C DIV: S1/2 OF SE1/4 BLOCK 41.
ALSO DESC AS: BEG AT SE COR OF B
52 FT, W 105 FT, S 52 FT TO N R/

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

2026

00-00-00-12757-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
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

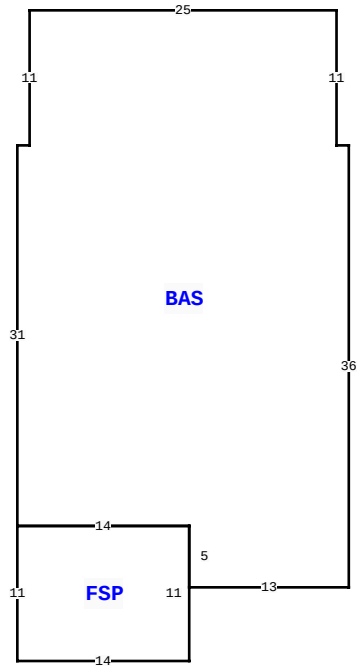
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,177	100		1,177	39,871
FSP	154	40		62	2,101
TOTALS	1,331			1,239	41,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,239	89.1450	67.75	83,942	1925	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2023 Heated Area: 1177 HX Base Yr



236 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	41,971
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,646
TOTAL MARKET VALUE	51,617
SOH/AGL Deduction	0
ASSESSED VALUE	51,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,617
TOTAL JUST VALUE	51,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W25 S11 W1S31 FSP= S11 E14 N11 W14$ E14 S5 E13 N36 W1N11$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9105	C	TOWER SITE	0		*CG	52.00	105.00	1,000.00	SF		1.00	1.00	1.00	1.75	1.75	1,750							
2	1700	C	1STORY OFF	0		*CG	52.00	105.00	4,512.00	SF		1.00	1.00	1.00	1.75	1.75	7,896							

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.13 Total Land Value: 9,646 Market: 0 Agricultural: 0 Common: 9,646 PRINTED 05/08/2026 BY SYS