BEGIN SE COR OF SEC, RUN N 398.9
FT, S'LY 392.55 FT, E 210 FT TO

FORFINSKI BERNARD
139 SE SEARS CT
LAKE CITY, FL 32025

2026

02-6S-17-09553-035

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

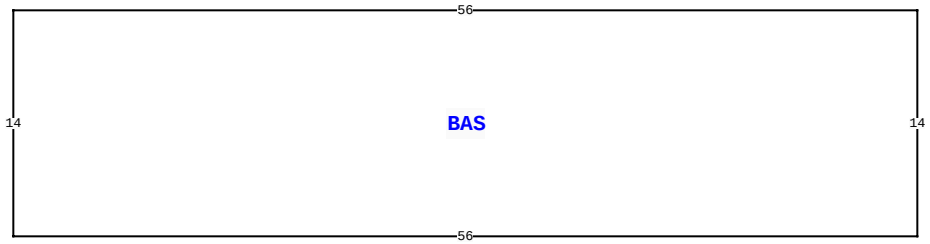
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	20,491
TOTALS	784			784	20,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	108.9000	65.34	51,227	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 784 HX Base Yr 2023



139 SE SEARS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,491
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		25,680
TOTAL MARKET VALUE		54,871
SOH/AGL Deduction		11,541
ASSESSED VALUE		43,330
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,330
TOTAL JUST VALUE		54,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16153	M H	125	10/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/695	8/02/2021	WD	Q	I	05	60,000
GRANTOR: MCCLENITHAN ZORIA						
GRANTEE: FORFINSKI BERNARD						
0783/1842	12/30/1989	AG	U	I	13	26,000
GRANTOR: EARL WATERS						
GRANTEE: ZORIA MCCLENITHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.14	AC		1.00	1.00	1.00	12,000.00	12,000.00	13,680							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 11/30/2022 BY JB Total Acres: 2.14 Total Land Value: 25,680 Market: 0 Agricultural: 0 Common: 25,680 PRINTED 11/18/2025 BY SYS