



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.11.

8/26/2025

Subject:

Conveyance of Property Acquired by Escheatment Tax Deed to the City of Melbourne, FL.

Fiscal Impact:

Recording fees are estimated to be less than \$25.00

Dept/Office:

Central Services/Asset Management

Requested Action:

It is requested that the Board of County Commissioners.

1. Adopt a Resolution authorizing the conveyance of property, Property ID 27-37-19-52-1-14, acquired by Escheatment Tax Deed located within the boundaries of the incorporated City of Melbourne, FL.
2. Authorize the Chairman to execute a County Deed, Property ID 27-37-19-52-1-14, to convey the property acquired by Escheatment Tax Deed to the City of Melbourne, Florida, pursuant to Section 197.592(3), Florida Statutes.

Summary Explanation and Background:

The Clerk of Courts conveyed the property to the County via Escheatment Tax Deed on July 7, 2025, as recorded in the Official Records Book 10377, Page 841 of the public records of Brevard County, Florida, pursuant to the tax certificate/tax deed sale procedures set forth in Chapter 197, Florida Statutes.

When property located within the boundaries of an incorporated municipality escheats to the County for nonpayment of taxes, and has not been previously sold, acquired for infill housing, or dedicated by the Board of County Commissioners, the applicable statute (s. 197.592(3) FS) provides that the property shall be conveyed to the governing board of the municipality in which the land is located.

On June 25, 2025, the Public Works Department, Land Acquisition Section, contacted County departments/offices to determine whether this property could be used for County purposes. No County departments/offices were interested in this property for County purposes.

The subject property is located in Melbourne, Florida. The Brevard County Property Appraiser Parcel ID is 27-37-19-52-1-14. According to the Brevard County Property Appraiser, this property is vacant residential land measuring 0.02 acres, and the market value is \$100.00 in 2024.

Clerk to the Board Instructions:

Return the executed deed to the Central Services Department so that it may be recorded in the public records of Brevard County, Florida.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

August 27, 2025

MEMORANDUM

TO: Kathy Wall, Central Services Director

RE: Item F.11., Conveyance of Property Acquired by Escheatment Tax Deed to the City of Melbourne, Florida

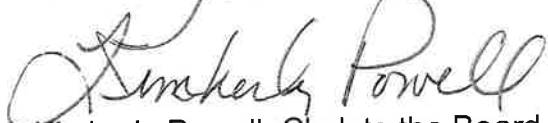
The Board of County Commissioners, in regular session on August 26, 2025, adopted Resolution No. 25-085, authorizing the conveyance of property, Property ID: 27-37-19-52-1-14, acquired by Escheatment Tax Deed located within the boundaries of the incorporated City of Melbourne, Florida; and authorized the Chairman to execute a County Deed, Property ID: 27-37-19-52-1-14, to convey the property acquired by Escheatment Tax Deed to the City of Melbourne, Florida, pursuant to Section 197.592(3), Florida Statutes. Enclosed is the fully-executed Resolution and Deed.

Upon recordation, please return a copy of the Deed to this office for inclusion in the official minutes.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

cc: Asset Management
Finance
Budget

RESOLUTION NO. 2025-085

A RESOLUTION AUTHORIZING THE TRANSFER OF INTEREST IN COUNTY PROPERTY PURSUANT TO SECTION 197.592(3), FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, certain real property (hereinafter "Property") described in Exhibit "A" is located within the municipal boundaries of the City of Melbourne, Florida (hereinafter "City"); and

WHEREAS, the Property escheated to Brevard County, Florida (hereinafter "County") for nonpayment of taxes pursuant to the tax certificate/tax deed sale procedures set forth in Chapter 197, Florida Statutes; and

WHEREAS, there has been no petition filed by the prior owner to repurchase the Property pursuant to Section 197.592(1), Florida Statutes; and

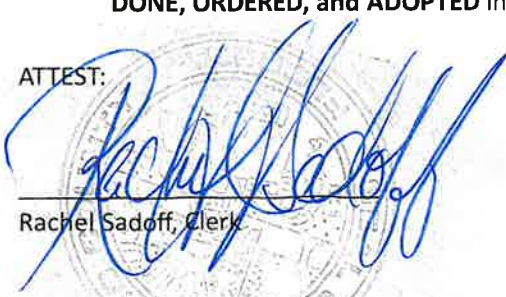
WHEREAS, when a property that is located within the boundaries of an incorporated municipality escheats to the County, and the County has not dedicated a use for the property, then Section 197.592(3), Florida Statutes, provides that the property shall be conveyed to the governing board of the municipality in which the land is located.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, that:

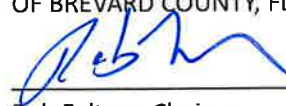
1. The foregoing recitals are incorporated herein and adopted as part of this Resolution.
2. The Board of County Commissioners has determined that the Property, Property Appraiser's Parcel Id 27-37-19-52-1-14, described in Exhibit "A" is not needed for County purposes and does hereby authorize the conveyance of the Property to the City for nominal consideration pursuant to Section 197.592(3), Florida Statutes.
3. The Chairman of the Board of County Commissioners is authorized to execute a County Deed and any other documents necessary to facilitate the herein-described conveyance transaction to the City of Melbourne, Florida.

