29-5S-3W P-6-M-18
A LOT BEING BOUNDED ON E BY
HENRY LOPEZ ON S BY BONE BLUFF

LASSITER REVOCABLE TRUST
73 LITTLE TRAIL LANE
CRAWFORDVILLE, FL 32327

2024

29-5S-03W-000-01198-000

BUILDING CHARACTERISTICS

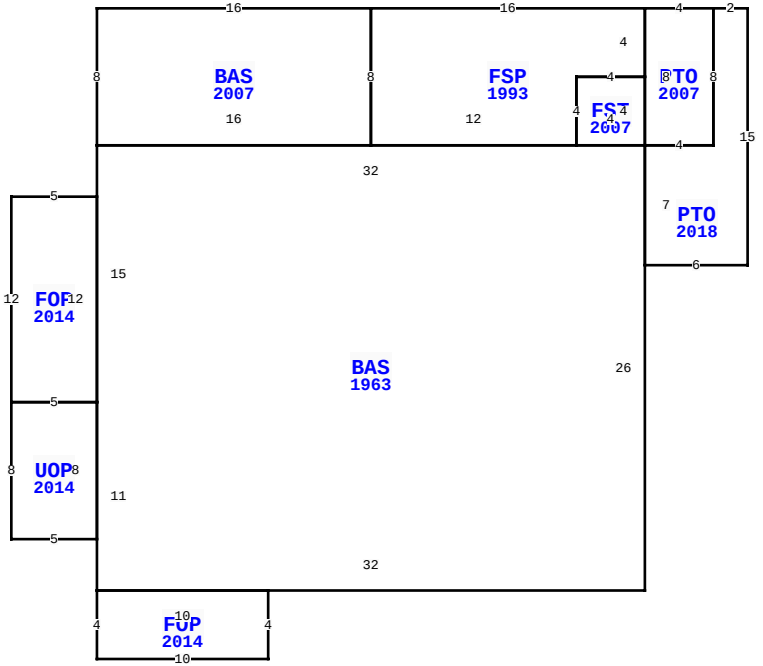
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 02
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1963	832	27,047
BAS	128	100	2007	128	4,161
FOP	40	30	2014	12	390
FOP	60	30	2014	18	585
FSP	112	55	1993	62	2,016
FST	16	55	2007	9	292
PTO	32	5	2007	2	65
PTO	58	5	2018	3	98
UOP	40	20	2014	8	260
TOTALS	1,318			1,074	34,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,074	85.5450	81.27	87,284	1963	1963	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



3 BONE BLUFF CIR, SOPCHOPPY

BLD DATE	08/01/2019	MMJT	LGL DATE	08/01/2019	MMJT
XF DATE	08/01/2019	MMJT	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,914
TOTAL MARKET OB/XF VALUE	4,468
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	67,382
SOH/AGL Deduction	0
ASSESSED VALUE	67,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,382
TOTAL JUST VALUE	67,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,249

5 YR PRCL CK, NEW TRAV.

XFOB LN 7-12

CODE XFOB LN 3, PU CORR DIMENS XFOB LN 4, PU

5 YR PRCL CH, CHG QUAL, PU CORR TRAV, CORR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000286	MECH	0	07/13/2018
28967	ELEC	0	04/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0654/0180	12/14/2005	WD	Q	V	01	100
GRANTOR: LASSITER LARRY & LUCY						
GRANTEE: LASSITER REVOCABLE						
0170/0456	10/01/1990	WD	U	I		58,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W16 S8 BAS=[YR=2007] N8 W16 S8 E16$ E12 N4 E4
FST=[YR=2007] W4 S4 E4 PTO=[YR=2007] E4 N8 W4 S8$
BAS=[YR=1963] W32 S15 FOP=[YR=2014] N12 W5 S12 E5$
UOP=[YR=2014] W5 S8 E5 N8$ S11 FOP=[YR=2014] S4 E10 N4 W10$
E32 N26$ PTO=[YR=2018] S7 E6 N15 W2 S8 W4$ N4$ N4$.

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	0700	PORT BLDG	0	0	12	8	96.00	SF	8.00	8.00	100	1980	1980	3	20	154	
2	0060	DECK WOOD	0	0	12	16	192.00	SF	5.00	5.00	100	1990	1990	3	20	192	
3	0630	METAL UTL	0	0	12	8	96.00	SF	8.00	8.00	100	1985	1985	3	20	154	
4	0375	WOOD WALK	0	0	15	4	60.00	SF	15.00	15.00	100	2002	2002	3	20	180	
5	0371	FLOATING D	0	0	21	6	126.00	SF	20.00	20.00	100	2002	2002	3	20	504	
6	0211	CONCRETE W	0	0	23	3	69.00	SF	6.00	6.00	100	2007	2007	3	30	124	
7	0375	WOOD WALK	0	0	27	3	81.00	SF	15.00	15.00	100	2002	2002	3	20	243	
8	0375	WOOD WALK	0	0	8	2	16.00	SF	15.00	15.00	100	2011	2011	3	47	113	
9	0380	BRICK PATI	0	0	40	3	120.00	SF	3.00	3.00	100	2014	2014	3	100	360	
10	0630	METAL UTL	0	0	9	5	45.00	SF	8.00	8.00	100	2014	2014	3	62	223	

LAND DESCRIPTION

TOTAL OB/XF 2,247

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	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	0.40	70,000.00	28,000.00	28,000							

REVIEW DATE 08/01/2019 BY MMJT Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/17/2026 BY SYS

29-5S-3W P-6-M-18
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BUILDING CHARACTERISTICS

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MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	

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TOTALS					

MARKET ADJUSTMENTS

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WAKULLA COUNTY PROPERTY

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,249

CODE XFOB LN 5, PU XFOB LN 6
XFOB LN 1, CHG DIMENS & SF XFOB LN 4, CHG
PU NEW TRAV, DEL XFOB LN 7, CHG CODE & DIMENS
5 YR PRCL CH, PU FNDN & FRME, CHG HTTP & A/C,

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: LASSITER REVOCABLE						
0170/0456	10/01/1990	WD	U	I		58,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0730	FINISHED O	0	0	10	7	70.00	SF	14.00	14.00	100	2014	2014	3	82	804	
12	0040	CARPORT FI	0	0	16	9	144.00	SF	12.00	12.00	100	2014	2014	3	82	1,417	

LAND DESCRIPTION

TOTAL OB/XF 2,221

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

REVIEW DATE 08/01/2019 BY MMJT Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/17/2026 BY SYS