

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

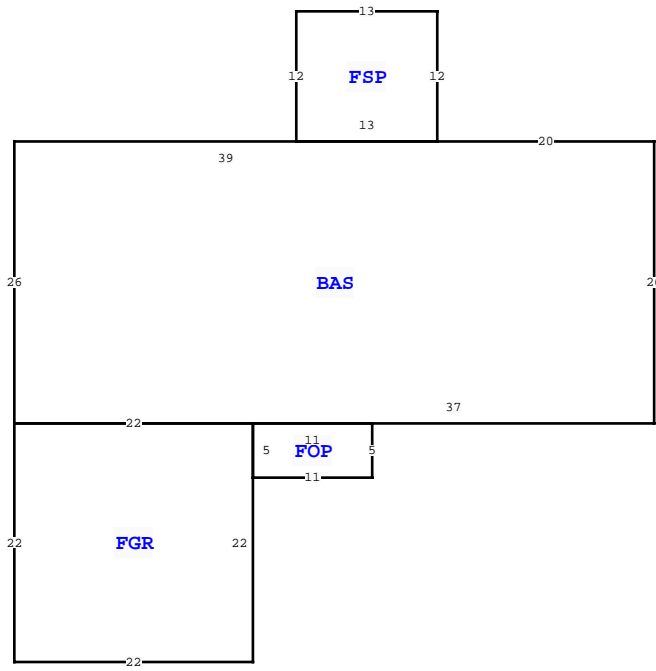
DOHRN DYLAN M/DOHRN ASHLEY C MIXON  
283 SW CREEKSIDE LN  
LAKE CITY, FL 32025

**2026**

12-4S-16-02939-119

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

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	135.11	253,737	2004	2015	0	0	10.50	89.50		
1 SINGLE FAM 100% - 2020 Heated Area: 1534 HX Base Yr 2020													



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
<b>TOTALS</b>	<b>2,229</b>			<b>1,878</b>	<b>227,095</b>

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	

**TOTAL OB/XF 8,442**

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
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				73,780	
ASSESSED VALUE				196,757	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				145,346	
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	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\$.