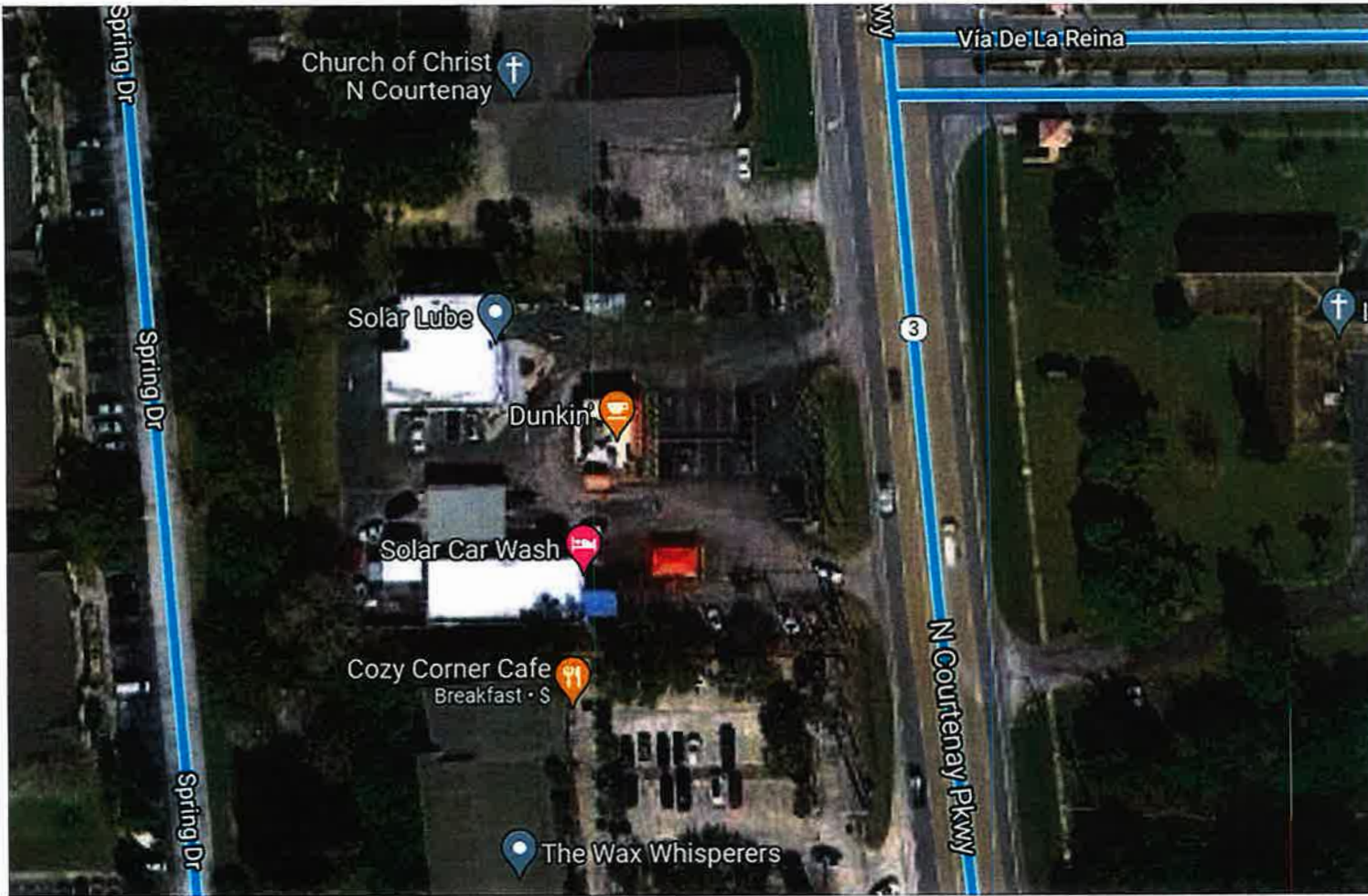


DUNKIN'

Current Location
21PZ00082
Rajan/Dunkin
(Submitted by Applicant 02/14/22)



2445 N Courtenay Pkwy STE C, Merritt Island, FL 32953

Parcel: 24-36-14-00-274

Acreage: 1.37, Three businesses on one parcel



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

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

PROPERTY DETAILS

Account 2412120
 Owners ISLAND REALTY GROUP LLC
 Mailing Address PO BOX 470458 CELEBRATION FL 34747
 2445 N COURTENAY PKWY UNIT A MERRITT
 ISLAND FL 32953
 Site Address 2445 N COURTENAY PKWY UNIT B MERRITT
 ISLAND FL 32953
 2445 N COURTENAY PKWY UNIT C MERRITT
 ISLAND FL 32953
 Parcel ID 24-36-14-00-274
 Property Use 1210 - MIXED USE - COMMERCIAL PROPERTY
 Exemptions NONE
 Taxing District 2200 - UNINCORP DISTRICT 2
 Total Acres 1.37
 Subdivision --
 Site Code 0370 - N COURTENAY
 Plat Book/Page 0000/0000
 Land Description PART OF W 1/2 OF NW 1/4 LYING W OF ST RD 3 AS
 DES IN ORB 1781 PG 796 & 1797 PG 356 EX ORB
 2216 PG 382



VALUE SUMMARY

Category	2021	2020	2019
Market Value	\$1,210,790	\$1,173,170	\$1,043,650
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$1,132,230	\$1,029,300	\$935,730
Assessed Value School	\$1,210,790	\$1,173,170	\$1,043,650
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$1,132,230	\$1,029,300	\$935,730
Taxable Value School	\$1,210,790	\$1,173,170	\$1,043,650

SALES/TRANSFERS

Date	Price	Type	Instrument
12/21/2009	\$1,200,000	WD	6088/1113
10/27/2009	--	CT	6053/1139
08/30/1997	\$725,000	WD	3705/3489
05/19/1989	--	WD	2998/3167
03/31/1989	\$250,000	WD	2992/4410
10/01/1977	\$2,500	PT	1797/0356

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 1115 - RETAIL TIRE STORE

Materials	Details	
Exterior Wall:	STUCCO , THERMAL GLASS	Year Built 1990
Frame:	MASNRCONC	Story Height 14
Roof:	BU-TG/MMBRN	Floors 1
Roof Structure:	BAR JOIST RIGID	Residential Units 1
		Commercial Units 0

Sub-Areas		Extra Features	
Base Area (1st)	3,270	Paving - Asphalt	35,873
Total Base Area	3,270	Paving - Concrete	5,200
Total Sub Area	3,270	Fence - Wood 6'	40

PROPERTY DATA CARD #2

Building Use: 2720 - CAR WASH

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1990
Frame:	MASNRYCONC	Story Height	12
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	STEEL TRUSS RIGID	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	2,870	Light Poles	3
Total Base Area	2,870	Canopy	1,200
Total Sub Area	2,870	Outbuilding	48
		Carport	400
		Fence - Vinyl 6'	56

PROPERTY DATA CARD #3

Building Use: 2110 - FAST FOOD RESTAURANT

Materials		Details	
Exterior Wall:	STUCCO , THERMAL GLASS	Year Built	1990
Frame:	MASNRYCONC , WOOD FRAME	Story Height	12
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	PRE-STRS. CONC.	Residential Units	1
		Commercial Units	0

Sub-Areas		Extra Features	
Base Area (1st)	1,196	No Data Found	
Total Base Area	1,196		
Total Sub Area	1,196		