FT WHITE: 100 FT N & S BY 80 FT OF BLOCK 42 EX RD R/W.

GRACE PEDIATRICS P.L. INC
4196 W US HIGHWAY 90, STE 105
LAKE CITY, FL 32055

2027

00-00-00-14371-000

BUILDING CHARACTERISTICS

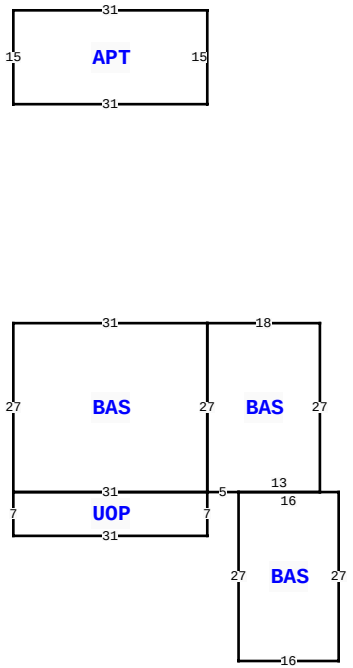
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	465	100		465	48,550
BAS	432	100		432	45,105
BAS	486	100		486	50,743
BAS	837	100		837	87,391
UOP	217	20		43	4,490
TOTALS	2,437			2,263	236,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	101.2473	111.37	252,030	1900	2020	0	0	0	6.25	93.75

1 SINGLE FAM 0% - 2025 Heated Area: 2220 HX Base Yr



238 SW CULLEN AVE, FORT WHITE

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	236,278
TOTAL MARKET OB/XF VALUE	10,120
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	274,398
SOH/AGL Deduction	0
ASSESSED VALUE	274,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,398
TOTAL JUST VALUE	274,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,705

SALE:2:1: ASSUMPTION OF $17000 MORTGAGE AND DOWN P

SALE:1:1: LOCATED BLK 42 FORT WHITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050180	Electrical Servic	2,500	06/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/872	5/23/2024	WD	Q	I	01	347,000
GRANTOR: DAVIS DAVID						
GRANTEE: GRACE PEDIATRICS P.						
1475/1718	9/12/2022	WD	Q	I	01	279,000
GRANTOR: WOOSTER ROBERT E						
GRANTEE: DAVIS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 S27 E31 N27 $
BAS=[ORIG=0,27] E5 E13 N27 W18 S27 $
APT=[ORIG=0,-50] W31 S15 E31 N15 $
BAS=[ORIG=5,27] S27 E16 N27 W16 $
UOP=[ORIG=-31,27] S7 E31 N7 W31 $
PTR=[ORIG=0,0] N50 S50 $
.

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	0294	SHED WOOD/	0	0	10	14	140.00	UT	18.00	18.00	100	1993	1993	3	100	2,520	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	700	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
4	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 10,120

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		00	80.00	100.00	8,000.00	SF		1.00	1.00	1.00	3.50	3.50	28,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 0.18 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS