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

BUILDING CHARACTERISTICS

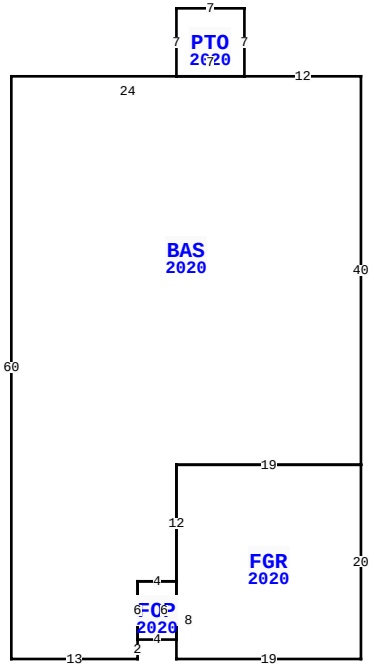
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	67.00	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
0100	01	1,947	112.5000	106.88	208,095	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2022 Heated Area: 1748 HX Base Yr 2022



50 TUSCANY TRCE, CRAWFORDVILLE

BLD DATE	09/28/2020	FRJT	LGL DATE	
XF DATE	09/28/2020	FRJT	LAND DATE	12/14/2009 JBHC
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

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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	I	01	270,000
GRANTOR: WILSON KEVIN M & LAVI						
GRANTEE: WORTHEN MICHAEL JER						
1172/0758	9/30/2020	WD	Q	I	01	245,000
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: WILSON KEVIN M & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 PTO=[YR=2020] N7 W7 S7 E7$ W24 S60 E13 N2 FOP=[YR=2020] E4 N6 W4 S6$ N6 E4 FGR=[YR=2020] S8 E19 N20 W19 S12$ N12 E19 N40$.

EXTRA FEATURES

LN	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	

LAND DESCRIPTION

TOTAL OB/XF 4,161

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 09/28/2020 BY FRJT Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/08/2026 BY SYS