

# Columbia County Property Appraiser

Jeff Hampton

**2026 Working Values**

updated: 1/15/2026

Parcel: << 35-6S-16-04066-009 (21155) >>

## Owner & Property Info

Result: 1 of 1

Owner	PERRAULT TIM ROBERT 394 SW SONOMA WAY FORT WHITE, FL 32038		
Site	394 SW SONOMA WAY, FORT WHITE		
Description*	LOT 7 QUAIL RIDGE S/D. 690-192, 717-661, WD 1020-1866, WD 1361-1294, QC 1490-2734.		
Area	4.04 AC	S/T/R	35-6S-16
Use Code**	MOBILE HOME (0200)	Tax District	3

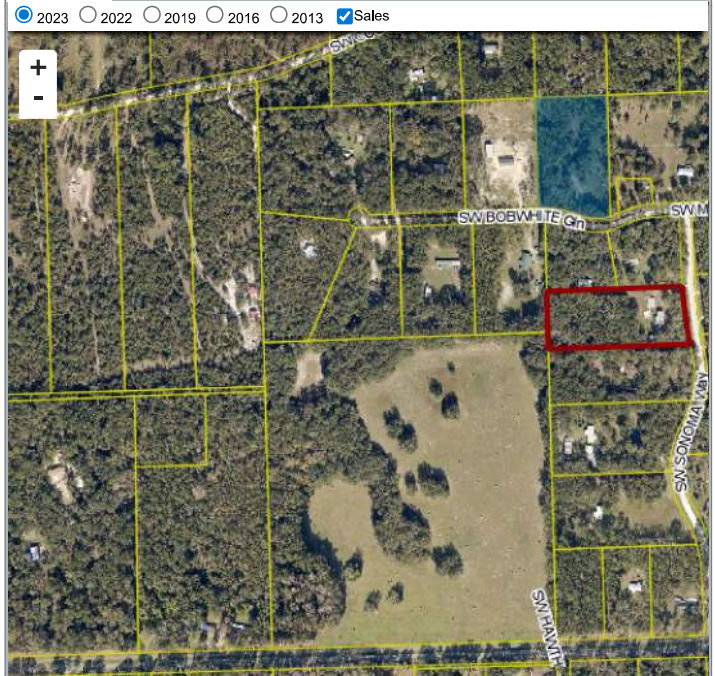
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$40,400	Mkt Land	\$40,400
Ag Land	\$0	Ag Land	\$0
Building	\$105,700	Building	\$114,212
XFOB	\$37,193	XFOB	\$36,007
Just	\$183,293	Just	\$190,619
Class	\$0	Class	\$0
Appraised	\$183,293	Appraised	\$190,619
SOH/10% Cap	\$0	SOH/10% Cap	\$37,654
Assessed	\$144,325	Assessed	\$152,965
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$94,325 city:\$0 other:\$0 school:\$119,325	Total Taxable	county:\$102,243 city:\$0 other:\$0 school:\$127,965

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/9/2023	\$100	1490 / 2734	QC	I	U	11
5/31/2018	\$129,000	1361 / 1294	WD	I	Q	01
4/20/1990	\$13,000	717 / 661	AG	V	Q	
1/1/1986	\$44,100	584 / 707	AG	V	Q	01

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	1996	1620	2244	\$114,212

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	1993	\$1,800.00	240.00	8 x 30
0280	POOL R/CON	2008	\$9,825.00	242.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0080	DECKING	2010	\$100.00	1.00	0 x 0
0060	CARPORT F	2010	\$3,920.00	1120.00	40 x 28
0210	GARAGE U	2015	\$13,312.00	832.00	26 x 32
0166	CONC,PAVMT	2015	\$50.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	4.040 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$40,400

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