

LOT 7 CREST POINTE S/D.
961-2235, WD 1189-620, WD 1390-1

LUTZE RON/LUTZE LISA
125 SW CREST POINTE CT
LAKE CITY, FL 32024

2026

11-4S-16-02905-407



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,761	100
FCP	216	25
FCP	372	25
FDG	1,271	60
FGR	506	55
FOP	70	30
FOP	192	30
FST	156	55
TOTALS	4,544	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,114	115.2360	129.06	401,893	2002	2015	0	0	10.00	90.00
1 SINGLE FAM 100% - 2020				Heated Area: 1761				HX Base Yr 2020			
The floor plan consists of several rooms and corridors. At the top left is a small room labeled 'FST' with dimensions 12 by 13. Below it is another room labeled 'FCP' with dimensions 12 by 18. To the right of these is a large central room labeled 'FDG' with dimensions 41 by 41. To the right of 'FDG' is a room labeled 'FCP' with dimensions 31 by 31. Below 'FST' and 'FCP' is a large room labeled 'BAS' with dimensions 33 by 33. To the right of 'BAS' is a room labeled 'FOP' with dimensions 16 by 16. Below 'BAS' is a room labeled 'FGR' with dimensions 22 by 23. To the right of 'FGR' is a room labeled 'FCP' with dimensions 5 by 7. The plan also shows various corridors and doorways with dimensions such as 12, 13, 18, 31, 41, 16, 18, 14, 5, 23, 10, 7, 5, 14, 22, 23, 16, 12, 12, 13, 18, 14, 5, 23, 22, 23, 16											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2002
2	0166	CONC, PAVMT	0 100	0	0	1,072.00	UT	2.00	2.00	100	2002
3	0169	FENCE/WOOD	0 100	0	0	220.00	UT	13.50	13.50	100	2009
4	0166	CONC, PAVMT	0 100	20	65	1,300.00	UT	2.00	2.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	35,000.00	35,000.00	35,000								