

LOT 19 CREEKSIDE S/D.
ORB 1007-2498, WD 1025-961.
WD 1132-931, DC 1149-1518, WD

DOHRN DYLAN M/DOHRN ASHLEY C MIXON
283 SW CREEKSIDE LN
LAKE CITY, FL 32025

2026

12-4S-16-02939-119



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

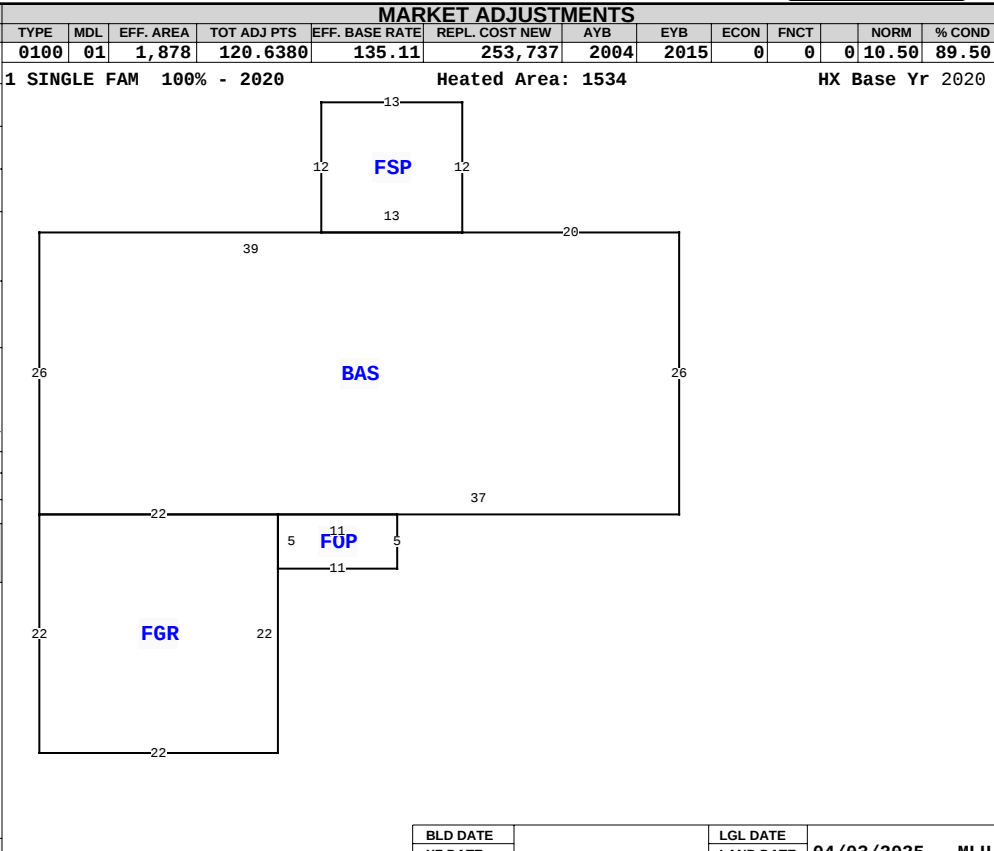
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100		1,534	185,497
FGR	484	55		266	32,165
FOP	55	30		16	1,935
FSP	156	40		62	7,497
TOTALS	2,229			1,878	227,095

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	971.00	UT	2.00	2.00
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00



TOTAL OB/XF									
8,442									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		227,095	
TOTAL MARKET OB/XF VALUE		8,442	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		270,537	
SOH/AGL Deduction		73,205	
ASSESSED VALUE		197,332	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		146,610	
TOTAL JUST VALUE		270,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048974	Roof Replacement	18,240	01/08/2024
21578	SFR	477	03/02/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1384/1790	5/14/2019	WD	Q	I	01
GRANTOR: PATRICIA M HINCH					SALE PRICE
GRANTEE: DYLAN M DOHRN & ASH					180,500
1313/1491	4/15/2016	WD	Q	I	01
GRANTOR: SANDRA WHITEY					159,900
GRANTEE: PATRICIA HINCH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W20 FSP= N12 W13 S12 E13\$ W39 S26 FGR= S22 E22 N22 W22\$ E22 FOP= S5 E11 N5 W11\$ E37 N26\$.									