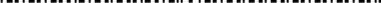


ANDRADE MARK DAVID & REGAN MARY
119 ORANGE AVENUE
FAIRHOPE, AL 36532

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall06COMP SHNGL 100 CUST PANEL 60

Interior Wall Interior Floo05DRYWALL 40 HARDWOOD 100

Air Condition Heating Type03CENTRAL 100 04AIR DUCTED 100

Bedrooms Bathrooms Frame025 100 2 100 WOOD FRAME 100

Stories Units BUD8 Adjustme Occupancy021. 1. 100 0 100 DIST FB 100 00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1050.00

AREATYPETOTALGROSSAREA

PCTOFBASEYEAR

TOTADJAREASUBAREAMARKETVALUE

BAS1,76010019931,760272,004

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,760122.6000161.83284,82119302015004.5095.50

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

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/24/2025MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0000964.00SF6.506.5010019811981332.52,036

20801ASPHALT A001624384.00SF3.003.0010019811981350576

31242WD DECK A0000955.00SF12.0012.00100201120113455,157

41242WD DECK A0015575.00SF12.0012.0010020112011345405

51242WD DECK A001615240.00SF10.0010.0010020242011451,080

TOTAL OB/XF9,254

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000120CRES OCEAN00002R-275.00100.0075.00FF1.001.001.0019,000.0019,000.001,425,000

REVIEW DATE12/04/2023BYTWTotal Acres: 0.00Total Land Value: 1,425,000Market: 0Agricultural: 0Common: 1,425,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE272,004

TOTAL MARKET OB/XF VALUE9,254

TOTAL LAND VALUE - MARKET1,425,000

TOTAL MARKET VALUE1,706,258

SOH/AGL Deduction561,987

ASSESSED VALUE1,144,271

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE1,144,271

TOTAL JUST VALUE1,706,258

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,469,080

PERMIT NUMDESCRIPTIONAMTISSUED

20222586RMDL+ 1 BATH45,00011/09/2022

20112215REPAIR/RRF3,60012/13/2011

20033919XFOB2,00009/30/2003

20012084REPAIR/RRF1,00009/19/2001

8369REPAIR/RRF15,00006/07/1994

8127REPAIR/RRF2,00002/03/1994

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1947/083410/31/2014WDQI02450,000

GRANTOR: LAITE PROPERTIES LLLP

GRANTEE: ANDRADE MARK DAVID

0951/170010/02/2000WDUI360,000

GRANTOR: LAITE MARILYN M

GRANTEE: LAITE PROPERTIES LL

BUILDING NOTES

BUILDING DIMENSIONS

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