

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 7/23/2026

Parcel: << 34-3S-16-02470-002 (10300) >>

Owner & Property Info

Result: 1 of 3

Owner	KARANTINOS JAMES N KARANTINOS ANNA 178 SW ANN PLACE LAKE CITY, FL 32024		
Site	178 SW ANN PL, LAKE CITY		
Description*	LOTS 3 & 4 BLOCK 2 PINEMOUNT VILLAGE S/D. ORB 439-201, WD 1186-563, WD 1195-1354, WD 1306-2071,		
Area	1.004 AC	S/T/R	34-3S-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	\$31,450	Mkt Land	\$31,450
Ag Land	\$0	Ag Land	\$0
Building	\$120,663	Building	\$120,663
XFOB	\$10,470	XFOB	\$10,470
Just	\$162,583	Just	\$162,583
Class	\$0	Class	\$0
Appraised	\$162,583	Appraised	\$162,583
SOH/10% Cap	\$61,987	SOH/10% Cap	\$59,271
Assessed	\$100,596	Assessed	\$103,312
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$49,874 city:\$0 other:\$0 school:\$75,596	Total Taxable	county:\$51,901 city:\$0 other:\$0 school:\$78,312

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

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/22/2015	\$100	1306 / 2071	WD	I	U	30
6/2/2010	\$100	1195 / 1354	WD	I	U	11
12/22/2009	\$100	1186 / 563	WD	I	U	11
8/1/1979	\$36,500	432 / 465	03	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1972	1243	2160	\$120,663

*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	0	\$500.00	1.00	12 x 12
0252	LEAN-TO W/O FLOOR	2014	\$100.00	1.00	0 x 0
0031	BARN,MT AE	2019	\$9,750.00	750.00	30 x 25
0166	CONC,PAVMT	2019	\$120.00	60.00	2 x 30

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.000 LT (1.004 AC)	1.0000/1.0000 1.0000/1.0000000 /	\$15,725 /LT	\$31,450

Search Result: 1 of 3

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