

LOT 36 HS P-7-M-10
A PARCEL OF LAND CONTAINING
0.85 AC OR 34 P 104

HOBBY LINDA FAYE/KINCAID JAMES BERT JR
1498 SHADEVILLE RD
CRAWFORDVILLE, FL 32327

2024

00-00-036-000-09667-001

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	08	SHT VINYL		50	
Interior Floo	14	CARPET		50	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				4	100
Bathrooms				2	100
Stories	1.			1.	100
Class	00	N/A		100	
Units				0	100
Quality	08	FAIR			
DOR CODE	0200	MOBILE HOME			
MAP NUM	1	MKT AREA		10	
NEIGHBORHOOD/LOC	000			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2015	1,890	76,997
DCK	576	10	1996	58	2,363
TOTALS	2,466			1,948	79,360

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
1	MOBILE HOM	100% - 2014		70.24	136,828	2001	2001	0	0	42.00	58.00															
			Heated Area: 1890			HX Base Yr 2014																				
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>12/06/2019</th> <th>MMLC</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>12/06/2019</th> <th>MMLC</th> <th>LAND DATE</th> <th>12/06/2019</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th>RTL</th> </tr> </thead> </table>												BLD DATE	12/06/2019	MMLC	LGL DATE		XF DATE	12/06/2019	MMLC	LAND DATE	12/06/2019	INC DATE			AG DATE	RTL
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				79,360	
TOTAL MARKET OB/XF VALUE				6,784	
TOTAL LAND VALUE - MARKET				4,250	
TOTAL MARKET VALUE				90,394	
SOH/AGL Deduction				30,392	
ASSESSED VALUE				60,002	
TOTAL EXEMPTION VALUE		WX HX HB		40,002	
BASE TAXABLE VALUE				20,000	
TOTAL JUST VALUE				90,394	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				71,721	
PRMT CK, DEMO MH, DEMO/PU XFOBS AS FUTURE NEW. CHG					
H5 DUE TO PERMIT TO DEMO MH ON PROPERTY - QUESTION					
DC OR 1311 P 35 HERBERT HOBBY					
5 YR PRCL CH, DEL OLD MH & REPLACE W/ NEW MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B24-000873	MH		10/02/2024		
B24-000779	DEMO MH-CC		08/19/2024		
18000121	ROOF OVER-CO	0	02/08/2018		
15000760	MH SETUP-CO	0	08/14/2015		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0721	9/26/2023	WD	U	I	30	100
GRANTOR: HOBBY LINDA FAYE						
GRANTEE: HOBBY LINDA FAYE &						
0967/0065	4/13/2015	QC	U	I	11	100
GRANTOR: HOBBY H HOWARD						
GRANTEE: HOBBY H HOWARD & LI						

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	0620	WOOD UTL B	0	100	40	60	2,400.00	SF	6.00	6.00	100	1980	1980	3	20	2,880	
2	0620	WOOD UTL B	0	100	20	24	480.00	SF	6.00	6.00	100	1980	1980	3	20	576	
3	0955	PRIVACY FE	0	100	0	0	120.00	LF	15.00	15.00	100	2013	2013	3	75	1,350	
4	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2001	2001	3	58	1,102	
5	0625	PORT WD UT	0	100	16	12	192.00	SF	6.00	6.00	100	2017	2017	3	76	876	
												TOTAL OB/XF		6,784			

BUILDING NOTES											
1498 SHADEVILLE RD, CRAWFORDVILLE											

BUILDING DIMENSIONS											
BAS=[YR=2015] W11 DCK=[YR=1996] N12 W48 S12 E48\$ W59 S27 E70 N27\$.											

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	000201	C	MH	100			0.00	0.00	0.85	AC		1.00	1.00	1.00	5,000.00	5,000.00	4,250							