

# Property Information Packet

1305 E. La Rua St. Pensacola FL 32503

Online Auction Close Thurs. Mar. 26, 7PM CDT



Prepared by:

**Gina Boyleston, CAI, AARE, AMM**



850-393-1154 | [ginaboyleston@gmail.com](mailto:ginaboyleston@gmail.com) | Pensacola Florida

BK198587 AU4475 AB364





## Gina Boyleston, CAI, AARE, AMM



Gina Boyleston is the owner, broker and principal auctioneer of Boyleston Realty & Auction, Pensacola Florida. Boyleston Realty & Auction is Northwest Florida's longest established full-service auction company, is family owned and operated and was founded in 1977.

Areas of auction expertise: real estate - land, condominiums, single family residential, commercial property, municipality auctions, estate liquidation, business liquidations, machinery, art, antiques, heavy equipment, classic cars, and any asset of value.



### About the National Auctioneers Association

The National Auctioneers Association represents thousands of Auctioneers from the U.S. and across the world.

The mission of the NAA is to provide critical resources to auction professionals that will enhance their skills and successes. The NAA's headquarters are in Overland Park, Kan., and it was founded in 1949. To learn more about the auction method of marketing or to access the Auctioneers database to find an NAA auction professional in your area, please visit [www.auctioneers.org](http://www.auctioneers.org).



### Certified Auctioneers Institute

Gina Boyleston, Pensacola, Florida auction professional attained the industry's top designation, CAI, joining an exclusive NAA group of professional auctioneers who have attained the designation. As of July, 2024, there are approximately 450 current CAI designation holders in the world.

CAI is the industry's premier three-year training program developed by the National Auctioneers Association (NAA) for auction professionals. CAI is an intensive, executive development program offering professional auctioneers with instruction and coursework in business management, ethics, finance, communication, strategic planning and marketing.



### AARE: Auctioneer Accredited Real Estate

The professional designation awarded by the NAA Education Institute to qualified real estate auction professionals who meet the educational and experiential requirements and who adhere to a strict code of ethics and standards of practice. In order to be awarded the Accredited Auctioneer Real Estate (AARE) designation, auction professionals are required to complete 24 classroom hours, submit a detailed written auction summary report, provide proof of at least 10 real estate auctions, and be licensed as a real estate agent in their state.



Gina Boyleston has "gone the extra mile" to offer the highest level of professionalism and the most up-to-date information by earning the Auction Marketing Management (AMM) designation. Offered through the National Auctioneers Association Education Institute, the AMM course covers topics such as lead generation and prospecting, internet marketing, branding, measuring efficiency and content creation. Less than 1% of Auctioneers throughout North America hold the AMM designation.



Gina Boyleston is a licensed Florida real estate broker and member of the National, Florida and Pensacola Associations of Realtors.



Gina served as Florida Auctioneers Association 2023 President and currently serves as Chair of the Board. In 2022, Gina won the coveted Florida Auctioneers Bid Calling Contest. Gina was the recipient of the distinguished Lewis C. Dell Award at the Florida Auctioneers Association on April 14, 2025 in Boca Raton.

2003 W. Hernandez St. Pensacola FL 32501 | 850-393-1154 | [www.BoylestonAuctions.com](http://www.BoylestonAuctions.com) | [ginaboyleston@gmail.com](mailto:ginaboyleston@gmail.com)



**Boyleston Realty & Auction** is a full-service professional auction company specializing in asset disposition via online auctions for real estate, personal property, business and estate liquidations, as well as government and municipal auctions.



Founded in 1977 by Louis Boyleston, CAI, the company has been under the leadership and guidance of second generation auctioneer Gina Boyleston, CAI, AARE, AMM since 1982. Boyleston Realty & Auction is Northwest Florida's longest established full-service auction company and has sold millions of dollars of assets for satisfied clients.

Boyleston Realty & Auction utilizes state of the art marketing techniques to promote online auctions to the broadest base of qualified buyers for specific assets. Accelerated auction events are tailored specifically to the needs and goals of each client. No two auctions are alike, and Boyleston Auctions possesses the experience, knowledge and expertise to guide sellers and buyers through the ever expanding arena of online auctions.

At Boyleston Auctions, the success of our clients is our #1 priority. To schedule a free, private consultation to discuss your goals and how auctions can benefit you, call Gina Boyleston today at (850) 393-1154, or email Gina at [GinaBoyleston@gmail.com](mailto:GinaBoyleston@gmail.com).

Boyleston Realty & Auction has successfully represented at auction the following:

- Banks, Estates, Guardians, Trustees, Individuals
- Small Business Owners
- Restaurant Liquidations Including Franchises and Family Owned Operations
- City of Pensacola
- Escambia County
- Emerald Coast Utilities Authorities
- Defense Contractors, Construction Companies, Road Contractors
- U. S. Bankruptcy Court
- U. S. Small Business Administration
- U. S. Marshals Service



**RESIDENTIAL**

**Customer Full Report**



**MLS #** [677568](#) **Prop Type:** RD  
**Status:** Active  
**Update Date:** 3/3/2026  
**Address:** 1305 E LA RUA ST  
**Uni...**  
**City:** PENSACOLA **State:** FL  
**Zip:** [32501](#)  
**County:** ESCAMBIA  
**Subdivision:** NEW CITY TRACT  
**Condo Name:**  
**Parcel #** 000S009025002065

**List Pri...** \$275,000  
**Sold Pri...**  
**Approx Main Sqft** 1,188  
**Approx Detached Sqft**  
**Total Bedrooms** 4  
**# Full Baths:** 1  
**# Half Bat...** 0  
**Year Built:** 1928  
**Elem:** SUTER **Interm**  
**Middle:** WORKMAN  
**High:** PENSACOLA

**Dir:** From 14th Ave. go west on La Rua St. to 1305 E La Rua

**Legal:** Legal Description E 10 FT OF LT 2 AND ALL LT 3 AND W 15 FT OF LT 4 BLK 65 NEW CITY TRACT OR 1710 P 41 CA 47

Online Only Auction Closes on Thurs. March 26, 2026 at 7PM. See the Details in the Documents Tab. Prime Opportunity to purchase a Residential Property on 0.2052 acres in the highly desirable East Hill Neighborhood of Pensacola, Florida. Super LOW minimum bid. This Single Family Home, built in 1928 with approximately 1,524 sq ft of living space, features Central Heat/Air, Vinyl Siding Exterior, a Screened Porch, Wood Deck, and a Metal Outbuilding. Conveniently located just minutes from Downtown Pensacola, Bayview Park, Medical Facilities, Shopping, Dining, and the Waterfront, this property blends classic charm with everyday convenience. East Hill remains one of Pensacola's most Sought-After Areas, known for its Historic Character, Tree-Lined Streets, and ongoing Redevelopment. This Property reflects significant Deferred Maintenance and will require substantial Renovation or Possible Demolition. Buyers should evaluate the Property accordingly and conduct all desired Inspections prior to bidding. The Property is being sold AS-IS, WHERE-IS. The Power of Attorney has not occupied the Property. Therefore, no Seller's Disclosure is available. Buyers are solely responsible for conducting their own Due Diligence regarding condition, zoning, intended use, and suitability. As available Inventory continues to shrink, opportunities to purchase in East Hill have become increasingly competitive. Whether restoring, rebuilding, or reimagining, this Property offers the chance to establish a presence in one of Pensacola's most treasured Residential Areas.

Room Type	Lvl	Dimensions	STYLE	COTTAGE	CONSTRUCTION
Living Room	1	16 x 14	<b>ROOF</b>	COMPOSITE SHINGLE	FRAME HARDWOOD, VINYL
Eat In Kitchen	1	20 x 14	<b>WATER/SEWER</b>	PUBLIC SEWER, PUBLIC WATER	<b>FLOORS</b>
Dining Room	1	16 x 16	<b>HEATING</b>	CENTRAL ELECTRIC	<b>PRIVATE POOL</b> NONE
Bedrm: Main	1	16 x 16	<b>ELECTRICAL</b>	CIRCUIT BREAKER	<b>WATER HEATER</b> ELECTRIC
Dining Room	1	16 x 16	<b>SIDING</b>	VINYL SIDING	<b>COOLING</b> CENTRAL ELECTRIC
			<b>EXTERIOR</b>	CHAIN LINK, OPEN DECK	
			<b>INTERIOR</b>	LAUNDRY INSIDE	
			<b>ENERGY</b>	NONE	
			<b>DINING TYPE</b>	EAT-IN KITCHEN	
			<b>SPECIAL USE ROOMS/AREAS</b>	NONE	



For More Information Contact:

**GINA BOYLESTON**

**Agent Phone:** CELL: 850-393-1154

[ginaboyleston@gmail.com](mailto:ginaboyleston@gmail.com)



MLS # [677568](#)

Address: 1305 E LA RUA ST

Page 2 of 2

**Parking Spaces**

**PARKING** FRONT ENTRANCE, STREET ONLY  
**Lot Size** 65 x 137.5  
**Acreage** 0.205200  
**LOT LOCATION** PAVED ROAD  
**ZONING** CITY  
**ROAD MAINTENANCE** CITY

