Key: 8081

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,302

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHEA CHERYL L 2100 SOUTH OCEAN LANE UNIT 1011 FORT LAUDERDALE, FL 33316	144-49-0	20 WOOD DUCK ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHEA CHERYL L	03/16/2020	QS	515,000	32760-66
LEDDY PETER A	05/14/2012	J	165,000	26328-217
BAKAL IRVING I & DONNA F	09/16/1997	J	100	4774-143

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

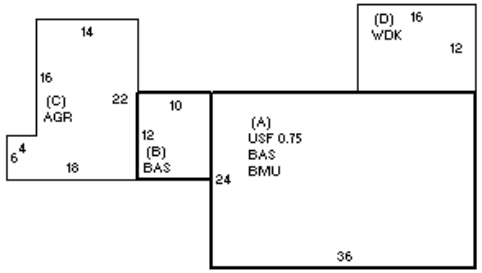
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/16/2020	15	SALE REVIEW	515,000	01/14/2021	JMG	100	100
1061	11/15/2016	5	OTHER	775	03/28/2017	NF	100	100
694	09/12/2012	5	OTHER	9,850	02/05/2013	MR	100	100
482	07/06/2012	7	ALTERATIONS	4,412	02/05/2013	MR	100	100
427	06/13/2012	2	ADD	5,000	02/05/2013	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,187	13 1.00	A 1.00	A 1.00	252,080	1.31	A 1.00	R05 1.15			304,700

TOTAL	40,187 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	304,700	287,500
BUILDING	434,200	414,800
DETACHED	0	0
OTHER	0	0
TOTAL	**738,900**	**702,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/15/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/15/2021	TCK
LIST	3/15/2021	EST
REVIEW	11/18/2021	EMZ

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,632	DETAIL ADJ	1.000
$NLA(RCN)	$306	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,555
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		61.95	53,525
A	USF	L	UPPER STORY FIN	648	1984	193.04	125,091
+	BAS	L	BASE AREA	984	1984	279.53	275,058
C	AGR	N	ATT GARAGE	332		44.35	14,724
D	WDK	N	WOOD DECK	192		41.16	7,902
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	499,049

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT/ELEC	G

EFF.YR/AGE	2007 / 16		
COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87
RCNLD	$434,200		