



# Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

## PROPERTY DETAILS

Account 2730007  
 Owners RIVERSIDE LLC  
 Mailing Address 3800 N RIVERSIDE DR INDIALANTIC FL 32903  
 Site Address 1344 MORNINGSIDE DR MELBOURNE FL 32901  
 Parcel ID 27-37-34-77-F-1  
 Property Use 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,  
 Exemptions None  
 Taxing District 53K0 - MELBOURNE  
 Total Acres 0.40  
 Subdivision MORNINGSIDE  
 Site Code 0001 - NO OTHER CODE APPL.  
 Plat Book/Page 0007/0001  
 Land Description MORNINGSIDE LOTS 1,2 BLK F & N 1/2 OF VAC BON AIR AVE LYING W OF MORNINGSIDE DR



## VALUE SUMMARY

Category	2020	2019	2018
Market Value	\$366,430	\$363,670	\$339,180
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$366,430	\$363,670	\$339,180
Assessed Value School	\$366,430	\$363,670	\$339,180
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$366,430	\$363,670	\$339,180
Taxable Value School	\$366,430	\$363,670	\$339,180

## SALES/TRANSFERS

Date	Price	Type	Deed
04/05/2005	\$540,000	WD	5450/0214
12/09/1999	--	WD	4101/2230
08/30/1995	\$140,000	WD	3496/2133
12/30/1993	--	WD	3355/3315
04/01/1988	--	WD	2898/0121
12/01/1968	\$6,300	--	1056/0777

## BUILDINGS

### PROPERTY DATA CARD #1

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE  
 WAREHOUSING

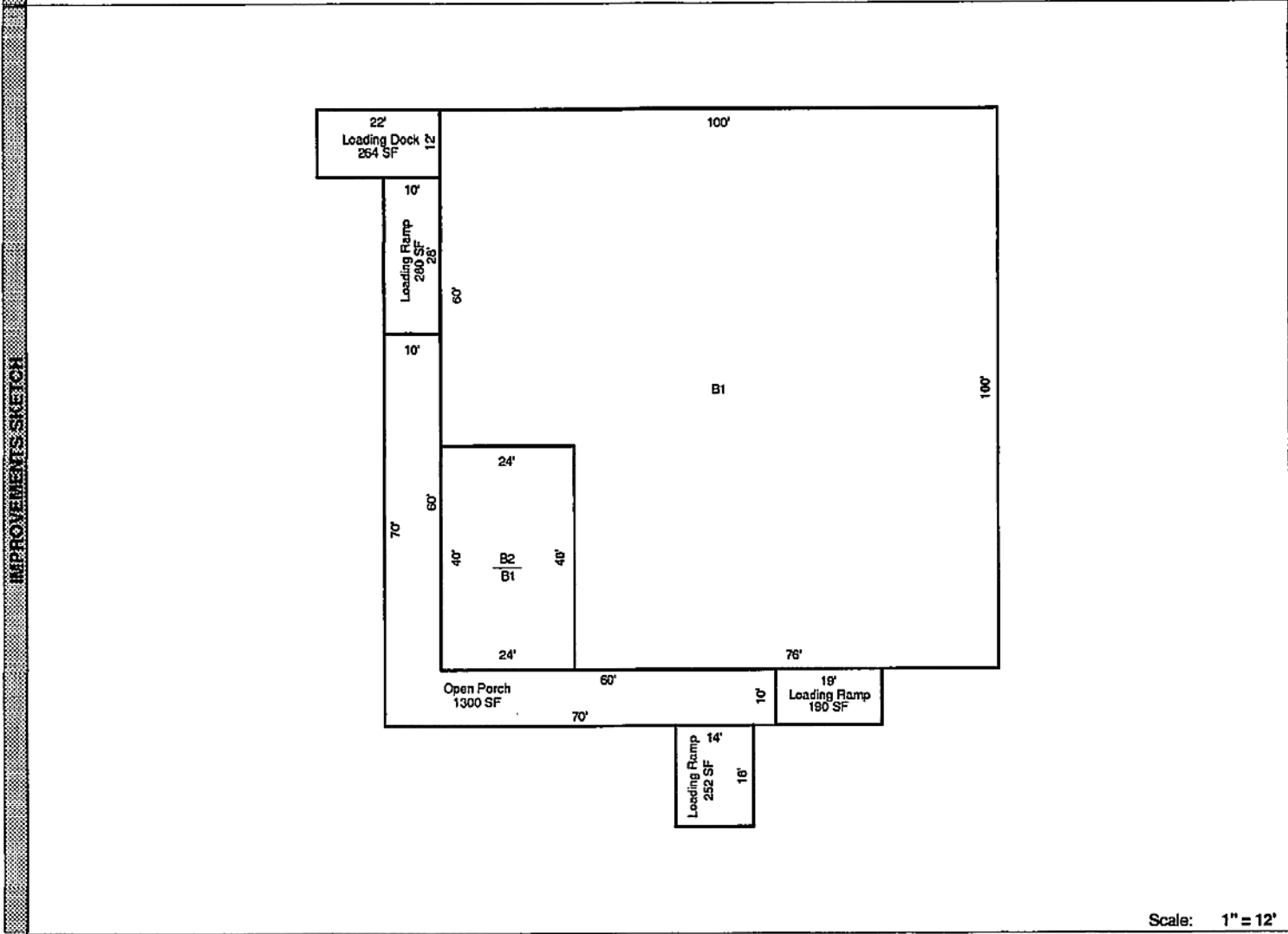
Materials	Details
Exterior Wall: ENAMEL STEEL	Year Built 1974
Frame: STRUCSTEEL	Story Height 26
Roof: ENAMEL METAL	Floors 2
Roof Structure: STEEL TRUSS RIGID	Residential Units 1
	Commercial Units 0

