

DINDIO, ROSS B & ELAINE F, TRUSTEES OF
 THE DINDIO LIVING TRUST
 2465 MERIDA CIRCLE
 THE VILLAGES FL 32162

B14928P241 B16851P514 B19137P467 B19244P555

Previous Owner
 DINDIO, ROSS B
 DINDIO, ELAINE F
 2465 MERIDA CIRCLE
 THE VILLAGES FL 32162
 Sale Date: 5/18/2023

Previous Owner
 DINDIO ELAINE F & ROSS B & MATTHEW R (JT)
 2465 MERIDA CIR

THE VILLAGES FL 32162
 Sale Date: 10/11/2022

Previous Owner
 DESCHAMBEAULT PHYLLIS F
 25 BRUCE DRIVE

DALTON MA 01226
 Sale Date: 8/16/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	254,800	39,800	0	294,600		
1ST MORTGAGE 0			2013	254,800	39,800	0	294,600		
2ND MORTGAGE 0			2014	254,800	39,800	0	294,600		
Zone/Land Use 48 Shoreland			2015	254,800	39,800	0	294,600		
Secondary Zone 31			2016	242,100	39,800	0	281,900		
Topography 2 Rolling			2017	242,100	39,800	0	281,900		
1.Level 4.Below St 7.Steep			2018	242,100	39,800	0	281,900		
2.Rolling 5.Low 8.Wet			2019	242,100	39,800	0	281,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	242,100	39,800	0	281,900		
Utilities 9 No Water/No Sewer			2021	266,300	39,800	0	306,100		
1.Public 4.Improve 7.Improve			2022	290,500	43,700	0	334,200		
2.Water 5.Improve 8.			2023	319,500	48,500	0	368,000		
3.Sewer 6.Improve 9.None			2024	358,300	54,700	0	413,000		
Street 3 Gravel			2025	373,700	77,300	0	451,000		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	11	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF						1.Unimproved
Sale Data			13.Waterfront						2.Excess Ftg /De
Sale Date 5/18/2023			14.Rear Land						3.Topography
Price			15.Misc						4.Size/Shape
Sale Type 2 Land & Buildings			Square Foot		Square Feet				5.Access or Rear
1.Land 4.Mobile 7.			16.Regular Lot						6.Restriction
2.L & B 5.Other 8.			17.Secondary Lot						7.Open Space
3.Building 6. 9.			18.Excess Land						8.View/Environ
Financing 9 Unknown			19.Condominium						9.Fract Share
1.Convent 4.Seller 7.			20.Pavement						Acres
2.FHA/VA 5.Private 8.			Fract. Acre		Acreege/Sites				30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac						31.Tillable/Horti
Validity 2 Related Parties			22.Vacant Lot (Fr						32.Pasture
1.Valid 4.Split 7.Renovate			23.Non Conforming						33.Orchard
2.Related 5.Partial 8.Other			Acres						34.Frontage
3.Distress 6.Exempt 9.			24.Excess (5-10)						35.Triangular Lot
Verified 5 Public Record			25.Excess (10+)						36.Commercial
1.Buyer 4.Agent 7.Family			26.Excess						37.Softwood
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)						38.Mixed Wood
3.Lender 6.MLS 9.			28.Rear (101-150)						39.Hardwood
			29.Rear (151-200)						40.Wasteland
			Total Acreage		0.33				41.Gravel Pit (Ac
									42.Mobile Home Si
									43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 033-030


Account 4503

Location 45 COURTNEY LANE

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			SF Bsmt Living	0			Layout	1 Typical					
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	100% 9 Not Heated			3.Not func	6.	9.				
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic 9 None						
Dwelling Units 1			2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi					
Other Units 0			3.HWRAD	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.					
Stories 1 One Story			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	0% 9 None			Insulation 9 None						
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 1 Wood Siding			3.H Pump	6.	9.None		3.Capped			6. 9.None				
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 2 Typical			Unfinished % 0%							
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor 2 Fair 100%						
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 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)						3.C Grade	6.AA Grade	9.Same			
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) 520						
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 4 Average						
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G				
SF Masonry Trim 0			# Rooms 4						2.Fair	5.Avg+	8.Exc			
OPEN-3- 0			# Bedrooms 2						3.Avg-	6.Good	9.Same			
OPEN-4- 0			# Full Baths 1						Phys. % Good 0%					
Year Built 1948			# Half Baths 0						Funct. % Good 100%					
Year Remodeled 0			# Addn Fixtures 0						Functional Code 9 None					
Foundation 6 Piers/Posts			# Fireplaces 0						1.Incomp	4.Small	7.Layout			
1.Concrete	4.Wood	7.					2.O-Built			5.CDU	8.Other			
2.C Block	5.Slab	8.					3.Damage			6.Style	9.None			
3.Br/Stone	6.Prs/Post	9.					Econ. % Good 100%			Economic Code None				
Basement 9 No Basement							0.None			3.Services	7.			
1.1/4 Bmt	4.Full Bmt	7.					1.Location			4.Traffic	8.			
2.1/2 Bmt	5.None	8.					2.Encroach			9.None	9.			
3.3/4 Bmt	6.	9.None					Entrance Code 0							
Bsmt Gar # Cars 0							1.Interior			4.Vacant	7.			
Wet Basement 9 No Basement							2.Refusal			5.Estimate	8.			
1.Dry	4.	7.					Information Code 0							
2.Damp	5.	8.		1.Owner			4.Agent	7.						
3.Wet	6.	9.		2.Relative			5.Estimate	8.						
						3.Tenant			6.Other	9.SNY				

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	414	0 0	0	0	% 0	%	1.One Story Fram
24 Frame Shed	0	70	0 0	0	0	% 0	%	2.Two Story Fram
						%	%	3.Three Story Fr
						%	%	4.1 & 1/2 Story
						%	%	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

