C DIV: 80 FT E & W BY 105 FT
N & S IN NW COR EX RD R/W.
(BLOCK 41) 432-252, 789-113,

TRISKAL LLC
4154 NW TELFAIR GLEN
LAKE CITY, FL 32055

2026

00-00-00-12753-000

BUILDING CHARACTERISTICS

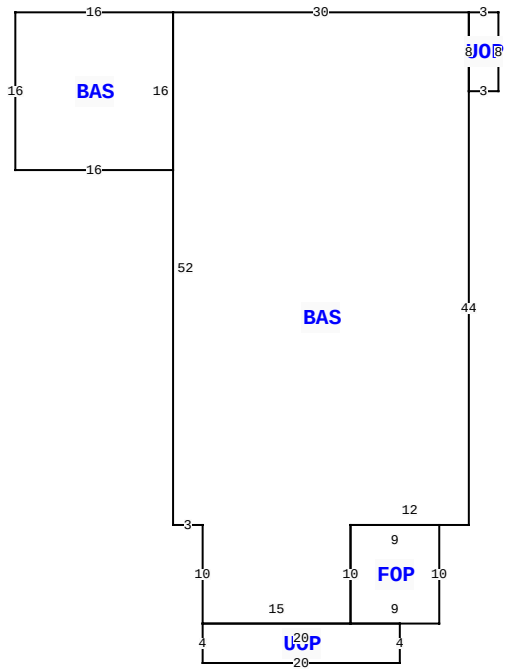
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
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	256	100		256	10,012
BAS	1,710	100		1,710	66,879
FOP	90	30		27	1,056
UOP	24	20		5	196
UOP	80	20		16	626
TOTALS	2,160			2,014	78,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,014	96.0992	71.11	143,216	1930	1995	0	0	0	45.00	55.00

1 OFFICE LOW 0% - 0 Heated Area: 1966 HX Base Yr



213 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	78,769
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,094
TOTAL MARKET VALUE	114,863
SOH/AGL Deduction	0
ASSESSED VALUE	114,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,863
TOTAL JUST VALUE	114,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,159

SALE:2:1: PART BLK 41 CENTRAL DIV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-452	ADDN COMM	277	08/17/2018
14-0455	MAINT/ALTR	50	12/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/2540	4/18/2017	QC	U	I	11	100
GRANTOR: ALLERGY SPECIALTY CAR						
GRANTEE: TRISKAL LLC						
1248/0594	1/23/2013	QC	U	I	11	100
GRANTOR: ALLERGY SPECIALTY CAR						
GRANTEE: TRISKAL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= W16 S16 E16 N16$ S52 E3 S10 UOP= S4 E20 N4 W20$
E15 FOP= E9 N10 W9 S10$ N10 E12N44 UOP= E3 N8 W3 S8$ N8$.

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	1700	C	1STORY OFF	0		CG	105.00	50.00	5,250.00	SF		1.00	1.00	1.25	5.50	6.88	36,094							

REVIEW DATE 01/15/2019 BY ME Total Acres: 0.12 Total Land Value: 36,094 Market: 0 Agricultural: 0 Common: 36,094 PRINTED 11/17/2025 BY SYS