

LOT 5 BLOCK D WESTWOOD ACRES S/D
306-462, 787-2027, DC 1486-696,

KIKTA HILDA W
918 ABBIEGAIL DR
TALLAHASSEE, FL 32303

2026

04-4S-16-02765-001



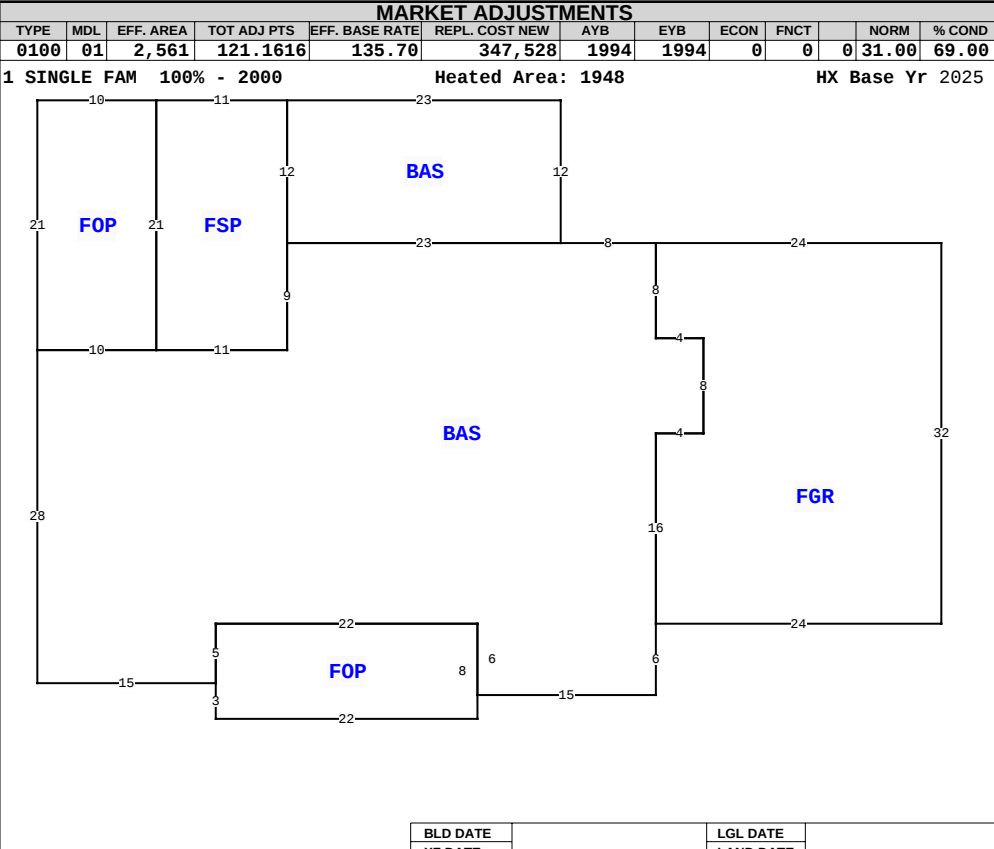
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	25,843
BAS	1,672	100		1,672	156,554
FGR	736	55		405	37,922
FOP	176	30		53	4,962
FOP	210	30		63	5,899
FSP	231	40		92	8,614
TOTALS	3,301			2,561	239,794

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC,PAVMT	0	100	0	0	413.00	UT	1.50
3	0296	SHED METAL	0	100	12	14	168.00	UT	5.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.02



320 SW DALMATION LN, LAKE CITY									
TOTAL OB/XF 3,124									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		239,794	
TOTAL MARKET OB/XF VALUE		3,124	
TOTAL LAND VALUE - MARKET		16,160	
TOTAL MARKET VALUE		259,078	
SOH/AGL Deduction		73,757	
ASSESSED VALUE		185,321	
TOTAL EXEMPTION VALUE		HX HB WX SX 105,722	
BASE TAXABLE VALUE		79,599	
TOTAL JUST VALUE		259,078	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,554	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045892	Roof Replacement	18,716	11/10/2022
9951	ADDN SFR	65	07/13/1995
8555	SFR	49,000	06/30/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1486/697	3/02/2023	LE U	I	I	14	100	
GRANTOR: KIKTA HILDA W AKA HIL							
GRANTEE: KIKTA JOSEPH F							
0787/2027	2/25/1994	WD U	V	V	12	16,000	
GRANTOR: PAUL & IVAH MAE HENDL							
GRANTEE: STEPHEN E & HILDA W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W8 BAS= N12 W23 S12 E23\$ W23 FSP= N12 W11 S21 E11 N9\$ S9 W11 FOP= N21 W10 S21 E10\$ W10 S28 E15 FOP= S3 E22 N8 W22 S5\$ N5 E22 S6 E15 N6 FGR= E24 N32 W24 S8 E4 S8 W4 S16\$ N16 E4 N8 W4 N8\$.									