LOTS 3 & 4 BLOCK 2 PINEMOUNT
VILLAGE S/D.

KARANTINOS JAMES N/KARANTINOS ANNA
178 SW ANN PLACE
LAKE CITY, FL 32024

2027

34-3S-16-02470-002

BUILDING CHARACTERISTICS

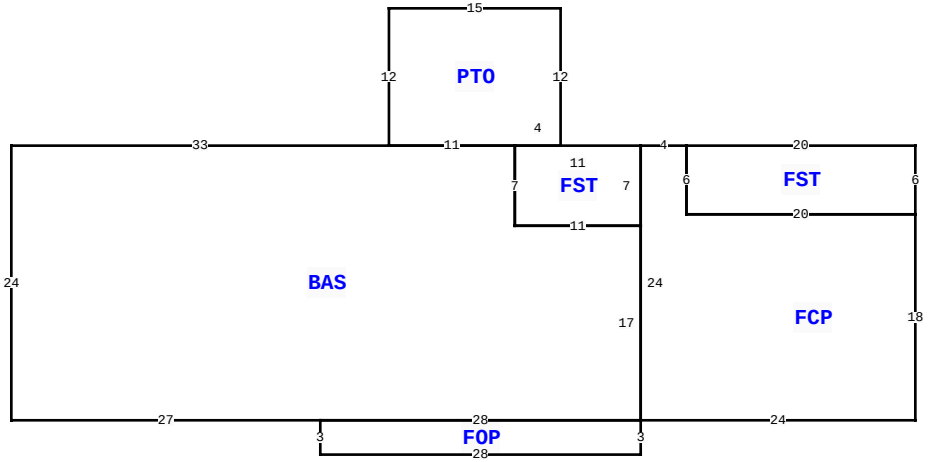
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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
NEIGHBORHOOD/LOC	34316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,243	100		1,243	98,263
FCP	456	25		114	9,012
FOP	84	30		25	1,977
FST	77	55		42	3,320
FST	120	55		66	5,218
PTO	180	5		9	712
TOTALS	2,160			1,499	118,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,499	110.5680	121.62	182,308	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1243 HX Base Yr 2016



178 SW ANN PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0031	BARN,MT AE	0	100	30	25	750.00	UT	13.00	13.00	100	2019	2019	3	100	9,750	
4	0166	CONC,PAVMT	0	100	2	30	60.00	UT	2.00	2.00	100	2019	2019	3	100	120	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	118,500
TOTAL MARKET OB/XF VALUE	10,470
TOTAL LAND VALUE - MARKET	31,450
TOTAL MARKET VALUE	160,420
SOH/AGL Deduction	54,009
ASSESSED VALUE	106,411
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	55,000
TOTAL JUST VALUE	160,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056192	Roof Replacement	12,596	07/28/2026
000055843	Electrical Servic		06/05/2026
37939	STORAGE	158	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1306/2071	12/22/2015	WD	U	I	30	100
GRANTOR: NICHOLAS & NELL B KAR						
GRANTEE: JAMES N & ANNA KARA						
1195/1354	6/02/2010	WD	U	I	11	100
GRANTOR: JAMES N KARANTINOS						
GRANTEE: NICHOLAS & NELL B K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S24 E27 FOP= S3 E28N3 W28$ E28FCP= E24 N18 FST= N6 W20 S6 E20$ W20 N6 W4S24$ N17 FST= N7 W11S7 E11$ W11 N7 PTO= E4 N12 W15 S12 E11$ W11$.

LAND DESCRIPTION

TOTAL OB/XF 10,470

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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-	1250.00	175.00	2.00	LT		1.00	1.00	0.85	18,500.00	15,725.00	31,450							

REVIEW DATE 06/23/2026 BY TW Total Acres: 1.00 Total Land Value: 31,450 Market: 0 Agricultural: 0 Common: 31,450 PRINTED 11/17/2026 BY SYS