

SHELL POINT BEACH UNIT 5
 BLOCK D N1/2 OF LOT 30
 OR 99 P 919 & OR 107 P 738

JIMENEZ JUAN JR/JIMENEZ CARMEN I
 2000 AUGUST JAKE DRIVE
 LEANDER, TX 78641

2024

00-00-121-155-12084-D30



ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	2.5	2.5	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0401 TOWNHOUSE				
MAP NUM	4	MKT AREA		06	
NEIGHBORHOOD/LOC	155.40		1.78/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	112,003
DCK	76	10	1993	8	1,098
DCK	150	10	1993	15	2,059
DCK	40	10	2024	4	549
FOP	68	30	1993	20	2,745
FUS	100	100	1993	100	13,726
FUS	934	100	1993	934	128,199
PCP	800	10	1985	80	10,981
PST	110	15	2024	16	2,196
UOP	40	20	1993	8	1,098
TOTALS	3,334			2,053	281,791

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0120	01	2,053	136.0000	217.87	447,287	1985	2000	0	0	37.00	63.00
1 TWNHSE 0% - 0 Heated Area: 1850 HX Base Yr											
** This building has 12 Sub-Areas											
			BLD DATE	05/17/2019	MMJTT	LGL DATE					
			XF DATE	05/17/2019	MMJTT	LAND DATE	05/17/2019	MMJTT			
			INC DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		281,791	
TOTAL MARKET OB/XF VALUE		11,380	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		393,171	
SOH/AGL Deduction		89,500	
ASSESSED VALUE		303,671	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		303,671	
TOTAL JUST VALUE		393,171	
NCON VALUE		12,546	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,659	
RESENT INSP BACK TO FLYNN FOR PIC OF PERMITTED DOC			
PU PRMT,CHG TRAV ADD DCK TO FUS, ADD PST TO PCP			
5 YR PRCL CK, CHG TRAV, DEL XFOB LN 9,10			
ADDED JV CHG CODE PER 12D8 ERROR REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000289	DOCK-CC	0	08/01/2023
19000316	REPAIRS	0	03/15/2019
2007734	DCK/LANDING	0	05/17/2007
200510	REROOF	0	01/13/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0276	5/31/2024	WD	Q	I	01	440,000
GRANTOR: WILLIAMS DEBRA J						
GRANTEE: JIMENEZ JUAN JR						
1212/0168	6/01/2021	WD	Q	I	01	362,500
GRANTOR: POPE DAVID D						
GRANTEE: WILLIAMS DEBRA J, MO						

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	0850	SEAWALL CO	0	0	0	0	30.00	LF	42.00	42.00	100	1988	1988	3	20	252	
2	0210	CONCRETE D	0	0	37	19	703.00	SF	6.00	6.00	100	1988	1988	3	20	844	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1985	1985	3	35	455	
4	0211	CONCRETE W	0	0	0	0	24.00	SF	6.00	6.00	100	1988	1988	3	20	29	
13	0009	DUMBWAITER	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		98	9,800	

TOTAL OB/XF												11,380					
12 SANDY LN, CRAWFORDVILLE																	

BUILDING NOTES																	
FUS=[YR=1993;ORIG=-39,10] W15 N10 W5 S50 E20 N10 E4 N21 W4 N9 \$																	
BAS=[YR=1993;ORIG=0,36] W4 N26 W20 S40 E20 N10 E4 N4 \$																	
PCP=[YR=1985;ORIG=30,50] E20 N40 W20 S40 \$																	
UOP=[YR=1993;ORIG=-19,0] S10 E15 N10 W15 \$																	
DCK=[YR=1993;ORIG=-39,10] N10 W15 S10 E15 \$																	
FUS=[YR=1993;ORIG=10,50] E10 N10 W10 S10 \$																	
DCK=[YR=1993;ORIG=0,0] W4 S19 E4 N19 \$																	
POP=[YR=1993;ORIG=0,19] W4 S17 E4 N17 \$																	
UST=[YR=1993;ORIG=-24,10] E5 N10 W5 S10 \$																	
UOP=[YR=1993;ORIG=0,40] W4 S10 E4 N10 \$																	
DCK=[YR=2024;ORIG=-35,40] W4 S10 E4 N10 \$																	

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	000131	C	SFR CANAL	0		R1	30.00	70.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							