**Water Frontage**

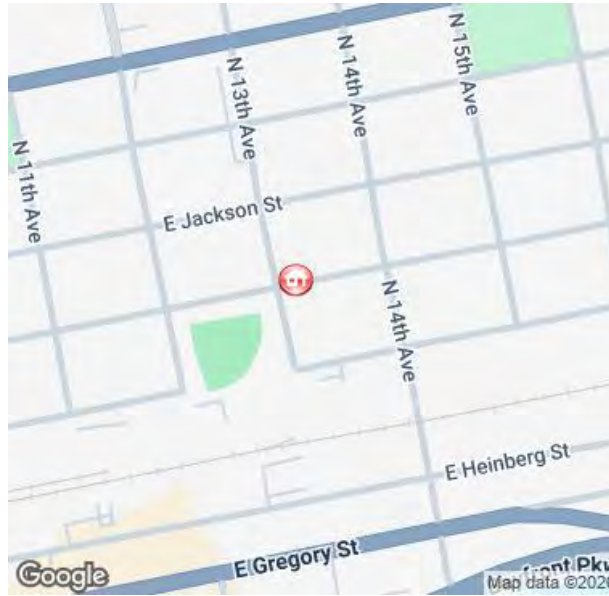
**Assignment of Interest** No  
**Assn** NONE  
**Homestead** Yes

**Land Lease**  
**Lease Expire Date**  
**Assoc Fee (per year)**  
**Monthly Rent**

**Sale Subject to Lease** No  
**FINANCING** CASH  
**OCCUPANCY** AT CLOSING

**FEES INCLUDE:** NONE

**List Office Name:** [Boyleston Realty & Auction LLC](#)



For More Information Contact:

**GINA BOYLESTON**

**Agent Phone:** CELL: 850-393-1154

[ginaboyleston@gmail.com](mailto:ginaboyleston@gmail.com)





## PROPERTY FEATURES

**1305 E. LA RUA ST. ~ East Hill – Pensacola, Florida**

*This is a prime opportunity to purchase a residential property in the highly desirable East Hill neighborhood of Pensacola, Florida. Conveniently located just minutes from Downtown Pensacola, Bayview Park, medical facilities, shopping, dining, Pensacola Bay, and a short drive to Pensacola Beach, the World's Whitest Beaches. East Hill remains one of Pensacola's most sought-after areas, known for its historic character, tree-lined streets, and ongoing redevelopment. Whether restoring, rebuilding, or reimagining, this property offers the chance to establish a presence in one of Pensacola's most treasured residential neighborhoods.*

### PROPERTY OVERVIEW

Address: 1305 E. La Rua St.  
Pensacola, FL 32501  
Subdivision: New City Tract  
Parcel ID: 000S009025002065  
County: Escambia County  
Lot Size: 65' x 137.5'  
Acreage: 0.2052 Acres  
Zoning: Residential – City of Pensacola  
Year Built: 1928  
Construction: Frame  
Style: Cottage

### HOME SPECIFICATIONS

Living Area: 1,524 SF Under Roof  
1,188 SF Heated/Cooled  
Bedrooms: 3  
Bathrooms: 1 Full / 0 Half  
Flooring: Hardwood & Vinyl  
Dining: Formal Dining Room and Eat-In Kitchen  
Laundry: Inside

### EXTERIOR & SYSTEMS

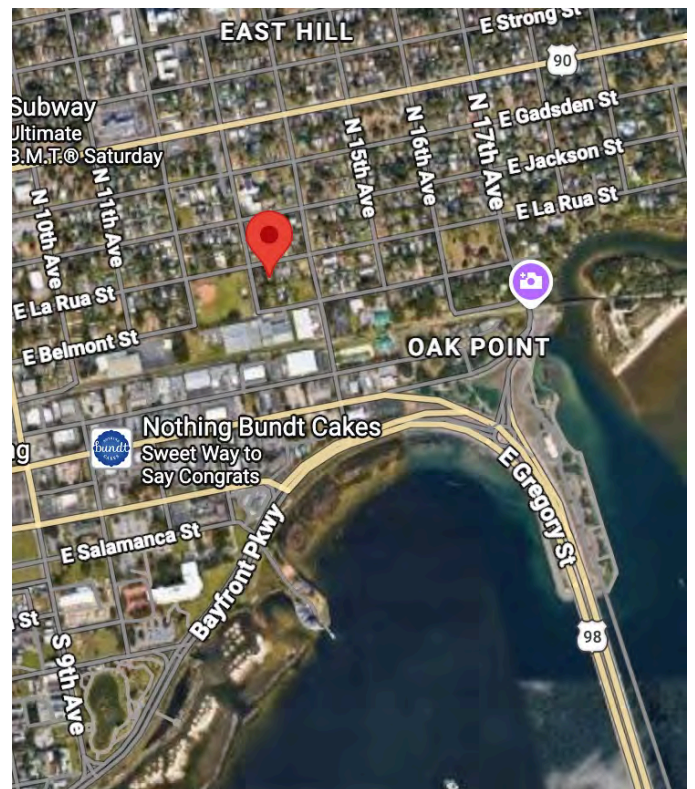
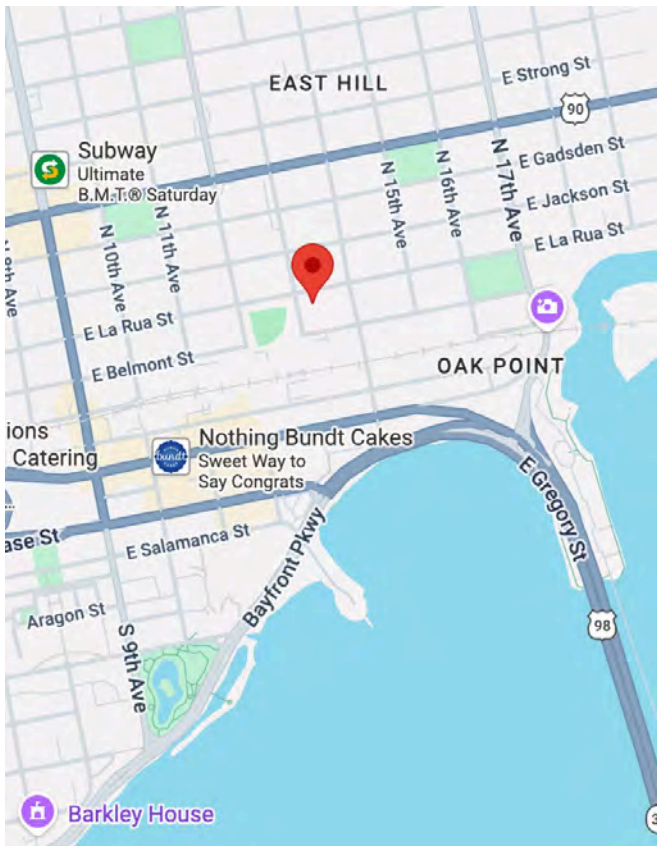
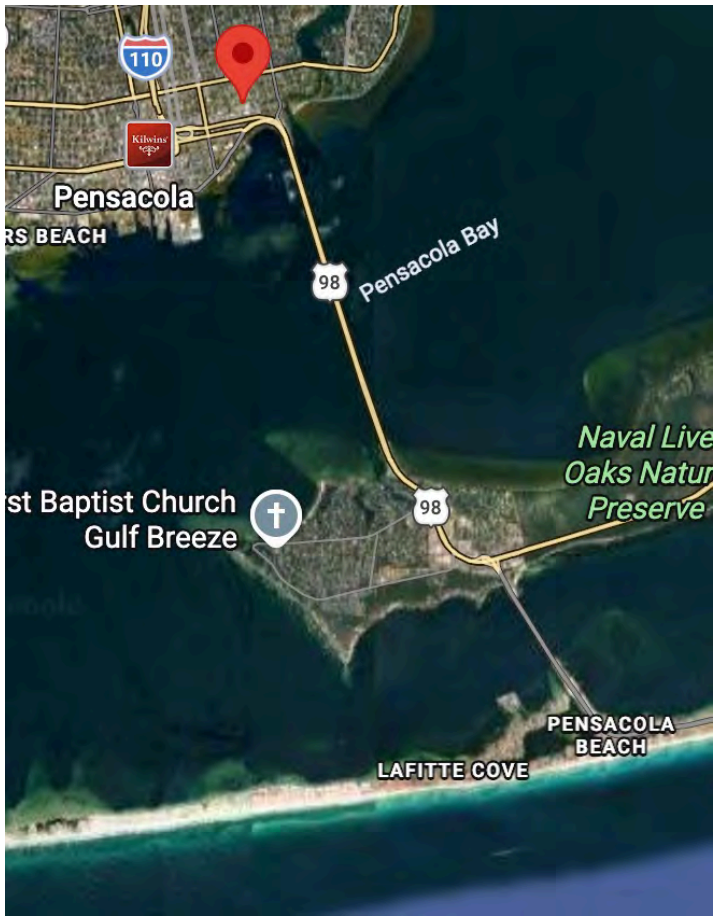
Vinyl Siding | Composite Shingle Roof | Central Electric Heat & Air | Circuit Breaker Electrical | Electric Water Heater | Public Water & Sewer | Screened Porch | Wood Deck | Metal Outbuilding | Chain Link Fencing

### AUCTION DETAILS

Online Only Auction | Ends March 26, 2026 at 7:00 PM | Minimum Bid: \$175,000 | 10% Buyer's Premium | Cash Sale | Sold AS-IS, WHERE-IS | No Pre-Auction Offers

### CONDITION & IMPORTANT NOTES

Property reflects significant deferred maintenance and may require substantial renovation or possible demolition. Living estate – Seller acting through Power of Attorney. No Seller's Disclosure available. Buyers responsible for all inspections, due diligence, zoning verification, and suitability for intended use.





**EXHIBIT A**

**Terms and Conditions**

Property: 1305 E. La Rua St. Pensacola FL

1. TERMS: A non-refundable earnest money deposit in the amount of ten percent (10%) of the purchase price will be paid by Buyer at the signing of the purchase agreement, or no later than 3:00 p.m. on Friday, March 27, 2026. The remaining balance will be due and payable at closing within 30 days of the auction. The sale is not contingent upon financing, inspections, insurance or any contingencies. If Buyer fails to close, Buyer's deposit will be retained by the Seller. Buyer is required to provide proof of funds to close no later than 24 hours prior to the close of the auction online on Thursday, March 26 at 7:00 p.m.
2. All bidding will be conducted online at [www.BoylestonAuctions.com](http://www.BoylestonAuctions.com). Buyer agrees to abide by the online bidding procedures published at BoylestonAuctions.com and in the published Property Information Packet.
3. AUCTION PREMIUM: In addition to the bid price, a ten percent (10%) auction premium will be added to the bid price to establish the final contract sales price.
4. CLOSING COSTS: Buyer will pay for title insurance, documentary stamps on the deed, recording fees and closing fees. Real estate taxes will be prorated as of the date of closing. Express fees will be paid by the party requiring overnight courier services. Each party shall pay their own attorney's fees, if any. The transaction will be closed by the following title office: Surety Land Title, 2600 North 12th Ave. Pensacola FL 32503, 850-549-2270, Janna Berry, [jberry@suretyland.com](mailto:jberry@suretyland.com).
5. CONVEYANCE: The property will be conveyed by warranty deed free and clear of liens and encumbrances, and will be conveyed subject to covenants, restrictions, road rights of way and easements of record or unrecorded easements. The title commitment can be found in the Documents tab and in the Property Information Packet.
6. SURVEY: Any new survey will be at Buyer's expense.
7. CONDITION OF THE PROPERTY: Seller agrees to deliver the property in its present, AS IS, condition with no warranties expressed or implied as to any particular usability. The property is being sold subject to any and all local, state or federal regulations. Buyer acknowledges that a personal inspection of the property has been conducted by Buyer, and that Buyer agrees to accept the property in its present, AS IS, condition, or that in the absence of Buyer's personal inspection, Buyer waives said opportunity to inspect and agrees to accept the property in its present, as is condition.
8. The property is being sold subject to the seller's confirmation.
9. DEFAULT BY BUYER: If Buyer fails to perform the covenants of this agreement, Seller shall have the right to retain the earnest money deposit as agreed upon liquidated damages and Seller shall have the right of specific performance.
10. DEFAULT BY SELLER: If Seller fails to perform the covenants of this agreement, the aforesaid earnest money deposit paid by Buyer will be returned to the Buyer and this agreement will become null and void.
11. This addendum is made a part of the purchase agreement by reference. Any all and all announcements made on the website platform by the Boyleston Realty & Auction, LLC take precedence over prior printed materials. Boyleston Realty & Auction LLC, its broker and agents are selling agents only.

Buyer	Date	Seller	Date
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Buyer	Date	Seller	Date
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Boyleston Realty & Auction, LLC  
[ginaboyleston@gmail.com](mailto:ginaboyleston@gmail.com) Phone: 850-393-1154  
 Gina Boyleston, Broker, BK198587 AU4475 AB3265  
 2003 W. Hernandez St. Pensacola FL 32501

## CLOSING COSTS ESTIMATES

The following quotes include:

Owner's Title Insurance  
Documentary Stamps on the Deed  
Search Fee  
Closing Fee  
Recording Fees

Total Estimated Closing Costs for a Cash Sale

\$175,000 - \$2,927.00  
\$200,000 - \$3,227.00  
\$225,000 - \$3,527.00  
\$250,000 - \$3,827.00  
\$275,000 - \$4,127.00  
\$300,000 - \$4,427.00  
\$325,000 - \$4,727.00  
\$350,000 - \$5,027.00

- Buyer survey cost not included
- Each party to pay their own wire fees, if requested
- Each party to pay their own attorney's fees, if any

The transaction will be closed at the following title office:

Surety Land Title  
2600 North 12th Ave.  
Pensacola, Fl. 32503  
Office: 850-549-2270  
Fax: 850-549-2275  
Janna Berry  
[Jberry@Suretyland.com](mailto:Jberry@Suretyland.com)

Wire instructions will be emailed to buyers upon request.

Restore Full Version

<p><b>General Information</b></p> <p><b>Parcel ID:</b> 000S009025002065</p> <p><b>Account:</b> 140399000</p> <p><b>Owners:</b> MCCORD H WAUTHU EST OF MCCORD BARBARA C</p> <p><b>Mail:</b> 1305 E LA RUA ST PENSACOLA, FL 32501</p> <p><b>Situs:</b> 1305 E LA RUA ST 32501</p> <p><b>Use Code:</b> SINGLE FAMILY RESID</p> <p><b>Taxing Authority:</b> PENSACOLA CITY LIMITS</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>\$194,267</td> <td>\$96,415</td> <td>\$290,682</td> <td>\$39,395</td> </tr> <tr> <td>2024</td> <td>\$175,766</td> <td>\$95,489</td> <td>\$271,255</td> <td>\$38,285</td> </tr> <tr> <td>2023</td> <td>\$166,515</td> <td>\$91,700</td> <td>\$258,215</td> <td>\$37,170</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Open TRIM Notice</a></p> <p style="text-align: center;"><a href="#">Tax Estimator</a></p> <p style="text-align: center;"><a href="#">Change of Address</a></p> <p style="text-align: center;"><a href="#">File for Exemption(s) Online</a></p> <p style="text-align: center;"><a href="#">Report Storm Damage</a></p>	Year	Land	Imprv	Total	Cap Val	2025	\$194,267	\$96,415	\$290,682	\$39,395	2024	\$175,766	\$95,489	\$271,255	\$38,285	2023	\$166,515	\$91,700	\$258,215	\$37,170
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<p><b>Sales Data Type List:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>12/1982</td> <td>1710</td> <td>41</td> <td>\$29,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>08/1979</td> <td>1354</td> <td>897</td> <td>\$23,000</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Multi Parcel	Records	12/1982	1710	41	\$29,000	WD	N		08/1979	1354	897	\$23,000	WD	N		<p><b>2025 Certified Roll Exemptions</b></p> <p>HOMESTEAD EXEMPTION, WIDOW</p> <p><b>Legal Description</b></p> <p>E 10 FT OF LT 2 AND ALL LT 3 AND W 15 FT OF LT 4 BLK 65 NEW CITY TRACT OR 1710 P 41 CA 47</p> <p><b>Extra Features</b></p> <p>METAL BUILDING</p>
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																
12/1982	1710	41	\$29,000	WD	N																	
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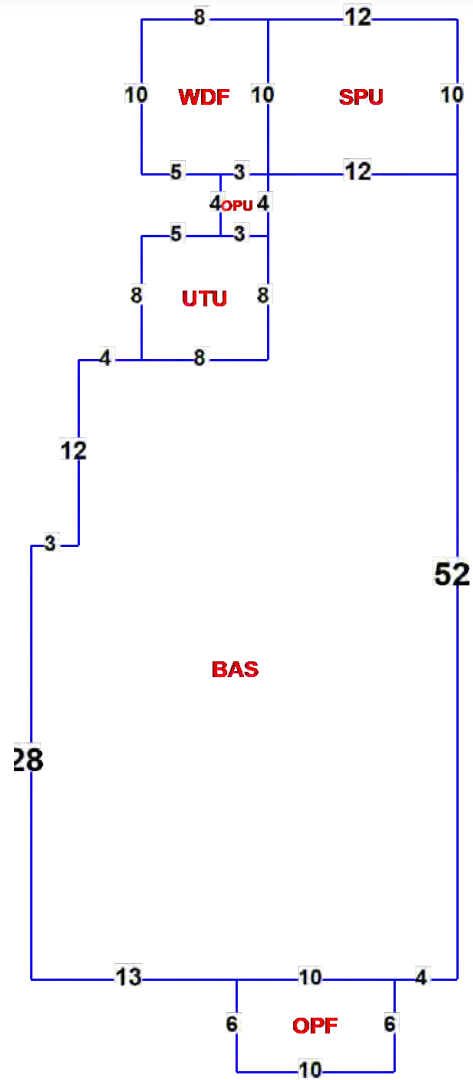
<p><b>Section</b></p> <p><b>Map Id:</b> <a href="#">CA047</a></p> <p><b>Approx. Acreage:</b> 0.2052</p> <p><b>Zoned:</b> R-1AA</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p>	<p><a href="#">Launch Interactive Map</a></p>
<p><a href="#">View Florida Department of Environmental Protection (DEP) Data</a></p>	

**Buildings**

Address: 1305 E LA RUA ST, Improvement Type: SINGLE FAMILY, Year Built: 1928, Effective Year: 1975, PA Building ID#: 20172

Structural Elements

**DECOR/MILLWORK**-AVERAGE  
**DWELLING UNITS**-1  
**EXTERIOR WALL**-VINYL SIDING  
**FLOOR COVER**-CARPET  
**FOUNDATION**-WOOD/NO SUB FLR  
**HEAT/AIR**-CENTRAL H/AC  
**INTERIOR WALL**-DRYWALL-PLASTER  
**NO. PLUMBING FIXTURES**-3  
**NO. STORIES**-1  
**ROOF COVER**-DIMEN/ARCH SHNG  
**ROOF FRAMING**-GABL/HIP COMBO  
**STORY HEIGHT**-0  
**STRUCTURAL FRAME**-WOOD FRAME



Areas - 1524 Total SF

**BASE AREA** - 1188  
**OPEN PORCH FIN** - 60  
**OPEN PORCH UNF** - 12  
**SCRN PORCH UNF** - 120  
**UTILITY UNF** - 64  
**WOOD DECK FIN** - 80

Images



10/22/2024 12:00:00 AM



10/22/2024 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

# 2025

# REAL ESTATE

# TAXES

## Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
14-0399-000	16		0005009025002065

MCCORD H WAUTHU EST OF  
MCCORD BARBARA C  
1305 E LA RUA ST  
PENSACOLA, FL 32501

PROPERTY ADDRESS:  
1305 E LA RUA ST

EXEMPTIONS:  
HOMESTEAD EXEMPTION, WIDOW

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6000	39,395	30,000	9,395	62.01
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	39,395	30,000	9,395	21.12
BY STATE LAW	3.1110	39,395	30,000	9,395	29.23
PENSACOLA	4.2895	39,395	30,000	9,395	40.30
WATER MANAGEMENT	0.0207	39,395	30,000	9,395	0.19
M.S.T.U. LIBRARY	0.3590	39,395	30,000	9,395	3.37
ESCAMBIA CHILDRENS TRUST	0.3798	39,395	30,000	9,395	3.57

TOTAL MILLAGE 17.0080

AD VALOREM TAXES \$159.79

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
E 10 FT OF LT 2 AND ALL LT 3 AND W 15 FT OF LT 4 BLK 65 NEW CITY TRACT OR 1710 P See Additional Legal on Tax Roll	SW	STORMWATER(CITY OF PENSACOLA)	81.93
	NON-AD VALOREM ASSESSMENTS		\$81.93

### Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$241.72

If Paid By	Nov 30, 2025				
Please Pay	\$0.00				

RETAIN FOR YOUR RECORDS

## 2025 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312  
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2025
	0.00
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
14-0399-000
PROPERTY ADDRESS
1305 E LA RUA ST

MCCORD H WAUTHU EST OF  
MCCORD BARBARA C  
1305 E LA RUA ST  
PENSACOLA, FL 32501

Paid 11/05/2025 Receipt # 191-25-00322737 \$232.05

Paid By

**Flood Disclosure**



Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sales contract is executed.

Seller, DIANNE MCLEOD POA FOR BARBARA C MCCORD, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 1305 E La Rua St. Pensacola, Florida

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller  has  has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller  has  has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller  has  has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
  - a The overflow of inland or tidal waters.
  - b The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
  - c Sustained periods of standing water resulting from rainfall.

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Copy provided to Buyer on March 3, 2026 by  email  facsimile  mail  personal delivery.

Copy published in documents in MLS, at BoylestonAuctions.com and attached to the Real Estate Auction Agreement.

# Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between DIANNE MCLEOD POA FOR BARBARA C MCCORD (SELLER) and \_\_\_\_\_ (BUYER) concerning the Property described as 1305 E La Rua St

Buyer's Initials \_\_\_\_\_

Seller's Initials \_\_\_\_\_

## P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

### Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

### Seller's Disclosure (INITIAL)

- \_\_\_\_\_ (a) Presence of lead-based paint or lead-based paint hazards (CHECK ONE BELOW):
  - Known lead-based paint or lead-based paint hazards are present in the housing.
  - Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.
- \_\_\_\_\_ (b) Records and reports available to the Seller (CHECK ONE BELOW):
  - Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: \_\_\_\_\_
  - Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

### Buyer's Acknowledgement (INITIAL)

- \_\_\_\_\_ (c) Buyer has received copies of all information listed above.
- \_\_\_\_\_ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- \_\_\_\_\_ (e) Buyer has (CHECK ONE BELOW):
  - Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
  - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

### Licensee's Acknowledgement (INITIAL)

- \_\_\_\_\_ (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.4852(d) and is aware of Licensee's responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ SELLER	_____ Date	_____ BUYER	_____ Date
_____ SELLER	_____ Date	_____ BUYER	_____ Date
_____ Listing Licensee	_____ Date	_____ Selling Licensee	_____ Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.





