

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

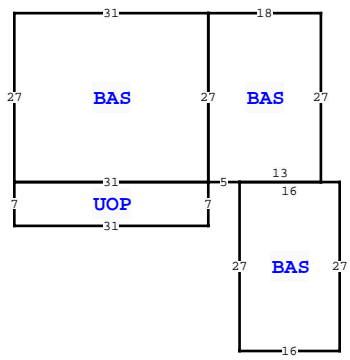
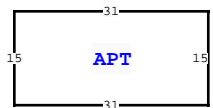
GRACE PEDIATRICS P.L. INC
4196 W US HIGHWAY 90, STE 105
LAKE CITY, FL 32055

2026

00-00-00-14371-000
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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 70
Exterior Wall	08	WD OR PLY 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	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
APT	465	100
BAS	432	100
BAS	486	100
BAS	837	100
UOP	217	20
TOTALS	2,437	2,263

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025		256,624	1900	2020	0	0	6.25	93.75
				Heated Area: 2220	HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	240,585		
TOTAL MARKET OB/XF VALUE	10,120		
TOTAL LAND VALUE - MARKET	28,000		
TOTAL MARKET VALUE	278,705		
SOH/AGL Deduction	0		
ASSESSED VALUE	278,705		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	278,705		
TOTAL JUST VALUE	278,705		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	278,213		

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	Q	I	01	347,000
GRANTOR: DAVIS DAVID						
GRANTEE: GRACE PEDIATRICS P.						
1475/1718	9/12/2022	WD Q	Q	I	01	279,000
GRANTOR: WOOSTER ROBERT E						
GRANTEE: DAVIS DAVID						

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
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	

238 SW CULLEN AVE, FORT WHITE
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/12/2026 MLU

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 \$

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							