



# Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

## PROPERTY DETAILS

Account 2825779  
 Owners Riverside LLC  
 Mailing Address 3800 N Riverside Drive Indialantic FL 32903  
 Site Address 2598 Victoria Dr NE Palm Bay FL 32905  
 Parcel ID 28-37-11-76-F-15  
 Property Use 7700 - Clubs, Lodges, And Union Halls  
 Exemptions None  
 Taxing District 34U0 - Palm Bay  
 Total Acres 0.22  
 Subdivision Farview Subd, Replat Of Pt Of  
 Site Code 0300 - U S 1  
 Plat Book/Page 0009/0059  
 Land Description Farview Subd, Replat Of Pt Of Lot 15 Blk F



## VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$99,670	\$101,700	\$98,510
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$99,670	\$93,830	\$85,300
Assessed Value School	\$99,670	\$101,700	\$98,510
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$99,670	\$93,830	\$85,300
Taxable Value School	\$99,670	\$101,700	\$98,510

## SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
01/07/2002	\$100,000	WD	Improved	4505/3747
02/16/2000	--	QC	Improved	4126/1370
01/01/1991	\$1,000	CT	Improved	3102/0290
09/01/1989	--	QC	--	3018/4924
07/01/1984	\$134,000	WD	--	2523/0263
09/01/1971	\$13,900	--	--	1196/0688

## BUILDINGS

### PROPERTY DATA CARD #1

**Building Use:** 7700 - Clubs, Lodges, And Union Halls

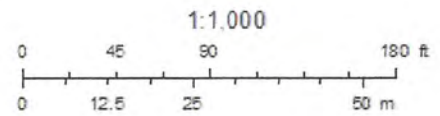
Materials	Details	
Exterior Wall:	Stucco	Year Built 1952
Frame:	Masnryconc	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Wood Truss	Residential Units 1
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	Fence - Chain Link 6'	250
Open Porch	Fireplace	1
Total Base Area		1,936
Total Sub Area		2,044



# Brevard County Property Appraiser



January 6, 2020

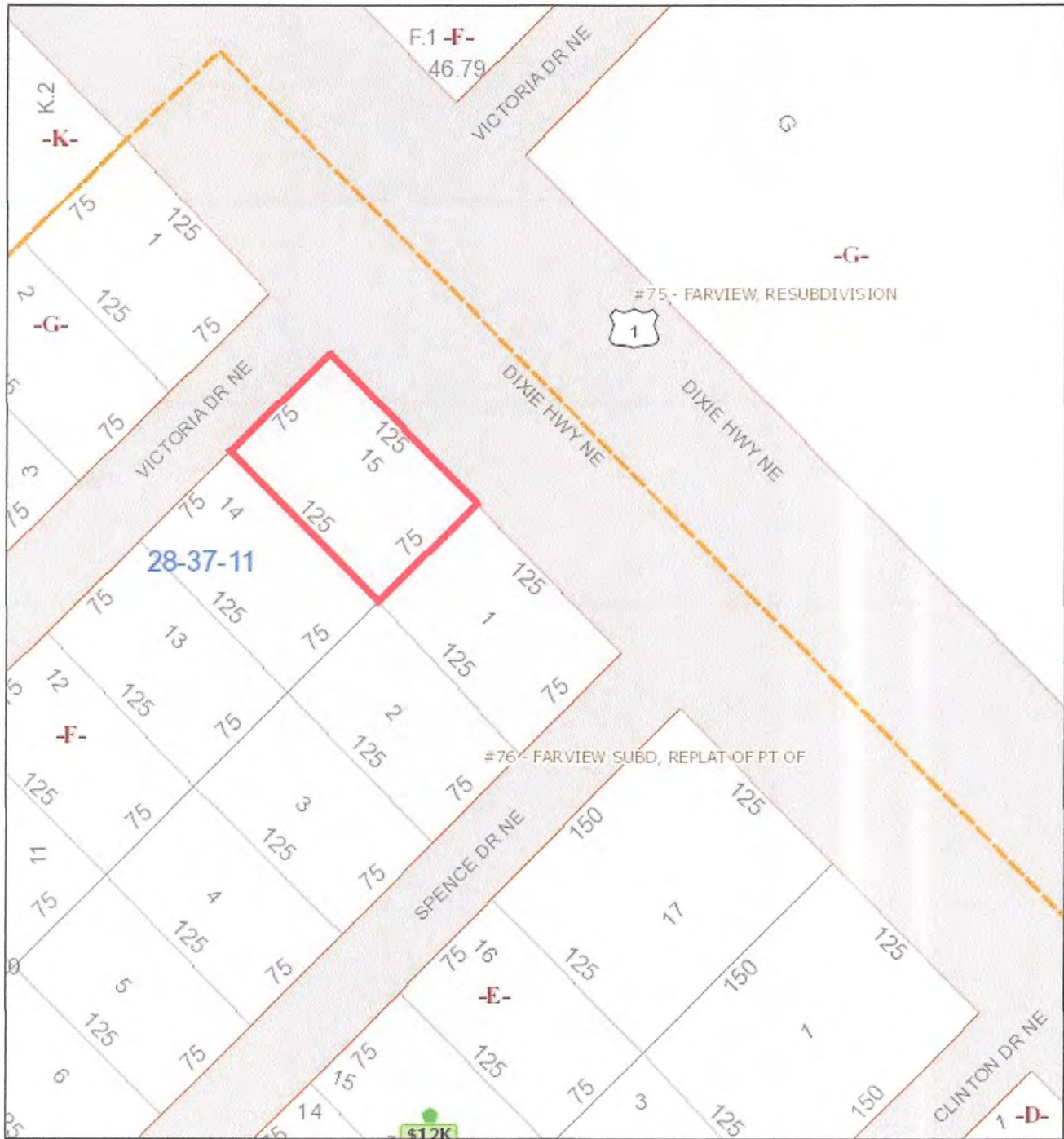


2846850  
EagleView Pictometry BCRAO

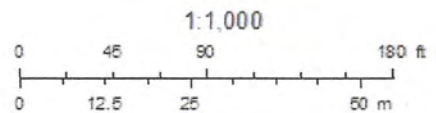
For illustration only. Not a survey. Map layers may not precisely align.  
©BCRAO 2015



# Brevard County Property Appraiser



January 6, 2020



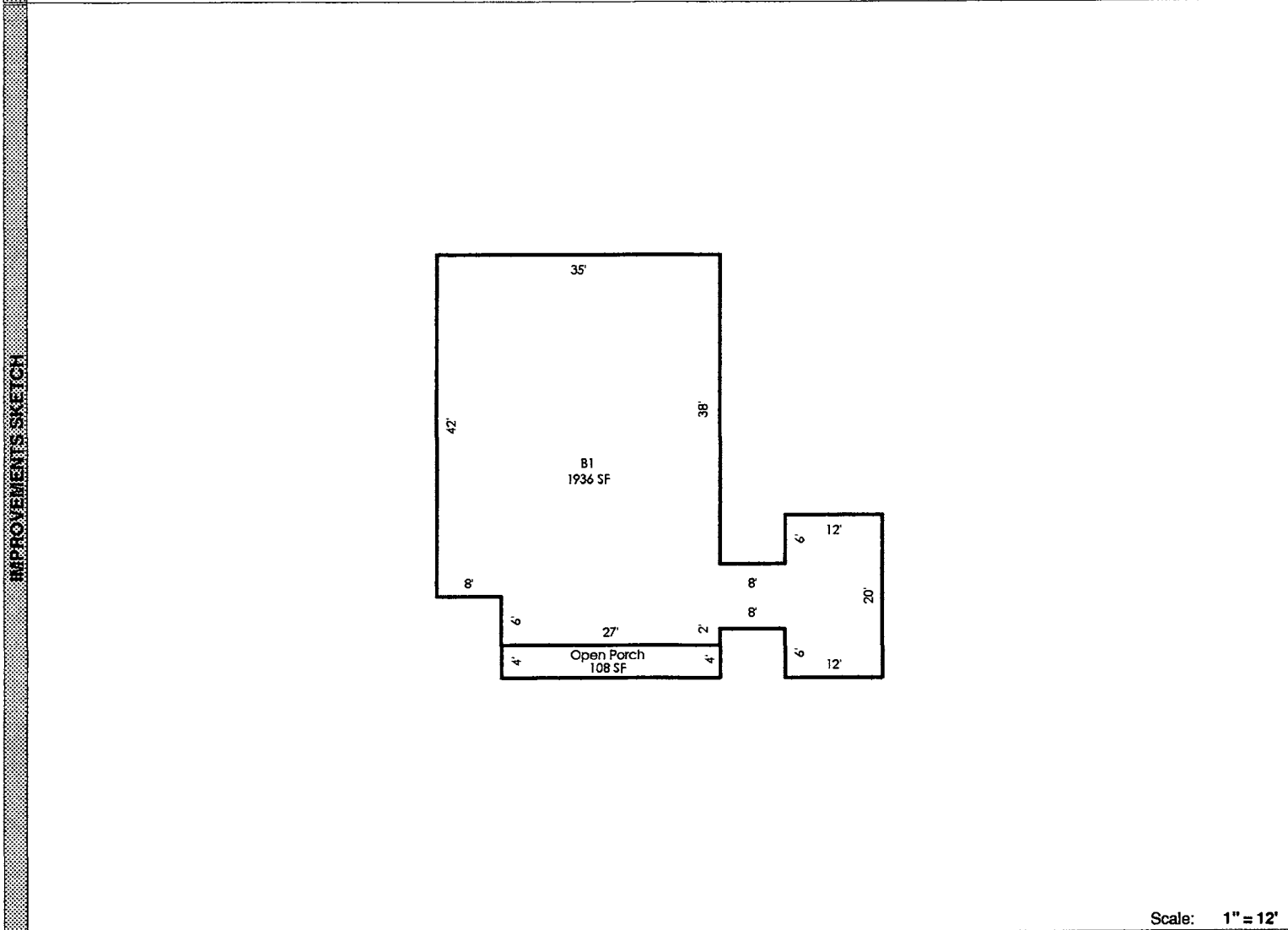
2846890

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



# SKETCH/AREA TABLE ADDENDUM

SUBJECT	RE# 2825779
	DATE 2-2-12
	DRAWN/UPDATED BY SXJ



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
B1	B1	1.00	1936	230	1936		
OP	Open Porch	1.00	108	62	108		
						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
2825779		34U0

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

RIVERSIDE LLC  
3800 N RIVERSIDE DRIVE  
INDIALANTIC, FL 32903-0000

2598 VICTORIA DR

FARVIEW SUBD, REPLAT OF PT OF  
LOT 15 BLK F

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	3.8196	99,670	0	99,670	380.70
BREVARD LIBRARY DISTRICT	0.4463	99,670	0	99,670	44.48
BREVARD MOSQUITO CONTROL	0.1809	99,670	0	99,670	18.03
S BREVARD REC DIST 2001-2020	0.2938	99,670	0	99,670	29.28
SCHOOL - BY STATE LAW	3.8380	99,670	0	99,670	382.53
SCHOOL - BY LOCAL BOARD	0.7480	99,670	0	99,670	74.55
SCHOOL - CAPITAL OUTLAY	1.5000	99,670	0	99,670	149.51
CITY OF PALM BAY	8.1379	99,670	0	99,670	811.10
PALM BAY ROAD MAINTENANCE DIST	0.0000	99,670	0	99,670	0.00
ST JOHNS RIVER WATER MGMT DST	0.2414	99,670	0	99,670	24.06
FLA INLAND NAVIGATION DIST	0.0320	99,670	0	99,670	3.19
SEBASTIAN INLET DISTRICT	0.0831	99,670	0	99,670	8.28
ENV END LD/WTR LTD 05-24	0.0619	99,670	0	99,670	6.17
ENV END LD/WTR LTD(DBTP) 05-24	0.0804	99,670	0	99,670	8.01
S BREVARD REC DIST (DBTP)01-20	0.3062	99,670	0	99,670	30.52
PALM BAY ROAD (DBTP)	0.8296	99,670	0	99,670	82.69
<b>TOTAL MILLAGE</b>	<b>20.5991</b>			<b>AD VALOREM TAXES</b>	<b>\$2,053.10</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT				
113 STORMWATER PALM BAY	164.42				
158 SOLID WASTE DISPOSAL	164.51				
<b>PAY ONLY ONE AMOUNT IN BOXES BELOW</b>	<b>NON-AD VALOREM ASSESSMENTS</b>				
	<b>\$328.93</b>				
If Paid By	Nov 30, 2019				
Please Pay	\$2,286.75				

