

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		
272.00	NEIGHBORHOOD/LOC	1.05/			
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE		
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,760	100	2003	1,760	158,006
FGR	440	50	2003	220	19,750
FOP	141	30	2003	42	3,770
FSP	384	55	2008	211	18,942
PTO	160	5	2003	8	718
PTO	12	5	2008	1	90
PTO	144	5	2008	7	629
PTO	400	5	2016	20	1,795
TOTALS	3,441			2,269	203,702

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		254,627	2003	2003	0	0	0	20.00	80.00	
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			
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		HX HB WX 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													
BUILDING DIMENSIONS													
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													
FOP=[YR=2003] S3 E17 N3 W2 N6 W15 S6\$ N6 E15 S6 E13 N37\$.													

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							