

BLOCK 8 LOTS 1 TO 4 INCL.
& E. 35 FT. OF LOTS 29 TO
32 INCL & ALL LAND E'LY OF

BELL ROBERT JR & SHARON
186 HEIMATSWEG ROAD
CHAPIN, SC 29036

2025

00-00-31-1680-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Foundation	06	PIERS CONC 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

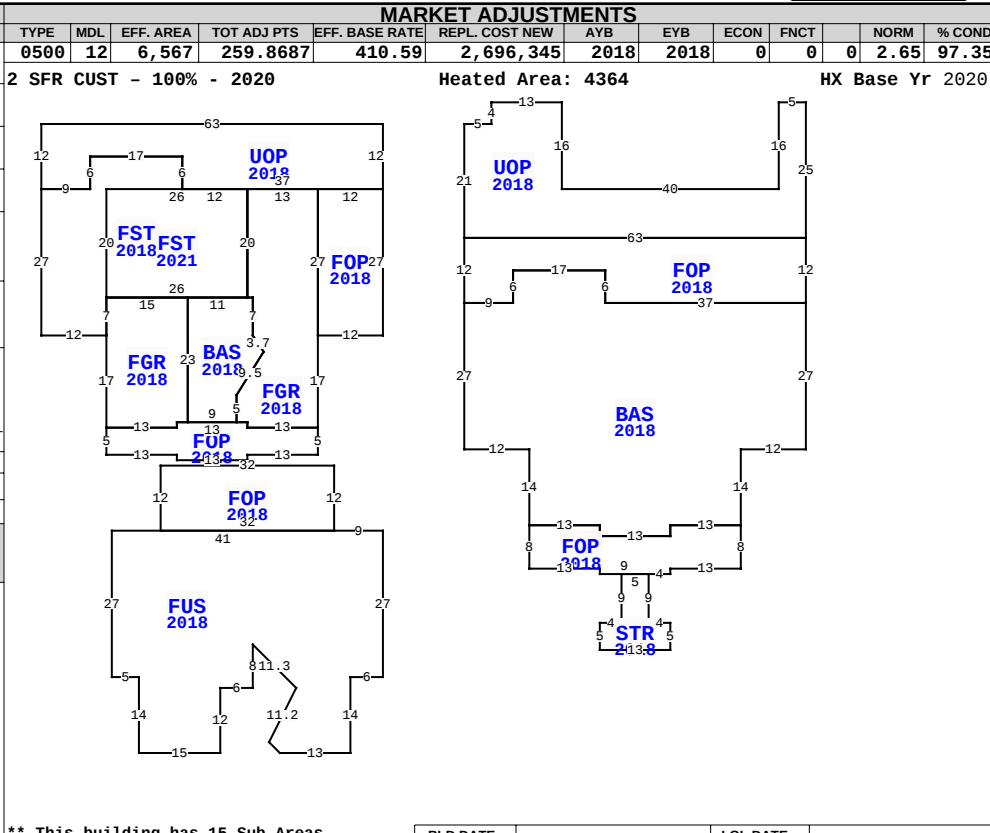
NEIGHBORHOOD/LOC 1053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100	2018	260	103,924
BAS	2,375	100	2018	2,375	949,309
FGR	358	55	2018	197	78,743
FGR	565	55	2018	311	124,309
FOP	221	30	2018	66	26,381
FOP	299	30	2018	90	35,974
FOP	324	30	2018	97	38,772
FOP	384	30	2018	115	45,967
FOP	654	30	2018	196	78,343
FST	946	55	2018	520	207,849
TOTALS	10,314			6,567	624,892

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	0855	CONC PAVER	0	100	0	0			2,840.00	SF	10.00				27,548	
2	0855	CONC PAVER	0	100	0	0			252.00	SF	10.00				2,444	
3	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				1,960	
4	0462	ST/AL FNC	0	100	0	0			840.00	SF	10.00				7,056	
5	0861	POOL GUNIT	0	100	0	0			640.00	SF	106.25				57,120	
6	0871	POOL HTR R	2	100	0	0			1.00	UT	2,000.00				1,560	
7	0871	POOL HTR R	2	100	0	0			1.00	UT	2,000.00				1,940	
8	0409	ELEVATOR R	2	100	0	0			1.00	UT	10,200.00				10,200	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P D
1	000120	C	RES OCEAN	100	



** This building has 15 Sub-Areas

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

05/07/2025 MLU

3930 S FLETCHER AVE, FERNANDINA BEACH																
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Dist:			
Building Group: 2					
BUILDING MARKET VALUE				2,624,892	
TOTAL MARKET OB/XF VALUE				109,828	
TOTAL LAND VALUE - MARKET				1,900,000	
TOTAL MARKET VALUE				4,634,720	
SOH/AGL Deduction				1,657,724	
ASSESSED VALUE				2,976,996	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				2,926,274	
TOTAL JUST VALUE				4,634,720	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				4,880,576	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200459	ADDITION	0	01/14/2021
20172421	CO ISSUED	0	11/30/2018
20172420	SWIM POOL	30,000	08/08/2017
20172421	NEW CONSTR	621,515	08/08/2017
20171007	DEMOLITION	20,000	04/04/2017
20100565	REPAIR/RRF	10,000	04/06/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/1673	3/31/2025	WD	Q	I	02	5,100,000
GRANTOR: DALZELL JULIAN C & MA						
GRANTEE: BELL ROBERT JR & SH						
2020/0015	12/16/2015	WD	Q	I	01	1,250,000
GRANTOR: DUNWODY BEACH CLUB LL						
GRANTEE: DALZELL JULIAN C &						

BUILDING NOTES																
BUILDING DIMENSIONS																
UOP=[YR=2018] W63S12 FST=[YR=2018] S27E12 FGR=[YR=2018] S17 FOP=[YR=2018] S5E13S1E13 N1E13N5 FGR=[YR=2018] N17 FOP=[YR=2018] E12N27W12S27\$ N27W13FST=[YR=2021] W26 S20 E26 N20\$ S20 BAS=[YR=2018] W11S23E9N5 U8 R5 U3 L2 N7W1\$ E1 S7 D3 R2 D8 L5 S5E2S1 E13\$ W13 N1W13S1W13\$ E13N1E2N23W15S7\$ N7E26N20W12N6W17S6W9\$ E9N6E17 S6E37N12\$ PTR=E15 UOP=[YR=2018] E5N4 E13S16E40N16E5S25 FOP=[YR=2018] S12 BAS=[YR=2018] S27W12S14 FOP=[YR=2018] S8 W13S1W4 STR=[YR=2018] S9E4S5W13N5E4 N9E5\$ W9N1W13N8E13S2 E13N2E13\$ W13S2W13N2W13N14W12 N27E9N6E17 S6E37\$ W37N6W17S6W9 N12E63\$ W63N21\$ W15\$ PTR=S75 FUS=[YR=2018] W9 FOP=[YR=2018] N12W32S12 E32\$ W41 S27E5S14E15N12E6N8 D8 R8 D10 L5 D2 R2																