LOT 5 BLOCK D WESTWOOD ACRES S/D

306-462, 787-2027, DC 1486-696,

KIKTA HILDA W
918 ABBIEGAIL DR
TALLAHASSEE, FL 32303

2027

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

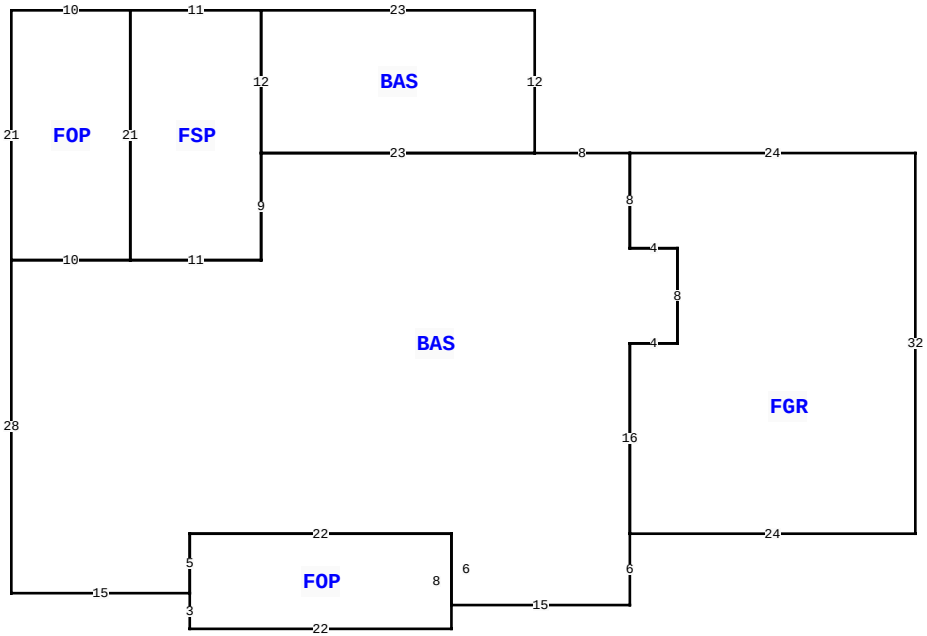
NEIGHBORHOOD/LOC 4416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	25,382
BAS	1,672	100		1,672	153,762
FGR	736	55		405	37,245
FOP	176	30		53	4,874
FOP	210	30		63	5,794
FSP	231	40		92	8,461
TOTALS	3,301			2,561	235,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,561	121.1616	133.28	341,330	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 0% - 2026 Heated Area: 1948 HX Base Yr



320 SW DALMATION LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	413.00	UT	1.50	1.50	100	0	0	3	100	620	
3	0296	SHED METAL	0	0	12	14	168.00	UT	5.00	5.00	60	1994	1994	3	60	504	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,518
TOTAL MARKET OB/XF VALUE	3,124
TOTAL LAND VALUE - MARKET	16,160
TOTAL MARKET VALUE	254,802
SOH/AGL Deduction	0
ASSESSED VALUE	254,802
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,802
TOTAL JUST VALUE	254,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,078

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	14	100
GRANTOR: KIKTA HILDA W AKA HIL						
GRANTEE: KIKTA JOSEPH F						
0787/2027	2/25/1994	WD	U	V	12	16,000
GRANTOR: PAUL & IVAH MAE HENDL						
GRANTEE: STEPHEN E & HILDA W						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,124

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	0		A-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,160							

REVIEW DATE 10/11/2023 BY JB Total Acres: 2.02 Total Land Value: 16,160 Market: 0 Agricultural: 0 Common: 16,160 PRINTED 11/17/2026 BY SYS