Key: 855

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 886

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GULINO GAIL F (LIFE ESTATE) 2029 SPRINGMEADOW DRIVE SPRING HILL, FL 34606	91-16-0	42 KINGFISHER CARTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GULINO GAIL F (LIFE ESTAT	12/12/2017	E		30958-118
GULINO VICTOR J & GAIL F	09/10/2015	F	100	29128-55
GULINO VICTOR J & GAIL F	08/27/1979	XX		2973-35

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

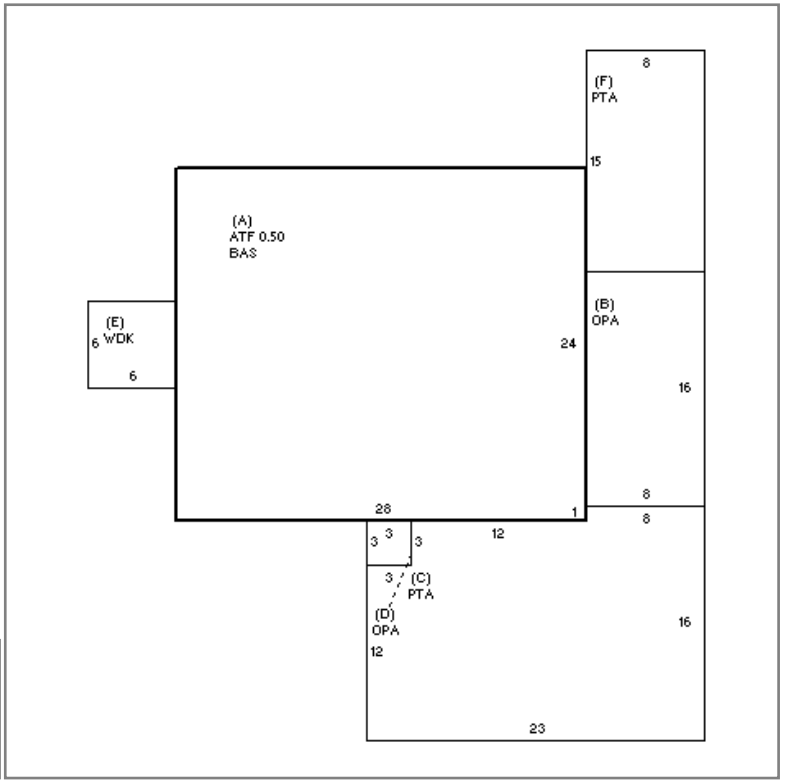
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		10/24/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,700	6 1.00	A 1.00	A 1.00	1,139,840	5.10	A 1.00	BG+ 5.20			1,026,660

TOTAL	7,700 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	1,026,700	968,600
BUILDING	100,800	96,800
DETACHED	0	0
OTHER	0	0
TOTAL	**1,127,500**	**1,065,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/25/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	L	0.75	LOW COST [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/25/2020	NF
LIST	11/25/2020	EST
REVIEW	1/11/2021	MR

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	672	DETAIL ADJ	1.000
$NLA(RCN)	$250	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	4	$3,510
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	672	1954	196.34	131,939
A	ATF	N	ATTIC FINISH	336		51.98	17,464
+	OPA	N	OPEN PORCH	137		33.75	4,624
C	PTA	N	PATIO	344		9.12	3,138
E	WDK	N	WOOD DECK	36		26.46	952
F	PTA	N	PATIO	120		10.73	1,288
	F11	O	FPL 1S 1OP	1		5,155.00	5,155

TOTAL RCN	168,070

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1954 / 69	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD		$100,800