

SONGBIRD SUB BLOCK E LOT 7
OR 404 P 806 OR 476 P 843
OR 1297 P 606 OR 1359 P 597

MEISSNER LAURA/MEISSNER BRANDON
45 CARDINAL CT
CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-E07



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
05	HARDIE BRD 90		
19	COMMON BRK 10		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
10	LAMINATED 90		
14	CARPET 10		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms	4	100
	Bathrooms	2	100
	Story Height	0	100
1.	Stories	1	100
	Units	0	100
03	AVERAGE		
0100	SINGLE FAMILY		
2	MKT AREA		10
NEIGHBORHOOD/LOC		272.00	1.05/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,760	100	2003
FGR	440	50	2003
FOP	141	30	2003
FSP	384	55	2008
PTO	160	5	2003
PTO	12	5	2008
PTO	144	5	2008
PTO	400	5	2016
TOTALS	3,441		

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%	- 2004									Heated Area: 1760 HX Base Yr 2004	
45 CARDINAL CT, CRAWFORDVILLE													
BLD DATE	03/12/2021			MMJS	LGL DATE								
XF DATE	03/12/2021			MMJS	LAND DATE	03/12/2021			MMJS				
INC DATE													

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				203,702		
TOTAL MARKET OB/XF VALUE				3,161		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				256,863		
SOH/AGL Deduction				82,801		
ASSESSED VALUE				174,062		
TOTAL EXEMPTION VALUE				55,000		
BASE TAXABLE VALUE				119,062		
TOTAL JUST VALUE				256,863		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				245,232		
DC OR 1297 P 606 RICHARD SCHRADER						
5 YR PRCL CH, CORR EXW, CHG FLOORING						
XFOB LN 1, PU XFOB LN 6-7						
5 YR PRCL CH, PU CORR TRAV, PU CORR DIMENS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB24-000069	RE-ROOF/SHINGLES-		02/06/2024			
17000119	DOOR/WINDOW RPL-C	0	11/14/2017			
2013832	PLUMB	0	11/22/2013			
2012835	WINDOWS/DOORS	0	12/13/2012			
2008359	SCRN RM/PORCH-CO	0	04/24/2008			
29939	SFD	0	03/14/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/0597	5/10/2024	WD	Q	I	01	337,500
GRANTOR: SCHRADER SHARON A						
GRANTEE: MEISSNER LAURA AKA						
0476/0843	3/04/2003	WD	Q	V		22,900
GRANTOR: BOYNTON						
GRANTEE: SCHRADER SHARON A &						

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	0210	CONCRETE D	0	100	91	13	1,183.00	SF	6.00	6.00	100	2003	2003	3	21	1,491	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
3	0955	PRIVACY FE	0	100	0	0	269.00	LF	15.00	15.00	100	2003	2003	3	0	0	
4	0211	CONCRETE W	0	100	64	3	192.00	SF	6.00	6.00	100	2003	2003	3	21	242	
5	0956	PRIVACY FE	0	100	0	0	32.00	LF	19.00	19.00	100	2003	2003	3	21	128	
6	0210	CONCRETE D	0	100	0	0	234.00	SF	6.00	6.00	100	2003	2003	3	21	295	
7	0211	CONCRETE W	0	100	13	4	52.00	SF	6.00	6.00	100	2016	2016	3	72	225	

TOTAL OB/XF														3,161			

BUILDING NOTES													
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2003] W12 PTO=[YR=2003] E10 N16 W10 S16\$ W29 FSP=[YR=2008] E24 N9 PTO=[YR=2008] S3 E4 N3 W4\$ N7 W24 S16\$ PTO=[YR=2008] N16 PTR=N10 PTO=[YR=2016] E25 N16 W25 S16\$ S10\$ W9 S16 E9\$ W9 S37 FGR=[YR=2003] S20 E22 N20 W22\$ E22 POP=[YR=2003] S3 E17 N3 W2 N6 W15 S6\$ N6 E15 S6 E13 N37\$.</p>													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE																							
03/12/2021																							
BY MMJS																							
Total Acres: 0.00																							
Total Land Value: 50,000																							
Market: 0																							
Agricultural: 0																							
Common: 50,000																							
PRINTED 06/17/2026 BY SYS																							

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