

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 6/15/2023

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

Owner & Property Info

Result: 1 of 1

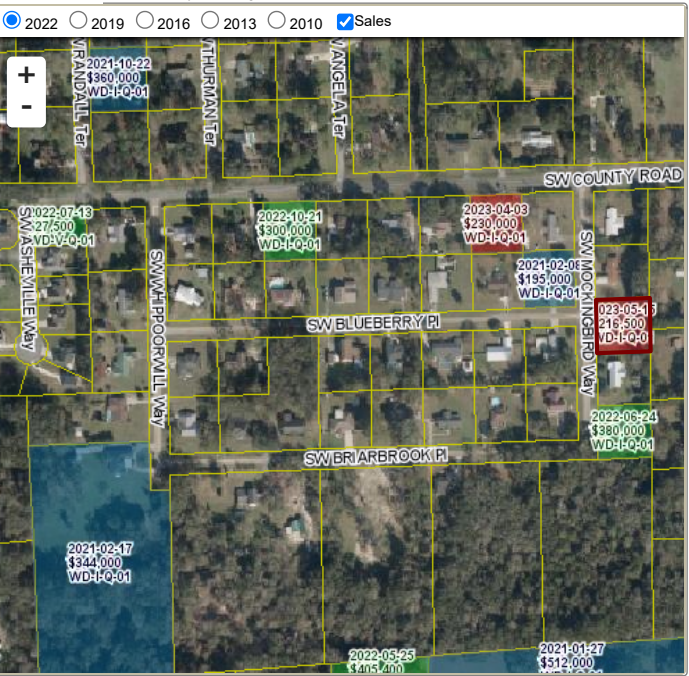
Owner	PERRINE LESLEY D PERRINE JEAN-MARC DENIS 2254 PINE LANDING CT TALLAHASSEE, FL 32312		
Site	183 SW MOCKINGBIRD WAY, LAKE CITY		
Description*	LOT 3 BLOCK A PICCADILLY PARK SOUTH S/D. 606-477, 691-711, WD 1246-902, WD 1490-1769		
Area	0.569 AC	S/T/R	25-4S-16
Use Code**	SINGLE FAMILY (0100)	Tax District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

2022 Certified Values		2023 Working Values	
Mkt Land	\$15,000	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$135,721	Building	\$156,971
XFOB	\$3,816	XFOB	\$3,816
Just	\$154,537	Just	\$179,287
Class	\$0	Class	\$0
Appraised	\$154,537	Appraised	\$179,287
SOH Cap [?]	\$38,762	SOH Cap [?]	\$60,039
Assessed	\$115,775	Assessed	\$119,248
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$65,775 city:\$0 other:\$0 school:\$90,775	Total Taxable	county:\$69,248 city:\$0 other:\$0 school:\$94,248

Aerial Viewer Pictometry Google Maps



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	1246/0902	WD	I	Q	01
7/17/1989	\$64,000	0691/0711	WD	I	Q	
11/1/1986	\$60,000	0606/0477	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1985	1919	2663	\$156,971

*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 (Codes)

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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