

**Dana Blickley, CFA, Brevard County Property Appraiser**

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

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Account 2709839 - Roll Year 2025

Owners	CITY HARBOR AL LP
Mailing Address	4890 W KENNEDY BLVD, STE 240 C/O AMERICAN LANDMARK TAMPA FL 33609
Site Address	2240 WOODWIND TRL MELBOURNE FL 32935 2260 WOODWIND TRL MELBOURNE FL 32935 2265 WOODWIND TRL MELBOURNE FL 32935 2280 WOODWIND TRL MELBOURNE FL 32935 2289 WOODWIND TRL MELBOURNE FL 32935 2300 WOODWIND TRL MELBOURNE FL 32935 2313 WOODWIND TRL MELBOURNE FL 32935 2320 WOODWIND TRL MELBOURNE FL 32935 2334 WOODWIND TRL UNIT GYM MELBOURNE FL 32935 2337 WOODWIND TRL MELBOURNE FL 32935 2340 WOODWIND TRL MELBOURNE FL 32935 2360 WOODWIND TRL MELBOURNE FL 32935 2361 WOODWIND TRL MELBOURNE FL 32935 2385 WOODWIND TRL MELBOURNE FL 32935 2389 WOODWIND TRL MELBOURNE FL 32935 2395 WOODWIND TRL UNIT CLUBHS MELBOURNE FL 32935 2400 WOODWIND TRL MELBOURNE FL 32935 2601 LAKE WASHINGTON RD MELBOURNE FL 32935
Parcel ID	27-37-07-00-503
Taxing District	43K0 - MELBOURNE
Exemptions	NONE
Property Use	0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS A
Total Acres	13.97
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF SE 1/4 OF SW 1/4 AS DES IN ORB 2462 PG 2383

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$25,606,330	\$27,297,020	\$24,856,390
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$25,606,330	\$27,297,020	\$24,856,390
Assessed Value School	\$25,606,330	\$27,297,020	\$24,856,390
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$25,606,330	\$27,297,020	\$24,856,390
Taxable Value School	\$25,606,330	\$27,297,020	\$24,856,390

SALES / TRANSFERS

Date	Price	Type	Instrument
11/09/2021	\$36,899,999	WD	9329/0110
10/19/2017	\$22,250,000	WD	8014/1046
03/29/2012	\$9,250,000	WD	6569/0470
02/07/2003	\$8,000,000	WD	4819/3800
07/01/1986	\$1,105,000	WD	2716/0426
04/01/1985	--	QC	2593/2713
10/01/1983	\$757,900	WD	2462/2383

BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 3220 - RECREATION HALL

Materials	Details
Exterior Wall: STUCCO	Year Built 1987
Frame: WOOD FRAME	Story Height 10
Roof: ASPH/ASB SHNGL	Floors 1

Materials		Details	
Roof Structure:	WOOD TRUSS	Residential Units	0
		Commercial Units	2
Sub-Areas		Extra Features	
Base Area (1st)	2,706	Light Poles	18
Open Porch	41	Fireplace	1
Total Base Area	2,706	Paving - Concrete	29,714
Total Sub Area	2,747	Pool - Commercial	1,113
		Paving - Asphalt	115,717
		Fence - Vinyl 4'	250
		Tennis Court - Asphalt	1
		Paving - Stone	6,483
		Spa - Residential Attached	1
		Covered Patio	240

PROPERTY DATA CARD #2

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	5,640	No Data Found	
Base Area (2nd)	5,640		
Open Porch	960		
Total Base Area	11,280		
Total Sub Area	12,240		

PROPERTY DATA CARD #3

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	6,440	No Data Found	
Base Area (2nd)	6,440		
Open Porch	960		
Total Base Area	12,880		
Total Sub Area	13,840		

PROPERTY DATA CARD #4

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	6,440	No Data Found	
Base Area (2nd)	6,440		
Open Porch	960		
Total Base Area	12,880		
Total Sub Area	13,840		

PROPERTY DATA CARD #5

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	0

Sub-Areas		Extra Features
Base Area (1st)	6,440	No Data Found
Base Area (2nd)	6,440	
Open Porch	960	
Total Base Area	12,880	
Total Sub Area	13,840	

PROPERTY DATA CARD #6

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	0

Sub-Areas		Extra Features
Base Area (1st)	6,440	No Data Found
Base Area (2nd)	6,440	
Open Porch	960	
Total Base Area	12,880	
Total Sub Area	13,840	

PROPERTY DATA CARD #7

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	0

Sub-Areas		Extra Features
Base Area (1st)	6,440	No Data Found
Base Area (2nd)	6,440	
Open Porch	960	
Total Base Area	12,880	
Total Sub Area	13,840	

PROPERTY DATA CARD #8

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	0

Sub-Areas		Extra Features
Base Area (1st)	6,440	No Data Found
Base Area (2nd)	6,440	
Open Porch	960	
Total Base Area	12,880	
Total Sub Area	13,840	

PROPERTY DATA CARD #9

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	0

Sub-Areas		Extra Features
Base Area (1st)	6,440	No Data Found
Base Area (2nd)	6,440	
Open Porch	960	
Total Base Area	12,880	
Total Sub Area	13,840	

PROPERTY DATA CARD #10

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1988
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	6,440	No Data Found	
Base Area (2nd)	6,440		
Open Porch	960		
Total Base Area	12,880		
Total Sub Area	13,840		

PROPERTY DATA CARD #11

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1988
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	6,440	No Data Found	
Base Area (2nd)	6,440		
Open Porch	960		
Total Base Area	12,880		
Total Sub Area	13,840		

PROPERTY DATA CARD #12

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1988
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	16
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	6,440	No Data Found	
Base Area (2nd)	6,440		
Open Porch	960		
Total Base Area	12,880		
Total Sub Area	13,840		

PROPERTY DATA CARD #13

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	8
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	4,424	No Data Found	
Base Area (2nd)	4,424		
Open Porch	368		
Total Base Area	8,848		
Total Sub Area	9,216		

PROPERTY DATA CARD #14

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	8
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	4,424	No Data Found	
Base Area (2nd)	4,424		

Sub-Areas	
Open Porch	368
Total Base Area	8,848
Total Sub Area	9,216

PROPERTY DATA CARD #15

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	8
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	2,736	No Data Found	
Base Area (2nd)	2,736		
Open Porch	480		
Total Base Area	5,472		
Total Sub Area	5,952		

PROPERTY DATA CARD #16

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1988
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	WOOD TRUSS	Residential Units	8
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	4,424	No Data Found	
Base Area (2nd)	4,424		
Open Porch	368		
Total Base Area	8,848		
Total Sub Area	9,216		

PROPERTY DATA CARD #17

Building Use: 0354 - LOW RISE APARTMENTS - 2 OR 3 STORIES - 50 UNITS AND UP

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	0
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	450	No Data Found	
Total Base Area	450		
Total Sub Area	450		

PROPERTY DATA CARD #18

Building Use: 3220 - RECREATION HALL

Materials		Details	
Exterior Wall:	STUCCO	Year Built	2003
Frame:	WOOD FRAME	Story Height	20
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	0
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	800	No Data Found	
Total Base Area	800		
Total Sub Area	800		