

PT TRACT A IN OR 2071/815
(EX ESMT IN OR 1822/1200 &
EX PT IN OR 1892/1829)

WILSON TOBY S & PEGGY A
4391 WILLOW CREEK CIRCLE
BELLBROOK, OH 45305

2023

37-2N-28-5000-0033-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floor	12 HARDWOOD 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	6 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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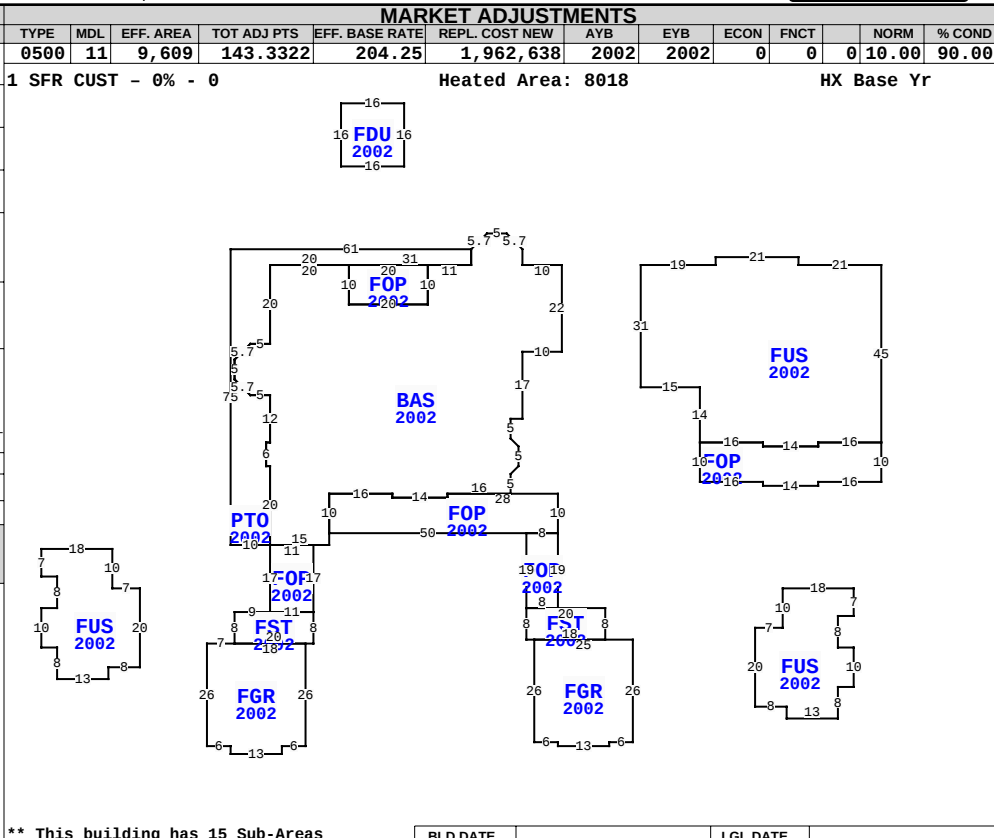
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,093	100	4,093	752,396
FDU	256	65	166	30,515
FGR	663	55	365	67,096
FGR	676	55	372	68,383
FOP	152	30	46	8,456
FOP	187	30	56	10,294
FOP	200	30	60	11,030
FOP	460	30	138	25,368
FOP	566	30	170	31,251
FST	160	55	88	16,177
TOTALS	12,345		9,609	1,766,374

EXTRA FEATURES	
L N	OB/XF CODE

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0861	POOL GUNIT	0	0	0	468.00	SF	85.00	85.00	100	2002	2002	3	32	12,730	
3	0845	KOOL DECK	0	0	0	1,674.00	SF	7.25	7.25	100	2002	2002	3	83	10,073	
4	0875	HOT TUB	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	21	252	
6	0300	BOAT DCK W	0	0	0	2,312.00	SF	40.00	40.00	100	2002	2002	3	32	29,594	
7	0855	CONC PAVER	0	0	0	9,970.00	SF	7.00	7.00	100	2003	2003	3	84	58,624	
8	0092	AUTO GATE	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	22	770	
9	1127	BRICK 8"	0	0	0	480.00	SF	11.00	11.00	100	2003	2003	3	96	5,069	

LAND DESCRIPTION	
L N	USE CODE
1	000130

REVIEW DATE	10/24/2018	BY	DJX
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95005 N PINEY ISLAND CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/24/2023	MLU
	EXP DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF	
120,157	

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120,157	

Total Acres: 0.00	Total Land Value: 467,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	1,766,374
TOTAL MARKET OB/XF VALUE	120,157
TOTAL LAND VALUE - MARKET	467,500
TOTAL MARKET VALUE	2,354,031
SOH/AGL Deduction	444,802
ASSESSED VALUE	1,909,229
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,909,229
TOTAL JUST VALUE	2,354,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,794,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10260	REPAIR/RRF	1,000	04/01/2007
B0108962	NEW CONSTR	440,000	11/01/2001
B0108714	FOUNDATION	30,000	08/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2071/0815	9/12/2016	WD	Q	I	01	1,567,000	
GRANTOR:CHISM WAYNE R & LORIE							
GRANTEE:WILSON TOBY S & PEG							
1012/0235	10/10/2001	WD	Q	V		250,000	
GRANTOR:SIMMONS LOU J							
GRANTEE:CHISM WAYNE & LORIE							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002] W10 N4 L4 U4 W5 D4 L4 PTO=[YR=2002] W61 S75 E10 FOP=[YR=2002] S17 FST=[YR=2002] W9 S8 FGR=[YR=2002] W7 S26 E6 S2 E13 N2 E6 N26 W18\$ E20 N8 W11 \$ E11 N17 W11 \$N20 W1 N6 E1 N12W5 U4 L4 N5 R4 U4 E5 N20E20 FOP=[YR=2002] S10 E20 N10 W20 \$E31N4\$S4 W11S10W20N10W20 S20W5 D4 L4 S5 R4 D4 ESS12W1S6E1 S20 E15 N3 FOP=[YR=2002] E50 FOP=[YR=2002] S19 FST=[YR=2002] S8E2 FGR=[YR=2002] S26 E6 S1 E13 N1 E6 N26 W25 \$ E18 N8 W20 \$ E8 N19 W8 \$ E8 N10 W28 S1 W14 N1 W16 S10 \$ N10 E16 S1 E14 N1 E16 N5 U2 R2 N5 L2 U2 N5 E3 N17 E10 N22 \$ PTR= E20 FUS=[YR=2002] E19 N2 E21 S2 E21 S45 FOP=[YR=2002] S10 W16 S1 W14 N1 W16 N10 E16 S1 E14 N1 E16 \$ W16 S1 W14 N1 W16 N14 W15 N31 \$ W20 \$ PTR= S105 W115 FUS=[YR=2002] N3 E8	