**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
2825779		34U0

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

RIVERSIDE LLC  
3800 N RIVERSIDE DRIVE  
INDIALANTIC, FL 32903-0000



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	\$2,286.75				

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

\$2,286.75 Paid By On File





# BREVARD COUNTY TAX COLLECTOR

## Lisa Cullen, CFC

### 2019 Roll Details — Real Estate Account At 2598 VICTORIA DR, PALM BAY

[Print this page](#)

Real Estate Account #2825779 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#)

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  
 \$2,286.75  
 Effective 2019-11-29  
 Receipt #001-20-00049981  
[Click to print receipt](#)

Owner: RIVERSIDE LLC  
 3800 N RIVERSIDE DRIVE  
 INDIALANTIC, FL 32903-0000  
 Situs: 2598 VICTORIA DR  
 PALM BAY

Account number: 2825779  
 Alternate Key: 2825779  
 Millage code: 34U0  
 Millage rate: 20.5991

Assessed value: 99,670  
 School assessed value: 99,670



Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey

Location is not guaranteed to be accurate.

GIS - Property Appraiser

2019 Annual bill

Ad valorem: \$2,053.10  
 Non-ad valorem: \$328.93  
 Total Discountable: 2382.03  
 No Discount NAVA: 0.00  
 Total tax: \$2,382.03

[View](#)

Legal description

FARVIEW SUBD, REPLAT OF PT OF LOT 15 BLK F

Location

Geo number: 28 3711-76-F-15  
 Property class: 7700  
 Township: 28  
 Range: 37  
 Section: 11  
 Block: F  
 Lot: 15  
 Value code: 00  
 Use code: 7700  
 Total acres: 0.220







**2019 NOTICE OF PROPOSED PROPERTY TAXES**

**Brevard County Taxing Authorities**

Post Office Box 429 • Titusville, Florida 32781-0429

2825779  
RIVERSIDE LLC  
3800 N RIVERSIDE DR  
INDIALANTIC FL 32903-4429



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

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

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

Authorized Signature \_\_\_\_\_ 2825779

**DO NOT PAY — THIS IS NOT A BILL**

<b>TAX ACCOUNT NUMBER</b> 2825779	<b>28 3711-76-F-15</b>	<b>PROPERTY IDENTIFICATION</b> 2598 VICTORIA DR NE PALM BAY, 32905	<b>MILLAGE CODE</b> 34U0
--------------------------------------	------------------------	---	-----------------------------

**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	93830	3.9456	370.22	0	99670	3.7488	373.64	3.8196	380.70
BREVARD LIBRARY DISTRICT	0	93830	0.4731	44.39	0	99670	0.4476	44.61	0.4463	44.48
BREVARD MOSQUITO CONTROL	0	93830	0.1869	17.54	0	99670	0.1768	17.62	0.1809	18.03
S BREVARD REC DIST 2001-2020	0	93830	0.3116	29.24	0	99670	0.2947	29.37	0.2938	29.28
ENV END LAND & WTR AREAS LTD	0	93830	0.0641	6.01	0	99670	0.0606	6.04	0.0619	6.17
<b>BREVARD COUNTY PUBLIC SCHOOLS</b>										
BY STATE LAW	0	101700	4.0510	411.99	0	99670	3.8452	383.25	3.8380	382.53
BY LOCAL BOARD	0	101700	0.7480	76.07	0	99670	0.7100	70.77	0.7480	74.55
SCHOOL CAPITAL OUTLAY	0	101700	1.5000	152.55	0	99670	1.4238	141.91	1.5000	149.51
<b>MUNICIPAL SERVICES</b>										
CITY PALM BAY	0	93830	8.4500	792.86	0	99670	7.8995	787.34	8.4500	842.21
PALM BAY ROAD MAINTENANCE DIS	0	93830	0.0000	0.00	0	99670	0.0000	0.00	0.0000	0.00
<b>WATER MANAGEMENT DISTRICTS</b>										
ST JOHNS RIVER WATER MGMT DIS	0	93830	0.2562	24.04	0	99670	0.2414	24.06	0.2414	24.06
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
FLA INLAND NAVIGATION DIST	0	93830	0.0320	3.00	0	99670	0.0304	3.03	0.0320	3.19
SEBASTIAN INLET DISTRICT	0	93830	0.0877	8.23	0	99670	0.0831	8.28	0.0831	8.28
<b>VOTER APPROVED DEBT PAYMENTS</b>										
PALM BAY ROAD IMPROVEMENT(DBT)	0	0	0.0000	0.00	0	99670	0.8296	82.69	0.8296	82.69
ENV END LAND & WTR AREAS (DBT)	0	93830	0.0843	7.91	0	99670	0.0804	8.01	0.0804	8.01
S BREVARD REC DIST (DBTP) 200	0	93830	0.2884	27.06	0	99670	0.3062	30.52	0.3062	30.52
<b>TOTAL TAXES</b>				<b>1971.11</b>				<b>2011.14</b>		<b>2084.21</b>

**PROPERTY APPRAISER VALUE INFORMATION**

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
THIS YEAR	99670	99670	99670
LAST YEAR	101700	101700	93830

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: Susette Ziarno  
AURORA TITLE II, INC.  
2800 AURORA ROAD #H  
MELBOURNE, FL  
incident to the issuance of a title insurance policy.  
File Number: 10321aldk  
Parcel ID #: 28 37 11 76 F 15  
Grantee(s) SS #: AP01-4637



CFN:2002008992  
OR Book/Page: 4505 / 3747

**WARRANTY DEED  
(INDIVIDUAL)**

**Scott Ellis**

Clerk Of Courts, Brevard County

#Pgs: 1 #Names: 3  
Trust: 1.00 Rec: 5.00 Serv: 0.00  
Deed: 700.00 Excise: 0.00  
Mtg: 0.00 Int Tax: 0.00

This WARRANTY DEED, dated 01/07/2002 by  
**OTTO M. REIMER and RITA REIMER,, HIS WIFE**  
whose post office address is:  
**1983 RIVERSHORE DRIVE, INDIALANTIC, FL 32903**  
hereinafter called the GRANTOR, to  
**RIVERSIDE, L.L.C.**

whose post office address is:  
**3800 N. RIVERSIDE DRIVE, INDIALANTIC, FL, 32903**  
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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:

Lot 15, Block F, MAP OF REPLAT OF PART OF FARVIEW SUBDIVISION, according to the plat thereof, recorded in Plat Book 9, Page(s) 59 of the Public Records of BREVARD County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]  
Print Name: S. ZIARNO  
Signature: [Signature]  
Print Name: DIANE C. ROBERT

[Signature]  
OTTO M. REIMER  
[Signature]  
RITA REIMER,

State of Florida  
County of BREVARD

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 01/07/2002 by:  
**OTTO M. REIMER and RITA REIMER,, HIS WIFE**  
who is personally known to me or who has produced DRIVER'S LICENSE as identification.

Signature: [Signature]  
Print Name: Susette Ziarno

