

LOT 27
IN OR 1240/1334
SEA MARSH VILLAGE 1 PB 4/11

MCCONAUGHY CONNIE D REVOC TRUST/MCCONAUGHY CONNIE
5787 CLIFTMERE DRIVE
NEWBURGH, IN 47630

2023

01-6N-29-1900-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

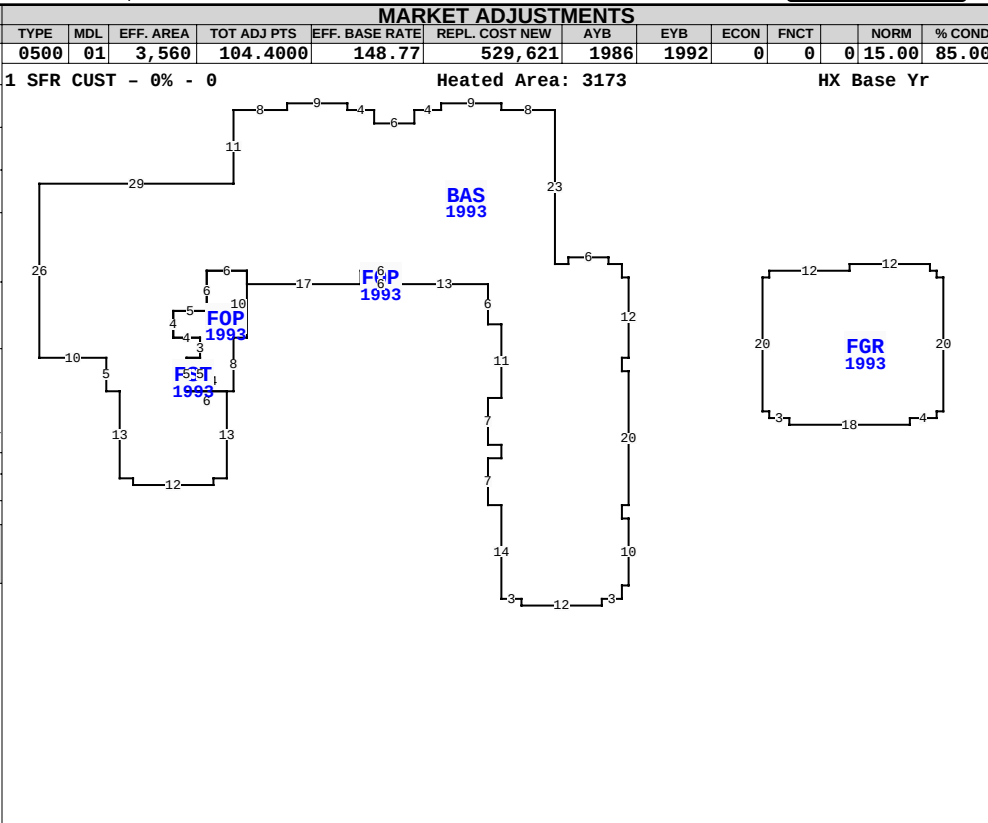
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,173	100	3,173	401,240
FGR	620	55	341	43,121
FOP	12	30	4	506
FOP	120	30	36	4,553
FST	10	55	6	759

TOTALS	3,935		3,560	450,178
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0861	POOL GUNIT	0	0	18	36	648.00	SF	85.00
3	1125	CB/STC 6"	0	0	0	0	903.00	SF	7.35
4	0830	FLAGSTONE	0	0	0	0	913.00	SF	12.00
5	0812	CONCRETE C	0	0	0	0	1,945.00	SF	4.00
6	1242	WD DECK A	0	0	0	0	226.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	0		RS-1	0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY KBA



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

9 RED MAPLE RD, FERNANDINA BEACH

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
2	0861	POOL GUNIT	0	0	18	36	648.00	SF	85.00	85.00	100	1986	1986	3	20	11,016	
3	1125	CB/STC 6"	0	0	0	0	903.00	SF	7.35	7.35	100	1986	1986	3	52	3,451	
4	0830	FLAGSTONE	0	0	0	0	913.00	SF	12.00	12.00	100	1986	1986	3	52	5,697	
5	0812	CONCRETE C	0	0	0	0	1,945.00	SF	4.00	4.00	100	1986	1986	3	52	4,046	
6	1242	WD DECK A	0	0	0	0	226.00	SF	10.00	10.00	100	1986	1986	3	20	452	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	0		RS-1	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					450,178				
TOTAL MARKET OB/XF VALUE					25,902				
TOTAL LAND VALUE - MARKET					600,000				
TOTAL MARKET VALUE					1,076,080				
SOH/AGL Deduction					304,903				
ASSESSED VALUE					771,177				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					771,177				
TOTAL JUST VALUE					1,076,080				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					754,138				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6411	ADDITION	9,300	04/16/1990
3374	N/A	19,200	05/16/1986
3371	N/A	8,900	04/08/1986
3223	N/A	1,440,900	02/28/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1240/1334	6/24/2004	WD	U	I	07	100	
GRANTOR: RICHMAN MERLE W & MEL							
GRANTEE: MCCONAUGHY CONNIE D							
1222/1898	4/16/2004	WD	Q	I		685,000	
GRANTOR: RICHMAN MERLE & (JTRO							
GRANTEE: MCCONAUGHY CONNIE T							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W1N2W2N1W6S1W2N23W8N1 W9 S1W4S2W6N2W4N1W9S1W8S11W29 S26 E10S5E2S13E2S1E12N1E2N13 FOP=[YR=1993] E1N8E2N10W6S6W5S4E4S3 FST=[YR=1993] W2 S5E2N5 \$S5E4\$W6N5E2 N3W4N4E5N6 E6S2E17FOP=[YR=1993] E6N2 W6S2\$N2E6S2 E13S6E2S11W2S7E2S2 W2S7E2S14E3 S1E12N1E3N2E1N10W1 N2E1N20W1N2 E1N12\$PTR= E20 FGR=[YR=1993] E1N1E12N1E12S1E1S1E1 S20W1S1W4S1W18N1W3 N1W1N20\$W20 \$.									

TOTAL OB/XF									
25,902									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	0		RS-1	0.00	0.00	1.00

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