OR 1072/443 & IR 1072/467
PARCELS 2-7 & 2-9

ASHWELL STEVEN T & DRUE B
97192 MITCHELL RD
YULEE, FL 32097

2025

43-3N-28-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

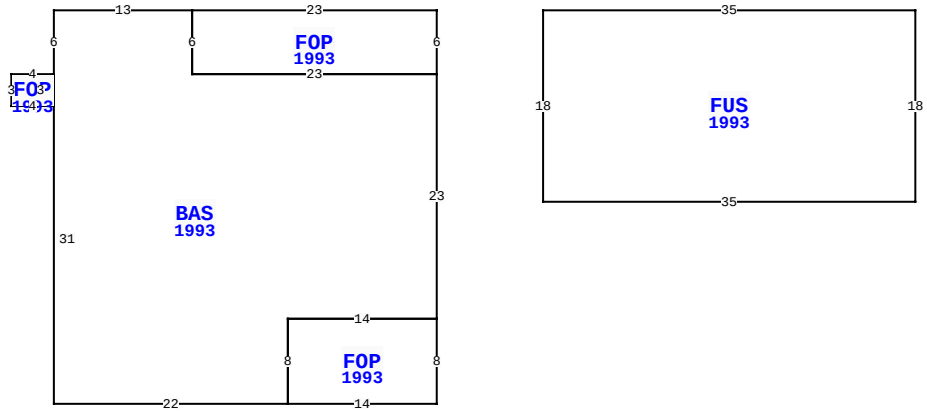
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,082	100	1993	1,082	135,519
FOP	12	30	1993	4	501
FOP	112	30	1993	34	4,258
FOP	138	30	1993	41	5,135
FUS	630	100	1993	630	78,907
TOTALS	1,974			1,791	224,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,791	111.3000	146.92	263,134	1984	1994	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2003 Heated Area: 1712 HX Base Yr 2003



97192 MITCHELL RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,002
TOTAL MARKET OB/XF VALUE		29,259
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		679,261
SOH/AGL Deduction		359,629
ASSESSED VALUE		319,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,910
TOTAL JUST VALUE		679,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13129	RE-ROOF	4,000	09/03/2012
E22222	ELEC OTHER	1,200	11/01/2009
2597	H/AC	2,063	06/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1072/0467	8/01/2002	QC	Q	I	06	100
GRANTOR: PLATT MORDAUONT B						
GRANTEE: ASHWELL STEVEN & DR						
1072/0443	8/01/2002	WD	Q	I		450,000
GRANTOR: PLATT MORDAUONT B						
GRANTEE: ASHWELL STEVEN & DR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W23 BAS=[YR=1993] W13 S6 FOP=[YR=1993] W4 S3 E4 N3$ S31 E22 FOP=[YR=1993] E14 N8 W14 S8$ N8 E14 N23 W23 N6$ S6 E23 N6$ PTR=E10 FUS=[YR=1993] E35 S18 W35 N18$ W10$.

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	0300	BOAT DCK W	0	100	89	4	356.00	SF	40.00	40.00	100	1985	1985	3	20	2,848	
2	0300	BOAT DCK W	0	100	12	8	96.00	SF	40.00	40.00	100	1985	1985	3	20	768	
3	0302	FLT DOCK C	0	100	36	6	216.00	SF	50.00	50.00	100	2017	2017	3	74	7,992	
4	0300	BOAT DCK W	0	100	20	14	280.00	SF	40.00	40.00	100	2002	2002	3	29	3,248	
5	0811	CONCRETE B	0	100	0	0	781.00	SF	5.20	5.20	100	2002	2002	3	80	3,249	
6	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2002	2002	3	20	1,248	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2002	2002	3	20	460	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
9	0350	CARPORT WD	0	100	15	15	225.00	SF	19.50	19.50	100	2003	2003	3	20	878	
10	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	2008	2008	3	88	2,746	

TOTAL OB/XF 25,327

LAND DESCRIPTION

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	000132	C	RES RIVER	100	0008	RSF-1	90.00	463.00	90.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	405,000							

REVIEW DATE 06/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS

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PARCELS 2-7 & 2-9

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2025

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BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

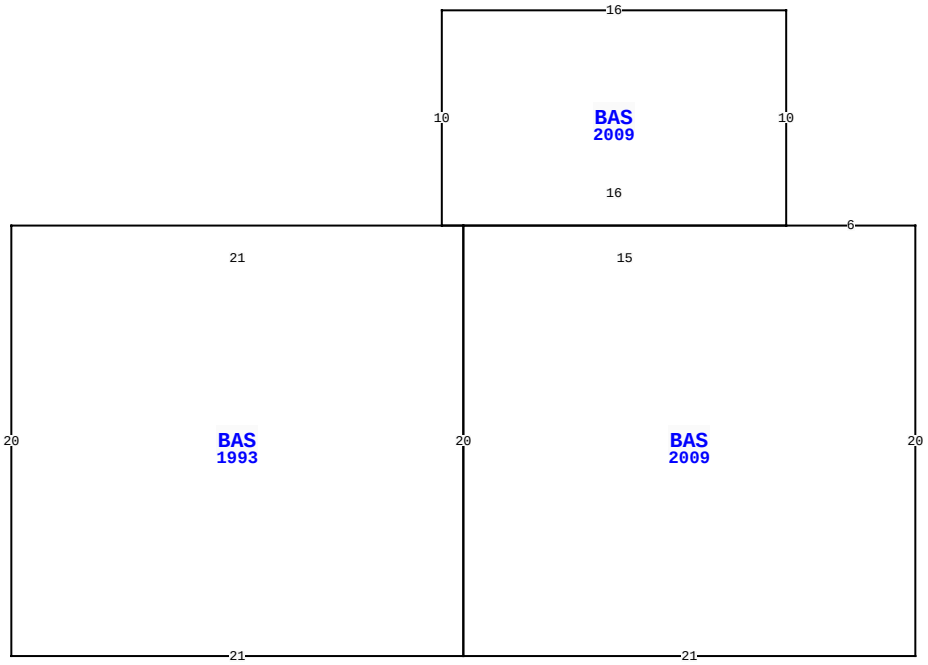
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	1993	420	8,686
BAS	160	100	2009	160	3,309
BAS	420	100	2009	420	8,686
TOTALS	1,000			1,000	20,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,000	111.7800	41.36	41,360	1987	1995	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2003 Heated Area: 1000 HX Base Yr 2003



97192 MITCHELL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: ASHWELL STEVEN & DR						
1072/0443	8/01/2002	WD	Q	I		450,000
GRANTOR: PLATT MORDAUONT B						
GRANTEE: ASHWELL STEVEN & DR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W6 BAS=[YR=2009] N10 W16 S10 E16 $ W15
BAS=[YR=1993] W21 S20 E21 N20 $ S20 E21 N20 $.

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
11	0680	POLE SHED	0	100	8	16	128.00	SF	10.00	10.00	100	2008	2008	3	48	614	
12	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2009	2009	3	35	2,621	
13	0681	POLE SHED	0	100	12	6	72.00	SF	15.00	15.00	100	2008	2008	3	48	518	
14	0680	POLE SHED	0	100	8	4	32.00	SF	10.00	10.00	100	2010	2010	3	56	179	

LAND DESCRIPTION

TOTAL OB/XF 3,932

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

REVIEW DATE 06/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS