

Value Adjustment Board

Brevard County, Florida

Scheduled Hearings

City Notice

2024 Tax Roll

From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-02229	2700724	FORTUNA, LANNA B	FORTUNA, LANNA B	1/8/2025 9:00 AM	\$631,990	\$581,990
DOR_1	2024-00596	2607539	GNB PROPERTIES INC	GNB PROPERTIES INC	1/8/2025 10:30 AM	\$4,474,630	\$4,267,630
DOR_1	2024-00361	2606089	NATHAN MANDLER, ESQ.	VININGS PALM BAY INVESTMENT	1/8/2025 2:00 PM	\$57,213,170	\$57,213,170
DOR_2	2024-00121	P115697	PROPERTY TAX CONSULTANT	TOTAL WINE MORE	1/9/2025 9:00 AM	\$457,890	\$432,890
DOR_2	2024-00387	P127467	PROPERTY TAX CONSULTANT	SAAR GOVERNMENT SERVICES IN	1/9/2025 10:00 AM	\$0	\$0
DOR_2	2024-00490	P125482	VITAS HEALTHCARE CORPORATI	VITAS HEALTHCARE CORPORATI	1/9/2025 11:00 AM	\$567,480	\$542,480
DOR_1	2024-00715	2962966	WAYNE F JULIE B WEGMAN IR	WAYNE F JULIE B WEGMAN IRRI	1/9/2025 1:30 PM	\$738,630	\$570,180
DOR_1	2024-00716	2323994	CYNTHIA BODROGI TRUST	CYNTHIA BODROGI TRUST	1/9/2025 2:00 PM	\$676,810	\$454,630
DOR_1	2024-01120	2702056	RYAN, LLC	2018-2 IH BORROWER LP	1/13/2025 9:00 AM	\$419,250	\$399,300

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All hearings will be heard at: Viera Government Center / Value Adjustment Board / 2725 Judge Fran Jamieson Way / Bldg. B, Room B202/ Viera, FL 32940. If you would like to know if a hearing has since been cancelled or if you have any other questions, please contact the Value Adjustment Board office at (321) 637-6523 or email us at VAB@brevardclerk.us.

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00684	2602867	WJH ENTERPRISES LLC	WJH ENTERPRISES LLC	1/14/2025 9:00 AM	\$203,820	\$181,440
DOR_1	2024-00685	2602889	WJH ENTERPRISES LLC	WJH ENTERPRISES LLC	1/14/2025 9:00 AM	\$193,820	\$169,340
DOR_1	2024-00686	2602868	WJH ENTERPRISES LLC	WJH ENTERPRISES LLC	1/14/2025 9:00 AM	\$193,820	\$169,340
DOR_1	2024-00687	2602888	WJH ENTERPRISES LLC	WJH ENTERPRISES LLC	1/14/2025 9:00 AM	\$193,820	\$169,340
DOR_1	2024-00688	2602896	WJH ENTERPRISES LLC	WJH ENTERPRISES LLC	1/14/2025 9:00 AM	\$166,350	\$148,900
DOR_1	2024-00689	2425558	WJH ENTERPRISES LLC	WJH ENTERPRISES LLC	1/14/2025 9:00 AM	\$290,130	\$235,410
DOR_1	2024-00693	2626664	FLANAGAN BILTON LLC	TARGET CORPORATION	1/15/2025 9:00 AM	\$13,070	\$13,070
DOR_1	2024-00694	2620419	FLANAGAN BILTON LLC	TARGET CORPORATION	1/15/2025 9:00 AM	\$11,604,320	\$11,604,320
DOR_2	2024-00262	P105068	WAL MART DISTRIBUTION CENSAMS CLUB #US04991G		1/21/2025 9:00 AM	\$1,821,300	\$1,796,300
DOR_2	2024-00261	P108382	WAL MART DISTRIBUTION CENSAMS EAST INC #US04991F		1/21/2025 9:00 AM	\$68,970	\$43,970
DOR_2	2024-00255	P124572	WAL MART DISTRIBUTION CENWAL MART DISTRIBUTION CENTI		1/21/2025 9:00 AM	\$9,453,210	\$2,458,506

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Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_2	2024-00263	P078954	WAL MART DISTRIBUTION CENWAL-MART SUPERCENTER #US0		1/21/2025 9:00 AM	\$2,030,180	\$2,005,180
DOR_1	2024-00492	2731404	RYAN LLC C/O TIFFANI TAYLOPIER ROCK WAVECREST LLC		1/23/2025 9:00 AM	\$5,078,410	\$5,027,510
DOR_2	2024-02254	P057582	ERIC MARRERO	LKQ MELBOURNE	1/28/2025 9:00 AM	\$1,070,360	\$1,045,360
DOR_2	2024-02257	P128068	ERIC MARRERO	MISTER CAR WASH	1/28/2025 9:00 AM	\$764,470	\$739,470
DOR_2	2024-02256	P107133	ERIC MARRERO	MISTER CARWASH	1/28/2025 9:00 AM	\$260,750	\$235,750
DOR_2	2024-02258	P122954	ERIC MARRERO	VIERA MODERN DENTISTRY PA	1/28/2025 9:00 AM	\$319,990	\$294,990

Total Hearings Scheduled: 26

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All hearings will be heard at: Viera Government Center / Value Adjustment Board / 2725 Judge Fran Jamieson Way / Bldg. B, Room B202/ Viera, FL 32940. If you would like to know if a hearing has since been cancelled or if you have any other questions, please contact the Value Adjustment Board office at (321) 637-6523 or email us at VAB@brevardclerk.us.

Cape Canaveral
Todd Morley, City Manager
City of Cape Canaveral
105 Polk Avenue
Cape Canaveral, FL 32920

Value Adjustment Board

Brevard County, Florida
Scheduled Hearings
City Notice
2024 Tax Roll

From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00697	2433726	HANSON-SILER, CHRISTINE	HANSON-SILER, CHRISTINE	1/6/2025 1:00 PM	\$543,470	\$357,760
DOR_2	2024-02247	P122455	ERIC MARRERO	CUMBERLAND FARMS #9779	1/28/2025 9:00 AM	\$253,510	\$228,510

Total Hearings Scheduled: 2

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All hearings will be heard at: Viera Government Center / Value Adjustment Board / 2725 Judge Fran Jamieson Way / Bldg. B, Room B202/ Viera, FL 32940. If you would like to know if a hearing has since been cancelled or if you have any other questions, please contact the Value Adjustment Board office at (321) 637-6523 or email us at VAB@brevardclerk.us.

Cocoa
Stockton Whitten, City Manager
City of Cocoa
65 Stone Street
Cocoa, Florida 32922

Value Adjustment Board

Brevard County, Florida
Scheduled Hearings
City Notice
2024 Tax Roll

From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00679	2425661	WJH ENTERPRISES LLC	BRIGHT STAR ESTATE HOLDING:	1/14/2025 9:00 AM	\$302,380	\$302,380
DOR_2	2024-00269	P088008	WAL MART DISTRIBUTION CEN	WAL-MART SUPERCENTER #US0	1/21/2025 9:00 AM	\$1,783,160	\$1,758,160
DOR_1	2024-00592	2421028	RYAN LLC C/O TIFFANI TAYLOR	COCOA SE INDUSTRIAL LLC	1/23/2025 9:00 AM	\$2,481,730	\$2,481,730
DOR_1	2024-00591	2421026	RYAN LLC C/O TIFFANI TAYLOR	COCOA SE INDUSTRIAL LLC	1/23/2025 9:00 AM	\$1,171,840	\$1,168,890

Total Hearings Scheduled: 4

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All hearings will be heard at: Viera Government Center / Value Adjustment Board / 2725 Judge Fran Jamieson Way / Bldg. B, Room B202/ Viera, FL 32940. If you would like to know if a hearing has since been cancelled or if you have any other questions, please contact the Value Adjustment Board office at (321) 637-6523 or email us at VAB@brevardclerk.us.

Cocoa Beach
Robin R. Hayes, City Manager
City of Cocoa Beach
City Hall, 2 South Orlando Avenue
Cocoa Beach, Florida 32932

Value Adjustment Board

Brevard County, Florida
Scheduled Hearings
City Notice
2024 Tax Roll

From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00216	2512582	FLANAGAN BILTON LLC	1550 NORTH ATLANTIC LLC	1/7/2025 9:00 AM	\$40,367,790	\$25,816,140
DOR_1	2024-00215	2513543	FLANAGAN BILTON LLC	DAD 1300 N ATLANTIC COCOA LF	1/7/2025 9:00 AM	\$6,573,500	\$6,573,500
DOR_1	2024-00232	2435955	PIVOTAL TAX SOLUTIONS	PACIFICA TAMPA LTD PARTNER	1/7/2025 10:30 AM	\$5,548,580	\$3,837,130
DOR_1	2024-00288	3034640	SCARAB ENTERPRISES LLC	SCARAB ENTERPRISES LLC	1/8/2025 9:00 AM	\$201,000	\$201,000
DOR_1	2024-00362	2440715	CARMINE FERRARO	DIXITKUMAR N MODI FAMILY LLC	1/8/2025 2:30 PM	\$1,904,160	\$1,864,180

Total Hearings Scheduled: 5

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Indian Harbour Beach
Mark Ryan, City Manager
City of Indian Harbour Beach
2055 South Patrick Drive
Indian Harbour Beach, Florida 32937

Value Adjustment Board

Brevard County, Florida
Scheduled Hearings
City Notice
2024 Tax Roll

From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00605	2743780	CAREK, ROBERT	CAREK, SHERI	1/9/2025 1:00 PM	\$897,490	\$847,490
DOR_1	2024-00638	2741813	SCHUMACHER, KRISTENE	SCHUMACHER, KRISTENE	1/14/2025 1:30 PM	\$838,980	\$788,980

Total Hearings Scheduled: 2

All hearings will be heard at: Viera Government Center / Value Adjustment Board / 2725 Judge Fran Jamieson Way / Bldg. B, Room B202/ Viera, FL 32940. If you would like to know if a hearing has since been cancelled or if you have any other questions, please contact the Value Adjustment Board office at (321) 637-6523 or email us at VAB@brevardclerk.us.

Melbourne
Shannon Lewis, City Manager
City of Melbourne
900 E. Strawbridge Avenue
Melbourne, Florida 32901

Value Adjustment Board

Brevard County, Florida
Scheduled Hearings
City Notice
2024 Tax Roll

From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00747	2746180	RYAN, LLC	AMH 2015-1 BORROWER LLC	1/6/2025 9:00 AM	\$338,710	\$312,480
DOR_1	2024-00772	2722433	RYAN, LLC	ARVM 5 LLC	1/6/2025 9:00 AM	\$242,770	\$242,770
DOR_1	2024-00913	3014684	RYAN, LLC	FKH SFR PROPCO G LP	1/6/2025 9:00 AM	\$372,040	\$372,040
DOR_1	2024-01024	2614471	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/6/2025 9:00 AM	\$311,510	\$288,830
DOR_1	2024-00214	2715396	FLANAGAN BILTON LLC	2605 N HIGHWAY A1A LAND OWN	1/7/2025 9:00 AM	\$2,130,000	\$1,486,080
DOR_1	2024-00219	2715214	FLANAGAN BILTON LLC	961 E EAU GALLIE MELBOURNE I	1/7/2025 9:00 AM	\$759,210	\$750,390
DOR_1	2024-00220	2715322	FLANAGAN BILTON LLC	961 E EAU GALLIE MELBOURNE I	1/7/2025 9:00 AM	\$5,532,880	\$5,371,140
DOR_1	2024-00221	2715374	FLANAGAN BILTON LLC	961 E EAU GALLIE MELBOURNE I	1/7/2025 9:00 AM	\$5,729,330	\$5,729,330
DOR_1	2024-00213	3019238	FLANAGAN BILTON LLC	DAD 2605 N HIGHWAY A1A MELB	1/7/2025 9:00 AM	\$30,550,700	\$30,218,100

