

LOT 2 BLOCK 4 COUNTRY CLUB ESTAT
754-2152, 787-1579, 932-19, 935-

EXCULTUS HOLDINGS LLC
348 S MARION AVE
LAKE CITY, FL 32025

2026

34-3S-17-07143-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	9,484
BAS	1,536	100		1,536	151,732
FOP	24	30		7	692
UOP	228	20		46	4,544
TOTALS	1,884			1,685	166,451

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2023

Heated Area: 1632

HX Base Yr 2023

Diagram showing property layout with areas labeled UOP, BAS, and FOP.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0294	SHED WOOD/	0 100	12	15	180.00	UT	18.00	18.00	100	1993
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2023
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2023

246 SE TRIBBLE ST, LAKE CITY										XF DATE		LAND DATE		04/21/2023		MLU	
										INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	0.00	0.00	100	0	0	3	100	1,000								
180.00	UT	18.00	18.00	100	1993	1993	3	100	3,240								
1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500								
1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000								

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	81.00	132.00	1.00	LT	1.00

TOTAL OB/XF												6,740	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
RSF-2	81.00	132.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00			
Total Acres: 0.25		Total Land Value: 18,500				Market: 0				Agricultural: 0			

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,451	
TOTAL MARKET OB/XF VALUE		6,740	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		191,691	
SOH/AGL Deduction		1,712	
ASSESSED VALUE		189,979	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		139,257	
TOTAL JUST VALUE		191,691	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,069	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1545/758	7/01/2025	WD	U	I	11	100	
GRANTOR: STEED KATHERINE J							
GRANTEE: EXCULTUS HOLDINGS L							
1471/1608	7/01/2022	WD	Q	I	01	199,000	
GRANTOR: MCNIEL JAMES EDWARD							
GRANTEE: STEED KATHERINE J							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W16 S12 W42 S24 E40 E6 S4 E12 N20 W12 N8 E12 N12 \$											
UOP=[ORIG=-16,0] W19 S12 E19 N12 \$											
BAS=[ORIG=0,20] N8 W12 S8 E12 \$											
FOP=[ORIG=-18,36] S4 E6 N4 W6 \$											