

SUNNYSIDE COTTAGES LLC
C/O FRANK B. HEACOCK
BIG PINE KEY FL 33043

B10712P209

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
24.0403 - added 400sf deck - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 26 OSS�PEE POND WF A			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	316,200	171,800	0	488,000		
1ST MORTGAGE 0			2013	316,200	171,800	0	488,000		
2ND MORTGAGE 0			2014	316,200	171,800	0	488,000		
Zone/Land Use 48 Shoreland			2015	316,200	184,300	0	500,500		
Secondary Zone 31			2016	284,600	184,300	0	468,900		
Topography 1 Level			2017	284,600	184,300	0	468,900		
1.Level 4.Below St 7.Steep			2018	284,600	184,300	0	468,900		
2.Rolling 5.Low 8.Wet			2019	284,600	184,300	0	468,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	284,600	184,300	0	468,900		
Utilities 9 No Water/No Sewer			2021	313,100	184,300	0	497,400		
1.Public 4.Improve 7.Improve			2022	341,500	184,300	0	525,800		
2.Water 5.Improve 8.			2023	375,700	184,300	0	560,000		
3.Sewer 6.Improve 9.None			2024	421,200	184,300	0	605,500		
Street 1 Paved			2025	395,300	191,600	0	586,900		
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		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.25	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		1.25				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 028-009

Account 1975

Location 425 SOKOKIS TRAIL

Card 1 Of 1 9/23/2024

Building Style 0			SF Bsmt Living 0			Layout 0		
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% 0			3.Not func 6. 9.		
4.Cape 8.Log 12.			1.HWBB 5.FWA 9.No Heat			Attic 0		
Dwelling Units 0			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 0			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 0		
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 0 Wood Siding			3.H Pump 6. 9.None			3.Capped 6. 9.None		
0.Wood 4.Asb/Asph 8.Alum/Vin			Kitchen Style 0			Unfinished % 0%		
1.Wood 5.T-111 9.Other			1.Modern 4.Obsolete 7.			Grade & Factor 0 0%		
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 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same		
1.Asphalt 4.Composit 7.			1.Modern 4.Obsolete 7.			SQFT (Footprint) 0		
2.Slate 5.Wood 8.			2.Typical 5. 8.			Condition 0		
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 0			3.Avg- 6.Good 9.Same		
OPEN-4- 0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 0			# 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%		
Basement 0						Economic Code None		
1.1/4 Bmt 4.Full Bmt 7.						0.None 3.Services 7.		
2.1/2 Bmt 5.None 8.						1.Location 4.Traffic 8.		
3.3/4 Bmt 6. 9.None						2.Encroach 9.None 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.Interior 4.Vacant 7.		
1.Dry 4. 7.						2.Refusal 5.Estimate 8.		
2.Damp 5. 8.			3.Informed 6.Office 9.RS					
3.Wet 6. 9.			Information Code 0					
			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
121 CAMP/CABIN	1935				%	%	57,300
121 CAMP/CABIN	1946				%	%	75,000
121 CAMP/CABIN	1935				%	%	18,200
121 CAMP/CABIN	1935				%	%	15,300
121 CAMP/CABIN	1946				%	%	2,500
121 CAMP/CABIN	1946				%	%	15,000
24 Frame Shed	1946				%	%	1,000
68 Wood Deck	2024	400	3 100	4	0	% 100	%
						%	%
						%	%

