LOT 2 CYPRESS LAKE HILLS S/D EX
ADDT'L R/W FOR CYPRESS LAKE RD D
1457-2601.

MATHE ALEX
PO BOX 2743
LAKE CITY, FL 32056

2026

35-4S-15-00407-102

BUILDING CHARACTERISTICS

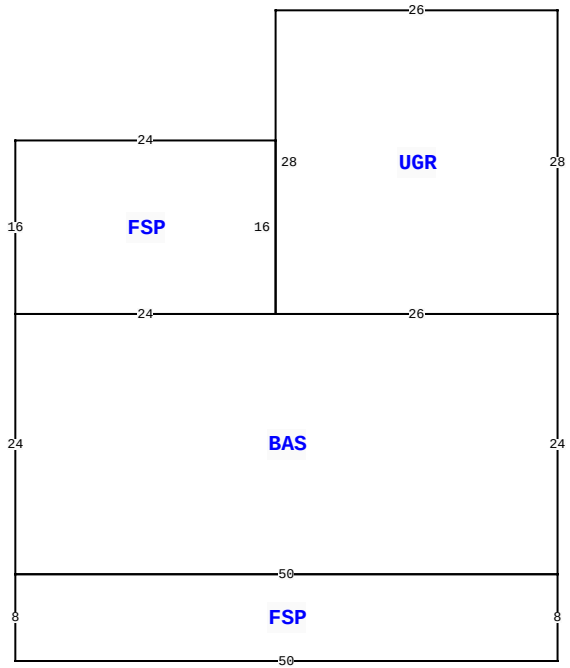
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	118,365
FSP	384	40		154	15,190
FSP	400	40		160	15,782
UGR	728	45		328	32,353
TOTALS	2,712			1,842	181,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,842	106.1046	118.84	218,903	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2015 Heated Area: 1200 HX Base Yr 2015



2344 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,689
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		25,620
TOTAL MARKET VALUE		210,609
SOH/AGL Deduction		67,592
ASSESSED VALUE		143,017
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		87,295
TOTAL JUST VALUE		210,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053416	Roof Replacement	24,383	06/20/2025
000047503	Swimming Pool and	15,000	06/20/2023
26224	SFR	398	09/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1550/397	9/23/2025	LE	U	I	14	100
GRANTOR: MATHE ALEX (ENH LE)						
GRANTEE: ROSS TIMM MATHE (RM						
1278/2006	4/28/2014	WD	U	I	11	0
GRANTOR: EDWARD R HANLON JR						
GRANTEE: ALEX MATHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 UGR= N28 W26 S28 E26$ W26 FSP= N16 W24 S16 E24 $ W24 S24 FSP= S8 E50 N8 W50$ E50$.

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	0166	CONC,PAVMT	0	100	25	26	650.00	UT	3.00	3.00	100	2008	2008	3	100	1,950	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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		A-1	0.00	0.00	1.83	AC		1.00	1.00	1.00	14,000.00	14,000.00	25,620							

REVIEW DATE 08/12/2025 BY chuck Total Acres: 1.83 Total Land Value: 25,620 Market: 0 Agricultural: 0 Common: 25,620 PRINTED 11/17/2025 BY SYS