LOT 44
IN OR 2219/637
AMELIA LIGHTHOUSE RESERVATION

ANDRADE MARK D & REGAN M
119 ORANGE AVENUE
FAIRHOPE, AL 36532

2025

00-00-31-1020-0044-0000

BUILDING CHARACTERISTICS

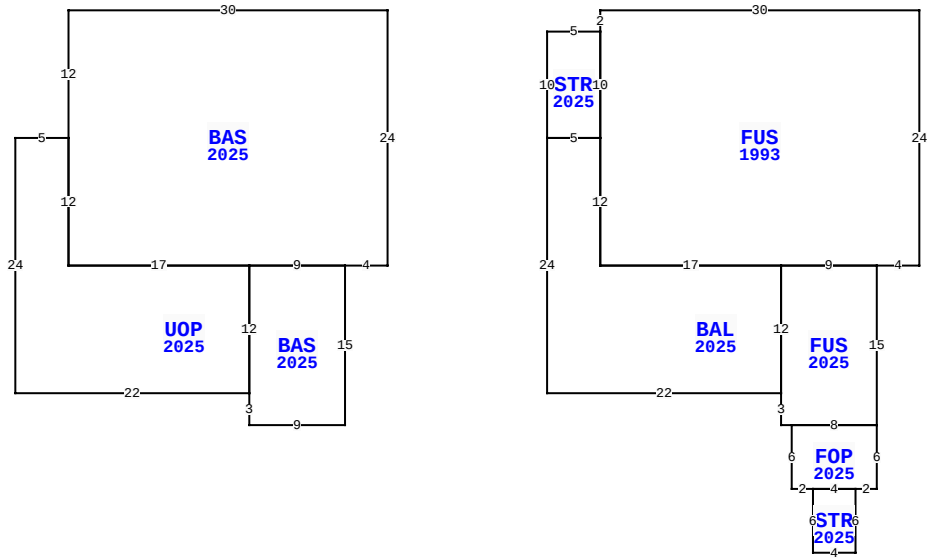
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	324	15	2025	49	7,864
BAS	135	100	2025	135	21,666
BAS	720	100	2025	720	115,554
FOP	48	30	2025	14	2,247
FUS	720	100	1993	720	115,554
FUS	135	100	2025	135	21,666
STR	24	10	2025	2	321
STR	50	10	2025	5	803
UOP	324	20	2025	65	10,432
TOTALS	2,480			1,845	296,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,845	123.7500	163.35	301,381	1942	2020	0	0	0	1.75	98.25

1 SNGL FAM – 0% - 0 Heated Area: 1710 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2025 DC
INC DATE		AG DATE	

161 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	388,430
TOTAL MARKET OB/XF VALUE	49,330
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	812,760
SOH/AGL Deduction	0
ASSESSED VALUE	812,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	812,760
TOTAL JUST VALUE	812,760
NCON VALUE	343,574
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	468,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211700			06/21/2024
2023-0049	FGLAS POOL		09/28/2023
20211699	NEW CONSTR	0	12/01/2021
20091481	RE-ROOF 25 YR SHN	1,700	10/29/2009
20081807	200 AMP SERVICE	2,000	12/11/2008
969643	REPAIR/RRF	1,000	03/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0637	8/17/2018	WD	Q	I	01	359,000
GRANTOR: STALNAKER JOHN CALVIN						
GRANTEE: ANDRADE MARK D & RE						
2036/1009	3/23/2016	WD	U	I	11	100
GRANTOR: STALNAKER J C						
GRANTEE: STALNAKER JOHN CALV						

BUILDING NOTES

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
3	0861	POOL GUNIT	0	0	30	13	390.00	SF	85.00	85.00	100	2025	2024		100	33,150	
4	0855	CONC PAVER	0	0	0	0	1,618.00	SF	10.00	10.00	100	2025	2024		100	16,180	

BUILDING DIMENSIONS

```
BAS=[YR=2025;ORIG=0,0] W30 S12 S12 E17 E9 E4 N24 $
FUS=[YR=1993;ORIG=20,0] E30 S24 W4 W9 W17 N12 N10 N2 $
PTR=[ORIG=0,0] E20 W20 $
FUS=[YR=2025;ORIG=46,24] S15 W8 W1 N3 N12 E9 $
FOP=[YR=2025;ORIG=38,39] E8 S6 W2 W4 W2 N6 $
STR=[YR=2025;ORIG=40,45] E4 S6 W4 N6 $
BAL=[YR=2025;ORIG=37,24] W17 N12 W5 S24 E22 N12 $
STR=[YR=2025;ORIG=15,12] E5 N10 W5 S10 $
BAS=[YR=2025;ORIG=-4,24] S15 W9 N3 N12 E9 $
UOP=[YR=2025;ORIG=-13,24] S12 W22 N24 E5 S12 E17 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 49,330

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	R-3	50.00	222.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 12/01/2024 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS

LOT 44
IN OR 2219/637
AMELIA LIGHTHOUSE RESERVATION

ANDRADE MARK D & REGAN M
119 ORANGE AVENUE
FAIRHOPE, AL 36532

2025

00-00-31-1020-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

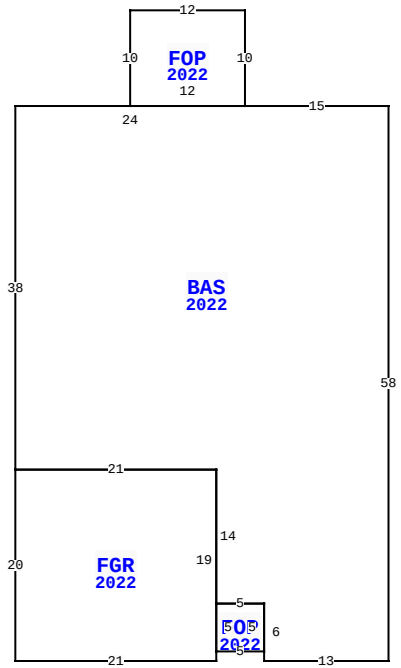
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	10	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	2022	1,812	80,158
FGR	420	55	2022	231	10,218
FOP	25	30	2022	8	354
FOP	120	30	2022	36	1,593
TOTALS	2,377			2,087	92,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,087	85.1620	45.14	94,207	1950	2020	0	0	0	2.00	98.00

2 ACCESORY U - 0% - 2025 Heated Area: 1812 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2025 DC
INC DATE		AG DATE	

161 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	388,430
TOTAL MARKET OB/XF VALUE	49,330
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	812,760
SOH/AGL Deduction	0
ASSESSED VALUE	812,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	812,760
TOTAL JUST VALUE	812,760
NCON VALUE	343,574
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	468,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6776	REPAIR/RRF	2,200	10/15/1991
6411	REPAIR/RRF	800	03/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0637	8/17/2018	WD	Q	I	01	359,000
GRANTOR: STALNAKER JOHN CALVIN						
GRANTEE: ANDRADE MARK D & RE						
2036/1009	3/23/2016	WD	U	I	11	100
GRANTOR: STALNAKER J C						
GRANTEE: STALNAKER JOHN CALV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] N10 W12 S10 E12$ W24 S38
FGR=[YR=2022] S20 E21 N1 FOP=[YR=2022] E5 N5 W5 S5$ N19
W21$ E21 S14 E5 S6 E13 N58 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/01/2024 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS