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

2027

12-4S-16-02939-119

BUILDING CHARACTERISTICS

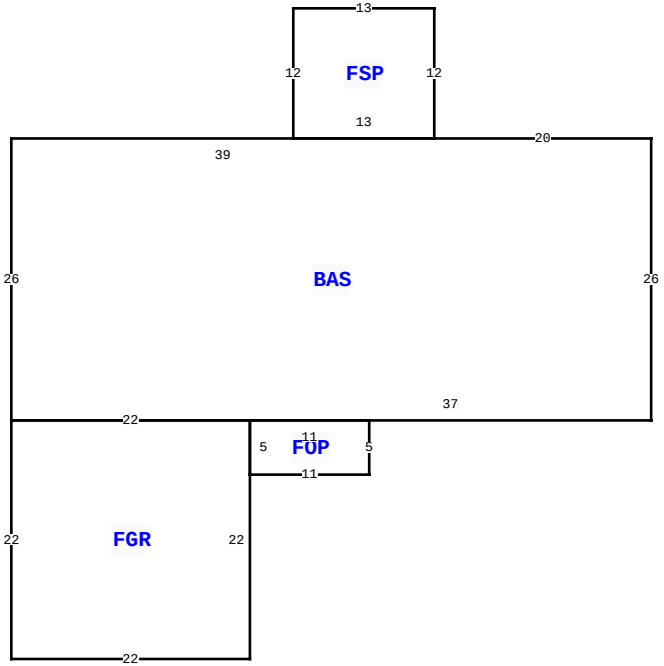
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	182,188
FGR	484	55		266	31,592
FOP	55	30		16	1,900
FSP	156	40		62	7,363
TOTALS	2,229			1,878	223,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	120.6380	132.70	249,211	2004	2015	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2020 Heated Area: 1534 HX Base Yr 2020



283 SW CREEKSIDE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	971.00	UT	2.00	2.00	100	2004	2004	3	100	1,942	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		223,044
TOTAL MARKET OB/XF VALUE		8,442
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		266,486
SOH/AGL Deduction		63,826
ASSESSED VALUE		202,660
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,249
TOTAL JUST VALUE		266,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,537

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	SALE PRICE
1384/1790	5/14/2019	WD	Q	I	01	180,500
GRANTOR: PATRICIA M HINCH						
GRANTEE: DYLAN M DOHRN & ASH						
1313/1491	4/15/2016	WD	Q	I	01	159,900
GRANTOR: SANDRA WHITEY						
GRANTEE: PATRICIA HINCH						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 8,442

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/30/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS