



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0526-02

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	VINMAS HOLDINGS, LLC VINMAS HOLDINGS, LLC PO BOX 885 BOCA RATON, FL 33429	Application date	Jan 31, 2026
Property description	BRAKE JOHN R II 705 FREMONT AVE PENSACOLA, FL 32505 705 FREMONT AVE 04-2361-000 LT 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 8296 P 464/221 OR 7646 P 1615	Certificate #	2023 / 1681
		Date certificate issued	06/01/2023

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/1681	06/01/2023	256.40	12.82	269.22
→Part 2: Total*				269.22

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	269.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	82.06
4. Property information report fee	200.00
5. Tax deed application fee	225.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	776.28

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Escambia, Florida
 Signature, Tax Collector or Designee Date February 2nd, 2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	11,387.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/06/2026</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2600013

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
VINMAS HOLDINGS, LLC
VINMAS HOLDINGS, LLC
PO BOX 885
BOCA RATON, FL 33429,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
04-2361-000	2023/1681	06-01-2023	LT 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 8296 P 464/221 OR 7646 P 1615

I agree to:

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

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

Electronic signature on file
VINMAS HOLDINGS, LLC
VINMAS HOLDINGS, LLC
PO BOX 885
BOCA RATON, FL 33429

01-31-2026
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

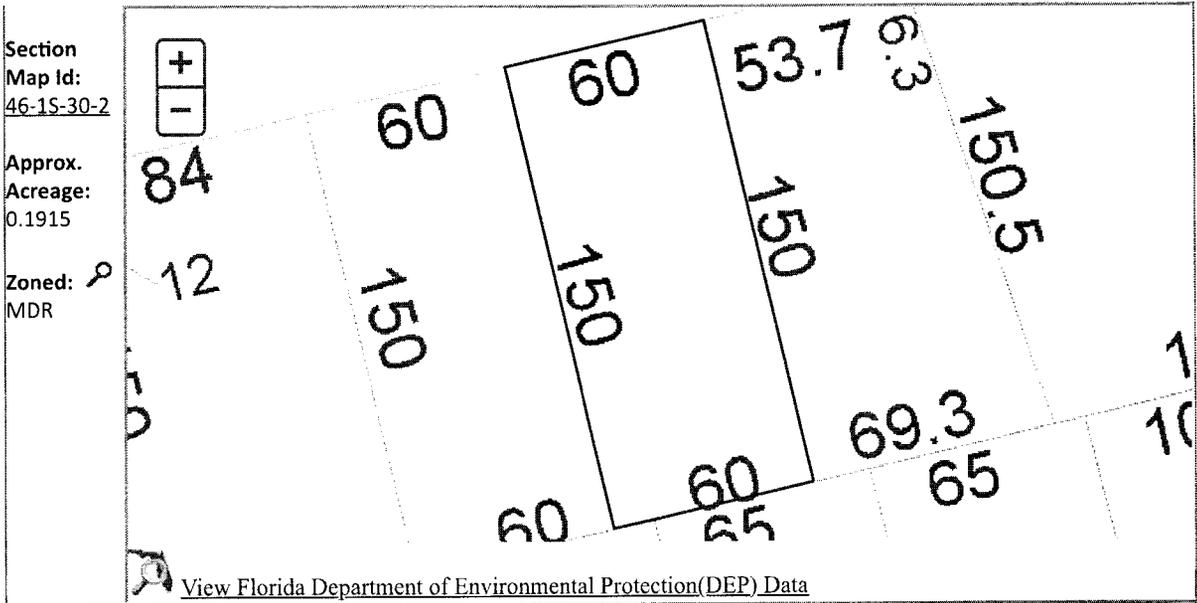
[Sale List](#)

[Back](#)

◀ Nav. Mode Account Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 4615301100003011 Account: 042361000 Owners: BRAKE JOHN R II Mail: 705 FREMONT AVE PENSACOLA, FL 32505 Situs: 705 FREMONT AVE 32505 Use Code: SINGLE FAMILY RESID 🔍 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <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>\$25,000</td> <td>\$21,080</td> <td>\$46,080</td> <td>\$22,774</td> </tr> <tr> <td>2024</td> <td>\$20,000</td> <td>\$20,878</td> <td>\$40,878</td> <td>\$22,133</td> </tr> <tr> <td>2023</td> <td>\$20,000</td> <td>\$19,763</td> <td>\$39,763</td> <td>\$21,489</td> </tr> </tbody> </table> <p style="text-align: center;">Open TRIM Notice</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">Change of Address</p> <p style="text-align: center;">File for Exemption(s) Online</p> <p style="text-align: center;">Report Storm Damage</p>		Year	Land	Imprv	Total	Cap Val	2025	\$25,000	\$21,080	\$46,080	\$22,774	2024	\$20,000	\$20,878	\$40,878	\$22,133	2023	\$20,000	\$19,763	\$39,763	\$21,489																																																				
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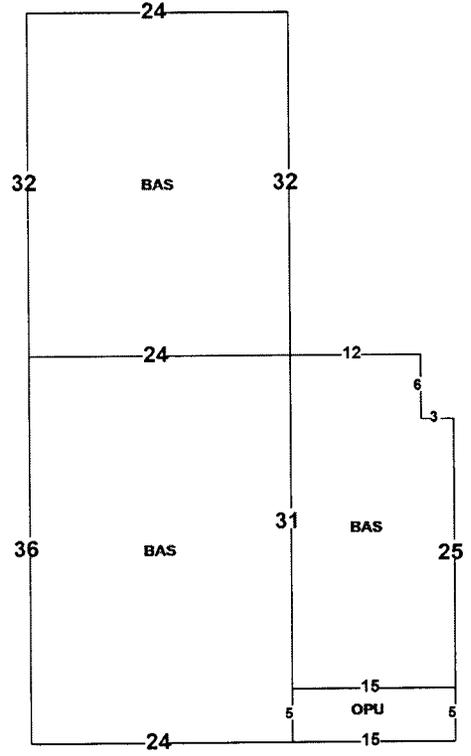


Buildings

Address: 705 FREMONT AVE, Improvement Type: SINGLE FAMILY, Year Built: 1959, Effective Year: 1959, PA Building ID#: 69081

Structural Elements

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-SIDING-SHT.AVG.
- FLOOR COVER-ASPHALT TILE
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-6
- NO. STORIES-1
- ROOF COVER-COMPOSITION SHG
- ROOF FRAMING-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME



Areas - 2154 Total SF

BASE AREA - 2079
OPEN PORCH UNF - 75

Images



4/3/2023 12:00:00 AM



4/3/2023 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **VINMAS HOLDINGS LLC** holder of **Tax Certificate No. 01681**, issued the **1st** day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 8296 P 464/221 OR 7646 P 1615

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042361000 (0526-02)

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

JOHN R BRAKE II

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of May, which is the **6th day of May 2026**.

Dated this 13th day of February 2026.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk