

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

2024

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

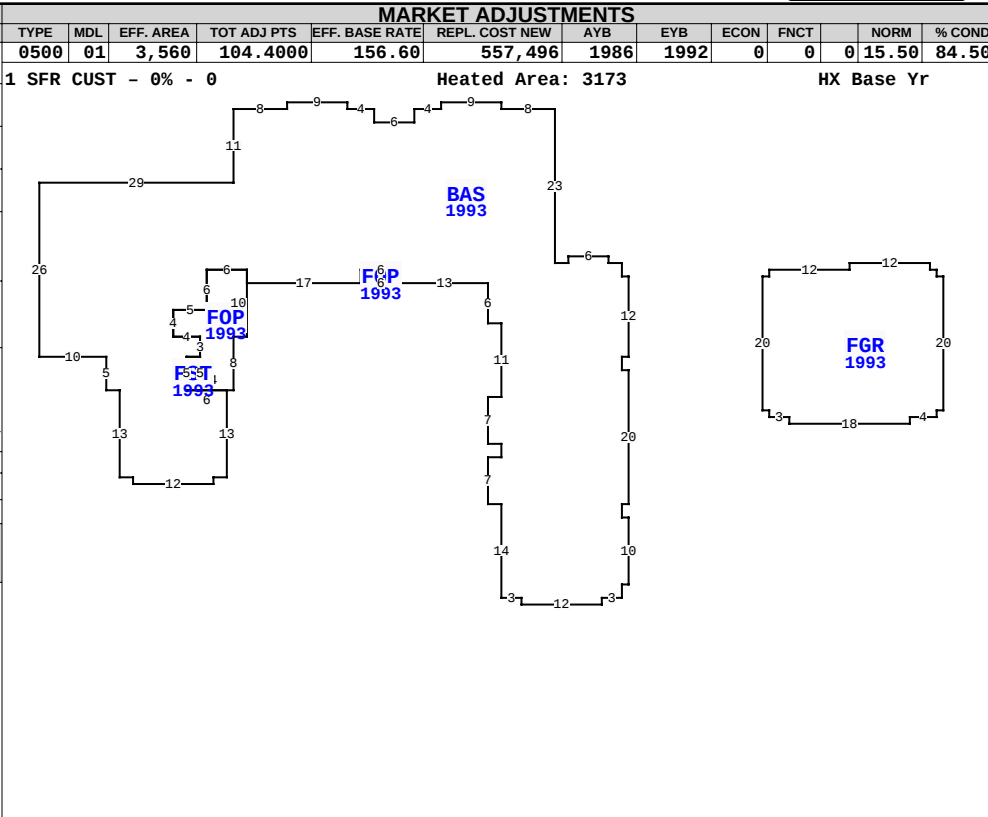
MAP NUM	MKT AREA	10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,173	100	3,173	419,874
FGR	620	55	341	45,124
FOP	12	30	4	529
FOP	120	30	36	4,764
FST	10	55	6	794

TOTALS	3,935	3,560	471,084
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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		RSF-1	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

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	60	1,200	
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	49.5	3,285	
4	0830	FLAGSTONE	0	0	0	0	913.00	SF	12.00	12.00	100	1986	1986	3	49.5	5,423	
5	0812	CONCRETE C	0	0	0	0	1,945.00	SF	4.00	4.00	100	1986	1986	3	49.5	3,851	
6	1242	WD DECK A	0	0	0	0	226.00	SF	10.00	10.00	100	1986	1986	3	20	452	

TOTAL OB/XF															25,227		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		471,084	
TOTAL MARKET OB/XF VALUE		25,227	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,146,311	
SOH/AGL Deduction		298,016	
ASSESSED VALUE		848,295	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		848,295	
TOTAL JUST VALUE		1,146,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,076,080	

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									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1N2W2N1W6S1W2N23W8N1 W9									
S1W4S2W6N2W4N1W9S1W8S11W29 S26 E10S5E2S13E2S1E12N1E2N13									
FOP=[YR=1993] E1N8E2N10W6S6W5S4E4S3 FST=[YR=1993] W2 S5E2N5									
S5E4S6W6N5E2 N3W4N4E5N6 E6S2E17FOP=[YR=1993] E6N2 W6S2N2E6S2									
E13S6E2S11W2S7E2S2 W2S7E2S14E3 S1E12N1E3N2E1N10W1 N2E1N20W1N2									
E1N12\$PTR= E20 FGR=[YR=1993] E1N1E12N1E12S1E1S1E1									
S20W1S1W4S1W18N1W3 N1W1N20\$W20 \$.									