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Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00360	2827159	NATHAN MANDLER, ESQ.	TRILLIUM AT SUNLAKE LLC	1/8/2025 1:30 PM	\$49,122,700	\$49,091,540
DOR_2	2024-00205	P124122	SPHERION	SPHERION	1/9/2025 9:30 AM	\$25,380	\$25,380
DOR_1	2024-00353	2734804	ROB UNKLE - ALTUS GROUP	MELBOURNE HOTEL XL OWNER	1/9/2025 10:30 AM	\$25,738,320	\$24,258,010
DOR_1	2024-01114	2711384	RYAN, LLC	2018-2 IH BORROWER LP	1/13/2025 9:00 AM	\$289,400	\$264,090
DOR_1	2024-01115	2711468	RYAN, LLC	2018-2 IH BORROWER LP	1/13/2025 9:00 AM	\$295,820	\$264,810
DOR_1	2024-01045	2744616	RYAN, LLC	IH5 PROPERTY FLORIDA LP	1/13/2025 9:00 AM	\$422,820	\$371,280
DOR_1	2024-01040	2733432	RYAN, LLC	SRP SUB LLC	1/13/2025 9:00 AM	\$341,870	\$301,000
DOR_1	2024-01082	2618438	RYAN, LLC	SRP SUB LLC	1/13/2025 9:00 AM	\$260,510	\$229,720
DOR_1	2024-01113	2709595	RYAN, LLC	SRP SUB LLC	1/13/2025 9:00 AM	\$348,740	\$344,430
DOR_1	2024-01242	2710701	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/14/2025 9:00 AM	\$387,070	\$380,110
DOR_1	2024-01258	2861620	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/14/2025 9:00 AM	\$277,690	\$241,460

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Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-01259	2861654	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/14/2025 9:00 AM	\$291,650	\$252,820
DOR_1	2024-00680	2717846	WJH ENTERPRISES LLC	WJH ENTERPRISES LLC	1/14/2025 9:00 AM	\$117,340	\$117,340
DOR_1	2024-00683	2717845	WJH ENTERPRISES LLC	WJH ENTERPRISES LLC	1/14/2025 9:00 AM	\$117,340	\$117,340
DOR_2	2024-00260	P090559	WAL MART DISTRIBUTION CENWAL-MART NEIGHBORHOOD MAI		1/21/2025 9:00 AM	\$737,350	\$712,350
DOR_2	2024-00259	P090560	WAL MART DISTRIBUTION CENWAL-MART NEIGHBORHOOD MAI		1/21/2025 9:00 AM	\$630,870	\$605,870
DOR_2	2024-00265	P024241	WAL MART DISTRIBUTION CENWAL-MART STORES INC #US009		1/21/2025 9:00 AM	\$1,274,040	\$1,249,040
DOR_2	2024-00268	P042692	WAL MART DISTRIBUTION CENWAL-MART STORES INC #US017		1/21/2025 9:00 AM	\$1,709,720	\$1,684,720
DOR_1	2024-00500	2611552	RYAN LLC C/O TIFFANI TAYLOWENTWORTH MELBOURNE LLC		1/23/2025 9:00 AM	\$24,208,980	\$23,540,350
DOR_2	2024-02250	P124917	ERIC MARRERO	CUMBERLAND FARMS #9787	1/28/2025 9:00 AM	\$351,410	\$326,410
DOR_2	2024-02252	P131600	ERIC MARRERO	MUSIC AND ARTS CENTER	1/28/2025 9:00 AM	\$365,580	\$340,580
DOR_2	2024-02259	P067734	ERIC MARRERO	WINN-DIXIE STORES #2328	1/28/2025 9:00 AM	\$1,420,800	\$1,395,800

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Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
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Total Hearings Scheduled: 31

All hearings will be heard at: Viera Government Center / Value Adjustment Board / 2725 Judge Fran Jamieson Way / Bldg. B, Room B202/ Viera, FL 32940. If you would like to know if a hearing has since been cancelled or if you have any other questions, please contact the Value Adjustment Board office at (321) 637-6523 or email us at VAB@brevardclerk.us.

Melbourne Beach
Elizabeth Mascaro, Interim Town Manager
Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, Florida 32951

Value Adjustment Board

Brevard County, Florida
Scheduled Hearings
City Notice
2024 Tax Roll

From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00718	2847882	REOLA, MICHAEL	REOLA, MICHAEL	1/9/2025 2:30 PM	\$1,787,500	\$1,215,860

Total Hearings Scheduled: 1

All hearings will be heard at: Viera Government Center / Value Adjustment Board / 2725 Judge Fran Jamieson Way / Bldg. B, Room B202/ Viera, FL 32940. If you would like to know if a hearing has since been cancelled or if you have any other questions, please contact the Value Adjustment Board office at (321) 637-6523 or email us at VAB@brevardclerk.us.

