

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

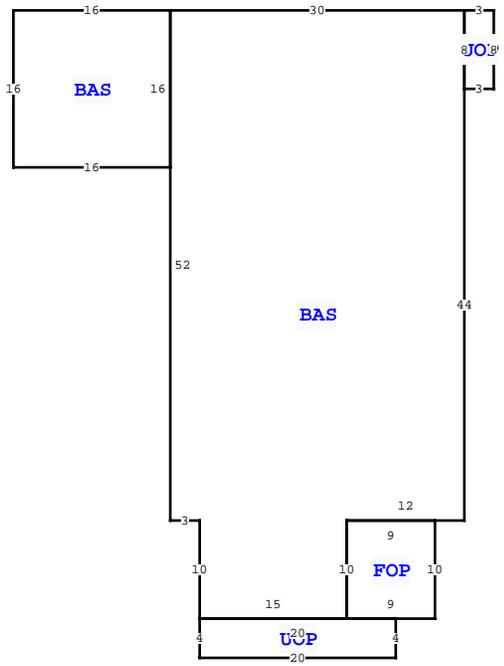
TRISKAL LLC  
 4154 NW TELFAIR GLEN  
 LAKE CITY, FL 32055

**2026**

00-00-00-12753-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	12	HARDWOOD	90
Interior Floor	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
BAS	256	100	
BAS	1,710	100	
FOP	90	30	
UOP	24	20	
UOP	80	20	
TOTALS	2,160		

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	73.04	147,103	1930	1995	0	0	45.00	55.00		
1 OFFICE LOW 0% - 0 Heated Area: 1966 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		80,907	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		36,094	
TOTAL MARKET VALUE		117,001	
SOH/AGL Deduction		0	
ASSESSED VALUE		117,001	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		117,001	
TOTAL JUST VALUE		117,001	
NCON VALUE		0	
INCOME VALUE		0	
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						

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
213 SW MAIN BLVD, LAKE CITY																

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

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