IN OR 923/1491

DUNMAN MARSHALL W IV/PROFOUND VISION LLC
15923 W DEANNE DR
WADDELL, AZ 85355

2026

04-2N-27-0000-0004-0010

BUILDING CHARACTERISTICS

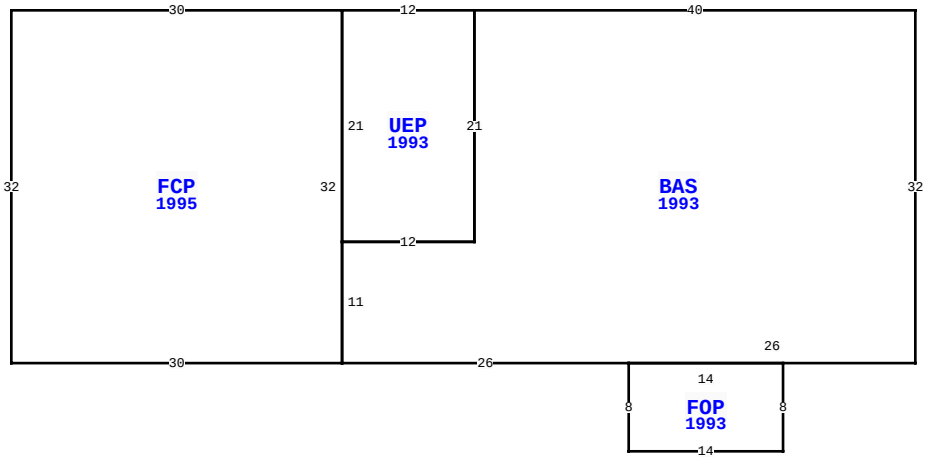
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,412	100	1993	1,412	114,976
FCP	960	25	1995	240	19,543
FOP	112	30	1993	34	2,768
UEP	252	60	1993	151	12,296
TOTALS	2,736			1,837	149,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,837	103.4000	108.57	199,443	1970	1975	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2026 Heated Area: 1412 HX Base Yr



85765 NORTH HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	149,582
TOTAL MARKET OB/XF VALUE	26,458
TOTAL LAND VALUE - MARKET	451,000
TOTAL MARKET VALUE	627,040
SOH/AGL Deduction	0
ASSESSED VALUE	627,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	627,040
TOTAL JUST VALUE	627,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	599,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01832	REPAIR/RRF	9,905	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2844/1801	1/28/2026	WD	U	I	16	5,000
GRANTOR: DUNMAN ALEC MARSHALL						
GRANTEE: PROFOUND VISION LLC						
2841/1586	1/19/2026	FJ	U	I	11	0
GRANTOR: DUNMAN MARSHALL WILBU						
GRANTEE: NOEGEL AMY MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 UEP=[YR=1993] W12 FCP=[YR=1995] W30 S32 E30 N32$ S21 E12 N21$ S21 W12 S11 E26 FOP=[YR=1993] S8 E14 N8 W14$ E26 N32 $.

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	0681	POLE SHED	0	0	20	21	420.00	SF	15.00	15.00	100	1980	1980	3	20	1,260	
2	0681	POLE SHED	0	0	17	60	1,020.00	SF	15.00	15.00	100	1975	1975	3	20	3,060	
5	0204	BARN MTL 1	0	0	0	0	1,818.00	SF	16.00	16.00	100	1953	1953	3	20	5,818	
6	0681	POLE SHED	0	0	40	34	1,360.00	SF	15.00	15.00	100	1996	1996	3	20	4,080	
7	0530	STBL WD	0	0	60	34	2,040.00	SF	30.00	30.00	100	1996	1996	3	20	12,240	

LAND DESCRIPTION

TOTAL OB/XF 26,458

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		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	450,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.00 Total Land Value: 451,000 Market: 0 Agricultural: 0 Common: 451,000 PRINTED 07/09/2026 BY SYS