Melbourne Village
Town Clerk
Town of Melbourne Village
555 Hammock Raod
Melbourne Village, Florida 32904

Value Adjustment Board

Brevard County, Florida
Scheduled Hearings
City Notice
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From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00691	2851520	FLANAGAN BILTON LLC	DAYTON HUDSON CORPORATIO	1/15/2025 9:00 AM	\$7,467,120	\$7,467,120

Total Hearings Scheduled: 1

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Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00819	2501711	RYAN, LLC	BTR SCATTERED SITE OWNER 2	1/6/2025 9:00 AM	\$250,670	\$250,670
DOR_1	2024-00231	2419442	PIVOTAL TAX SOLUTIONS	HUTTON EXCHANGE MERRITT IS	1/7/2025 10:00 AM	\$1,064,660	\$1,040,220
DOR_1	2024-00233	2438410	PIVOTAL TAX SOLUTIONS	MERRITT ISLAND OD LLC	1/7/2025 11:00 AM	\$1,260,200	\$1,084,850
DOR_1	2024-00386	2443768	JASON BUTTERWORTH	SILVANESTI HOLDINGS LLC	1/7/2025 1:00 PM	\$2,836,490	\$2,836,490
DOR_1	2024-00397	2427031	35 MI PROPERTY LLC	35 MI PROPERTY LLC	1/7/2025 1:30 PM	\$707,210	\$680,570
DOR_1	2024-00246	2322823	DRAGON FARM LLC	DRAGON FARM LLC	1/9/2025 9:30 AM	\$493,970	\$32,010
DOR_1	2024-00577	2322823	DRAGON FARM LLC	DRAGON FARM LLC	1/9/2025 10:00 AM	\$493,970	\$32,010
DOR_1	2024-00692	2417232	FLANAGAN BILTON LLC	DAYTON HUDSON CORP	1/15/2025 9:00 AM	\$7,180,270	\$7,180,270
DOR_2	2024-00266	P050922	WAL MART DISTRIBUTION	CENWAL-MART SUPERCENTER #USC	1/21/2025 9:00 AM	\$2,023,920	\$1,998,920

Total Hearings Scheduled: 9

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Palm Bay
 Lisa Morrell, City Manager
 City of Palm Bay
 120 Malabar Road
 Palm Bay, Florida 32907

Value Adjustment Board

Brevard County, Florida
 Scheduled Hearings
 City Notice
 2024 Tax Roll

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Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00889	2948964	RYAN, LLC	FKH SFR PROPCO E LP	1/6/2025 9:00 AM	\$28,000	\$26,620
DOR_1	2024-00202	2834849	TAX RECOURSE	RIMROCK STORAGE PALM BAY L	1/7/2025 9:00 AM	\$4,440,170	\$4,440,170
DOR_1	2024-00395	2923052	SABRINA WEISS ROBINSON, ESMERCURY AVENUE LLC		1/7/2025 3:00 PM	\$17,713,480	\$17,713,480
DOR_1	2024-02313	2831261	BOTTLEBRUSH APARTMENTS	IBOTTLEBRUSH APARTMENTS IN	1/8/2025 10:30 AM	\$2,733,590	\$1,851,250
DOR_1	2024-02314	2831263	PALM POINT LAND TRUST	PALM POINT LAND TRUST	1/8/2025 11:00 AM	\$2,571,270	\$1,049,240
DOR_1	2024-02317	2844725	BOND, TRACY L	BOND, TRACY L	1/8/2025 1:00 PM	\$1,359,230	\$1,334,250
DOR_2	2024-00335	L001782-006	VERTICAL BRIDGE HOLDINGS	IVERTICAL BRIDGE HOLDINGS LL	1/9/2025 10:30 AM	\$145,110	\$139,144
DOR_1	2024-02226	2901785	DAVIS, WAYNE	DAVIS, WAYNE	1/9/2025 3:00 PM	\$25,500	\$24,200
DOR_1	2024-01144	2962916	RYAN, LLC	2017-2 IH BORROWER LP	1/14/2025 9:00 AM	\$406,980	\$367,420

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All hearings will be heard at: Viera Government Center / Value Adjustment Board / 2725 Judge Fran Jamieson Way / Bldg. B, Room B202/ Viera, FL 32940. If you would like to know if a hearing has since been cancelled or if you have any other questions, please contact the Value Adjustment Board office at (321) 637-6523 or email us at VAB@brevardclerk.us.

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-01141	2950701	RYAN, LLC	2018-3 IH BORROWER LP	1/14/2025 9:00 AM	\$293,380	\$267,050
DOR_1	2024-01304	2832089	RYAN, LLC	2018-3 IH BORROWER LP	1/14/2025 9:00 AM	\$278,870	\$237,220
DOR_1	2024-01138	2949135	RYAN, LLC	INVITATION HOMES 7 LP	1/14/2025 9:00 AM	\$277,970	\$277,970
DOR_1	2024-01139	2949907	RYAN, LLC	SRP SUB LLC	1/14/2025 9:00 AM	\$304,950	\$272,950
DOR_1	2024-01306	2835656	RYAN, LLC	SRP SUB LLC	1/14/2025 9:00 AM	\$300,940	\$220,350
DOR_2	2024-00258	P090561	WAL MART DISTRIBUTION CENWAL-MART SUPERCENTER #US0		1/21/2025 9:00 AM	\$2,118,250	\$2,093,250
DOR_11	2024-00008	2835784	DAWKINS, ELBERT H	DAWKINS, ELBERT H	1/23/2025 9:00 AM	\$154,420	\$102,430
DOR_11	2024-00713	2809785	ALLI, SHAHABUDIN,JR	ALLI, SHAHABUDIN,JR	1/23/2025 10:00 AM	\$229,650	\$229,650
DOR_1	2024-00469	2851911	EAST COAST PROPERTIES GV	EAST COAST PROPERTIES GV LI	1/23/2025 3:00 PM	\$121,290	\$121,290
DOR_2	2024-02249	P123827	ERIC MARRERO	CUMBERLAND FARMS #9780	1/28/2025 9:00 AM	\$336,090	\$311,090

Total Hearings Scheduled: 19

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Palm Shores
Mayor Carol M. McCormack
Town of Palm Shores
5030 Paul Hurtt Ln.
Palm Shores, Florida 32940

Value Adjustment Board

Brevard County, Florida
Scheduled Hearings
City Notice
2024 Tax Roll

From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_32	2024-02231	2609639	PINEDA ENTERPRISES OF BREV	PINEDA ENTERPRISES OF BREV.	1/23/2025 10:30 AM	\$1,590,310	\$1,590,310
DOR_1	2024-02230	2609639	PINEDA ENTERPRISES OF BREV	PINEDA ENTERPRISES OF BREV.	1/23/2025 1:30 PM	\$1,590,310	\$1,590,310

Total Hearings Scheduled: 2

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Satellite Beach
Courtney Barker, City Manager
City of Satellite Beach
565 Cassia Boulevard
Satellite Beach, Florida 32937

Value Adjustment Board

Brevard County, Florida
Scheduled Hearings
City Notice
2024 Tax Roll

From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00330	2612242	O'CONNOR & ASSOCIATES	BEACON FIVE HOLDINGS LLC	1/8/2025 9:30 AM	\$1,046,630	\$1,046,630
DOR_1	2024-02232	2612690	GUZOWSKI, RICHARD	GUZOWSKI, RICHARD	1/8/2025 10:00 AM	\$511,310	\$425,600

Total Hearings Scheduled: 2

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Titusville
Scott Larese, City Manager
City of Titusville
555 S. Washington Avenue
Titusville, Florida 32796

Value Adjustment Board

Brevard County, Florida
Scheduled Hearings
City Notice
2024 Tax Roll

From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00203	2216474	TAX RECOURSE	HICKORY CREEK HOLDINGS LLC	1/7/2025 9:30 AM	\$7,122,700	\$7,122,700
DOR_1	2024-00390	2205883	810 SYCAMORE STREET LLC	810 SYCAMORE STREET LLC	1/8/2025 10:00 AM	\$2,521,330	\$1,996,500
DOR_1	2024-00603	2223792	SAHNI, JAYA	SAHNI, JAYA	1/13/2025 2:00 PM	\$468,370	\$401,200
DOR_1	2024-00695	2224287	FLANAGAN BILTON LLC	TARGET CORPORATION	1/15/2025 9:00 AM	\$8,175,540	\$8,175,540
DOR_2	2024-00267	P019843	WAL MART DISTRIBUTION CEN	WAL-MART SUPERCENTER #US0	1/21/2025 9:00 AM	\$2,118,830	\$2,093,830
DOR_1	2024-00536	3036076	RYAN C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$87,550	\$87,550
DOR_1	2024-00537	3036077	RYAN C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$87,550	\$87,550
DOR_1	2024-00538	3036078	RYAN C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$94,820	\$94,820
DOR_1	2024-00539	3036079	RYAN C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$93,350	\$93,350

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All hearings will be heard at: Viera Government Center / Value Adjustment Board / 2725 Judge Fran Jamieson Way / Bldg. B, Room B202/ Viera, FL 32940. If you would like to know if a hearing has since been cancelled or if you have any other questions, please contact the Value Adjustment Board office at (321) 637-6523 or email us at VAB@brevardclerk.us.

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00540	3036080	RYAN C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$75,480	\$75,480
DOR_1	2024-00541	3036081	RYAN C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$75,480	\$75,480
DOR_1	2024-00542	3036082	RYAN C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$411,450	\$411,450
DOR_1	2024-00543	3036083	RYAN C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$93,560	\$93,560
DOR_1	2024-00544	3036084	RYAN C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$93,870	\$93,870
DOR_1	2024-00545	3036085	RYAN C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$172,800	\$172,800
DOR_1	2024-00522	3036065	RYAN LLC C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$3,102,190	\$3,102,190
DOR_1	2024-00524	3036066	RYAN LLC C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$110,800	\$110,800
DOR_1	2024-00525	3036067	RYAN LLC C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$94,180	\$94,180
DOR_1	2024-00526	3036068	RYAN LLC C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$114,500	\$114,500
DOR_1	2024-00527	3036069	RYAN LLC C/O TIFFANI TAYLOR	VILLAGE CHARTER HOLDINGS LI	1/23/2025 9:00 AM	\$152,100	\$152,100

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All hearings will be heard at: Viera Government Center / Value Adjustment Board / 2725 Judge Fran Jamieson Way / Bldg. B, Room B202/ Viera, FL 32940. If you would like to know if a hearing has since been cancelled or if you have any other questions, please contact the Value Adjustment Board office at (321) 637-6523 or email us at VAB@brevardclerk.us.

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00528	3036070	RYAN LLC C/O TIFFANI TAYLOVILLAGE CHARTER HOLDINGS LI		1/23/2025 9:00 AM	\$576,230	\$576,230
DOR_1	2024-00529	3036071	RYAN LLC C/O TIFFANI TAYLOVILLAGE CHARTER HOLDINGS LI		1/23/2025 9:00 AM	\$103,900	\$103,900
DOR_1	2024-00530	3036072	RYAN LLC C/O TIFFANI TAYLOVILLAGE CHARTER HOLDINGS LI		1/23/2025 9:00 AM	\$104,000	\$104,000
DOR_1	2024-00531	3036073	RYAN LLC C/O TIFFANI TAYLOVILLAGE CHARTER HOLDINGS LI		1/23/2025 9:00 AM	\$88,320	\$88,320
DOR_1	2024-00532	3036074	RYAN LLC C/O TIFFANI TAYLOVILLAGE CHARTER HOLDINGS LI		1/23/2025 9:00 AM	\$104,700	\$104,700
DOR_1	2024-00533	3036075	RYAN LLC C/O TIFFANI TAYLOVILLAGE CHARTER HOLDINGS LI		1/23/2025 9:00 AM	\$103,100	\$103,100
DOR_2	2024-02248	P123658	ERIC MARRERO	CUMBERLAND FARMS #9783	1/28/2025 9:00 AM	\$330,070	\$305,070
DOR_2	2024-02251	P127614	ERIC MARRERO	CUMBERLAND FARMS #9792	1/28/2025 9:00 AM	\$339,340	\$314,340
DOR_2	2024-02246	P122132	ERIC MARRERO	CUMBERLAND FARMS INC #9775	1/28/2025 9:00 AM	\$238,970	\$213,970
DOR_2	2024-02253	P129345	ERIC MARRERO	HARBOR FREIGHT TOOLS #3199	1/28/2025 9:00 AM	\$244,130	\$219,130
DOR_2	2024-02255	P126504	ERIC MARRERO	MISTER CAR WASH	1/28/2025 9:00 AM	\$430,420	\$405,420

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Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
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Total Hearings Scheduled: 31

All hearings will be heard at: Viera Government Center / Value Adjustment Board / 2725 Judge Fran Jamieson Way / Bldg. B, Room B202/ Viera, FL 32940. If you would like to know if a hearing has since been cancelled or if you have any other questions, please contact the Value Adjustment Board office at (321) 637-6523 or email us at VAB@brevardclerk.us.

West Melbourne
 Scott Morgan, City Manager
 City of West Melbourne
 2240 Minton Road, 2nd Floor
 West Melbourne, Florida 32904

Value Adjustment Board

Brevard County, Florida
 Scheduled Hearings
 City Notice
 2024 Tax Roll

From 1/1/2025 12:00:00 AM to 1/31/2025 12:00:00 AM

Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-00755	2861802	RYAN, LLC	AMERICAN HOMES 4 RENT PROF	1/6/2025 9:00 AM	\$342,060	\$316,960
DOR_2	2024-00502	P120282	GREAT EXPRESSIONS DENTAL	GREAT EXPRESSIONS DENTAL C	1/9/2025 11:30 AM	\$171,590	\$146,590
DOR_1	2024-01123	2865562	RYAN, LLC	2018-3 IH BORROWER LP	1/13/2025 9:00 AM	\$315,280	\$270,380
DOR_1	2024-01121	2865532	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/13/2025 9:00 AM	\$322,960	\$278,440
DOR_1	2024-01122	2865560	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/13/2025 9:00 AM	\$330,760	\$283,230
DOR_1	2024-01289	2858330	RYAN, LLC	IH3 PROPERTY FLORIDA LP	1/14/2025 9:00 AM	\$316,300	\$283,150
DOR_1	2024-01124	2865582	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/14/2025 9:00 AM	\$338,230	\$311,670
DOR_1	2024-01125	2865583	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/14/2025 9:00 AM	\$326,190	\$300,560
DOR_1	2024-01154	2866367	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/14/2025 9:00 AM	\$350,460	\$350,460

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Petition Type	Petition #	Parcel ID	Notice Name	Owner Name	Hearing Date/Time	Market Value	Taxable Value
DOR_1	2024-01247	2864070	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/14/2025 9:00 AM	\$357,170	\$329,320
DOR_1	2024-01263	2863073	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/14/2025 9:00 AM	\$334,350	\$316,120
DOR_1	2024-01264	2863093	RYAN, LLC	IH6 PROPERTY FLORIDA LP	1/14/2025 9:00 AM	\$295,880	\$279,510
DOR_1	2024-00678	2705249	WJH ENTERPRISES LLC	BRIGHT STAR REAL ESTATE HOI	1/14/2025 9:00 AM	\$538,620	\$515,540
DOR_1	2024-00696	2866056	FLANAGAN BILTON LLC	TARGET CORPORATION	1/15/2025 9:00 AM	\$9,206,890	\$9,206,890
DOR_2	2024-00257	P083692	WAL MART DISTRIBUTION CENSAMS EAST INC #US08141		1/21/2025 9:00 AM	\$165,000	\$140,000
DOR_2	2024-00256	P030815	WAL MART DISTRIBUTION CENSAMS WHOLESALE CLUB #US08		1/21/2025 9:00 AM	\$1,584,120	\$1,559,120
DOR_2	2024-00264	P024553	WAL MART DISTRIBUTION CENWAL-MART STORES INC #US009		1/21/2025 9:00 AM	\$3,549,910	\$3,524,910
DOR_2	2024-02244	P118870	ERIC MARRERO	CUMBERLAND FARMS #9767	1/28/2025 9:00 AM	\$194,850	\$169,850
DOR_2	2024-02245	P120640	ERIC MARRERO	CUMBERLAND FARMS #9769	1/28/2025 9:00 AM	\$176,080	\$151,080

Total Hearings Scheduled: 19

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