Key: 8596

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,825

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHRISTY ROBERT D 9817 SW 95 LOOP OCALA, FL 34481	19-38-0	40 ELBOW POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHRISTY ROBERT D	08/31/2022	U	700,000	35339-109
HALL JOHN W & JOAN FLAHER	05/12/1988	XX		6256-145

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	%
	08/31/2022	15	SALE REVIEW	700,000	06/13/2023	JMG	100	100
		14	CYCLICAL GRO		11/29/2017	NF	100	100
261	04/05/2017	5	OTHER	1,600	11/29/2017	NF	100	100
108	02/21/2008	7	ALTERATIONS	2,500	03/11/2009	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	15,455	12 1.00	A 1.00	A 1.00	230,160	2.74	A 1.00	PV1 1.05			223,940

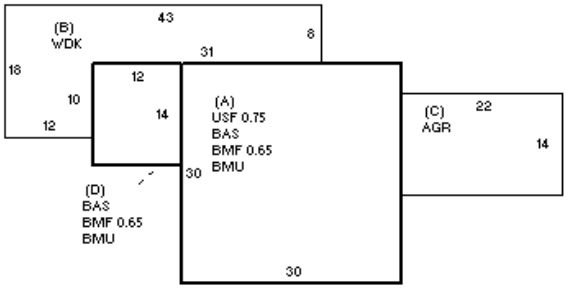
TOTAL	15,455 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE	POND VIEW		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	223,900	211,300
BUILDING	446,000	426,700
DETACHED	0	0
OTHER	0	0
TOTAL	**669,900**	**638,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/29/2017



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	11/29/2017	NF
LIST	11/29/2017	NF
REVIEW	12/26/2017	TD

BLDG COMMENTS

SCUTTLE ATTIC
BMF=FR

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,743	DETAIL ADJ	1.000
$NLA(RCN)	$332	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$11,128
GARAGE SPACES	1	1.00
% BSMT FIN	65	1.00
# 1/2 BATHS	1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,068		60.41	64,523
+	BMF	N	BSMT FINISH	694		40.23	27,916
+	BAS	L	BASE AREA	1,068	1988	279.58	298,592
A	USF	L	UPPER STORY FIN	675	1988	196.72	132,784
B	WDK	N	WOOD DECK	464		41.94	19,462
C	AGR	N	ATT GARAGE	308		45.19	13,920
	F21	O	FPL 2S 1OP	1		10,861.60	10,862

TOTAL RCN	579,187

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

EFF.YR/AGE	1988 / 35		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$446,000		