DONE, ORDERED, and ADOPTED in Regular Session this 26th day of August 2025.

ATTEST:


Rachel Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


Rob Feltner, Chairman

As approved by the Board on August 26, 2025.

EXHIBIT "A"

Section 19, Township 27, Range 37, West 7 ft of Lot 14, Block 1, Indianhead Unit 2, Plat Book 18, Page 98,
Plat Records of Brevard County, Florida.

Prepared by and return to:
Office of the County Attorney
2725 Judge Fran Jamieson Way, Building C
Viera, Florida 32940

COUNTY DEED
(STATUTORY FORM - SECTION 125.411, Florida Statutes)

THIS DEED, made this 26th day of August 2025, between Brevard County, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and The City of Melbourne, a municipal corporation of the State of Florida, whose address is 900 East Strawbridge Avenue, Melbourne, Florida 32901, party of the second part,

(Whenever used herein the terms "party of the first part" and "party of the second part" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Party of the first part" and "party of the second part" are used for singular and plural, as the context requires, and the use of any gender shall include all genders.)

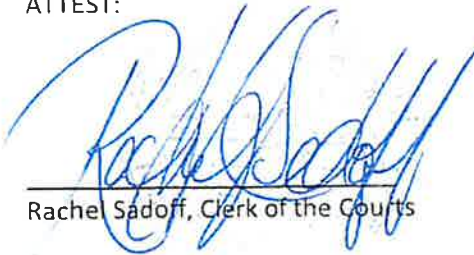
WITNESSETH that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land situate, lying and being in Brevard County, Florida to wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Property Appraiser's Parcel Identification Number: 27-37-19-52-1-14

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said board, the day and year aforesaid.

ATTEST:



Rachel Sadoff, Clerk of the Courts

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 
Rob Feltner, Chairman
As approved by the Board on August 26, 2025.

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BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



By: _____

Rob Feltner, Chairman

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Dana Blickley, CFA, Brevard County Property Appraiser
Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700
www.BCPAO.us
Disclaimer

REAL PROPERTY DETAILS
Account 2721599 - Roll Year 2024

Owners MC ADAMS, ANNA BELLE ESTATE
Mailing Address C/O CIMMY GREEN 442 BORRACLOUGH AVE NW PALM
BAY FL 32907
Site Address NONE
Parcel ID 27-37-19-52-1-14
Taxing District 53K0 - MELBOURNE
Exemptions EXLT - LANDS AVAILABLE FOR TAXES
Property Use 0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY,
PLATTED)
Total Acres 0.02
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0018/0098
Subdivision INDIANHEAD UNIT 2
Land Description INDIANHEAD UNIT 2 W 7 FT OF LOT 14 BLK 1



Category	VALUE SUMMARY		
	2024	2023	2022
Market Value	\$100	\$100	\$28,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$100	\$100	\$3,940
Assessed Value School	\$100	\$100	\$28,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$100	\$100	\$3,940
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

Date	SALES / TRANSFERS		
	Price	Type	Instrument
06/01/1981	\$300	WD	2304/1065
02/01/1979	\$200	-	2009/0840
05/01/1972	\$25,000	PT	1248/0716

No Data Found

File 2100 99

DR-506 R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16

Tax Deed File Number: 210089
Parcel ID Number: 2721599
Formerly Assessed: JOSEPH D. PESAVENTO; ROSE J. PESAVENTO

ESCHEATMENT TAX DEED

Brevard County, Florida

CFN 2025135168 OR BK 10377 PAGE 841
Recorded 07/07/2025 at 03:20 PM. Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs:2

For official use only

Tax Certificate Numbered 7352 issued on 03/16/2021, was filed in the office of the tax collector of Brevard County, Florida. An application has been made for the issuance of a tax deed. This Tax Deed is issued according to Section 197.502(8), Florida Statutes. Three years have passed since the day the land was offered for public sale and placed on the list of "lands available for taxes" without being purchased (Section 197.502(7), F.S.). The property has escheated to the County free and clears of any and all tax certificates, tax liens or any other liens of record, including governmental liens. These liens are canceled under Section 197.502(8), F.S.

On the JULY 7, 2025 the clerk conveys property located at 27 371952 1 14 INDIANHEAD UNIT 2 W 7 FT OF LOT 14 BLK 1 GEO NUMBER 27371952114 to Board of County Commissioners 345 WENNER WAY, COCOA FL, 32926 Brevard County through its Board of County Commissioners, with all inherited property, buildings, fixtures and improvements of any kind and description, the following

Description of lands:

27 371952 1 14 INDIANHEAD UNIT 2 W 7 FT
OF LOT 14 BLK 1 GEO NUMBER
27371952114

Witnesses:

[Signature]

Daniel Price

[Signature]

Angelina Casper

Rachel M. Sadoff,
Clerk of Courts,
BREVARD COUNTY, FLORIDA

By:

J. MUTTER, Deputy Clerk



Brevard County, Florida

On this July 7, 2025 before me personally appeared Jennifer Mutter, Deputy Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid:

[Signature]

Erin Veronesi

Deputy Clerk, per F.S. 695.03/92.50
Rachel M. Sadoff, Clerk
Brevard County, Florida



DEPUTY CLERK,
per F.S. 695.03/92.50
Rachel M. Sadoff, Clerk
Brevard County, Florida

Clerk's Certificate

STATE OF FLORIDA
COUNTY OF BREVARD

TAX DEED FILE NO: 210099

BE IT KNOWN THAT I, RACHEL M. SADOFF, Clerk of the Circuit Court in and for the COUNTY OF BREVARD, STATE OF FLORIDA, DO HEREBY CERTIFY that I did on May 05, 2021 mail a copy of the statutory warning and the attached notice, addressed to the following as required by law. [FLA Statutes, CH. 197.522(1)]

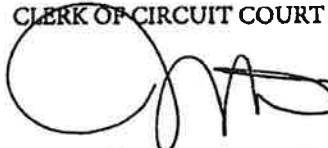
70201810000038730060	ALEXANDRIA MAY SWEET CASS 2643 CHOCTAW DR MELBOURNE, FL 32935
70201810000038730077	ANNA BELLE MC ADAMS, ESTATE C/O CIMMY GREEN 442 BORRACLOUGH AVE NW PALM BAY, FL 32907
70201810000038730084	ANNA LOUIS SHAW 442 BORRACLOUGH AVENUE, NW PALM BAY, FL 32907
70201810000038730091	ANNA LOUISE SHAW 444 BORRACLOUGH AVENUE, NW PALM BAY, FL 32907
70201810000038730138	CIMMY W. GREEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNA BELLE MCADAMS, DECEASED 442 BORRACLOUGH AVENUE, NW PALM BAY, FL 32907
70201810000038730107	CIMMY WUTRICH GREEN 442 BORRACLOUGH AVENUE NW PALM BAY, FL 32907
70201810000038730145	CITY OF MELBOURNE 900 EAST STRAWBRIDGE AVENUE MELBOURNE, FL 32901
70201810000038730152	ESTATE OF SAMUEL SCOTT MCADAMS, DECEASED AND ESTATE OF ANNA BELLE MCADAMS, DECEASED 2643 CHOCTAW DRIVE MELBOURNE, FL 32935
70201810000038730169	JAMES JOE MCADAMS 3713 HARDWOOD COURT MELBOURNE, FL 32935
70201810000038730176	ROBIN M. PETERSEN 321 SIXTH AVENUE INDIALANTIC, FL 32903
70201810000038730114	SAMUEL MCADAMS, IV AKA SAMUEL HENDRIX 410 5TH AVENUE GRAVETTE, AR 72736
	SAMUEL SCOTT MCADAMS, IV 647 SOUTH CURTIS PEA RIDGE, AR 72751
	MC ADAMS, ANNA BELLE ESTATE C/O CIMMY GREEN 442 BORRACLOUGH AVE NW PALM BAY, FL 32907-0000

I HEREBY CERTIFY that in addition to the mailing the statutory notices and warnings I did provide the following as required for service by law [FLA Statutes, CH. 197.522(2)].

__1__ Sheriff of BREVARD COUNTY SHERIFF, copies of the notice of statutory warning for person service and mailing, or posting.

WITNESS MY HAND AND SEAL AT TITUSVILLE, IN THE COUNTY AND STATE AFORESAID, ON 7th day of July 7, 2025

RACHEL M. SADOFF
CLERK OF CIRCUIT COURT



Jennifer Mutter, Deputy Clerk

