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

2027

34-3S-17-07143-000

BUILDING CHARACTERISTICS

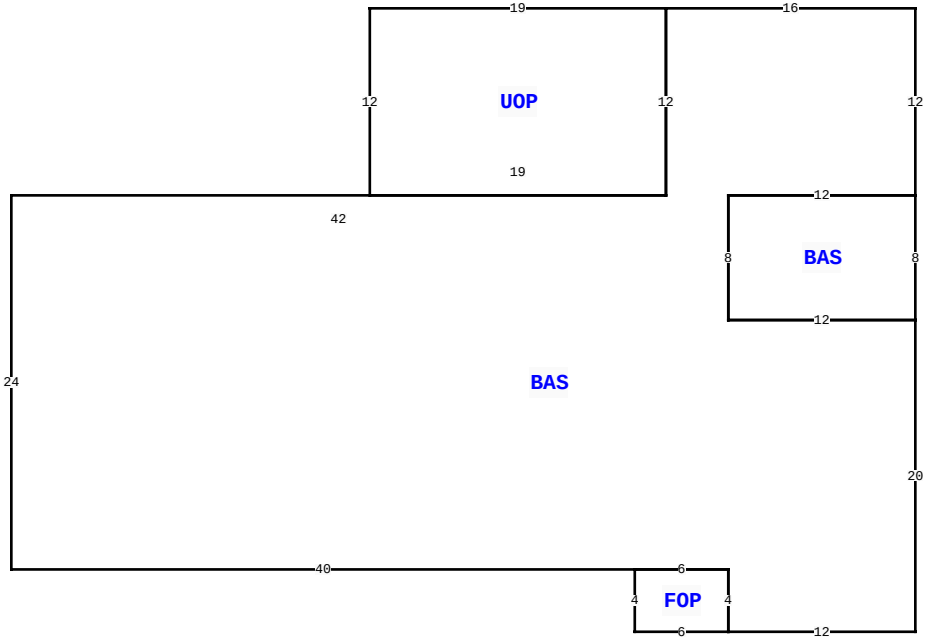
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	9,314
BAS	1,536	100		1,536	149,023
FOP	24	30		7	679
UOP	228	20		46	4,463
TOTALS	1,884			1,685	163,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,685	126.0000	138.60	233,541	1966	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2026 Heated Area: 1632 HX Base Yr



246 SE TRIBBLE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,479
TOTAL MARKET OB/XF VALUE	6,740
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	188,719
SOH/AGL Deduction	0
ASSESSED VALUE	188,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,719
TOTAL JUST VALUE	188,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,691

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 $
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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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	0	12	15	180.00	UT	18.00	18.00	100	1993	1993	3	100	3,240	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 6,740

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	0100	C	SFR	0		RSF-2	81.00	132.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/10/2022 BY ME Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS