

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

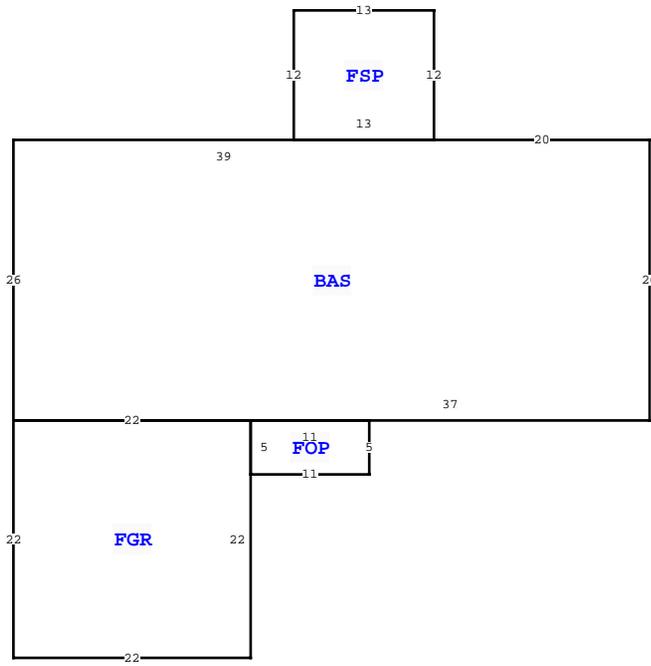
DOHRN DYLAN M/DOHRN ASHLEY C MIXON
283 SW CREEKSIDE LN
LAKE CITY, FL 32025

2026

12-4S-16-02939-119

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2020									



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100		1,534	188,819
FGR	484	55		266	32,742
FOP	55	30		16	1,969
FSP	156	40		62	7,632
TOTALS	2,229			1,878	231,161

283 SW CREEKSIDE LN, LAKE CITY

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

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	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			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	231,161			
TOTAL MARKET OB/XF VALUE	8,442			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	274,603			
SOH/AGL Deduction	77,846			
ASSESSED VALUE	196,757			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	145,346			
TOTAL JUST VALUE	274,603			
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	SALE PRICE
1384/1790	5/14/2019	WD Q	Q	I	01	180,500
GRANTOR: PATRICIA M HINCH						
GRANTEE: DYLAN M DOHRN & ASH						
1313/1491	4/15/2016	WD Q	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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									