

SUNNYSIDE COTTAGES LLC  
C/O FRANK B HEACOCK  
BIG PINE KEY FL 33403

B10712P209

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>25 OSS�PEE POND NBHD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	60,000	159,600	0	219,600		
1ST MORTGAGE <b>0</b>			2013	60,000	159,600	0	219,600		
2ND MORTGAGE <b>0</b>			2014	60,000	159,600	0	219,600		
Zone/Land Use <b>48 Shoreland</b>			2015	60,000	159,600	0	219,600		
Secondary Zone			2016	54,000	159,600	0	213,600		
Topography <b>1 Level</b>			2017	54,000	159,600	0	213,600		
1.Level 4.Below St 7.Steep			2018	54,000	159,600	0	213,600		
2.Rolling 5.Low 8.Wet			2019	54,000	159,600	0	213,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	54,000	159,600	0	213,600		
Utilities <b>9 No Water/No Sewer</b>			2021	59,400	159,600	0	219,000		
1.Public 4.Improve 7.Improve			2022	64,800	175,600	0	240,400		
2.Water 5.Improve 8.			2023	71,300	194,700	0	266,000		
3.Sewer 6.Improve 9.None			2024	79,900	218,600	0	298,500		
Street <b>3 Gravel</b>			2025	124,300	293,500	0	417,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE <b>0</b>			11.Ossipee WF					1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF					2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date			15.Misc					5.Access or Rear	
Price			<b>Square Foot</b>		<b>Square Feet</b>			6.Restriction	
Sale Type									7.Open Space
1.Land 4.Mobile 7.			16.Regular Lot					8.View/Environ	
2.L & B 5.Other 8.			17.Secondary Lot					9.Fract Share	
3.Building 6. 9.			18.Excess Land					<b>Acres</b>	
Financing			19.Condominium					30.Rear (201+)	
1.Convent 4.Seller 7.			20.Pavement					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			<b>Fract. Acre</b>		<b>Acreege/Sites</b>			32.Pasture	
3.Assumed 6.Cash 9.Unknown					23	0.32	100	0	33.Orchard
Validity			21.Homesite (Frac					34.Frontage	
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr					35.Triangular Lot	
2.Related 5.Partial 8.Other			23.Non Conforming					36.Commercial	
3.Distress 6.Exempt 9.			<b>Acres</b>					37.Softwood	
Verified			24.Excess ( 5-10)					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			25.Excess (10+)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			26.Excess					40.Wasteland	
3.Lender 6.MLS 9.			27.Rear (1-100)					41.Gravel Pit (Ac	
			28.Rear (101-150)					42.Mobile Home Si	
			29.Rear (151-200)					43.Condo Site	
			<b>Total Acreage</b>		0.32			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 028-017A

Account 2023

Location 22 LAUGHING LOON LANE

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col 9.Other	Fin Bsmt Grade	0 0	1.Typical	4. 7.
2.Ranch	6.Split 10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/ 11.Condo	Heat Type	<b>100%</b> 1 Hot Water BB	3.Not func	6. 9.
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	0
Dwelling Units	<b>1</b>	2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi
Other Units	<b>0</b>	3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.
Stories	<b>4 One &amp; 1/2 Story</b>	4.Steam	8.FI/WallM 12.	3.3/4 Fin	6.1/2 Unfi 9.None
1.1	4.1.50 7.1.25	Cool Type	<b>0%</b> 9 None	Insulation	<b>1 Full</b>
2.2	5.1.75 8.	1.Refrig	4.W&C Air 7.	1.Full	4.Minimal 7.
3.3	6.2.50 9.	2.Evapor	5. 8.	2.Heavy	5.Unk 8.
Exterior Walls	<b>8 Aluminum/Vinyl</b>	3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	Unfinished %	<b>0%</b>
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	<b>3 Average 100%</b>
2.Wd Sh	6.Br/St 11.	2.Typical	5. 8.	1.E Grade	4.B Grade 7.AAA Grad
3.Compos.	7.Nov 12.	3.Old Type	6. 9.None	2.D Grade	5.A Grade 8.
Roof Surface	<b>1 Asphalt Shingles</b>	Bath(s) Style	<b>2 Typical Bath(s)</b>	3.C Grade	6.AA Grade 9.Same
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	<b>1112</b>
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	<b>7 Very Good</b>
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim	<b>0</b>	# Rooms	<b>6</b>	2.Fair	5.Avg+ 8.Exc
OPEN-3-	<b>0</b>	# Bedrooms	<b>2</b>	3.Avg-	6.Good 9.Same
OPEN-4-	<b>0</b>	# Full Baths	<b>1</b>	Phys. % Good	<b>0%</b>
Year Built	<b>2006</b>	# Half Baths	<b>1</b>	Funct. % Good	<b>100%</b>
Year Remodeled	<b>0</b>	# Addn Fixtures	<b>0</b>	Functional Code	<b>9 None</b>
Foundation	<b>1 Concrete</b>	# Fireplaces	<b>0</b>	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/Post 9.				
Basement	<b>4 Full Basement</b>				
1.1/4 Bmt	4.Full Bmt 7.				
2.1/2 Bmt	5.None 8.				
3.3/4 Bmt	6. 9.None				
Bsmt Gar # Cars	<b>0</b>				
Wet Basement	<b>1 Dry Basement</b>				
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected				1.Owner	4.Agent 7.
<b>Additions, Outbuildings &amp; Improvements</b>				2.Relative	5.Estimate 8.
				3.Tenant	6.Other 9.SNY

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	224	0 0	0	0 %	0 %	
23 Frame Garage	0	400	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

