

AUDUBON FOREST LOT 55
 OR 290 P 887 OR 327 P 530
 OR 363 P 445 OR 470 P 79

HUNT MARSHALL/MARSHALL E HUNT TRUST
 8258 SAN FERNANDO WAY
 DALLAS, TX 75218

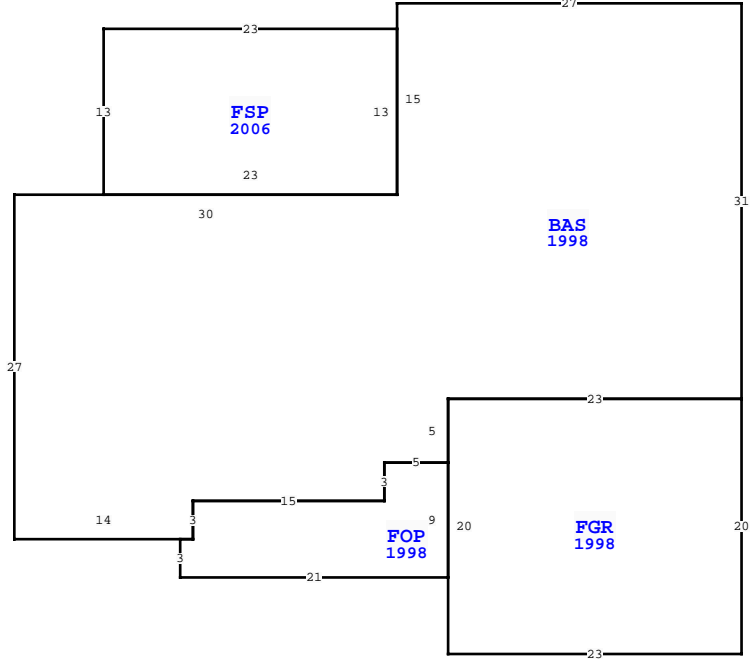
2024

36-3S-02W-182-01763-055



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100	Foundation			
02	WOOD FRAME 100	Frame			
05	HARDIE BRD 100	Exterior Wall			
03	N/A 100	Roof Structur			
03	COMP SHNGL 100	Roof Cover			
05	DRYWALL 100	Interior Wall			
11	CLAY TILE 70	Interior Floo			
14	CARPET 30	Interior Floo			
04	AIR DUCTED 100	Heating Type			
03	CENTRAL 100	Air Condition			
3 100		Bedrooms			
2 100		Bathrooms			
0 100		Story Height			
1. 100		Stories			
0 100		Units			
03 AVERAGE		Quality			
0100 SINGLE FAMILY		DOR CODE			
5 MKT AREA		MAP NUM			
182.00		NEIGHBORHOOD/LOC			
1.10/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1998	1,616	160,755
FGR	460	50	1998	230	22,880
FOP	138	30	1998	41	4,079
FSP	299	55	2006	164	16,314
TOTALS				2,513	204,027

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,051	120.5000	125.92	258,262	1998	2002	0	0	21.00	79.00
1 SINGLE FAM 0% - 0 Heated Area: 1616 HX Base Yr											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		204,027		
TOTAL MARKET OB/XF VALUE		3,073		
TOTAL LAND VALUE - MARKET		45,000		
TOTAL MARKET VALUE		252,100		
SOH/AGL Deduction		18,327		
ASSESSED VALUE		233,773		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		233,773		
TOTAL JUST VALUE		252,100		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		244,474		
FR 5YR CK 6/14/23; INCR EYB 1998-2002 NEW ROOF				
COA PER TCO				
5 YR PRCL CK, CHG FLOR, CODE ON XFOB LN 4.				
5 YR PRCL CH, CORR EXW				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B23-000704	POLE BARN W/ELECT	0	06/19/2023	
19000779	REROOF-CO	0	05/06/2019	
2013920	REMODEL	0	12/23/2013	
023568	NEW HSE	0	05/07/1998	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0626/0385	11/10/2005	WD Q	I	206,000
GRANTOR: FICKE DONALD G & JOHN				
GRANTEE: HUNT MARSHALL AS TR				
0470/0079	1/08/2003	WD Q	I	135,800
GRANTOR: BRITT CLARENCE & BETT				
GRANTEE: FICKE DONALD G				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1998] W27 S15 FSP=[YR=2006] N13 W23 S13 E23\$ W30 S27 E14 N3 E15 N3 E5 FOP=[YR=1998] W5 S3 W15 S3 W1 S3 E21 N9\$ N5 E23 FGR=[YR=1998] W23 S20 E23 N20\$ N31\$.				

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	0140	FIRE PLACE	0	0	0	0	1.00	UT	2,090.00	2,090.00	100	1998	1998	3	55	1,150	
2	0210	CONCRETE D	0	0	50	16	800.00	SF	6.60	6.60	100	1998	1998	3	20	1,056	
3	0620	WOOD UTL B	0	0	12	16	192.00	SF	6.60	6.60	100	2006	2006	3	27	342	
4	0955	PRIVACY FE	0	0	0	0	366.00	LF	16.50	16.50	100	2002	2002	3	0	0	
5	0940	OPEN SHED	0	0	10	12	120.00	SF	4.40	4.40	100	2006	2006	3	27	143	
6	0210	CONCRETE D	0	0	12	10	120.00	SF	6.60	6.60	100	2008	2008	3	34	269	
7	0211	CONCRETE W	0	0	11	5	55.00	SF	6.60	6.60	100	1998	1998	3	20	73	
8	0620	WOOD UTL B	0	0	6	3	18.00	SF	6.60	6.60	100	2008	2008	3	34	40	
TOTAL OB/XF															3,073		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							