



# Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

## PROPERTY DETAILS

Account	2728778
Owners	MELBOURNE LODGE #1744 BENEVOLENT; AND PROTECTIVE ORDER OF ELKS
Mailing Address	PO BOX 1416 MELBOURNE FL 32902
Site Address	211 NEIMAN AVE MELBOURNE FL 32901
Parcel ID	27-37-28-75-*.154
Property Use	7700 - CLUBS, LODGES, AND UNION HALLS
Exemptions	EXCB - FRATERNAL ORGANIZATION CLUBHOUSE
Taxing District	53K0 - MELBOURNE
Total Acres	1.49
Subdivision	NIEMAN HEIGHTS
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0005/0018
Land Description	NIEMAN HEIGHTS LOTS 154 THRU 159, 184 THRU 188 & E 1/2 OF VACATED BRANCH STREET ON WEST & PART OF W 1/2 OF VAC ST AS DESC IN ORB 3898 PG 238



## VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$594,500	\$536,490	\$557,050
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$496,730	\$451,580	\$410,530
Assessed Value School	\$594,500	\$536,490	\$557,050
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$496,730	\$451,580	\$410,530
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

## SALES/TRANSFERS

Date	Price	Type	Instrument
09/04/1979	\$90,000	WD	2095/2531

## BUILDINGS

### PROPERTY DATA CARD #1

**Building Use:** 7700 - CLUBS, LODGES, AND UNION HALLS

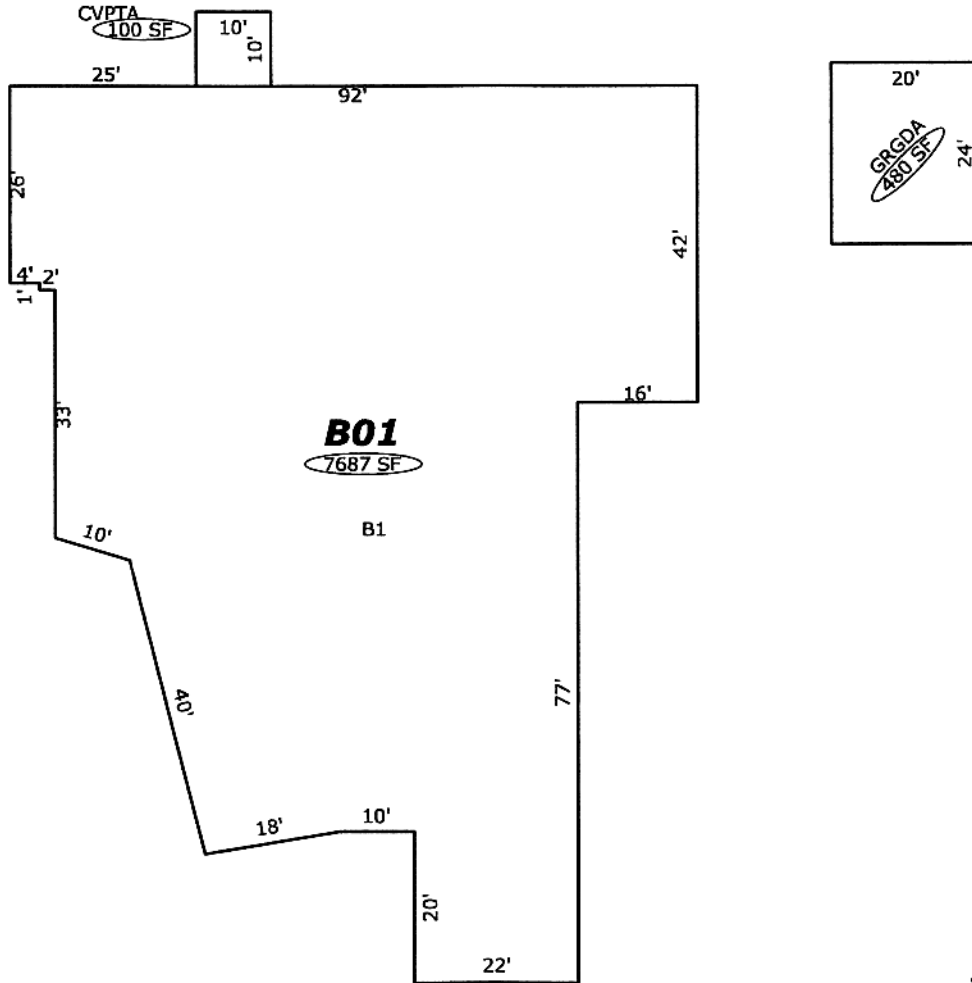
Materials	Details	
Exterior Wall:	STUCCO	Year Built 1962
Frame:	MASNRYCONC	Story Height 12
Roof:	BU-TG/MMBRN	Floors 1
Roof Structure:	WOOD TRUSS	Residential Units 1
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	Paving - Concrete	1,877
Total Base Area	Light Poles	2
Total Sub Area	Garage Detached	480
	Covered Patio	100
	Paving - Asphalt	12,920

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

Township: \_\_\_\_\_ Parcel No.: \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 City: \_\_\_\_\_ County: \_\_\_\_\_ State: \_\_\_\_\_ ZipCode: \_\_\_\_\_  
 Owner: \_\_\_\_\_  
 Client: \_\_\_\_\_ Client Address: \_\_\_\_\_  
 Appraiser Name: \_\_\_\_\_ Inspection Date: \_\_\_\_\_

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	7687.0	414.0	7687.0
CVPTA	Covered Patio	1.0	100.0	40.0	100.0
GRGDA	Detached Garage	1.0	480.0	88.0	480.0

### COMMENT TABLE 1

### COMMENT TABLE 2

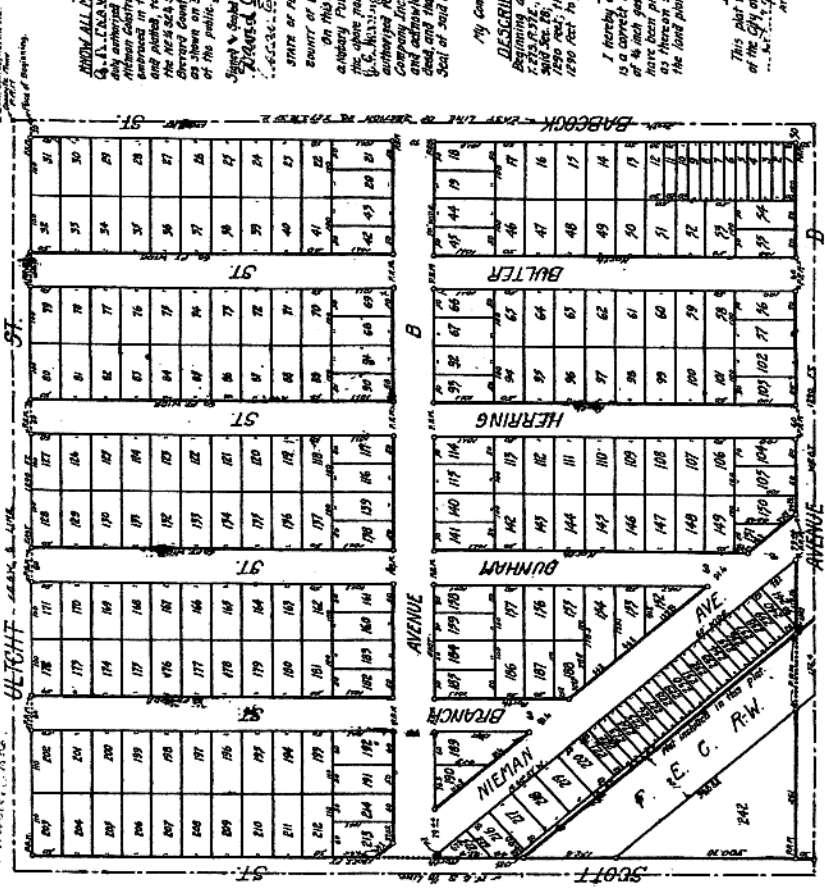
### COMMENT TABLE 3

0-5P-18

Scale 1 inch = 100 feet.  
All dimensions are given in feet  
and decimals thereof.

# NIEMAN HEIGHTS

LOCATED IN THE NEW SEC. 4, SEC. 28, T. 27 S. R. 37 E.  
CITY OF MELBOURNE,  
BREVARD COUNTY, FLORIDA.



**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That we  
G. A. LINDALL, President of the Melbourn  
City and Municipal Corporation of the  
City of Melbourne, Florida, do hereby  
dedicate to the use of the public the  
premises hereinafter described, to be  
known as Nieman Heights, located in  
the New Sec. 4, Sec. 28, T. 27 S. R. 37 E.,  
Brevard County, Florida, and that the streets and alleys  
as shown on said plat are hereby dedicated to the use  
of the public.

Witness my hand and seal in presence of  
G. A. LINDALL, President of the Melbourn  
City and Municipal Corporation of the  
City of Melbourne, Florida, and  
of the undersigned, this 1st day of  
August, 1927.

Notary Public, Brevard Co., Fla.  
My commission expires August 15, 1928.

**DESCRIPTION OF LAND PLATED**  
Beginning at a point on the East Line of Section 28,  
T. 27 S. R. 37 E., 30 feet south of the corner of Section 28  
and Range 37 East, Township 27 South, Range 37 East,  
1220 feet to the North 102.2 Feet, Hence East  
1220 feet to place of Beginning.

**SUBDIVISION CERTIFICATE**  
I hereby certify that the plat hereon exhibited  
is a correct and true plat, and that the lots  
of 40 each except as noted hereon in concrete blocks  
have been platted at points marked (this corner)  
as thereon shown at angles in the boundaries of  
the land platted and of inter-sections of streets  
located as hereon shown.

**MUNICIPAL CERTIFICATE**  
This plat was approved by the Common Council  
of the City of Melbourne, Florida, at a meeting held  
at the City Hall, Melbourne, Florida, on the 1st day of  
August, 1927.

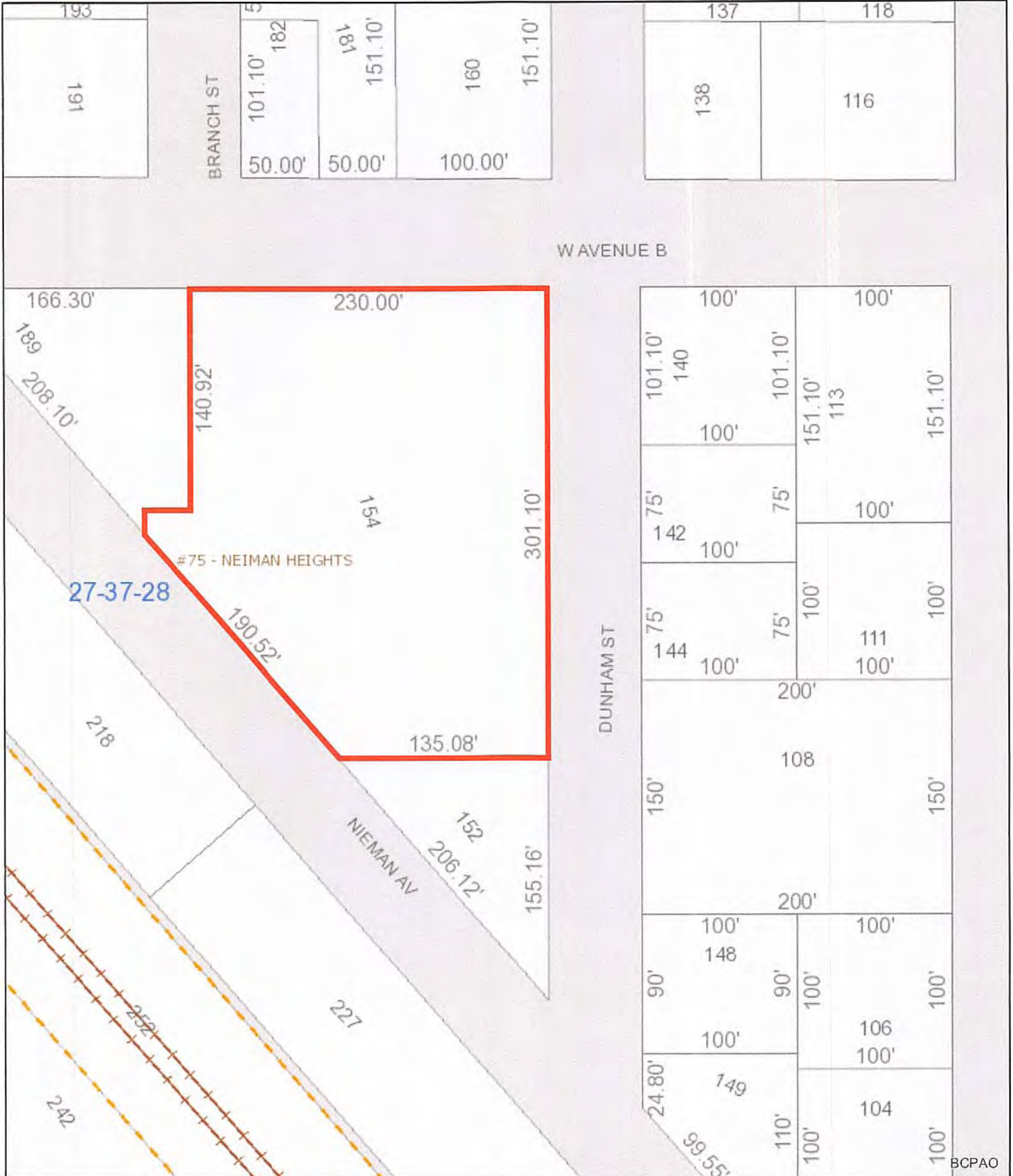
Mayor  
City Clerk



BCPAO,

All BCPAO maps and/or map applications are maintained for assessment and illustrative purposes only and do not represent surveys, plats, or any other legal instrument. Likewise, measurement and location tools are for assessment and illustrative purposes only and do not necessarily reflect real-world conditions. Due to the nature of Geographic Information Systems (GIS) and cadastral mapping, map layers may not precisely align and may not represent precise location, shape, and/or legal boundaries. Only a Florida-licensed surveyor can determine legally-relevant property boundaries, elevation, distance, area, and/or location in Florida.

Map created September 19, 2022 (map data dates may vary)



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**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**2021 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2728778		53K0

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

MELBOURNE LODGE #1744 BENEVOLENT  
 AND PROTECTIVE ORDER OF ELKS  
 PO BOX 1416  
 MELBOURNE, FL 32902-1416

121 W AVENUE B

NIEMAN HEIGHTS LOTS 154 THRU 159,  
 184 THRU 188 & E 1/2 OF VACATED  
 BRANCH STREET O  
 See Additional Legal on Tax Roll

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL FUND	3.5661	451,580	451,580	0	0.00	
BREVARD LIBRARY DISTRICT	0.4118	451,580	451,580	0	0.00	
BREVARD MOSQUITO CONTROL	0.1669	451,580	451,580	0	0.00	
S BREVARD REC DIST 2001-2020	0.2711	451,580	451,580	0	0.00	
SCHOOL - BY STATE LAW	3.6020	536,490	536,490	0	0.00	
SCHOOL - BY LOCAL BOARD	0.7480	536,490	536,490	0	0.00	
SCHOOL - CAPITAL OUTLAY	1.5000	536,490	536,490	0	0.00	
CITY OF MELBOURNE - OPERATING	7.0519	451,580	451,580	0	0.00	
ST JOHNS RIVER WATER MGMT DST	0.2189	451,580	451,580	0	0.00	
FLA INLAND NAVIGATION DIST	0.0320	451,580	451,580	0	0.00	
SEBASTIAN INLET DISTRICT	0.0765	451,580	451,580	0	0.00	
ENV END LD/WTR LTD 05-24	0.0571	451,580	451,580	0	0.00	
ENV END LD/WTR LTD(DBTP) 05-24	0.0488	451,580	451,580	0	0.00	
S BREVARD REC DIST (DBTP)01-20	0.2646	451,580	451,580	0	0.00	
MELBOURNE POLICE (DBTP)	0.0000	451,580	451,580	0	0.00	
TOTAL MILLAGE	18.0157			AD VALOREM TAXES	\$0.00	
NON-AD VALOREM ASSESSMENTS						
LEVYING AUTHORITY						AMOUNT
109 STORMWATER MELBOURNE						476.52
158 SOLID WASTE DISPOSAL						794.58
PAY ONLY ONE AMOUNT IN BOXES BELOW				NON-AD VALOREM ASSESSMENTS	\$1,271.10	
If Paid By	Nov 30, 2021					
Please Pay	\$1,220.26					

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**BREVARD COUNTY TAX COLLECTOR**

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**2021 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2728778		53K0

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

RETURN WITH PAYMENT  
 MELBOURNE LODGE #1744 BENEVOLENT  
 AND PROTECTIVE ORDER OF ELKS  
 PO BOX 1416  
 MELBOURNE, FL 32902-1416



PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2021				
Please Pay	\$1,220.26				

11/24/2021  
 Paid

Receipt # 002-22-00031336

\$1,220.26 Paid By On File



**2022 NOTICE OF PROPOSED PROPERTY TAXES**

**Brevard County Taxing Authorities**

Post Office Box 429 • Titusville, Florida 32781-0429



**FOR PERMANENT CHANGE OF ADDRESS:** Detach and mail completed form to PO Box 429, Titusville, FL 32781-0429

New Address: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_

Authorized Signature \_\_\_\_\_ 2728778

**DO NOT PAY — THIS IS NOT A BILL**

<b>TAX ACCOUNT NUMBER</b> 2728778	<b>27 3728-75*-154</b> 211 NEIMAN AVE MELBOURNE, 32901	<b>PROPERTY IDENTIFICATION</b>	<b>MILLAGE CODE</b> 53K0
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**2022 TAXING AUTHORITY TAX INFORMATION**

TAXING AUTHORITIES	COLUMN 1				COLUMN 2		COLUMN 3		COLUMN 4	
	Last Year's Property Tax Information				This Year's Exemptions	This Year's Taxable Value	Your tax rate and taxes this year if NO budget change.		Your tax rate and taxes this year if proposed budget change adopted.	
	Exemptions	Taxable Value	Tax Rate	Taxes			Tax Rate	Taxes	Tax Rate	Taxes
<b>COUNTY COMMISSION</b>										
GENERAL FUND	451580	0	3.5661	0.00	496730	0	3.1927	0.00	3.2619	0.00
BREVARD LIBRARY DISTRICT	451580	0	0.4118	0.00	496730	0	0.3673	0.00	0.3763	0.00
BREVARD MOSQUITO CONTROL	451580	0	0.1669	0.00	496730	0	0.1489	0.00	0.1527	0.00
S BREVARD REC DIST	451580	0	0.2711	0.00	496730	0	0.2403	0.00	0.2469	0.00
ENV END LAND & WTR AREAS LTD	451580	0	0.0571	0.00	496730	0	0.0509	0.00	0.0522	0.00
<b>BREVARD COUNTY PUBLIC SCHOOLS</b>										
BY STATE LAW	536490	0	3.6020	0.00	594500	0	3.0520	0.00	3.2470	0.00
BY LOCAL BOARD	536490	0	0.7480	0.00	594500	0	0.6338	0.00	0.7480	0.00
SCHOOL CAPITAL OUTLAY	536490	0	1.5000	0.00	594500	0	1.2710	0.00	1.5000	0.00
<b>MUNICIPAL SERVICES</b>										
CITY OF MELBOURNE	451580	0	7.0519	0.00	496730	0	6.4146	0.00	6.7490	0.00
<b>WATER MANAGEMENT DISTRICTS</b>										
ST JOHNS RIVER WATER MGMT DIS	451580	0	0.2189	0.00	496730	0	0.1974	0.00	0.1974	0.00
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
FLA INLAND NAVIGATION DIST	451580	0	0.0320	0.00	496730	0	0.0287	0.00	0.0320	0.00
SEBASTIAN INLET DISTRICT	451580	0	0.0765	0.00	496730	0	0.0681	0.00	0.0773	0.00
<b>VOTER APPROVED DEBT PAYMENTS</b>										
MELBOURNE POLICE HEADQUARTER	451580	0	0.0000	0.00	496730	0	0.3846	0.00	0.3846	0.00
ENV END LAND & WTR AREAS (DBT	451580	0	0.0488	0.00	496730	0	0.0425	0.00	0.0425	0.00
S BREVARD REC DIST (DBTP)	451580	0	0.2646	0.00	496730	0	0.2279	0.00	0.2279	0.00
<b>TOTAL TAXES</b>				<b>0.00</b>				<b>0.00</b>		<b>0.00</b>

**PROPERTY APPRAISER VALUE INFORMATION**

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
THIS YEAR	594500	594500	496730
LAST YEAR	536490	536490	451580

ASSESSED VALUE REDUCTION	APPLIES TO	AMOUNT
"Save Our Homes" Assessment Cap	All Tax Levies	0
Non-Homestead 10% Cap	Non-School Tax Levies	97770
Agricultural Classification	All Tax Levies	0
Other	All Tax Levies	0
EXEMPTIONS	APPLIES TO	AMOUNT
First Homestead	All Tax Levies	0
Additional Homestead	Non-School Tax Levies	0
Limited Income Senior (County)	County General Fund Tax Levy	0
Limited Income Senior (City)	City Tax Levy	0
Widow/Widower	All Tax Levies	0
Other	All Tax Levies	496730

**SEE REVERSE SIDE FOR DATES, TIMES, AND LOCATIONS OF BUDGET HEARINGS.**

If you feel the market value of the property is inaccurate or does not reflect fair market value as of **January 1, 2022**, or if you are entitled to an exemption or classification that is not reflected, please contact the Brevard County Property Appraiser's office:

**Real Property:** Titusville: 321-264-6700; Melbourne: 321-255-4440; Palm Bay: 321-952-4574; Viera: 321-690-6880

**Tangible Personal Property:** Titusville: 321-264-6703, option 2; All other locations: 321-633-2199 X-6703

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the Brevard County Clerk of Courts or [brevardclerk.us](http://brevardclerk.us).

**Petitions must be filed on or before September 12, 2022**



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01/30/2022







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