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

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

**2026**

**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 |

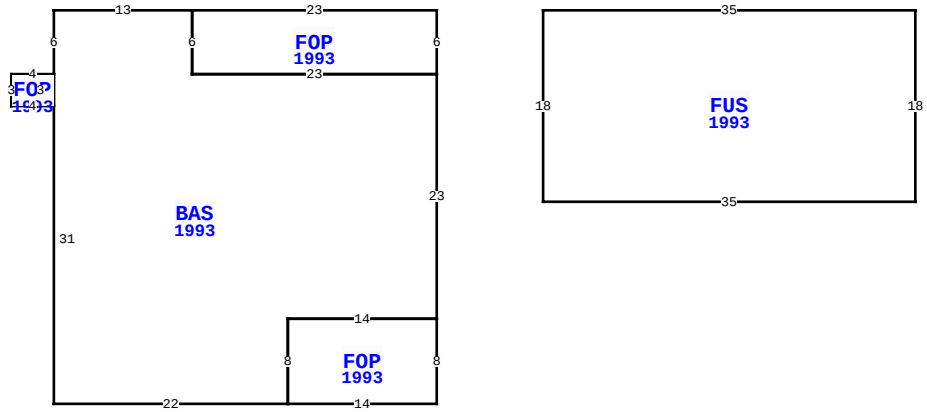
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,082 | 100 | 1993 | 1,082 | 142,287 |
| FOP | 12 | 30 | 1993 | 4 | 526 |
| FOP | 112 | 30 | 1993 | 34 | 4,471 |
| FOP | 138 | 30 | 1993 | 41 | 5,392 |
| FUS | 630 | 100 | 1993 | 630 | 82,847 |
| TOTALS | 1,974 | | | 1,791 | 235,523 |

## 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 | 154.71 | 277,086 | 1984 | 1994 | 0 | 0 | 0 | 15.00 | 85.00 |

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 | | 257,318 |
| TOTAL MARKET OB/XF VALUE | | 21,933 |
| TOTAL LAND VALUE - MARKET | | 405,000 |
| TOTAL MARKET VALUE | | 684,251 |
| SOH/AGL Deduction | | 355,989 |
| ASSESSED VALUE | | 328,262 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 276,851 |
| TOTAL JUST VALUE | | 684,251 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 679,261 |

| 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 | 70 | 7,560 | |
| 4 | 0300 | BOAT DCK W | 0 | 100 | 20 | 14 | 280.00 | SF | 40.00 | 40.00 | 100 | 2002 | 2002 | 3 | 28 | 3,136 | |
| 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 | 51.5 | 1,803 | |
| 9 | 0350 | CARPORT WD | 0 | 100 | 15 | 15 | 225.00 | SF | 13.00 | 13.00 | 100 | 2003 | 2003 | 3 | 20 | 585 | |
| 11 | 0680 | POLE SHED | 0 | 100 | 8 | 16 | 128.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 44 | 563 | |
| 12 | 0350 | CARPORT WD | 0 | 100 | 24 | 24 | 576.00 | SF | 13.00 | 13.00 | 100 | 2009 | 2009 | 3 | 31 | 2,321 | |

TOTAL OB/XF 21,292

## 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/09/2026 BY SYS

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

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**2026**

**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 | 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 |

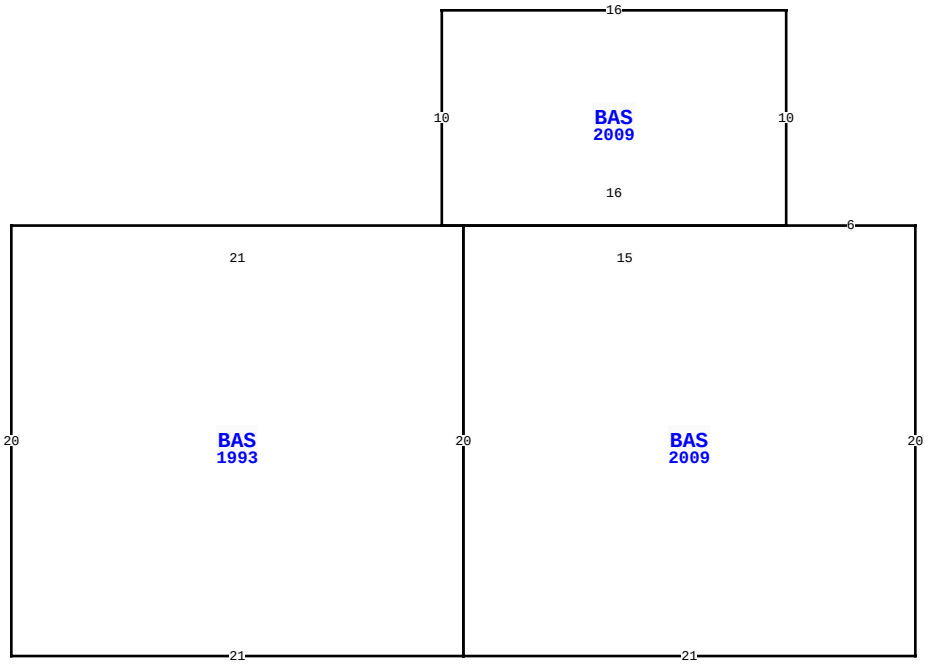
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 420 | 100 | 1993 | 420 | 9,154 |
| BAS | 160 | 100 | 2009 | 160 | 3,487 |
| BAS | 420 | 100 | 2009 | 420 | 9,154 |
| TOTALS | 1,000 | | | 1,000 | 21,795 |

## 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 | 43.59 | 43,590 | 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 | |
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| INC DATE | | AG DATE | |

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| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
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|---|---|---|---|
| | | | |

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|---|---|---|---|---|---|---|
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| 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

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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 | 0681 | POLE SHED | 0 | 100 | 12 | 6 | 72.00 | SF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 44 | 475 | |
| 14 | 0680 | POLE SHED | 0 | 100 | 8 | 4 | 32.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 52 | 166 | |

## LAND DESCRIPTION

TOTAL OB/XF 641

| 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/09/2026 BY SYS