Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700 www.BCPAO.us Disclaimer



REAL PROPERTY DETAILS

Account 2709839 - Roll Year 2024

Owners	CITY HARBOR AL LP
Mailing Address	4890 W KENNEDY BLVD, STE 240 C/O AMERICAN LANDMARK TAMPA FL 33609
Site Address	2240 WOODWIND TRL MELBOURNE FL 32935 2260 WOODWIND TRL MELBOURNE FL 32935 2265 WOODWIND TRL MELBOURNE FL 32935 2280 WOODWIND TRL MELBOURNE FL 32935 2289 WOODWIND TRL MELBOURNE FL 32935 2300 WOODWIND TRL MELBOURNE FL 32935 2313 WOODWIND TRL MELBOURNE FL 32935 2320 WOODWIND TRL MELBOURNE FL 32935 2334 WOODWIND TRL MELBOURNE FL 32935 2337 WOODWIND TRL MELBOURNE FL 32935 2337 WOODWIND TRL MELBOURNE FL 32935 2340 WOODWIND TRL MELBOURNE FL 32935 2360 WOODWIND TRL MELBOURNE FL 32935 2361 WOODWIND TRL MELBOURNE FL 32935 2385 WOODWIND TRL MELBOURNE FL 32935 2389 WOODWIND TRL MELBOURNE FL 32935 2395 WOODWIND TRL MELBOURNE FL 32935 2395 WOODWIND TRL MELBOURNE FL 32935 23935 2400 WOODWIND TRL MELBOURNE FL 32935 2400 WOODWIND TRL MELBOURNE FL 32935 2400 WOODWIND TRL MELBOURNE FL 32935 2601 LAKE WASHINGTON RD MELBOURNE FL 32935
Parcel ID	27-37-07-00-503
Taxing District	43K0 - MELBOURNE
Exemptions	NONE
Property Use	0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS A
Total Acres	13.97
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	
Land Description	PART OF SE 1/4 OF SW 1/4 AS DES IN ORB 2462 PG 2383



VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$27,297,020	\$24,856,390	\$31,625,450
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$27,297,020	\$24,856,390	\$31,625,450
Assessed Value School	\$27,297,020	\$24,856,390	\$31,625,450
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$27,297,020	\$24,856,390	\$31,625,450
Taxable Value School	\$27,297,020	\$24,856,390	\$31,625,450

SALES / TRANSFERS

Date	Price	Type	Instrument
11/09/2021	\$36,899,999	WD	9329/0110
10/19/2017	\$22,250,000	WD	8014/1046
03/29/2012	\$9,250,000	WD	6569/0470
02/07/2003	\$8,000,000	WD	4819/3800
07/01/1986	\$1,105,000	WD	2716/0426
04/01/1985		QC	2593/2713
10/01/1983	\$757,900	WD	2462/2383

BUILDINGS

	PROPERTY DATA CARD #1
Building Use: 3220 - RECREATION HALL	

Materials		Details	i	
Exterior Wall:		STUCCO	Year Built	1987
Frame:		WOOD FRAME	Story Height	10
Roof:	Δ	SPH/ASB SHNGL	Floors	1

Mater	rials	Details	
Roof Structure:	WOOD TRUSS	Residential Units	0
		Commercial Units	2
Sub-A	reas	Extra Features	
Base Area (1st)	2,706	Paving - Concrete	29,714
Open Porch	41	Fence - Vinyl 4'	250
Total Base Area	2,706	Fireplace	1
Total Sub Area	2,747	Paving - Asphalt	115,717
	·	Pool - Commercial	1,113
		Paving - Stone	6,483
		Light Poles	18
		Spa - Residential Attached	1
		Tennis Court - Asphalt	1
		Covered Patio	240
	PROPERTY D	ATA CARD #2	
Building Use: 0354 - LOW RISE			
Mater		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	(
Sub-A	reas	Extra Features	
Base Area (1st)	5,640	No Data Found	
Base Area (2nd)	5,640		
Open Porch	960		
Total Base Area	11,280		
Total Sub Area	12,240		
	PROPERTY D	ATA CARD #3	
Building Use: 0354 - LOW RISE	APARTMENTS - 2 OR 3 STORI	ES - 50 UNITS AND UP	
Mate	rials	Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	C
Sub-A	reas	Extra Features	
Base Area (1st)	6,440	No Data Found	
Base Area (2nd)	6,440		
Open Porch	960		
Total Base Area	12,880		
Total Sub Area	13,840		
	PROPERTY D	ATA CARD #4	
Building Use: 0354 - LOW RISE			
Exterior Well:		Details Voor Built	4007
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	3
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	С
Sub-A		Extra Features	
Base Area (1st)	6,440	No Data Found	
Base Area (2nd)	6,440		
Open Porch	960		
Total Base Area	12,880		
Total Sub Area	13,840		
		ATA CARD #5	
D		ES - 50 UNITS AND UP Details	
Building Use: 0354 - LOW RISE Mater		Year Built	1987
Mate	STUCCO	rear built	
Mater Exterior Wall:	STUCCO WOOD FRAME		8
Exterior Wall: Frame:	WOOD FRAME	Story Height	
Exterior Wall: Frame: Roof:	WOOD FRAME ASPH/ASB SHNGL	Story Height Floors	2
Exterior Wall: Frame:	WOOD FRAME	Story Height	8 2 16

Sub-A				
Dana Araa (4at)		No Data Farmed	Extra Features	
Base Area (1st)	6,440	No Data Found		
Base Area (2nd)	6,440 960			
Open Porch Total Base Area				
Total Sub Area	12,880 13,840			
Total Sub Alea	· ·	ATA CADD #0		
		OATA CARD #6		
Building Use: 0354 - LOW RISE		IES - 50 UNITS AND U		
Mater Exterior Wall:		Year Built	Details	1987
Frame:	STUCCO WOOD FRAME			
Roof:		Story Height Floors		8
	ASPH/ASB SHNGL			2
Roof Structure:	WOOD TRUSS	Residential Units Commercial Units		16
		Commercial Units		0
Sub-A		N. D. (E	Extra Features	
Base Area (1st)	6,440	No Data Found		
Base Area (2nd)	6,440			
Open Porch	960			
Total Base Area	12,880			
Total Sub Area	13,840			
		ATA CARD #7		
Building Use: 0354 - LOW RISE		IES - 50 UNITS AND U		
Exterior Wall:	STUCCO	Year Built	Details	1987
Frame:	WOOD FRAME	Story Height		8
Roof:	ASPH/ASB SHNGL	Floors		2
Roof Structure:	WOOD TRUSS	Residential Units		16
		Commercial Units		0
Sub-A			Extra Features	
Base Area (1st)	6,440	No Data Found		
Base Area (2nd)	6,440			
Open Porch	960			
Total Base Area	12,880			
Total Sub Area	13,840			
	PROPERTY D	OATA CARD #8		
Building Use: 0354 - LOW RISE		IES - 50 UNITS AND U		
Mater		\(\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Details	100=
Exterior Wall:	STUCCO	Year Built		1987
Frame:	WOOD FRAME	Story Height		8
Roof:	ASPH/ASB SHNGL	Floors		
Roof Structure:	WOOD TRUSS	Residential Units		2
				16
		Commercial Units		
Sub-A		Commercial Units	Extra Features	16
Base Area (1st)	6,440		Extra Features	16
Base Area (1st) Base Area (2nd)	6,440 6,440	Commercial Units	Extra Features	16
Base Area (1st) Base Area (2nd) Open Porch	6,440 6,440 960	Commercial Units	Extra Features	16
Base Area (1st) Base Area (2nd) Open Porch Total Base Area	6,440 6,440	Commercial Units	Extra Features	16
Base Area (1st) Base Area (2nd) Open Porch	6,440 6,440 960	Commercial Units	Extra Features	16
Base Area (1st) Base Area (2nd) Open Porch Total Base Area	6,440 6,440 960 12,880 13,840	Commercial Units	Extra Features	16
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE	6,440 6,440 960 12,880 13,840 PROPERTY D	Commercial Units No Data Found OATA CARD #9		16
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Matel	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI	Commercial Units No Data Found OATA CARD #9 IES - 50 UNITS AND U		16 0
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Matel Exterior Wall:	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI rials	Commercial Units No Data Found OATA CARD #9 IES - 50 UNITS AND U	JP	16
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mater Exterior Wall: Frame:	6,440 6,440 960 12,880 13,840 PROPERTY D E APARTMENTS - 2 OR 3 STORI rials STUCCO WOOD FRAME	Commercial Units No Data Found DATA CARD #9 JES - 50 UNITS AND U Year Built Story Height	JP	16 0 1987 8
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mater Exterior Wall: Frame: Roof:	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI rials STUCCO WOOD FRAME ASPH/ASB SHNGL	Commercial Units No Data Found DATA CARD #9 JES - 50 UNITS AND U Year Built Story Height Floors	JP	1987 8
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mater Exterior Wall: Frame:	6,440 6,440 960 12,880 13,840 PROPERTY D E APARTMENTS - 2 OR 3 STORI rials STUCCO WOOD FRAME	Commercial Units No Data Found DATA CARD #9 JES - 50 UNITS AND U Year Built Story Height	JP	16 0 1987 8
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mater Exterior Wall: Frame: Roof:	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI rials STUCCO WOOD FRAME ASPH/ASB SHNGL	Commercial Units No Data Found DATA CARD #9 JES - 50 UNITS AND U Year Built Story Height Floors	JP	1987 8
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mater Exterior Wall: Frame: Roof:	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI rials STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS	Commercial Units No Data Found DATA CARD #9 JES - 50 UNITS AND U Year Built Story Height Floors Residential Units	JP	1987 8 2 16
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mater Exterior Wall: Frame: Roof: Roof Structure:	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI Fials STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS	Commercial Units No Data Found DATA CARD #9 JES - 50 UNITS AND U Year Built Story Height Floors Residential Units	JP Details	1987 8 2 16
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mater Exterior Wall: Frame: Roof: Roof Structure: Sub-A Base Area (1st)	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI rials STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS Areas 6,440	No Data Found PATA CARD #9 JES - 50 UNITS AND UNITS AN	JP Details	1987 8 2 16
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mater Exterior Wall: Frame: Roof: Roof Structure: Sub-A Base Area (1st) Base Area (2nd)	6,440 6,440 960 12,880 13,840 PROPERTY D E APARTMENTS - 2 OR 3 STORI rials STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS Areas 6,440 6,440	No Data Found PATA CARD #9 JES - 50 UNITS AND UNITS AN	JP Details	1987 8 2 16
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mater Exterior Wall: Frame: Roof: Roof Structure: Sub-A Base Area (1st) Base Area (2nd) Open Porch	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI FIALS STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS Areas 6,440 6,440 960	No Data Found PATA CARD #9 JES - 50 UNITS AND UNITS AN	JP Details	1987 8 2 16
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mater Exterior Wall: Frame: Roof: Roof Structure: Sub-A Base Area (1st) Base Area (2nd) Open Porch Total Base Area	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI Fials STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS Areas 6,440 6,440 960 12,880	No Data Found PATA CARD #9 JES - 50 UNITS AND UNITS AN	JP Details	1987 8 2 16
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mater Exterior Wall: Frame: Roof: Roof Structure: Sub-A Base Area (1st) Base Area (2nd) Open Porch	6,440 6,440 960 12,880 13,840 PROPERTY D E APARTMENTS - 2 OR 3 STORI rials STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS Areas 6,440 960 12,880 13,840	No Data Found PATA CARD #9 JES - 50 UNITS AND UNITS AN	JP Details	1987 8 2 16

	Materials	Details
Exterior Wall:	STUCCO	
Frame:	WOOD FRAME	Story Height 8
Roof:	ASPH/ASB SHNGL	
Roof Structure:	WOOD TRUSS	Residential Units 16
		Commercial Units 0
	Sub-Areas	Extra Features
Base Area (1st)	6,440	No Data Found
Base Area (2nd)	6,440	110 Data i Guild
. ,		
Open Porch	960	-
Total Base Area	12,880	
Total Sub Area	13,840	
	PROPERTY D	ATA CARD #11
Building Use: 0354 -	LOW RISE APARTMENTS - 2 OR 3 STOR	IES - 50 UNITS AND UP
_	Materials	Details
Exterior Wall:	STUCCO	Year Built 1988
Frame:	WOOD FRAME	Story Height 8
Roof:	ASPH/ASB SHNGL	Floors 2
Roof Structure:	WOOD TRUSS	Residential Units 16
		Commercial Units 0
	Sub-Areas	Extra Features
Base Area (1st)	6,440	No Data Found
Base Area (2nd)	6,440	= 3130 + 441191
	·	-
Open Porch	960	
Total Base Area	12,880	-
Total Sub Area	13,840	
	PROPERTY D	ATA CARD #12
Building Use: 0354 -	LOW RISE APARTMENTS - 2 OR 3 STOR	IES - 50 UNITS AND UP
	Materials	Details
Exterior Wall:	STUCCO	Year Built 1988
Frame:	WOOD FRAME	Story Height 8
Roof:	ASPH/ASB SHNGL	Floors 2
Roof Structure:	WOOD TRUSS	Residential Units 16
Roof Structure.	WOOD IKUSS	Commercial Units 0
	Sub-Areas	Extra Features
Base Area (1st)	6,440	No Data Found
Base Area (2nd)	6,440	
Open Porch	960	
Total Base Area	12,880	
Total Sub Area	13,840	-
Total Gub / lica		DATA CARD #13
Puilding Hoor 0254	LOW RISE APARTMENTS - 2 OR 3 STOR	
building Use. 0304 -	Materials	Details
Exterior Wall:	STUCCO	
Frame:	WOOD FRAME	Story Height 8
Roof:	ASPH/ASB SHNGL	Floors 2
Roof Structure:	WOOD TRUSS	Residential Units 8
		Commercial Units 0
	Sub-Areas	Extra Features
Base Area (1st)	4,424	No Data Found
	•	110 Data i Ouria
Base Area (2nd)	4,424	
Open Porch	368	-
Total Base Area	8,848	
Total Sub Area	9,216	
	PROPERTY D	ATA CARD #14
Building Use: 0354 -	LOW RISE APARTMENTS - 2 OR 3 STOR	IES - 50 UNITS AND UP
_	Materials	Details
Exterior Wall:	STUCCO	
Frame:	WOOD FRAME	Story Height 8
Roof:	ASPH/ASB SHNGL	
Roof Structure:	WOOD TRUSS	Residential Units 8
		Commercial Units 0
	Sub-Areas	Extra Features
Base Area (1st)	4,424	No Data Found
Base Area (2nd)	4,424	
·		-

Ocale A			
Sub-A	368		
Open Porch Total Base Area	8,848		
Total Sub Area	9,216		
Total Sub Area	· · · · · ·		
		ATA CARD #15	
Building Use: 0354 - LOW RISE		ES - 50 UNITS AND UP	
Mater		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	8
		Commercial Units	0
Sub-A	reas	Extra Features	
Base Area (1st)	2,736	No Data Found	
Base Area (2nd)	2,736		
Open Porch	480		
Total Base Area	5,472		
Total Sub Area	5,952		
		ATA CARD #16	
Positidia a Una constant DOM DIOS			
Building Use: 0354 - LOW RISE			
Mater		Details	
Exterior Wall:	STUCCO	Year Built	1988
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	8
		Commercial Units	0
Sub-A	reas	Extra Features	
Base Area (1st)	4,424	No Data Found	
Base Area (2nd)	4,424		
Open Porch	368		
Total Base Area	8,848		
Total Sub Area	9,216		
	PROPERTY DA	ATA CARD #17	
Building Use: 0354 - LOW RISE	APARTMENTS - 2 OR 3 STORI	ES - 50 UNITS AND UP	
Mater	ials	Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	0
		Commercial Units	1
Sub-A	reas	Extra Features	
Base Area (1st)	450	No Data Found	
Total Base Area	450		
Total Sub Area	450		
		ATA CARD #18	
Building Use: 3220 - RECREATION			
Mater		Details	
Exterior Wall:	STUCCO	Year Built	2003
Encoror wall.	WOOD FRAME	Cton/ Height	2003

Ruilding	Heat 322	O - RECREA	TION HALL

J	Materials	Details	
Exterior Wall:	STUCCO	Year Built	2003
Frame:	WOOD FRAME	Story Height	20
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	0
		Commercial Units	1
	Sub-Areas	Extra Features	
Base Area (1st)	800	No Data Found	
Total Base Area	800		
Total Sub Area	800		