

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

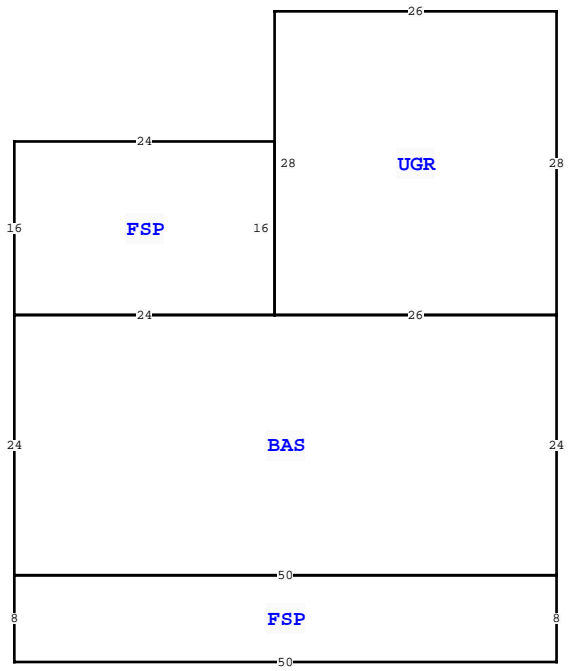
MATHE ALEX
 PO BOX 2743
 LAKE CITY, FL 32056

2026

35-4S-15-00407-102


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	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 Units	05	CONV	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
BAS	1,200	100	
FSP	384	40	
FSP	400	40	
UGR	728	45	
TOTALS	2,712		1,842

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2015									
				Heated Area: 1200								
					HX Base Yr 2015							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			29,280
TOTAL MARKET VALUE			214,269
SOH/AGL Deduction			71,669
ASSESSED VALUE			142,600
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			86,189
TOTAL JUST VALUE			214,269
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

EXTRA FEATURES		2344 SW CYPRESS LAKE RD, LAKE CITY														
L N	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	100	2008	2008	3	100	1,950	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	750	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	600	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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

LAND DESCRIPTION													TOTAL OB/XF 3,300												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	16,000.00	16,000.00	29,280								