

VILLANO, MARY H  
 VILLANO, DENNIS J  
 1984 CARMALT LANE  
 THE VILLAGES FL 32163

B10390P317 B16878P488

Previous Owner  
 FITZHENRY JOHN J & MAUREEN C  
 TRUSTEES FITZHENRY FAMILY INV TRST  
 C/O DENNIS & MARY VILLANO  
 BURLINGTON MA 01803  
 Sale Date: 8/22/2014

Property Data			Assessment Record				
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2012	126,800	141,800	0	268,600
1ST MORTGAGE <b>0</b>			2013	126,800	141,800	0	268,600
2ND MORTGAGE <b>0</b>			2014	126,800	141,800	0	268,600
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	126,800	141,800	0	268,600
Secondary Zone			2016	121,100	141,800	0	262,900
Topography <b>2 Rolling</b>			2017	121,100	141,800	0	262,900
1.Level 4.Below St 7.Steep			2018	121,100	141,800	0	262,900
2.Rolling 5.Low 8.Wet			2019	121,100	183,200	0	304,300
3.Above St 6.Swampy 9.Lev/Roll			2020	121,100	184,200	0	305,300
Utilities <b>9 No Water/No Sewer</b>			2021	133,200	184,200	0	317,400
1.Public 4.Improve 7.Improve			2022	145,300	202,600	0	347,900
2.Water 5.Improve 8.			2023	159,800	224,700	0	384,500
3.Sewer 6.Improve 9.None			2024	179,200	252,300	0	431,500
Street <b>3 Gravel</b>			2025	178,600	337,900	0	516,500
1.Paved 4.Proposed 7.ROW							
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN							

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Sale Data		
Sale Date	<b>8/22/2014</b>	
Price	<b>225,000</b>	
Sale Type	<b>2 Land &amp; Buildings</b>	
1.Land 4.Mobile 7.		
2.L & B 5.Other 8.		
3.Building 6. 9.		
Financing	<b>1 Conventional</b>	
1.Convent 4.Seller 7.		
2.FHA/VA 5.Private 8.		
3.Assumed 6.Cash 9.Unknown		
Validity	<b>1 Arms Length Sale</b>	
1.Valid 4.Split 7.Renovate		
2.Related 5.Partial 8.Other		
3.Distress 6.Exempt 9.		
Verified	<b>1 Buyer</b>	
1.Buyer 4.Agent 7.Family		
2.Seller 5.Pub Rec 8.Other		
3.Lender 6.MLS 9.		

Land Data							
Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Ossipee WF	12	122	200	90 %	2	1.Unimproved	
12.Arrowhead WF				%		2.Excess Ftg /De	
13.Waterfront				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Misc				%		5.Access or Rear	
				%		6.Restriction	
				%		7.Open Space	
				%		8.View/Environ	
				%		9.Fract Share	
				%		<b>Acres</b>	
				%		30.Rear (201+)	
				%		31.Tillable/Horti	
				%		32.Pasture	
				%		33.Orchard	
				%		34.Frontage	
				%		35.Triangular Lot	
				%		36.Commercial	
	24		0.42	100 %	0	37.Softwood	
				%		38.Mixed Wood	
				%		39.Hardwood	
				%		40.Wasteland	
				%		41.Gravel Pit (Ac	
				%		42.Mobile Home Si	
				%		43.Condo Site	
				%		44.Utility ROW	
				%		45.Camp Lot	
				%		46.Site Improve	
<b>Total Acreage</b>		<b>0.70</b>					

# Waterboro

Map Lot 045-001-367

Account 3212

Location 59 CRESCENT DRIVE

Card 1 Of 1 9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>	1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 7 Electric</b>	3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat			
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA	10.			
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.			
Stories	<b>4 One &amp; 1/2 Story</b>			4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>				
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.			
3.3	6.2.50	9.		2.Evapor	5.	8.			
Exterior Walls	<b>5 T-111</b>			3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.			
2.Slate	5.Wood	8.		2.Typical	5.	8.			
3.Metal	6.Other	9.		3.Old Type	6.	9.None			
SF Masonry Trim	<b>0</b>			# Rooms	<b>6</b>				
OPEN-3-	<b>0</b>			# Bedrooms	<b>3</b>				
OPEN-4-	<b>0</b>			# Full Baths	<b>1</b>				
Year Built	<b>1984</b>			# Half Baths	<b>1</b>				
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>				
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>				
1.Concrete	4.Wood	7.							
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 8/12/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	232	0 0	0	0	0 %	0 %	1.One Story Fram
10 1 Story/Basement	2017	576	3 107	9	95	% 100	%	2.Two Story Fram
21 Open Frame	2017	96	3 107	9	95	% 100	%	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

