



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2719582
Owners	Aurora Range LLC
Mailing Address	404 S Harbor City Blvd Melbourne FL 32901
Site Address	2787 Aurora Rd Melbourne FL 32935
Parcel ID	27-37-18-50-A-4
Property Use	1100 - Retail Store - 1 Unit
Exemptions	None
Taxing District	4200 - Unincorp District 4
Total Acres	0.30
Subdivision	Vickers Subd No 3
Site Code	0322 - Aurora
Plat Book/Page	0013/0071
Land Description	Vickers Subd No 3 Lot 4 & N 10 Ft Of Lot 5 Blk A



VALUE SUMMARY

Category	2018	2017	2016
Market Value	\$216,680	\$208,000	\$200,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$216,680	\$208,000	\$200,000
Assessed Value School	\$216,680	\$208,000	\$200,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$216,680	\$208,000	\$200,000
Taxable Value School	\$216,680	\$208,000	\$200,000

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
01/05/2015	\$250,000	WD	Improved	7277/2420
10/01/1988	\$140,000	WD	--	2949/0627
10/01/1983	\$75,000	WD	--	2460/0260

BUILDINGS

PROPERTY DATA CARD #1

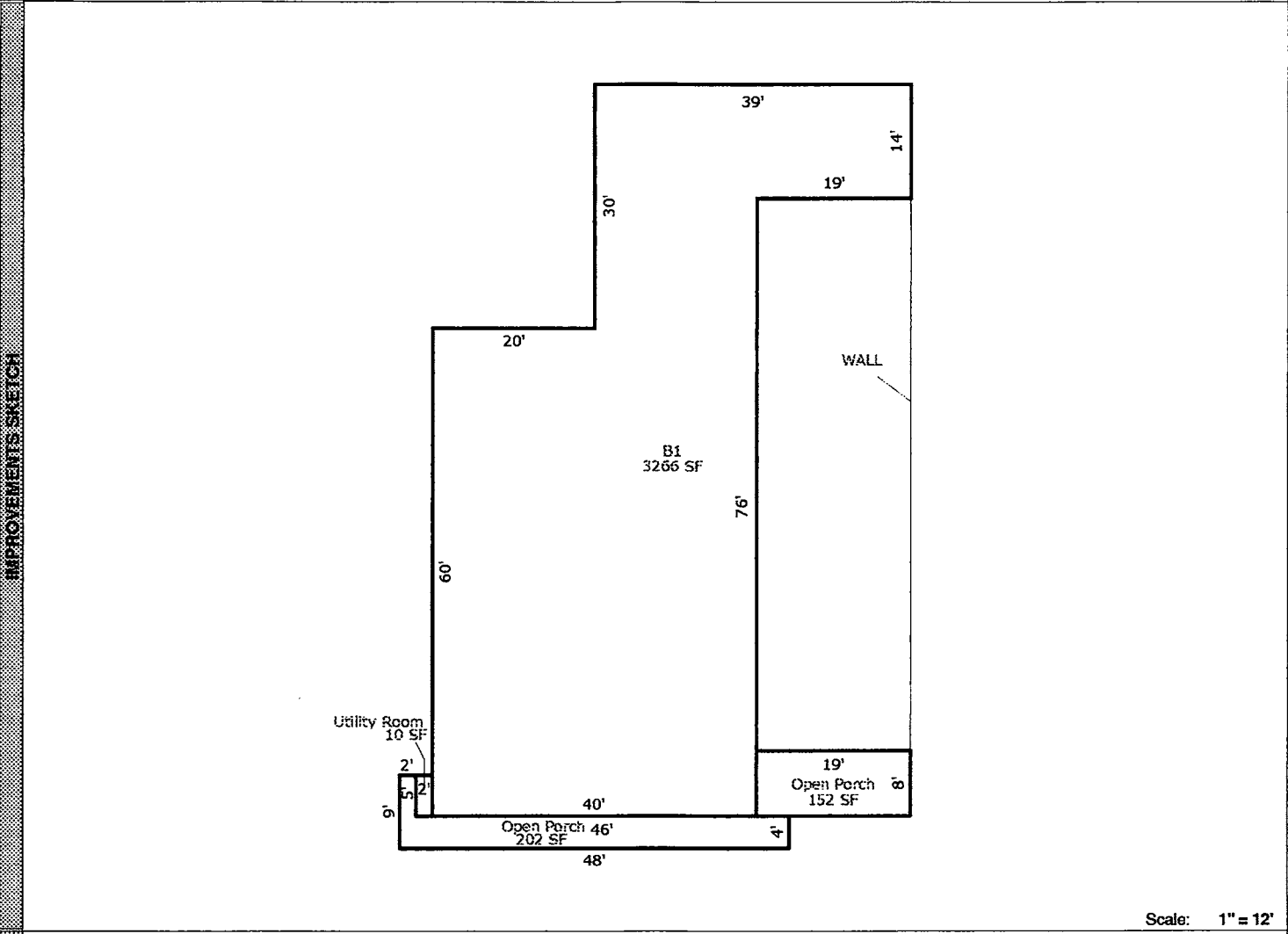
Building Use: 1100 - Retail Store - 1 Unit

