LOT 111 IN OR 1947/834
GA FDNA BEACH SUB PB 2/35

ANDRADE MARK DAVID & REGAN MARY
119 ORANGE AVENUE
FAIRHOPE, AL 36532

2024

00-00-31-134A-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

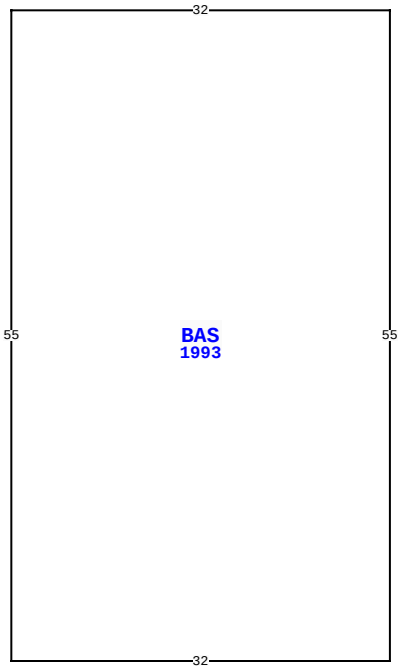
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	258,931
TOTALS	1,760		1,760	258,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,760	122.6000	153.25	269,720	1930	2015	0	0	0	4.00	96.00

1 SNGL FAM – 0% - 0 Heated Area: 1760 HX Base Yr



423 OCEAN AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2024 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	0	0	964.00	SF	6.50	6.50	100	1981	1981	3	35	2,193	
2	0801	ASPHALT A	0	0	16	24	384.00	SF	3.00	3.00	100	1981	1981	3	50	576	
3	1242	WD DECK A	0	0	0	0	955.00	SF	12.00	12.00	100	2011	2011	3	50	5,730	
4	1242	WD DECK A	0	0	15	5	75.00	SF	12.00	12.00	100	2011	2011	3	50	450	
5	1242	WD DECK A	0	0	16	15	240.00	SF	10.00	10.00	100	2024	2011		50	1,200	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	258,931
TOTAL MARKET OB/XF VALUE	10,149
TOTAL LAND VALUE - MARKET	1,200,000
TOTAL MARKET VALUE	1,469,080
SOH/AGL Deduction	428,834
ASSESSED VALUE	1,040,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,040,246
TOTAL JUST VALUE	1,469,080
NCON VALUE	1,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,310,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222586	RMDL+ 1 BATH	45,000	11/09/2022
20112215	REPAIR/RRF	3,600	12/13/2011
20033919	XFOB	2,000	09/30/2003
20012084	REPAIR/RRF	1,000	09/19/2001
8369	REPAIR/RRF	15,000	06/07/1994
8127	REPAIR/RRF	2,000	02/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/0834	10/31/2014	WD	Q	I	02	450,000
GRANTOR: LAITE PROPERTIES LLLP						
GRANTEE: ANDRADE MARK DAVID						
0951/1700	10/02/2000	WD	U	I		360,000
GRANTOR: LAITE MARILYN M						
GRANTEE: LAITE PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S55 E32 N55 $.

LAND DESCRIPTION

TOTAL OB/XF 10,149

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	1,200,000							

REVIEW DATE 12/04/2023 BY TW Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 08/06/2024 BY SYS