

FOURNIER CHERYL D
C/O EVERBANK
301 WEST BAY ST
JACKSONVILLE FL 32202

B13844P224

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,900	270,900	10,000	330,800		
1ST MORTGAGE 0			2013	69,900	270,900	10,000	330,800		
2ND MORTGAGE 0			2014	69,900	270,900	10,000	330,800		
Zone/Land Use 11 Residential			2015	69,900	270,900	10,000	330,800		
Secondary Zone			2016	58,300	270,900	15,000	314,200		
Topography 3 Above Street			2017	58,300	270,900	15,000	314,200		
1.Level 4.Below St 7.Steep			2018	58,300	270,900	20,000	309,200		
2.Rolling 5.Low 8.Wet			2019	58,300	270,900	20,000	309,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,300	271,400	20,000	309,700		
Utilities 9 No Water/No Sewer			2021	64,100	271,400	24,500	311,000		
1.Public 4.Improve 7.Improve			2022	69,900	298,500	25,000	343,400		
2.Water 5.Improve 8.			2023	76,900	331,100	25,000	383,000		
3.Sewer 6.Improve 9.None			2024	86,200	371,800	25,000	433,000		
Street 1 Paved			2025	94,600	487,000	25,000	556,600		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
Sale Date			14.Rear Land					4.Size/Shape	
Price			15.Misc					5.Access or Rear	
Sale Type								6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.								8.View/Environ	
3.Building 6. 9.			16.Regular Lot					9.Fract Share	
Financing			17.Secondary Lot					Acres	
1.Convent 4.Seller 7.			18.Excess Land					30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium					31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement					32.Pasture	
Validity			Fract. Acre	Acres/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate								34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	1.99	100	%	0	
Verified			23.Non Conforming						
1.Buyer 4.Agent 7.Family			Acres						
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)						
3.Lender 6.MLS 9.			25.Excess (10+)						
			26.Excess						
			27.Rear (1-100)						
			28.Rear (101-150)						
			29.Rear (151-200)						
			Total Acreage		2.99				
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 004-001E

Account 369

Location 752 OSSIPPEE HILL ROAD

Card 1

Of 1

9/25/2024

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% 5 Force Warm Air			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 2 Two 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 1 Full							
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 8 Aluminum/Vinyl			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 3 Average 110%							
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) 1008							
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 8 Excellent							
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G					
SF Masonry Trim 0			# Rooms 0						2.Fair	5.Avg+	8.Exc				
OPEN-3- 0			# Bedrooms 4						3.Avg-	6.Good	9.Same				
OPEN-4- 0			# Full Baths 2						Phys. % Good 0%						
Year Built 2005			# Half Baths 0						Funct. % Good 100%						
Year Remodeled 0			# Addn Fixtures 0						Functional Code 9 None						
Foundation 1 Concrete			# Fireplaces 0						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; margin-right: 10px;">TRIO</div> </div>			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 4 Full 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 1 Dry Basement										2.Refusal	5.Estimate	8.			
1.Dry	4.	7.											3.Informed	6.Office	9.RS
2.Damp	5.	8.								Information Code 0					
3.Wet	6.	9.								1.Owner	4.Agent	7.			
									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	
1 One Story Frame	0	240	0 0	0	0	0	0	1.One Story Fram
21 Open Frame	0	316	0 0	0	0	0	0	2.Two Story Fram
49 1.75 Fr Gar w/fin	0	900	0 0	0	0	0	0	3.Three Story Fr
68 Wood Deck	0	120	0 0	0	0	0	0	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

