

Key: 6882

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.107

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION							
THE ELEVATION AT BREWSTER LLC 507 N NEW YORK AVENUE SUITE 300 WINTER PARK, FL 32789				63-15-0				873 HARWICH ROAD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
THE ELEVATION AT BREWSTER				12/16/2020	O	4,000,000	(224785)								
SRC BREWSTER RE LLC				02/14/2020	V	100	(221866)								
NHP BREWSTER LLC				12/05/2008	V	21,756,544	(187487)								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	217,000	CIM	1.00	40	1.00	A	1.00	677,040	1.00	30	0.70	C03	3.00	3,372,770
303	A	4.481	CIM	1.00	40	1.00	A	1.00	42,600	1.00	A	1.00	C03	3.00	190,890
350	A	0.495	CIM	1.00	40	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	1,040

TOTAL	9.958 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	N O T E	FY22 Combine with 63-13 & 63-14 per Variance & Special Permit			LAND	3,564,700	3,428,200
St Ind	EPOCH		BUILDING	6,867,300	7,290,300			
Infl	AVERAGE		DETACHED	184,600	183,900			
			OTHER	3,880,800	4,607,900			
						TOTAL	14,497,400	15,510,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90	2021	60,000	2.20	118,800
SHF	A	1.00	30 0.70		280	19.84	3,900
SHF	A	1.00	30 0.70	2006	140	21.39	2,100
LH1	A	1.00	30 0.70		22	3,111.20	47,900
LH2	A	1.00	30 0.70		1	4,959.60	3,500
SM2	G	1.20	30 0.70	2021	24	94.56	1,600
PTD	A	1.00	50 0.50		468	7.20	1,700
PTD	A	1.00	50 0.50		1,521	6.75	5,100



BLDG COMMENTS
Serenity Apartments 55+ Senior Living

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	PJK
MODEL	5		CIM	LIST	4/29/2008	JH
STYLE	13	1.80	APARTMENTS-SR [100%]	REVIEW	8/7/2023	PJK
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

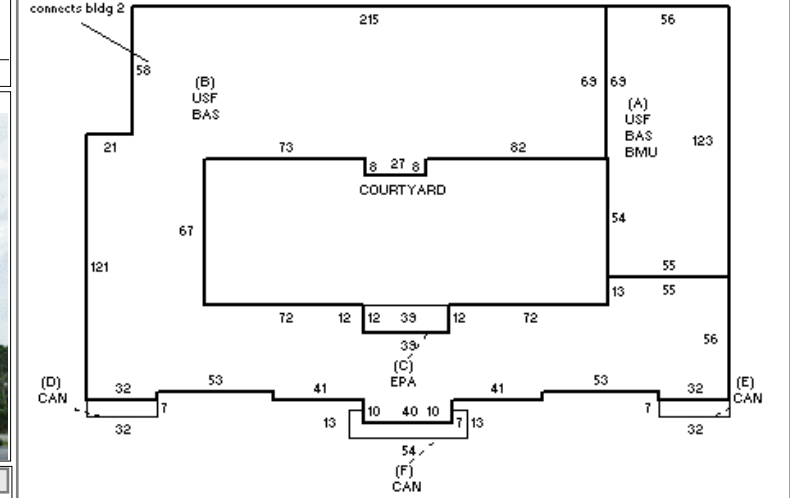
YEAR BLT	1975	SIZE ADJ	0.810	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	83,860	DETAIL ADJ	1.781	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$134	OVERALL	1.015	EXT. COVER	15	CC BLOCK	0.98
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98
STORIES	2	ADJ	1.00	ROOF COVER	11	MEMBRANE	1.02
% HEATED	100		1.00	FLOOR COVER	5	VINYL	1.00
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00
% SPRINKLERS	100		1.02	HEATING/COOL	9	WARM/COOL AIR	1.00
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	6,834		47.03	321,398
A	BAS	L	BASE AREA	6,834	1985	134.97	922,368
A	USF	L	UP-STRY FIN	6,834	1985	134.97	922,368
B	BAS	L	BASE AREA	31,679	1975	134.97	4,275,639
B	USF	L	UP-STRY FIN	31,679	1975	134.97	4,275,639
C	EPA	N	ENCL PORCH	468		44.78	20,955
D	CAN	N	CANOPY	224		27.22	6,097
E	CAN	N	CANOPY	224		27.22	6,097
F	CAN	N	CANOPY	462		27.22	12,575
	BMF	L	BSMT FIN	6,834	1975	52.18	356,620
	ELP	O	PASSGR. ELEV.	3		46,044.47	138,133

TOTAL RCN	11,257,889
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
EFF.YR/AGE	2000 / 23
COND	22 22 %
FUNC	0
ECON	17 VCL
DEPR	39 % GD 61
RCNLD	\$6,867,300

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1120	100	> 8 UNITS		1	1 of 4			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-51	01/22/2024	6	DEMO	6,000				0 0
24-51	01/22/2024	6	DEMO	6,000				0 0
1131	12/30/2021	7	ALTERATIONS	30,000	06/29/2022	PJK	100	100
772	08/24/2021	7	ALTERATIONS	5,750,000	07/21/2023	PJK	100	100
587	06/21/2021	7	ALTERATIONS	23,760	06/29/2022	PJK	100	100

* -- Previous value excludes abatement.



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THE ELEVATION AT BREWSTER LLC				63-15-0				873 HARWICH ROAD							
507 N NEW YORK AVENUE				TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
SUITE 300															
WINTER PARK, FL 32789															

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1120	100	> 8 UNITS				2	2 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


LAND

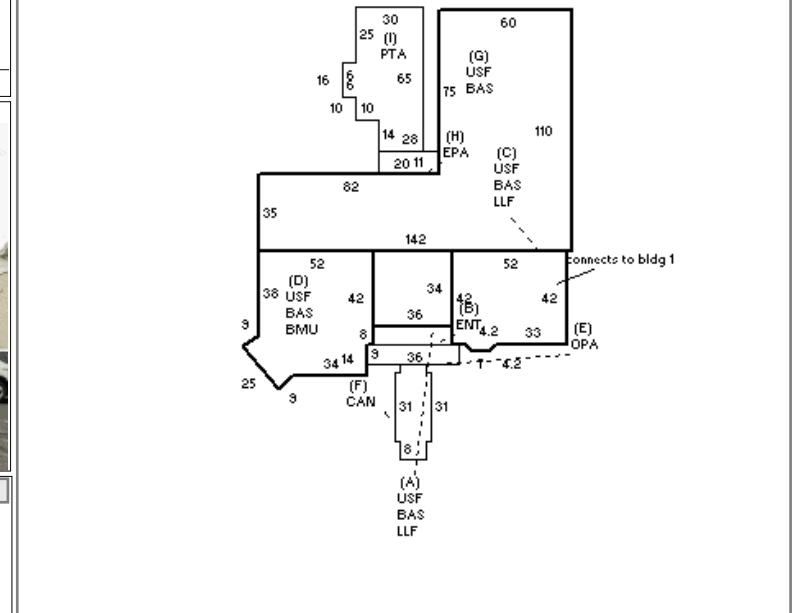
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

* -- Partial Listing. See Next Page.

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND	3,716,700	
			BUILDING		
			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/07/2023
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	PJK
MODEL	5		CIM	LIST	4/29/2008	JH
STYLE	13	1.80	APARTMENTS-SR [100%]	REVIEW	8/7/2023	PJK
QUALITY	G+	1.15	GOOD + [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1998	SIZE ADJ	0.820	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN
NET AREA	35,156	DETAIL ADJ	1.812	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOW-LEV FIN	1,224	1998	123.50	151,161
\$NLA(RCN)	\$151	OVERALL	1.015	EXT. COVER	12	BRICK VENEER	1.05	A	BAS	L	BASE AREA	1,224	1998	145.35	177,911
				ROOF SHAPE	4	FLAT/SHED	0.98	A	USF	L	UP-STRY FIN	1,224	1998	145.35	177,911
				ROOF COVER	8	TAR & GRAVEL	1.00	B	ENT	N	ENCL ENTRY	288		44.88	12,924
				FLOOR COVER	3	W/W CARPET	1.00	C	LLF	L	LOW-LEV FIN	2,214	1998	123.50	273,423
				INT. FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	2,214	1998	145.35	321,810
				HEATING/COOL	9	WARM/COOL AIR	1.00	C	USF	L	UP-STRY FIN	2,214	1998	145.35	321,810
				FUEL SOURCE	2	GAS	1.00	D	BMU	N	BSMT UNF	2,951		50.65	149,462
								D	BAS	L	BASE AREA	2,951	1998	145.35	428,934
								D	USF	L	UP-STRY FIN	2,951	1998	145.35	428,934
								E	OPA	N	OPEN PORCH	378		36.60	13,835
								F	CAN	N	CANOPY	640		29.31	18,760
								G	BAS	L	BASE AREA	9,470	1998	145.35	1,376,485
								G	USF	L	UP-STRY FIN	9,470	1998	145.35	1,376,485
								H	EPA	N	ENCL PORCH	308		48.22	14,852
								I	PTA	N	PATIO	1,906		8.50	16,199

TOTAL RCN	5,309,592
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
EFF.YR/AGE	2010 / 13
COND	13 13 %
FUNC	0
ECON	17 VCL
DEPR	30 % GD 70
RCNLD	\$3,716,700

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507 N NEW YORK AVENUE				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
SUITE 300											
WINTER PARK, FL 32789											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1120	100	> 8 UNITS				2	3 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

* -- Partial Listing. See Previous Page.

TOTAL	ZONING		FRNT		ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE				LAND		
St Ind					BUILDING		
Infl					DETACHED		
					OTHER		
					TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL				LIST		
STYLE				REVIEW		
QUALITY						
FRAME						

BUILDING

YEAR BLT		SIZE ADJ		ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD	
NET AREA		DETAIL ADJ							PTA	N	PATIO	312		8.50	2,652				
\$NLA(RCN)		OVERALL							ELP	O	PASSGR. ELEV.	1		46,044.50	46,045				
CAPACITY		UNITS	ADJ																
																	EFF.YR/AGE		
																	COND		
																	FUNC		
																	ECON		
																	DEPR	% GD	
																	RCNLD		

