

TUSCANY TRACE SUB LOT 13  
OR 637 P 145 OR 912 P 850  
OR 1123 P 266 OR 1172 P 758

WORTHEN MICHAEL JERIOD  
50 TUSCANY TRC  
CRAWFORDVILLE, FL 32327

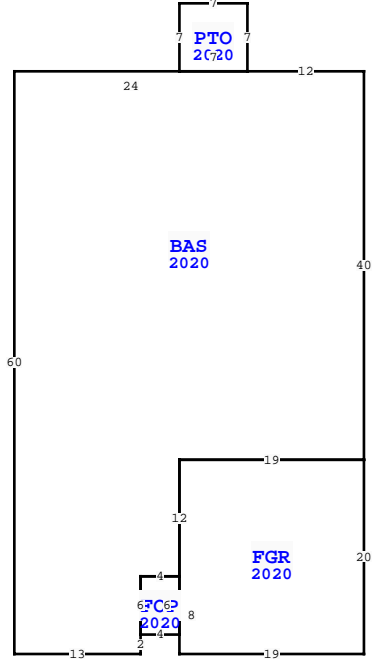
2024

00-00-074-338-10202-A13



| ELEMENT |                  | BUILDING CHARACTERISTICS |                      |       |         |
|---------|------------------|--------------------------|----------------------|-------|---------|
| CD      | CONSTRUCTION     |                          |                      |       |         |
| 02      | CONCR SLAB 100   |                          |                      |       |         |
| 02      | WOOD FRAME 100   |                          |                      |       |         |
| 05      | HARDIE BRD 100   |                          |                      |       |         |
| 03      | GABLE/HIP 100    |                          |                      |       |         |
| 03      | COMP SHNGL 100   |                          |                      |       |         |
| 05      | DRYWALL 100      |                          |                      |       |         |
| 10      | LAMINATED 50     |                          |                      |       |         |
| 14      | CARPET 50        |                          |                      |       |         |
| 04      | AIR DUCTED 100   |                          |                      |       |         |
| 03      | CENTRAL 100      |                          |                      |       |         |
|         | 3 100            |                          |                      |       |         |
|         | 2 100            |                          |                      |       |         |
|         | 0 100            |                          |                      |       |         |
| 1.      | 1. 100           |                          |                      |       |         |
|         | 0 100            |                          |                      |       |         |
| 03      | AVERAGE          |                          |                      |       |         |
| 0100    | SINGLE FAMILY    |                          |                      |       |         |
| 2       | MKT AREA         |                          | 10                   |       |         |
| 67.00   | NEIGHBORHOOD/LOC |                          | 1.00/                |       |         |
|         | AREA TYPE        | TOTAL GROSS AREA         | PCT OF BASE          |       |         |
|         | YEAR             | TOT ADJ AREA             | SUBAREA MARKET VALUE |       |         |
| BAS     | 1,748            | 100                      | 2020                 | 1,748 | 181,221 |
| FGR     | 380              | 50                       | 2020                 | 190   | 19,698  |
| FOP     | 24               | 30                       | 2020                 | 7     | 726     |
| PTO     | 49               | 5                        | 2020                 | 2     | 208     |
| TOTALS  | 2,201            |                          |                      | 1,947 | 201,852 |

| MARKET ADJUSTMENTS |            |           |             |                |                |     |     |      |      |      |        |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1                  | SINGLE FAM | 100%      | - 2022      |                |                |     |     |      |      |      |        |
| Heated Area: 1748  |            |           |             |                |                |     |     |      |      |      |        |
| HX Base Yr 2022    |            |           |             |                |                |     |     |      |      |      |        |



| WAKULLA COUNTY PROPERTY   |  |  | PAGE 1 of 1     | 3 |
|---------------------------|--|--|-----------------|---|
| VALUATION SUMMARY         |  |  |                 |   |
| VALUATION BY              |  |  | STANDARD        |   |
| Tax Group: 3              |  |  | Tax Dist:       |   |
| BUILDING MARKET VALUE     |  |  | 201,852         |   |
| TOTAL MARKET OB/XF VALUE  |  |  | 4,161           |   |
| TOTAL LAND VALUE - MARKET |  |  | 40,000          |   |
| TOTAL MARKET VALUE        |  |  | 246,013         |   |
| SOH/AGL Deduction         |  |  | 16,717          |   |
| ASSESSED VALUE            |  |  | 229,296         |   |
| TOTAL EXEMPTION VALUE     |  |  | HX HB VX 55,000 |   |
| BASE TAXABLE VALUE        |  |  | 174,296         |   |
| TOTAL JUST VALUE          |  |  | 246,013         |   |
| NCON VALUE                |  |  | 0               |   |
| INCOME VALUE              |  |  |                 |   |
| PREVIOUS YEAR MKT VALUE   |  |  | 228,235         |   |

| COA PER NCOA REPORT                      |             |     |            |
|--|-------------|-----|------------|
| 5 YR PRCL CH, PU NEW SFD AND XFOB LN 1-3 |             |     |            |
| 5 YR PRCL CH, N/C                        |             |     |            |
| COC R110109 ISSUED TO CORRECT THE LAND   |             |     |            |
| PERMIT NUM                               | DESCRIPTION | AMT | ISSUED     |
| 20000471                                 | SFD-CO      | 0   | 06/01/2020 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1222/0147                      | 7/24/2021 | WD Q      | Q     | I     | 01     | 270,000    |
| GRANTOR: WILSON KEVIN M & LAVI |           |           |       |       |        |            |
| GRANTEE: WORTHEN MICHAEL JER   |           |           |       |       |        |            |
| 1172/0758                      | 9/30/2020 | WD Q      | Q     | I     | 01     | 245,000    |
| GRANTOR: SOUTHERN CONSTRUCTION |           |           |       |       |        |            |
| GRANTEE: WILSON KEVIN M & LA   |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |                |           |         |             |   | TOTAL OB/XF |                 |       |  |  |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-----------|---------|-------------|---|-------------|-----------------|-------|--|--|
| 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              | 0210       | CONCRETE D  | 0   | 100 | 0 | 0 | 560.00 | SF | 6.00  | 6.00           | 100       | 2020    | 2020        | 3 | 89          | 2,990           |       |  |  |
| 2              | 0211       | CONCRETE W  | 0   | 100 | 0 | 0 | 23.00  | SF | 6.00  | 6.00           | 100       | 2020    | 2020        | 3 | 89          | 123             |       |  |  |
| 3              | 0955       | PRIVACY FE  | 0   | 100 | 0 | 0 | 72.00  | LF | 15.00 | 15.00          | 100       | 2020    | 2020        | 3 | 97          | 1,048           |       |  |  |
|                |            |             |     |     |   |   |        |    |       |                |           |         |             |   | 4,161       |                 |       |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W12 PTO=[YR=2020] N7 W7 S7 E7S W24 S60 E13 N2   |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2020] E4 N6 W4 S6S N6 E4 FGR=[YR=2020] S8 E19 N20 W19 |  |  |  |  |  |  |  |  |  |
| S12S N12 E19 N40S.  |  |  |  |  |  |  |  |  |  |

| 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                | 000100   | C   | SFR                  | 100 |     | R3       | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 40,000.00  | 40,000.00      | 40,000     |                             |      |         |      |     |    |        |