C DIV: W 50.65 FT OF N 31.29 FT
FT OF W1/2 BLOCK 3.

TRISKAL LLC
213 SW MAIN BLVD
LAKE CITY, FL 32025

2026

00-00-00-12632-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

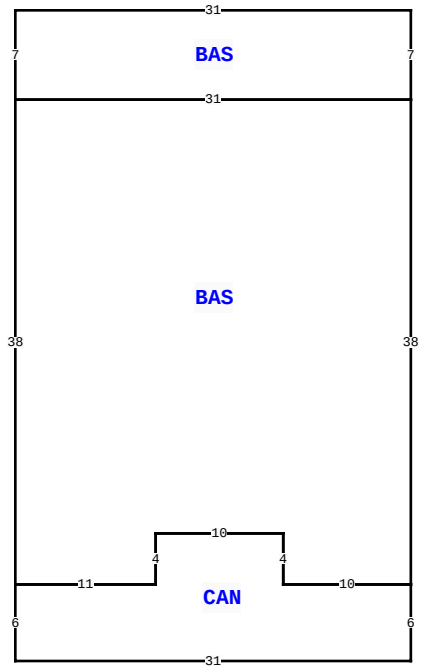
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	217	100		217	9,351
BAS	1,138	100		1,138	49,037
CAN	226	30		68	2,930
TOTALS	1,581			1,423	61,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,423	113.4000	86.18	122,634	1930	1930	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2022 Heated Area: 1355 HX Base Yr



319 N MARION AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	61,317
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,300
TOTAL MARKET VALUE	70,617
SOH/AGL Deduction	0
ASSESSED VALUE	70,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,617
TOTAL JUST VALUE	70,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/1959	5/26/2021	WD	Q	I	01	112,500
GRANTOR: BUCHANAN CONSTANCE M						
GRANTEE: TRISKAL LLC						
1425/768	11/09/2020	WD	U	I	30	100
GRANTOR: BUCHANAN JAMES M						
GRANTEE: BUCHANAN CONSTANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N7 W31 S7 E31$ BAS= W31S38 CAN= S6 E31 N6 W10 N4 W10S4 W11$ E11 N4 E10S4 E10 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		*C-CBD	31.00	50.00	1,550.00	SF		1.00	1.00	1.00	6.00	6.00	9,300							

REVIEW DATE 04/11/2016 BY ME Total Acres: 0.04 Total Land Value: 9,300 Market: 0 Agricultural: 0 Common: 9,300 PRINTED 05/08/2026 BY SYS