

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 | 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 | | | MMJT | | LGL DATE | | | | |
| XF DATE | | | 05/17/2019 | | | MMJT | | LAND DATE | | 05/17/2019 MMJT | | |
| INC DATE | | | | | | | | AG 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 | |

| 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 | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |