

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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 300 <b>TOTAL LAND VALUE - MARKET</b> 26,880 <b>TOTAL MARKET VALUE</b> 27,180 SOH/AGL Deduction 978 <b>ASSESSED VALUE</b> 26,202 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 26,202 <b>TOTAL JUST VALUE</b> 27,180 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 23,820																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000055430      Right-of-Way Acce           04/07/2026																							
																				<b>SALES DATA</b> <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
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																																					
<b>TOTALS</b>										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026      MLU																																	
<b>EXTRA FEATURES</b>										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																							
<b>LAND DESCRIPTION</b>															<b>TOTAL OB/XF</b> 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																										
<b>REVIEW DATE</b> 01/07/2025 <b>BY</b> TP      Total Acres: 1.68      Total Land Value: 26,880      Market: 0      Agricultural: 0      Common: 26,880 <b>PRINTED 05/08/2026 BY SYS</b>																																											