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

BLAKE JODY
90 NW 110TH TER
PLANTATION, FL 33324

2027

35-4S-15-00407-105

BUILDING CHARACTERISTICS

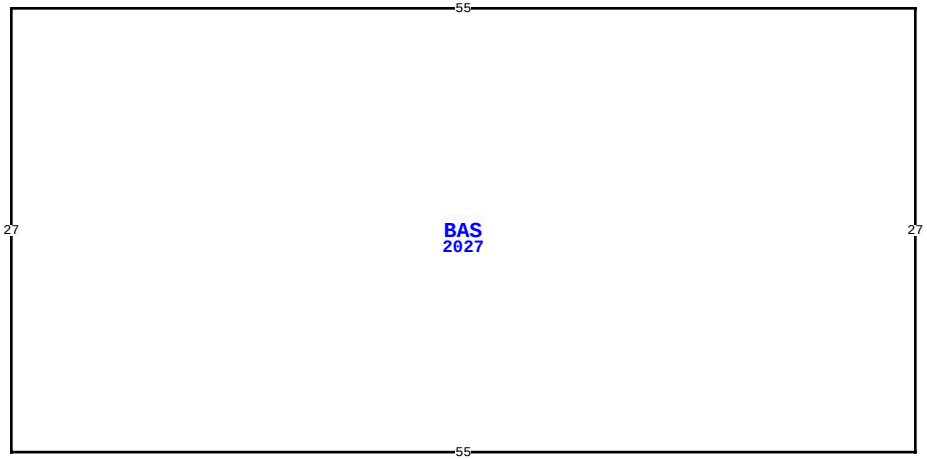
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,485	100	2027	1,485	152,938
TOTALS	1,485			1,485	152,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,485	113.0000	105.09	156,059	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1485 HX Base Yr



147 SW HORSE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	152,938
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	26,880
TOTAL MARKET VALUE	187,118
SOH/AGL Deduction	0
ASSESSED VALUE	187,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,118
TOTAL JUST VALUE	187,118
NCON VALUE	159,938
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055624	Mobile Home		05/06/2026
000055430	Right-of-Way Acce		04/07/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2430	2/17/2026	WD	Q	I	01	68,000
GRANTOR: MATHE ALEX						
GRANTEE: BLAKE JODY						
1550/394	9/23/2025	LE	U	I	14	100
GRANTOR: MATHE ALEX (ENH LE)						
GRANTEE: ROSS TIMM MATHE (RM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=20,10] E55 S27 W55 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.68	AC		1.00	1.00	1.00	16,000.00	16,000.00	26,880							

REVIEW DATE 07/08/2026 BY Andres Total Acres: 1.68 Total Land Value: 26,880 Market: 0 Agricultural: 0 Common: 26,880 PRINTED 11/17/2026 BY SYS