

CLARK THOMAS B & MAREA G
3905 EAGLE WAY
PROSPECT, KY 40059

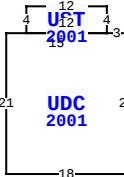
2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	10	ABOVE AVG 100								0500	11	2,799	150.9274	238.47	667,478	2001	2006	0	0	0	8.50	91.50	VALUATION BY				STANDARD																
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 0% - 0														Heated Area: 2551				HX Base Yr				Tax Group: 5				Tax Dist:							
Roof Cover	03	COMP SHNGL 100																										BUILDING MARKET VALUE				1,179,424											
Interior Wall	05	DRYWALL 100																										TOTAL MARKET OB/XF VALUE				14,623											
Interior Floo	12	HARDWOOD 80																										TOTAL LAND VALUE - MARKET				900,000											
Interior Floo	11	CLAY TILE 20																										TOTAL MARKET VALUE				2,094,047											
Air Condition	03	CENTRAL 100																										SOH/AGL Deduction				429,833											
Heating Type	04	AIR DUCTED 100																										ASSESSED VALUE				1,664,214											
Bedrooms		3 100																										TOTAL EXEMPTION VALUE				0											
Bathrooms		3 100																										BASE TAXABLE VALUE				1,664,214											
Frame	02	WOOD FRAME 100																										TOTAL JUST VALUE				2,094,047											
Stories	2.	2. 100																										NCON VALUE				0											
Units		0 100																										INCOME VALUE															

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2	5		
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND					
Exterior Wall		10		ABOVE AVG 100		0500		11		2,778		145.5744		230.01		638,968		2001		2001		0		0		0		11.00		89.00			
Roof Structure		03		GABLE/HIP 100		2 SFR CUST - 0% - 0				Heated Area: 2551						HX Base Yr																	
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floor		12		HARDWOOD 50																													
Interior Floo		14		CARPET 50																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				3 100																													
Bathrooms				3 100																													
Frame		02		WOOD FRAME 100																													
Stories		2.		2. 100																													
Units				0 100																													
Quality		05		Quality Level 05																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				10003.010																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,305		100		2001		1,305		267,145																							
FOP		102		30		2001		31		6,346																							
FOP		107		30		2001		32		6,550																							
FSP		110		40		2001		44		9,007																							
FUS		1,246		100		2001		1,246		255,067																							
UDC		378		25		2001		94		19,243																							
UOP		8		20		2001		2		409																							
UOP		10		20		2001		2		409																							
UST		48		45		2001		22		4,503																							
TOTALS		3,314						2,778		568,682																							
EXTRA FEATURES																																	