LOT 29
SHELL COVE PBK 8/150

SEAWARD RANDALL A & PATRICIA A
356 ERVIN RD
MOORESVILLE, NC 28117-9091

2025

27-3N-28-1192-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

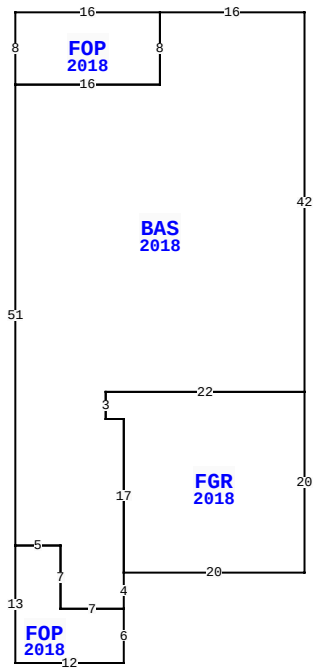
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1011.500	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	2018	1,463	292,139
FGR	406	55	2018	223	44,530
FOP	107	30	2018	32	6,390
FOP	128	30	2018	38	7,588
TOTALS	2,104			1,756	350,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,756	129.6900	204.91	359,822	2018	2018	0	0	0	2.55	97.45

1 SFR CUST – 0% - 2023 Heated Area: 1463 HX Base Yr



2101 SHELL COVE CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	350,647
TOTAL MARKET OB/XF VALUE	4,656
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	505,303
SOH/AGL Deduction	0
ASSESSED VALUE	505,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	505,303
TOTAL JUST VALUE	505,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180754	CO ISSUED	0	10/24/2018
20180754	NEW CONSTR	192,611	03/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1597	4/28/2021	WD	Q	I	01	445,000
GRANTOR: O'REILLY MICHAEL J &						
GRANTEE: SEAWARD RANDALL A &						
2238/1838	10/31/2018	SW	Q	I	02	369,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: O'REILLY MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] W16 S8 E16 N8$ S8 W16 S51 FOP=[YR=2018] S13 E12 N6 W7 N7 W5$ E5 S7 E7 N4 FGR=[YR=2018] E20 N20 W22 S3 E2 S17$ N17 W2 N3 E22 N42$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	0	0	0	397.00	SF	7.00	7.00	100	2018	2018	3	97	2,696	

LAND DESCRIPTION

TOTAL OB/XF 4,656

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	000100	C	RES	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS