

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

2026

35-4S-15-00407-105


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 300 TOTAL LAND VALUE - MARKET 26,880 TOTAL MARKET VALUE 27,180 SOH/AGL Deduction 978 ASSESSED VALUE 26,202 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,202 TOTAL JUST VALUE 27,180 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 23,820																	
DOR CODE		0700 MISC IMPROVED																		PERMIT NUM DESCRIPTION AMT ISSUED 000055624 Mobile Home 05/06/2026 000055430 Right-of-Way Acce 04/07/2026																	
MAP NUM		MKT AREA 02																																			
NEIGHBORHOOD/LOC		35415.010 1.00/																		SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1560/2430</td> <td>2/17/2026</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>68,000</td> </tr> </tbody> </table> 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)				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
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1560/2430	2/17/2026	WD	Q	I	01	68,000																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																											
TOTALS																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>				BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																
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EXTRA FEATURES		147 SW HORSE WAY, 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	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																									
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	0700	C	MISC RES	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		01/07/2025		BY TP		Total Acres: 1.68		Total Land Value: 26,880		Market: 0		Agricultural: 0		Common: 26,880		PRINTED 06/19/2026 BY SYS																					