Materials	Details
Exterior Wall: Painted Exterior	Year Built 1958
Frame: Masryconc	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) 3,266	Wall - Concrete - Block 770
Open Porch 152	
Open Porch 202	
Utility Room 10	
Total Base Area 3,266	
Total Sub Area 3,630	

SKETCH/AREA TABLE ADDENDUM

SUBJECT	PARCEL ID 2719582		
	CITY	STATE	ZIP
	PERMIT # 10/13/2011		
	MARKET AREA		
	APPRAISER NAME JCT		



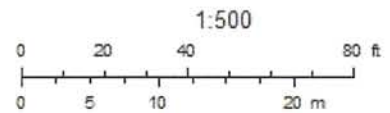
Scale: 1" = 12'

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
B1	B1	1.00	3266	298	3266		
OP	Open Porch	1.00	152	54			
	Open Porch	1.00	202	114	354		
UT	Utility Room	1.00	10	14	10		
						Comment Table 2	Comment Table 3

Brevard County Property Appraiser



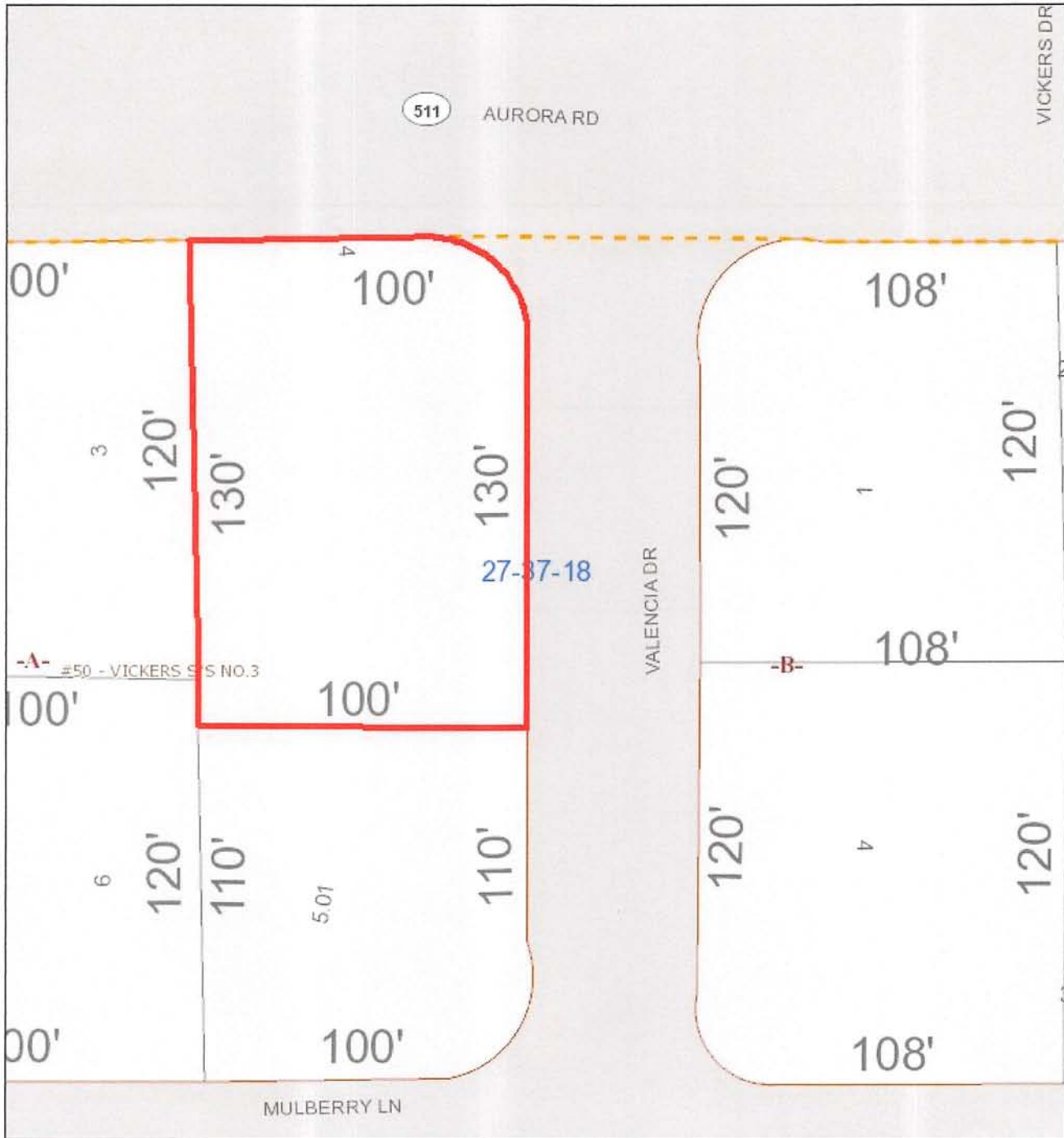
July 2, 2019



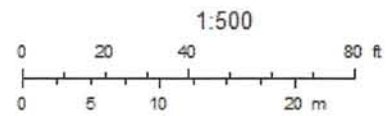
2846850
EagleView Pictometry BCRAO

For illustration only. Not a survey. Map layers may not precisely align.
©BCRAO 2015

Brevard County Property Appraiser



July 2, 2019



2846850

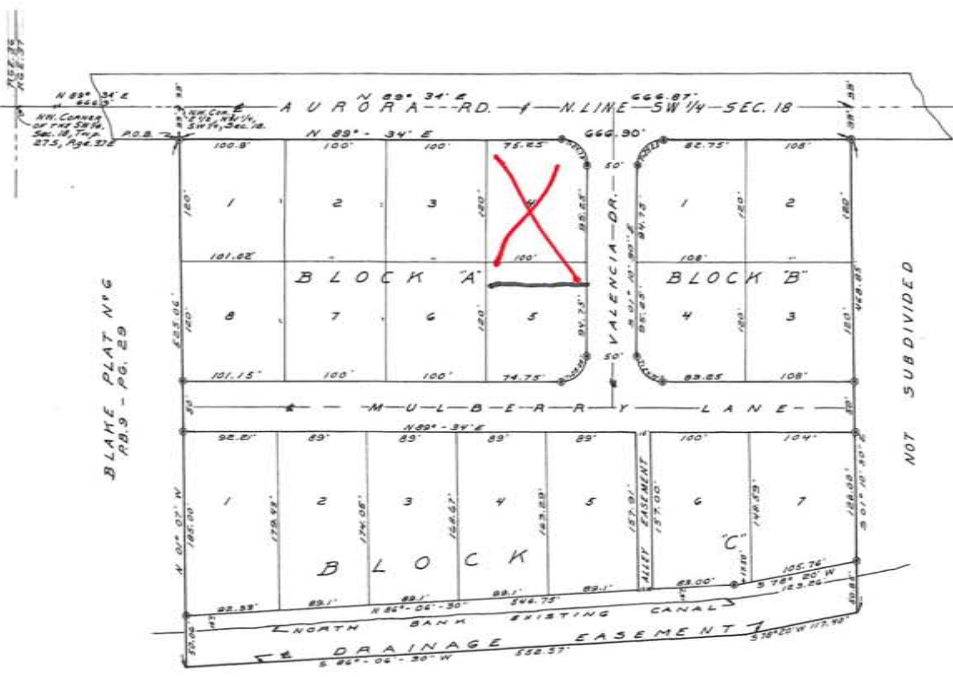
For illustration only. Not a survey. Map layers may not precisely align.
© BCPAO 2015

VICKERS SUBDIVISION N°3

A PORTION OF THE N 1/2 OF THE SW 1/4
SEC. 18, TWP 27 S0, RGE 37 E
BREVARD COUNTY, FLA.

DESCRIPTION:

From the NW Corner of the East 1/2 of the NW 1/4 of the SW 1/4 of Section 18, Twp 27 South, Rge 37 East; run S 01° 07' E 337 ft to the Point of Beginning of the herein described tract; thence run N 83° 34' E 666.80 ft along the south R/W line of Aurora Rd.; thence S 01° 12' 30" E 468.85 ft.; thence S 78° 20' W 117.40 ft.; thence S 86° 06' 30" W 552.57 ft.; thence N 01° 07' W 523.06 ft. to the P.O.B.



BLAKE PLAT N°6
P. 29 - P. 29

NOT SUBDIVIDED

NOT SUBDIVIDED

© Deafes P.A.M.
Note: All radii are 25ft unless otherwise indicated.

Scale 1"=60' - Oct. 16, 1959

BUCKNER REALTY SURVEYING
EAU GALLIE FLORIDA

**PLAT BOOK 18
AND PAGE 77**

213101 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner, in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the use and purposes therein expressed and dedicate the Streets, alleys, thorough-fares, parks, canals, and drainage easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned owners hereunto set their hand and seal on Oct. 16, 1959

J. M. Vickers Jr.
Walter E. Vickers
J. G. Vickers Sr.
Ayres E. Vickers
Regno. E. Vickers

Signed and sealed in the presence of:
Charles H. [Signature]
John B. [Signature]

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on Oct. 16, 1959, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
J. G. Vickers, Jr.
Walter E. Vickers
J. G. Vickers, Sr.
Ayres E. Vickers
to me known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

John B. [Signature]
NOTARY PUBLIC
My Commission Expires August 25, 1962

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, do hereby certify that on Oct. 16, 1959 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated Oct. 16, 1959

Carl [Signature] Registration No. 1088

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.

ATTEST: _____ MAYOR
_____ CITY CLERK

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on November 5, 1959 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

David K. [Signature]
Chairman of the Board

Affirm: *[Signature]* Clerk of the Board
[Signature] County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on Nov. 6, 1959 the Zoning Commission of the above COUNTY approved the foregoing plat.

[Signature] Zoning Director

CERTIFICATE OF CLERK

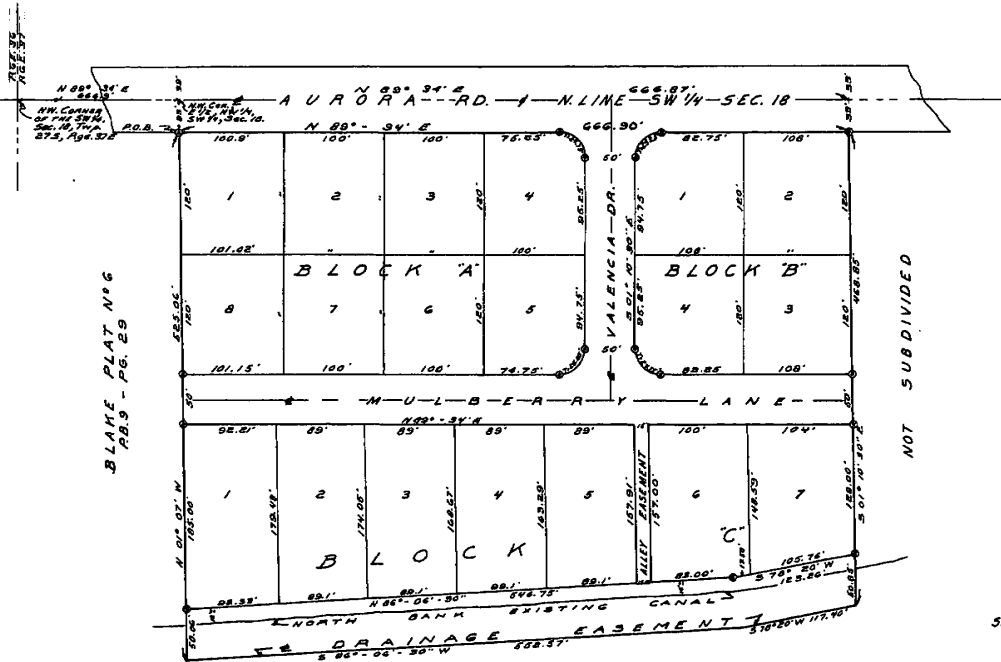
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on NOV 24 1959 at 2:30 p.m. File No. 213101

[Signature]
Clerk of the Circuit Court
in and for Brevard County, Fla.

VICKERS SUBDIVISION N°3

A PORTION OF THE N 1/2 OF THE SW 1/4
SEC. 18, TWP. 27 S. 0, RGE. 37 E
BREVARD COUNTY, FLA.

DESCRIPTION:
From the NW Corner of the East 1/2 of the NW 1/4 of the SW 1/4 of Section 18, Twp. 27 South, Rge. 37 East; run S 01°01'2" 33"E to the Point of Beginning of the herein described tract; thence run N 85°34'E 666.90' along the south R/W line of Aurora Rd.; thence S 01°16'30"E 468.85' to the S 78°20'W UT 491'; thence S 86°06'30"W 536.37'; thence N 01°07'W 525.06' to the R.G.B.



BLAKE PLAT N°6
P. 23 - P. 29

NOT SUBDIVIDED

NOT SUBDIVIDED

© Davies P.A.M.
Note: All radii are 25ft. unless otherwise indicated.

Scale 1"=60' - Oct. 16, 1939

BUCKNER REALTY SURVEYING
EAU GALIE FLORIDA

PLAT BOOK 13
AND PAGE 71

213101 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... hereby dedicates said lands and part for the use and purposes therein expressed and dedicate the streets, alleys, thoroughfares, parks, canals, and drainage easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned... hereunto set their hands and seal on Oct. 16, 1939.
J. R. Vickers
John E. Vickers
J. A. Vickers, Sr.
James E. Vickers

Signed and sealed in the presence of:
Charles A. ...
James P. ...

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, That on Oct. 16, 1939, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
J. A. Vickers, Jr.
John E. Vickers
J. A. Vickers, Sr.
James E. Vickers
to be known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
James P. ...
NOTARY PUBLIC
My Commission Expires August 11, 1941.

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on Oct. 16, 1939, he completed the survey of the lands as shown in the foregoing plat that said plat represents a correct and accurate representation of the lands therein described and that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated Oct. 16, 1939.
Carl ... Registration No. 1088

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
MAYOR _____
CITY CLERK _____

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Thomas ...
Chairman of the Board
Attest: *...* Clerk of the Board
... County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION
THIS IS TO CERTIFY, That on Nov. 6, 1939, the Zoning Commission of the above COUNTY approved the foregoing plat.
... Zoning Director

CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on NOV 26 1939 at 2:30 P.M. File No. 213101
...
Clerk of the Circuit Court
in and for Brevard County, Fla.

LISA CULLEN, CFC

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

BREVARD COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2719582		4200

Pay your taxes online at www.brevardtc.com

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

2787 AURORA RD

VICKERS SUBD NO 3 LOT 4 & N 10 FT
OF LOT 5 BLK A

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL FUND	3.9456	216,680	0	216,680	854.93	
BREVARD LIBRARY DISTRICT	0.4731	216,680	0	216,680	102.51	
BREVARD MOSQUITO CONTROL	0.1869	216,680	0	216,680	40.50	
S BREVARD REC DIST 2001-2020	0.3116	216,680	0	216,680	67.52	
SCHOOL - BY STATE LAW	4.0510	216,680	0	216,680	877.77	
SCHOOL - BY LOCAL BOARD	0.7480	216,680	0	216,680	162.08	
SCHOOL - CAPITAL OUTLAY	1.5000	216,680	0	216,680	325.02	
FIRE CONTROL MSTU	0.6504	216,680	0	216,680	140.93	
LAW ENFORCEMENT MSTU	1.0925	216,680	0	216,680	236.72	
ROAD & BRIDGE DIST 4 MSTU	0.2664	216,680	0	216,680	57.72	
ST JOHNS RIVER WATER MGMT DST	0.2562	216,680	0	216,680	55.51	
FLA INLAND NAVIGATION DIST	0.0320	216,680	0	216,680	6.93	
SEBASTIAN INLET DISTRICT	0.0877	216,680	0	216,680	19.00	
ENV END LD/WTR LTD 05-24	0.0641	216,680	0	216,680	13.89	
ENV END LD/WTR LTD(DBTP) 05-24	0.0843	216,680	0	216,680	18.27	
S BREVARD REC DIST (DBTP)01-20	0.2884	216,680	0	216,680	62.49	
TOTAL MILLAGE	14.0382			AD VALOREM TAXES	\$3,041.79	
NON-AD VALOREM ASSESSMENTS						
LEVYING AUTHORITY						AMOUNT
158 SOLID WASTE DISPOSAL						164.51
162 STORMWATER DIST 4						82.19
166 FIRE SP ASSESSMENT - COUNTY						555.02
PAY ONLY ONE AMOUNT IN BOXES BELOW				NON-AD VALOREM ASSESSMENTS		\$801.72
If Paid By	Nov 30, 2018					
Please Pay	\$3,689.77					

LISA CULLEN, CFC

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

BREVARD COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2719582		4200

Pay your taxes online at www.brevardtc.com

RETURN WITH PAYMENT

AURORA RANGE 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, 2018				
Please Pay	\$3,689.77				

11/29/2018
Paid

Receipt # 001-19-00045806

\$3,689.77 Paid By On File



BREVARD COUNTY TAX COLLECTOR

Lisa Cullen, CFC

2018 Roll Details — Real Estate Account At 2787 AURORA RD, MELBOURNE

Real Estate Account #2719582

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

[Print this page](#)

2018	2017	2016	2015	...	2005
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2018-11-29
 \$3,689.77
Receipt #001-19-
 00045806
[Click to print receipt](#)

Owner: AURORA RANGE LLC
 404 S Harbor City BLVD
 Melbourne, FL 32901-1326
Situs: 2787 AURORA RD
 MELBOURNE

Account number: 2719582
Alternate Key: 2719582
Millage code: 4200
Millage rate: 14.0382

Assessed value: 216,680
School assessed value: 216,680



Location is not guaranteed to be accurate.

GIS - Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$3,041.79
Non-ad valorem: \$801.72
Total Discountable: 3843.51
No Discount NAVA: 0.00
Total tax: \$3,843.51

Legal description

VICKERS SUBD NO 3 LOT 4 & N 10 FT OF LOT 5 BLK A
 Location

Geo number: 27 3718-50-A-4
Property class: 1100
Township: 27
Range: 37
Section: 18
Block: A
Lot: 4
Value code: 00
Use code: 1100
Total acres: 0.300



2018 NOTICE OF PROPOSED PROPERTY TAXES

Brevard County Taxing Authorities

Post Office Box 429 • Titusville, Florida 32781-0429

2719582
 AURORA RANGE 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 _____ 2719582

DO NOT PAY — THIS IS NOT A BILL

TAX ACCOUNT NUMBER 2719582	27 3718-50-A-4 2787 AURORA RD MELBOURNE, 32935	PROPERTY IDENTIFICATION	MILLAGE CODE 4200
--------------------------------------	--	--------------------------------	-----------------------------

2018 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
COUNTY COMMISSION										
GENERAL FUND	0	208000	4.1550	864.24	0	216680	3.8964	844.27	3.9456	854.93
BREVARD LIBRARY DISTRICT	0	208000	0.4982	103.63	0	216680	0.4645	100.65	0.4731	102.51
BREVARD MOSQUITO CONTROL	0	208000	0.1968	40.93	0	216680	0.1835	39.76	0.1869	40.50
S BREVARD REC DIST 2001-2020	0	208000	0.2956	61.48	0	216680	0.2753	59.65	0.3116	67.52
ENV END LAND & WTR AREAS LTD	0	208000	0.0617	12.83	0	216680	0.0575	12.46	0.0641	13.89
BREVARD COUNTY PUBLIC SCHOOLS										
BY STATE LAW	0	208000	4.3200	898.56	0	216680	4.0240	871.92	4.0510	877.77
BY LOCAL BOARD	0	208000	0.7480	155.58	0	216680	0.6968	150.98	0.7480	162.08
SCHOOL CAPITAL OUTLAY	0	208000	1.5000	312.00	0	216680	1.3972	302.75	1.5000	325.02
COUNTY MSTU										
FIRE CONTROL MSTU	0	208000	0.6816	141.77	0	216680	0.6372	138.07	0.6504	140.93
LAW ENFORCEMENT MSTU	0	208000	1.1438	237.91	0	216680	1.0689	231.61	1.0925	236.72
ROAD & BRIDGE DISTRICT 4 MSTU	0	208000	0.2782	57.87	0	216680	0.2606	56.47	0.2664	57.72
WATER MANAGEMENT DISTRICTS										
ST JOHNS RIVER WATER MGMT DIS	0	208000	0.2724	56.66	0	216680	0.2562	55.51	0.2562	55.51
INDEPENDENT SPECIAL DISTRICTS										
FLA INLAND NAVIGATION DIST	0	208000	0.0320	6.66	0	216680	0.0302	6.54	0.0320	6.93
SEBASTIAN INLET DISTRICT	0	208000	0.0937	19.49	0	216680	0.0877	19.00	0.0877	19.00
VOTER APPROVED DEBT PAYMENTS										
ENV END LAND & WTR AREAS (DBT	0	208000	0.0908	18.89	0	216680	0.0843	18.27	0.0843	18.27
S BREVARD REC DIST (DBTP) 200	0	208000	0.3044	63.32	0	216680	0.2884	62.49	0.2884	62.49
TOTAL TAXES				3051.82				2970.40		3041.79

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
THIS YEAR	216680	216680	216680
LAST YEAR	208000	208000	208000

ASSESSED VALUE REDUCTION	APPLIES TO	2018 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	2018 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, 2018**, 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.

Petitions must be filed on or before SEPTEMBER 14, 2018.