**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: A12872  
Issuing Office: Surety Land Title of NW Florida, LLC  
Loan ID Number:  
Issuing Office File Number: 2605105C  
Plant File Number: WTS-26-017058  
Property Address: 1305 E La Rua Street, Pensacola, FL 32501

**SCHEDULE A**

1. Commitment Date: **1/27/2026 @ 8:00 am**
2. Policy to be issued:
  - a. 2021 ALTA® Owner’s Policy  
Proposed Insured: **John Doe**  
Proposed Amount of Insurance: **\$100,000.00**  
The estate or interest to be insured: **Fee Simple**
  - b. 2021 ALTA® Loan Policy  
Proposed Insured:  
Proposed Amount of Insurance:  
The estate or interest to be insured: **Fee Simple**
  - c. 2021 ALTA® Second Loan Policy  
Proposed Insured:  
Proposed Amount of Insurance:  
The estate or interest to be insured: **Fee Simple**
3. The estate or interest in the Land at the Commitment Date is: **Fee Simple**
4. The Title is, at the Commitment Date, vested in: **Barbara C. McCord, as disclosed in the Public Records Since 12/14/1982**
5. The Land is described as follows: **See Schedule A – Continuation Page for Legal Description**

**Surety Land Title of NW Florida, LLC**

By: \_\_\_\_\_  
**Authorized Signatory**

*This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## Schedule A, Continuation Page

The East 10 feet of Lot 2, All of Lot 3, and the West 15 feet of Lot 4, Block 65, New City Tract, City of Pensacola, Escambia County, Florida, according to map of Pensacola, FLA., copyrighted by Thomas C. Watson, in 1906.

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### SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Warranty Deed from Barbara C. McCord to John Doe conveying the land described under Schedule "A".

NOTE: Spouse of individual(s), if any, to join in the above required instrument(s) OR the document must state that captioned property is not the homestead of the grantor/mortgagor.
2. Pay the agreed amount for the estate or interest to be insured.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
5. Exceptions 3 and 4 of Schedule B - Section 2 of this commitment may be amended in or deleted from the policy to be issued if a survey, satisfactory to the Company, is furnished to Company.
6. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
7. Pay the premiums, fees, and charges for the Policy to the Company.
8. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a specific designation of a Proposed Insured and/or the Amount of Coverage to be afforded and has revised this commitment to reflect same. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured or inclusion of the Amount of Coverage.
9. It appears that H. Wauthu McCord who held title as tenant by the entirety with Barbara C. McCord, has died. The following information must be recorded in the Public Records of Escambia, Florida: (a) A certified copy of the Death Certificate of the decedent; if spouse is NOT listed as Surviving Spouse on Death Certificate then (b) Affidavit confirming the continuous marriage of said parties, from the time they acquired title to the date of death of the decedent; if subject transaction is NOT a sale to a bona-fide purchaser for value then (c) An Affidavit of No

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Federal Estate Tax Due.

- 10. A search of the public records of Escambia County, Florida did not disclose a recorded mortgage encumbering the subject property. The Agent must confirm with the owner(s) that the property is free and clear and no unrecorded mortgages exist.

NOTE: Real Estate Taxes for the year 2025 were paid in the amount of \$232.05; Assessed Value \$39,395.00; Gross Amount \$241.72; Exemptions: Yes; Folio No.: 000S009025002065.

NOTE: FOR INFORMATIONAL PURPOSES ONLY: The following instrument(s) affecting said land is the last conveying instrument(s) filed for record within 24 months of the effective date of this Commitment:

- 1. Warranty Deed recorded 12/14/1982 in Official Records Book 1710, Page 41, of the Public Records of Escambia County, FL.

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**SCHEDULE B, PART II - Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**
- 2. Rights or claims of parties in possession not shown by the Public Records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoined land.**
- 4. Easements or claims of easements not shown by the Public Records**
- 5. Taxes or special assessments which are not shown as existing liens by the public records.**
- 6. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.**
- 7. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain map of said City of Pensacola, copyrighted by Thomas C. Watson in 1906.**

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