haven Subdivision, according to the plat thereof as recorded in Plat Book
1, Pages 102 of the Public Records of Charlotte County, Florida, and also
identified by the Property Appraiser's Records as Parcel ID:
412308381004.

IN WITNESS, WHEREOF, the said party of the first part has caused these
presents to be executed in its name by its Board of County Commissioners acting by the
Chairman or Vice Chairman of said Board, the day and year aforesaid.

(SIGNATURE PAGE TO FOLLOW)

County Deed
David D. Brown
Page 1 of 2

FILED
MAY 22 PM 11:50
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

CHARLOTTE COUNTY, a Political
Subdivision of the State of Florida and its
officers, employees, agents and volunteers

For the Board of County Commissioners of
Charlotte County, Florida

By: J. Paul Payette
J. PAUL PAYETTE, Senior Division
Manager, Real Estate Services Division
(By Resolution Number 2011-227), as
recorded in Official Records Book 3578,
Pages 449-450, of the Public Records
of Charlotte County, Florida.

Date: 3/29/18

Patricia Stebbins
Witness No. 1

Patricia Stebbins
Printed Name

Stacey Trowbridge
Witness No. 2

Stacey Trowbridge
Printed Name

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged by me this 29th day of March, 2018. J.
Paul Payette, Senior Division Manager, Real Estate Services Division, who is personally known to me.

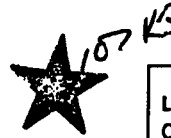
My Commission Expires:



Stacey Trowbridge
Notary Public
Stacey Trowbridge
Printed Name

County Deed
David D. Brown
Page 2 of 2

FILED
MAY 22 PM 11:50
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-19-00707

DAVID D. BROWN,

Respondent.

ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 3rd day of October 2019. The CESM, upon the County's Affidavit of Non-Compliance with the CESM's Order dated June 5, 2019, finds as follows:

Violation: Prohibited Uses and Structures, Parking of Boats, Recreational Vehicles, Trucks, and Trailers, Junklike Conditions Prohibited, Administration and enforcement; Building Permits; Required, permits; Required
Street Address: 1527 Hickory Avenue, Punta Gorda, Florida,
PID & Short Legal: 412308381004 and FRH 000 000A 000B
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 October 2019.

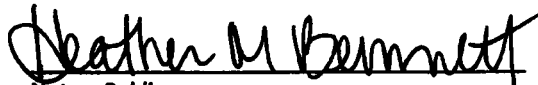
CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me this 3rd day of October 2019, by Derek Rooney, who is personally known to me.




Notary Public

Copy furnished to David D. Brown, 1527 Hickory Avenue, Punta Gorda, FL 33950

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.

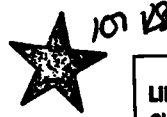
I certify this document to be a true and correct copy of the original on file in my office.

Heather Bennett
Heather Bennett, Administrative Assistant

Return to Building Construction Services
Heather Bennett

For Clerk of the Circuit Court
Book / Page Stamp

FILED
2025 MAY 22 PM 11:50
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-19-00707

DAVID D. BROWN,

Respondent.

SECOND ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 5th day of February 2020. The CESM, upon the County's Second Affidavit of Non-Compliance with the CESM's Order dated June 5, 2019, finds as follows:

Violation: Prohibited Uses and Structures, Parking of Boats, Recreational Vehicles, Trucks, and Trailers, Junklike Conditions Prohibited, Administration and enforcement; Building Permits; Required, permits; Required
Street Address: 1527 Hickory Avenue, Punta Gorda, Florida,
PID & Short Legal: 412308381004 and FRH 000 000A 0008
Amount of Lien: \$4,520.00.

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 5th day of February 2020.

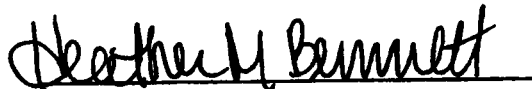
CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 5th day of February 2020, by Derek Rooney, who is personally known to me.




Notary Public

Copy furnished to David D. Brown, 1527 Hickory Avenue, Punta Gorda, FL 33950

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.

Heather Bennett
Heather Bennett, Administrative Assistant

Return to Building Construction Services
Heather Bennett

For Clerk of the Circuit Court
Book / Page Stamp

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

2025 MAY 22 PM 11:50

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-19-00707

DAVID D. BROWN,

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 June 2020. The CESM, upon the County's Third Affidavit of Non-Compliance with the CESM's Order dated June 5, 2019, finds as follows:

Violation: Prohibited Uses and Structures, Parking of Boats, Recreational Vehicles, Trucks, and Trailers, Junklike Conditions Prohibited, Administration and enforcement; Building Permits; Required, permits
Street Address: 1527 Hickory Avenue, Punta Gorda, Florida,
PID & Short Legal: 412308381004 and FRH 000 000A 0008
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.

