

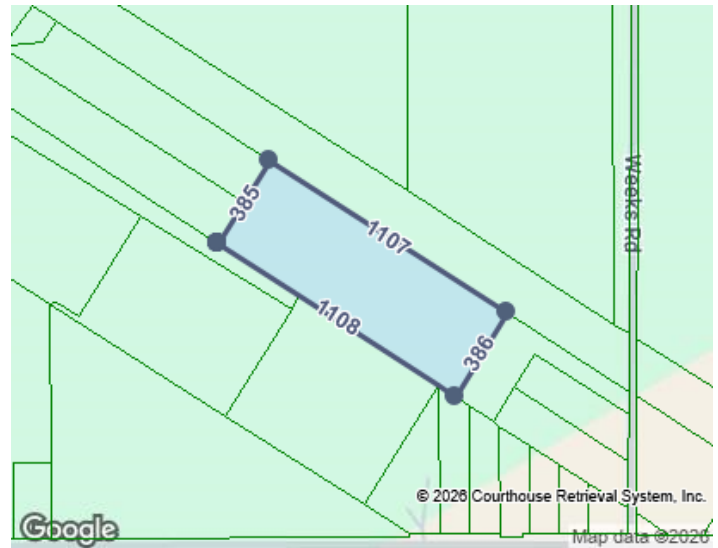


Kristy Bushaw
REMAX Paradise
2512231111
kristy@kristybushaw.com
Selling Alabama and Florida's Gulf Coast

Friday, May 22, 2026



No Images Available



LOCATION

Property Address	Co Rd # 49 AL
Subdivision	
County	Baldwin County, AL

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	55-08-43-0-000-006.000
Tax PPIN	67235
Account Number	212929
District/Ward	County
2020 Census Trct/Blk	114.10/3
Zoning Code	
Assessor Roll Year	2024
Fairhope Single Tax	No

PROPERTY SUMMARY

Property Type	Farm
Land Use	Pasture (Good B1)
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Owen James R Jr
Mailing Address	9489 Soldier Creek Rd Lillian, AL 36549-5709

SCHOOL ZONE INFORMATION

Magnolia School	2.5 mi
Primary Middle: Pre K to 6	Distance
Foley Middle School	4.6 mi
Middle: 7 to 8	Distance
Foley High School	4.4 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 04/16/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/24/2008	\$112,800	Owen James R Jr	Laurent Nordica			1142513
8/3/2007	\$112,800	Owen James R Jr	Laurent Nordica			1077143
9/9/1994		Laurent Nordica	Laurent Nordica & Louise		3	615/1856

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024
Appraised Land	\$127,600	Assessed Land	\$520

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$127,600	Total Assessment	\$520
		Exempt Amount	
		Exempt Reason	H4

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024		\$14.56	\$14.56
2023		\$14.56	\$14.56
2021		\$14.56	\$14.56
2020		\$14.56	\$14.56
2019		\$14.56	\$14.56
2018		\$14.56	\$14.56
2017		\$14.56	\$14.56
2016		\$14.56	\$14.56
2015		\$14.56	\$14.56
2014		\$14.56	\$14.56
2013		\$14.56	\$14.56

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Pasture (Good B1)	Lot Dimensions	
Block/Lot	/Of	Lot Square Feet	425,667
Latitude/Longitude	30.387602°/-87.762795°	Acreage	9.772
Type	Land Use	Size	Tax Assessor Value
	PASTURE (GOOD B1)	9 Ac	\$117,200
	PASTURE (AVG B2)	0.8 Ac	\$10,400

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	School District Baldwin County Public Schools

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward County
Description	9.8 Ac(C) N L Durant Survey Part Of Lot Of 2 & 3 Pb3 Pg27 Fm The Ne Cor Of Gr Sec 43, Run Th Sw 184, Th Nw 1119.6 For The Pob, Th Cont Nw 1119.6, Th Sw 368 386(S), Th Se 1119. 6, Th Ne 368 386(S) To The Pob Gr Sec 43-T7s-R3e (Wd) In# 1077143

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01003C0795M	04/19/2019