



# Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

## PROPERTY DETAILS

Account	2717994
Owners	Riverside LLC
Mailing Address	404 S Harbor City Blvd Melbourne FL 32901
Site Address	1745 Aurora Rd Melbourne FL 32935
Parcel ID	27-37-17-00-505
Property Use	4800 - Warehousing, Distribution And Trucking Terminal,
Exemptions	None
Taxing District	4200 - Unincorp District 4
Total Acres	0.43
Subdivision	--
Site Code	0322 - Aurora
Plat Book/Page	--
Land Description	Part Of NE 1/4 Of SW 1/4 As Des IN Orb 956 Pg 864 Ex Rd R/W



## VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$226,450	\$210,410	\$195,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$226,450	\$210,410	\$195,000
Assessed Value School	\$226,450	\$210,410	\$195,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$226,450	\$210,410	\$195,000
Taxable Value School	\$226,450	\$210,410	\$195,000

## SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
08/12/2011	\$190,000	WD	Improved	6436/1312
08/14/2006	--	WD	Improved	5686/6860
06/30/2005	\$250,000	WD	Improved	5495/5276
11/01/1985	\$60,000	WD	--	2650/0315
02/28/1985	\$45,000	WD	--	2584/1695
05/01/1982	--	WD	--	2366/2108

## BUILDINGS

### PROPERTY DATA CARD #1

**Building Use:** 4800 - Warehousing, Distribution And Trucking Terminal, Van & Storage Warehousing

Materials	Details		
Exterior Wall:	Enamel Steel	Year Built	1987
Frame:	Metalframe	Story Height	18
Roof:	Enamel Metal	Floors	2
Roof Structure:	Steel Truss Rigid	Residential Units	1
		Commercial Units	0

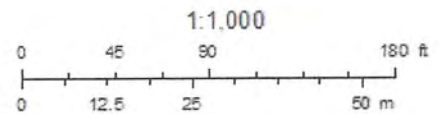
Sub-Areas	Extra Features		
Base Area (1st)	5,000	Fence - Chain Link 6'	260
Base Area (2nd)	550	Covered Patio	744

Utility Room	700	Paving - Concrete	6,080
Total Base Area	5,550		
Total Sub Area	6,250		

# Brevard County Property Appraiser



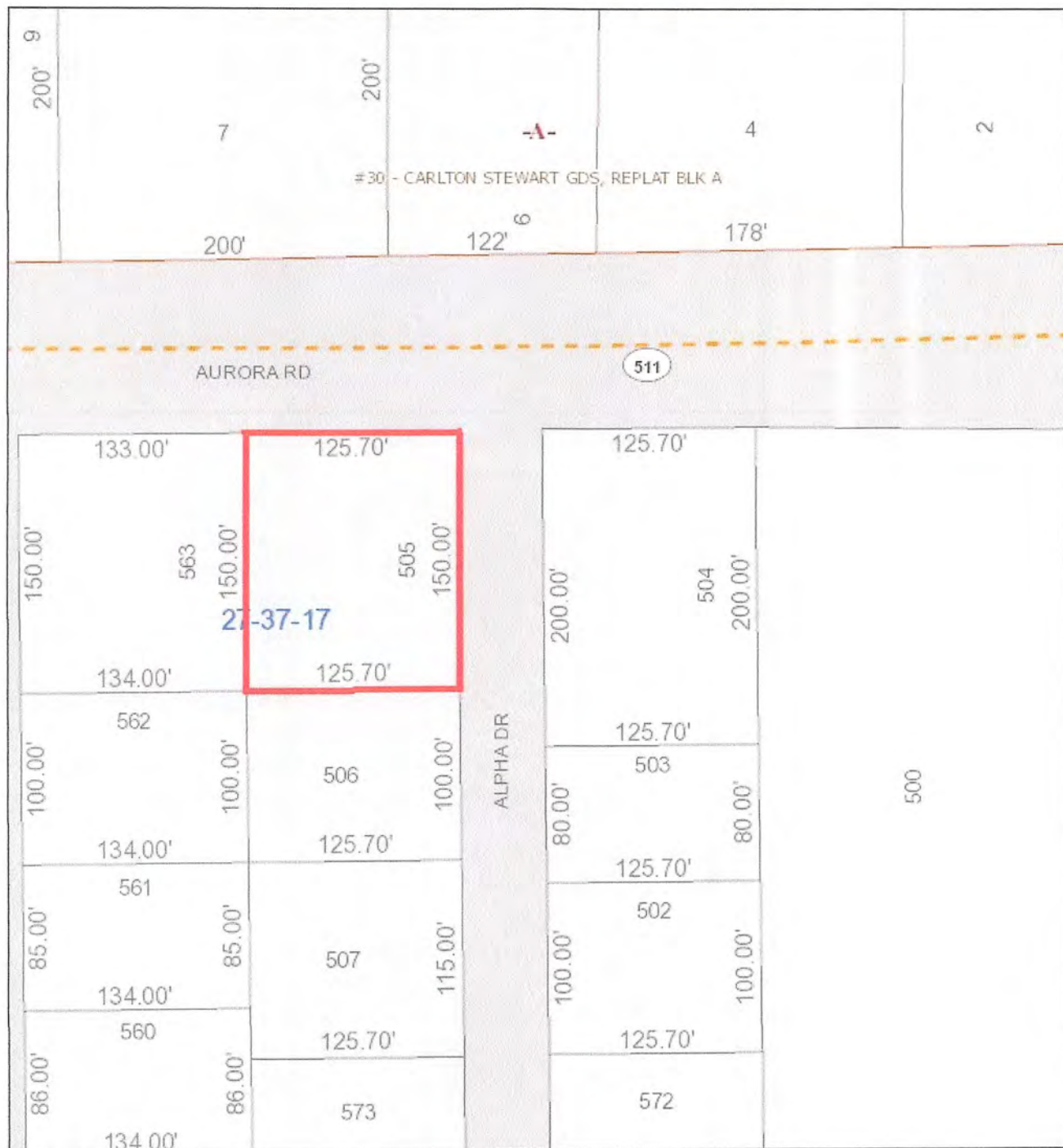
January 6, 2020



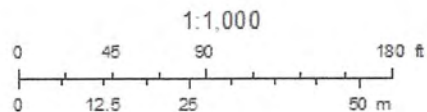
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EagleView Pictometry BCPAO

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# Brevard County Property Appraiser



January 6, 2020



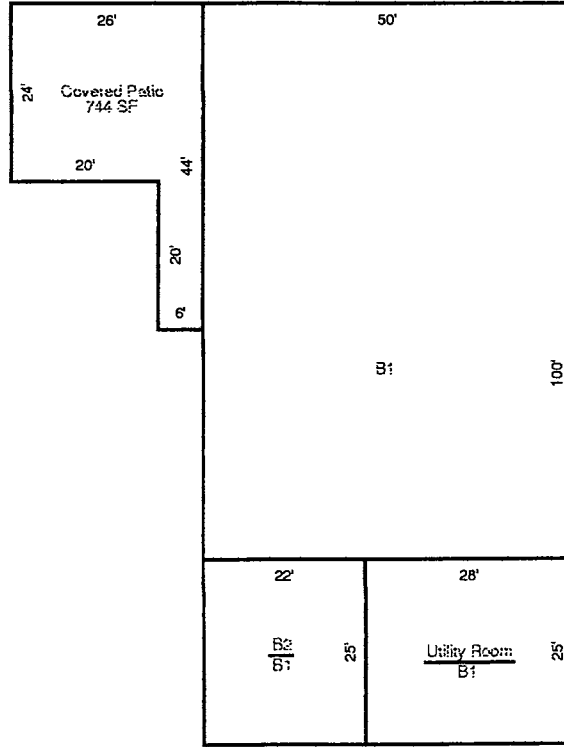
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For illustration only. Not a survey. Map layers may not precisely align.  
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# SKETCH/AREA TABLE ADDENDUM

SUBJECT	PARCEL ID 2717994		
	CITY	STATE	ZIP
	PERMIT # 10/7/2011		
	MARKET AREA		
	APPRAISER NAME JCT		

IMPROVEMENTS SKETCH



Scale: 1" = 12'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
B1	B1	1.00	5000	300	5000
B2	B2	1.00	550	94	550
UT	Utility Room	1.00	700	106	700
CVPRT	Covered Patio	1.00	744	140	744

Comment Table 1	
Comment Table 2	Comment Table 3

**LISA CULLEN, CFC**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

BREVARD COUNTY TAX COLLECTOR

2019 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2717994		4200

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

RIVERSIDE LLC  
404 S Harbor City BLVD  
Melbourne, FL 32901-1326

1745 AURORA RD

PART OF NE 1/4 OF SW 1/4 AS DES IN  
ORB 956 PG 864 EX RD R/W

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL FUND	3.8196	226,450	0	226,450	864.95	
BREVARD LIBRARY DISTRICT	0.4463	226,450	0	226,450	101.06	
BREVARD MOSQUITO CONTROL	0.1809	226,450	0	226,450	40.96	
S BREVARD REC DIST 2001-2020	0.2938	226,450	0	226,450	66.53	
SCHOOL - BY STATE LAW	3.8380	226,450	0	226,450	869.12	
SCHOOL - BY LOCAL BOARD	0.7480	226,450	0	226,450	169.38	
SCHOOL - CAPITAL OUTLAY	1.5000	226,450	0	226,450	339.68	
FIRE CONTROL MSTU	0.6321	226,450	0	226,450	143.14	
LAW ENFORCEMENT MSTU	1.1142	226,450	0	226,450	252.31	
ROAD & BRIDGE DIST 4 MSTU	0.2600	226,450	0	226,450	58.88	
ST JOHNS RIVER WATER MGMT DST	0.2414	226,450	0	226,450	54.67	
FLA INLAND NAVIGATION DIST	0.0320	226,450	0	226,450	7.25	
SEBASTIAN INLET DISTRICT	0.0831	226,450	0	226,450	18.82	
ENV END LD/WTR LTD 05-24	0.0619	226,450	0	226,450	14.02	
ENV END LD/WTR LTD(DBTP) 05-24	0.0804	226,450	0	226,450	18.21	
S BREVARD REC DIST (DBTP)01-20	0.3062	226,450	0	226,450	69.34	
TOTAL MILLAGE	13.6379			AD VALOREM TAXES	\$3,088.32	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	AMOUNT	
158 SOLID WASTE DISPOSAL	1,092.35	
162 STORMWATER DIST 4	231.02	
166 FIRE SP ASSESSMENT - COUNTY	836.25	
PAY ONLY ONE AMOUNT IN BOXES BELOW	NON-AD VALOREM ASSESSMENTS	\$2,159.62
If Paid By	Nov 30, 2019	
Please Pay	\$5,038.02	

**LISA CULLEN, CFC**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

BREVARD COUNTY TAX COLLECTOR

2019 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2717994		4200

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

RETURN WITH PAYMENT

RIVERSIDE LLC  
404 S Harbor City BLVD  
Melbourne, FL 32901-1326



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, 2019				
Please Pay	\$5,038.02				

12/02/2019 Effective Date 11/29/2019 Receipt # 001-20-00049981  
Paid

\$5,038.02 Paid By On File



2019 Roll Details — Real Estate Account At 1745 AURORA RD, MELBOURNE

Real Estate Account #2717994 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#) [Print this page](#)

2019	2018	2017	2016	...	2005
PAID	PAID	PAID	PAID		PAID

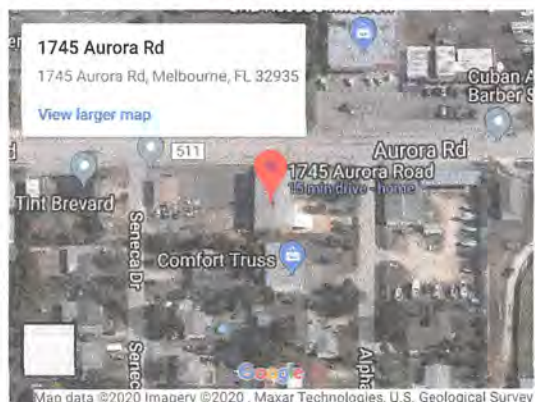
[Apply for the 2020 Installment Payment Plan](#)

