THE S 336.85 FT OF SW1/4 OF SW1/
410-447, 783-1842, 833-1225, WD

FORFINSKI BERNARD
139 SE SEARS CT
LAKE CITY, FL 32025

2026

01-6S-17-09531-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

141 SE SEARS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	58,500
SOH/AGL Deduction	3,929
ASSESSED VALUE	54,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,571
TOTAL JUST VALUE	58,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	V	13	26,000
GRANTOR: EARL WATERS						
GRANTEE: ZORIA MCCLENITHAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2022	1991		100	500	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2022	1991		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0700	C	MISC RES	0					10.00	AC		1.00	1.00	0.50	11,000.00	5,500.00	55,000							

REVIEW DATE 11/30/2022 BY JB Total Acres: 10.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/12/2026 BY SYS