Sub-Areas	Extra Features
Base Area (1st) 10,000	Fence - Chain Link 6' 200

Base Area (2nd)	960	Fence - Barb Wire	200
Open Porch	1,300	Load Ramp	722
Total Base Area	10,960	Loading Dock	264
Total Sub Area	12,260		

# SKETCH/AREA TABLE ADDENDUM

SUBJECT	PARCEL ID 2730007		
	CITY	STATE	ZIP
	PERMIT # 10-27-11		
	MARKET AREA		
	APPRAISER NAME SXJ		



Scale: 1" = 12'

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
B1	B1	1.00	10000	400	10000		
B2	B2	1.00	960	128	960		
OP	Open Porch	1.00	1300	280	1300		
LOADD	Loading Dock	1.00	264	68	264		
LOADR	Loading Ramp	1.00	280	76			
	Loading Ramp	1.00	252	64			
	Loading Ramp	1.00	190	58		722	
						Comment Table 2	Comment Table 3

# MORNINGSSIDE

ADDITION TO THE CITY OF  
**MELBOURNE**  
 BREVARD COUNTY - FLORIDA

PLAT MAP SHOWS A CLOSED ONE-STEP

(1) A resubdivision of METCALF'S ADDITION TO MELBOURNE (filed in Plat Book 1 page 49 - Brevard County Records) excepting (a) Block D (a) Lots 1-2-3-4-5 ab of Block A; and (b) Lots 4-5 & 6 of Block G.  
 (2) This Plat also includes that portion of the SE 1/4 of Section 34-7275 R 31E lying east of the Right of Way of the Florida East Coast Railway - Described by metes and bounds as follows: Beginning at an iron pipe set in the ground at the northwest corner of the said Metcalf Addition; thence N 89°-52' W 74-37 feet, thence S 57°-14' W said iron pipe being also at the northwest corner of the said Metcalf Addition; thence S 71°-37' W 156-9 feet to the east Right of Way line of said Railway (said center line being a 1/2 curve to the right) southeasterly 375 feet to the west line of said Metcalf Addition; thence S 71°-37' W 156-9 feet to the beginning.  
 All of the above described land being in Section 34-7275-R31E in the City of Melbourne, Brevard County, Florida.

Scale: 1 Inch = 100 Ft.  
 Surveyed and Plotted Feb. 1927  
 A. Robinson - Civil Engineer  
 Melbourne, Florida



I know all men by these Names, the John B. Kodes and his wife Ida M. R. Annabelle Houchins, lawful owners as shown hereon, do hereby declare of Melbourne, Florida to be known as overuses, areas and highways or in testimony whereof we have

*John B. Kodes*  
 John M. Kodes  
 Witnesses

*Bertha Hoge*  
 Bertha Hoge  
 Witnesses as  
 (only)

State of Florida  
 County of Brevard

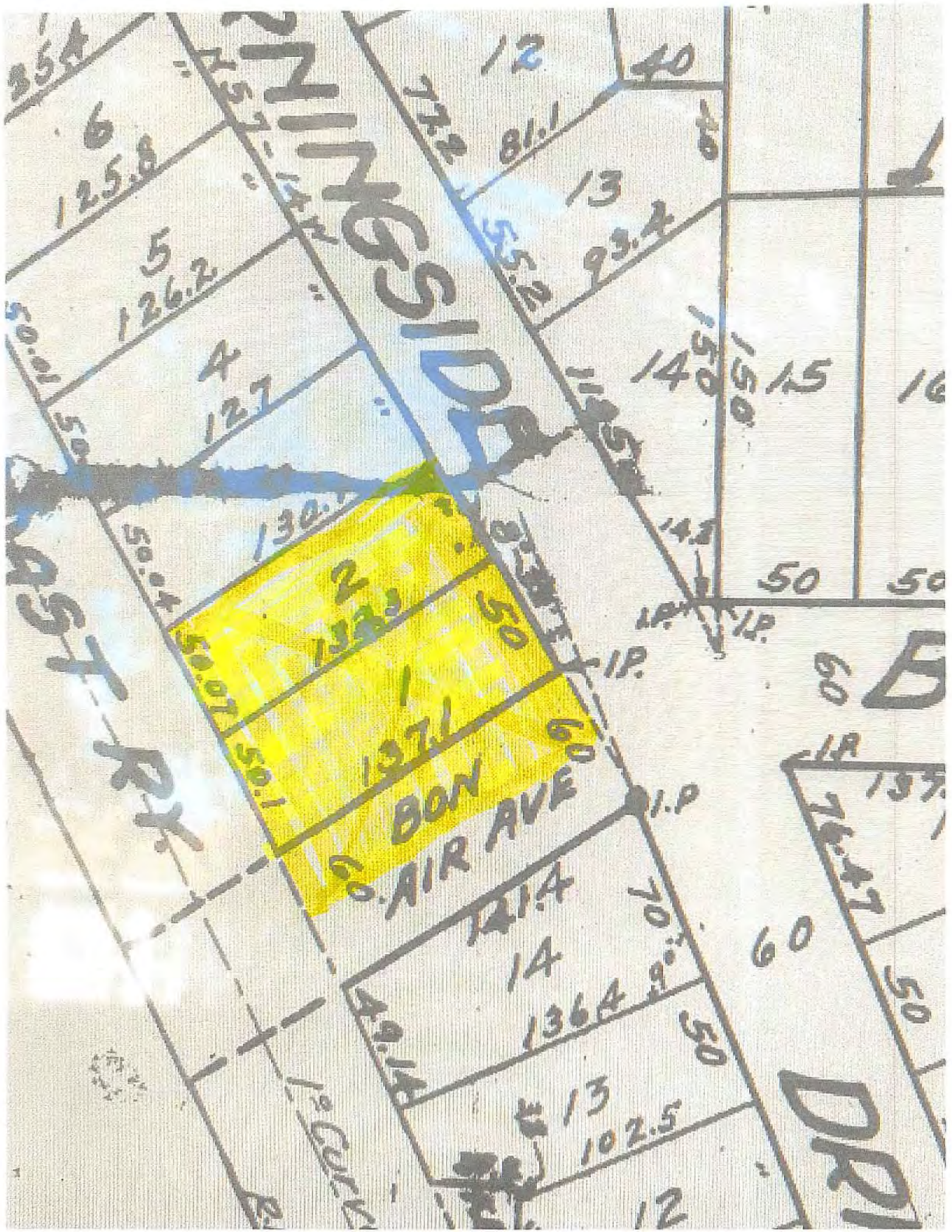
I hereby certify that on the above said, Howard Taylor and W. T. Wells and his wife Nora Stanley and know to me to be the persons execution hereof to be the said Yona Stanford, Wells and Clara husband, acknowledged that she is or fear of or from her said husband In testimony whereof, unless

State of *Ohio*  
 County of *Cuyahoga*

I hereby certify that County of *Ohio*. Bertha Hoge, D. Bertha Hoge Duffy whose name is a separate and apart from her and without any constraint, and In testimony whereof witness