[Get Bills by Email](#)

**PAID 2019-12-02**  
 \$5,038.02  
 Effective 2019-11-29  
 Receipt #001-20-00049981  
[Click to print receipt](#)

Owner: RIVERSIDE LLC  
 404 S Harbor City BLVD  
 Melbourne, FL 32901-1326  
 Situs: 1745 AURORA RD  
 MELBOURNE

Account number: 2717994  
 Alternate Key: 2717994  
 Millage code: 4200  
 Millage rate: 13.6379  
 Assessed value: 226,450  
 School assessed value: 226,450



Location is not guaranteed to be accurate.

[GIS - Property Appraiser](#)

2019 Annual bill

[View](#)

Ad valorem: \$3,088.32  
 Non-ad valorem: \$2,159.62  
 Total Discountable: \$247.94  
 No Discount NAVA: 0.00  
 Total tax: \$5,247.94

Legal description

PART OF NE 1/4 OF SW 1/4 AS DES IN ORB 956 PG 864 EX RD R/W

Location

Geo number: 27 3717-00-505  
 Property class: 4800  
 Township: 27  
 Range: 37  
 Section: 17  
 Block: 505  
 Value code: 00  
 Use code: 4800  
 Total acres: 0.430







**2019 NOTICE OF PROPOSED PROPERTY TAXES**

**Brevard County Taxing Authorities**

Post Office Box 429 • Titusville, Florida 32781-0429

2717994  
RIVERSIDE LLC  
404 S HARBOR CITY BLVD  
MELBOURNE FL 32901-1326



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

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

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

Authorized Signature \_\_\_\_\_ 2717994

**DO NOT PAY — THIS IS NOT A BILL**

<b>TAX ACCOUNT NUMBER</b> 2717994	<b>27 3717-00-505</b>	<b>PROPERTY IDENTIFICATION</b> 1745 AURORA RD MELBOURNE, 32935	<b>MILLAGE CODE</b> 4200
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**2019 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	0	210410	3.9456	830.19	0	226450	3.7488	848.92	3.8196	864.95
BREVARD LIBRARY DISTRICT	0	210410	0.4731	99.54	0	226450	0.4476	101.36	0.4463	101.06
BREVARD MOSQUITO CONTROL	0	210410	0.1869	39.33	0	226450	0.1768	40.04	0.1809	40.96
S BREVARD REC DIST 2001-2020	0	210410	0.3116	65.56	0	226450	0.2947	66.73	0.2938	66.53
ENV END LAND & WTR AREAS LTD	0	210410	0.0641	13.49	0	226450	0.0606	13.72	0.0619	14.02
<b>BREVARD COUNTY PUBLIC SCHOOLS</b>										
BY STATE LAW	0	210410	4.0510	852.37	0	226450	3.8452	870.75	3.8380	869.12
BY LOCAL BOARD	0	210410	0.7480	157.39	0	226450	0.7100	160.78	0.7480	169.38
SCHOOL CAPITAL OUTLAY	0	210410	1.5000	315.62	0	226450	1.4238	322.42	1.5000	339.68
<b>COUNTY MSTU</b>										
FIRE CONTROL MSTU	0	210410	0.6504	136.85	0	226450	0.6195	140.29	0.6321	143.14
LAW ENFORCEMENT MSTU	0	210410	1.0925	229.87	0	226450	1.0384	235.15	1.1142	252.31
ROAD & BRIDGE DISTRICT 4 MSTU	0	210410	0.2664	56.05	0	226450	0.2543	57.59	0.2600	58.88
<b>WATER MANAGEMENT DISTRICTS</b>										
ST JOHNS RIVER WATER MGMT DIS	0	210410	0.2562	53.91	0	226450	0.2414	54.67	0.2414	54.67
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
FLA INLAND NAVIGATION DIST	0	210410	0.0320	6.73	0	226450	0.0304	6.88	0.0320	7.25
SEBASTIAN INLET DISTRICT	0	210410	0.0877	18.45	0	226450	0.0831	18.82	0.0831	18.82
<b>VOTER APPROVED DEBT PAYMENTS</b>										
ENV END LAND & WTR AREAS (DBT	0	210410	0.0843	17.74	0	226450	0.0804	18.21	0.0804	18.21
S BREVARD REC DIST (DBTP) 200	0	210410	0.2884	60.68	0	226450	0.3062	69.34	0.3062	69.34
<b>TOTAL TAXES</b>				<b>2953.77</b>				<b>3025.67</b>		<b>3088.32</b>

