

SONGBIRD SUB BLOCK E LOT 15  
 OR 404 P 860 OR 460 P 361  
 OR 492 P 739 OR 978 P 67

BROWN TYLER FRANCIS/BROWN LEANNA M  
 42 CARDINAL CT  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-074-272-10223-E15

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
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	272.00	1.05/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,033	100
FGR	400	50
FOP	183	30
FSP	192	55
PTO	168	5
PTO	144	5
TOTALS	3,120	

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
1	SINGLE FAM	0% - 0										Heated Area: 2033			HX Base Yr
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
BAS	2,033	100	2003	2,033	203,772										
FGR	400	50	2003	200	20,046										
FOP	183	30	2003	55	5,513										
FSP	192	55	2003	106	10,625										
PTO	168	5	2003	8	802										
PTO	144	5	2010	7	702										
TOTALS	3,120			2,409	241,459										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			241,459
TOTAL MARKET OB/XF VALUE			6,713
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			298,172
SOH/AGL Deduction			0
ASSESSED VALUE			298,172
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			298,172
TOTAL JUST VALUE			298,172
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			284,909
5 YR PRCL CH, PU XFOB 0740			
TO POLK CO PER DR501T &501R			
DEASON PORTED 2019 VALUES FOR 2020			
LN 1 & 3, PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000107	REROOF	0	01/24/2019
2014867	MECH	0	10/27/2014
29590	SFD	0	11/08/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1114/0007	6/13/2019	WD Q	Q	I	01	239,900
GRANTOR: BEASON TED G & RHONDA						
GRANTEE: BROWN TYLER FRANCIS						
0978/0067	8/07/2015	WD Q	Q	I	01	209,000
GRANTOR: VILLENEUVE PATRICIA A						
GRANTEE: BEASON TED G & RHON						

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	0	97	12		1,164.00	SF	6.00				6.00	1,467
2	0130	FIRE PLACE	0	0	0	0		1.00	UT	1,300.00				1,300.00	780
3	0211	CONCRETE W	0	0	71	3		213.00	SF	6.00				6.00	268
4	0955	PRIVACY FE	0	0	0	0		272.00	LF	15.00				15.00	3,550
5	0740	UNFINISH O	0	0	8	8		64.00	SF	11.00				11.00	648
TOTAL OB/XF 6,713															

BUILDING NOTES														
42 CARDINAL CT, CRAWFORDVILLE														
BLD DATE 03/12/2021 MMJS LGL DATE 03/12/2021 MMJS														
XF DATE 03/12/2021 MMJS LAND DATE 03/12/2021 MMJS														
INC DATE AG DATE														

LAND DESCRIPTION																								
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

BUILDING DIMENSIONS														
PTO=[YR=2010] W12 S12 E12 BAS=[YR=2003] W12 PTO=[YR=2003] N12 W14 S12 E14\$ W14 FSP=[YR=2003] N12 W16 S12 E16\$ W16 N12 W17 S48 E11 FOP=[YR=2003] S6 E28 N6 W22 N3 W5 S3 W1\$ E1 N3 E5 S3 E22 FGR=[YR=2003] S6 E20 N20 W20 S14\$ N14 E20 N22\$ N12\$.														