I hereby certify that the above c Morningsside correctly represents reference program has been signed at Melbourne, Florida, this

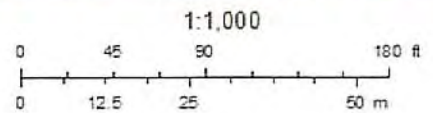
Approved by the City Comm



# Brevard County Property Appraiser

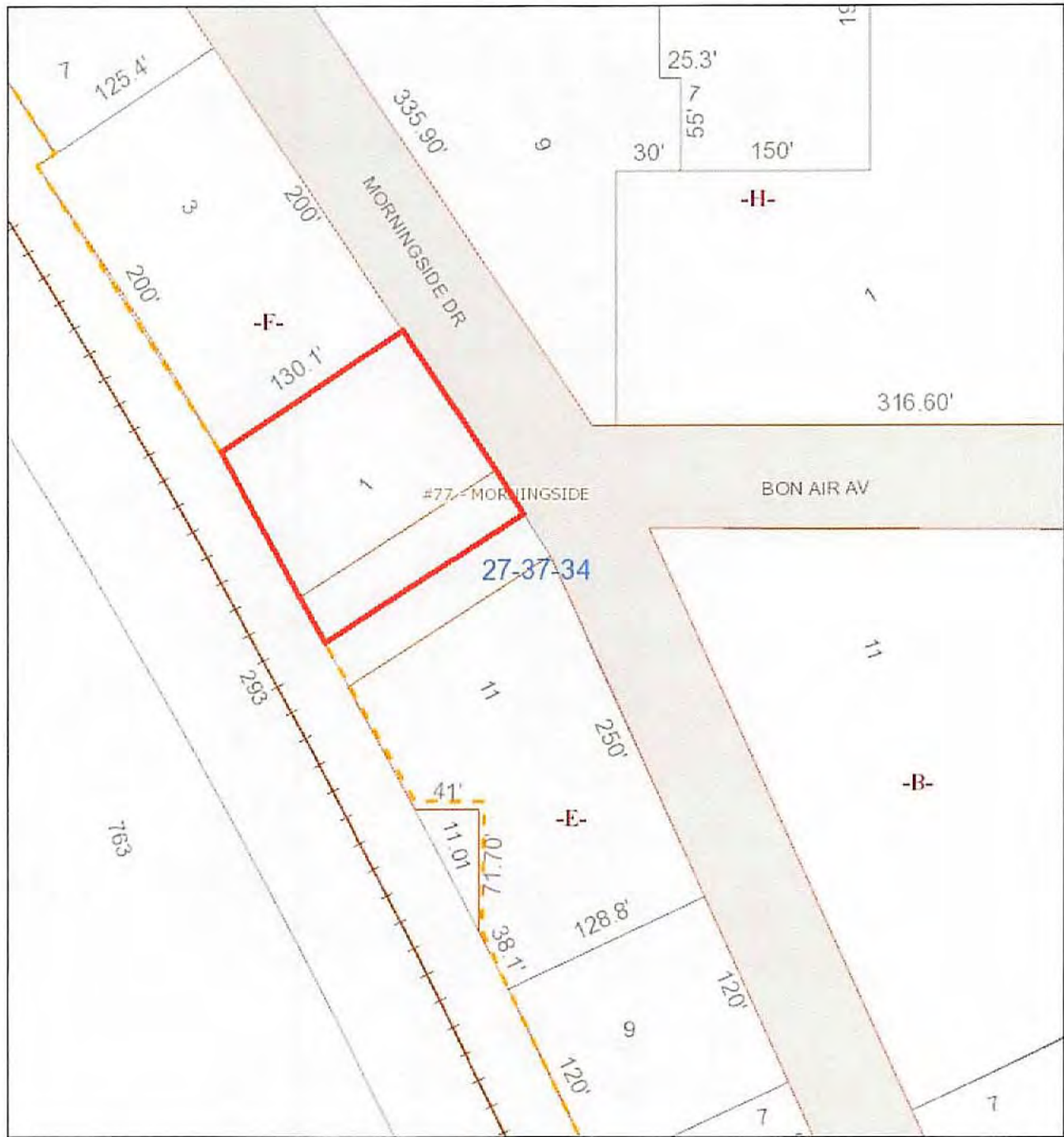


February 17, 2021

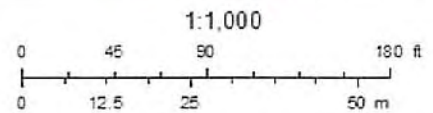


2846850

# Brevard County Property Appraiser



February 17, 2021



2846850

**LISA CULLEN, CFC**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

BREVARD COUNTY TAX COLLECTOR

2020 REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2730007		53K0

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

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

1344 MORNINGSIDE DR

MORNINGSIDE LOTS 1,2 BLK F & N 1/2  
OF VAC BON AIR AVE LYING W OF  
MORNINGSIDE  
See Additional Legal on Tax Roll

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	3.6929	366,430	0	366,430	1,353.19
BREVARD LIBRARY DISTRICT	0.4264	366,430	0	366,430	156.25
BREVARD MOSQUITO CONTROL	0.1728	366,430	0	366,430	63.32
S BREVARD REC DIST 2001-2020	0.2804	366,430	0	366,430	102.75
SCHOOL - BY STATE LAW	3.6940	366,430	0	366,430	1,353.59
SCHOOL - BY LOCAL BOARD	0.7480	366,430	0	366,430	274.09
SCHOOL - CAPITAL OUTLAY	1.5000	366,430	0	366,430	549.65
CITY OF MELBOURNE - OPERATING	6.8685	366,430	0	366,430	2,516.82
ST JOHNS RIVER WATER MGMT DST	0.2287	366,430	0	366,430	83.80
FLA INLAND NAVIGATION DIST	0.0320	366,430	0	366,430	11.73
SEBASTIAN INLET DISTRICT	0.0796	366,430	0	366,430	29.17
ENV END LD/WTR LTD 05-24	0.0592	366,430	0	366,430	21.69
ENV END LD/WTR LTD(DBTP) 05-24	0.0522	366,430	0	366,430	19.13
S BREVARD REC DIST (DBTP)01-20	0.2842	366,430	0	366,430	104.14
MELBOURNE POLICE (DBTP)	0.0000	366,430	0	366,430	0.00

TOTAL MILLAGE 18.1189

AD VALOREM TAXES

\$6,639.32

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
109 STORMWATER MELBOURNE	205.92
158 SOLID WASTE DISPOSAL	1,092.35

PAY ONLY ONE AMOUNT IN BOXES BELOW

NON-AD VALOREM ASSESSMENTS

\$1,298.27

If Paid By	Nov 30, 2020			
Please Pay	\$7,620.09			

**LISA CULLEN, CFC**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

BREVARD COUNTY TAX COLLECTOR

2020 REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2730007		53K0

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

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

PAYING ONLINE VIA  
E-CHECK IS FREE



"PAY ONLINE, NOT IN LINE"

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, 2020			
Please Pay	\$7,620.09			

11/27/2020  
Paid

Receipt # 000-21-00076913

\$7,620.09 Paid By Riverside LLC



**2020 NOTICE OF PROPOSED PROPERTY TAXES**

**Brevard County Taxing Authorities**

Post Office Box 429 • Titusville, Florida 32781-0429

2730007  
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 \_\_\_\_\_ 2730007

**DO NOT PAY — THIS IS NOT A BILL**

<b>TAX ACCOUNT NUMBER</b> 2730007	<b>27 3734-77-F-1</b>	<b>PROPERTY IDENTIFICATION</b> 1344 MORNINGSIDE DR MELBOURNE, 32901	<b>MILLAGE CODE</b> 53K0
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2020 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	0	363670	3.8196	1389.07	0	366430	3.6649	1342.93	3.6929	1353.19
GENERAL FUND	0	363670	0.4463	162.31	0	366430	0.4250	155.73	0.4264	156.25
BREVARD LIBRARY DISTRICT	0	363670	0.1809	65.79	0	366430	0.1723	63.14	0.1728	63.32
BREVARD MOSQUITO CONTROL	0	363670	0.2938	106.85	0	366430	0.2808	102.89	0.2804	102.75
S BREVARD REC DIST 2001-2020	0	363670	0.0619	22.51	0	366430	0.0589	21.58	0.0592	21.69
ENV END LAND & WTR AREAS LTD	0	363670			0	366430				
BREVARD COUNTY PUBLIC SCHOOLS	0	363670	3.8380	1395.77	0	366430	3.6560	1339.67	3.6940	1353.59
BY STATE LAW	0	363670	0.7480	272.03	0	366430	0.7125	261.08	0.7480	274.09
BY LOCAL BOARD	0	363670	1.5000	545.51	0	366430	1.4289	523.59	1.5000	549.65
SCHOOL CAPITAL OUTLAY	0	363670			0	366430				
MUNICIPAL SERVICES	0	363670	7.1878	2613.99	0	366430	6.8685	2516.82	6.8685	2516.82
CITY OF MELBOURNE	0	363670			0	366430				
WATER MANAGEMENT DISTRICTS	0	363670	0.2414	87.79	0	366430	0.2287	83.80	0.2287	83.80
ST JOHNS RIVER WATER MGMT DIS	0	363670			0	366430				
INDEPENDENT SPECIAL DISTRICTS	0	363670	0.0320	11.64	0	366430	0.0306	11.21	0.0320	11.73
FLA INLAND NAVIGATION DIST	0	363670	0.0831	30.22	0	366430	0.0796	29.17	0.0796	29.17
SEBASTIAN INLET DISTRICT	0	363670			0	366430				
VOTER APPROVED DEBT PAYMENTS	0	363670	0.0000	0.00	0	366430	0.0000	0.00	0.0000	0.00
MELBOURNE POLICE HEADQUARTER	0	363670	0.0804	29.24	0	366430	0.0522	19.13	0.0522	19.13
ENV END LAND & WTR AREAS (DBT	0	363670	0.3062	111.36	0	366430	0.2842	104.14	0.2842	104.14
S BREVARD REC DIST (DBTP) 200	0	363670			0	366430				
<b>TOTAL TAXES</b>				<b>6844.08</b>				<b>6574.88</b>		<b>6639.32</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
THIS YEAR	366430	366430	366430
LAST YEAR	363670	363670	363670

ASSESSED VALUE REDUCTION	APPLIES TO	2020 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	2020 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, 2020**, 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 11, 2020.**

Prepared by:  
Kathleen DeLarmi  
Security First Title Partners of S. Brevard, LTD.  
1600 Sarno Road, Suite 20  
Melbourne, Florida 32935

File Number: SB05169

CFN 2005124395 04-11-2005 12:35 pm  
OR Book/Page: 5450 / 0214

**Scott Ellis**  
Clerk Of Courts, Brevard County

#Pgs: 1	#Names: 5	Serv: 0.00
Trust: 1.00	Rec: 9.00	Excise: 0.00
Cost: 3,780.00		nt Tax: 0.00
Mfg: 0.00		

### General Warranty Deed

Made this April 5, 2005 A.D. By **Samuel H. Clymer, III and Mary Lou Clymer, Husband and Wife, individually and in his capacity as Trustee of the Trust of Samuel H. Clymer, III dated October 26, 1999, as to an undivided one-half interest, and in her capacity as Trustee of the Trust of Mary Lou Clymer dated October 26, 1999, as to an undivided one-half interest, 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:**

(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:

Lots 1 and 2, Block F, MORNINGSIDE ADDITION TO THE CITY OF MELBOURNE, as per plat thereof, recorded in Plat Book 7, Page 1, of the Public Records of Brevard County, Florida, together with the north 1/2 of that portion of Bon-Air Ave. from Morningside Drive to the Florida East Coast Railway, Morningside Addition as recorded in Plat Book 7, Page 1 of the Public Records of Brevard County, Florida.

Parcel ID Number: 27-37-34-77-0000F.0-0001.00

**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, 2004.

**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:

Kathleen DeLarmi  
Witness Printed Name KATHLEEN DeLARMi

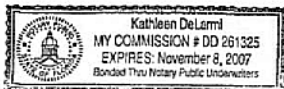
Samuel H. Clymer III (Seal)  
Address:

Kelley Manney  
Witness Printed Name Kelley Manney

Mary Lou Clymer (Seal)  
Address:

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this 5th day of April, 2005, by Samuel H Clymer III and Mary Lou Clymer, Trustees, who is/are personally known to me or who has produced drivers license as identification.



Kathleen DeLarmi  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



BON AIR AV

MORNINGSIDE DR

MORNINGSIDE DR

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