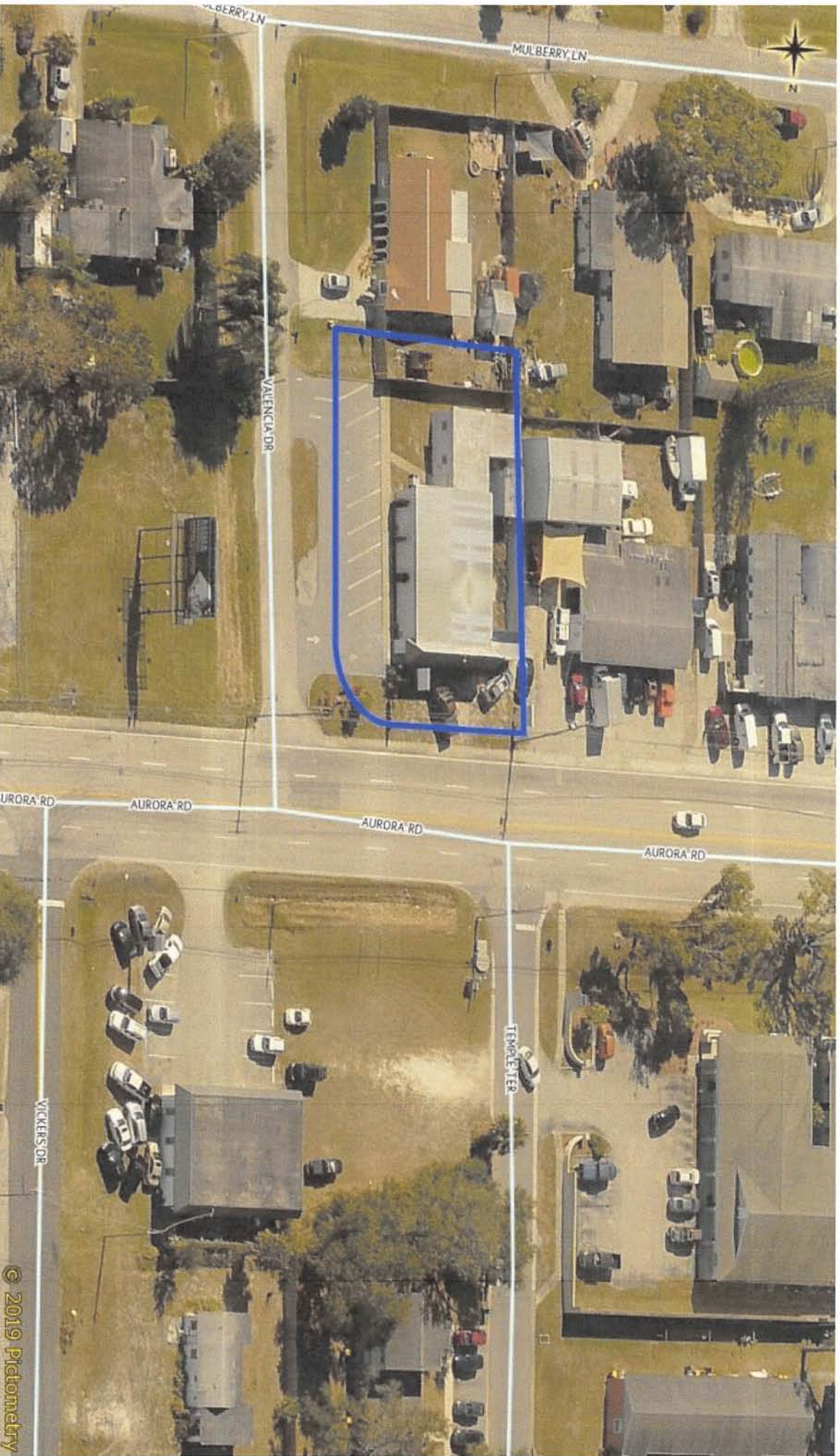


01/21/2019

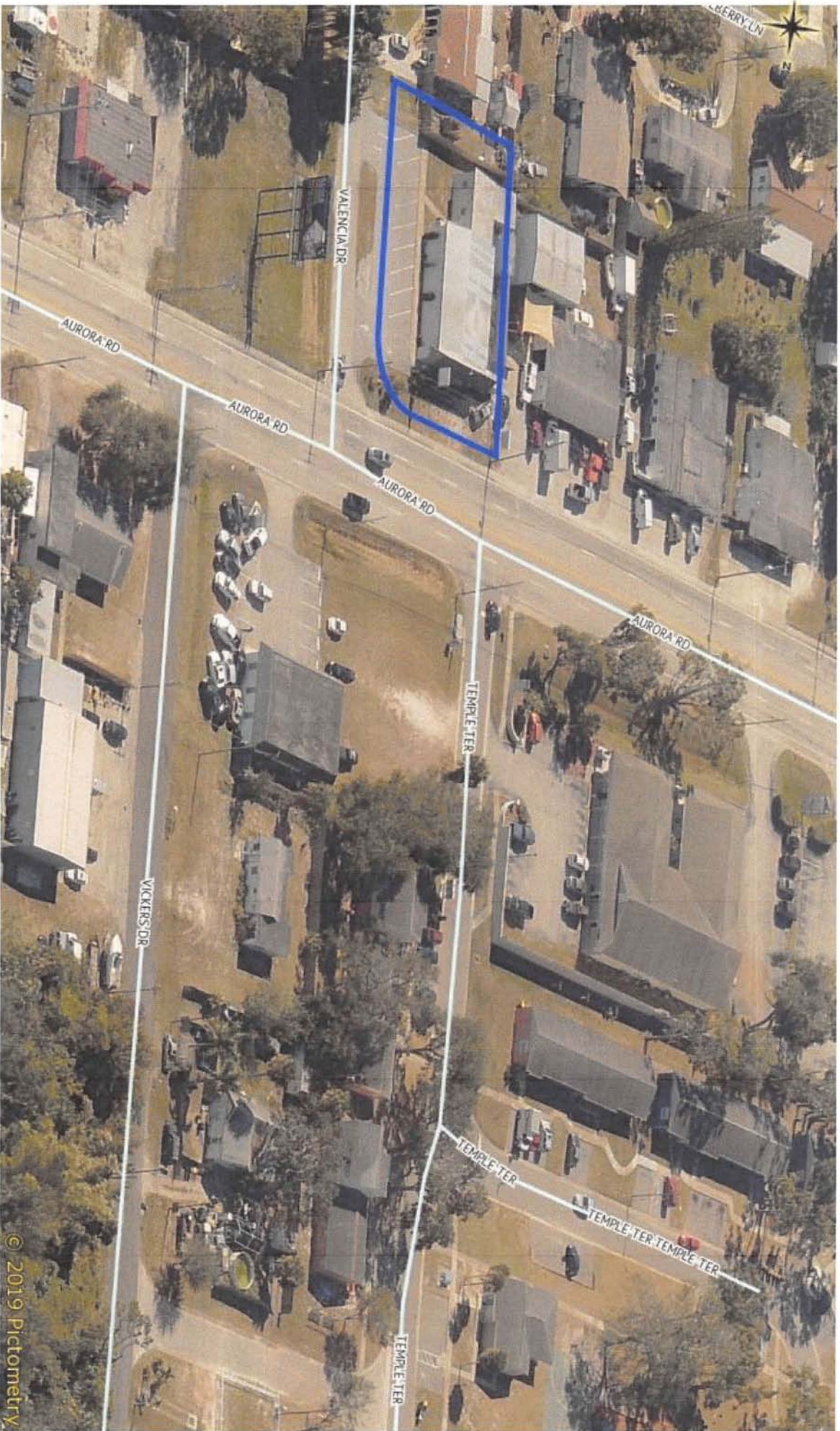
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01/21/2019



01/21/2019



© 2019 Pictometry

01/21/2019

This Document Prepared By and Return to:

Brad White, Esq.
GrayRobinson, P.A.
1795 West NASA Blvd.
Melbourne, FL 32901

TC →

Parcel ID Number: 27-37-18-50-A-4
Actual consideration paid is \$ 250,000.00

Warranty Deed

This Indenture, Made this 5th day of January, 2015 A.D. Between
Herbert Stratton, Jr. and Patricia J. Stratton, husband and wife

of the County of Brevard, State of Florida, grantors, and
Aurora Range, LLC, a Florida limited liability company

whose address is: 2787 Aurora Road, Melbourne, FL 32935

of the County of Brevard, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Brevard, State of Florida to wit:

Lot 4 & the North 10 feet of Lot 5, Block A, Vickers Subdivision No. 3, according to the plat thereof, as recorded in Plat Book 13, Page(s) 71, of the Public Records of Brevard County, Florida.

(Continued on Attached)

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Brad F. White
Printed Name: Bradley F. White
Witness

H. Stratton
Herbert Stratton, Jr. (Seal)
P.O. Address: 855 Lakewood Circle, Merritt Island, FL 32952

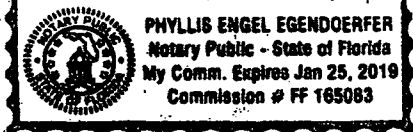
Phyllis Engel Egendoerfer
Printed Name: Phyllis Engel Egendoerfer
Witness

P. J. Stratton
Patricia J. Stratton (Seal)
P.O. Address: 855 Lakewood Circle, Merritt Island, FL 32952

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 5th day of January, 2014 by
Herbert Stratton, Jr. and Patricia J. Stratton, husband and wife

who are personally known to me or whose names are produced to me in Florida driver's license as identification.



Phyllis Engel Egendoerfer
Printed Name Phyllis Engel Egendoerfer
Notary Public
My Commission Expires:

Warranty Deed - Page 2

Parcel ID Number: 27-37-18-50-A-4

Subject to zoning, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision and public utility easements of record; this reference to said restrictions shall not operate to reimpose the same.