

BALDINI, MARY, TRUSTEE
BALDINI, ELIO, TRUSTEE
BALDINI REALTY TRUST
FT LAUDERDALE FL 33301

B11766P192

Property Data		
Neighborhood	58 Little Sebago Lodges	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone		
Topography	1 Level	4 Below Street
1. Soil	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point	6 Septic System
1. Public	4. Driv Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	24	
Field Review	50	

Inspection Witnessed By:

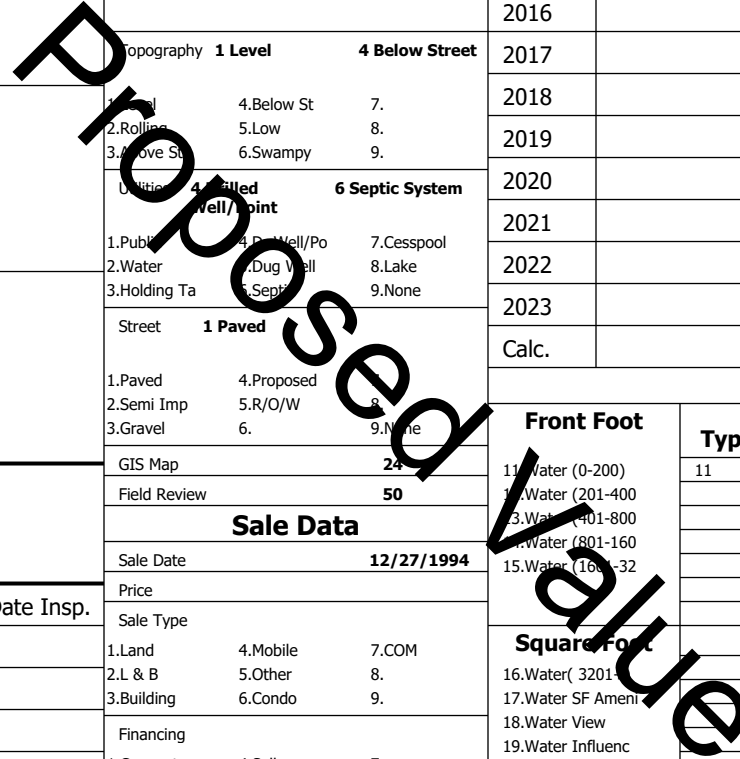
X		Date
No./Date	Description	Date Insp.

Notes:

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Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	212,200	238,571	0	450,771
2012	212,200	238,571	0	450,771
2013	212,200	238,571	0	450,771
2014	212,200	256,801	0	469,001
2015	212,200	256,800	0	469,000
2016	212,200	258,700	0	470,900
2017	212,200	258,700	0	470,900
2018	212,200	258,700	0	470,900
2019	316,800	328,700	0	645,500
2020	316,800	328,700	0	645,500
2021	316,800	328,700	0	645,500
2022	316,800	297,500	0	614,300
2023	316,800	335,300	0	652,100
Calc.	633,600	509,900	0	1,143,500

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. Water (0-200)	11	140	000	100 %	0	1. Unimproved
12. Water (201-400)				%		2. Excess Frtg
13. Water (401-800)				%		3. Topography
14. Water (801-160)				%		4. Size/Shape
15. Water (1601-32)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot		Square Feet				Acres
16. Water (3201-				%		30. Blueberry(1-20
17. Water SF Amen				%		31. Blueberry(21 -
18. Water View				%		32. Crop Land
19. Water Influen				%		33. Pasture
20. ShoreFront A				%		34. Shorefront B
				%		35. Shorefront C
Fract. Acre		Acreege/Sites				36. ANTENNA SITE
21. Base Lot	20		0.65	100 %	0	37. Softwood TG
22. Base Lot Vacan				%		38. Mixed Wood TG
23. Base Lot Unpav				%		39. Hardwood TG
Acres				%		40. Wasteland
24. Acres to 10				%		41. Woodland
25. Acres 11-30				%		42. Mobile Home Si
26. Acres 31-50				%		43. Camp Site
27. Acres 51& over				%		44. Lot Improvemen
28. Acres 71 & Ove				%		45. BA SF - Oce
29. Woods (41+)				%		46. SP Meadow Cond
Total Acreege				0.65		



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Map Lot 024-313-006-000

Account 3945

Location 9 ARUNDEL RD

Card 1

Of 2

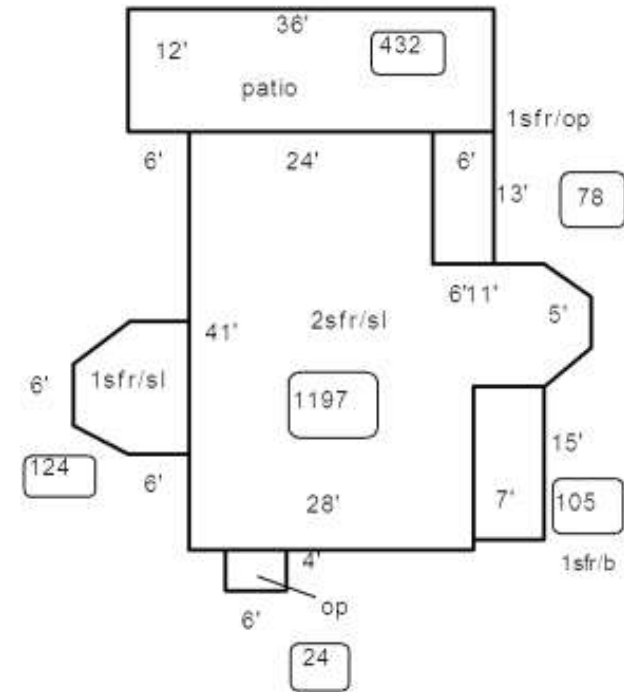
8/05/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 3 Hot Water Radiant	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA Floor 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 2 Two Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 8 Wood Shingle	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 4 Good 100%
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.C Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1197
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 3	Phys. % Good 0%
Year Built 2008	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Playoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crwl 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/05/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	124	0 0	0	0	100 %	
26 1Sfr Overhang	0	78	0 0	0	0	100 %	
21 Open Frame	0	78	0 0	0	0	100 %	
11 1 Story/Basement	0	105	0 0	0	0	100 %	
24 Frame Shed	0	96	3 100	4	0	100 %	
24 Frame Shed	2014	160	3 100	4	0	100 %	
90 Generator	0	1	0 0	0	0	100 %	
21 Open Frame	0	24	0 0	0	0	100 %	
62 Patio	0	432	0 0	0	0	100 %	



Proposed Value

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Assessment Record

Year	Land	Buildings	Exempt	Total
2022	0	46,500	0	46,500
2023	0	46,500	0	46,500
Calc.	0	68,100	0	68,100

Proposed Sale

Land Data

Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
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2. Water (201-400)			%		2. Excess Frtg
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			%		44. Lot Improvemen
			%		45. BA SF - Oce
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Total Acreage					0.00

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

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