

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 1/8/2026

Parcel: << **25-4S-16-03121-004 (15298)** >>

Owner & Property Info

Result: 1 of 1

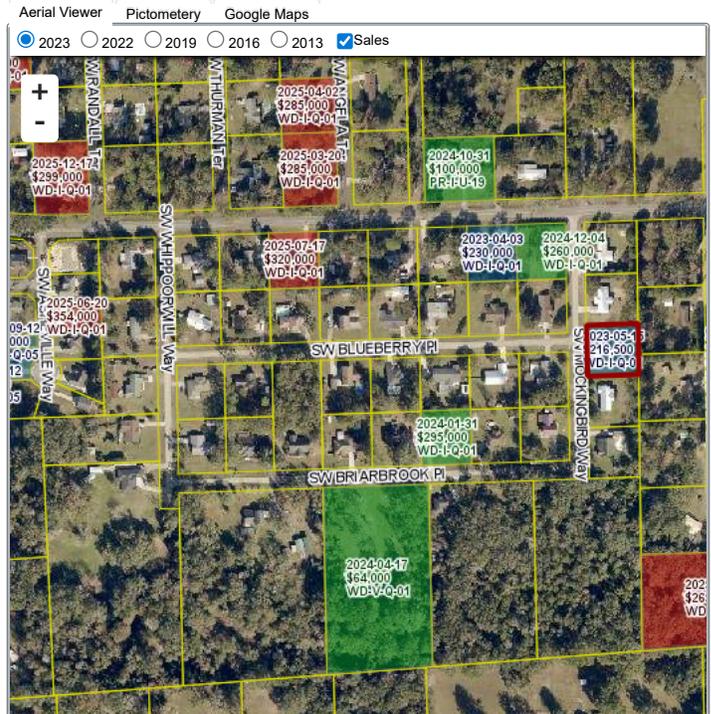
Owner	PERRINE LESLEY D PERRINE JEAN-MARC DENIS 2254 PINE LANDING CT TALLAHASSEE, FL 32312		
Site	183 SW MOCKINGBIRD WAY, LAKE CITY		
Description*	LOT 3 BLOCK A PICCADILLY PARK SOUTH S/D. 606-477, 691-711, WD 1246-902, WD 1490-1769		
Area	0.569 AC	S/T/R	25-4S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	2

*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	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$171,684	Building	\$183,136
XFOB	\$3,816	XFOB	\$3,816
Just	\$194,000	Just	\$205,452
Class	\$0	Class	\$0
Appraised	\$194,000	Appraised	\$205,452
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$194,000	Assessed	\$205,452
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$194,000 city:\$0 other:\$0 school:\$194,000	Total Taxable	county:\$205,452 city:\$0 other:\$0 school:\$205,452

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.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/15/2023	\$216,500	1490 / 1769	WD	I	Q	01
12/17/2012	\$125,000	1246 / 902	WD	I	Q	01
7/17/1989	\$64,000	691 / 711	WD	I	Q	
11/1/1986	\$60,000	606 / 477	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1985	1919	2663	\$183,136

*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	\$336.00	1.00	0 x 0
0166	CONC,PAVMT	1993	\$1,680.00	840.00	0 x 0
0296	SHED METAL	1993	\$1,000.00	200.00	10 x 20
0120	CLFENCE 4	2014	\$800.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.569 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

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