

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

00-00-31-1020-0044-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

REINFCNC05
HARDIEBRD50
GABLEHIP100
MODULARMT100
DRYWALL100
HARDWOOD100
CENTRAL100
AIRDUCTED100

2100
1100
MASONRY100

2.2.100
0100
DISTFB100
NONE100

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

8,238

BAS

135

100

2025

135

22,699

BAS

720

100

2025

720

121,060

FOP

48

30

2025

14

2,354

FUS

720

100

1993

720

121,060

FUS

135

100

2025

135

22,699

STR

24

10

2025

2

336

STR

50

10

2025

5

841

UOP

324

20

2025

65

10,929

TOTALS

2,480

1,845

310,217

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

0860

POOL/SPA

00

00

00

1.00

UT

50,000.00

50,000.00

100

2025

2024

04

100

50,000

LAND DESCRIPTION

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

000006

R-3

50.00

222.00

50.00

FF

1.00

1.00

1.00

8,500.00

8,500.00

425,000

REVIEW DATE

12/01/2024

BY

DJ

Total Acres:

0.00

Total Land Value:

425,000

Market:

0

Agricultural:

0

Common:

425,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

0900

01

1,845

123.7500

172.01

317,358

1942

2020

0

0

2.25

97.75

1

SNGL FAM

0%

-0

Heated Area: 1710

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/27/2026

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

407,258

TOTAL MARKET OB/XF VALUE

50,000

TOTAL LAND VALUE - MARKET

425,000

TOTAL MARKET VALUE

882,258

SOH/AGL Deduction

0

ASSESSED VALUE

882,258

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

882,258

TOTAL JUST VALUE

882,258

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

812,760

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

QUANTITY

VOLUME

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=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 \$

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2026

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