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

2027

11-4S-16-02905-407

BUILDING CHARACTERISTICS

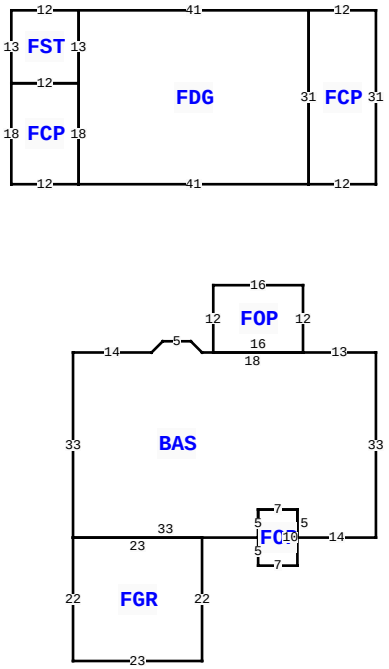
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,761	100		1,761	200,902
FCP	216	25		54	6,161
FCP	372	25		93	10,610
FDG	1,271	60		763	87,046
FGR	506	55		278	31,715
FOP	70	30		21	2,396
FOP	192	30		58	6,617
FST	156	55		86	9,811
TOTALS	4,544			3,114	355,258

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	126.76	394,731	2002	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2020 Heated Area: 1761 HX Base Yr 2020



125 SW CRESTPOINTE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,072.00	UT	2.00	2.00	100	2002	2002	3	100	2,144	
3	0169	FENCE/WOOD	0	100	0	0	220.00	UT	13.50	13.50	100	2009	2009	3	100	2,970	
4	0166	CONC,PAVMT	0	100	20	65	1,300.00	UT	2.00	2.00	100	2011	2011	3	100	2,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	355,258
TOTAL MARKET OB/XF VALUE	8,914
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	399,172
SOH/AGL Deduction	100,805
ASSESSED VALUE	298,367
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	196,956
TOTAL JUST VALUE	399,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055809	Roof Replacement	12,450	06/03/2026
000049829	Roof Replacement	22,976	05/16/2024
28882	GARAGE	589	09/23/2010
19932	SFR	301	09/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1390/1035	8/01/2019	WD	Q	I	01	300,000
GRANTOR: WESLEY & PAULA GAMBLE						
GRANTEE: RON & LISA LUTZE (H						
1189/0620	2/16/2010	WD	Q	I	01	195,000
GRANTOR: THOMAS & KIMBERLEE WA						
GRANTEE: WESLEY & PAULA GAMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N12 W16 S12 E16$ W18 L2 U2 W5 D2 L2 W14 S33 FGR= S22 E23 N22 W23$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E14 N33$ PTR= N30 FCP= N31 W12 FDG= W41 FST= W12 S13 E12 N13$ S13 FCP= W12 S18 E12 N18$ S18 E41 N31$ S31 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 8,914

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/25/2024 BY JS Total Acres: 1.77 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS