

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

2025

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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 3,173            | 100         | 1993 | 3,173        | 439,644              |
| FGR       | 620              | 55          | 1993 | 341          | 47,248               |
| FOP       | 12               | 30          | 1993 | 4            | 554                  |
| FOP       | 120              | 30          | 1993 | 36           | 4,988                |
| FST       | 10               | 55          | 1993 | 6            | 832                  |

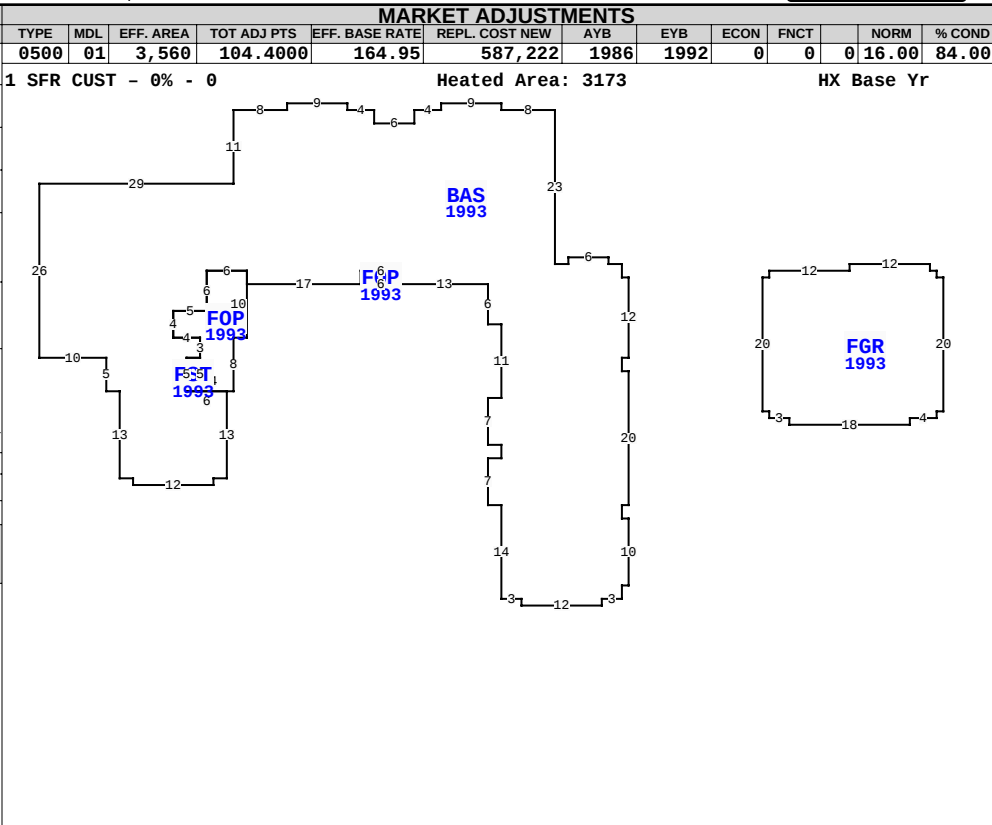
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,935 |  |  | 3,560 | 493,266 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |  |  |
|----------------|--|--|
|----------------|--|--|

| 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 | 58     | 1,160           |       |
| 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 | 47     | 3,119           |       |
| 4   | 0830       | FLAGSTONE   | 0   | 0   | 0  | 0  | 913.00   | SF | 12.00    | 12.00          | 100       | 1986    | 1986        | 3 | 47     | 5,149           |       |
| 5   | 0812       | CONCRETE C  | 0   | 0   | 0  | 0  | 1,945.00 | SF | 4.00     | 4.00           | 100       | 1986    | 1986        | 3 | 47     | 3,657           |       |
| 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 |
| 1                | 000140   | C   | RES GOLF             | 0   |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/07/2025 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF 24,553 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 5 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 5              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 493,266     |   |
| TOTAL MARKET OB/XF VALUE  |  | 24,553      |   |
| TOTAL LAND VALUE - MARKET |  | 700,000     |   |
| TOTAL MARKET VALUE        |  | 1,217,819   |   |
| SOH/AGL Deduction         |  | 284,694     |   |
| ASSESSED VALUE            |  | 933,125     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 933,125     |   |
| TOTAL JUST VALUE          |  | 1,217,819   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 1,146,311   |   |

| 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 \$. |  |  |