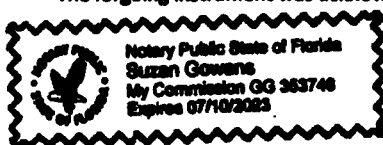
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 3rd day of June 2020.

CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me this 3rd day of June 2020, by Derek Rooney, who is personally known to me.




Notary Public

Copy furnished to David D. Brown, 1527 Hickory Avenue, Punta Gorda, FL 33950

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.

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

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

Suzan Gowans
Suzan Gowans, Administrative Assistant

Return to Building Construction Services
Suzan Gowans

FILED
2025 MAY 22 PM 11:50
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-19-00707

DAVID D. BROWN,

Respondent.

FIFTH ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 6th day of August 2020. The CESM, upon the County's Fifth Affidavit of Non-Compliance with the CESM's Order dated June 5, 2019, finds as follows:

Violation: Administration and Enforcement; Building Permits; Required
Street Address: 1527 Hickory Avenue, Punta Gorda, Florida,
PID & Short Legal: 412308381004 and FRH 000 000A 0008
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 6th day of August 2020.

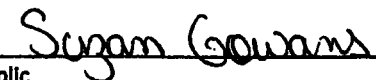
CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me this 6th day of August 2020, by Derek Rooney, who is personally known to me.




Notary Public

Copy furnished to David D. Brown, 1527 Hickory Avenue, Punta Gorda, FL 33950

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.

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

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

Suzan Gowans

Suzan Gowans, Administrative Assistant

Return to Building Construction Services
Suzan Gowans

FILED
2025 MAY 22 PM 11:50
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-19-00707

DAVID D. BROWN,

Respondent.

SIXTH ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 3rd day of March 2021. The CESM, upon the County's Sixth Affidavit of Non-Compliance with the CESM's Order dated June 5, 2019, finds as follows:

Violation: Prohibited Use, Junklike Conditions, Administration and Enforcement; Building Permits; Required, Permits; Required
Street Address: 1527 Hickory Avenue, Punta Gorda, Florida,
PID & Short Legal: 412308381004 and FRH 000 000A 0008
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 March 2021.

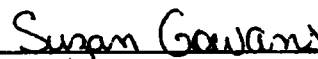
CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 3rd day of March 2021, by Derek Rooney, who is personally known to me.





Suzan Gowans
Notary Public

Copy furnished to David D. Brown, 1527 Hickory Avenue, Punta Gorda, FL 33950

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.

For Clerk of the Circuit Court
Book / Page Stamp

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


Suzan Gowans, Administrative Assistant

Return to Building Construction Services
Suzan Gowans

FILED
2021 MAY 22 PM 11:50
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: CCBC

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

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-22-02498

DAVID D. BROWN,

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 November 1, 2023, finds as follows:

Violation: Manufactured Home Conventional (MHC) Prohibited Uses and Structures, Junk Like Conditions, Parking of Boats, Recreational Vehicles, Trucks, and Trailers
Street Address: 1527 Hickory Ave., Punta Gorda, Florida
PID & Short Legal: 412308381004 and FRH 000 000A 0008
Amount of Lien: \$6930.86

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.

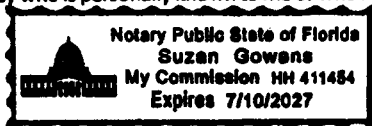
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 5th day of June 2024.

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 Cliff Mims EST 500 Eaton Street Fayetteville, NC 28301.

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 22 PM 11:50

FILED

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

STATE OF FLORIDA

CASE NUMBER: 20001385F

PLAINTIFF

- vs -

DAVID DONATO BROWN

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

1527 HICKORY AVE
PUNTA GORDA, FL 33950.

in the amount of \$1,914.10. It is further ORDERED AND ADJUDGED that the State of Florida is to have and recover from DAVID DONATO BROWN the sum of \$1,914.10 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.

DEC 14 2022

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



Circuit Judge / County Judge

FILED

2022 DEC 15 AM 10:53

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

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

2025 MAY 22 PM 11:50

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
16 day of Dec, 2022

ROGER D. EATON,
Clerk of the Circuit Court

By:  Deputy Clerk