Dana Blickley, CFA, Brevard County Property Appraiser

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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 2340 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 2400 WOODWIND TRL 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	

Dulluling 036. 3220 - 11	CONCENTIONALL		
Materials		Details	:
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	10
Roof:	ASPH/ASB SHNGL	Floors	1

Mate	rials	Details	
Roof Structure:	WOOD TRUSS	Residential Units	0
		Commercial Units	2
Sub-A	Areas	Extra Features	
Base Area (1st)	2,706	Fireplace	,
Open Porch	41	Light Poles	18
Total Base Area	2,706	Fence - Vinyl 4'	250
Total Sub Area	2,747	Pool - Commercial	1,113
		Paving - Asphalt	115,717
		Covered Patio	240
		Paving - Stone	6,483
		Paving - Concrete	29,714
		Tennis Court - Asphalt	•
		Spa - Residential Attached	•
	PROPERTY D	ATA CARD #2	
Building Use: 0354 - LOW RISE			
Exterior Well:		Details Voor Built	400
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	
Roof:	ASPH/ASB SHNGL	Floors	4.0
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	(
Sub-A		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	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		
	PROPERTY D	ATA CARD #4	
	APARTMENTS - 2 OR 3 STORI		
Mate		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	
Roof:	ASPH/ASB SHNGL	Floors	
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	(
	roop	Extra Features	
Sub-A	AI EaS		
Base Area (1st)	6,440	No Data Found	
Base Area (1st) Base Area (2nd)	6,440 6,440	No Data Found	
Base Area (1st) Base Area (2nd) Open Porch	6,440	No Data Found	
Base Area (1st) Base Area (2nd)	6,440 6,440	No Data Found	
Base Area (1st) Base Area (2nd) Open Porch	6,440 6,440 960	No Data Found	
Base Area (1st) Base Area (2nd) Open Porch Total Base Area	6,440 6,440 960 12,880 13,840	No Data Found ATA CARD #5	
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	ATA CARD #5 ES - 50 UNITS AND UP	
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mate	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI	ATA CARD #5 ES - 50 UNITS AND UP Details	100
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mate Exterior Wall:	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI rials	ATA CARD #5 ES - 50 UNITS AND UP Details Year Built	
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mate Exterior Wall: Frame:	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI rials STUCCO WOOD FRAME	ATA CARD #5 ES - 50 UNITS AND UP Details Year Built Story Height	8
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mate Exterior Wall: Frame: Roof:	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI Fials STUCCO WOOD FRAME ASPH/ASB SHNGL	ATA CARD #5 ES - 50 UNITS AND UP Details Year Built Story Height Floors	8
Base Area (1st) Base Area (2nd) Open Porch Total Base Area Total Sub Area Building Use: 0354 - LOW RISE Mate Exterior Wall: Frame:	6,440 6,440 960 12,880 13,840 PROPERTY D APARTMENTS - 2 OR 3 STORI rials STUCCO WOOD FRAME	ATA CARD #5 ES - 50 UNITS AND UP Details Year Built Story Height	1987

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			
	PROPERTY D	ATA CARD #6		
Building Use: 0354 - LOW RISE APA	RTMENTS - 2 OR 3 STORI	ES - 50 UNITS AND UP		
Materials Malli	OTUCCO	Vaar Duilt	Details	4007
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		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 Area		ATA CARD #7		
Building Use: 0354 - LOW RISE APA				
Materials	ACTIVILITY OF 2 OIL 3 STORI	LO GO GIVITO AIVO OF	Details	
Exterior Wall:	STUCCO	Year Built	Downs	1987
Frame:	WOOD FRAME	Story Height		8
Roof:	ASPH/ASB SHNGL	Floors		2
Roof Structure:	WOOD TRUSS	Residential Units		16
		Commercial Units		0
Sub-Areas	i		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 #8		
Building Use: 0354 - LOW RISE APA	RTMENTS - 2 OR 3 STOR!	FS - 50 UNITS AND U		
Materials		20 00 01111071110 01	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
Roof Structure.	WOOD TRUSS	Commercial Units		0
		Commercial offics		U
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			
	PROPERTY D	ATA CARD #9		
Building Use: 0354 - LOW RISE APA				
Building Use: 0354 - LOW RISE APA Materials	RTMENTS - 2 OR 3 STORI	ES - 50 UNITS AND U	Details	
Building Use: 0354 - LOW RISE APA	RTMENTS - 2 OR 3 STORI STUCCO	ES - 50 UNITS AND UF Year Built		1987
Building Use: 0354 - LOW RISE APA Materials	RTMENTS - 2 OR 3 STORI	ES - 50 UNITS AND U		8
Building Use: 0354 - LOW RISE APA Materials Exterior Wall: Frame: Roof:	RTMENTS - 2 OR 3 STORI STUCCO	ES - 50 UNITS AND UF Year Built		
Building Use: 0354 - LOW RISE APA Materials Exterior Wall: Frame:	RTMENTS - 2 OR 3 STORI STUCCO WOOD FRAME	ES - 50 UNITS AND UF Year Built Story Height		8
Building Use: 0354 - LOW RISE APA Materials Exterior Wall: Frame: Roof:	RTMENTS - 2 OR 3 STORI STUCCO WOOD FRAME ASPH/ASB SHNGL	ES - 50 UNITS AND UF Year Built Story Height Floors		8 2
Building Use: 0354 - LOW RISE APA Materials Exterior Wall: Frame: Roof: Roof Structure:	STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS	ES - 50 UNITS AND UP Year Built Story Height Floors Residential Units	Details	8 2 16
Building Use: 0354 - LOW RISE APA Materials Exterior Wall: Frame: Roof: Roof Structure: Sub-Areas	STUCCO STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS	Year Built Story Height Floors Residential Units Commercial Units		8 2 16
Building Use: 0354 - LOW RISE APA Materials Exterior Wall: Frame: Roof: Roof Structure: Sub-Areas Base Area (1st)	STUCCO STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS 6,440	ES - 50 UNITS AND UP Year Built Story Height Floors Residential Units	Details	8 2 16
Building Use: 0354 - LOW RISE APA Materials Exterior Wall: Frame: Roof: Roof Structure: Sub-Areas Base Area (1st) Base Area (2nd)	STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS 6,440 6,440	Year Built Story Height Floors Residential Units Commercial Units	Details	8 2 16
Building Use: 0354 - LOW RISE APA Materials Exterior Wall: Frame: Roof: Roof Structure: Sub-Areas Base Area (1st) Base Area (2nd) Open Porch	STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS 6,440 6,440 960	Year Built Story Height Floors Residential Units Commercial Units	Details	8 2 16
Building Use: 0354 - LOW RISE APA Materials Exterior Wall: Frame: Roof: Roof Structure: Sub-Areas Base Area (1st) Base Area (2nd) Open Porch Total Base Area	STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS 6,440 6,440 960 12,880	Year Built Story Height Floors Residential Units Commercial Units	Details	8 2 16
Building Use: 0354 - LOW RISE APA Materials Exterior Wall: Frame: Roof: Roof Structure: Sub-Areas Base Area (1st) Base Area (2nd) Open Porch	STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS 6,440 6,440 960	Year Built Story Height Floors Residential Units Commercial Units	Details	8 2 16
Building Use: 0354 - LOW RISE APA Materials Exterior Wall: Frame: Roof: Roof Structure: Sub-Areas Base Area (1st) Base Area (2nd) Open Porch Total Base Area	STUCCO WOOD FRAME ASPH/ASB SHNGL WOOD TRUSS 6,440 6,440 960 12,880 13,840	Year Built Story Height Floors Residential Units Commercial Units	Details	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. 0354 -	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	
·		-

Sub-Ar	026		
Open Porch	368		
Total Base Area	8,848		
Total Sub Area	9,216		
Total Gub Alea		ATA CARD #15	
B 11 11 11 11 10 10 10 10 10 10 10 10 10			
Building Use: 0354 - LOW RISE / Materi		ES - 50 UNITS AND UP 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
Rooi Structure.	WOOD IRUSS	Commercial Units	0
Sub-Ar	A26	Extra Features	0
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		
Total Sub Alea			
		ATA CARD #16	
Building Use: 0354 - LOW RISE A			
Materi		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-Ar		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		
		ATA CARD #17	
Building Use: 0354 - LOW RISE			
Materi		Details Van Built	4007
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-Ar		Extra Features	
Base Area (1st)	450	No Data Found	
Total Base Area	450		
Total Sub Area	450		
	PROPERTY D	ATA CARD #18	
Building Use: 3220 - RECREATION	ON HALL		
Materi		Dotails	

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		