LOT 5 CYPRESS LAKE HILLS S/D EX
RD R/W FOR SW CYPRESS LAKE RD DE
1472-687.

MATHE ALEX/ROSS KATALIN MATHE
PO BOX 2743
LAKE CITY, FL 32056

2026

35-4S-15-00407-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	23,520
TOTAL MARKET VALUE	23,820
SOH/AGL Deduction	0
ASSESSED VALUE	23,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,820
TOTAL JUST VALUE	23,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1550/394	9/23/2025	LE	U	I	14	100
GRANTOR: MATHE ALEX (ENH LE)						
GRANTEE: ROSS TIMM MATHE (RM						
1523/130	3/22/2024	WD	Q	I	01	25,000
GRANTOR: LOVETT CLYDE E						
GRANTEE: MATHE ALEX						

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
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 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	0700	C	MISC RES	0		A-1	0.00	0.00	1.68	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,520							

REVIEW DATE 01/07/2025 BY TP Total Acres: 1.68 Total Land Value: 23,520 Market: 0 Agricultural: 0 Common: 23,520 PRINTED 09/30/2025 BY SYS