

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

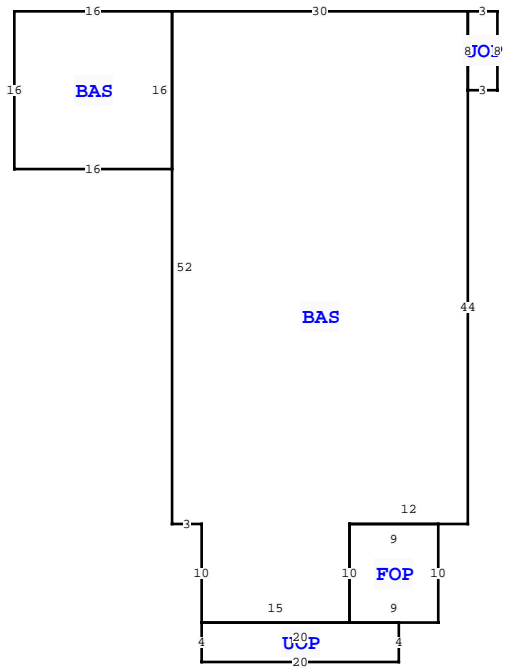
TRISKAL LLC
 4154 NW TELFAIR GLEN
 LAKE CITY, FL 32055

2026

00-00-00-12753-000

ELEMENT		CD	BUILDING CHARACTERISTICS 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 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	TOT ADJ AREA
BAS	256	100		256
BAS	1,710	100		1,710
FOP	90	30		27
UOP	24	20		5
UOP	80	20		16
TOTALS	2,160			2,014

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE LOW	0%	- 0									
Heated Area: 1966 HX Base Yr												



COLUMBIA COUNTY PROPERTY 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			42,656
TOTAL MARKET VALUE			121,425
SOH/AGL Deduction			0
ASSESSED VALUE			121,425
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			121,425
TOTAL JUST VALUE			121,425
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

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												
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	6.50	8.13	42,656								