C DIV: (BLOCK 41) SW1/4 EX RD.
324-594, 597-810, 833-1639, 888-

EINSTEIN THERAPY CENTER, INC
250 NW 76TH DR
GAINESVILLE, FL 32607

2027

00-00-00-12755-000

BUILDING CHARACTERISTICS

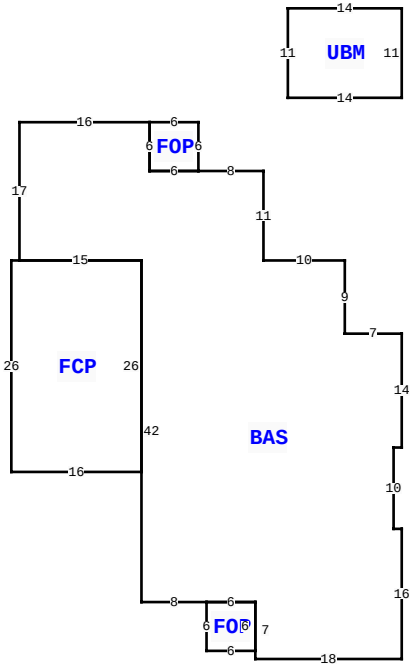
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100		1,823	64,990
FCP	416	30		125	4,457
FOP	36	30		11	392
FOP	36	30		11	392
UBM	154	35		54	1,925
TOTALS	2,465			2,024	72,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,024	96.3480	71.30	144,311	1925	1925	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2023 Heated Area: 1823 HX Base Yr



229 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	72,156
TOTAL MARKET OB/XF VALUE	1,060
TOTAL LAND VALUE - MARKET	57,330
TOTAL MARKET VALUE	130,546
SOH/AGL Deduction	0
ASSESSED VALUE	130,546
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,546
TOTAL JUST VALUE	130,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046198	Roof Replacement	20,000	01/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2471	10/13/2022	WD	U	I	11	100
GRANTOR: TOMLINSON AMY F						
GRANTEE: EINSTEIN THERAPY CE						
1443/1437	7/22/2021	WD	Q	I	05	255,000
GRANTOR: KUYKENDALL JOHN G LIV						
GRANTEE: TOMLINSON AMY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N9 W10 N11 W8 FOP= N6 W6 S6 E6$ W6 N6 W16 S17 FCP= W1 S26 E16 N26 W15 $ E15 S42 E8 FOP= S6 E6 N6 W6$ E6 S7 E18 N16 W1 N10 E1 N14$ PTR=N40 UBM= W14 S11 E14 N11$ S40$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	80	
3	0140	CLFENCE 6	0	0	0	0	80.00	UT	8.50	8.50	100	2008	2008	3	100	680	

LAND DESCRIPTION

TOTAL OB/XF 1,060

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	1700	C	1STORY OFF	0		CG	0.00	0.00	7,350.00	SF		1.00	1.00	1.20	6.50	7.80	57,330							

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.17 Total Land Value: 57,330 Market: 0 Agricultural: 0 Common: 57,330 PRINTED 11/17/2026 BY SYS