**PROPERTY APPRAISER VALUE INFORMATION**

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
THIS YEAR	226450	226450	226450
LAST YEAR	210410	210410	210410

ASSESSED VALUE REDUCTION	APPLIES TO	2019 AMOUNT
"Save Our Homes" Assessment Cap	All Tax Levies	0
Non-Homestead 10% Cap	Non-School Tax Levies	0
Agricultural Classification	All Tax Levies	0
Other	All Tax Levies	0
EXEMPTIONS	APPLIES TO	2019 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	0

**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, 2019**, 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; Merritt Island: 321-454-6620

**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 13, 2019.**

Prepared by and return to  
Karen S Solomon, and employee of  
PRECISE TITLE, INC  
201 Sixth Avenue  
Dindalantic, Florida 32903  
(321) 984-0986  
Incidental to the issuance of a  
title insurance commitment/policy  
File Number 21720

General Warranty Deed

Made this August 12, 2011 A D By James A Von Plinsky and Linda G Von Plinsky, husband and wife,  
hereinafter called the grantor, to Riverside L L C a Florida limited liability company, whose post office address is  
341 4th Ave Indialantic Fl 32903  
hereinafter called the grantee

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10 00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz

Part of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 27 South, Range 37 East, as described in Official Records Book 956, Page 864, of the Public Records of Brevard County, Florida, except road right of way, more fully described as follows

From the center of said Section 17, Township 27 South, Range 37 East, Brevard County, Florida, run along the center line of said Section, South 88°55' West, 767 10 feet, thence South 00°11' East, 43 8 feet to the Point of Beginning of the Tract herein described, thence continue South 00°11' East, 150 feet, thence South 88°55' West, 150 7 feet, thence North 00°11' West, 150 feet, thence North 88°55' East, 150 7 feet to the Point of Beginning

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon

Parcel ID Number 27-37-17-00-505

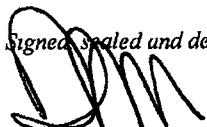
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

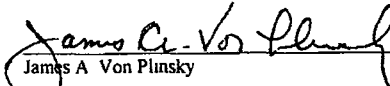
To Have and to Hold, the same in fee simple forever

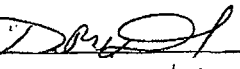
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2010

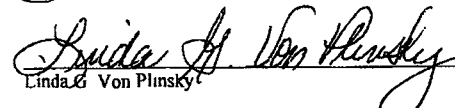
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence

  
\_\_\_\_\_  
Witness Printed Name KAREN S Solomon

  
\_\_\_\_\_  
James A Von Plinsky (Seal)

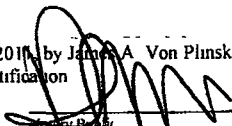
  
\_\_\_\_\_  
Witness Printed Name MICHAEL MERRICK

  
\_\_\_\_\_  
Linda G Von Plinsky (Seal)

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me August 12, 2011 by James A Von Plinsky and Linda G Von Plinsky, who is/are personally known to me or who has produced drivers license as identification

NOTARY PUBLIC STATE OF FLORIDA  
Karen S Solomon  
Commission # EE010284  
Expires AUG 04, 2014  
BONDED THROUGH FIDELITY BONDING CO, INC.

  
\_\_\_\_\_  
Notary Public  
Print Name \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
(S/LAL)







AURORA RD

AURORA RD

AURORA RD

ALPHA DR

SENECA DR

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