



**Lisa Cullen, CFC**  
Brevard County Tax Collector

[Account Summary](#) > [Bill Details](#)

## Real Estate Account #2207855



### Owner:

BREVARD LAND DEVELOPMENT LLC

### Situs:

2800 BARNA AVE  
TITUSVILLE

[Parcel details](#)



**[Get bills by email](#)**

## 2020 Annual bill

BREVARD COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem  
Assessments

BILL

AMOUNT DUE

2020 Annual Bill

\$0.00

**PAID**

**[Print \(PDF\)](#)**

**If paid by:**

Nov 30, 2020

**Please pay:**

\$2,570.08

Combined taxes and assessments: \$2,677.17

[Apply for the 2021 installment payment plan](#)

## Ad Valorem Taxes

MILLAGE  
19.4081

TAX  
\$2,677.17

**Non-Ad Valorem Assessments****AMOUNT****No Non-Ad Valorem Assessments.****Parcel details**

<b>Owner:</b>	BREVARD LAND DEVELOPMENT LLC
<b>Situs:</b>	2800 BARNA AVE TITUSVILLE
<b>Account:</b>	2207855
<b>Alternate Key:</b>	2207855
<b>Millage code:</b>	14A0
<b>Millage rate:</b>	19.4081
<b>Assessed value:</b>	\$137,940
<b>School assessed value:</b>	\$137,940

**2020 ANNUAL BILL**

<b>Ad valorem:</b>	\$2,677.17
<b>Non-ad valorem:</b>	\$0.00
<b>Total Discountable:</b>	\$2,677.17
<b>No discount NAVA:</b>	\$0.00
<b>Total tax:</b>	\$2,677.17

**LEGAL DESCRIPTION**

PART OF NW 1/4 OF NE 1/4 AS DES IN ORB 1520 PG 938

**LOCATION**

<b>Geo number:</b>	22 3516-00-21
<b>Property class:</b>	
<b>Township:</b>	22
<b>Range:</b>	35

**Section:** 16  
**Block:** 21  
**Value code:** 08  
**Use code:** 9908  
**Total acres:** 8.360

**ADDITIONAL LINKS**

[GIS](#)  
[Property Appraiser](#)

**Brevard County Tax Collector**  
P.O. Box 2500; Titusville, FL 32781-2500

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# Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

## PROPERTY DETAILS

Phone: (321) 264-6700  
<https://www.bcpao.us>

Account	2207855
Owners	BREVARD LAND DEVELOPMENT LLC
Mailing Address	19 COURTLAND DR HUDSON MA 01749
Site Address	2800 BARNA AVE TITUSVILLE FL 32780
Parcel ID	22-35-16-00-21
Property Use	9908 - VACANT RESIDENTIAL LAND (MULTI-FAMILY, UNPLATTED)
Exemptions	None
Taxing District	14A0 - TITUSVILLE
Total Acres	8.36
Subdivision	—
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Land Description	PART OF NW 1/4 OF NE 1/4 AS DES IN ORB 1520 PG 938

## VALUE SUMMARY

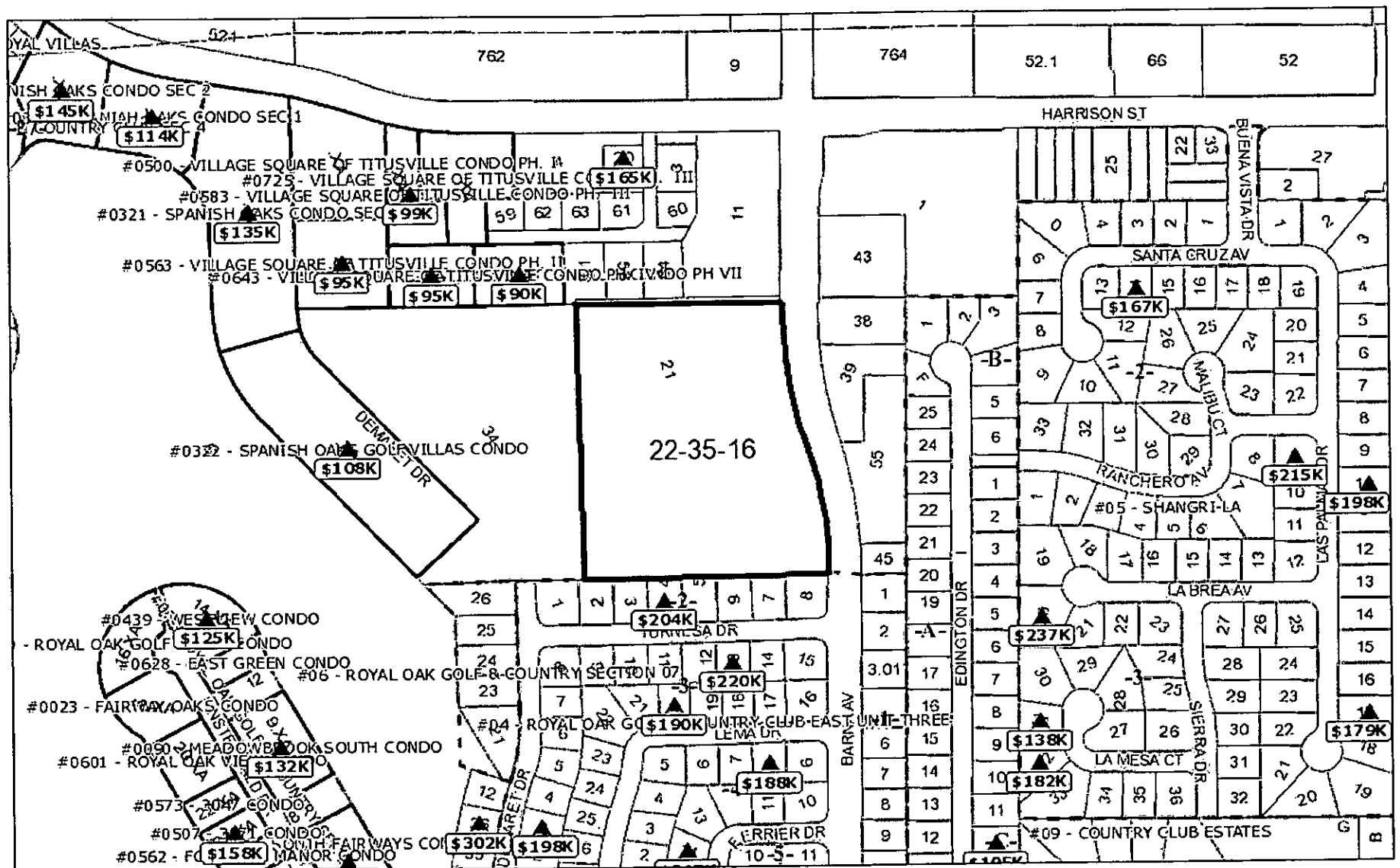
Category	2020	2019	2018
Market Value	\$137,940	\$137,940	\$137,940
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$137,940	\$137,940	\$137,940
Assessed Value School	\$137,940	\$137,940	\$137,940
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$137,940	\$137,940	\$137,940
Taxable Value School	\$137,940	\$137,940	\$137,940

## SALES/TRANSFERS

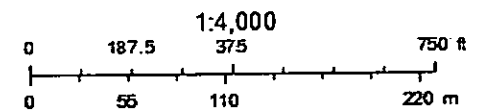
Date	Price	Type	Deed
08/24/2006	\$1,445,000	WD	5692/8998
04/07/1981	\$250,200	WD	2292/2775
02/28/1979	\$165,000	WD	2017/0050
04/01/1975	\$2,410,000	—	1520/0938

No Data Found

## Brevard County Property Appraiser



January 19, 2021



284 6850

For illustration only. Not a survey. Map lines may not perfectly align.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
BREVARD LAND DEVELOPMENT, LLC

### Filing Information

Document Number	L06000036764
FEI/EIN Number	38-3738664
Date Filed	04/10/2006
Effective Date	04/10/2006
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	10/29/2020
Event Effective Date	NONE

### Principal Address

19 CORTLAND DRIVE  
HUDSON, MA 01749

Changed: 04/30/2010

### Mailing Address

19 CORTLAND DRIVE  
HUDSON, MA 01749

Changed: 04/30/2010

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525

Name Changed: 10/29/2020

Address Changed: 10/29/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title Authorized Member, Manager

FRANKE, CHERYL K  
19 CORTLAND DRIVE

HUDSON, MA 01749-3265

**Annual Reports**

Report Year	Filed Date
2019	04/12/2019
2019	06/20/2019
2020	04/21/2020

**Document Images**

<a href="#">10/29/2020 -- CORLCRACHG</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/20/2019 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2006 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /



## Detail by Entity Name

Foreign Limited Liability Company  
HILLPOINTE, LLC

### Filing Information

**Document Number** M19000008180  
**FEI/EIN Number** 83-1463217  
**Date Filed** 08/22/2019  
**State** DE  
**Status** ACTIVE

### Principal Address

1031 W. MORSE BLVD.  
SUITE:240  
WINTER PARK, FL 32789

### Mailing Address

1031 W. MORSE BLVD.  
SUITE:240  
WINTER PARK, FL 32789

### Registered Agent Name & Address

REGISTERED AGENTS INC.  
7901 4TH ST N.  
STE:300  
ST. PETERSBURG, FL 33702

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

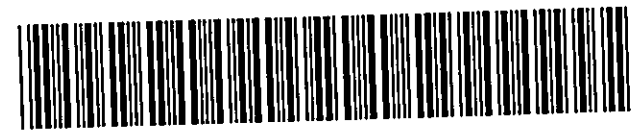
CAMPISI, STEVEN  
1031 W. MORSE BLVD. SUITE:240  
WINTER PARK, FL 32789

### Annual Reports

Report Year	Filed Date
2020	02/12/2020

### Document Images

<a href="#">02/12/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/22/2019 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>



CFN 2006261560 09-06-2006 08:43 am  
OR Book/Page: 5692 / 8998

Prepared by and return to:



**Bosso, Bosso & Pardo, P.A.**  
**2428 Broadway**  
**Riviera Beach, FL 33404**  
**561-844-0209**  
File Number: **06-GiovanisTitu**  
Will Call No.:

**Scott Ellis**

Clerk Of Courts, Brevard County

#Pgs: 2	#Names: 2	
Trust: 1.50	Rec: 17.00	Serv: 0.00
Excise: 10,115.00		Excise: 0.00
Mtg: 0.00		Int Tax: 0.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 24th day of **August, 2006** between **Christos Giovanis, a single man** whose post office address is **Immitou 33 & Androu 1, Korbi 16672 Vari, Attiki, Greece**, grantor, and **Brevard Land Development, LLC, a Florida limited liability company** whose post office address is **6511 Arlington Lane, Parkland, FL**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida** to-wit:

Beginning at the Northwest corner of the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of Section 16, Township 22 South, Range 35 East, Brevard County, Florida, run thence N 88°30'08" East along the North line thereof, 498.94 feet to a Point on the westerly right of way line of Barna Avenue, according to the description thereof, recorded in Official Record Book 797, page 113, Public Records of Brevard County, Florida, said point lying on the arc of a circular curve concave Easterly, having a radius of 1128.74 feet and whose tangent at said point bears South 0°44'03" East; thence Southerly along said right of way line and along the arc of said curve, through a central angle of 17°48'00", a distance of 350.66 feet to the point of Reverse curvature of a circular curve concave Westerly, having a radius or 1058.74 feet and a central angle of 17°49'28"; Thence Southerly along the arc of said curve, a distance of 329.37 feet to the Point of Tangency of said curve; thence South 0°42'35" East, 0.81 feet; thence South 87°57'44" West along the South line of said Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of Section 16, a distance of 590.14 feet; thence North 1°53'22" West, along the West line of said lands, 676.46 feet to the Point of beginning.

Parcel Identification Number: 22-35-16-00-00021.0-0000.00

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

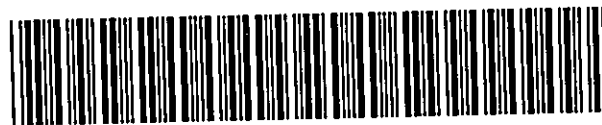
The above described property does not constitute the homestead of the Grantor. The property is vacant land.

**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

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OR Book/Page: 5692 / 8999

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, 2005**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Evangelia MATSOUKA

Christos Giovanis

(Seal)

Witness Name: Eleri Gaudrea

REPUBLIC OF GREECE )  
PROVINCE OF ATTICA )  
Republic of Greece )  
CITY OF ATHENS ) SS:  
Province of Attika )  
EMBASSY OF THE )  
UNITED STATES OF AMERICA )

The foregoing instrument was acknowledged before me this 24th day of August, 2006 by Christos Giovanis, who ☐ is personally known or ☒ has produced Greek I.D. as identification.

[Official Seal]

Notary Public, Country of

Printed Name:

KARA E AYLWARD

VICE CONSUL

My Commission Expires:

INDEFINITE

# RIGHT-OF-WAY DEED

This instrument, Made this the 20 day of May, A. D. 1966, between  
**NATHAN BLANKSTEIN and BETTY V. BLANKSTEIN**

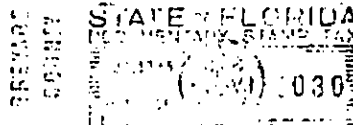
part ies of the first part, and BREVARD COUNTY of the STATE OF FLORIDA, party of the second part.

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain and sell to the said party of the second part, its successors and assigns, a right-of-way and easement: seventy ( 70 ) feet wide in Section 16 Township 22 South, of Range 35 East, in Brevard County, Florida, described as follows, to-wit:

A 70 foot wide right of way lying and being in the SE 1/4 of the NW 1/4 of the NE 1/4 of Section 16, Township 22 S, Range 35 E, Brevard County, Florida, and being 35 feet on each side of the following described center line:

Commence at the NE corner of said Sec. 16; thence go S 89°02'32" W, 1450 feet along the North line of said Sec. 16; thence go S 00°42'35" E, 671.89 feet to the Point of Beginning of the center line herein described. From said P. O. B. being the P. C. of a curve concave to the East having a central angle of 17°49'28" and a radius of 1093.74 feet, tangent 171.5 feet; thence run along the arc of said curve a distance of 340.26 feet, to the point of Reverse Curvature of a curve concave to the West having a central angle of 17°49'28", radius of 1093.74 feet, tangent of 171.5 feet; thence run along the arc of said curve a distance of 340.26 feet to the P. T. of said curve, said P. T. being S 87°57'44" W, 145 feet from the SE corner of the NW 1/4 of the NE 1/4 of said Section 16 and being the termination of said center line.

It is hereby agreed between the parties hereto, and made a condition to this conveyance, that in the event the road-bed of the above described right of way is not in and stabilized by May 15, 1966, the title to the same shall thereupon revert to and reinvest in the parties of the first part, their heirs or assigns.



This deed is made for the purpose of giving and granting to the party of the second part, its successors, legal representatives and assigns, a right-of-way and easement in and to said lands for public highway purposes; and is made, executed and delivered with the express understanding and condition that should the same ever be discontinued or abandoned as a public highway the title to the same shall thereupon revert to and revest in the part ies of the first part their heirs or assigns.

And the said part ies of the first part do hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their hands and seals

this the day and year first above written.

*Nathan Blankstein* (SEAL)  
*Betty V. Blankstein* (SEAL)  
(SEAL)  
(SEAL)

Signed, sealed and delivered in the presence of:

*James J. [Signature]*  
*Ronald A. [Signature]*

STATE OF New York  
COUNTY OF Brevard

DEED 797 PAGE 114

I HEREBY CERTIFY, THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS.

to me well known and known to me to be the persons described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY that the said Betty V. Blankstein, known to me to be the wife of the said NATHAN Blankstein, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at

New York  
this 20

County New York, and State

day of February, A. D. 1962

Notary Public for the State of New York

My Commission Expires



FILED AND INDEXED  
BREVARD COUNTY, FLA.  
NOTARY SEAL VERIFIED

473410

1962 FEB 15 PM 2 37

Notary Public for the State of New York

Brevard Co 473410

Right-of-Way Deed

TO

BREVARD COUNTY  
of the State of Florida

RECEIVED  
3.25  
FLA. DOC. STAMPS  
1.50  
TOTAL

Bice Jaycox  
County Office