

LOT 21 CROSS CREEK ESTATES SD.
WD 1072-605, WD 1095-490, CT 120

CASSY'S WING LLC
P O BOX 784
KAPAA, HI 96746

2026

06-4S-17-08020-121



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		40 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		1 100
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	6417.0800 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100		1,284	109,901
FOP	60	30		18	1,541
TOTALS	1,344			1,302	111,441

L N	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	0166	CONC, PAVMT	0	0	0	608.00	UT	2.50	2.50	100	2006	2006	3	100	1,520	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION			TOTAL OB/XF 1,570													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	0		*RSF	244.00	83.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00

REVIEW DATE 09/20/2016 BY DF

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1200	01	1,302	103.6000	105.67	137,582	2006	2006	0	0	0 19.00	81.00

1 TOWNHOUSE 0% - 0 Heated Area: 1284 HX Base Yr

Diagram showing BAS (Building Area) and FOP (Front Yard) areas with dimensions. BAS is a large rectangle with dimensions 32 (width) and 42 (height). FOP is a smaller rectangle with dimensions 12 (width) and 5 (height). The total width of the property is 44 (32 + 12) and the total height is 47 (42 + 5).

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
22,500							

Total Acres: 0.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE				111,441	
TOTAL MARKET OB/XF VALUE				1,570	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				135,511	
SOH/AGL Deduction				19,818	
ASSESSED VALUE				115,693	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				115,693	
TOTAL JUST VALUE				135,511	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				136,887	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3640	MULTIFAM	686	03/14/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1397/1138	10/24/2019	WD	Q	I	05
GRANTOR: DOUGLAS E & KIMMY L E					
GRANTEE: CASSY'S WING LLC					
1216/0263	5/31/2011	WD	U	I	11
GRANTOR: DOUG & KIMMY EDGLEY					
GRANTEE: DOUGLAS E & KIMMY L					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS= W32 S42 E20 FOP= E12 N5 W12 S5\$ N5 E12 N37\$.					

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