

Key: 3220

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.417

LEGAL

| CURRENT OWNER | | | PARCEL ID | | | LOCATION | | |
|---|--|--|------------|----|------------|-------------------|--|--|
| 21 WOODVIEW DRIVE LLC 5030 ISLAND ACRES CT SAINT JAMES CITY, FL 33956 | | | 76-34-3220 | | | 21 WOODVIEW DRIVE | | |
| TRANSFER HISTORY | | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| 21 WOODVIEW DRIVE LLC | | | 08/29/2019 | B | 10 | 32256-58 | | |
| CRUCKSHANK ROY A & MARGAR | | | 02/12/1999 | QS | 76,000 | 12060-001 | | |
| MONAGHAN ROSEMARY | | | 03/31/1987 | XX | 114,750 | 5638-204 | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------|-------------|--------|------------|-----|--------|-----|
| 1020 | 100 | CONDOMINIUM | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 714 | 08/05/2019 | 7 | ALTERATIONS | 4,000 | 07/16/2020 | NF | 100 | 100 |
| 686 | 09/09/2015 | 7 | ALTERATIONS | 28,500 | 05/16/2016 | WFF | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | SF | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|----|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | | NOTE | | | | LAND | 0 | 0 |
| St Ind | | | BUILDING | 404,300 | 332,100 | | | |
| Infl | | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 404,300 | 332,100 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/13/2008 | SAL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 10 | | CONDO RES | LIST | 3/13/2008 | EST |
| STYLE | 1 | 1.00 | TOWN HOUSE [100%] | REVIEW | 7/23/2020 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | N/A [100%] | | | |

G

| YEAR BLT | 1983 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 464,715 |
|----------------|-------|------------|---------|------------|----|-------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,296 | DETAIL ADJ | 1.400 | COMPLEX | 2 | OAKWOOD | 1.40 | A | PTA | N | PATIO | 204 | | 12.90 | 2,632 | | |
| \$NLA(RCN) | \$359 | OVERALL | 1.000 | STYLE | 23 | 02-OAKWOOD | 1.00 | B | BAS | L | BASE AREA | 576 | 1983 | 351.53 | 202,481 | | |
| | | | | VIEW/LOC | 1 | NONE | 1.00 | B | USF | L | UPPER STORY | 720 | 1983 | 351.53 | 253,102 | | |
| | | | | HVAC | 5 | ELECTRIC BB | 1.00 | | | | | | | | | | |
| | | | | END/MIDDLE | 1 | END | 1.00 | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | |
| ROOMS | | 5 | 1.00 | | | | | | | | | | | | | | |
| BEDROOMS | | 2 | 1.00 | | | | | | | | | | | | | | |
| BATHS | | 1 | 1.00 | | | | | | | | | | | | | | |
| HALF BATHS | | 1 | 1.00 | | | | | | | | | | | | | | |
| FIREPLACES | | 0 | .00 | | | | | | | | | | | | | | |
| % COMMON OWNER | | 1.85 | 1.00 | | | | | | | | | | | | | | |
| FIXTURES | | 5 | \$6,500 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | INTERIOR | A |
| | | | | | | | | | | | | | | | | KITCHEN | A |
| | | | | | | | | | | | | | | | | BATHS | A |
| | | | | | | | | | | | | | | | | EXTERIOR | A |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1983 / 40 |
| | | | | | | | | | | | | | | | | COND | 13 13 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 13 % GD 87 |
| | | | | | | | | | | | | | | | | RCNLD | \$404,300 |

